



THELIGHT

WATERFRONT  
PENANG

MEZZO

IN PERFECT HARMONY  
WITH THE SEA & CITY

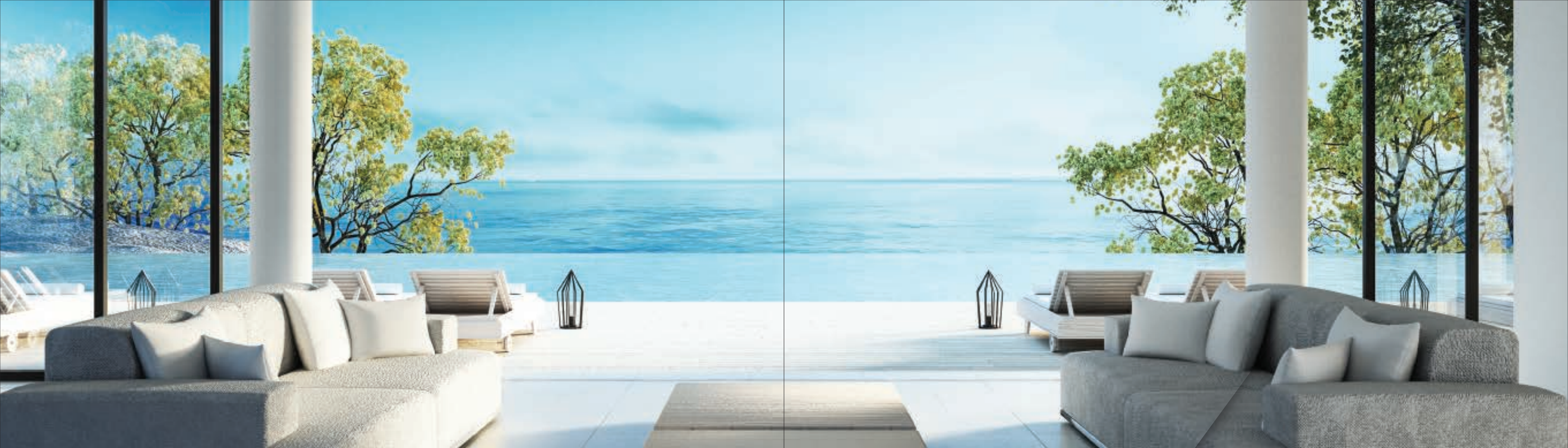
THE  
LIGHT  
CITY



## REIMAGINE LIFE

Discover a breathtaking place that is not only picturesque and tranquil, but also full of energy and excitement. An urban heart that exudes life and vitality, at the same time surrounded by like-minded communities who share your passion for the finer things in life. A centrepiece of the city, where all the dynamic, inter-related elements of life are in perfect harmony.





## ONE WITH THE RHYTHM OF THE OCEAN

Inspired by the universal allure of musical creations and its artistic prestige, Mezzo epitomises the ultimate coming together of a variety of inter-linked elements, be it design, views, lifestyle or community, all harmoniously united in the common pursuit of exceptional living. More than just a home, Mezzo is a form of art. A masterpiece to be admired by many, owned by a discerning few. Welcome to Mezzo, where the sea and city are in perfect harmony.





Some may regard this as the supreme sea view home, the perfect place for modern living, or even the best of all worlds... but here, you can simply call it Mezzo.

Conceptualised with the multi-faceted lifestyles of today's modern elites in mind, Mezzo is envisioned as the ultimate home for those who seek not only luxury and exclusivity but also an exciting lifestyle and modern experiences that extend well beyond the confines of the residence itself.



A TRIBUTE  
TO SUPREME  
WATERFRONT LIVING





COMMERCIAL TOWER (PHASE 2)

OFFICE TOWER / HOTEL

PHASE 2 FUTURE DEVELOPMENT

THE WATERFRONT SHOPPES

ESSENCE

THE LIGHT CITY

5 km  
George Town



1 km  
Penang Bridge

7 km  
Penang Ferry Terminal / Penang Hill

11 km  
Penang International Airport

8 km  
Bayan Lepas Free Industrial Zone

9 km  
Gurney Drive / Botanical Gardens



Setting the pace for what would become one of the most iconic waterfront landmarks in Penang, Mezzo forms the first residential component of The Light City, the latest phase of The Light Waterfront Penang. First launched in 2009, The Light Waterfront Penang encompasses 152 acres of prime urban seafront land along the scenic eastern coastline of Penang and has not only won far-reaching global acclaim but also a series of prestigious awards.

Building on this spectacular success, The Light City, spearheaded by Mezzo, is poised to further solidify The Light Waterfront Penang's position as Penang's leading lifestyle destination. The Light City features a dynamic mix of commercial and residential components namely a retail mall, convention centre, hotels, office tower and luxurious highrise residences.





## SEASIDE SERENITY MEETS CITY CONNECTIVITY

Commanding sweeping views of the sparkling sea on one front and enjoying swift access to Penang's main arteries on the other, Mezzo offers a rare combination of tranquil seaside living and city convenience in one prestigious place.

In addition to being mere walking distance to The Light City's retail mall and other waterfront attractions, Mezzo is also only within a few minutes' drive from a wide range of amenities such as schools, hospitals, a hypermarket, Penang Bridge, Penang International Airport and many more.





## A REFLECTION OF YOUR STATUS & LIFESTYLE

At Mezzo, a home is more than just a place to stay. It is, essentially, a reflection of your lifestyle on a grander scale - your preferences, tastes, accomplishments, status and how you choose to live life to its utmost fullest.

As a key component of The Light City, Mezzo residents enjoy unprecedented access to the other components as well as its surrounding amenities. The retail mall, Penang Waterfront Convention Centre (PWCC), hotels, office tower, Promenade Park, Waterfront Amphitheatre and many more are only within heartbeats away from Mezzo.



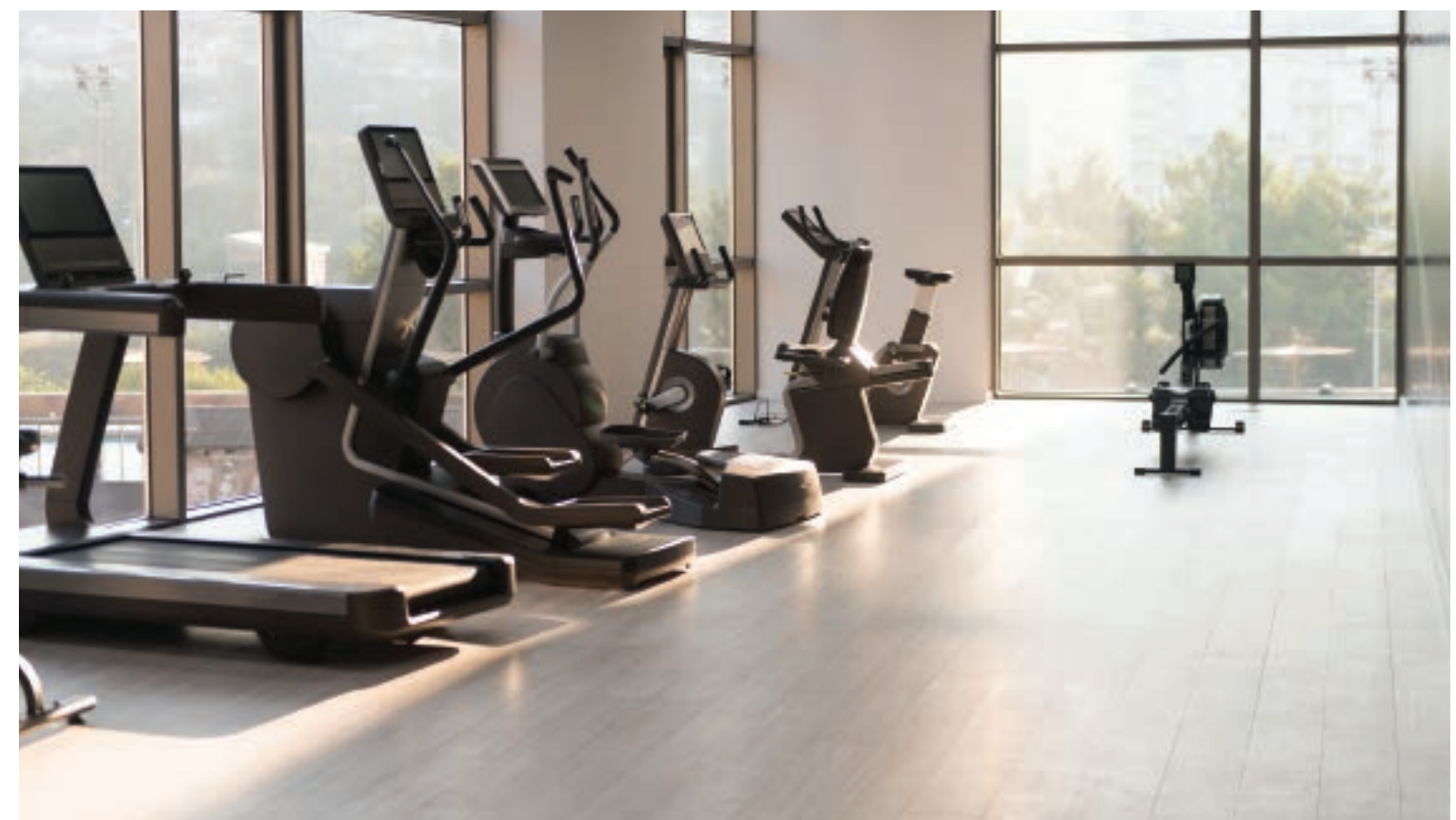


BEYOND  
SPECTACULAR



The first and a key residential component of The Light City, Mezzo comprises 2 towers of aesthetically designed seafront condominiums optimally positioned to maximise views of the stunning Penang Straits at the same time ensuring privacy for every unit. Inside, each exquisite home offers generous built-up sizes with stylish, modern layout concepts ideal for versatile living.

Stepping out of your home sweet home at Mezzo is a discovery in itself as an extensive array of lifestyle facilities are available to ensure total rest and relaxation. With only 456 units available, Mezzo is a rare indulgence for a discerning few and is poised to set a new benchmark for exclusive, luxurious waterfront living.







## DESIGNED WITH SMART SERVICES FOR YOUR CONVENIENCE



SMART LOCKERS



MEZZO  
COMMUNITY APP



PLUG-IN HYBRID  
Electric Vehicle (PHEV)  
Charging Station



SECURITY SYSTEMS  
Facial Recognition (FR) and  
Licence Plate Recognition (LPR)

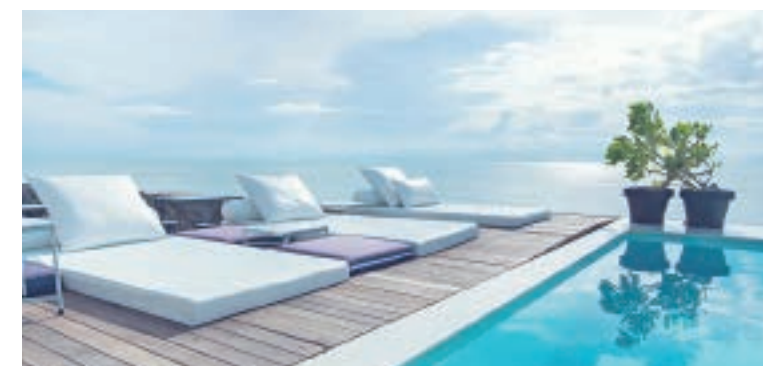






## DISCOVER A WORLD OF FUN & INDULGENCES

Residents will be pleased to find that Mezzo is a resort as much as it is a home. The perfect retreat for both body and mind, Mezzo is equipped with an extensive array of resort-style facilities to cater to the needs of every age, interest and preference.



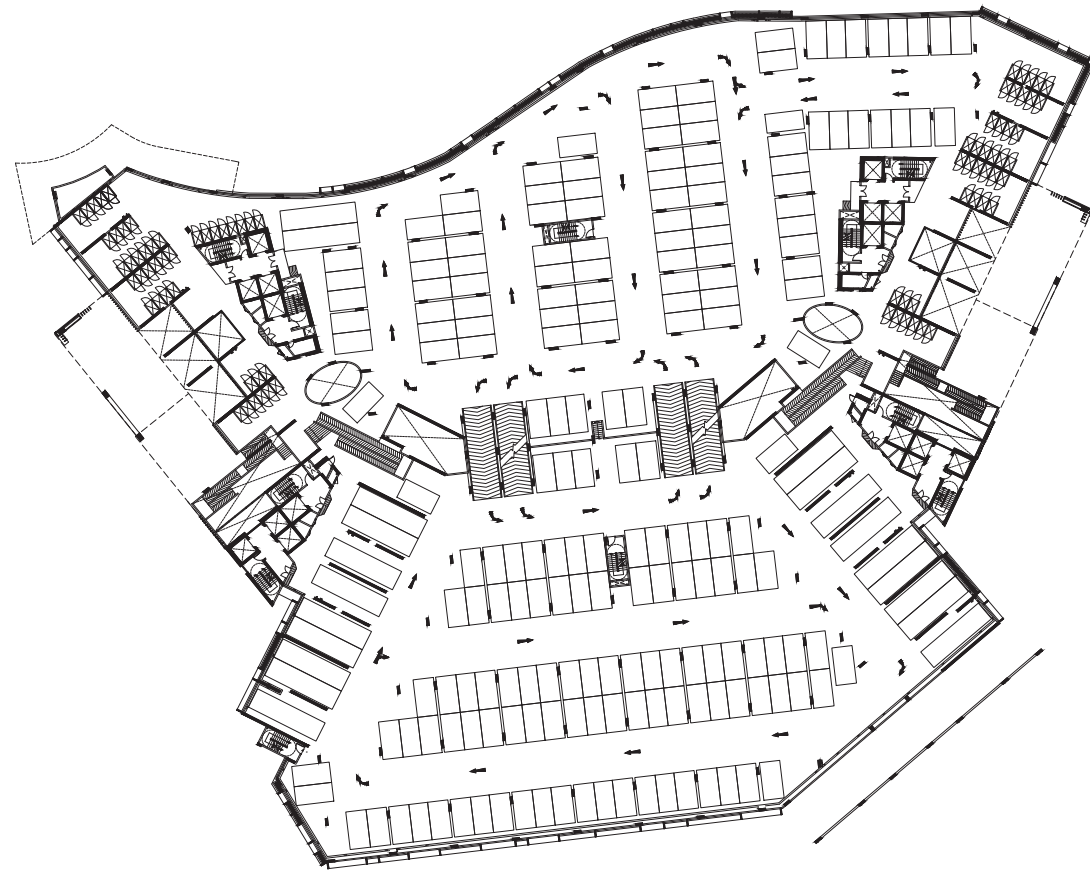


## LEVEL PLAN & FLOOR PLAN

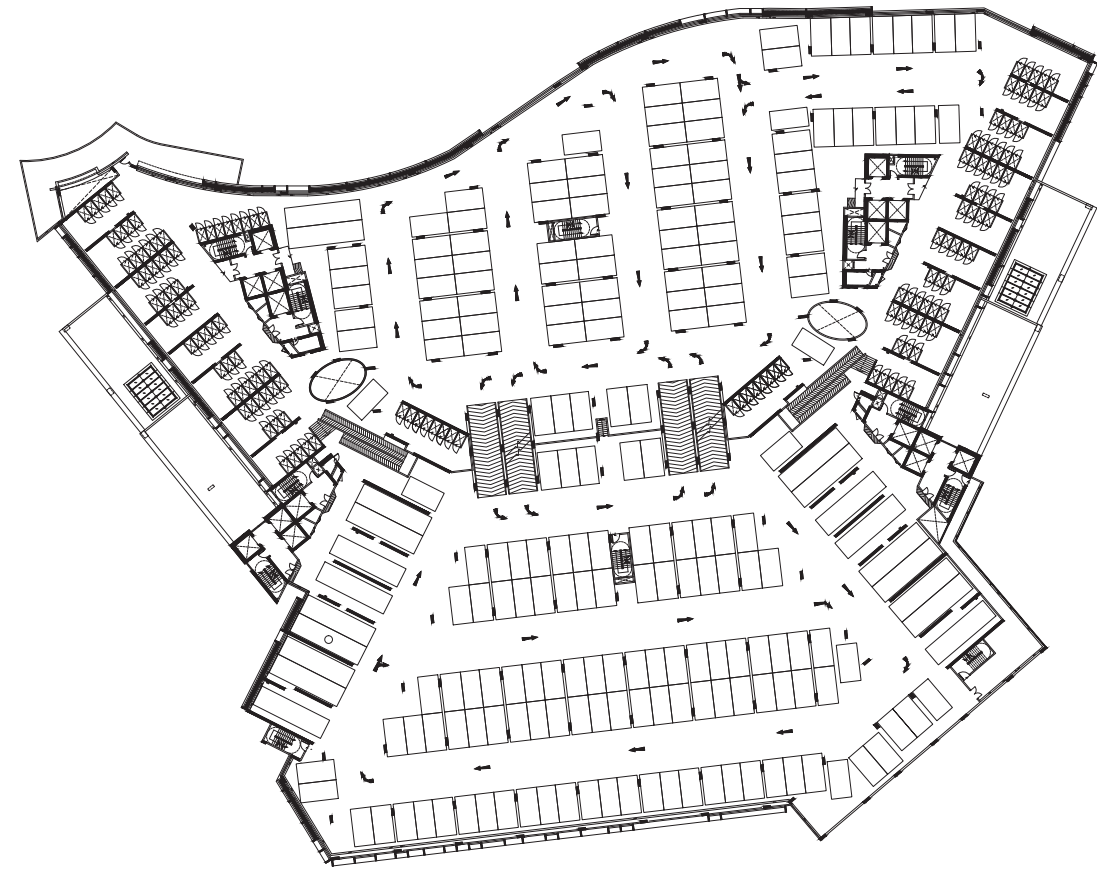




LEVEL 2

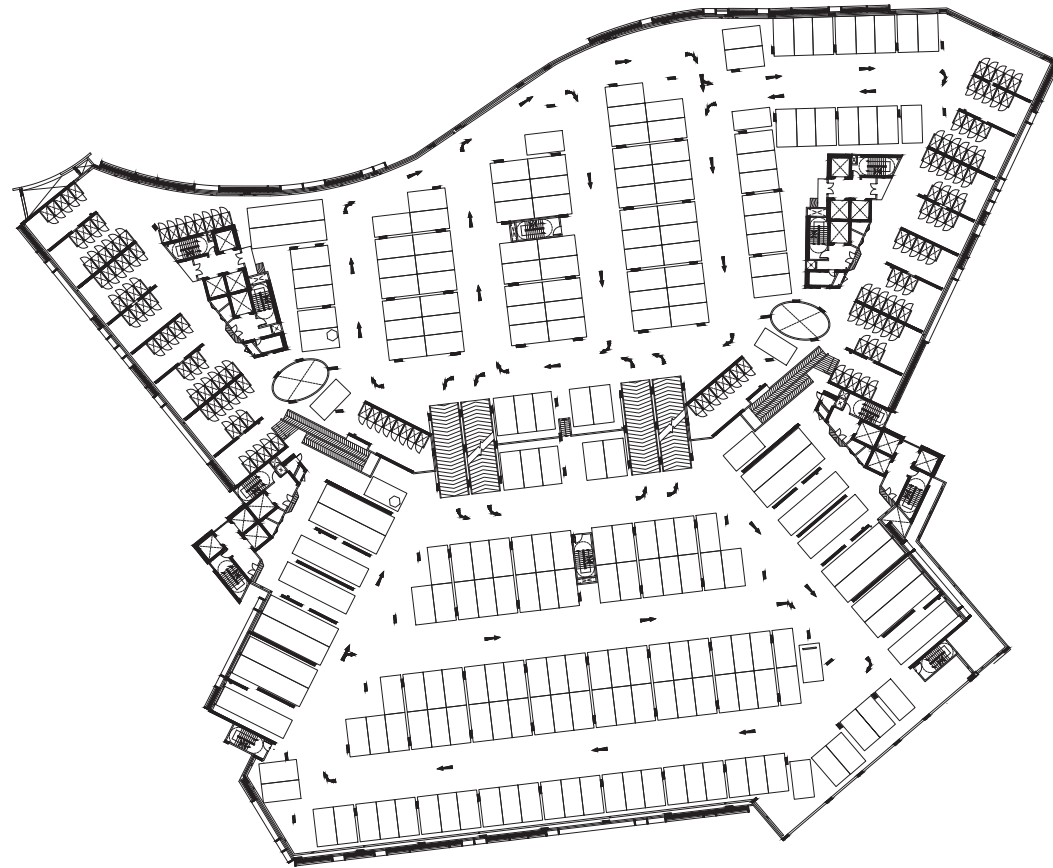


LEVEL 3

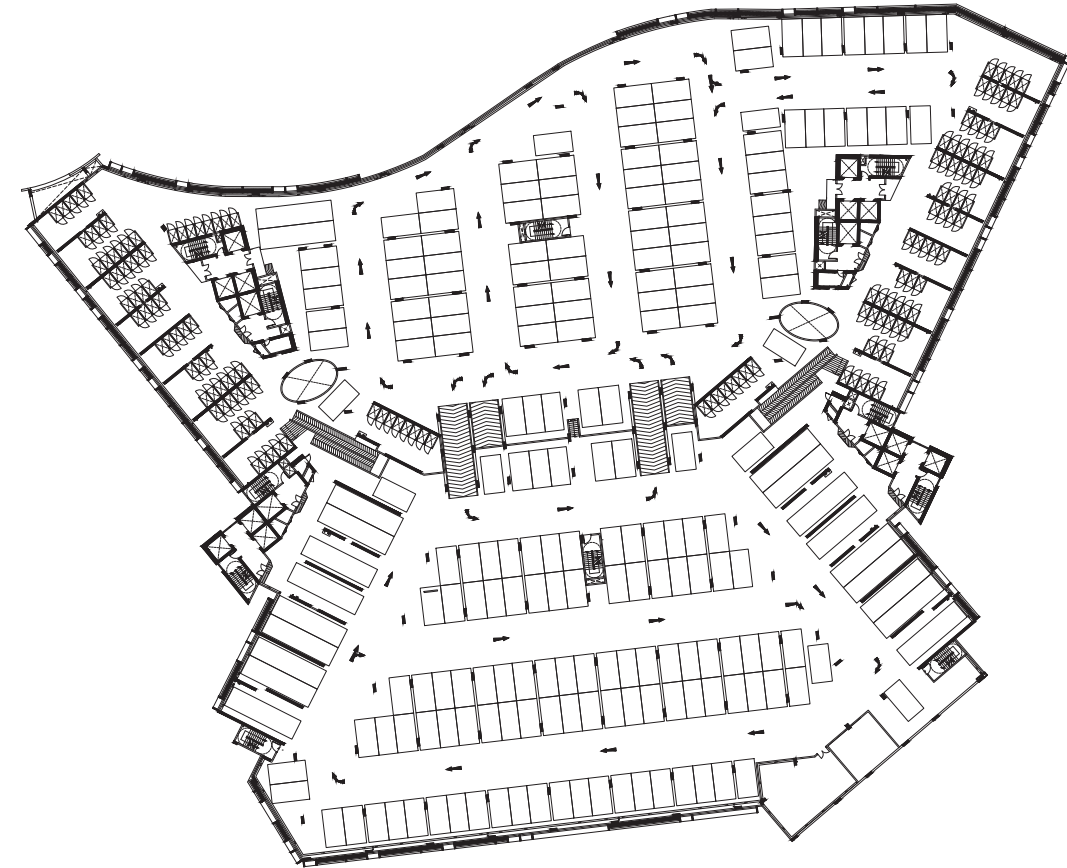




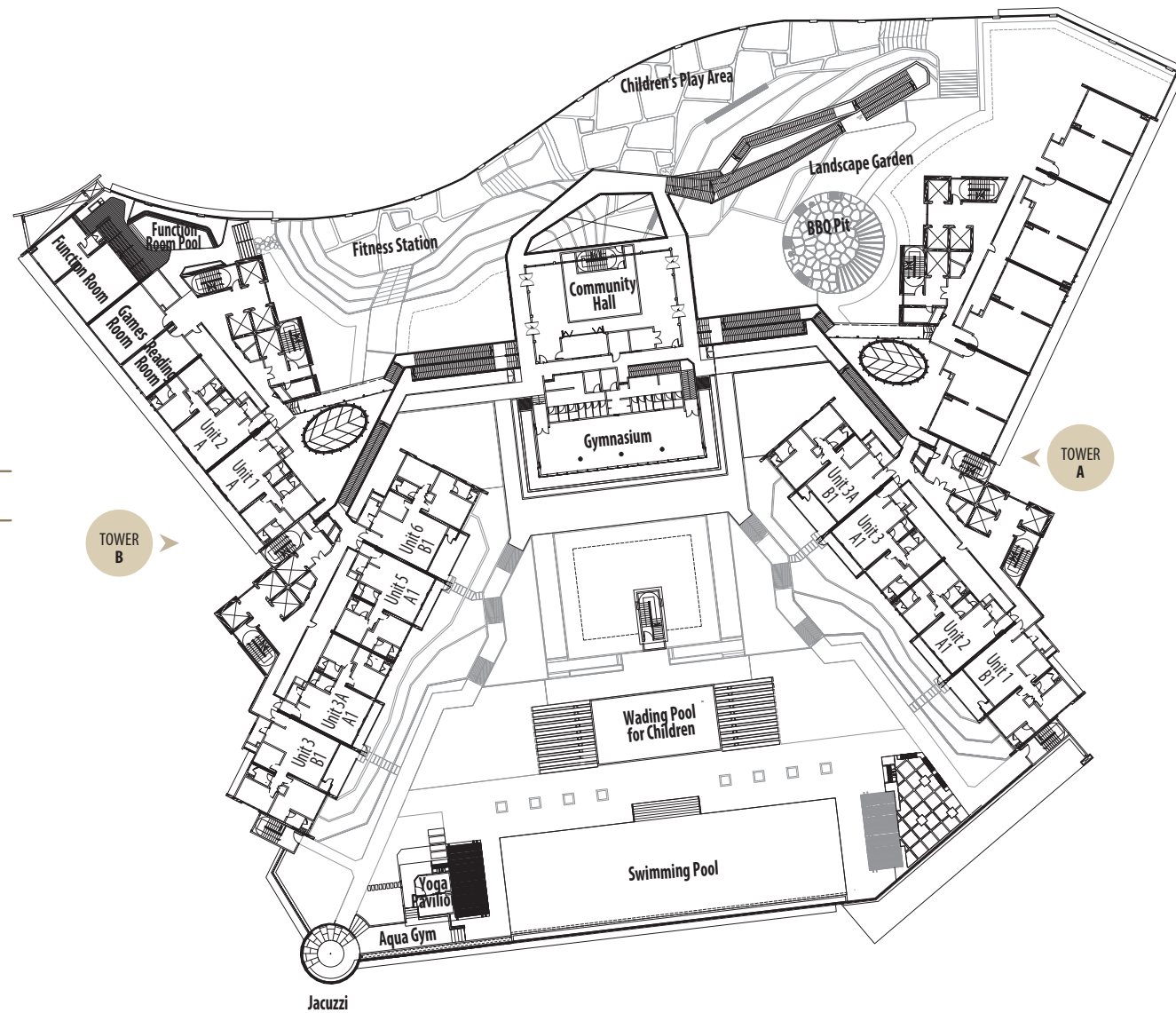
LEVEL 3A



LEVEL 5



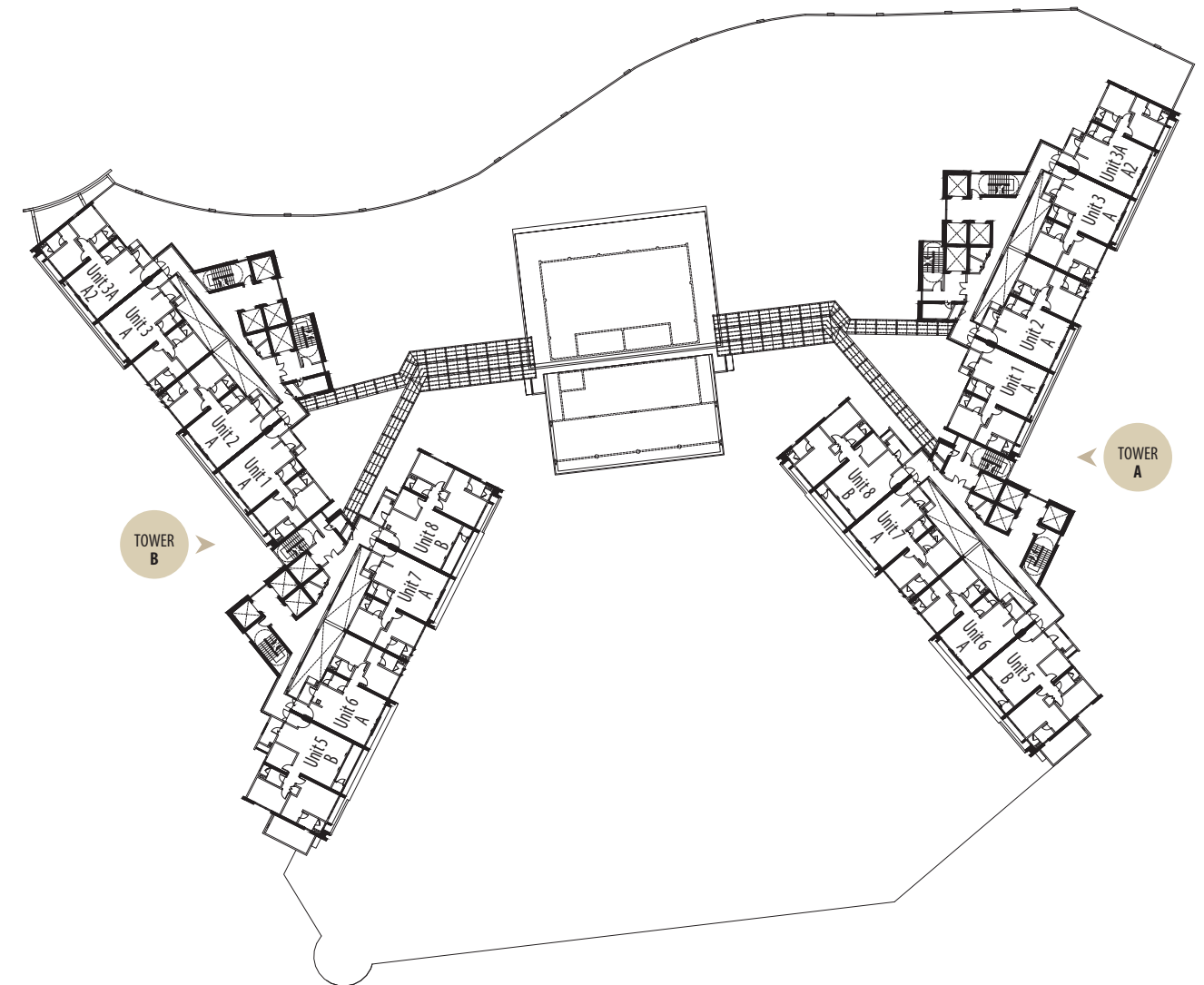




LEVEL 6

TOWER B

TOWER A



LEVEL 7 - 17 &  
LEVEL 19 - 33A

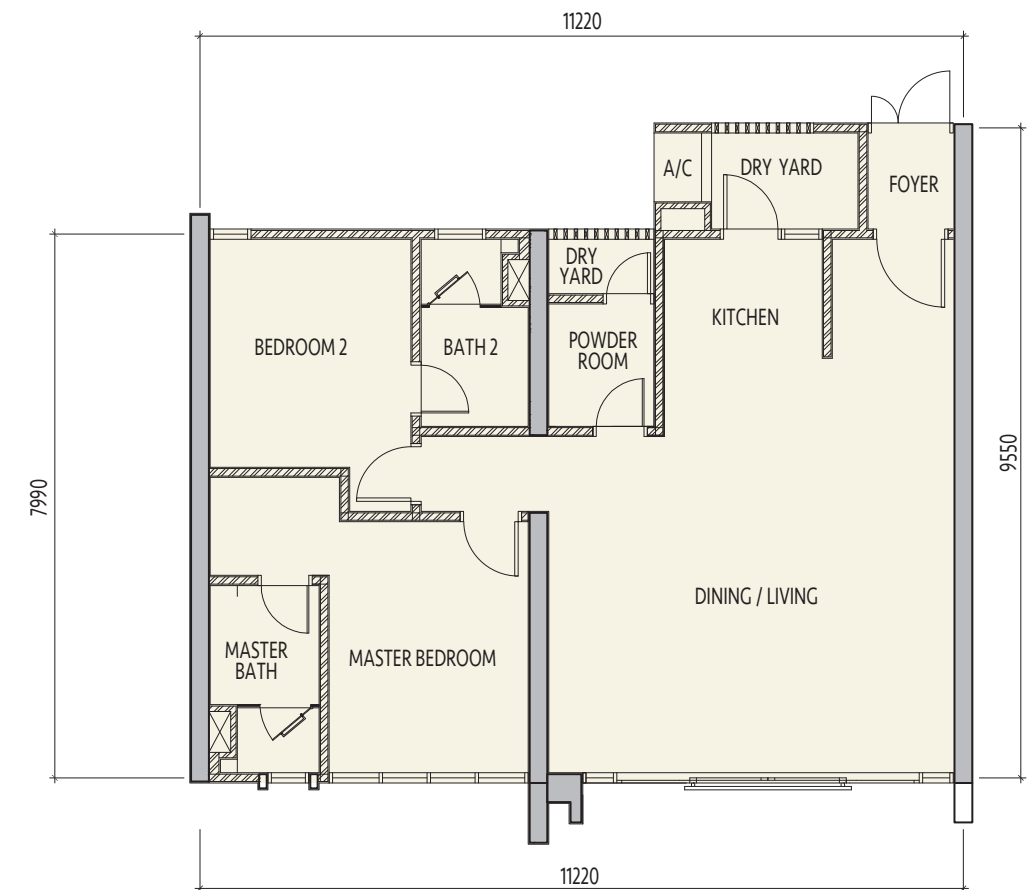
TOWER A

TOWER B





**TOWER  
A**



## TYPE A

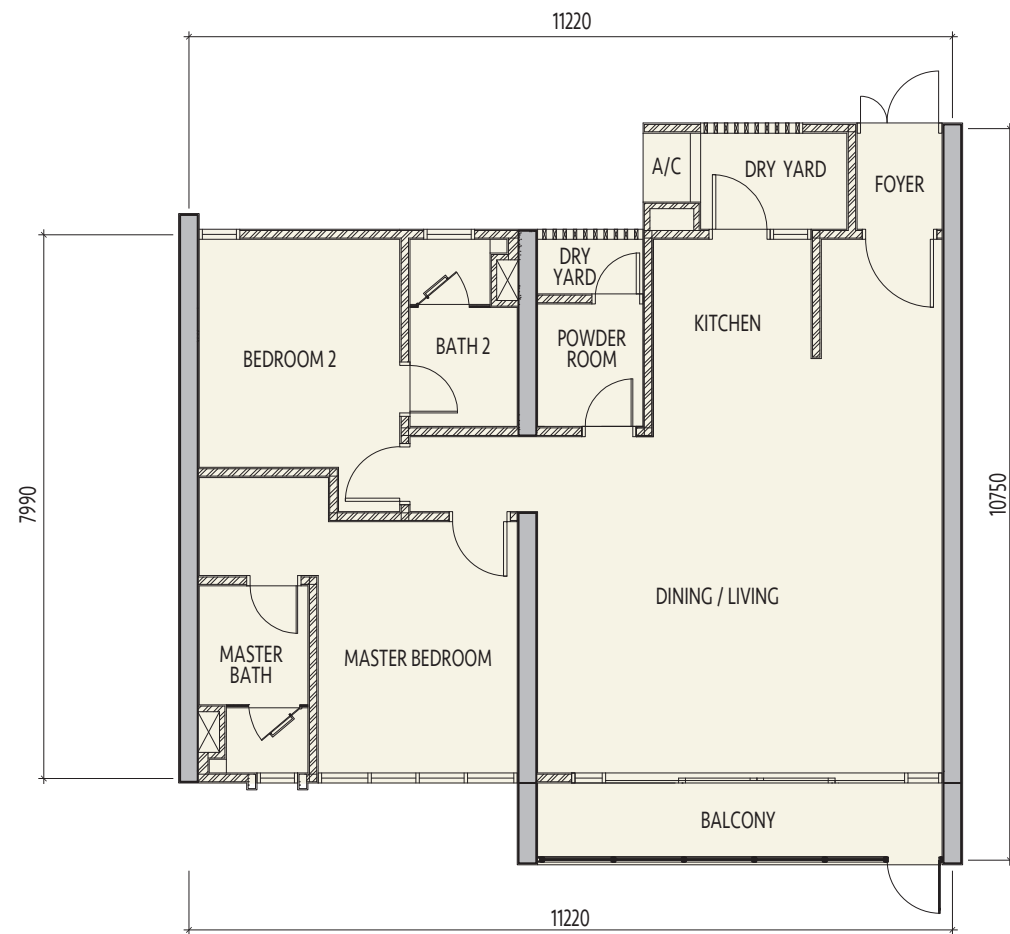
Floor Area:  
96m<sup>2</sup> (1,033sf)

Accessory Parcel (A/C):  
1m<sup>2</sup> (11sf)



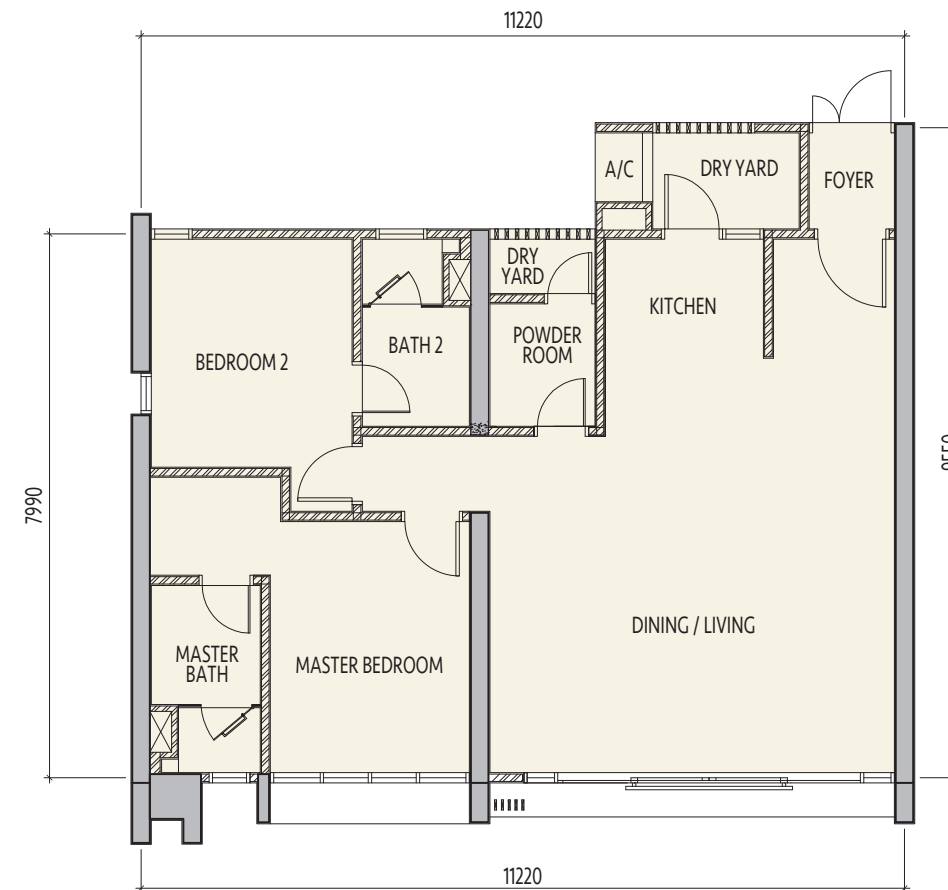
TYPE A1

Floor Area:  
103m<sup>2</sup> (1,109sf)  
Accessory Parcel (A/C):  
1m<sup>2</sup> (11sf)



TYPE A2

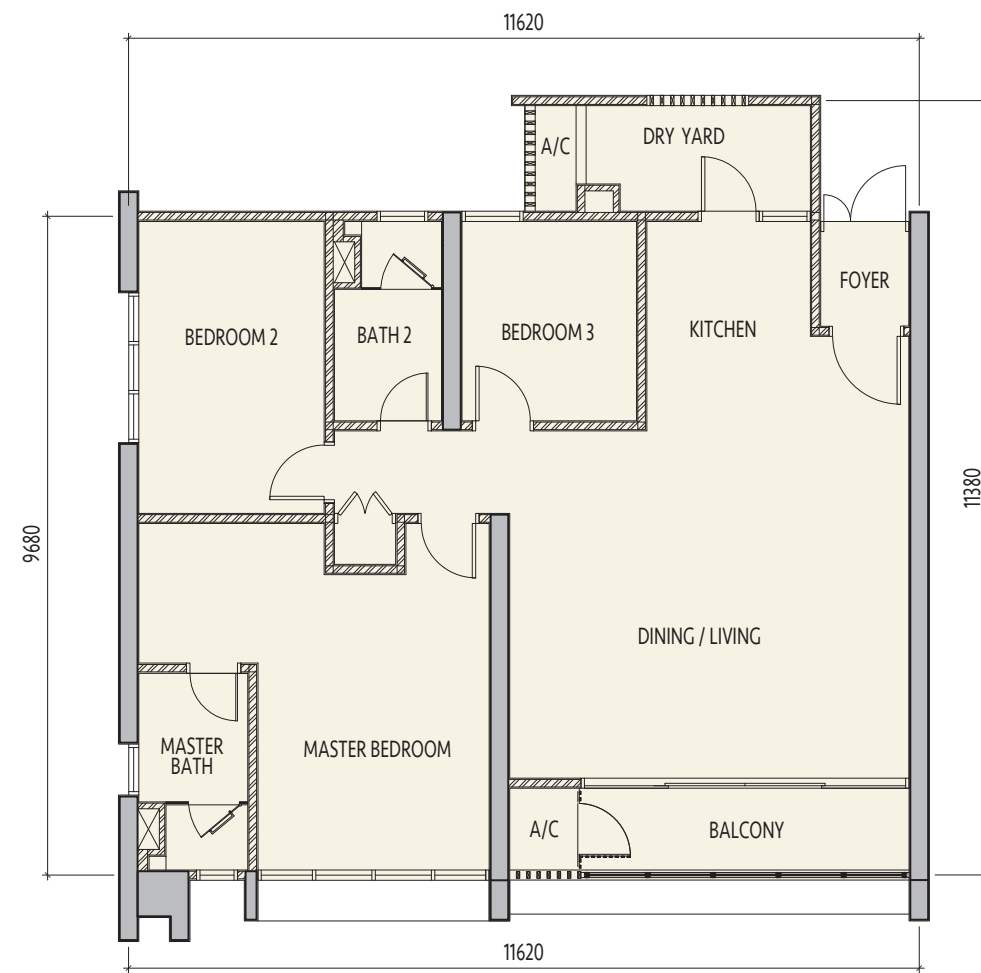
Floor Area:  
96m<sup>2</sup> (1,033sf)  
Accessory Parcel (A/C):  
1m<sup>2</sup> (11sf)





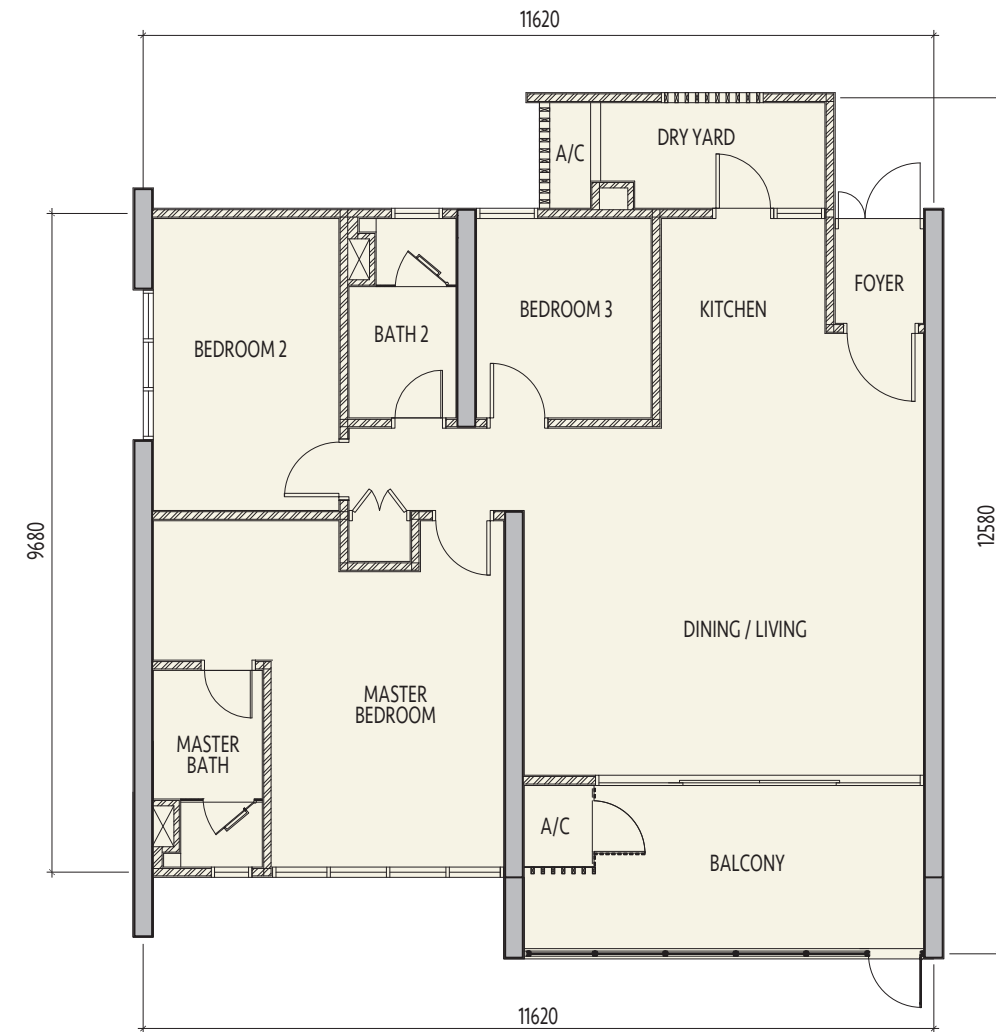
TYPE B

Floor Area:  
120m<sup>2</sup> (1,292sf)



TYPE B1

Floor Area:  
127m<sup>2</sup> (1,367sf)





SPECIFICATIONS

- Piling

Structure

Wall

Roofing

Ceiling

Windows

Doors

: Piling According to Engineer's Specification

: Reinforced Concrete Frame

: Normal Brick Wall or Cement Sand Bricks for External Wall  
Cement Sand Bricks for Internal Wall  
Reinforced Concrete Wall

: Concrete Roof

: Concrete Ceiling with Paint Finish  
Plaster Ceiling for Bathrooms

: Powder Coated Aluminium Framed Window with Tinted Glass

: M.S. Grille Door & Timber Door for Main Door  
Semi Core Timber Door for Other Rooms  
Aluminium Framed Glass Sliding Door for Balcony
- Ironmongery

Paint

Wall Finishes

Floor Finishes

Sanitary & Plumbing Fittings

Electrical Installation

: Approved Lockset

: Weather Resistant Paint Finish for External Walls  
Emulsion Paint Finish for Internal Wall

: Ceiling Height Ceramic Tiles for Bathrooms  
Ceramic Tiles for Kitchen at Designated Area  
Plaster & Paint Finish to Others

: Porcelain Tiles for Living, Dining, Kitchen, Bedrooms,  
Bathrooms, Powder Room, Balcony, Foyer & Dry Yard

: Refer to Appendix A

: Refer to Appendix B

SANITARY & PLUMBING FITTINGS

Appendix A						
No	Type	A	A1	A2	B	B1
1	Shower Screen	2	2	2	2	2
2	Shower Rose	2	2	2	2	2
3	Wash Basin	3	3	3	2	2
4	Water Closet (WC)	3	3	3	2	2
5	Toilet Tissue Paper Holder	3	3	3	2	2
6	Water Tap	8	9	8	7	7

ELECTRICAL INSTALLATION

Appendix B						
No	Type	A	A1	A2	B	B1
1	Lighting Point	16	17	16	18	18
2	Fan Point	3	3	3	4	4
3	Power Point	23	24	23	27	27
4	TV Point	2	2	2	2	2
5	Internet Point	2	2	2	2	2



JARINGAN SIMFONI SDN. BHD. 201501002724 (1128056-T)

+604-296 1333

THE LIGHT SALES GALLERY  
Suite 01-16-01, Menara IJM Land, 1, Lebuhr Tunku Kudin 3,  
11700 Gelugor, Pulau Pinang, Malaysia.  
E-MAIL: sales@ijm.com

thelightcity.com.my

Developer License No.: 19902/03-2027/0059(R) • Validity Period: 10/03/2022 - 16/03/2027 •  
Advertising Permit No.: 19902-1/03-2024/0407(R)-(S) • Validity Period: 17/03/2023 - 16/03/2024 •  
Developer: Jaringan Simfoni Sdn. Bhd. (1128056-T) • Address: 2nd Floor, Wisma IJM, Jalan Yong Shook  
Lin, 46050 Petaling Jaya, Selangor Darul Ehsan • Tel: 604-3709999 • Development: Mezzo •  
Condominium Tower A • Price of Condominium Tower A: RM1,089,000 - RM1,681,000 • Type of  
Residence: Condominium 96m² - 127m² • Total Floors: 34 • Balance No. of Units: 148 • Condominium  
Tower B • Price of Condominium Tower B: RM1,125,000 - RM1,674,000 • Type of Residence:  
Condominium 96m² - 127m² • Total Floors: 34 • Balance No. of Units: 94 • Land Tenure: Freehold •  
Land Encumbrances: CIMB Investment Bank Bhd • Period of Land Encumbrances: 48 Months •  
Accessory Parcel: Air Conditioner Ledge, Locker & Car Park (Except Visitor Car Park) • 5% Discount  
for Bumiputra • Expected Completion Date: July 2025 • Approving Authority: Majlis Bandaraya Pulau  
Pinang • Building Plan Approval No.: MBPP/OSC/PB9939/17

Restriction in Interest: This land shall not be transferred, conveyed or disposed, charged, leased or  
sub-leased in the 2 years from registration of the transfer to the first purchaser without the consent in  
writing of the State Authority. After this period consent from the State Authority is not required for  
any transaction. This restriction is in conformity with clause 17.1(f)(iii) of the Agreement.

All art renderings shown are artist's impression only. All information and specifications are current at  
the time of going to the press and are subject to amendments as may be approved or required by the  
relevant authorities and/or the architect. Not to be treated as an offer for sale.

THIS ADVERTISEMENT HAS BEEN APPROVED BY  
THE NATIONAL HOUSING DEPARTMENT