



ARIZA  
SEAFRONT TERRACES



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COASTAL LIVING HAS  
NEVER BEEN MORE  
EFFORTLESS AND  
ELEGANT

Brought to you by Eastern and Oriental Berhad, Ariza Seafront Terraces sits by the coast of Penang island. These residential terraces open to a series of generous and welcoming spaces that are light-filled and breezy – so easy to call home.

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## A VIBRANT AND COSMOPOLITAN COMMUNITY

Penang is thriving yet laid-back, known for its food, art and heritage - making it one of Asia's most liveable cities. Multicultural and multilingual, Penangites are warm, welcoming and nurture an island culture that is diverse and dynamic. Penang is easily accessible via two bridges and an international airport.

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### WELL CONNECTED

Ariza is located within the Seri Tanjung Pinang neighbourhood, on the island's northern tip and extends south from Tanjung Tokong to Gurney Drive. Residents enjoy convenient access to major roads and key amenities such as schools, shops and public services. The preferred residential enclave, its wide roads, landscaping and lively marina have fostered an active community.





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## A SPACIOUS SALUTE TO OLD AND NEW PENANG

The Ariza Seafront Terrace is a contemporary two-and-a-half storeyed terrace home inspired by Penang's Straits-eclectic buildings. Its architectural features, layout and white robust masonry is a blend of East-West influences, set against the backdrop of an idyllic seaside promenade. An intermediate unit with 4 bedrooms and 5 bathrooms averages a spacious 3,488 square feet.

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## INVITING THE OUTDOORS IN

Living by the sea is characterised by its wonderful sights, sounds and scents. Ariza's layout integrates a central courtyard and air well allowing light and air to flow through. Outdoor views are abound - the living and dining areas, as well as every bedroom having its own private terrace. High ceilings, full-length glass doors and generous windows all serve to maximise your enjoyment.

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## A SPACE THAT WORKS

At Ariza, the functionality of space is fully considered. Separate dry and wet kitchens are especially useful for Asian cooking while dedicated storage and utility areas keep everything organised. Common rooms such as the study and family rooms are versatile spaces that can be tailored to suit individual requirements.

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## TOUCHES THAT MAKE THE DIFFERENCE

The final flourishes to Ariza are its tasteful finishes and fittings, making it a move-in ready home. Most notably are E&O's signature herringbone timber flooring which lends comfort and style to all bedrooms; and marble-cladding for the master bath. All bathrooms are fully fitted as is the kitchen with cabinets and essential appliances. Wardrobes, air-conditioning units and water heaters are provided.

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## THE E&O GROUP

The E&O Group (Eastern & Oriental Berhad) is a company listed on Bursa Malaysia with an established reputation as a premier lifestyle property developer of exclusive addresses for the discerning.

In Kuala Lumpur, E&O's landmark properties include The Mews, St Mary Residences, Dua Residency, Idamansara and Seventy Damansara, all located in the most prime and prestigious neighbourhoods of the capital city.

In Penang, the award-winning Seri Tanjung Pinang (STP) is the island's first masterplanned seafront development that is now a highly sought-after and thriving community to locals as well as expatriates from over 20 nationalities. Reclamation of the second phase of STP started in 2016 and is on-going.

In Johor's southern development corridor of Iskandar Malaysia, E&O has embarked on Avira, a 207-acre development within Bandar Medini Iskandar that has easy accessibility to the Second Link connection to Singapore.

In its expansion overseas, E&O's international foray into real estate investment and development is focused within prime locations in London, including Princes House along Kingsway, ESCA House in Bayswater, and a commercial property in Hammersmith.

E&O's leading position as a lifestyle developer is anchored by its niche in luxury hospitality derived from its namesake, the iconic Eastern & Oriental Hotel, a cherished heritage landmark in George Town established in 1885. The Group has further leveraged on its experience and expertise in hospitality management with the opening of E&O Residences serviced apartments in Kuala Lumpur.

[www.easternandoriental.com](http://www.easternandoriental.com)

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SITE AND FLOOR PLANS

SITE PLAN

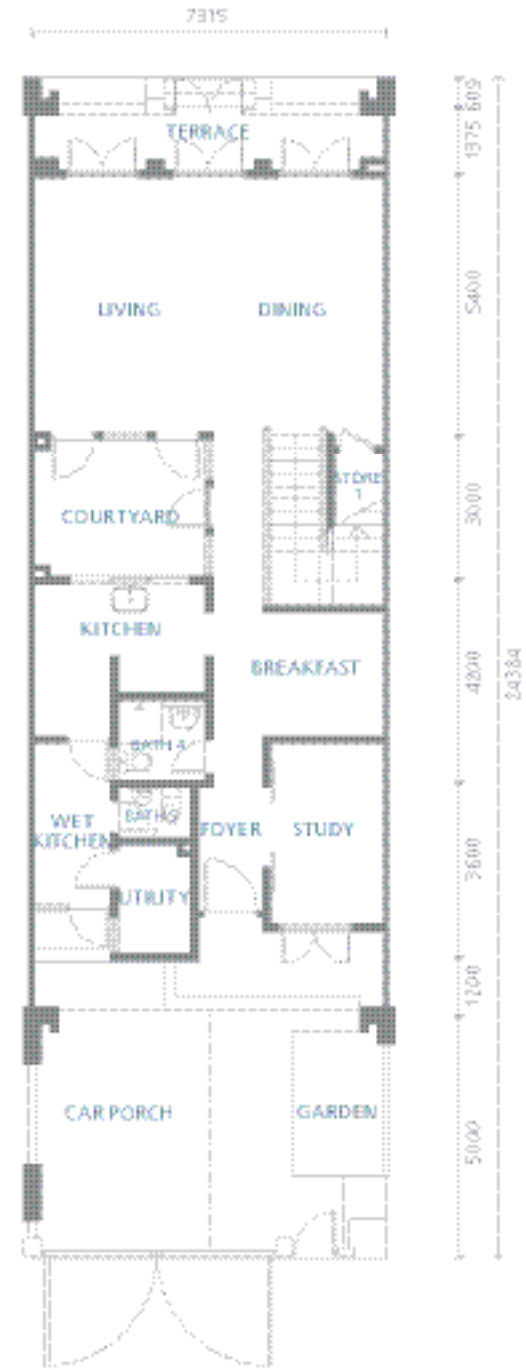


INTERMEDIATE UNIT

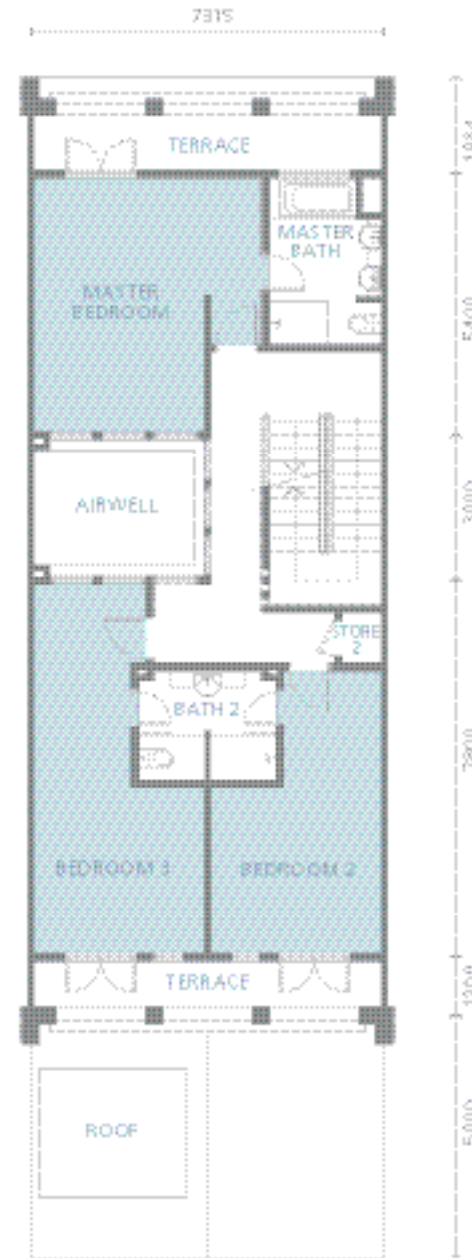


CORNER UNIT

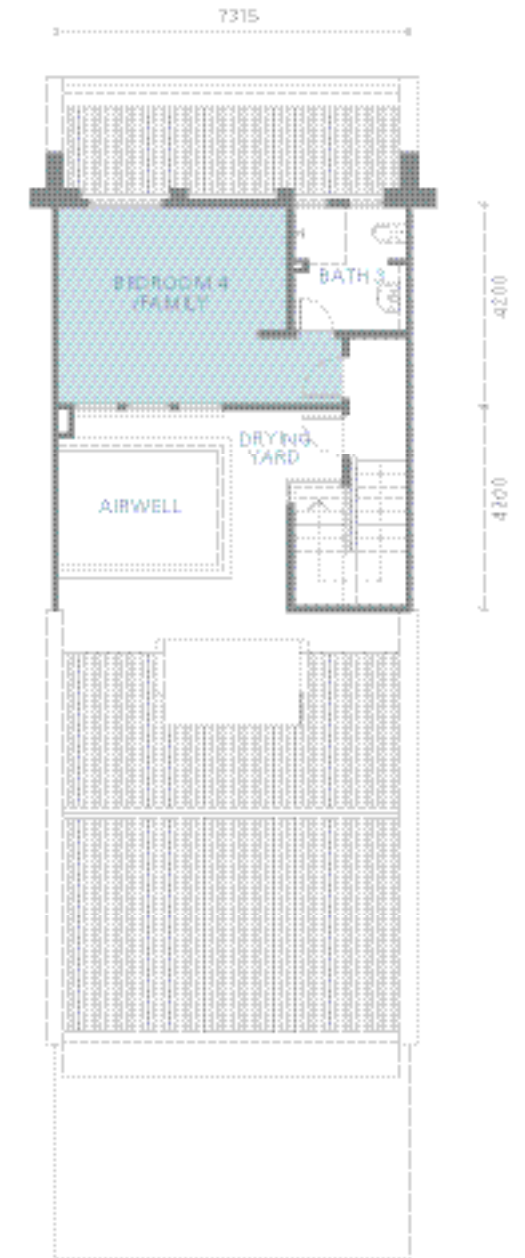
INTERMEDIATE  
UNIT  
3,488 sqft / 324.07 sqm



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

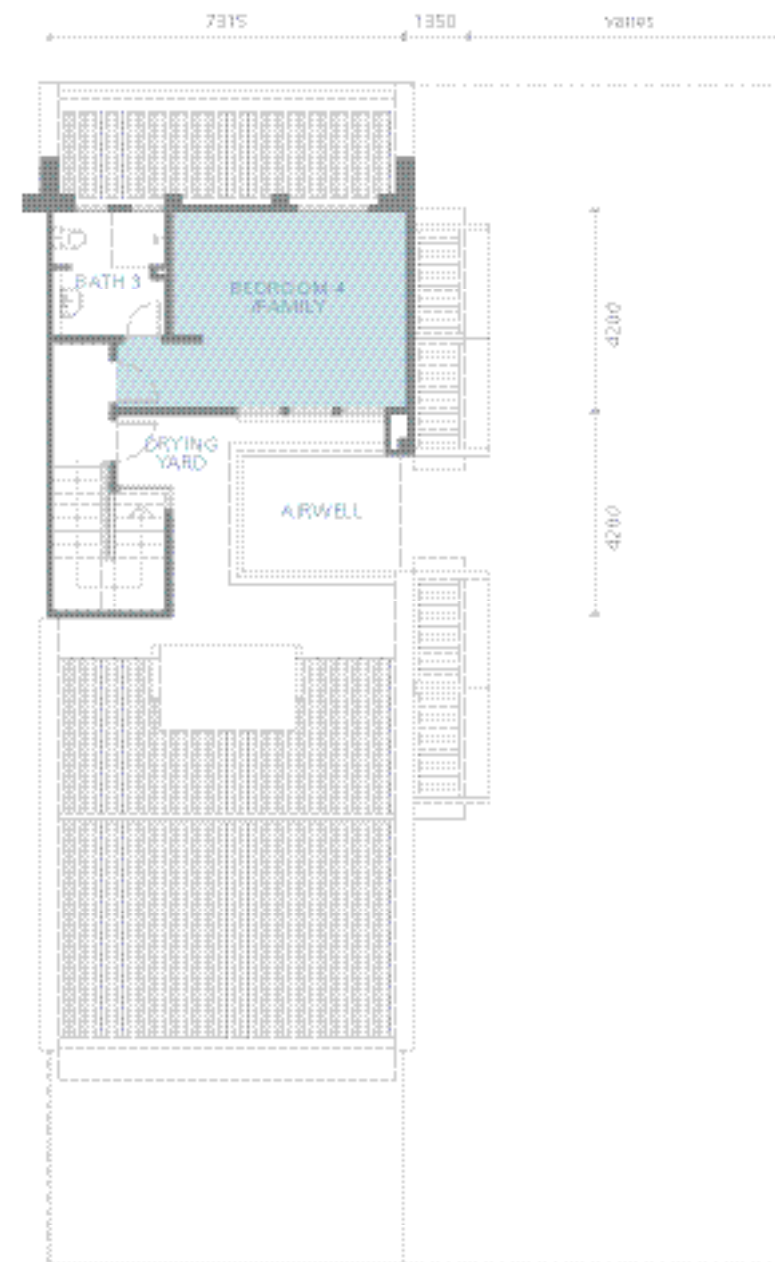
CORNER UNIT  
3,781 sqft / 351.30 sqm



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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## SPECIFICATIONS

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### STRUCTURE

Reinforced concrete

### WALL

Brick / concrete

### ROOFING

Concrete tiles

### CEILING

Fibrous plaster / skim coat & paint

### FLOOR FINISHES

Foyer, Living, Dining, Study,  
Breakfast, Kitchen,  
Wet kitchen, Utility, Store 1

Tiles

Master Bedroom,  
Bedroom 2, 3, 4/Family, Store 2

Timber block

Master Bathroom

Marble

Bath 2, 3, 4, 5

Tiles

Terraces, Courtyard,  
Drying Yard

Wash aggregate  
/ Terracotta

Car Porch

Texture concrete

Garden

Turfing

### M&E INSTALLATION & FITTINGS

- 3-phase power supply
- Ceiling fan points to Living, Dining, Study, Master Bedroom, Bedroom 2, 3, 4/Family
- SMATV outlet to Living, Master Bedroom, Bedroom 4/Family
- Telephone outlet to Living, Master Bedroom, Bedroom 4/Family
- Adequate light & power points
- Door bell point
- Auto-gate point

### WINDOWS

Powder-coated aluminium framed glass

### DOORS

Main door Timber solid core

Others Timber semi core

Terraces

Powder-coated aluminium framed glass

### IRONMONGERY

Quality locksets

### WALL FINISHES

Master Bath Marble

Bath 2, 3, 4, 5 Tiles

Kitchen Plaster & Paint

Wet Kitchen Tiles

Others Plaster & Paint

### SANITARY INSTALLATION & FITTINGS

Master Bath Long bath, water closet &  
wash basin with fittings & accessories

Bath 2, 3, 4, 5 Water closet & wash basin with  
fittings & accessories

### EXTRAS

- Wall mounted split air-conditioning units to Living, Dining, Master Bedroom, Bedroom 2, 3 & 4/Family
- Kitchen cabinet with appliances: fridge, hob, hood, oven & microwave oven
- Cylinder hot water tank to Master Bath, Bath 2, 3, 4
- Wardrobe to Master Bedroom, Bedroom 2 & 3



## EASTERN & ORIENTAL BHD (555-K)

### PENANG

The Sales Gallery & Show Units  
Seri Tanjung Pinang,  
Tanjung Tokong  
10470 Pulau Pinang, Malaysia

Open daily from 10am-6pm

T 604 890 9999  
F 604 899 1122

[www.seritanjungpinang.com](http://www.seritanjungpinang.com)

### KUALA LUMPUR

Head Office and Sales Gallery  
Level 3A (Annexe),  
Menara Milenium  
8 Jalan Damanlela,  
Damansara Heights  
50490 Kuala Lumpur, Malaysia

T 603 2093 8888  
F 603 2095 0293

[www.easternandoriental.com](http://www.easternandoriental.com)

### JOHOR

Avira Sales Gallery  
No.1 Jalan Medini Timur 15  
Bandar Medini Iskandar  
Malaysia  
79250 Iskandar Puteri  
Johor Darul Takzim, Malaysia

T 607 509 6868  
F 607 509 7878

### LONDON

Eastern & Oriental PLC  
13th Floor, Landmark House  
Hammersmith Bridge Road  
Hammersmith, London W6 9DP  
United Kingdom

T 44 0 203 837 0000

### DEVELOPER

E&O Property (Penang) Sdn Bhd (185302-X)  
A subsidiary of Eastern & Oriental Bhd (555-K)

Weibo



WeChat



E&O Living



Developer: E&O Property (Penang) Sdn Bhd (185302-X) • Developer's Address: The Sales Gallery, Seri Tanjung Pinang, Tanjung Tokong, 10470 Penang, Malaysia. Tel: +604 890 9999 Fax: +604 899 1122 • Developer's License: 9411-39/03-2019/0188(L) (Validity Period: 14/3/2017 – 13/3/2019) • Land Tenure: Freehold • Expected Date of Completion: Feb 2019 • Approving Authority: Jabatan Perancang Bandar dan Desa Pulau Pinang (Reference No.: JPBD/PG/P2/PB-0006) • Sales & Advertising Permit: 9411-39/03-2019/0188(P) (Validity: 14/3/2017 – 13/3/2019) • Land Encumbrances: N/A • Total Units: 32 units • Selling Price (RM): RM3,147,300 (Min); RM7,380,100 (Max) • Development Type: 3-Storey Terrace Houses.

The information contained herein is subject to change and cannot form part of an offer or contract. All pictures, sketches and illustrations here are artists' impressions only and are not intended to be representations of fact. Whilst every reasonable care have been taken in providing this information, the developer shall not be held responsible for any inaccuracies and changes as may be required by the authorities. Prospective purchasers are advised to read the terms and conditions of the sales and purchase agreement carefully with regards to the common facilities/services and the design layout plans before signing the sales and purchase agreement.

E&O