

# Urban developments meet charismatic island

IVORY Properties Group Bhd's stylish developments in strategic locations around Penang have long proven appealing to home buyers and property investors alike.

Its bold, innovative designs and unique lifestyle concepts reflect the company's commitment to give customers great value.

And the latest offerings like City Residence, Tropicana Bay Residences and The Latitude Commercial continue that trend.

Interested parties can check them out at the upcoming StarProperty.my Fair 2016 in Gurney Plaza and Gurney Paragon Mall from July 21 to 24.

The group's corporate communications manager Winnie Yeoh said the City Residences sit on 2.42 acres of prime freehold land along Jalan Tanjung Tokong.

Set for completion next year, the RM328.4mil mixed-use development features a pair of 39-storey towers with 202 condominiums, above a retail complex called the City Mall.

The cosmopolitan style homes include studio apartments occupying the 7th to 10th floors, as well as typical units and penthouses in the levels above.

Offering panoramic views of the city skyline, the residences range in size from 460sq ft to 5,600sq ft, and are priced from RM723,360 onwards.

"They are designed to strike a balance between home, work and play, and will appeal to the young elites desiring a stylish lifestyle," Yeoh said.

In the nearby Mount Erskine valley sits The Latitude which won the Highly Commended award for Best Mid-range Condo Development (North Malaysia) at the South East Asia Property Awards in 2014 and 2015.

Rising 43 storeys to some 153m above sea level, the completed affordable condominium project is among the tallest residential buildings in Penang.

At its base are 20 double-storey shoplots, sized from 1,430sq ft to 2,880sq ft. Some units are still available and priced from RM958,100 to RM1.93mil.

"They have attached toilets on each floor, allowing owners to rent out the two floors to separate tenants," added Yeoh.

The Tropicana Bay Residences is the first phase of Penang WorldCity, a RM10bil multi-phase integrated waterfront development.

It comprises six condominium blocks — of which five are 22-storey and one being 21-storey — housing 1,343 exclusive homes, sized from 455sq ft to 1,945sq ft.

Available in eight distinctive layouts, they fetch prices ranging from RM480,900 onwards. They are expected to be complete next year.

Unique features include an impressive drop-off point, giving way to resort-style amenities such as an overhanging pool, tennis court, sauna and gymnasium that should have one living the good life.

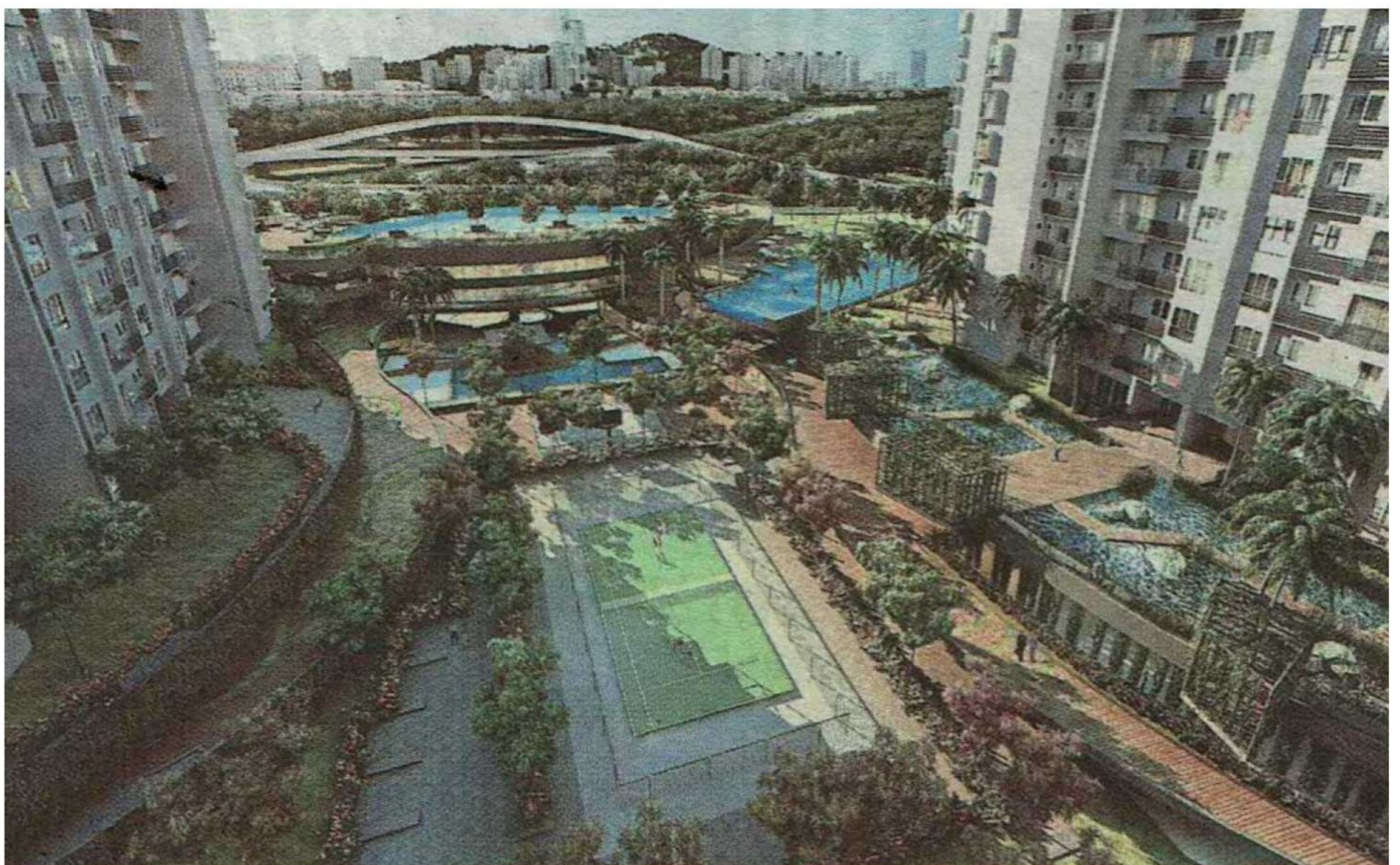
The residences won the Highly Commended accolade for Best Luxury Condo Development (North Malaysia) at the South East Asia Property Awards (Malaysia) last year.

The 103-acre Penang WorldCity is being developed by Tropicana Ivory Sdn Bhd, a joint-venture company by Tropicana Corporation Bhd and Ivory Properties.

Strategically located between the Penang International Airport and George Town, it will have approximately 1.5 million sq ft of high-end retail outlets, an international hotel, Grade A offices, a convention centre, international school, al fresco dining outlets and more.

For more information on these projects, visit booth M4 at the fair, open from 10am to 10pm daily.

There will be special promotion packages for potential buyers.



Tropicana Bay Residences' resort-style amenities and green surroundings will have future residents living the good life.