

THELIGHT LINEAR



THELIGHT

WATERFRONT
PENANG

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IJM LAND

An  Company



ECO-LIVING AT ITS FINEST

PIONEERING RESIDENTIAL WATERFRONT LANDMARK

Penang's waterfront is destined to be transformed with the introduction of THE LIGHT Waterfront Penang, a visionary, dynamic and comprehensive mixed development spanning 152 acres located on the eastern coastline of Penang.

THE LIGHT LINEAR is proud to be the pioneer residential landmark of this exciting development. A coveted waterfront address designed and managed by IJM Land Berhad, one of Malaysia's most established and trusted property developers, THE LIGHT LINEAR is just minutes from George Town City Centre, the Penang Bridge and the Penang International Airport. It's proximity to the Jelutong Expressway makes travelling a breeze.



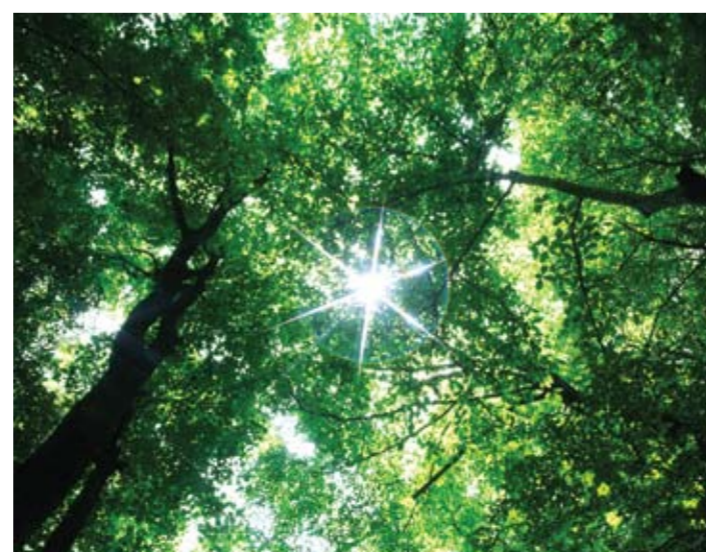


THE LIGHT LINEAR

Embodying the art of high living with a deep sense of appreciation for nature and the environment, the development concept of this high-rise property centres upon a modern, minimalist design powered by state of the art smart home technology in a lush, green tropical setting.

THE LIGHT LINEAR encapsulates intelligent, eco-friendly living with a touch of class.

Conceived of IJM Land's vision to develop modern urban living structures of universal appeal, it is a marriage of style and functionality with environment-friendly practices of sustainable development.





SITE PLAN





ECO-LIFESTYLE

With most condos offering delightful, panoramic views of the ocean, city centre and landscaped gardens that dot the vicinity, serenity is underscored in THE LIGHT LINEAR's eco-centric environment.

Plant life in and around the property is watered by an ingenious rain harvesting system, while part of the construction is made of sustainable building materials. A material recycling programme and its green credentials. The rhythmic sound of cicadas draws one to the swimming pool, while tranquil surroundings invite loved ones to stroll through the garden trek.

With barbeque pits located amidst flourishing greenery, weekend parties and get-togethers become more memorable with the added allure of being among nature. For the more health conscious, the fully-equipped gymnasium will provide for all their needs.



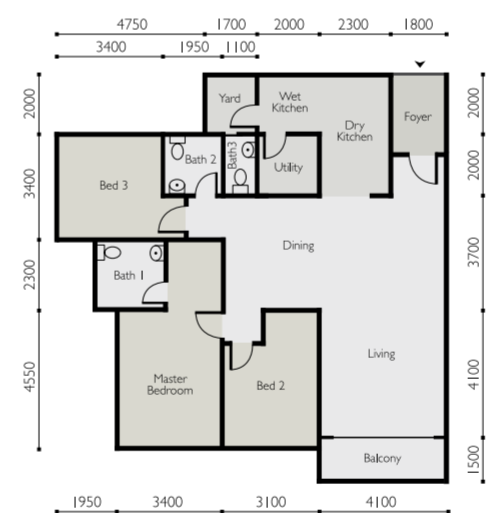


FLOOR PLAN

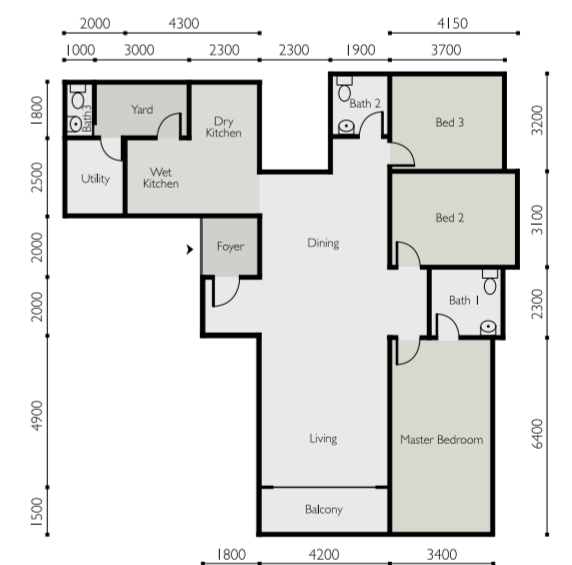
Engineered for space maximisation and comfort, each residential unit at THE LIGHT LINEAR is thoughtfully designed to provide a generous living area and balcony. The standard layout features higher ceiling, glass balcony for maximum seaview, air-conditioners, dry and wet kitchen, dry yard and utility room.



TYPE A Built-Up - 143 sq.m. (1539 sq.ft.)



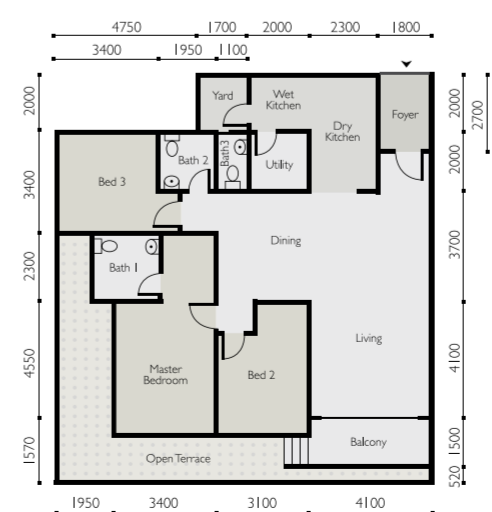
TYPE B Built-Up - 137 sq.m. (1475 sq.ft.)



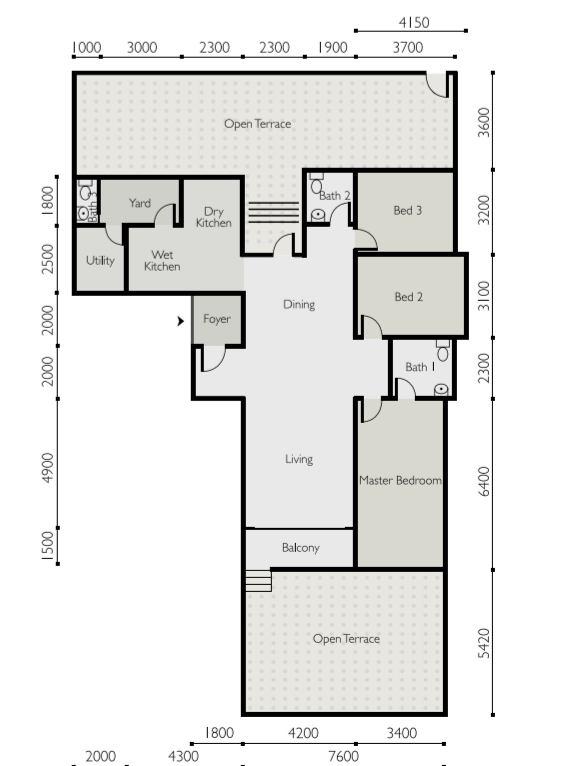
TYPE C Built-Up - 145 sq.m. (1561 sq.ft.)



TYPE D Built-Up - 143 sq.m. (1539 sq.ft.)
Open Terrace - 101 sq.m. (1087 sq.ft.)



TYPE E Built-Up - 137 sq.m. (1475 sq.ft.)
Open Terrace - 27 sq.m. (291 sq.ft.)



TYPE F Built-Up - 145 sq.m. (1561 sq.ft.)
Open Terrace - 102 sq.m. (1098 sq.ft.)

* the above dimensions are estimates only.

SPECIFICATIONS

<p>Foundation Piling as determined by the Engineer</p> <p>Structure Reinforced concrete frameworks</p> <p>Walls Common brickwall/ cement sand brickwall to external wall Cement sand brickwall to internal wall</p> <p>Roof Reinforced concrete roof/ metal deck roofing</p>	<p>Ceiling Skimcoat to soffit of slab Plaster ceiling to bathrooms</p> <p>Window Aluminium frame with tinted glass</p> <p>Doors Decorative timber door to main entrance Louvered door to utility Folding door to bathroom 3 Aluminium framed sliding tinted glass door to living MS grille door to foyer High density hardboard flush door to others</p>	<p>Locks Lever handle lockset</p> <p>Painting Weather proof painting (external walls) Emulsion painting (internal walls)</p> <p>Flooring Ceramic tile to bathrooms Porcelain tile to others</p> <p>Wall Finishes Ceiling height ceramic wall tile to bathrooms 5' height ceramic wall tile to kitchen Plaster & paint to others</p>																																																																																																																												
<p>Sanitary and plumbing installation</p> <p>a) Bathroom 1 & 2</p> <table border="0"> <tr><td>Shower screen</td><td>-</td><td>1 no.</td></tr> <tr><td>Shower with mixer</td><td>-</td><td>1 no.</td></tr> <tr><td>Vanity counter top</td><td>-</td><td>1 no.</td></tr> <tr><td>Wash basin with mixer</td><td>-</td><td>1 no.</td></tr> <tr><td>Water closet</td><td>-</td><td>1 no.</td></tr> <tr><td>Toilet paper holder</td><td>-</td><td>1 no.</td></tr> <tr><td>Bidet tap</td><td>-</td><td>1 no.</td></tr> </table> <p>b) Bathroom 3</p> <table border="0"> <tr><td>Shower with cold water tap</td><td>-</td><td>1 no.</td></tr> <tr><td>Wash basin with cold water tap</td><td>-</td><td>1 no.</td></tr> <tr><td>Water closet</td><td>-</td><td>1 no.</td></tr> <tr><td>Toilet paper holder</td><td>-</td><td>1 no.</td></tr> <tr><td>Bidet tap</td><td>-</td><td>1 no.</td></tr> </table>	Shower screen	-	1 no.	Shower with mixer	-	1 no.	Vanity counter top	-	1 no.	Wash basin with mixer	-	1 no.	Water closet	-	1 no.	Toilet paper holder	-	1 no.	Bidet tap	-	1 no.	Shower with cold water tap	-	1 no.	Wash basin with cold water tap	-	1 no.	Water closet	-	1 no.	Toilet paper holder	-	1 no.	Bidet tap	-	1 no.	<p>c) Balcony</p> <table border="0"> <tr><td>Bib tap</td><td>-</td><td>1 no.</td></tr> </table> <p>d) Yard</p> <table border="0"> <tr><td>Bib tap</td><td>-</td><td>1 no.</td></tr> <tr><td>Washing machine tap</td><td>-</td><td>1 no.</td></tr> </table> <p>e) Dry Kitchen</p> <table border="0"> <tr><td>Aluminum sink</td><td>-</td><td>1 no.</td></tr> <tr><td>Sink pillar tap</td><td>-</td><td>1 no.</td></tr> </table> <p>f) Wet Kitchen</p> <table border="0"> <tr><td>Tap point</td><td>-</td><td>1 no.</td></tr> </table>	Bib tap	-	1 no.	Bib tap	-	1 no.	Washing machine tap	-	1 no.	Aluminum sink	-	1 no.	Sink pillar tap	-	1 no.	Tap point	-	1 no.	<p>Electrical Installation</p> <table border="1"> <thead> <tr> <th>Type</th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> <th>E</th> <th>F</th> </tr> </thead> <tbody> <tr> <td>a) Lighting point</td> <td>19</td> <td>19</td> <td>19</td> <td>20</td> <td>19</td> <td>20</td> </tr> <tr> <td>b) 13amp. power point</td> <td>17</td> <td>17</td> <td>17</td> <td>18</td> <td>17</td> <td>18</td> </tr> <tr> <td>c) Ceiling fan point</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>d) Air cond point c/w piping</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>e) Telephone point</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>f) SMATV point</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>g) Data point</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>h) Storage water heater point</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>i) Instant water heater point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	Type	A	B	C	D	E	F	a) Lighting point	19	19	19	20	19	20	b) 13amp. power point	17	17	17	18	17	18	c) Ceiling fan point	4	4	4	4	4	4	d) Air cond point c/w piping	4	4	4	4	4	4	e) Telephone point	2	2	2	2	2	2	f) SMATV point	2	2	2	2	2	2	g) Data point	2	2	2	2	2	2	h) Storage water heater point	2	2	2	2	2	2	i) Instant water heater point	1	1	1	1	1	1
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PEACE OF MIND

A safe and secured home is priceless. THE LIGHT LINEAR's Smart Home System integrates security, home automation, lighting automation through the use of central command interfaces. The car park and lift lobbies are monitored at all times by our security team via CCTV.

The Smart Home System is intelligent in more ways than one. It is convenience at your finger tips and also allows you to keep tabs on your residence via a home Internet gateway or mobile solution that simulates live-in conditions when your home is left unattended for long periods.





THE EXTRAS

At THE LIGHT LINEAR, all units are provided with minimum 2 spacious carpark lots, a large locker space for extra storage needs, air-conditioners and water heaters.

You can also expect these little extras-a luxurious 50 metre length swimming pool, the usual tennis court, a cycling track, half basketball court, indoor putting green and gymnasium, etc. The list just goes on.

