

ANDORRA

SKYLOFT TERRACES

THOSE WHO KNOW, INSIST ON E&O



GRACIOUS ISLAND LIVING

Andorra Skyloft Terraces draws nuances of Penang's colonial heritage into contemporary architectural style. Designed for families, comfort is enhanced through large living spaces equipped with modern conveniences and practicalities.

With only 42 units, these 3-storey freehold terrace homes begin at 5,696 square feet for intermediate units. Corner units designed with private pools have a total built-up size of up to 7,246 square feet.







CONTEMPORARY LIVING, TIMELESS CHARM

Andorra Skyloft Terraces offers private and common spaces to accommodate multi-generational living, supported by the convenience of an elevator giving easy access to all three floors.

Enjoy ample breathing space with a family lounge overlooking the courtyard and a sunny roof deck with inspiring views.



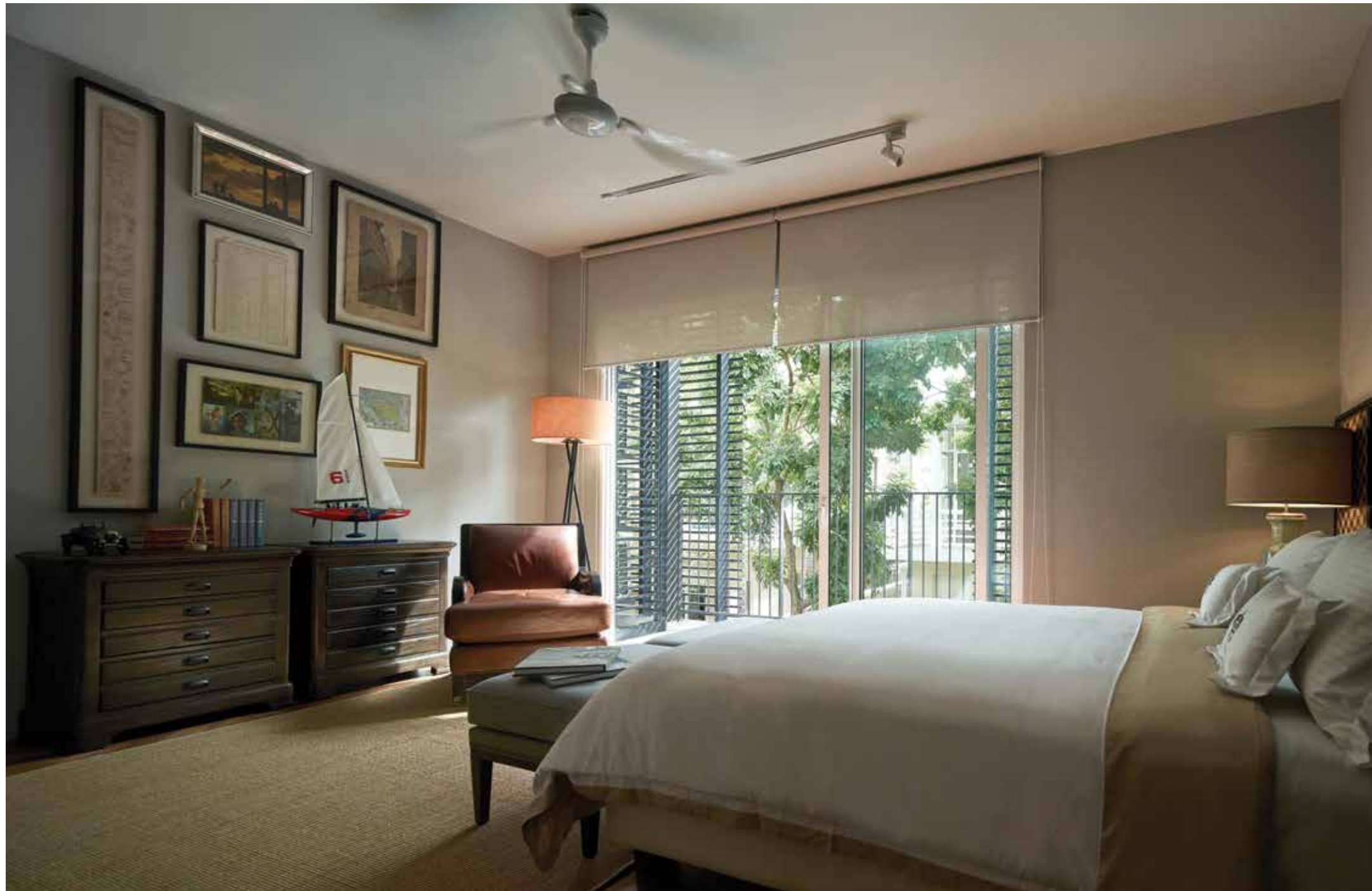


SOPHISTICATED ELEGANCE

Five-star hotel ambience and fittings set the tone at Andorra Skyloft Terraces. All four bedrooms are sized like the master bedroom with merbau wood flooring laid in the E&O signature herringbone design. The master bedroom has a private study for quiet reading.

For a touch of glamour, grand marble and granite fixtures complete the master bathroom that comes with a modern bath tub. And at the end of the day, active family members can take the elevator up to the top floor for a luxurious soak in the sunken bath.







A PLACE WHERE MEMORIES ARE SHARED

The flow of space at Andorra Skyloft Terraces with its wide windows, tall ceilings and a naturally ventilated indoor courtyard offer ample opportunities to customise your dream home. More than just a spacious abode built for comfort, Andorra Skyloft Terraces allows precious moments to be celebrated with loved ones.







Photo taken from Penang Hill

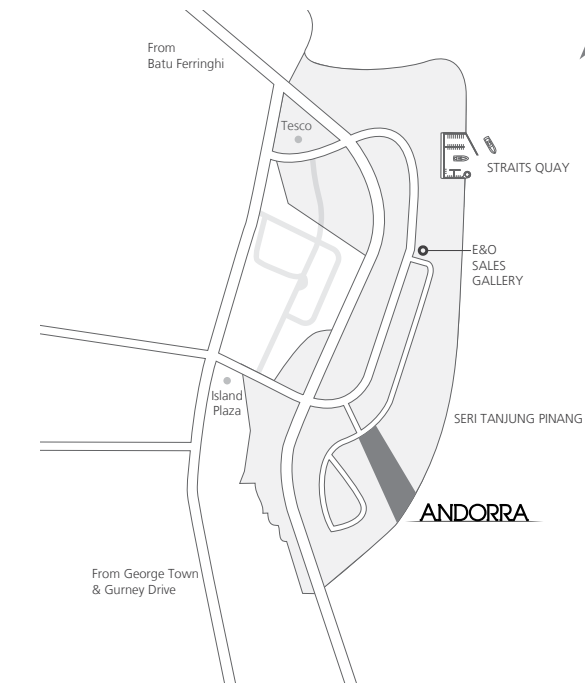
WORLD-CLASS MASTERPLANNED SEAFRONT LIVING IN PENANG

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 seafront 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, Andorra Skyloft Terraces promotes community living via shared landscaped gardens and wide footpaths where the old and young 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, the Straits Quay.

The newest addition to this scenic location is Andorra Skyloft Terraces, offering the opportunity to invest in a landed property within a highly sought-after location.

The E&O Group (Eastern & Oriental Berhad) has established a reputation as the 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, Seri Tanjung Pinang is the island's first masterplanned seafront development that is now a highly sought-after address and thriving community to locals as well as expatriates from over 20 nationalities.

In Johor's southern development corridor of Iskandar Malaysia, E&O has embarked on Avira, a 207-acre wellness-themed development within Medini 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.

Along the popular beachfront, Lone Pine Hotel stands as the only boutique resort on Batu Ferringhi and 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



Princes House
London



Dua Residency
Kuala Lumpur City Centre



Quayside Seafront Resort Condominiums
Waterpark, Seri Tanjung Pinang



Martinique Villa By-The-Sea®
Seri Tanjung Pinang



Idamansara
Damansara Heights



St Mary Residences
Kuala Lumpur City Centre

ANDORRA

SKYLOFT TERRACES

FLOOR PLANS & SPECIFICATIONS

SITE PLAN



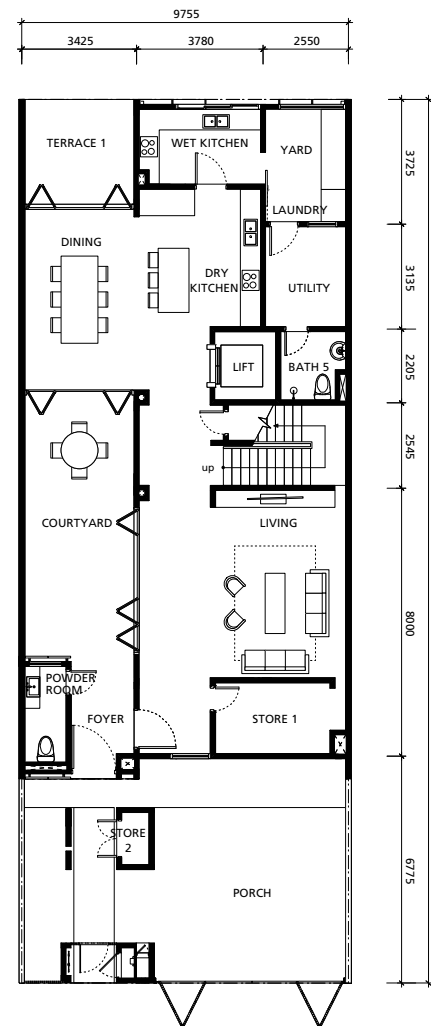


TYPE A1

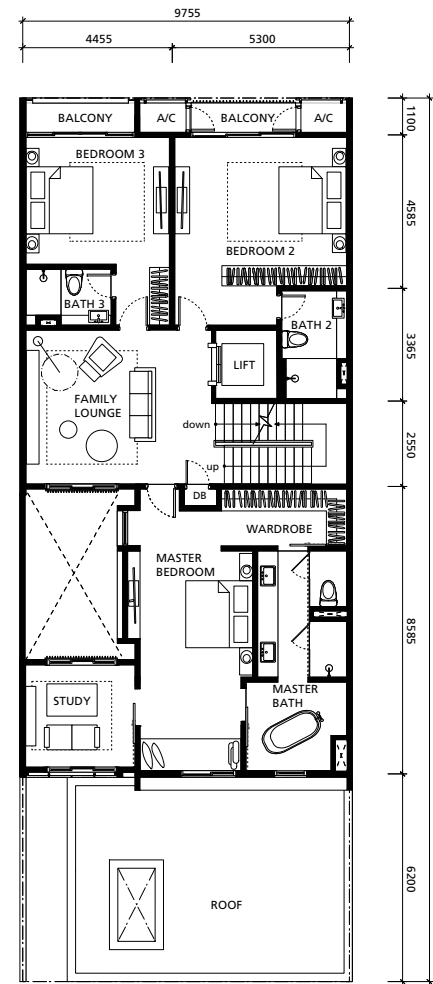
Intermediate
built-up: 5,696 sqft (529 sqm)

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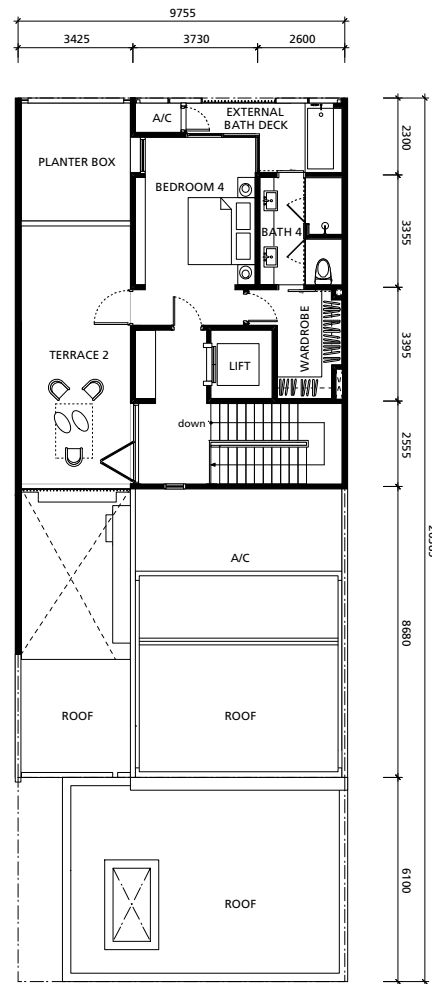
TYPE A2



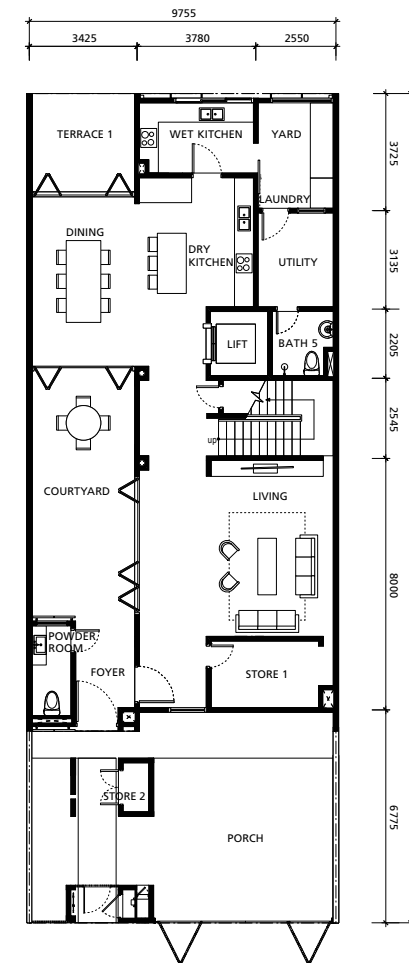
GROUND FLOOR



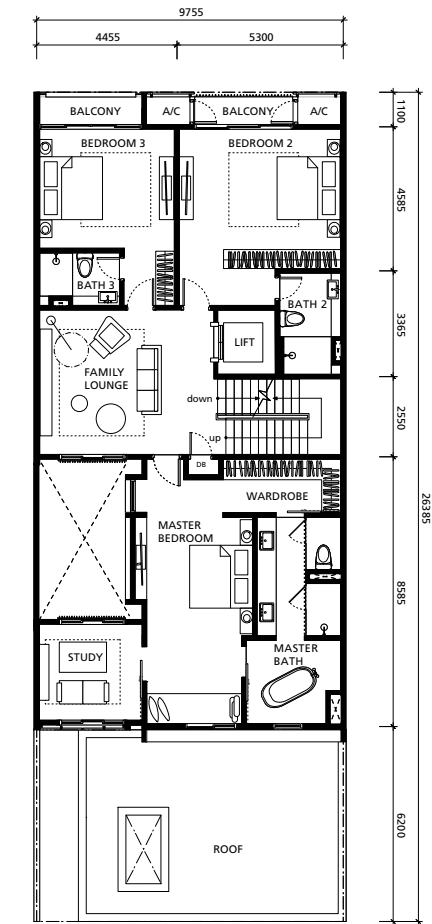
FIRST FLOOR



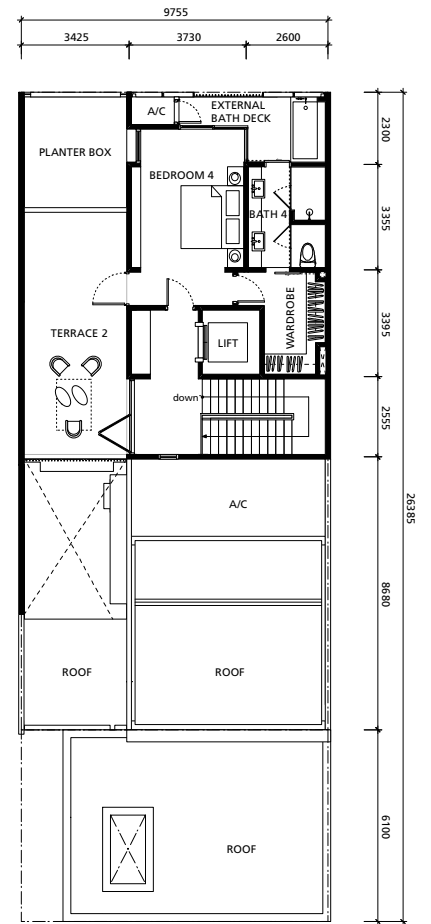
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



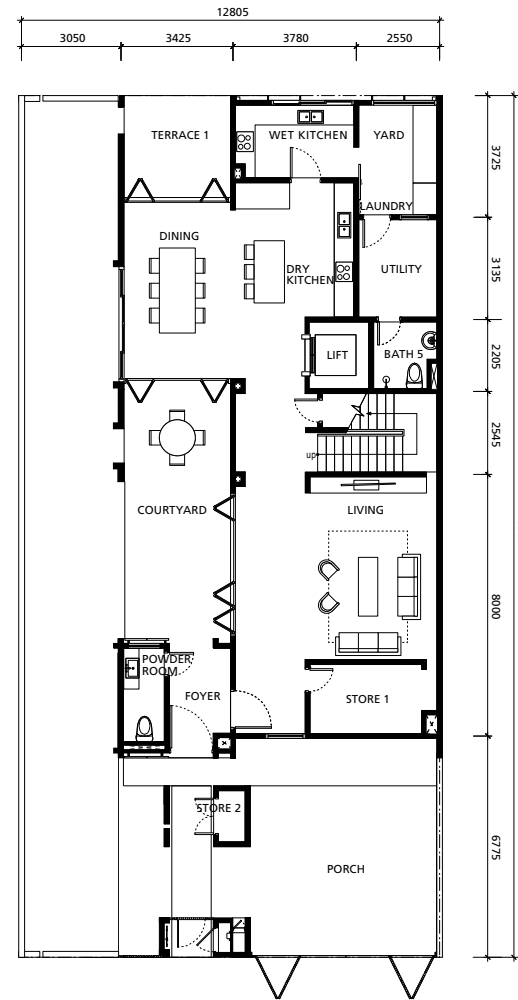
SECOND FLOOR

TYPE B

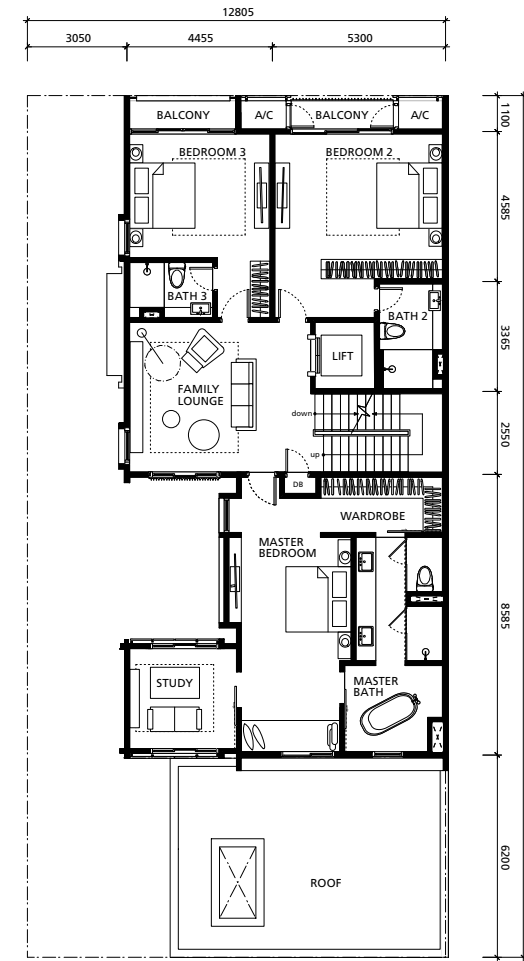
Intermediate
built-up: 5,696 sqft (529 sqm)

Corner
built-up: 6,988 sqft (649 sqm)

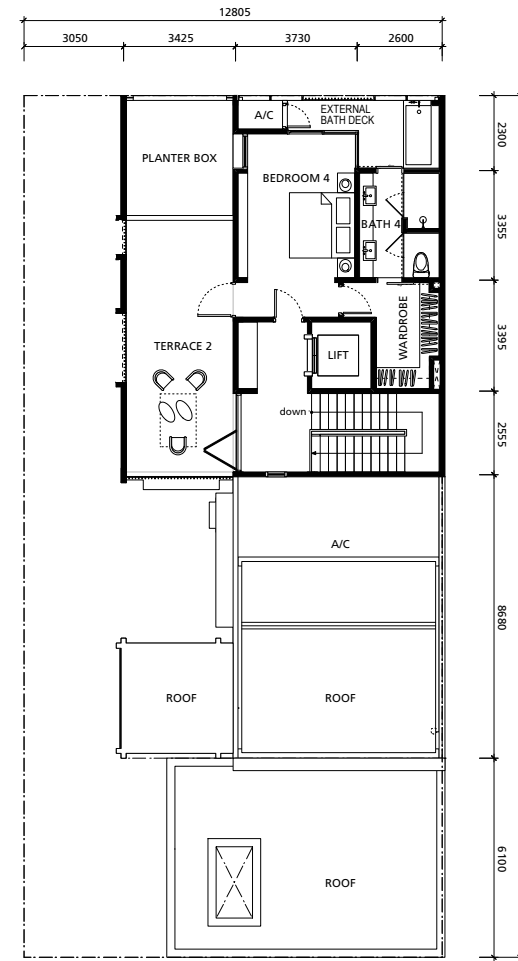
TYPE C



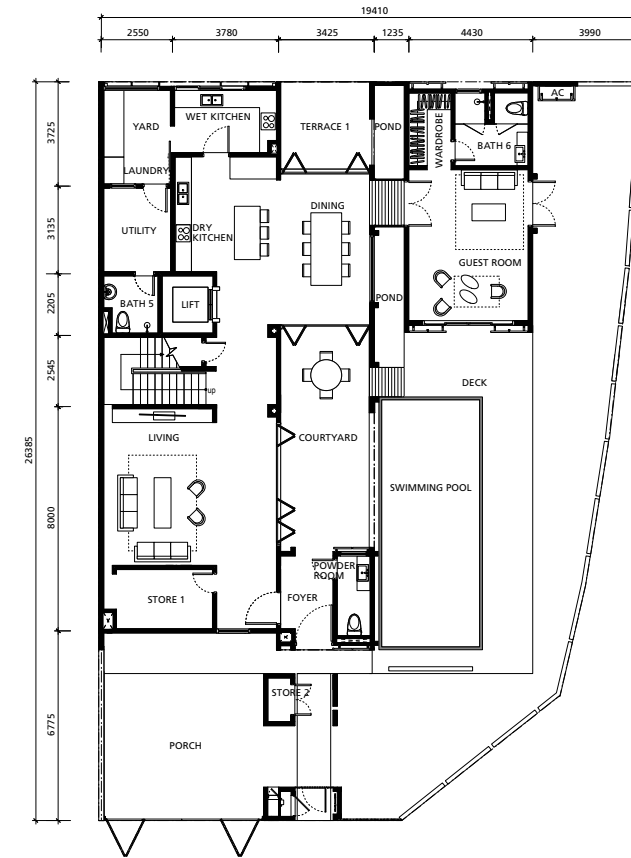
GROUND FLOOR



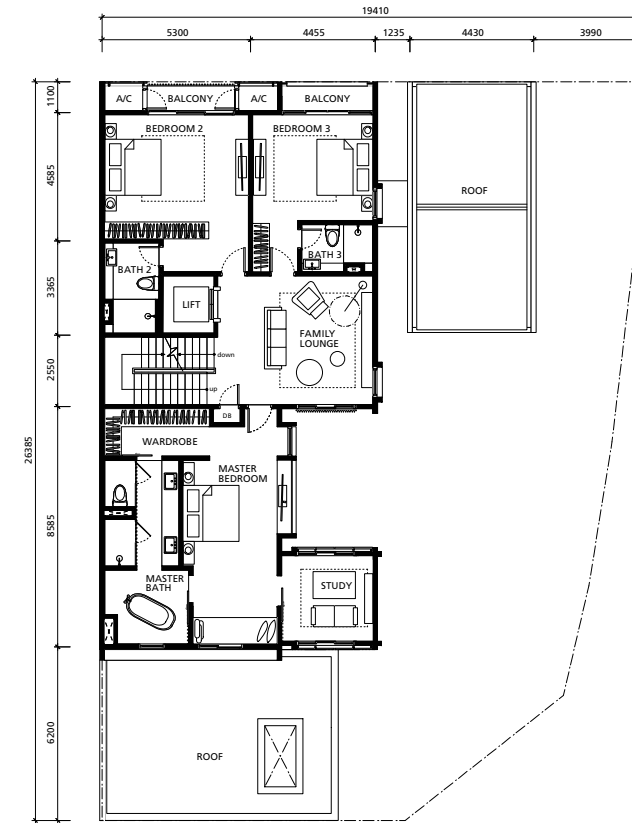
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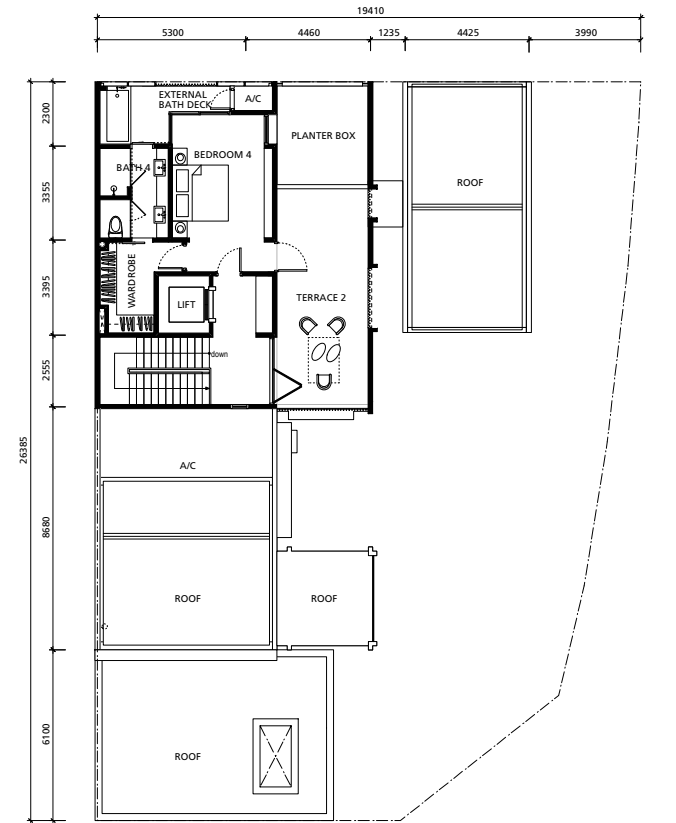
SECOND FLOOR



GROUND FLOOR

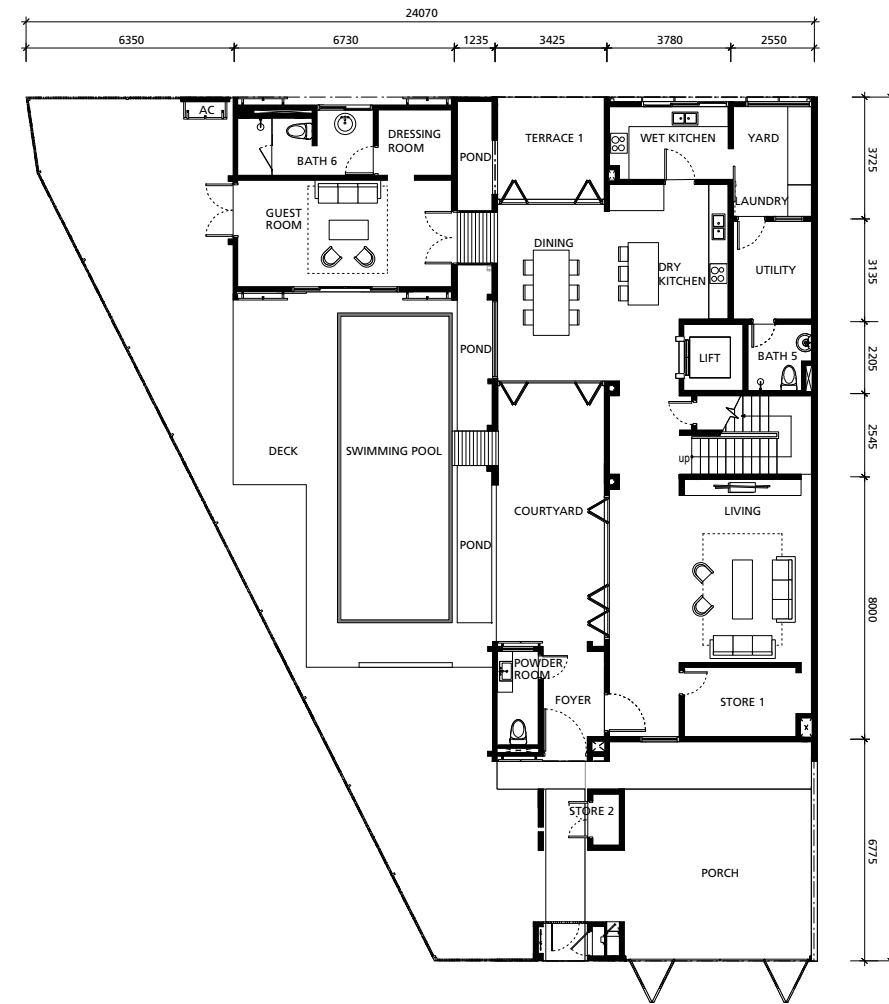


FIRST FLOOR

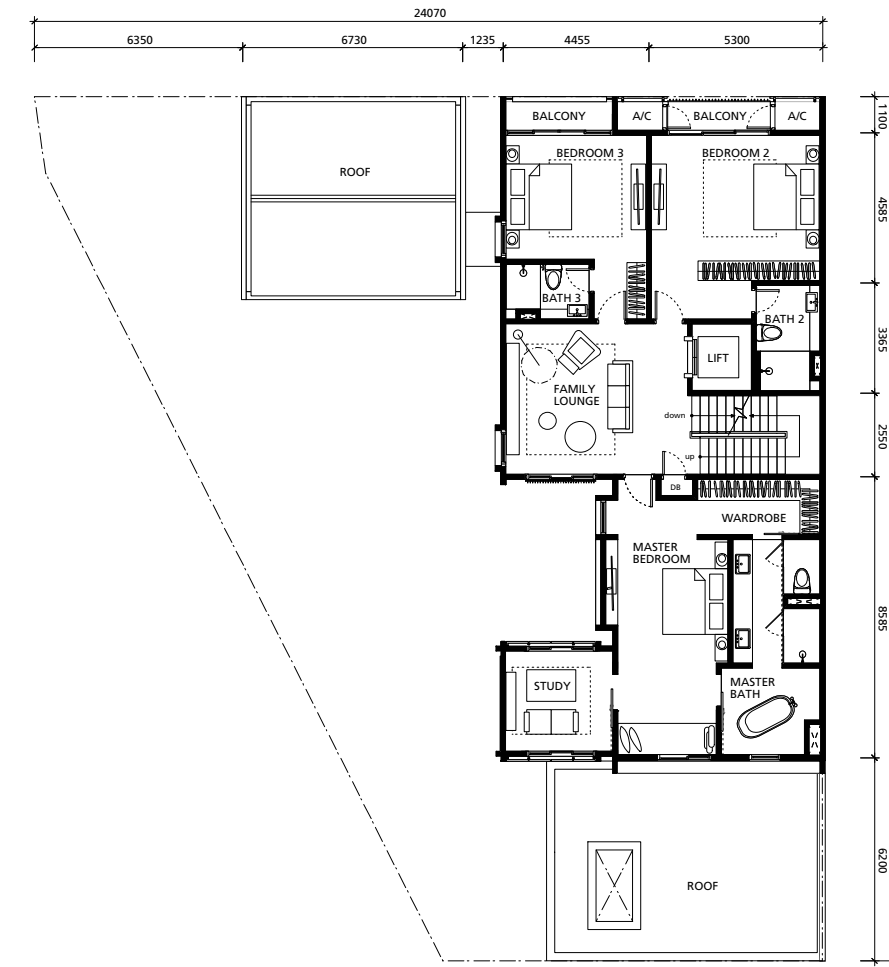


SECOND FLOOR

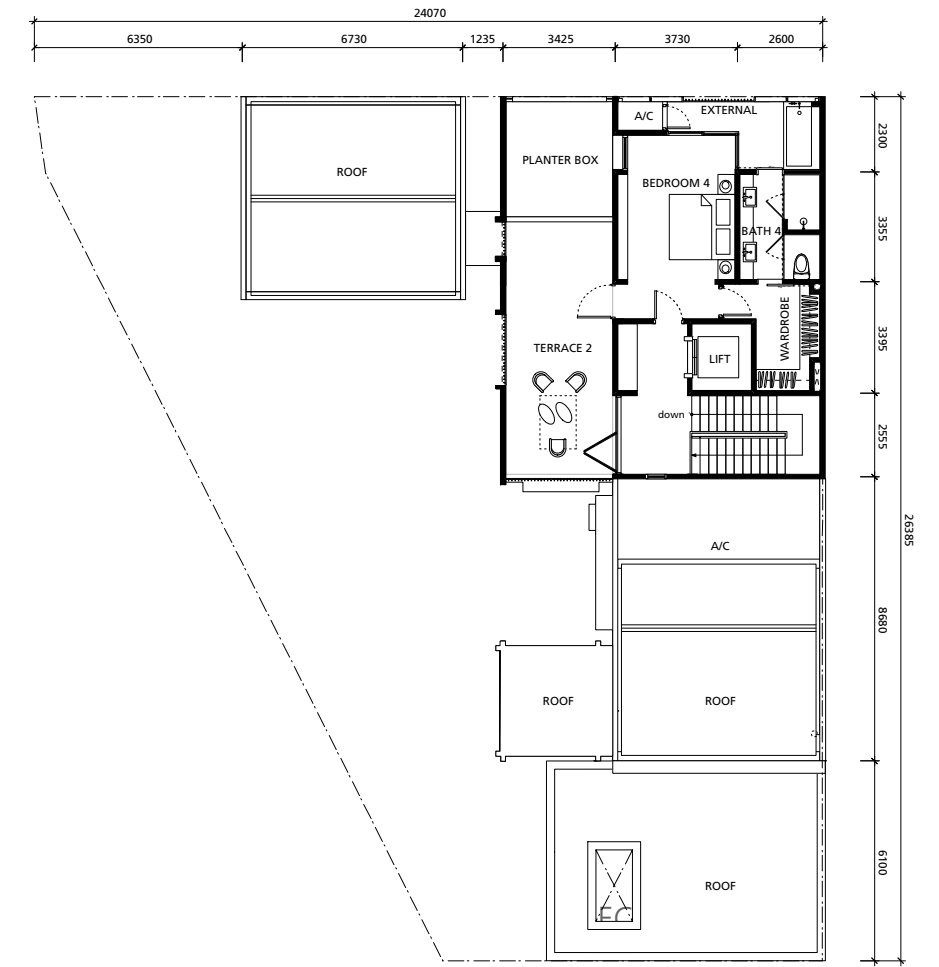
TYPE D



GROUND FLOOR



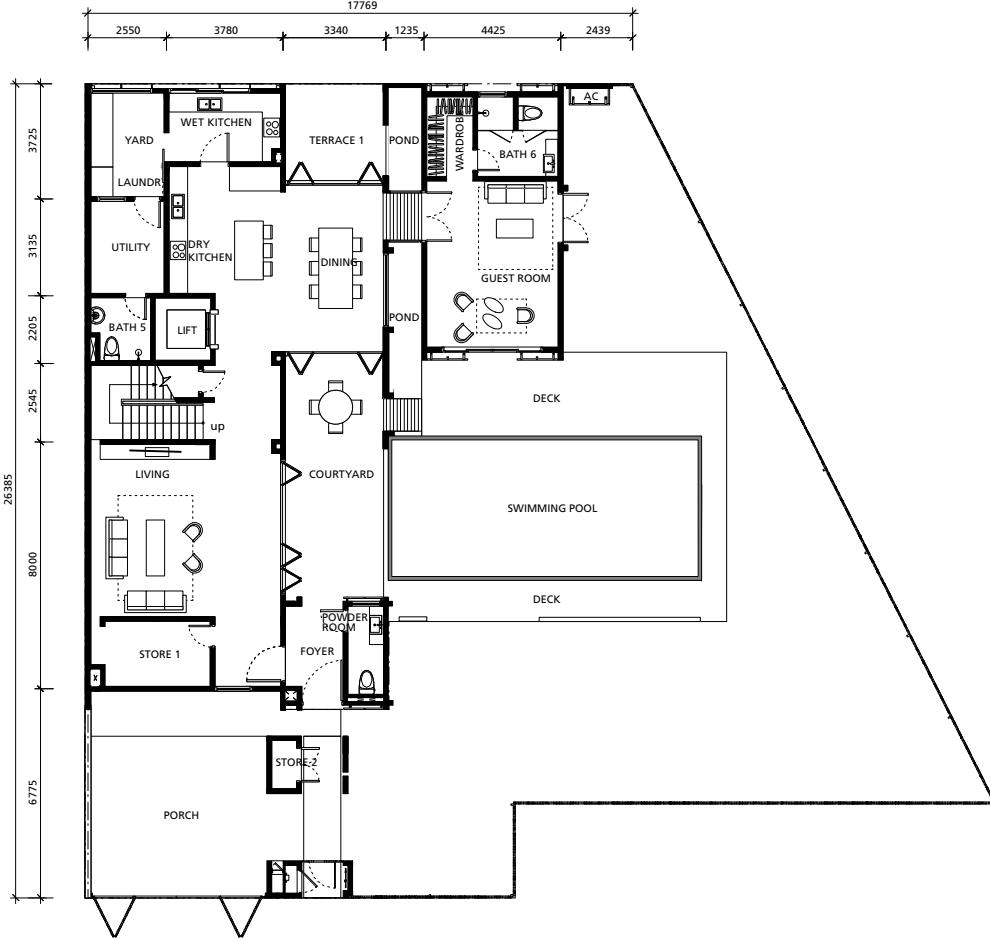
FIRST FLOOR



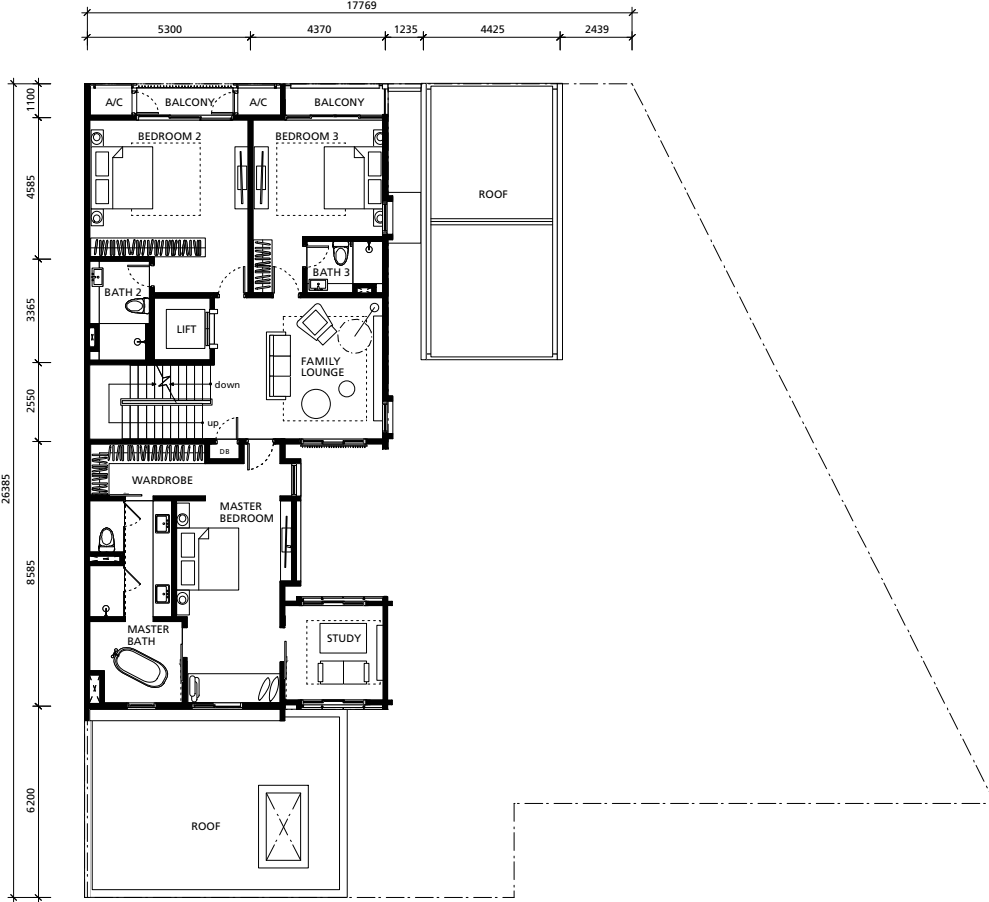
SECOND FLOOR

Corner
built-up: 7,021 sqft (652 sqm)

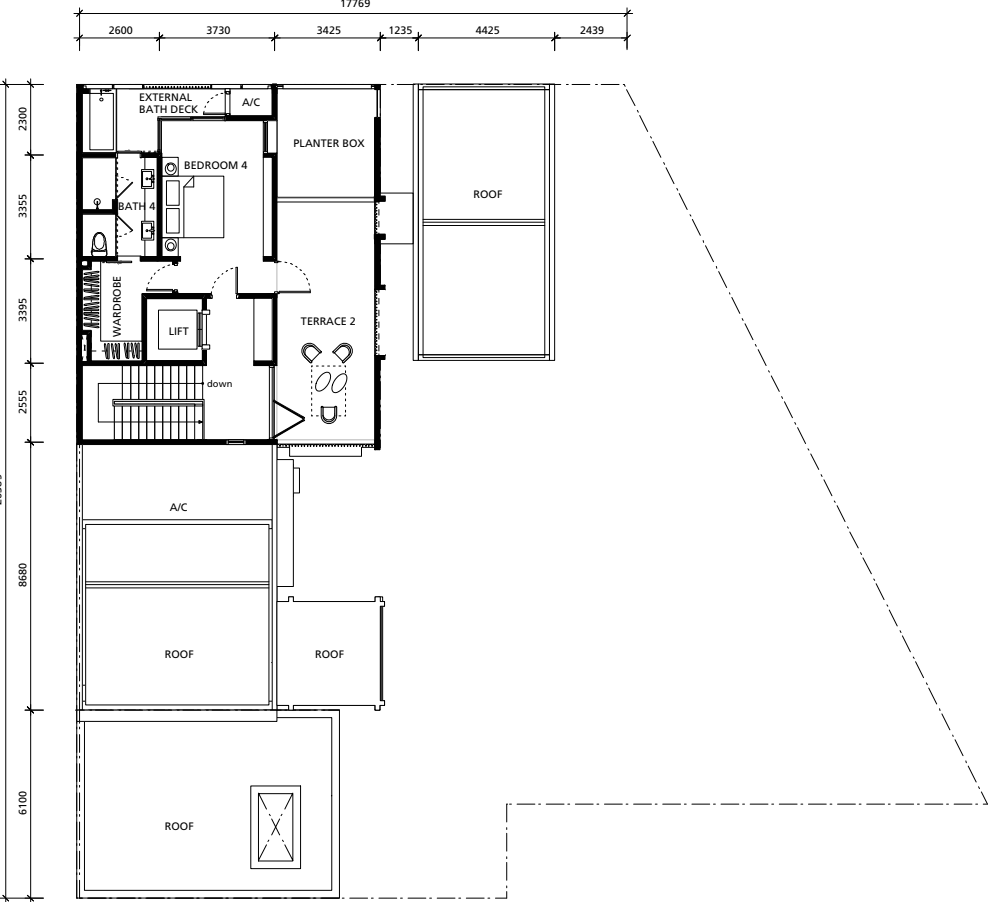
TYPE E



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Corner
built-up: 7,246 sqft (673 sqm)

SPECIFICATIONS

Structure	Reinforced concrete	
Wall	Brick / concrete	
Roofing	Concrete tiles	
Ceiling	Fibrous plaster / skim coat & paint	
Windows	Powder coated aluminium framed glass	
Doors	Main Door Others Terrace	Timber solid core door Timber semi core doors Powder coated aluminium framed glass door
Ironmongery	Quality locksets	
Floor Finishes	Living, Dining & Dry Kitchen Wet Kitchen, Yard, Utility, Store Guest Room* Master Bedroom, Bedroom 2, 3, & 4, Family Lounge & Study	Tiles Tiles Tiles Timber block
	Master Bath & Bathroom 4 Bathroom 2, 3, 5, 6* & Powder Room	Marble Tiles
	Balcony, Courtyard, Footpath, Terrace 1 & 2 Car Porch Swimming Pool* Garden° Air-cond Ledge	Tiles Texture concrete Tiles Turfing Cement render

* except type A1, A2 & B | ° except type A1 & A2

Wall Finishes	Master Bathroom & Bathroom 4 Bath 2, 3, 5 & 6*, Powder Room & Yard Swimming Pool* Others	Marble / Compressed stone Tiles Tiles Plaster & paint
Sanitary Installation & Fittings	Master Bathroom & Bathroom 4 Bath 2, 3, 5 & 6* & Powder Room	Long bath, water closet & wash basin with fittings & accessories Water closet & wash basin with fittings & accessories
M&E Installation & Fittings	<ul style="list-style-type: none"> • 3-phase power supply • Ceiling fan points to Living, Dining, Family Lounge, Master Bedroom, Bedroom 2, 3 & 4, Utility, Guest Room & Study • SMATV outlet to Living, Family Lounge, Master Bedroom, Bedroom 2, 3 & 4, Guest Room* • Shaver point to Master Bedroom & Bedroom 4 • Telephone outlet to Living, Family Lounge, Master Bedroom, Bedroom 2, 3 & 4, Guest Room* • Adequate lights & power points • Door bell point • Cylinder hot water tank to Master Bath, Bath 2, 3, 4 & 6*, Wet / Dry Kitchen 	
Extra	<ul style="list-style-type: none"> • Wall mounted split air-conditioning units to Living, Dining, Family Lounge, Master Bedroom, Bedroom 2, 3 & 4, Guest Room* • Dry kitchen cabinet with appliances (fridge, ceramic hob, hood, oven & microwave oven) • Wet kitchen cabinet with appliances (ceramic hob & hood) • Wardrobe to Master Bedroom, Bedroom 2, 3 & 4, Guest Room* 	

EASTERN & ORIENTAL BHD (555-K)

PENANG

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10470 Pulau Pinang, Malaysia

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F 604 899 1122

www.seritanjungpinang.com

Show units open daily from 10am-6pm
N 05° 27.279 E 100° 18.762

KUALA LUMPUR

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50490 Kuala Lumpur, Malaysia

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F 604 2095 0293

www.easternandoriental.com

JOHOR BAHRU

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T 44 (0)203 837 0000

DEVELOPER

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

Developer: E&O Property (Penang) Sdn Bhd (185302-X). The Sales Gallery & Show Units, Seri Tanjung Pinang, Tanjung Tokong, 10470 Penang, Malaysia. DL No: 9411-33/11-2016/0273(L) (01/12/2015 – 30/11/2016)
AP No: 9411-33/11-2016/0273(P) (01/12/2015 – 30/11/2016). No of Units: 22 Units. Approving Authority: Jabatan Perancang Bandar dan Desa Pulau Pinang (Ref No: JPBD/PG/P2/PKM-0087). Tenure: Freehold. Expected Completion: Feb 2015. Land Encumbrances: N/A. Property Type: 3 Storey Super Terrace Houses. Selling Price: Min: RM 4,274,400.00 Max: RM 6,718,400.00

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