

FACT SHEET – LIGHTWATER RESIDENCES

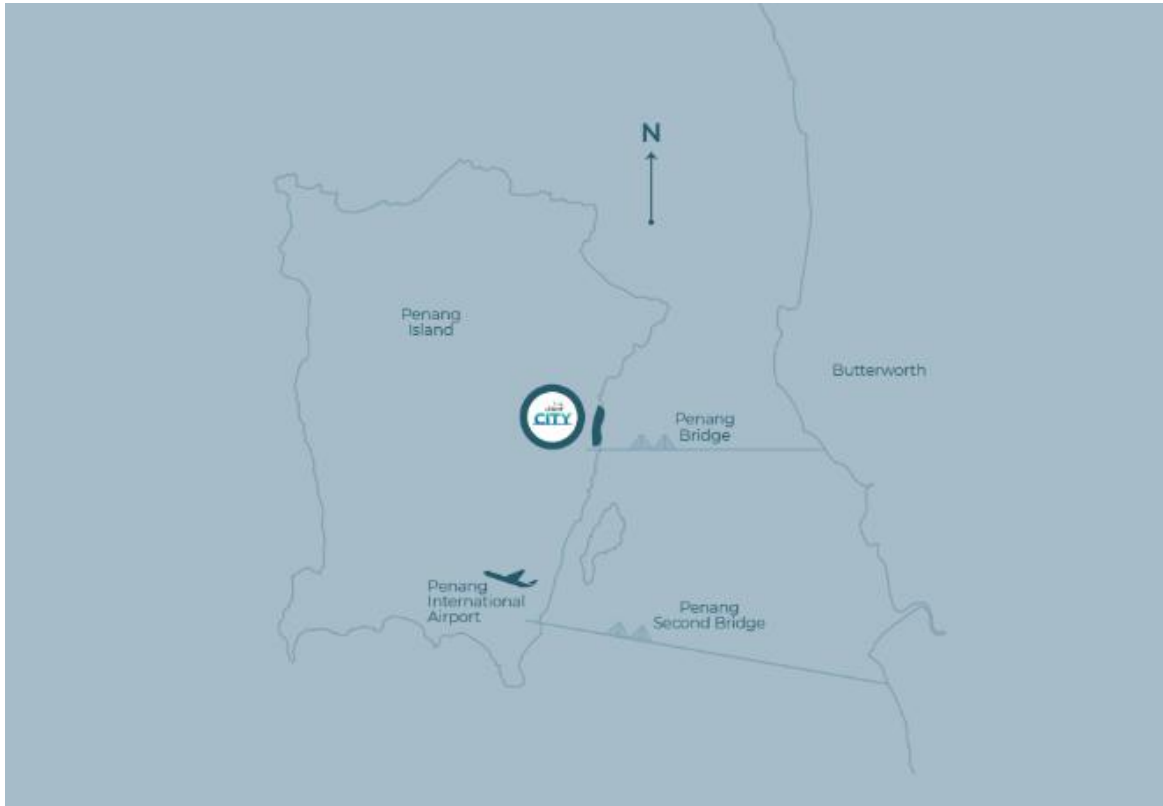
Developer

JARINGAN SIMFONI SDN BHD (Company No.: 1128056-T / 201501002724) - A Subsidiary of IJM Land Group

Correspondence Address

Suite 1-16-01, Menara IJM Land, 1, Lebuhr Tunku Kudin 3, 11700 Gelugor, Penang.

Location map



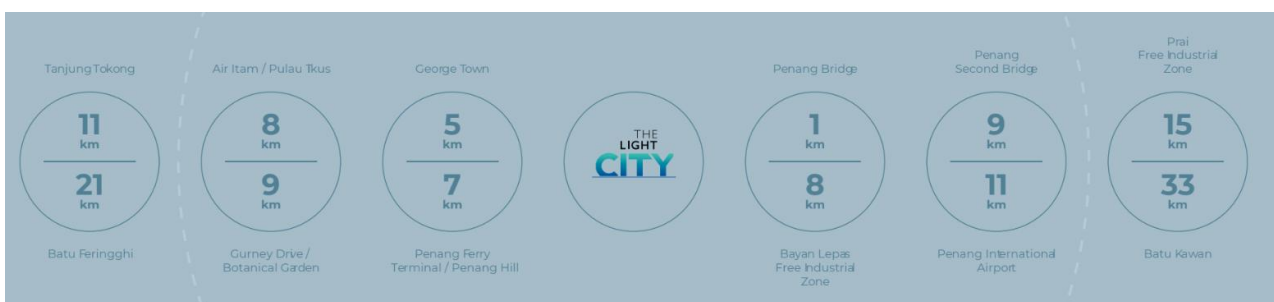
Total Development Area

2.87 acres

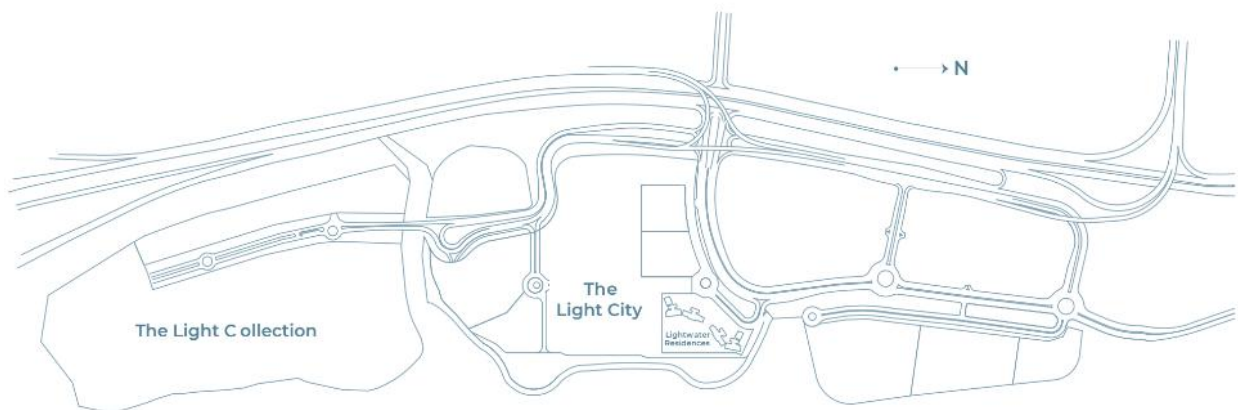
Land Tenure

Freehold

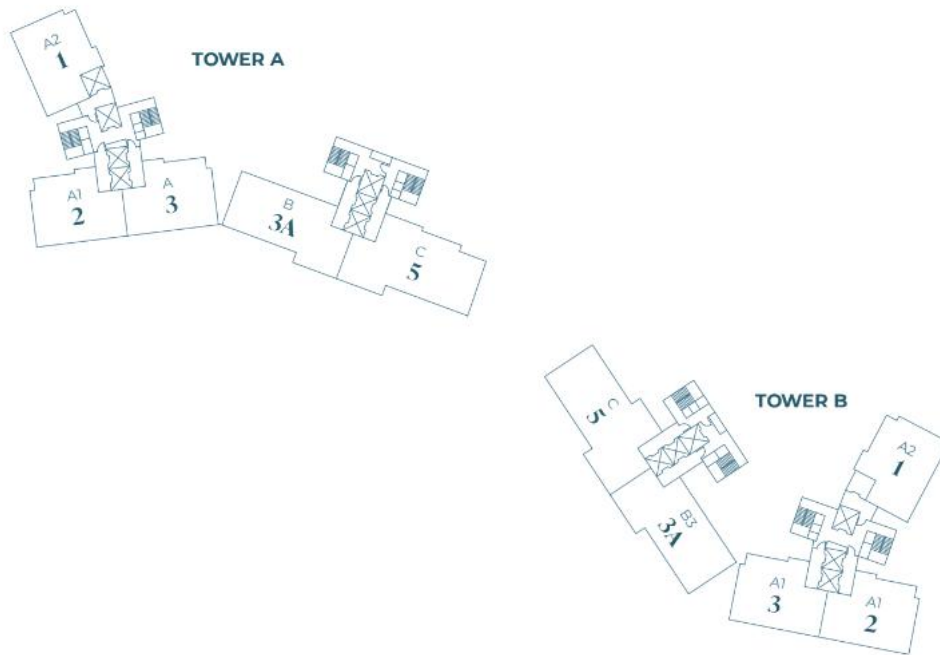
AMENITIES & CONVENIENCES



Master Plan



Unit Layout plan



Type of Product

Tower A

Type	Built-up Area (Sm/Sf)	Accessory Parcel (Sm/Sf)	Total of Units	Facing	Selling Price (MYR)
A	107 / 1152	16 / 172	24	East	2,085,000 – 2,366,000
A1	107 / 1152	16 / 172	27	East	2,105,000 – 2,407,000
A2	107 / 1152	16 / 172	27	South East	2,055,000 – 2,376,000
B	131 / 1410	18 / 194	20	East	2,642,000 – 2,906,000
B2	145 / 1561	18 / 194	4	East	2,935,000 – 3,169,000
C	157 / 1690	19 / 205	27	East	3,154,000 – 3,515,000
D2	228 / 2454	20 / 215	1	East	5,099,000
E2	296 / 3186	26 / 280	1	East	6,459,000
Total			131	-	-

Tower B

Type	Built-up Area (Sm/Sf)	Accessory Parcel (Sm/Sf)	Total of Units	Facing	Selling Price (MYR)
A1	107 / 1152	16 / 172	51	East	TBA
A2	107 / 1152	16 / 172	27	North East	TBA
B1	146 / 1572	18 / 194	4	South East	TBA
B3	131 / 1410	18 / 194	20	South East	TBA
C	157 / 1690	19 / 205	27	South East	TBA
D1	228 / 2454	20 / 215	1	East	TBA
E1	296 / 3186	26 / 280	1	South East	TBA
Total			131	-	-

Expected Completion

48 months from 1st SPA signed. Targeted 1st Quarter 2029

Towers and Units

- Towers: A and B
- Total Units: 262.
- Single loaded with 5 units per floor:
- Storeys Per Tower: 34 storeys.
- Residential Floors: Level 7 and above.
- Car Park: 5 floors (Levels 1–5)
- Type A, A1, A2 with 2 to 3 car park & 1 Locker
- Type B1, B2, B3 with 3 to 4 car park & 1 Locker
- Type C, C1 with 3 to 4 car park & 1 Locker
- Type D1, D2, E1, E2 with 4 car park & 1 Locker
- Lift Facilities: 5 passenger lifts per tower, 2 bomba lifts per tower.
- Private lift lobby for each unit.

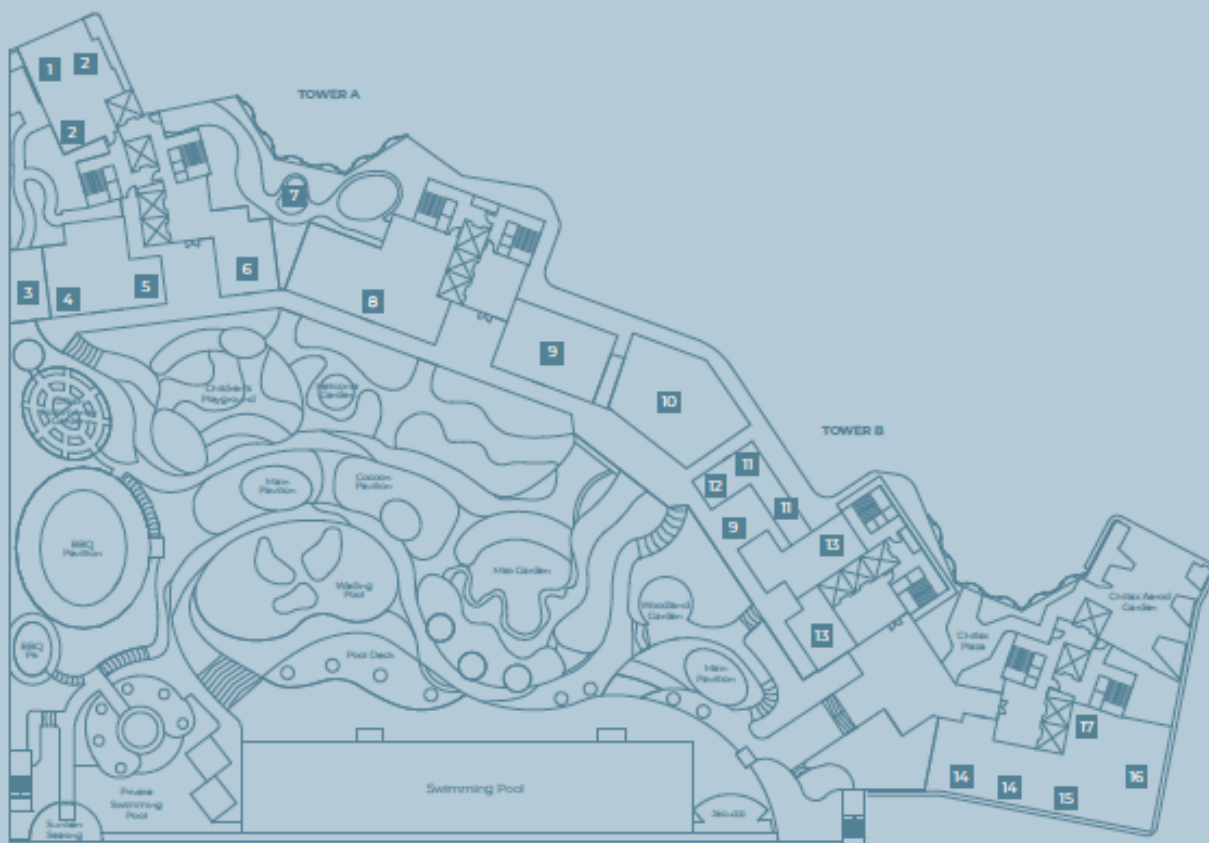
Features

- Semi-furnished with:
 - i) Kitchen fittings and electrical appliance. (Cooker hood and hob, Microwave oven, fridge, combo washer & dryer)
 - ii) Air Conditioning – Ducted to living & dining; Split unit to all bedrooms
 - iii) Wardrobe.
 - iv) Water Storage heater to all bathrooms (except maid)
 - v) Bedroom flooring – engineering wood
 - vi) Living hall, dining, kitchen, bathroom, balcony & dry yard flooring – Porcelain tiles
 - vii) Balcony: All units come with a balcony.
- Dedicated Lobby Connected to PWCC Convention Centre & The Waterfront Shoppes Mall at Level 3 with shades.
- Direct access to a 750-meter waterfront promenade offering breathtaking views of the sea and Penang Bridge.

Maintenance Fees

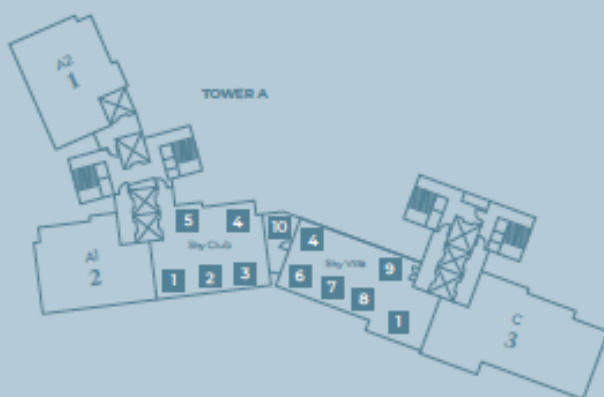
Estimated RM0.53 per sqft + 10% sinking fund.

Level 6 Facilities & Landscape Plan



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|---------------------------------------|-----------------------------|----------------------------------|
| 1 Media Room | 7 Fitness Station | 13 Toilet & Changing Room |
| 2 Music Room | 8 Gymnasium | 14 Study/Reading Room |
| 3 Yoga Deck | 9 Lounge | 15 Meditation Room |
| 4 Games Room | 10 Multipurpose Hall | 16 Studio Room |
| 5 Fitness Room | 11 Discussion Room | 17 Wellness Room |
| 6 Indoor Children's Playground | 12 Utility | |

Level 25 Facilities Plan



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|------------------|------------------|
| 1 Sky Lounge | 8 Jacuzzi |
| 2 Whisky Lounge | 9 Powder Room |
| 3 Cigar Room | 10 Lanai |
| 4 Pantry | 11 Sauna Room |
| 5 Wash Room | 12 Changing Room |
| 6 Games | 13 Wellness Room |
| 7 Private Dining | |

Note: For Internal Circulation only (Updated: 25/11/2024)