

AMARIS

TERRACES BY-THE-SEA®

THOSE WHO KNOW, INSIST ON E&O

OLD WORLD CHARM,
NEW WORLD CONVENIENCES





A TOUCH OF NOSTALGIA

With only 29 units, the graceful design of Amaris Terraces By-The-Sea® evokes gracious living of decades past.

Reminiscent of the old town houses in George Town's UNESCO World Heritage Site, Amaris are designed with courtyards to welcome natural light and better air circulation.



SEASIDE ALLURE

With its seafronting orientation, Amaris is designed for families who dream of living by the sea.

Highly coveted, these 3-storey freehold terrace homes are the final set of landed properties within the masterplanned development of Seri Tanjung Pinang, Penang's most desirable community.

Community living is enhanced via shared gardens where residents can indulge in leisure activities.







REFINEMENT AND SPACE

The spaciousness of Amaris is ideal for extended families.

The total built-up areas are almost the size of Seri Tanjung Pinang's super semi-ds and villas, ranging from 5,262 square feet for intermediate units to 6,540 square feet for corner units with the inclusion of an elevator.



SOPHISTICATED ELEGANCE

Five-star hotel ambience and fittings set the tone at Amaris.

All five bedrooms come with merbau wood flooring laid in the E&O signature herringbone design. Each bedroom boasts of ensuite bathrooms luxuriously fitted out with trusted brands of sanitary ware and accessories. The grand marble and granite fixtures complete the master bathroom that comes with a modern bath tub.





Photo taken from Penang Hill

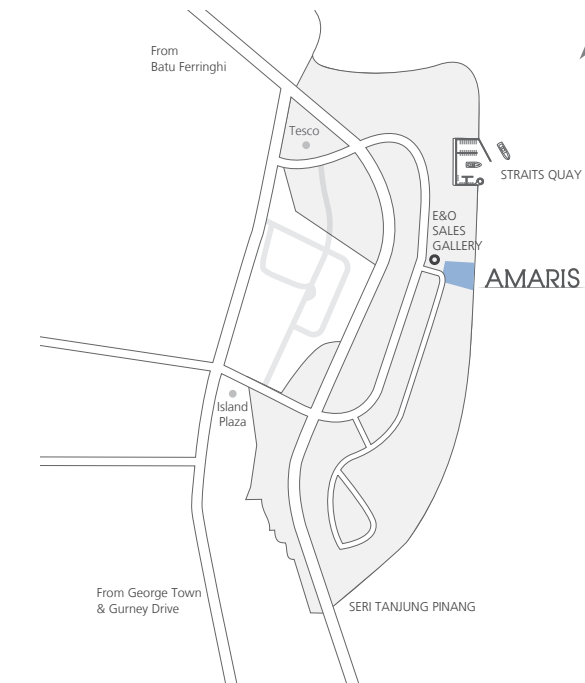
WORLD-CLASS MASTERPLANNED SEAFRONT LIVING IN PENANG

Penang is famed for its idyllic beaches, colonial heritage and a unique culture that celebrates the best of the east and west. The northern-most tip of Malaysia's Penang island is the exclusive seafont development of Seri Tanjung Pinang, an address synonymous with luxury living on the island. This masterplanned development sits on a prime location between the UNESCO World Heritage City of George Town and the renowned beaches of Batu Ferringhi.

The first phase of this remarkable 240-acre development is close to full completion with a vibrant community of locals and expatriates numbering over 20 nationalities already in residence. Conceptualised to celebrate the best facets of island living, the evolving Seri Tanjung Pinang joins a list of exemplar world-class waterfront communities including Australia's Sovereign Islands and Sentosa Cove in Singapore.

Yet, it is Penang's old-world charm, diverse cultural mix and rich colonial heritage that truly set Seri Tanjung Pinang apart - and a place to call home.





THE PREFERRED RESIDENTIAL ADDRESS

Set within a guarded environment, Amaris promotes community living via shared landscaped gardens and wide footpaths where residents can indulge in recreational and leisure activities.

There are also well-planned access roads for quick trips to nearby attractions and conveniences including Penang's first seafront retail marina, Straits Quay, Tesco hypermarket, shopping centres, public and international schools as well as medical centres.

Also within this scenic location is the Straits Green public park and 1.6km seafront promenade, which makes Amaris an ever more sought-after address.

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.

THE E&O GROUP



Martinique Villa By-The-Sea®
Seri Tanjung Pinang, Penang



Quayside Seafront Resort Condominiums
Seri Tanjung Pinang, Penang



Idamansara
Damansara Heights, Kuala Lumpur



St Mary Residences
Kuala Lumpur City Centre



The Mews
Kuala Lumpur City Centre



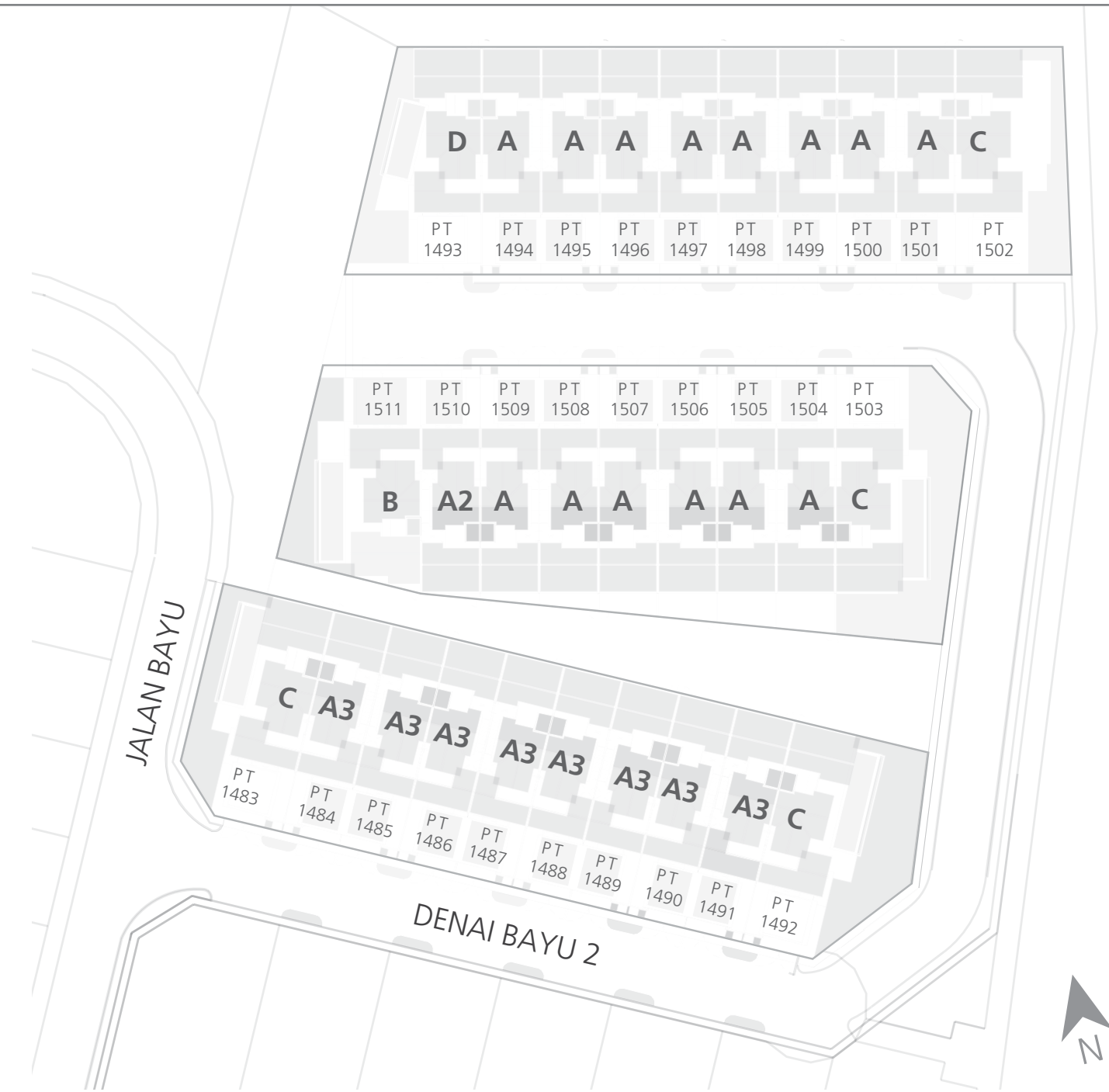
Princes House
London

AMARIS

TERRACES BY-THE-SEA®

FLOOR PLANS & SPECIFICATIONS

SITE PLAN

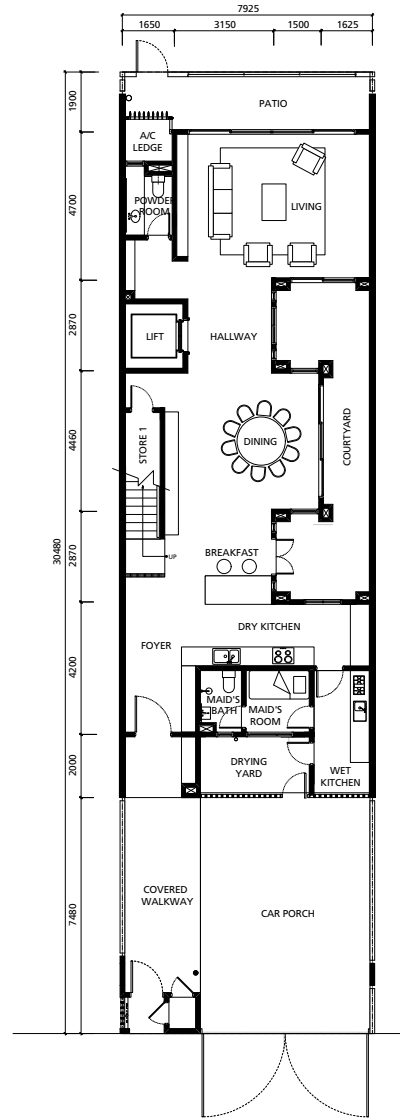


TYPE A & A3

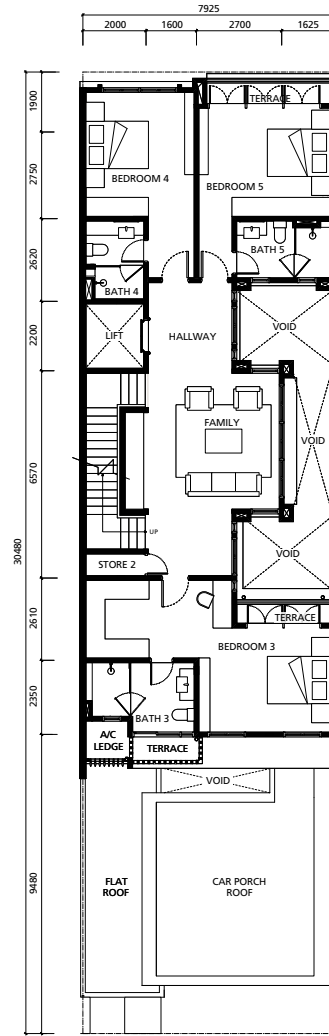
Intermediate
built-up size: 5,262 sqft (488.86 sqm)

Corner
built-up size: 6,540 sqft (607.81sqm)

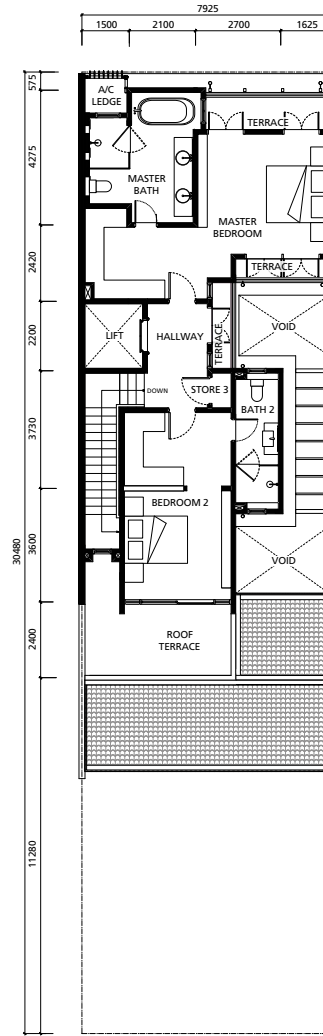
TYPE B



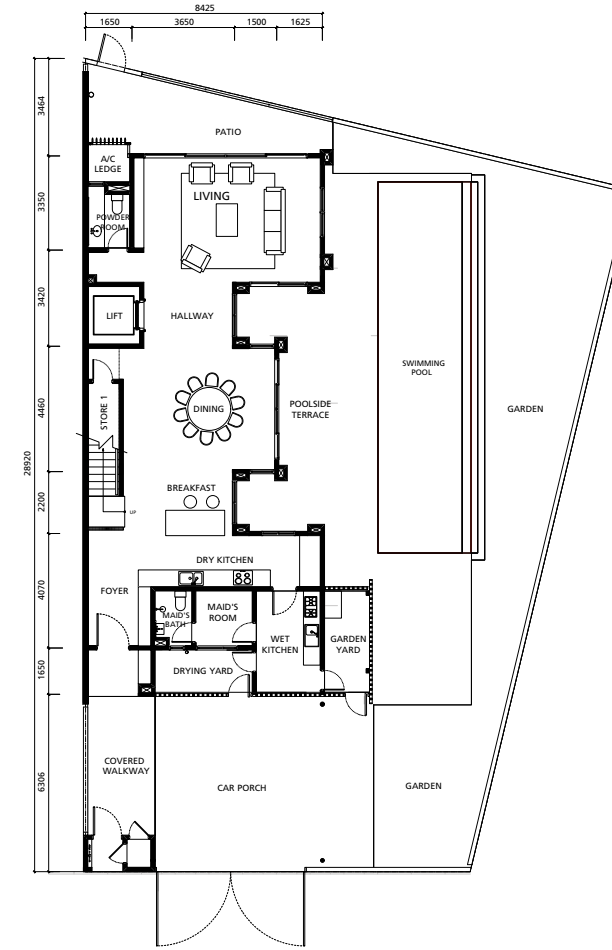
GROUND FLOOR



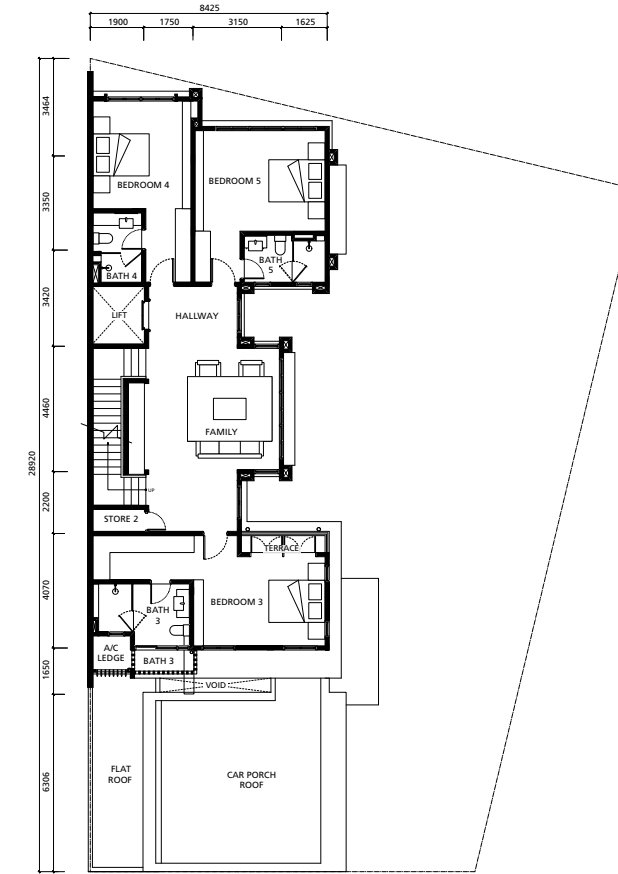
FIRST FLOOR



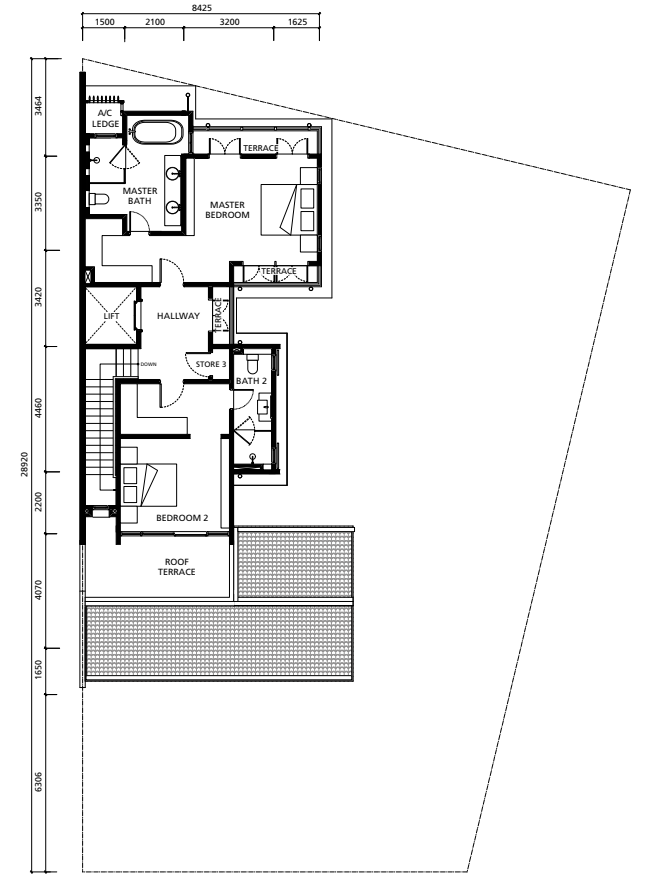
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE C

Corner
built-up size: 6,351 sqft (590.27 sqm)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Corner
built-up size: 6,056 sqft (562.79 sqm)

TYPE D



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SPECIFICATION

Structure	: Reinforced concrete	
Wall	: Brick / concrete	
Roofing	: Concrete tiles	
Ceiling	: Fibrous plaster / skim coat & paint	
Windows	: Powder coated aluminium framed glass	
Doors	: Main Door	: Timber solid door
	: Others	: Timber semi core doors
	: Terrace	: Powder coated aluminium framed glass door
Ironmongery	: Quality locksets	
Floor Finishes	: Foyer, Living, Dining & Dry Kitchen	: Tiles
	: Wet Kitchen, Maid's Room & Store 1	: Tiles
	: Master Bedroom, Bedroom 2, 3, 4 & 5, Family, Store 2 & 3	: Timber block
	: Master Bath	: Marble
	: Bath 2, 3, 4 & 5, Maid's Bath & Powder Room	: Tiles
	: Terraces & Roof Terrace	: Tiles / Wash aggregate
	: Drying Yard, Car Porch, Courtyard, Patio & Covered Walkway	: Texture concrete
	: * Pool Side Terrace (except Type A)	: Stone
	: * Swimming Pool (except Type A)	: Tiles
	: * Garden (if any)	: Turfing
	: Air-cond Ledge	: Cement render

* Standard for Type B, C & D

Wall Finishes	: Master Bath	: Marble / Compressed stone
	: Bath 2, 3, 4 & 5, Maid's Bath & Powder Room	: Tiles
	: 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 & Maid's Bath	: Water closet & wash basin with fittings & accessories
	: Powder Room	: Water closet & wash basin
M&E Installation & Fittings	: • 3-phase power supply	
	: • Ceiling fan points to Living, Dining, Breakfast, Family, Master Bedroom, Bedroom 2, 3, 4 & 5	
	: • SMATV outlet to Living, Family, Master Bedroom, Bedroom 2, 3, 4 & 5	
	: • Shaver point to Master Bedroom	
	: • Telephone outlet to Living, Family, Master Bedroom, Bedroom 2, 3, 4 & 5	
	: • Adequate light & power points	
	: • Doorbell port	
Extra	: • Wall mounted split air-conditioning units to Living, Dining, Family, Master Bedroom, Bedroom 2, 3, 4 & 5	
	: • Dry kitchen cabinet with appliances (fridge, ceramic hob, hood, oven & microwave oven)	
	: • Wardrobe to Master Bedroom, Bedroom 2, 3, 4 & 5	
	: • Cylinder hot water tank to Master Bath, Bath 2, 3, 4 & 5 & Dry Kitchen	

EASTERN & ORIENTAL BHD (555-K)

PENANG

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Weibo



WeChat



E&O Living



