



**MAH SING GROUP**  
A Premier Lifestyle Developer





## Penang Island, Pearl Of The Orient

A little island of global fame, Penang marches towards the future while keeping its traditions and old world charms.

- World-famous beaches and hawkerfare (street food)
- Popular destination for both foreign and local tourists
- Recognised by UNESCO as a World Heritage Site in 2008
- The 8th most liveable city in Asia (ECA International)





## Connect To The Second Penang Bridge

- Second Penang Bridge, expected completion by July 2013
- 1st access to the island for most traffic on the North-South Highway
- Nearby the Penang International Airport



# SOUTHBAY

Southbay City

Residence@Southbay

Legenda@Southbay

Southbay is a multi-award winning masterpiece that is poised to become the most vibrant address by the Second Penang Bridge.

Its residential and commercial mix offers desirable access, amenities and architecture against the island's beauty and heritage.

- Southbay City
- Legenda@Southbay
- Residence@Southbay

Artist's impression



**Southbay Wharf**

- Seafront Lifestyle Mall

**The Loft @ Southbay City**

- Residential Suites

**Southbay Central**

- Retail Shop
- Offices Suites

**Southbay Plaza**

- Lifestyle Retail
- Residential Suite

**Southbay Point**

- Retail Shop
- Offices Suites

Artist's Impression



## An International Address In A Tropical Paradise

The Loft @ Southbay City consists of **FREEHOLD** high-rise residential suites. With its architecture as impressive as the expansive sea views, these homes will be the crown of Southbay City.

- Low density, only 78 homes per tower
- 3 homes per level with 2 dedicated lifts
- All living & dining rooms, master & second bedrooms with sea views (Layouts A & B with seafronting balconies)
- High ceilings & large windows create radiant, spacious interiors
- Gated & guarded with card access security system
- Limited units on recreational level with private gardens



Artist's impression





## Living Where The Coast Is Always Clear

The convenient access network from here puts the whole island within your reach, while the best facilities and ideal ambience to just kick back and relax in conspire to turn home into a tropical resort.

- Approx. 2.5-acre recreational decks at Level 3A, 15 & garden pool level
- Sky bridge (Level 15) with infinite sea view, connects Sky lounge & Sky gym
- The Cascade: 3-tiered resort-style pool amidst lush greenery
- Children's playground & wading pool
- Reading & multipurpose rooms
- Pool bar seating lounge

\* All "Sky" are marketing terms subject to marketing approval.

Artist's impression

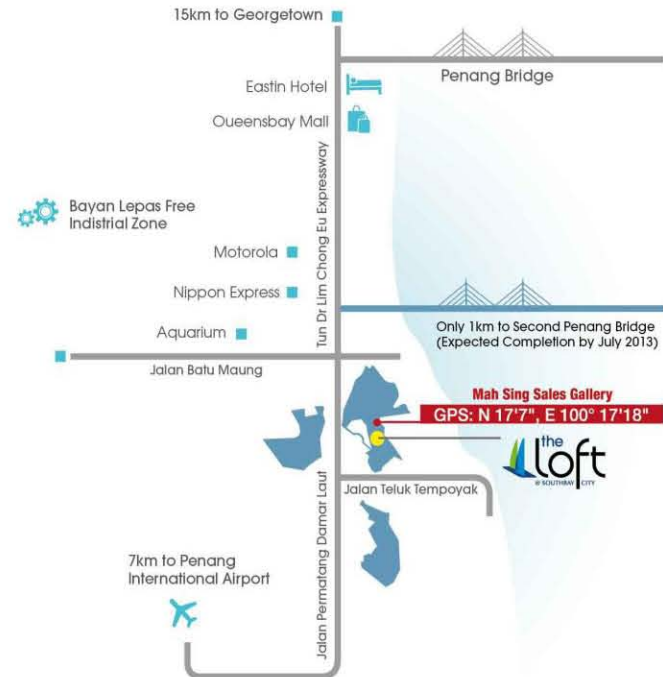
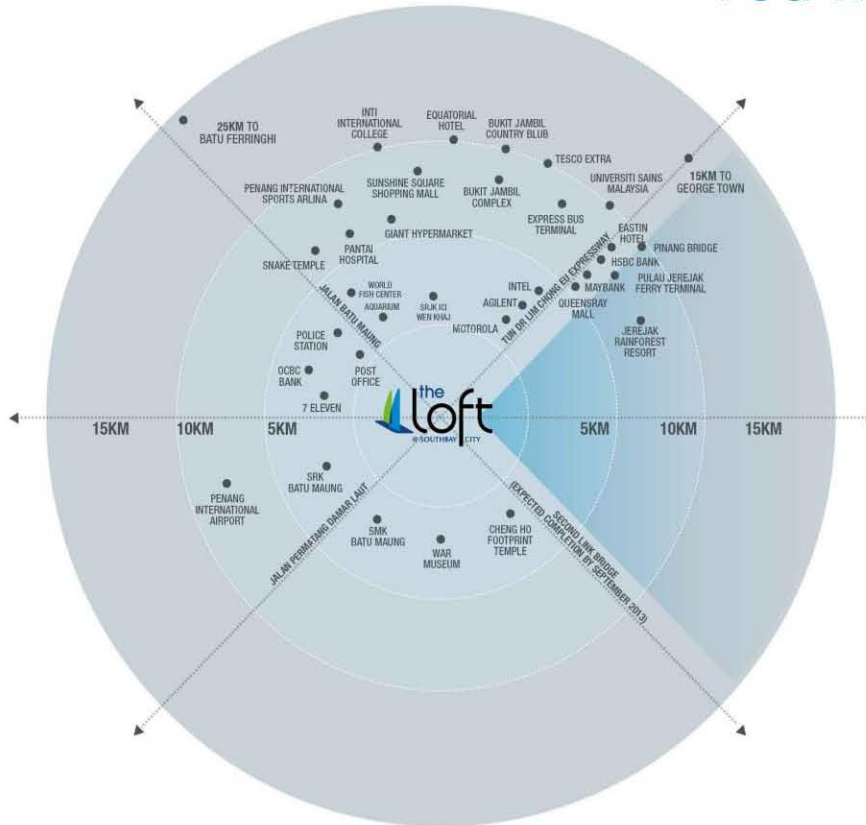






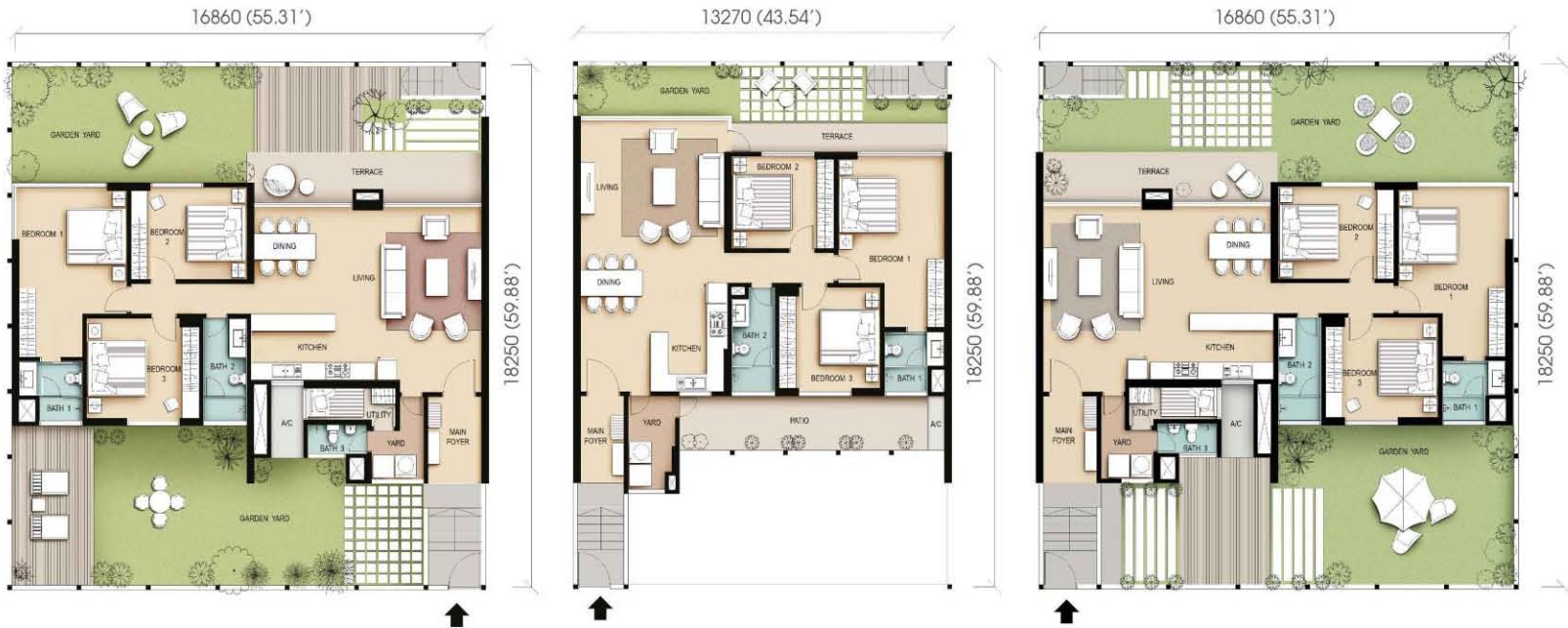
# Connections That Get You There Faster

- 1km to Second Penang Bridge (Expected Completion by July 2013)
- 7km to Penang International Airport
- 9km to Penang Bridge
- 15km to Georgetown





LEVEL 3A



Type B1 : 3,283sf  
3+1 bedrooms

Type C1 : 2,056sf  
3 bedrooms

Type A1 : 3,283sf  
3+1 bedrooms

- \* Artist's impression only.
- \* Plan does not reflect actual developer's provision.
- \* Tower B is a mirror image of Tower A.



LEVEL 5-14 & 16-29



Type B : 1,680sf  
3+1 bedrooms



Type C : 1,378sf  
3 bedrooms



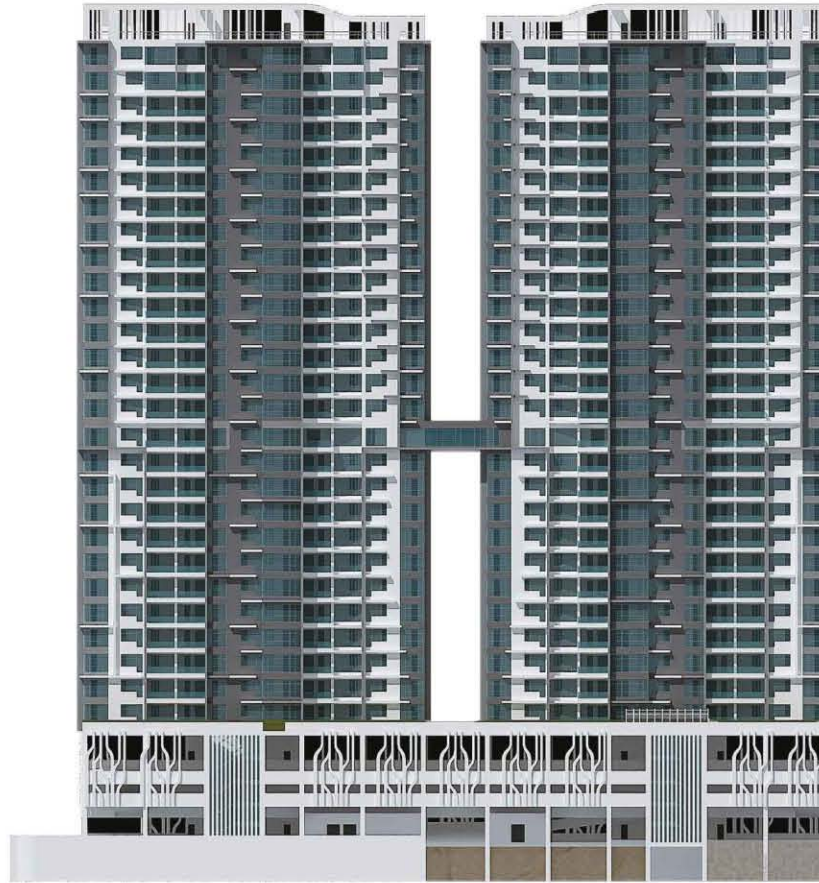
Type A : 1,680sf  
3+1 bedrooms

- \* Artist's impression only.
- \* Plan does not reflect actual developer's provision.
- \* Tower B is a mirror image of Tower A.





SIDE ELEVATION



FRONT ELEVATION

**Level 30**  
Penthouse I Type D

**Level 16-29**  
Type A, Type B & Type C

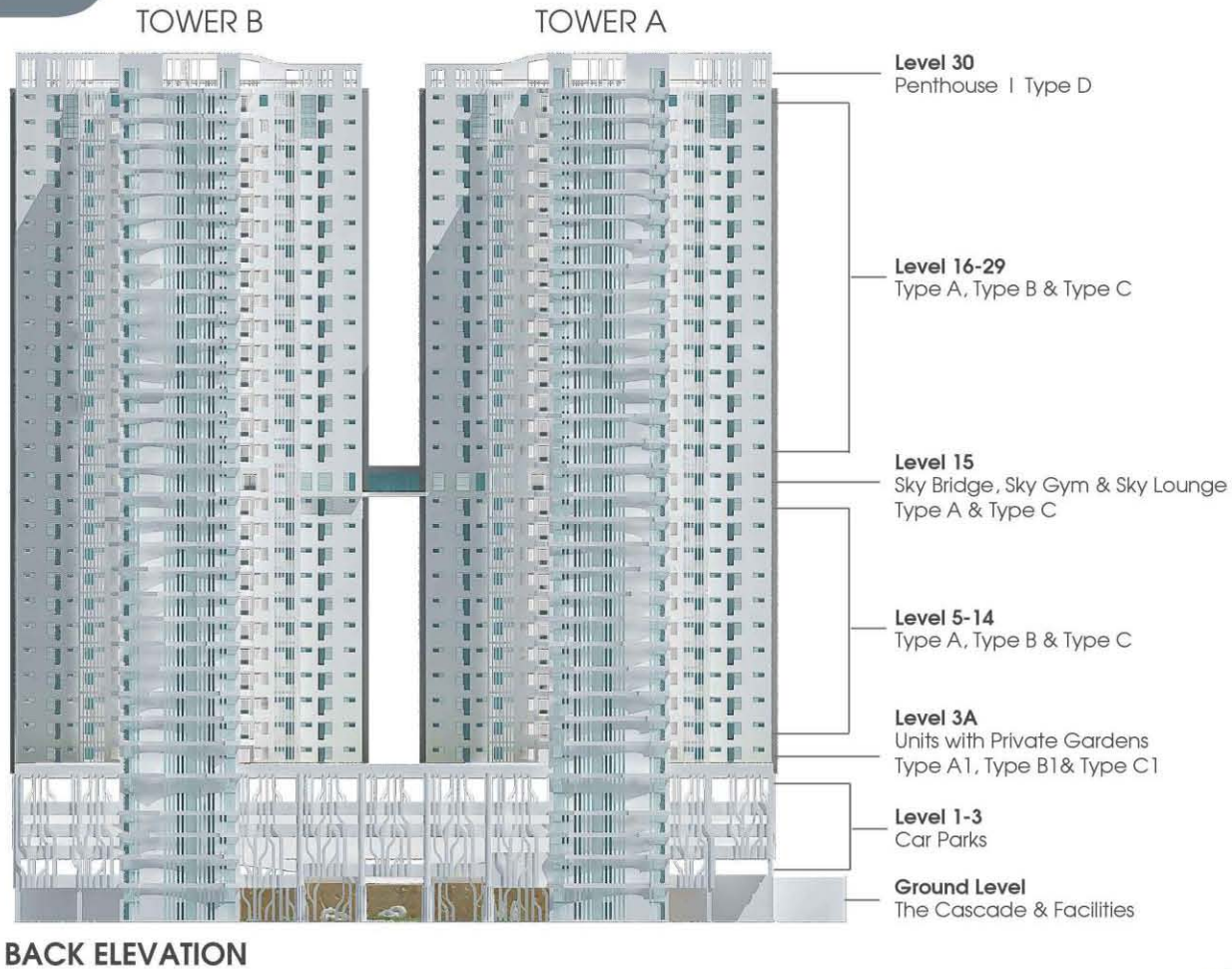
**Level 15**  
Sky Bridge, Sky Gym & Sky Lounge  
Type A & Type C

**Level 5-14**  
Type A, Type B & Type C

**Level 3A**  
Units with Private Gardens  
Type A1, Type B1 & Type C1

**Level 1-3**  
Car Parks

**Ground Level**  
The Cascade & Facilities



\* All "Sky" are marketing terms subject to marketing approval.



LEVEL	TYPE	UNITS
3A	A1, B1 & C1	2 car parks
5 - 14	A, B & C	2 car parks
15	A & C	2 car parks
16 - 29	A, B & C	2 car parks
30	D	4 car parks

Structure	: Reinforced Concrete
Walls	: Brick Wall / Reinforced Concrete
Roof	: Reinforced Concrete / Metal Deck Roof
Ceiling	: Plaster board / skim coat
Windows	: Aluminium Frame Glass Window
Doors	: Main Entrance - Solid Timber Door : Bedrooms - Flush door : Others-Sliding / flush door / glass door / aluminium frame glass door
Ironmongery	: Quality Lockset

**WALL FINISHES**

Entrance Foyer, Living, Dining, General	: Plastered and Paint
Bedrooms	: Plastered and Paint
Kitchen	: Tiles
Utility	: Plastered and Paint
Yard	: Plastered and Paint
Bathrooms	: Tiles to ceiling height
Balcony, A/C Ledge	: Plaster and Paint

**FLOOR FINISHES**

Entrance Foye	: Tiles
Living, Dining, Kitchen	: Tiles
Bedrooms	: Tiles
Staircase	: Cement render
Steps to unit Type A1, B1 & C1	: Tiles
Utility	: Tiles
Yard, balcony/terrace	: Tiles
Yard, terrace to unit Type A1, B1 & C1	: Tiles
Bathrooms	: Tiles
Air condition ledge	: Cement render
Internal Telephone Trunking & Cabling	: Concealed Type



### SANITARY FITTINGS

Unit	Type A	Type B	Type C	Type A1	Type B1	Type C1	Type D
Kitchen Sink (Double)	1	1	1	1	1	1	2
Kitchen Sink (Single)	-	-	-	-	-	-	1
Sink Tap	1	1	1	1	1	1	3
Water Closet	3	3	2	3	3	2	7
Basin	3	3	2	3	3	2	8
Basin Tap	3	3	2	3	3	2	8
Toilet Roll Holder	3	3	2	3	3	2	7
Shower mixer c/w Hand Shower Set	2	2	2	2	2	2	5
Shower c/w Hand Shower Set	1	1	-	1	1	-	1
Bathtub	-	-	-	-	-	-	1
Bib Tap	5	5	4	7	7	6	14
Mirror	2	2	2	2	2	2	6
Shower Screen & Door	2	2	2	2	2	2	5
Vanity Top	2	2	2	2	2	2	6

## ELECTRICAL AND MECHANICAL INSTALLATION

Unit	Type A	Type B	Type C	Type A1	Type B1	Type C1	Type D
Lighting Point	26	25	20	29	28	23	50
Ceiling Fan Point	4	4	4	4	4	4	6
Power Point	22	22	20	22	22	20	39
Air-Cond Point	4	4	4	4	4	4	7
Water Heater Point	2	2	2	2	2	2	5
Hair Dryer/ Shaver Power Point	2	2	2	2	2	2	5
TV & Astro Point	4	4	4	4	4	4	6
Telephone Point	2	2	2	2	2	2	3
Data Point	4	4	4	4	4	4	6
Door Bell Point	1	1	1	1	1	1	1
Voice Intercom Point	1	1	1	1	1	1	1
Distribution Board (DB)	1	1	1	1	1	1	1

**Electric water heater for :**

- All bathroom (except bathroom 3) to shower only for Type A, A1, B, B1, C & C1
- All bathroom (except bathroom 5) to shower only for Type D

**Electricity Supply :**

- 3-Phase

**Connectivity :**

- Fiber to Home Ready



TYPE	GARDEN / FOYER	BUILT-UP	TOTAL BUILT UP	NO. OF BEDROOMS	NO. OF UNITS
A1*	1,830sf	1,453sf	3,283sf	3 Bedroom + 1 Utility Room	2
B1*	1,830sf	1,453sf	3,283sf	3 Bedroom + 1 Utility Room	2
C1*	721sf	1,335sf	2,056sf	3 Bedroom	2
A	65sf	1,615sf	1,680sf	3 Bedroom + 1 Utility Room	50
B	65sf	1,539sf	1,604sf	3 Bedroom + 1 Utility Room	48
C	54sf	1,324sf	1,378sf	3 Bedroom	50
D	-	-	5,963sf	5 Bedroom + 1 Utility Room	2

**TOTAL UNITS: 156 Units**

\* All Type A1, B1 & C1 (comes with Private Gardens)

## RESIDENTIAL SUITES

- 5% Rebate on 1st 10%
- 3% Rebate on 1st 10% (Conditional rebate)
- DIBS till VP
- FREE
  - SPA Legal Fee & Disbursement (Excluding Stamp Duty)
  - Loan Legal Fee & Disbursement (Excluding Stamp Duty)
  - Free 1 year Service Charge
  - 24 months Broadband Connectivity



Shoe Cabinet & Bench

DB & Storage Cabinet

Kitchen Cabinet with Solid Worktop c/w Kitchen Sink & Tap

Electrical Appliances  
- Fridge, Microwave Oven, Hood & Hob

Wardrobe for Bedroom 1 Only

Vanity Top with Cabinet for Bathroom 1 & 2 Only

Shower Screen & Mirror for Bathroom 1 & 2 Only

Hybrid Hot Water System to Bathroom 1 & 2 Only *(for Shower Only)*

Air-Conditioning System *(Split Unit for Living and All Bedrooms)*



Residential Suites

## THE LOFT - DAY SCENE



Artist's impression





Residential Suites

## THE LOFT - NIGHT SCENE



Artist's Impression



Residential Suites



Artist's impression of balcony



Artist's impression of drop-off area



Artist's impression of recreational decks



Artist's impression of The Cascade



Artist's impression of main entrance

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Sea view from Penthouse Level 30



Sea view from 18<sup>th</sup> storey

\* The above visual are captured from an estimated elevation.



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Development Malaysia for  
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