



[www.straitsresidences.com.my](http://www.straitsresidences.com.my)

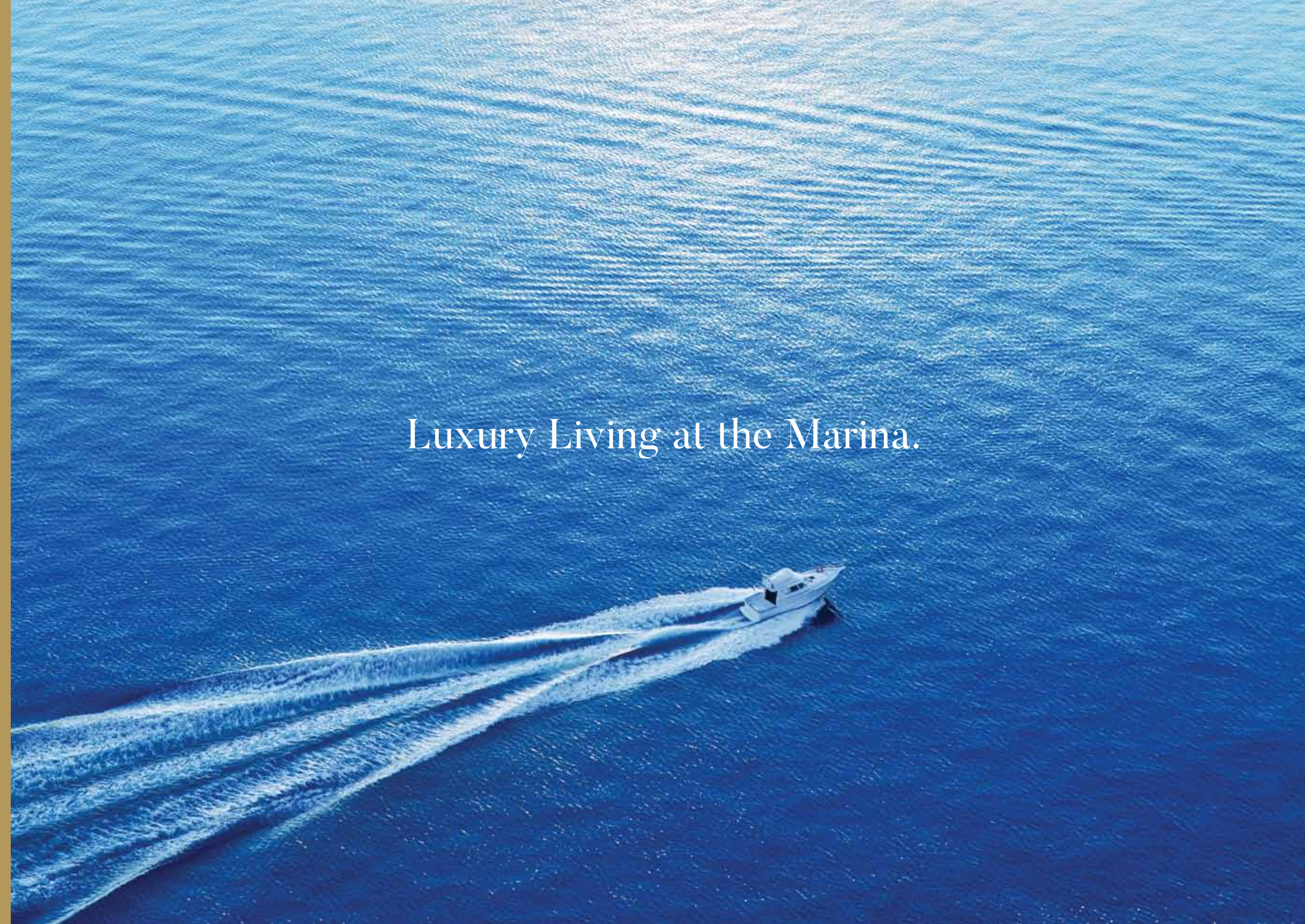
SERI TANJUNG PINANG

**Straits**

RESIDENCES



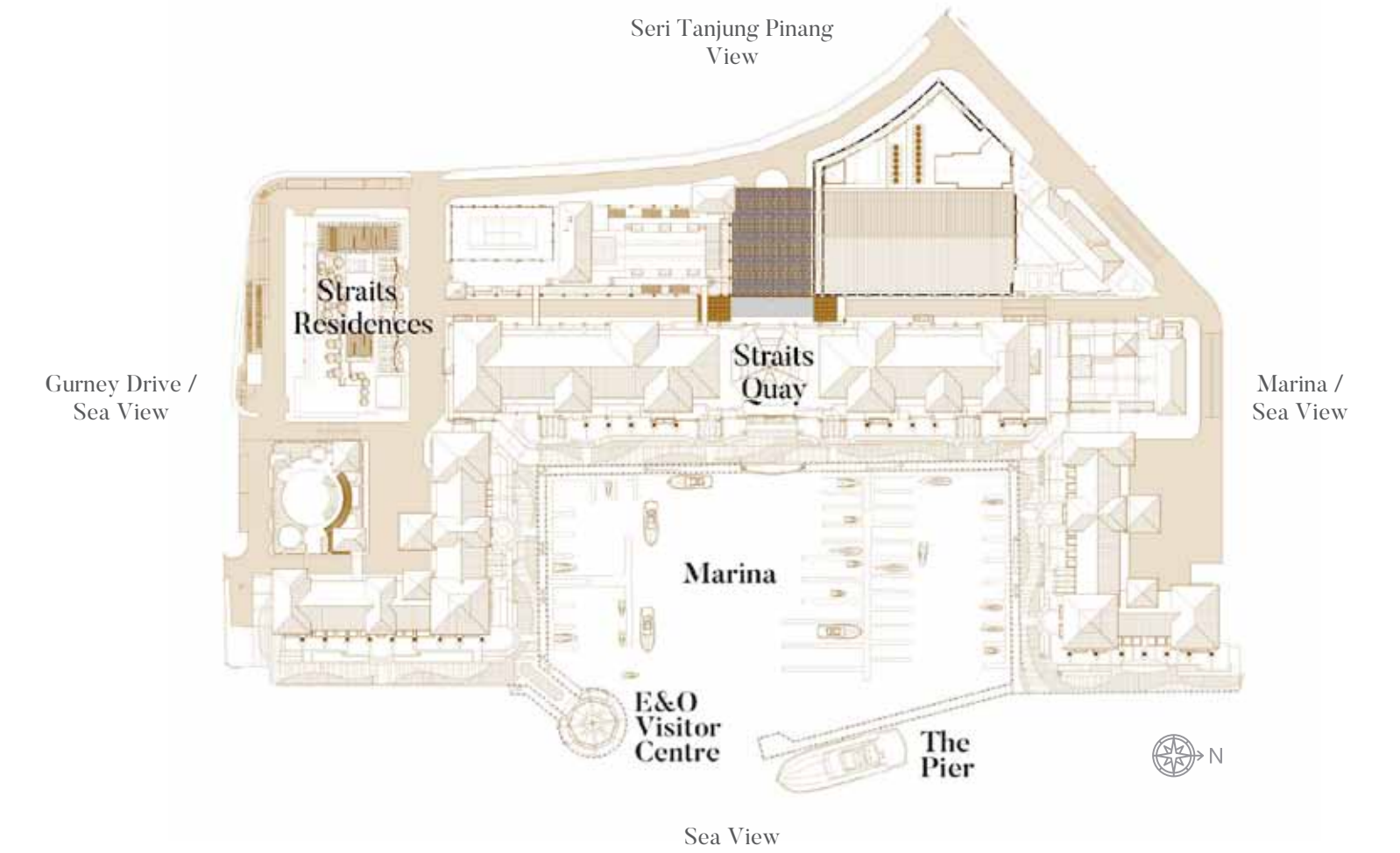
Luxury Living at the Marina.



The Straits Residences  
A modern take on waterfront living



Artist's impression only. Angle view of Straits Quay Retail Marina by Eastern & Oriental Berhad.



### Living on Penang Island.

Seri Tanjung Pinang's well-heeled residents with bungalows, villas, terraces and suites are all served by Straits Quay, the retail and commercial hub of the Marina.

This 12-acre development is strategically located in between the serene hills of Batu Ferringhi and bustling Gurney Drive. The Straits Residences is within the exclusive, beautifully landscaped waterfront environment and marks the crowning moment for KP Property.

For further information on Straits Quay, please visit <http://www.straitsquay.com>

## Welcome home.

Straits Residences, a cosmopolitan seafront living that rewards you with the best of urban lifestyle, yet, perfectly integrated with privacy and exclusivity.

It is situated within a high-profile neighbourhood with generously-proportioned and configured suites that are equipped with smart home technology, adding value and convenience to home owners.

All the attributes of prestige are combined with colonial architecture and design, comfort of luxury of space, as well as amenities attuned to modern families.

Straits Residences will offer an immersive experience that merges Seri Tanjung Pinang's unique sensibilities with services, sociability and privileges of a serviced residence.





Artist's impression only.



Artist's impression only.



Artist's impression only.



Artist's impression only.



Artist's impression only.

## 1-Bedroom Suite

Breathtaking ocean views infuse the residences with a feeling of lightness and natural elegance.

Carefully considered layouts make the most of space in every suite, and details are specific to the character of each part of the development.



Artist's impression only.



Artist's impression only.



Artist's impression only.

## 2-Bedroom Suite

Perfect combination of space and luxury, immerse balconies affording impressive views and an abundance of natural light, complete the connection between architecture and nature.

Bathrooms and kitchens boast fittings of branded sanitary wares, porcelain tiles and stones, granite worktops and quality appliances.



Artist's impression only.



Artist's impression only.



Artist's impression only.



Artist's impression only.



A permanent sense of escape.

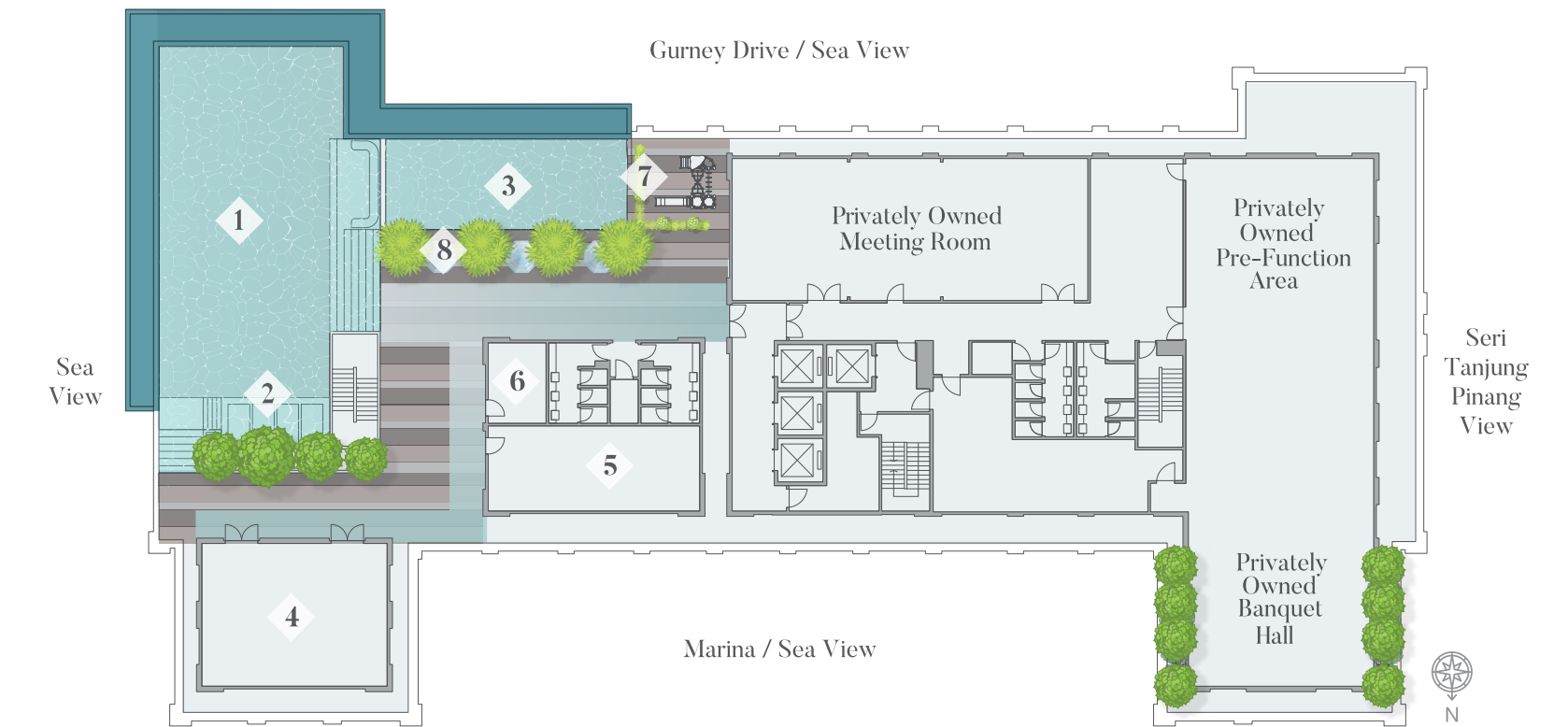
An infinity pool over looking the Andaman Sea.



Capturing the essence of beachfront living, Straits Residences is meticulously designed with amenities of contemporary style poolside cabanas to comfortable chaise lounges, creating a place where residents are perfectly indulged.

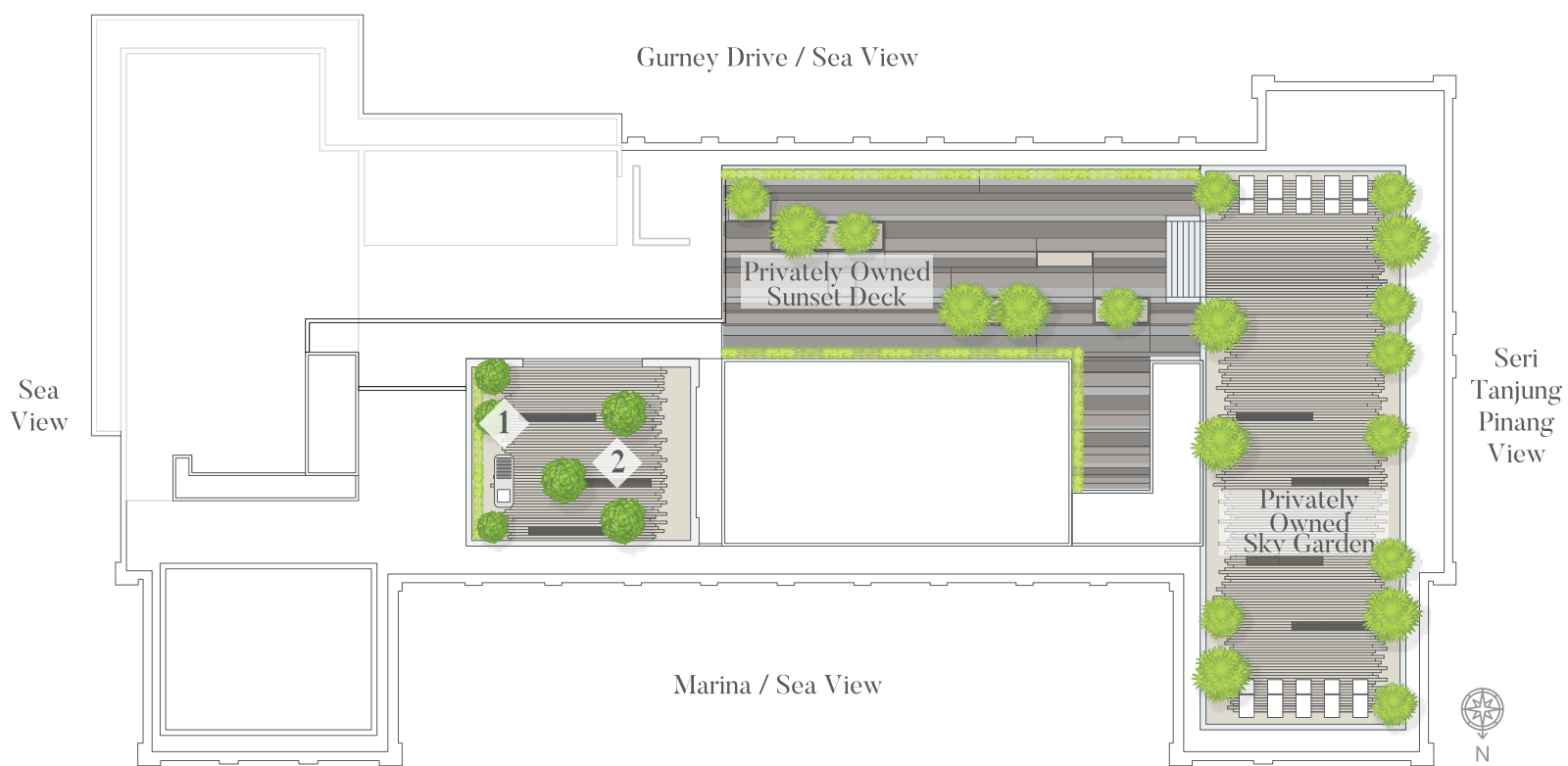
### 29th Floor Facilities

- |                      |                         |
|----------------------|-------------------------|
| 1. Infinity Lap Pool | 5. Gym Room             |
| 2. Jacuzzi Pool      | 6. Nursery              |
| 3. Wading Pool       | 7. Children's Play Area |
| 4. Function Room     | 8. Pool Deck            |





Enjoy the rooftop facilities with glittering panoramic views across Straits Quay.

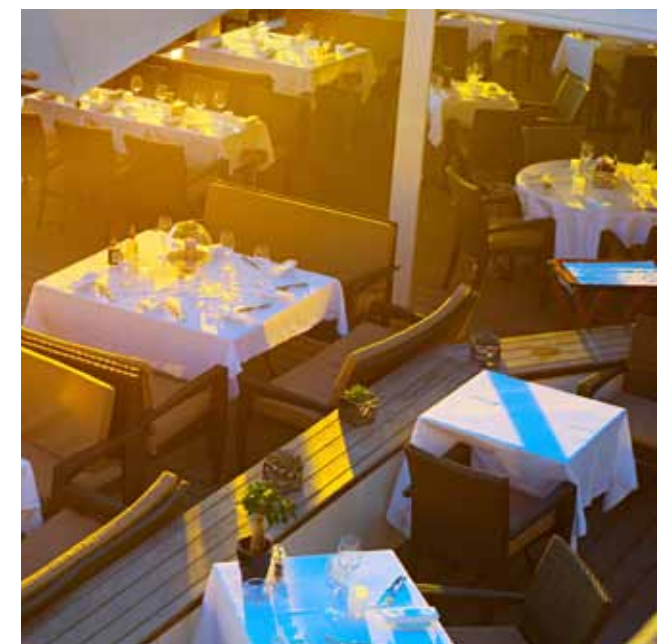
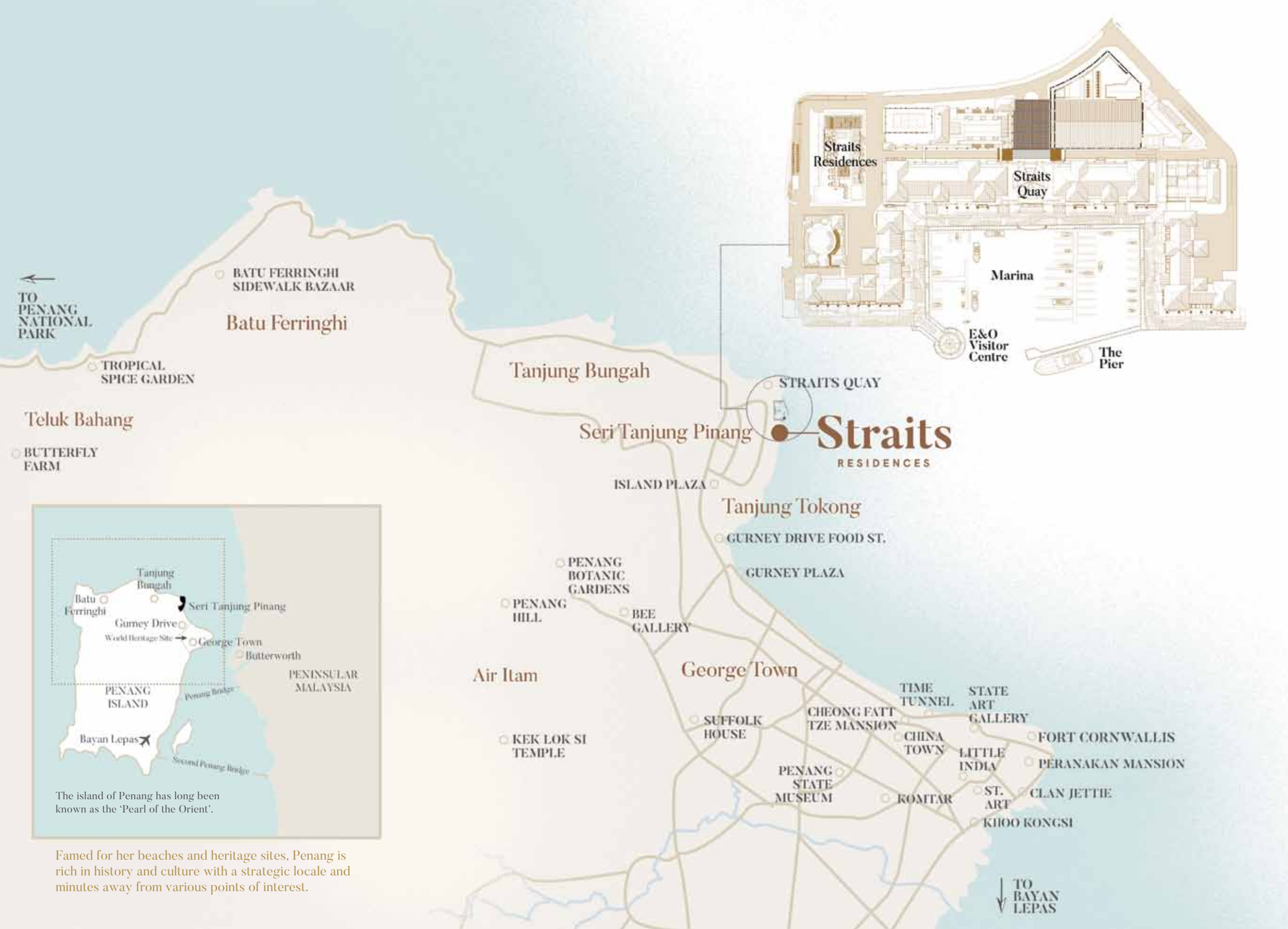


### Roof Top Facilities

- 1. BBQ area
- 2. Roof garden







Straits Residences is minutes away from the famed Gurney Drive & Georgetown, a world UNESCO Heritage Site and other point of interests from the botanical garden, Entopia, Batu Ferringhi beaches & Escape Park. International schools, shopping malls and established medical centres are within close proximity.



Famed for her beaches and heritage sites, Penang is rich in history and culture with a strategic locale and minutes away from various points of interest.

The island of Penang has long been known as the 'Pearl of the Orient'.



With the largest seafront enclave with finest residences and coveted as the latest millionaires' enclave on the island, living on a marina has its privileges. The marina is also home to Penang's Performing Arts Centre where you can enjoy both local and international theatrical performances. The Seri Tanjung Pinang community is growing into a cosmopolitan mix of local and expatriates from over 12 countries and has become a most sought after residential address and a desired location of choice.



Straits Quay offers a wide range of attractions from boutiques to bistros, seafood restaurants to seaside cafes, bars to boat rides. All set against the irresistible backdrop of historical Georgetown and a spectacular view of the sea. Blend of international gourmet grocery and local specialty stores, Straits Quay, the premier lifestyle shopping mall, is ready to cater to the most influential demographic on the island.





## The Pearl of the Orient.

Located on the northwest coast of Peninsular Malaysia, the island of Penang is also recognised as a preferred base for multi-national companies boosted by its good infrastructure and accessibility. Penang Island is accessible to the mainland by the traditional car and passenger ferry service, the Penang Bridge, as well as the Second Penang Bridge which opened in early 2014.

Penang International Airport has frequent and direct connections to major cities in Southeast Asia and is the second busiest air traffic terminal in Peninsular Malaysia after Kuala Lumpur International Airport. Ease of travel has made Penang a popular regional destination to hold corporate meetings and conventions, and also an easy holiday choice.

With a population of just under 800,000 people, the island of Penang is the second largest city of Malaysia. Penang has repeatedly been voted by expatriate surveys as one of the 10 most liveable cities in Asia. Regarded as one of the most affordable cities to live in, Penang is the top preferred destination especially with the Government spearheaded Malaysia My Second Home programme.

Penang is one of the most urbanised Malaysian states with an urbanisation level of 90.8% as of 2015 and with a melting pot of different ethnicities and languages, with British English still being used by many on the island due to its rich colonial culture.

In July 2008, the state capital, George Town, was declared a World Heritage Site by UNESCO, a status that has enhanced its prominence and appeal.



Kerjaya Prospek Property (KPP), a prominent developer for its stellar projects within Klang Valley and Malacca, namely 222 Residency, 288 Residency & 100 Residency @ Setapak, Viridian @ Cheras Idaman, Residency V at Jalan Old Klang Road, Kaleidoscope @ Setiawangsa are all true investment gems.

KPP's defining moment came when its Malacca mixed development project - The Shore @ Malacca River won an award from Asia Property Award for the Best Commercial Landscape Architecture in 2015/2016. It captured the attention of China's Premier, Li KeQiang, who personally visited The Shore @ Malacca River on November 2015 with his delegates. It was a proud moment for the Group.

### AWARDS OF EXCELLENCE

Kerjaya Prospek Property's reputation for definitive design is unparalleled. Each year, accolades and awards honour the Group's contribution to the Malaysian design landscape – advanced through differentiation, clarity of thought and a commitment to architectural excellence.

The Shore - Best Commercial Landscape Architecture Awards

KPP believes in upholding management excellence, strong corporate values, business dynamism, and keeping an unwavering vision to ensure that every product and service adheres to the highest standards and quality that the company could offer. This is the property's vision set by builders of the humblest beginnings.



HEAD OFFICE  
Kerjaya Prospek Property Sdn Bhd  
No.1 Jalan Wangsa Permai  
1st Floor, Bangunan One Wangsa  
Taman Wangsa Permai  
52200 Kuala Lumpur.

TEL +603 6277 2666  
FAX +603 6277 6222

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

FOR ENQUIRIES  
Straits Residences Sales Gallery  
Jalan Seri Tanjung Pinang  
10470 Tanjung Tokong, Penang

☎ + 604 890 3849  
☎ +6012 3800 974  
☎ +6012 3800 975

[www.straitsresidences.com.my](http://www.straitsresidences.com.my)

DEVELOPER'S LICENSE NO 11255-5/02-2020/0169(L) VALIDITY PERIOD  
15/02/2018 – 14/02/2020 ADVERTISING & SALES PERMIT NO 11255-5/02-  
2020/0169(P) VALIDITY PERIOD 15/02/2018 – 14/02/2020 APPROVING  
AUTHORITY MAJLIS BANDARAYA PULAU PINANG BUILDING APPROVAL  
REF NO MBPP/OSC/PB8981/16(LB)-SRT10(142) EXPECTED DATE OF  
COMPLETION DECEMBER 2020 TENURE OF LAND FREEHOLD LAND  
ENCUMBRANCES N/A TOTAL NO OF UNITS 246 PRICE MIN RM  
1,022,000.00 PRICE MAX RM 1,897,000.00 BUILT UP AREA 861 SQ FT – 1,690  
SQ FT BUMIPUTERA 5% DISCOUNT

All information contained herein is subject to change without notification as may be required by the relevant authorities or developer's consultant. All measurements are approximate and all renderings contained in this advertisement are artist's impression only. Every care has been taken in providing this information, the developer cannot be held liable for any variations.