



## SPECIFICATIONS

Foundation	Piling as determined by the Engineer
Structure	Reinforced concrete frameworks
Wall	Common brickwall / cement sand brickwall to external wall Cement sand brickwall to internal wall
Roofing covering	Reinforced concrete roof / metal roof
Roof framing	Reinforced concrete roof / metal roof
Ceiling	Skimcoat to soffit of slab Plaster ceiling to bathrooms and wet kitchens
Windows	Aluminium frame with tinted glass
Doors	Decorative timber door to main entrance Folding door to bathroom 3 (Type A,B), bathroom 4 (Type C,D,E,F) & bathroom 6 (Type G) Aluminium framed sliding tinted glass door to balcony Metal grille door to foyer Timber flush door to others
Ironmongery	Lever handle lockset
Painting	Weathershield paint to external walls Emulsion paint to internal walls
Wall finishes	Ceiling height ceramic wall tile to bathrooms Plaster & paint to others
Floor finishes	Ceramic tile to bathrooms Timber flooring to bedrooms Porcelain tile to others

## SANITARY AND PLUMBING FITTINGS

Bathroom 1 (Type A,B,C,D,E,F)	Frameless glass shower screen	- 1 no.
Bathroom 2 (Type G)	Shower with mixer	- 1 no.
	Long bath 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.
Bathroom 1 (Type G)	Frameless glass shower screen	- 1 no.
	Shower with mixer	- 1 no.
	Jacuzzi bath with mixer	- 1 no.
	Vanity counter top	- 1 no.
	Wash basin with mixer	- 2 nos.
	Water closet	- 1 no.
	Toilet paper holder	- 1 no.
	Bidet tap	- 1 no.
Bathroom 2 (Type A,B)	Shower with mixer	- 1 no.
Bathroom 2,3 (Type C,D,E,F)	Wash basin with mixer	- 1 no.
Bathroom 3,4,5 (Type G)	Water closet	- 1 no.
	Toilet paper holder	- 1 no.
	Bidet tap	- 1 no.
Bathroom 3 (Type A,B)	Shower with cold water tap	- 1 no.
Bathroom 4 (Type C,D,E,F)	Wash basin with cold water tap	- 1 no.
Bathroom 6 (Type G)	Water closet	- 1 no.
	Toilet paper holder	- 1 no.
	Bidet tap	- 1 no.
Powder room	Vanity counter top	- 1 no.
	Wash basin with cold water tap	- 1 no.
	Water closet	- 1 no.
	Toilet paper holder	- 1 no.
	Bidet tap	- 1 no.
Balcony	Bib tap	- 1 no.
Yard	Bib tap	- 1 no.
	Washing machine tap	- 1 no.
Dry Kitchen	Aluminium sink	- 1 no.
	Sink pillar tap	- 1 no.
Wet Kitchen	Tap point	- 1 no.

## ELECTRICAL INSTALLATION

	Type A	Type B	Type C	Type D	Type E	Type F	Type G
1 Ceiling lighting point	22	22	24	24	25	32	38
2 Wall lighting point	1	1	1	1	1	7	1
3 13A S/S/O	20	20	22	22	22	29	29
4 13A S/S/O (central vacuum)	1	1	1	1	1	1	1
5 Ceiling fan point	5	5	6	6	6	8	8
6 Air-cond point c/w piping	5	5	6	6	6	7	8
7 SMATV point	4	4	4	4	4	6	7
8 Data point	5	5	5	5	5	7	9
9 Water heater point	3	3	4	4	4	4	6
10 Telephone point	2	2	2	2	2	3	3

**IJM LAND**

An IJM Company

Jelutong Development Sdn Bhd (21003449)

I-16-01, Menara IJM Land

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Developer's Licence No.: 8140-7/12-2014/1250 • Validity Period: 08/12/2009 - 07/12/2014 • Advertising Permit No.: 8140-7/2464/2010(12) • Validity Period: 08/12/2009 - 07/12/2010 • Land Tenure: Freehold • Approved Building Plan No.: JPD/PGP2/PB-0043 • Approving Authority: Jabatan Perancang Bandar & Desa Pulau Pinang • Min. Price: RM 1,209,600 • Max. Price: RM 3,336,900 • Expected Date of Completion: Jan 2013 • Total Units: 88 units • Total No. of Storeys: 28 Storeys • Car Park: Accessory Parcel • Land Encumbrances: Nil • 5% Discount for Bumiputra

Restriction In Interest: This land is not capable of being transferred, conveyed or disposed, charged, leased or sub-leased in the 2 years from the registration of the transfer to the first purchaser without the consent in writing of the State Authority. After this period consent from the State Authority is not required for any transactions. This restriction is in conformity with clause 17.1(i) (ii) of the Agreement.

All art renderings shown are artist's impressions only. All information and specifications are current at the time of going to the press and are subject to amendments as may be approved or required by the relevant authorities and/or the architect. Not to be treated as an offer for sale.

Printed on environmentally friendly paper



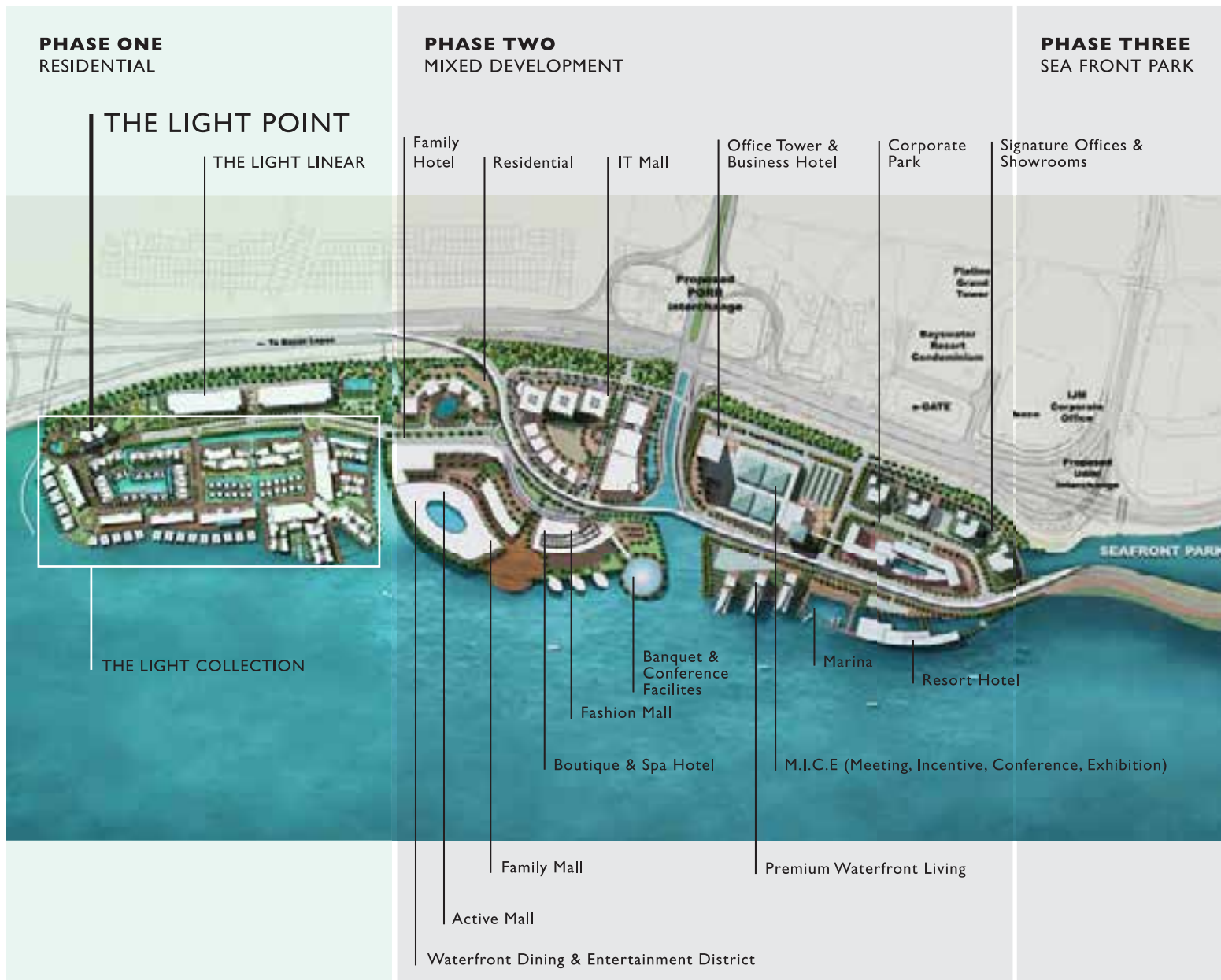
THE LIGHT POINT is born of IJM LAND's vision to define the elegance of waterfront living. The exclusive residence features luxurious living spaces amidst tropical landscaped gardens with picturesque vistas of the ocean. The exclusive condo blends style with laid-back charm of seafont properties to create the ultimate coastal sanctuary.

THE LIGHT POINT reflects the universal standards of high living residential properties whilst embracing earth-friendly measures of environmental sustainability. Clearly a class of its own, the unique residential property epitomises the finest in urban waterfront living.



**THE LIGHT**  
WATERFRONT  
PENANG





### WATERFRONT LIVING

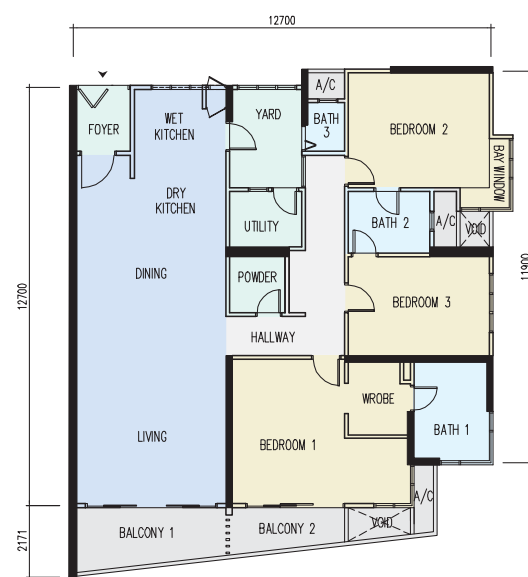
Positioned high on a waterfront coastline, THE LIGHT POINT beckons residents and visitors to savour the commanding views of the rising and setting sun. Bask in the zen-like surroundings of the complex's landscaped gardens and manicured lawns or invigorate the mind and body in one of the many uniquely-fashioned pools – chief among this, the Reflective Pool with an accompanying water feature that embodies elements of good Feng Shui.



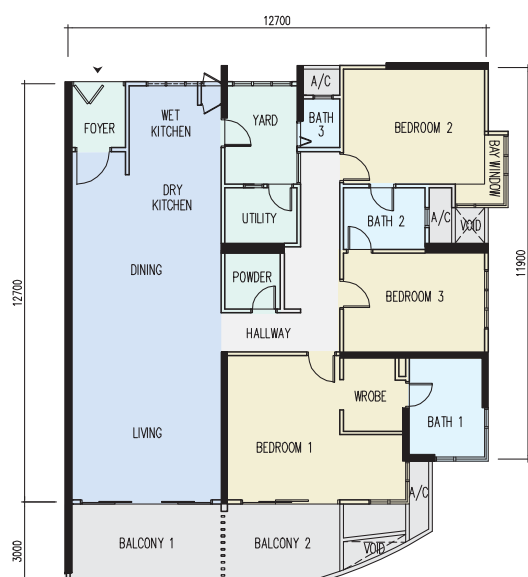
- A. Swimming Pool
- D. Changing Room
- G. Games Room
- J. Reading Room
- M. BBQ Area
- B. Leisure Pool
- E. Deck
- H. Reflective Pool
- K. Sky Lounge
- N. Lawn
- C. Children's Pool
- F. Gymnasium
- I. Outdoor Reading Area
- L. Multi-Purpose Hall
- O. Children's Playground

Roof	South Wing		North Wing	
	Unit 1	Unit 2	Unit 3	Unit 3A
28	Penthouse G		Penthouse G	
27	E	A	A	E
26	C	B	B	C
25	C	B	B	C
23A	E	Duplex F	Duplex F	E
23	E	F	F	E
22	D	B	B	D
21	D	B	B	D
20	E	A	A	E
19	Common Facilities (Sky Lounge)			
18	E	Duplex F	Duplex F	E
17	E	F	F	E
16	C	B	B	C
15	C	B	B	C
13A	E	Duplex F	Duplex F	E
13	E	F	F	E
12	D	B	B	D
11	D	B	B	D
10	E	Duplex F	Duplex F	E
9	E	F	F	E
8	E	A	A	E
7	E	A	A	E
6	D	B	B	D
5	D	B	B	D
3A	E	Duplex F	Duplex F	E
3	E	F	F	E
2	Common Facilities			
1	Podium Carpark			
Semi-B	Semi Basement Carpark			

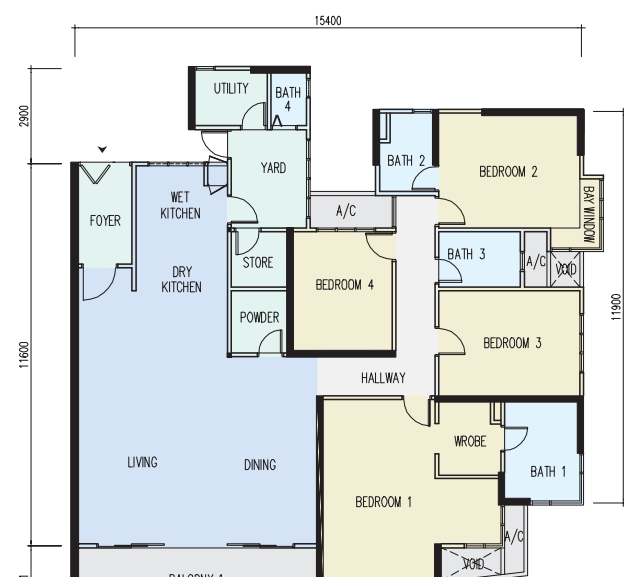
### THE LIGHT MASTERPLAN



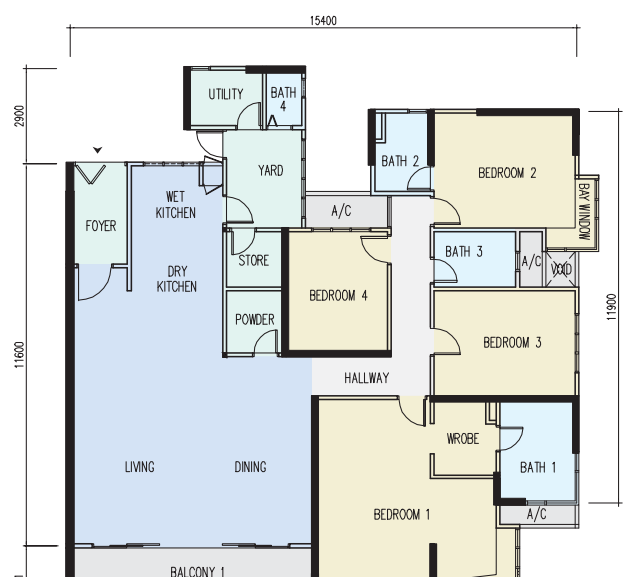
TYPE A BUILT UP AREA 170M<sup>2</sup> (1830 SQ FT) BAY WINDOW 2M<sup>2</sup> (22 SQ FT)



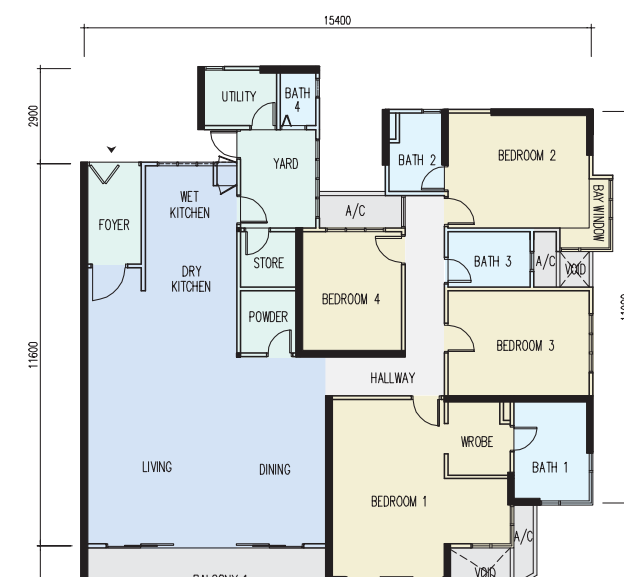
TYPE B BUILT UP AREA 179M<sup>2</sup> (1927 SQ FT) BAY WINDOW 2M<sup>2</sup> (22 SQ FT)



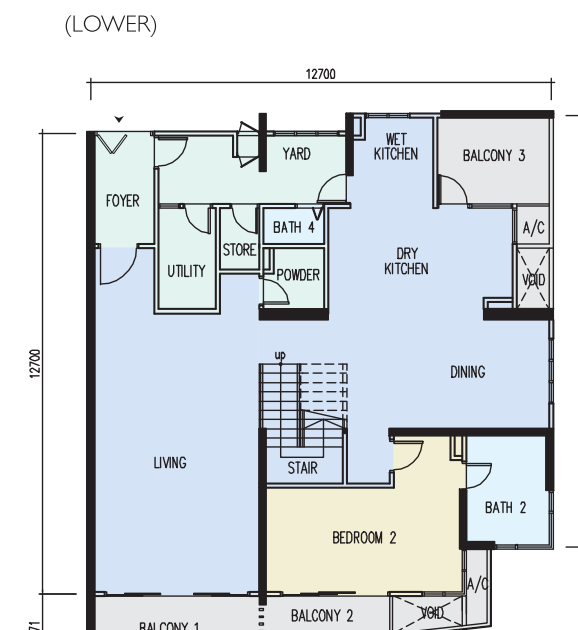
TYPE C BUILT UP AREA 206M<sup>2</sup> (2217 SQ FT) BAY WINDOW 2M<sup>2</sup> (22 SQ FT)



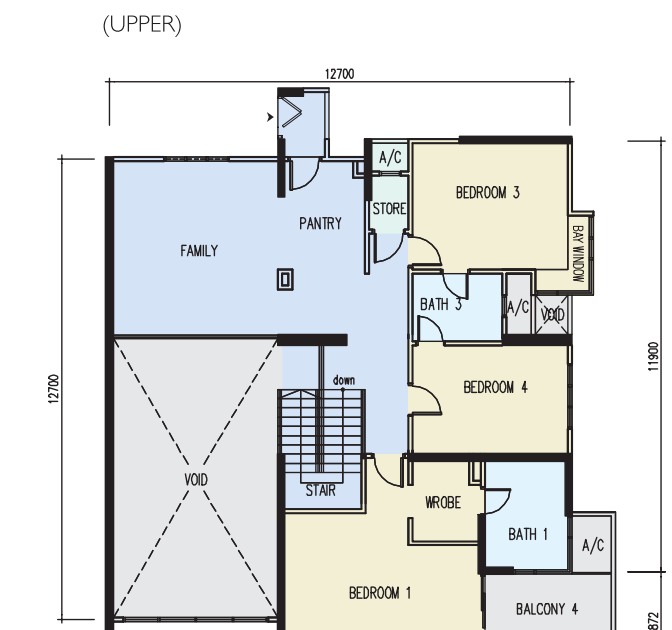
TYPE D BUILT UP AREA 208M<sup>2</sup> (2239 SQ FT) BAY WINDOW 4M<sup>2</sup> (43 SQ FT)



TYPE E BUILT UP AREA 215M<sup>2</sup> (2314 SQ FT) BAY WINDOW 2M<sup>2</sup> (22 SQ FT)



TYPE F (DUPLIX)



BUILT UP AREA 307M<sup>2</sup> (3305 SQ FT) BAY WINDOW 2M<sup>2</sup> (22 SQ FT)

The above dimensions are estimates only