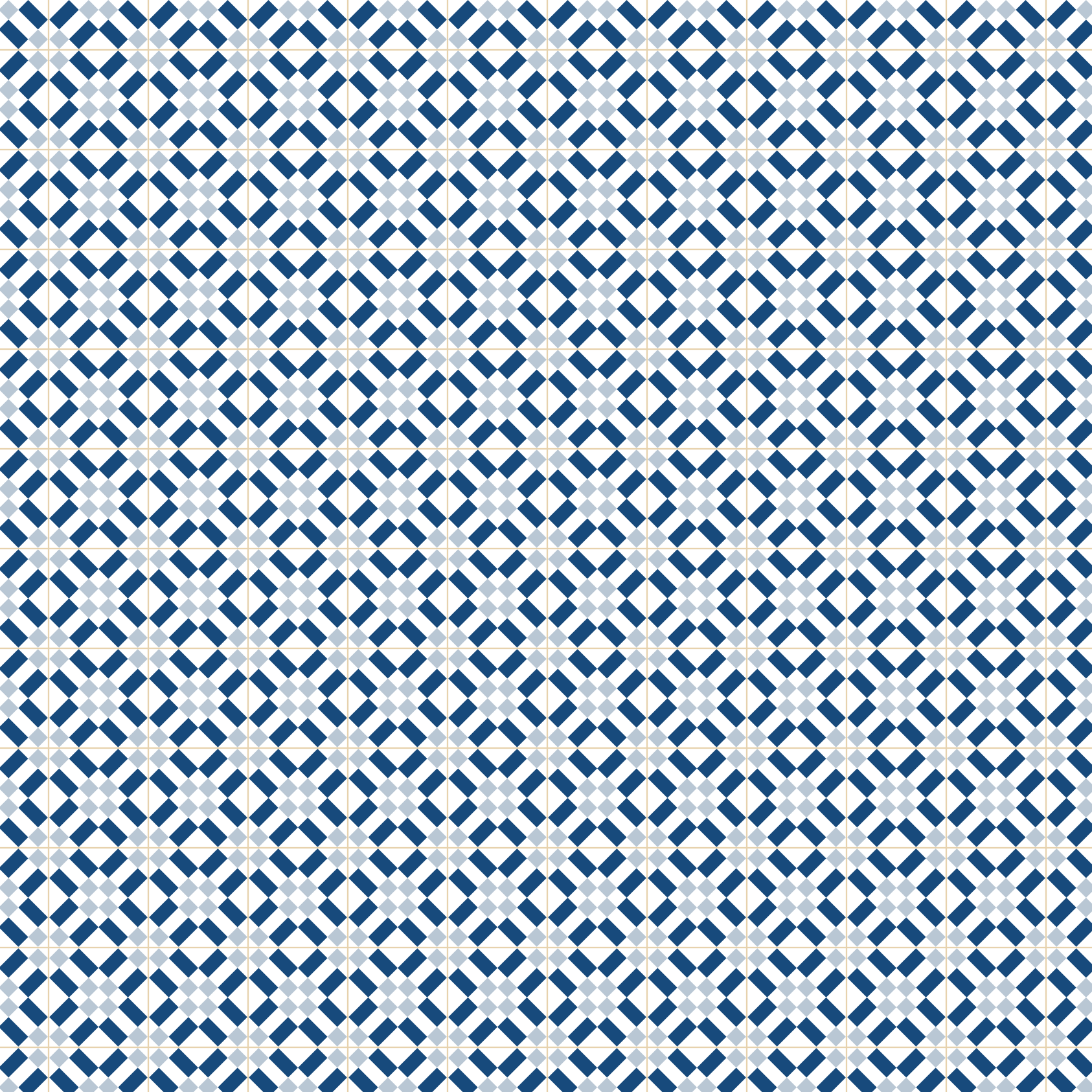


ANDAMAN

— AT QUAYSIDE —

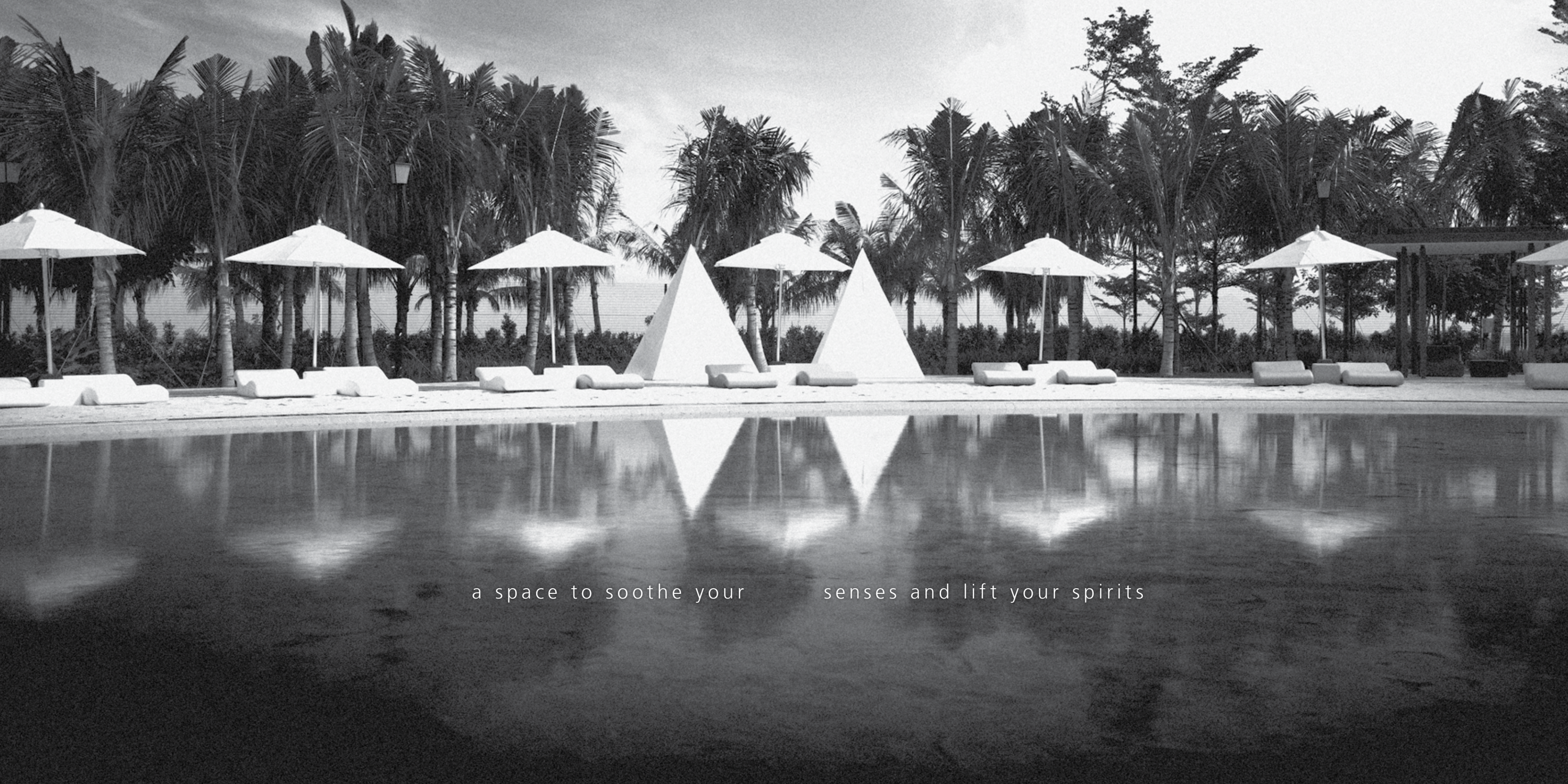
EDITION 18 EAST



GROUNDS & FACILITIES
READY FOR
IMMEDIATE VIEWING



a place to hang your hat



a space to soothe your senses and lift your spirits



the location



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.

The newest addition to this scenic location is Andaman at Quayside, a development with a focus on the finer things in life, complete with stunning views of the ocean, a world-class clubhouse and the first in-residence waterpark. All this is surrounded by 6.9-acres of lush greenery.

Andaman at Quayside is a short walk or drive to Gurney Drive, your connection to the modern amenities of city life and the old world charms that Penang has to offer.



seri tanjung pinang community

The combination of Seri Tanjung Pinang's premium location and high standards of quality, along with the laidback Penang lifestyle have proven popular with locals and expatriates. Families representing more than 20 nationalities have already made Seri Tanjung Pinang their home.

Whether you're sailing a yacht or just taking a leisurely stroll down the beautiful beach-side promenade, you can do it all with ease. It is a community that appreciates the quality of a rich and colourful life.





straits quay

Straits Quay is Penang's first seafront retail marina that adds to the experience of living life by the sea.

Within the marina, there is a vibrant mix of retail, dining and entertainment options, offering something for everyone in the family.

The surrounding views of vessels, the Andaman Sea and the George Town skyline will remind you that there is no place else like this in Asia.



andaman at quayside



Andaman at Quayside is 3-tower complex that sits at the pinnacle of Seri Tanjung Pinang.

This freehold seafront real estate is located within walking distance to the Straits Quay marina. It is also easily accessible to international schools, medical facilities, fresh produce markets and a hyper-mart, along with various local and international restaurants and eateries.

There are clubs and hotels in the vicinity, and the landmark Gurney Drive is a few minutes away, too.





quayside's completed waterpark is your own oasis, all four and a half acres of azure pools and greenery



grounds & facilities

The grounds and facilities supporting this development are complete and ready for viewing. Come experience first-hand how Andaman at Quayside stands out from the crowd.

State-of-the-art integrated security systems provide ease of mind, 24/7.

Within the gated community, the club house stands out with full amenities, including a gold-class theatrette.

Another first is the 4.5-acre private water park that features a children's play area complete with slides and adventure rides, massage pavilions and an infinity pool.

Landscaped gardens surround and outline the towers which add to the lush, resort quality.





make a splash or go with the flow, the beach pool is one of many options



the space within

Standing tall at this prime location, Edition 18 East is Andaman at Quayside's premium tower that offers the best ocean views.

It houses 210 units which feature 8 layout and design options. These range in size from 877 square feet for the 1-bedroom unit, to the penthouse that offers a generous 4,813 square feet of your very own personal space.

There are more 2- and 3-bedroom units available in Edition 18 East to cater for every family's space and lifestyle needs.

Residents of Edition 18 East can gain direct access to and from the tower via a dedicated entrance and lobby, providing for greater security and privacy.





fittings & finishes

Every unit has been exquisitely designed for the discerning home owners who deserve the best.

The architects and interior designers have selected choice materials such as hardwood flooring and granite kitchen countertops.

Only the most-trusted brands and award-winning designs for kitchen appliances and bathroom fixtures are used in the units of Edition 18 East.





life's a breeze by the ocean, come home to

andaman at quayside, edition 18 east



about The E&O Group

The E&O Group (Eastern & Oriental Berhad) is a listed company that has established a reputation as a premier lifestyle property developer of exclusive addresses in Kuala Lumpur and Penang.

Seri Tanjung Pinang has become the group's most prominent flagship development. E&O's other landmark properties in Kuala Lumpur include St Mary Residences, Dua Residency, Idamansara and Seventy Damansara.

Avira is a 207-acre wellness-themed development located in Johor's southern development corridor of Iskandar Malaysia. Princes House in London's Kingsway district marks E&O's first international development.

E&O's other high-profile business is in hospitality, with iconic Penang landmark hotels like the heritage Eastern & Oriental in George Town and Lone Pine, the first beach-front hotel on the Batu Ferringhi tourist strip. The Group has extended its expertise in hospitality management with the opening of E&O Residences serviced apartments in Kuala Lumpur.

The company's food and beverage interests are represented by the 9 restaurants in Malaysia and Singapore that make up The Delicious Group.

E&O's position as a lifestyle property development group is underscored by the Straits Quay festive retail marina and the group's patronage of the Performing Arts Centre of Penang.

Group Partners

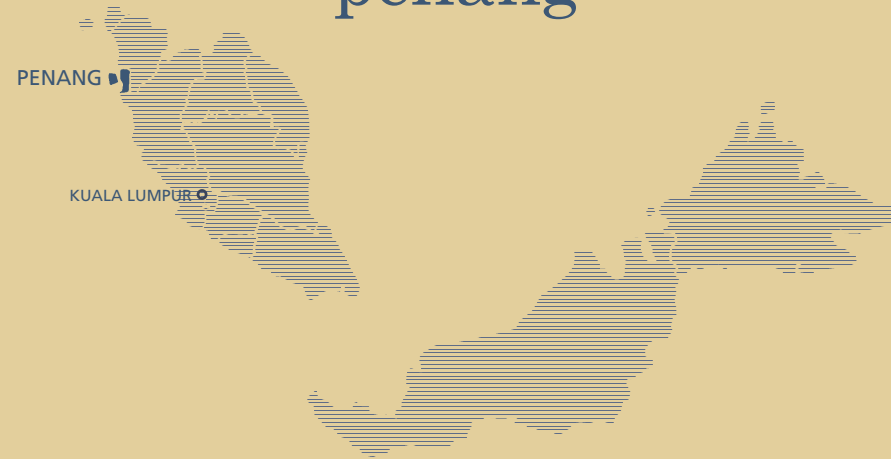
MALAYSIA CIMB Real Estate | Sime Darby Corporation | Khazanah Nasional **SINGAPORE** Temasek Holdings
Mapletree Dextra **JAPAN** Mitsui Fudosan Residential **KINGDOM OF BAHRAIN** Al Salam Bank of Bahrain

Group Consultants

MALAYSIA GDP Architects **USA** WATG Wimberly Allison Tong & Goo | GCH Geyer Coburn Hutchins



living in penang



Penang's distinct character stems from its role as a trading port linking East and West, and the rich mix of people from diverse backgrounds who, over generations, made the island their home.

No other city in Southeast Asia can speak to Penang's history, vividly displayed in architecture and multi-cultural character.

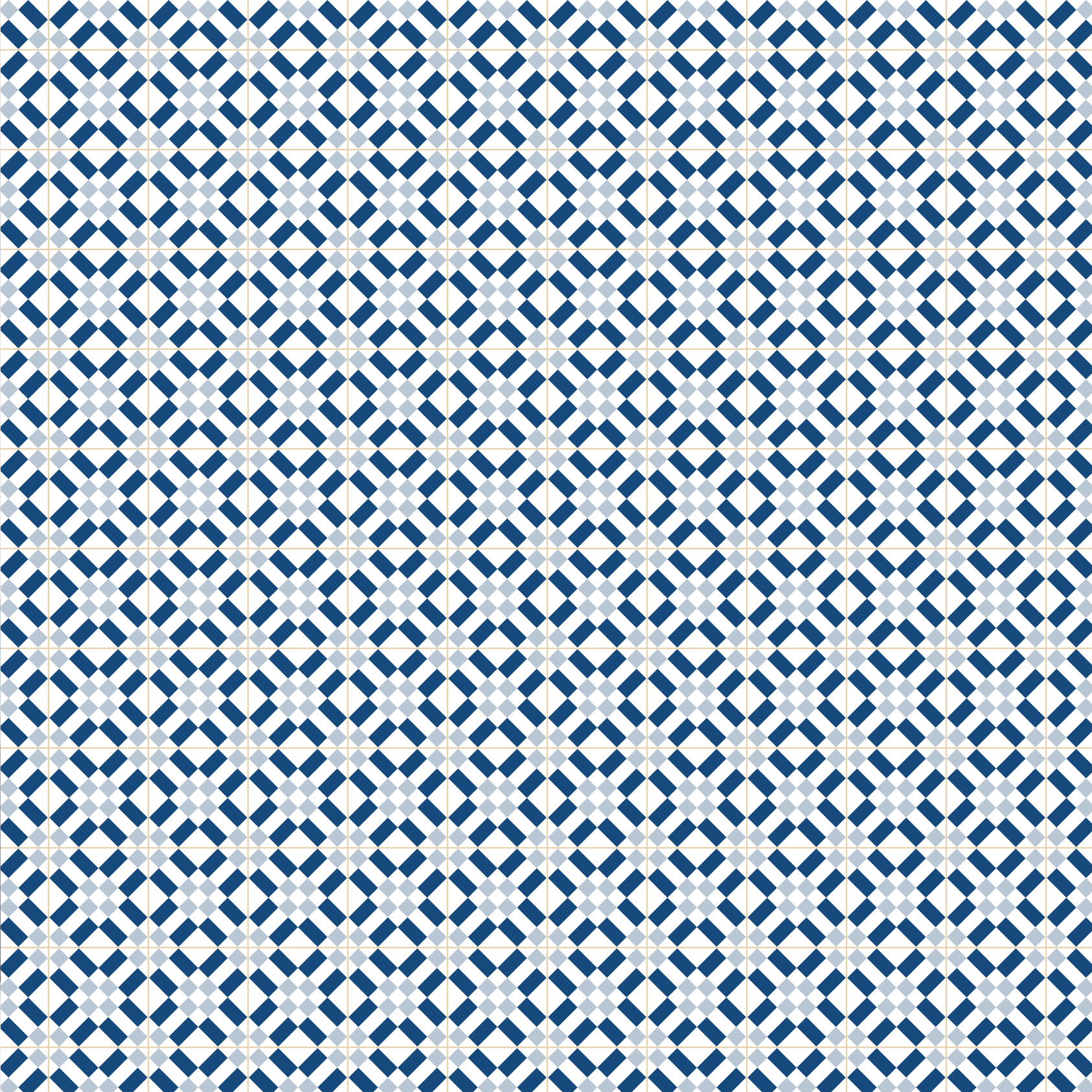
Penang's most prominent cultural influence is that of the Chinese. Between the Straits-born Chinese families and the 167 registered Chinese clans, there is a distinct oriental identity and flavour all across the island.

In 2008, the capital city of George Town was named a UNESCO World Heritage Site.

Today, Penang enjoys a robust economy that brings in the highest levels of foreign direct investment into Malaysia. The island also has the highest growth rate of air travelers, and contributes 70% to the local medical tourism sector.

From Seri Tanjung Pinang, your desired destination is only minutes away, be it the tranquil beaches or the buzzing urban city. It is all part of what gives Penang a charm that is very much its own, and food that is world famous.







www.quaysideresort.com

EASTERN & ORIENTAL BHD (555-K)

PENANG

The Sales Gallery & Show Units
Seri Tanjung Pinang, Tanjung Tokong
10470 Pulau Pinang, Malaysia
T 604 890 9999
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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DEVELOPER

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

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1G DL No: 9411-31/08-2017/1114 (Validity: 13/8/2012-12/8/2017) AP No: 9411-31/09-2014/0882(P) (Validity: 18/9/2013-17/9/2014), 210 units, Approving Authority: Jabatan Perancang Bandar & Desa Pulau Pinang (Ref: JPBD/PG/P2/PB-0030 (Pin.4)), Tenure: Freehold, Expected Completion: May 2017, Land Encumbrances: Maybank Investment Bank Bhd, Property Type: Condominium, Prices: Min RM1,371,500.00 to Max RM 6,996,600.00

Λ N D Λ M Λ N

— AT QUAYSIDE —

EDITION 18 EAST

FLOOR PLANS & SPECIFICATIONS

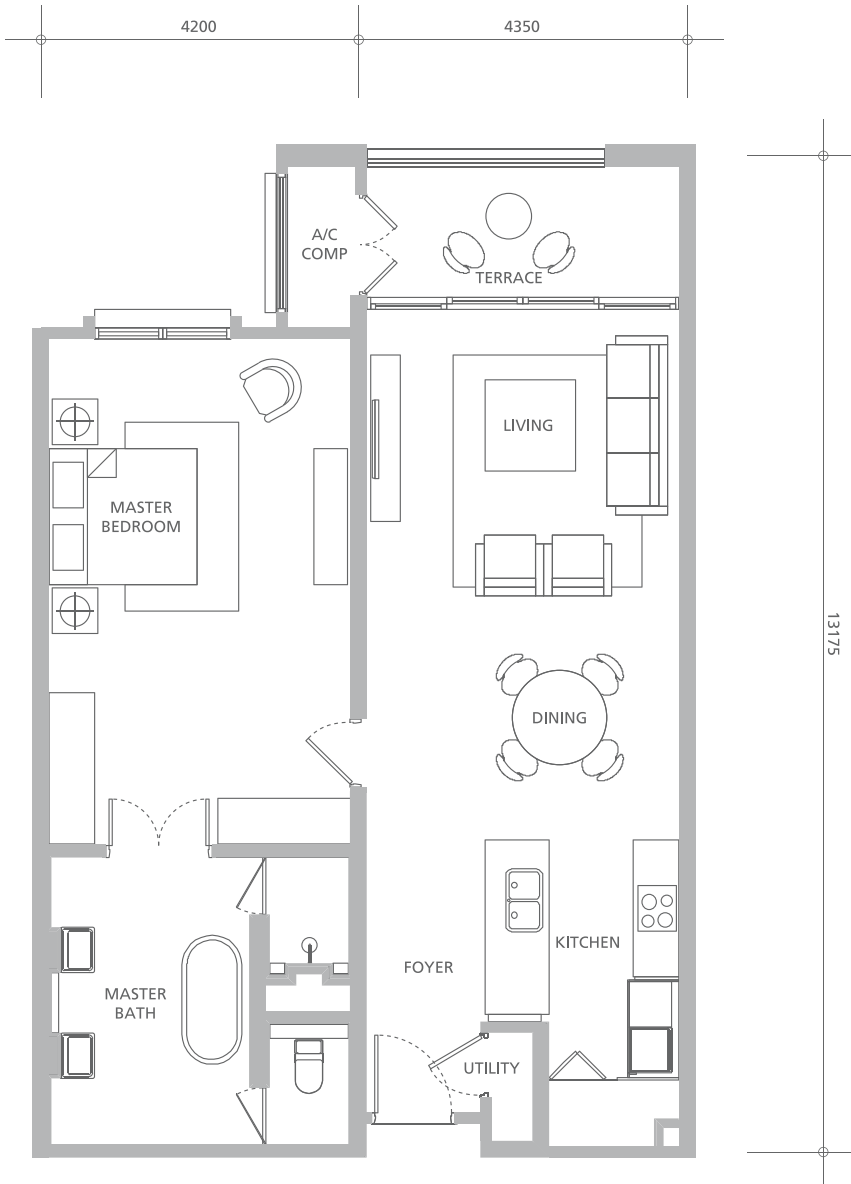
one bedroom suite

TYPE B

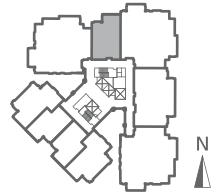
Typical Size: 1,123 sq ft / 104 sq m

Levels 1 to 28

Sea View, North



1G-X-2

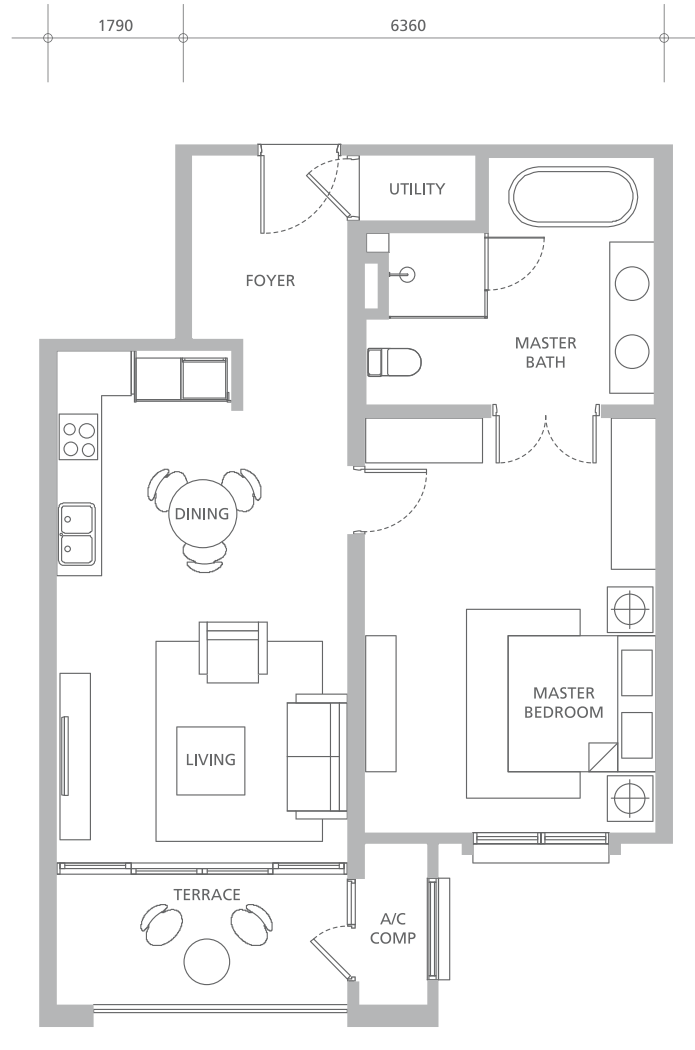
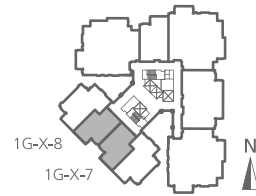


SCALE 1:100

one bedroom suite

TYPE A

Typical Size: 877 sq ft / 81 sq m
Levels G to 12
Green View only, South West

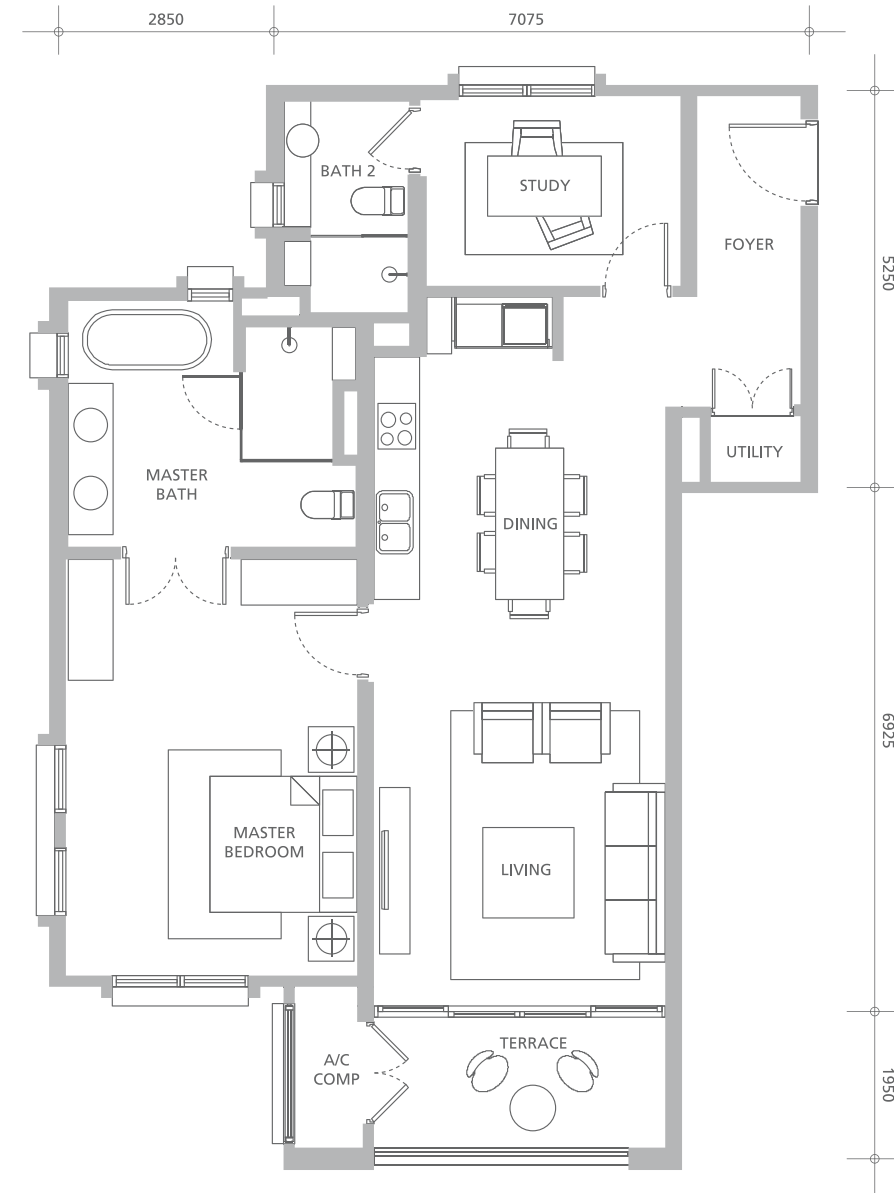
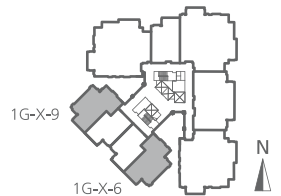


SCALE 1:100

one + one bedroom suite

TYPE A1

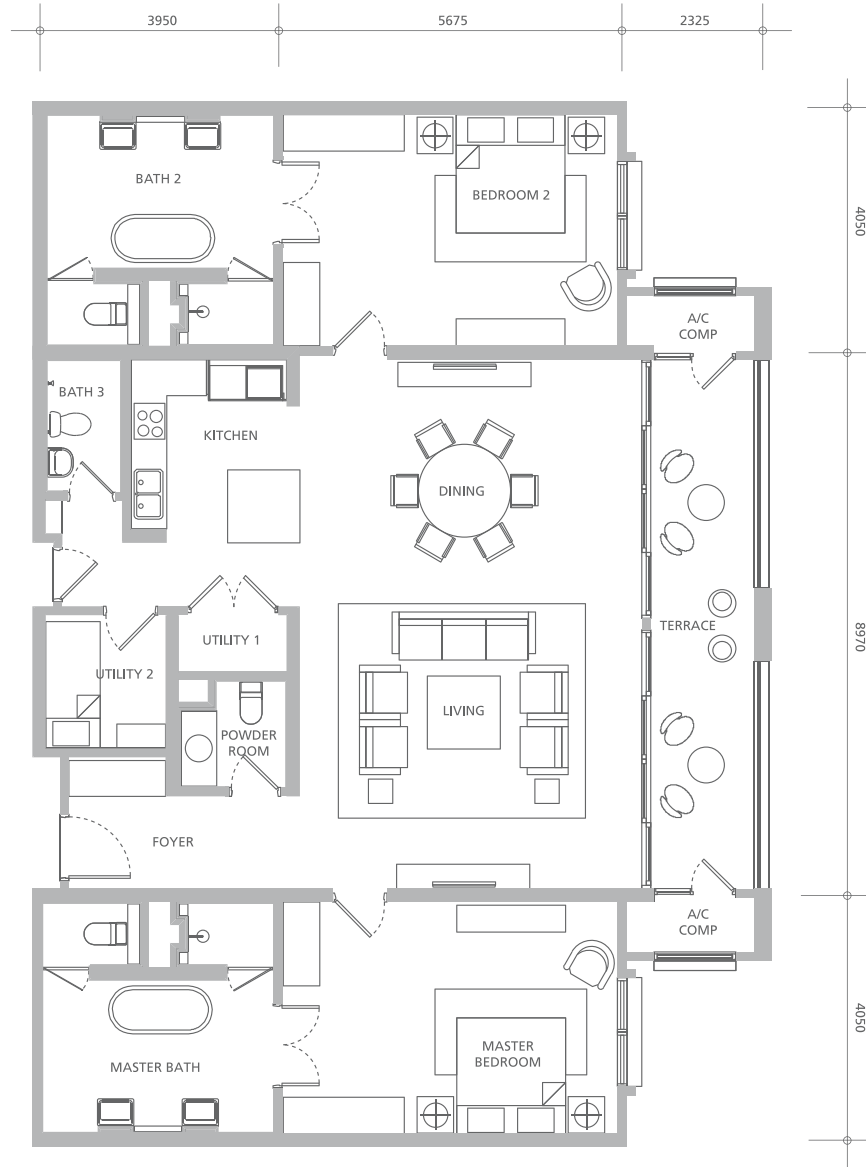
Typical Size: 1,180 sq ft / 110 sq m
Levels G to 12
Green View only, South West



SCALE 1:100

two bedroom suite

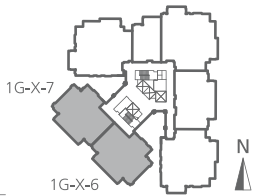
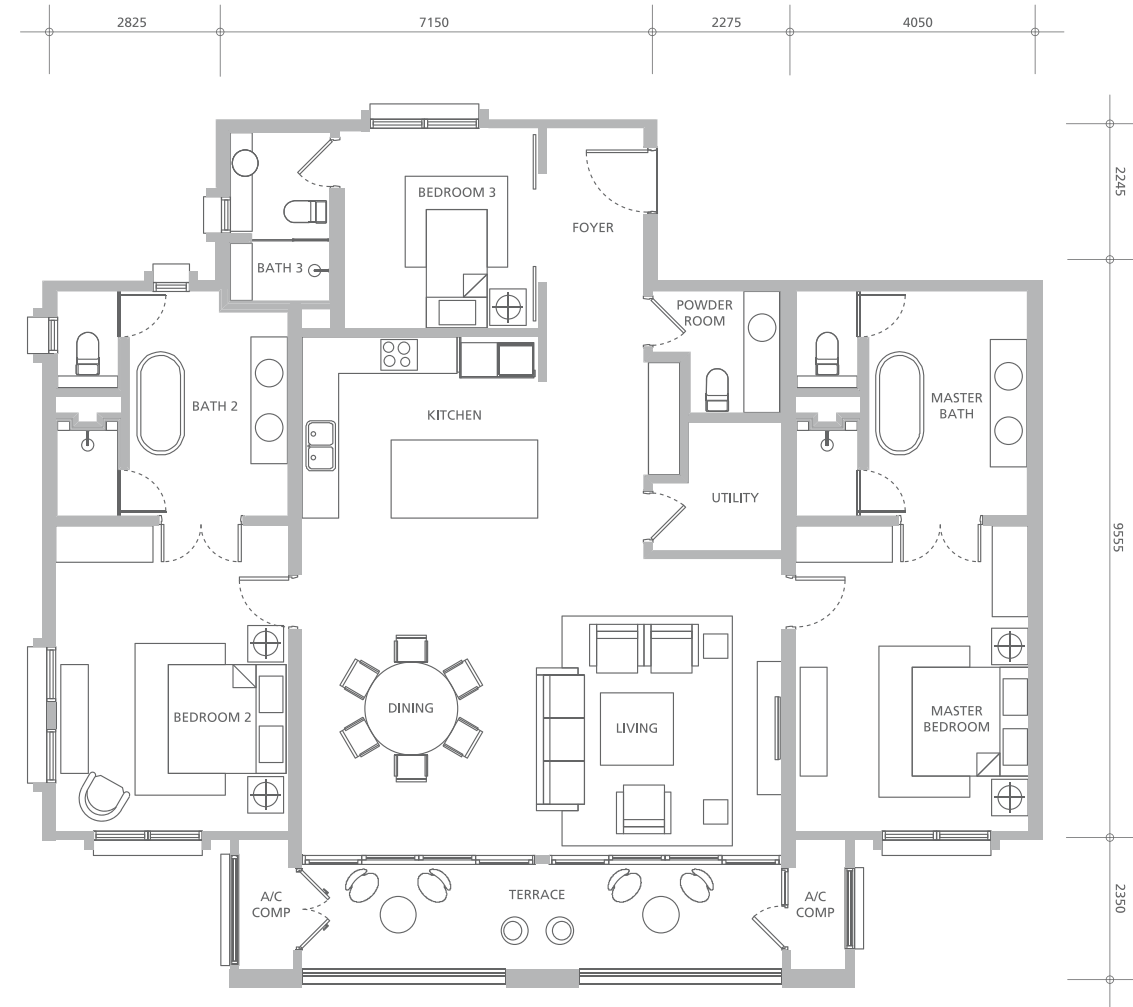
TYPE D
 Typical Size: 2,036 sq ft / 189 sq m
 Levels 1 to 28
 Straits View, East



SCALE 1:125

two + one bedroom suite

TYPE C
 Typical Size: 2,057 sq ft / 191 sq m
 Levels 13 to 19
 Green View only, South West

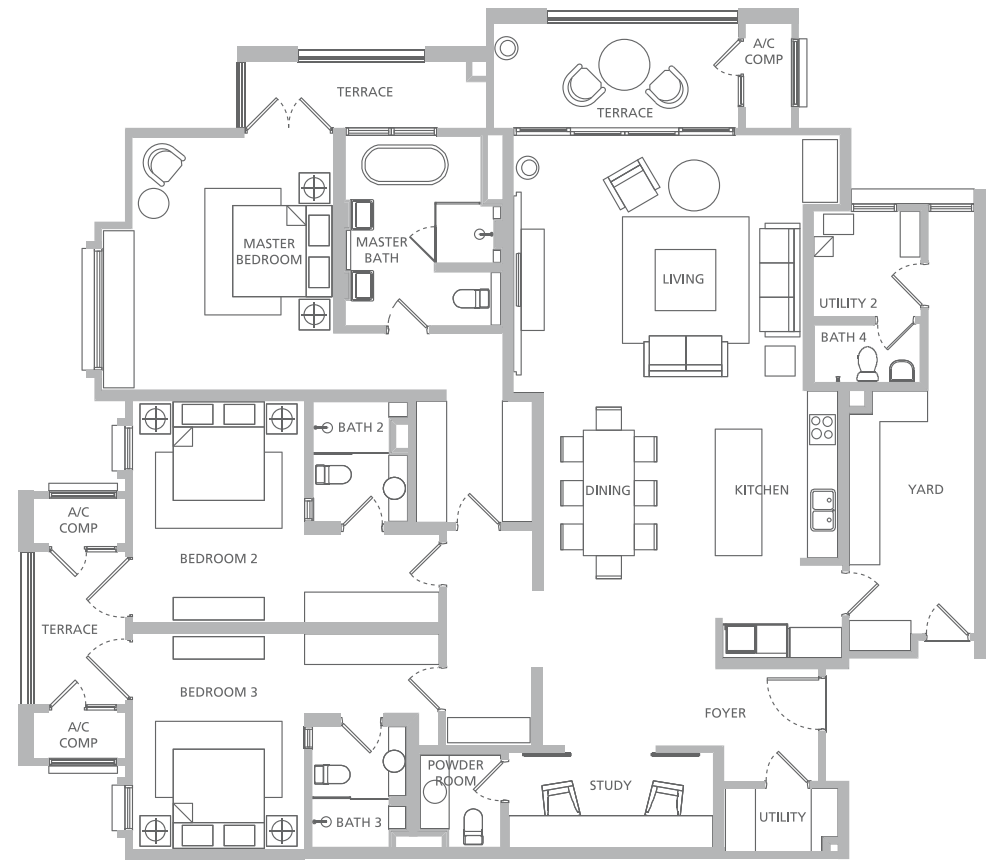


SCALE 1:125

three bedroom suite

TYPE E1

Typical Size: 2,770 sq ft / 257 sq m
Levels G to 28
Sea View & Straits View, North & East

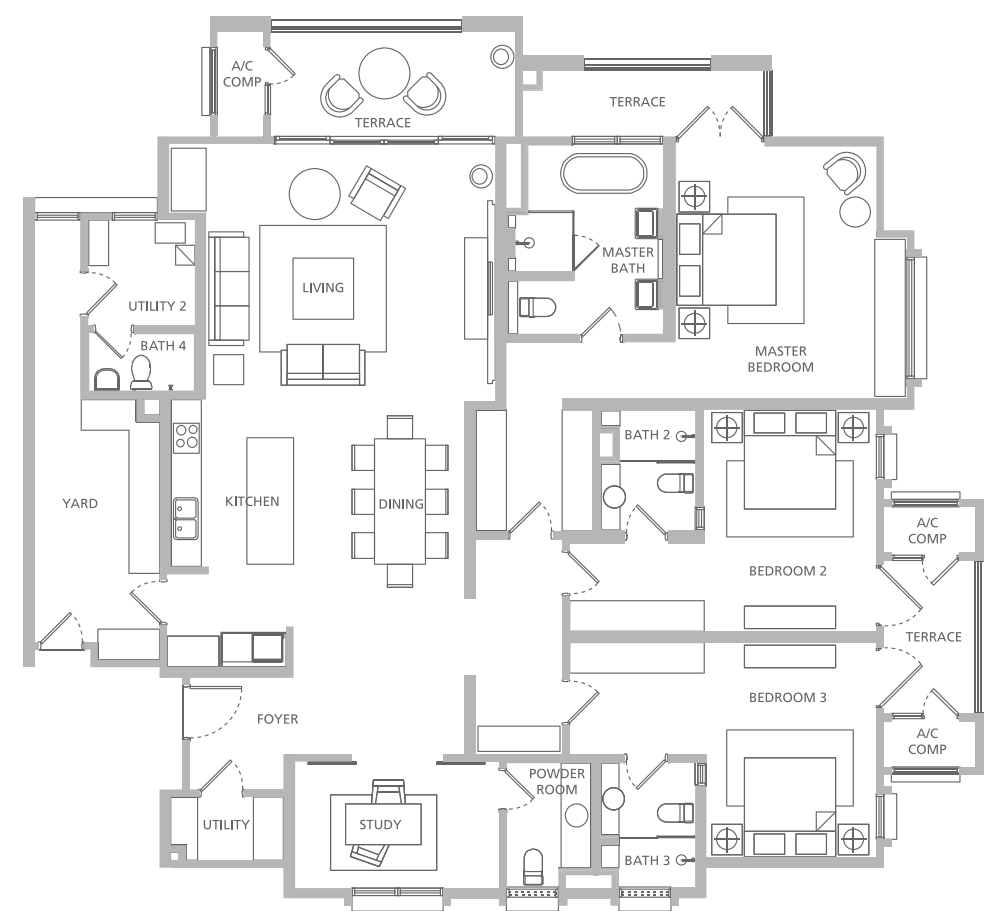
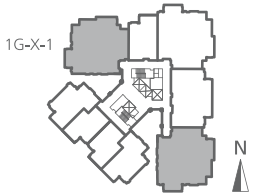


SCALE 1:150

three bedroom suite

TYPE E

Typical Size: 2,824 sq ft / 262 sq m
Levels G to 28
Sea View or Straits View, North & East



SCALE 1:150



the quayside resort

21-acre development

Freehold & gated community

Andaman at Quayside towers - 1F, 1H & Edition 18 East

Quayside Seafront Resort Condominiums - 1B, 1C, 1D & 1E

FACILITIES

Waterpark

Formal, spa, adventure & beach pools

Clubhouse

Dining terrace, gym, theatrette, function & game rooms

Other Facilities

Tennis court, multi-purpose court

Jogging & cycling tracks

Recreation park

SECURITY

Perimeter fence, CCTV & video motion detector

Advanced access control & 24-hour security assistance

SPECIFICATIONS

Floor to ceiling height

2.6m (8'6") to 3.4m (11'2")

Flooring

Timber strip to living, dining, dry kitchen & bedrooms

Marble to foyer, powder room & master bathroom

Tiles to terrace, secondary bathrooms

Built-ins & Appliances

Fully-fitted kitchen cabinet with branded appliances:

hob, hood, oven, microwave, integrated fridge,

integrated dishwasher*, wine chiller*, washer &

dryer

Wardrobe to all bedrooms except maid's & study

A/C units to living-dining, bedrooms & study

Ceiling fans to living, bedrooms, study & terrace

General light fittings

*not applicable for Type A, A1 & B

Please refer to Sales & Purchase Agreement for complete specifications



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