



THE  
LIGHT  
**CITY**





# THE LIGHT SHINES BRIGHT

A radical new perspective awaits you at the latest phase of THE LIGHT Waterfront Penang. Norms and standards of modern business and lifestyle will be challenged, redefined, and elevated to a whole new level. It is one of the most highly acclaimed and anticipated seafront developments on the scenic island of Penang, Malaysia.

THE LIGHT is the epitome of growth, vibrance, and prosperity.



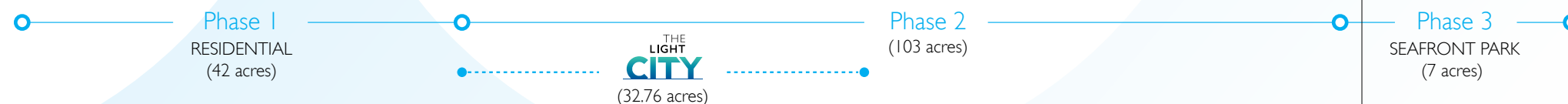
# DESIGNED TO OUTSHINE

Penang is renowned for its breathtaking coastlines and luxurious seafront property developments. Among the sea of investment options, The Light City is designed to outshine.

**Beyond a waterfront, more than a city.**







## THE LIGHT MASTER PLAN

Prominently located along the eastern coastline of Penang, THE LIGHT Waterfront Penang is a one-of-a-kind integrated waterfront development spanning 152 acres of prime urban seafront land. Staggered over three phases of development, the master plan of THE LIGHT Waterfront Penang features a host of components including residential, recreational, business, entertainment, retail, hospitality, commercial, and many more.

The first phase of the development, comprising luxurious residential components, received an overwhelming response from homebuyers and investors alike. It was completed to great fanfare, earning THE LIGHT Waterfront Penang worldwide acclaim - and even greater anticipation for upcoming phases.

The Light City offers a dynamic mix of developments harmoniously master-planned to form a distinctive vigorous commercial city of its own.



## AN ALL-AROUND ENRICHED INVESTMENT

The Light City occupies one of the most coveted addresses in Penang. Facing calm waters between the island and mainland Penang, and located right next to the Penang Bridge, it offers the ultimate combination of prestige and connectivity.

As the main gateway to Penang Island, business and investment opportunities abound at The Light City. It is enriched by the remarkable success of Phase I, providing ample streams of an affluent market. Residences and businesses in The Light City – the hotels, malls, offices, and convention centre – are poised to flourish and grow exponentially in value and status in the near future, becoming the preferred choice to live, work, and play.



### AWARDS & RECOGNITION

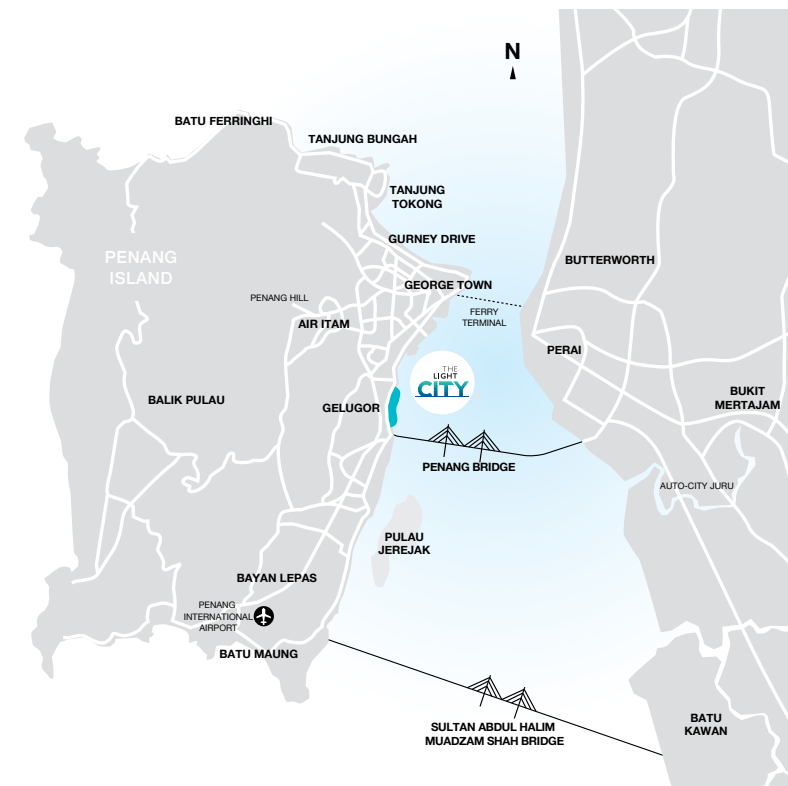




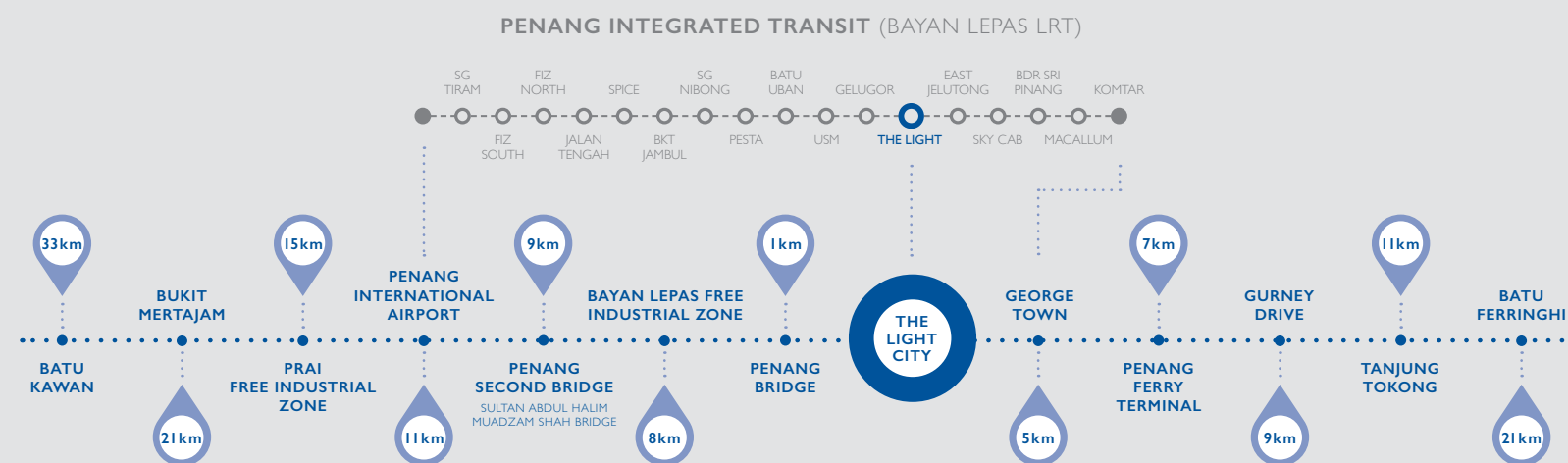


# THE SPARKLE OF THE PEARL OF THE ORIENT

Penang offers an unparalleled balance of modern urbanisation, cultural heritage, and natural conservation, coupled with a reasonable cost of living and a stable economic climate. Millions of visitors visit Penang every year, bringing in more vibrancy to the city. Praised for its high quality of life, Penang is famously known as *Pulau Mutiara* (Island of Pearls) among the locals and the 'Pearl of the Orient' among the international community.







## SEAMLESS CONNECTIVITY & ACCESSIBILITY

THE LIGHT Waterfront Penang radiates with promise, providing a diverse range of commercial and lifestyle attractions for residents, visitors, and businesses alike.

Located right at the starting point of the Penang Bridge, connecting the whole of Penang to the mainland, The Light City has an unprecedented advantage in terms of connectivity and traffic. The Bayan Lepas Light Rail Transit Line that connects the North and South of Penang Island will have one of its 27 stations built right at the doorstep of The Light City.

Schools, hospitals, markets, and other amenities are conveniently within a 10 km radius. Everyone traveling to and from Penang will align their paths with The Light City at one point or another, making The Light City an essential part of one's daily routine.

Welcome to the heart of Penang, The Light City.





# THE CORE

Spanning 32.76 acres and accounting for 22% of the entire THE LIGHT Waterfront Penang masterplan, The Light City forms the core of the masterplan, and naturally, Penang.

The core of The Light City features a game-changing convention centre for Penang – the Penang Waterfront Convention Centre (PWCC). From the retail mall, hotels, office tower, luxurious highrise to residences, every element is meticulously master-planned around PWCC, creating a unique ecosystem and a conducive environment for its residents and visitors.

Envisioned as a one-of-a-kind commercial city, The Light City epitomises the best Penang has to offer – the sea, city, lifestyle, and everything in between.





# THE STAR VENUE OF WORLD-CLASS EVENTS

The pièce de résistance, Penang Waterfront Convention Centre (PWCC) comprises an Exhibition Hall measuring 76,000 sq ft and top-notch facilities. The Exhibition Hall features a flexible column-free set-up that allows for various customisations to cater to a variety of events, including conferences, exhibitions, banquets, meetings, and live performances.

The grand, intricate architecture with a dynamic roof design emerging skywards signifies progress and excellence. The PWCC rises as the star venue of world-class Meetings, Incentives, Conventions, and Exhibitions (MICE) for Penang.



## ● PWCC HIGHLIGHTS

- Customisable event spaces suited for conferences, exhibitions, banquets, and all kinds of events
- Unique Features: Dedicated VIP rooms, meeting rooms, ease of access to retail and F&B spaces, ample car park, immediate guest access to hotels, unblocked high-level view of the sea and Penang Bridge, seamless connectivity via LRT (The Light LRT Station)
- Seating Capacity: 5,500 pax (Banquet), 8,000 pax (Theatre)
- Halls: 5 units
- Meeting Rooms: 19 units



# BEDAZZLED BY A NEW EXPERIENCE OF SHOPPING, ENTERTAINMENT & LIFESTYLE

The Waterfront Shoppes of The Light City is the highlight of the masterplan. Located right at the waterfront, it offers a mouthwatering array of F&B choices and unique attractions, making it a must-visit destination for locals and tourists alike. With a gross floor area (GFA) of more than 1,500,000 sq ft (1,000,000 sq ft in Phase I and 500,000 sq ft in Phase II), The Waterfront Shoppes of The Light City glitzes up as the most comprehensive, upscale, and trendy lifestyle destination in Malaysia.





## RETAIL MALL

The retail mall entices today's growing class of increasingly sophisticated and discerning shoppers and diners with titillating contemporary experiences, such as the introduction of new-to-market retail, dining, entertainment, and lifestyle brands. The four-storey mall incorporates a blend of Asian and Western elements, designed to bring shoppers the finest, top retail names from around the world while celebrating Penang's vividly rich history and culture.



## ATTRACTIONS

Bask in exquisite cultural architecture designs that reflect the heritage of Penang. An exclusive rodeo drive inspired by Beverly Hills features upscale flagship stores that line the boulevard.

Be awed by exclusive new fashion and lifestyle brands, and immerse in the dedicated entertainment zones. Take in the scenic view of the sea at the 750-meter long promenade and gather for celebrations and festivals. There is always something exciting and extraordinary to engage visitors of all ages. The excitement continues when it is time to feast.



## A FOOD HAVEN

The Light City is an all-inclusive F&B destination with an open gourmet food hall, food street, and large-format dining concepts. The al-fresco waterfront dining outlets provide diners the perfect place to unwind with a clear and commanding view of the sea. An extensive palette of cafes, eateries, and restaurants are found throughout the retail mall, satisfying cravings for both local favorites and international cuisines.





# EXPERIENCE WARM, GRANDEUR HOSPITALITY THE ULTIMATE BUSINESS DESTINATION

The Light City welcomes visitors with a comfortable stay in the heart of Penang via a luxurious international branded hotel.

Given today's rapidly evolving businesses, The Light City's architects and designers perceive the need to design innovative and versatile workspaces to accommodate these ever-changing business needs. The commercial towers at The Light City comprise a mixed development of hotels and offices. The office suites and hotel rooms offer a selection of built-up sizes and layout options to match individual preferences.

Located at the northwestern edge of the development, the commercial buildings are visible to visitors coming from surrounding tourist hotspots and central business districts, such as Ayer Itam and George Town. Office suite owners and hotel guests enjoy panoramic views of the blue sea, as well as unprecedented doorstep access to their every business, shopping, and dining need via a seamless connection with the convention centre and retail mall.







## **HOTEL AND OFFICE**

- No. of Storeys: 34
- Ground Floor: Dedicated lobbies and elevators for the hotel and offices
- Lower Levels: Hotel facilities
- Mid Levels: Offices
- Upper Levels: 480 units of hotel guest rooms and suites
- Four-star hotel operated by an international hotel chain

## **COMMERCIAL (PHASE II)**

- Future Development
- Estimated Net Leasable Area: 560,000 sq ft



# LIVE ELEGANTLY WITH THE SEA & CITY



Mezzo epitomises the perfect coexistence of city convenience and prestigious seafront living. It sits elegantly in a location that maximizes sea views and airflow. With an unfair advantage of close access to the Bayan Lepas Light Rail Transit Line and direct connectivity to the retail mall, PWCC, as well as other amenities, Mezzo is a unique investment beyond comparison for homeowners and investors.

## MEZZO HIGHLIGHTS

- No. of Storeys: 34
- No. of Units: 456
- Unit Sizes: 1,033 sq ft onwards
- Green Certified Building
- IoT Ready





# QUINTESSENTIAL LUXURIOUS SEAFRONT LIVING



Essence towers over The Light City, featuring a distinct contemporary facade and sweeping views of the sea. The units offer spacious built-up areas and excellent accessibility to a wide range of amenities in The Light City. Essence is truly the pinnacle of luxurious seafront living.

## ESSENCE HIGHLIGHTS

- No. of Storeys: 37
- No. of Units: 315
- Unit Sizes: 1,030 sq ft onwards
- Green Certified Building
- IoT Ready
- Retail Lots: 8 units
- Retail Net Leasable Area: 19,000 sq ft



## EXPANDING OUR GREEN VISION

THE LIGHT Waterfront Penang has always been envisioned to be an extension of nature. It was the first development in Penang to incorporate eco-tourism and eco-friendly features to sustain the natural environment. One of these unique features is a self-sustaining marine ecosystem living in coral reef waterways that weave around and interconnect the cluster of buildings.

The eco-centric initiatives implemented at THE LIGHT Waterfront Penang also include the creation of lush, verdant gardens and seafront parks as well as the use of eco-friendly building materials. This green commitment has earned THE LIGHT Waterfront Penang worldwide recognition, including prestigious international green certifications for most of its Phase I components.

No expense is spared when it comes to providing the best and most advanced green features for The Light City.





THE  
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## TOTAL INTEGRATION TOTAL PEACE OF MIND

The Light City is uncompromising when it comes to lifestyle technology. The cutting edge ICT framework and analytic solutions, 5G infrastructure, and mobile applications ensure optimal connectivity for residences as well as a strategic digital edge for enterprises. Everyone gets to experience and embrace the state-of-the-art digital lifestyle and technology.

A forward-thinking development, The Light City aspires to be the first smart city in Penang and a model Smart Integrated Networked City.



# ROOTED IN HERITAGE PROPELLED TOWARDS THE FUTURE

Long established as a beautiful tropical paradise, Penang strikes the right balance of urbanisation, natural beauty, and heritage. Famed for its long stretches of sandy beaches, Penang has always been a favourite holiday destination for many.

Penang is also a renowned UNESCO World Heritage Site that draws millions of international tourists annually. Its capital, Georgetown, is home to a collection of well-preserved historical buildings that are distinctive colonial architectural wonders.

As one of the leading economic drivers in Malaysia, Penang attracts a diverse range of investments from manufacturing and construction to services and medical tourism. Its development has catapulted in recent years due to its unique value proposition.





# THE COMING TOGETHER OF TWO MASTER DEVELOPERS

The Light City marks a monumental collaboration between two leading property development experts - IJM Corporation Berhad (IJM) and Perennial Real Estate Holdings Private Limited (Perennial). The combined core strengths of IJM and Perennial have culminated in not only superior delivery track record and construction best practices, but also an impeccable development masterplan for The Light City, Penang's first integrated waterfront icon.



IJM Corporation Berhad is one of Malaysia's leading conglomerates with businesses in construction, property development, manufacturing and quarrying, infrastructure concessions, and plantations. Listed on Bursa Malaysia, IJM has grown into a global company with a strong market presence in 8 countries, namely Malaysia, India, China, and Indonesia. IJM's Construction Division is an undisputed cornerstone of our success story – one that has transformed the face of the nation with its outstanding portfolio of projects, from large-scale utility construction, highways, and bridges, rail systems to landmark commercial and residential developments. IJM Land, an award-winning property development arm of IJM, is recognised by its hallmarks of thoughtful design, accessibility, and connectivity. IJM Land's integrated townships, iconic waterfront communities, condominiums, and commercial properties inspire quality living in key growth areas throughout the country.

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



Perennial Holdings Private Limited (Perennial) is an integrated real estate and healthcare company headquartered in Singapore. As a real estate owner, developer and manager, Perennial focuses strategically on large-scale mixed-use developments and has a presence in China, Singapore, Malaysia, Indonesia, Myanmar, Sri Lanka, and Ghana with a combined portfolio spanning approximately 68 million square feet in gross floor area. Perennial is also a healthcare services owner, operator and provider in China with two core business segments, being hospitals and medical centres, as well as eldercare and senior housing. Perennial is recognised for its seamlessly integrated developments which incorporate multiple components, ranging from retail malls, offices, residences, hotels, serviced apartments, and event venues, to medical, healthcare and eldercare facilities.

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

**Residences / Hotel and Office Towers**

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