



MERIONE RESIDENCES

A Location that Connects You to Everything

Merione Residences is located within THE LIGHT Waterfront Penang — one of the island's most connected and coveted addresses. Just minutes from the Penang Bridge, the Tun Dr Lim Chong Eu Expressway and the Bayan Lepas Free Industrial Zone, it connects you to all the places that matter most.

Social Vibing | Private Living A New Urban Rhythm

JELUTONG DEVELOPMENT SDN. BHD. 199001018365 (210034-H)
IJM LAND SALES GALLERY Suite 01-16-01, Menara IJM Land, 1, Lebuh Tunku Kudin 3, 11700 Gelugor, Pulau Pinang, Malaysia.



+604-296 1333 | IJM Land Berhad | ijmland | thelightwaterfront.ijmland.com

No. Lesen Pemaju: 8140/11-2027/1127(A) • Sah Hingga: 16/11/2022 - 15/11/2027 • No. Permit Jualan dan Iklan: 8140-10/09-2028/0799(N)-(S) • Tempoh Sah: 01/10/2025 - 30/09/2028 • Pemaju: Jelutong Development Sdn. Bhd. (199001018365(210034-H)) • Alamat Pemaju: Suite 15-01, Menara IJM Land, 1 Lebuh Tunku Kudin 3, Gelugor, Pulau Pinang Malaysia • No. Telefon: 604-2961333 • Pegangan: Kekal • Pemajuan Perumahan: Merione • Harga Pangsapuri: RM1,578,000 (min) - RM1,943,000 (max) • Jenis Kediaman: Pangsapuri 98m² - 112m² • Jumlah Tingkat: 29 Tingkat • Bilangan Unit: 145 Unit • Jumlah Bilangan Unit: Jenis Rumah A - 29 Unit • Jumlah Bilangan Unit: Jenis Rumah B - 87 Unit • Jumlah Bilangan Unit: Jenis Rumah C - 29 Unit • Pegangan Bebas • Bebanan (Gadai) Tanah: Tiada • Petak Aksesori: Ruang Penghawa Dingin, Ruang Legar, Tempat Letak Kereta (Kecuali Petak Tempat Letak Kereta Pelawat) • Diskaun 5% untuk Bumiputera • Tarikh Dijangka Siap: Dec 2025 • Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Pulau Pinang • No. Kelulusan Pelan Bangunan: MBPP.OSC-PB1165/2025 • Sekatan-Sekatan Kepentingan: DALAM TEMPOH 2 TAHUN PERTAMA DARIPADA TARIKH PENDAFTARAN PINDAH MILIK KEPADA PEMBELI PERTAMA, TANAH UNTUK TULUAN KEDIAMAN YANG DIBERIMILIKINI TIDAK BOLEH DIPINDAH MILIK, CAGAR, PAJAK, PAJAKAN KECIL ATAU DILUASKAN TANPA KEBENARAN DARIPADA PIHAK BERKUASA NEGERI. SELEPAS TEMPOH INI SEBARANG URUSNIAGA BOLEH DILAKUKAN TANPA PERLU MENDAPAT KEBENARAN DARIPADA PIHAK BERKUASA NEGERI. SEKATAN KEPENTINGAN INI ADALAH SELARAS DENGAN BUTIRAN 17.1(F)(III) PERJAJAN.

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Penang's First and Finest Integrated Waterfront City

SHOPPING MALL. CONVENTION CENTRE.

HOTEL. RETAIL. OFFICE. RESIDENCE.

THE LIGHT Waterfront Penang is the island's most iconic destination — a luminous expression of vision, design and ambition that redefines coastal living in Malaysia.

Located right next to the Penang Bridge on the island's eastern coastline, THE LIGHT Waterfront Penang enjoys a rare locational advantage, with a vantage point overlooking the calm waters of the Penang Strait and the skyline of Butterworth.

As Penang's premier integrated waterfront city, it represents a bold reimagining of what it means to live, work and thrive by the sea, with luxury residences, vibrant seafront retail, world-class convention facilities, boutique offices, hotels and a coastal promenade all thoughtfully interwoven within a 152-acre masterplan.



RESIDENCES



RETAIL & SHOPPING



CONVENTION CENTRE (PWCC)



OFFICES & BUSINESS SUITES



HOSPITALITY



750M WATERFRONT PROMENADE



Direct access to the Tun Dr Lim Chong Eu Expressway – plus multiple ingress & egress points for effortless connectivity at THE LIGHT Waterfront Penang.

Masterplanned and Well-Connected to Serve a Greater Vision

THE LIGHT Waterfront Penang is the ongoing evolution of a bold vision – a future-ready integrated waterfront city that embodies the full breadth of large-scale masterplanning through innovative and sustainable initiatives. With its mixed-use developments seamlessly connecting living, working and leisure, THE LIGHT Waterfront Penang creates a truly integrated community that balances economic vitality with social cohesion and adaptability within an ever-evolving urban landscape.

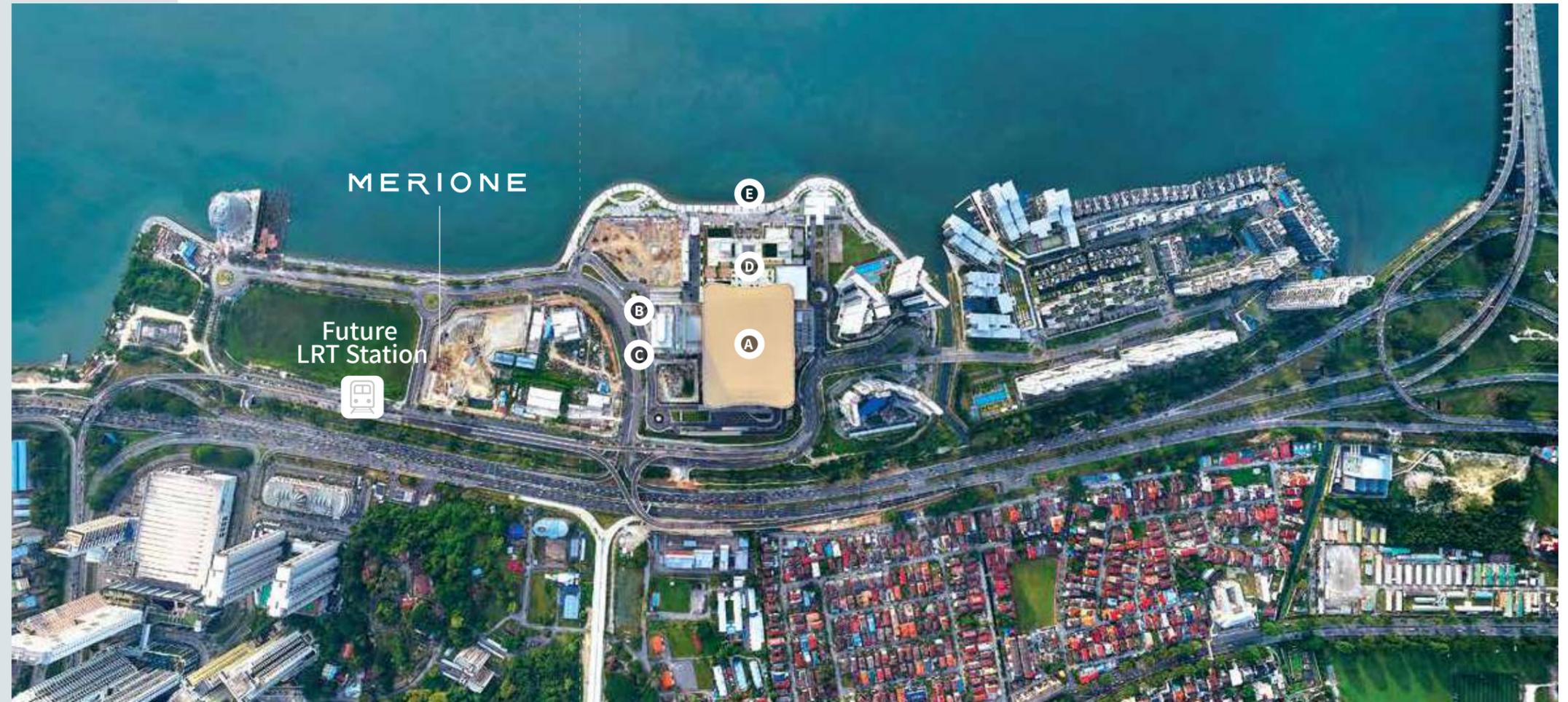
Strategically located with direct access to the Tun Dr Lim Chong Eu Expressway, the coastal highway connecting George Town, the Bayan Lepas Free Industrial Zone, Penang International Airport and both Penang Bridges, THE LIGHT Waterfront Penang combines excellent connectivity with cutting-edge innovation. It is poised to become Penang's first smart city and a national benchmark for a fully integrated urban ecosystem.

- A** Penang Waterfront Convention Centre (PWCC)
- B** The Light Exchange Office Suites
- C** JdV by Hyatt & Galaxy Minyoun
- D** The Waterfront Shoppes
- E** 750m Waterfront Promenade

Excellent Infrastructure
Direct expressway access, multiple connection points and seamless links ensure effortless commuting and travel.

Direct Access to Future LRT Station
Ushering in a new era of connected urban living.

Direct Covered Link
Provides pedestrian access from Merione to PWCC, The Waterfront Shoppes and hotels.



Facilities
@ Level 10



MERIONE
RESIDENCES

Level 11 - 39

MERIONE
GRAND

RETAIL | BOUTIQUE OFFICE

Level 1 - 9

ELEVATION PLAN

Coastal Vibrance Meets Private Living

Distinctive yet connected, Merione combines urban convenience with the comfort of private living in one integrated address.

The lower levels of Merione Grand feature boutique offices and retail spaces, designed for optimal visibility and easy accessibility.

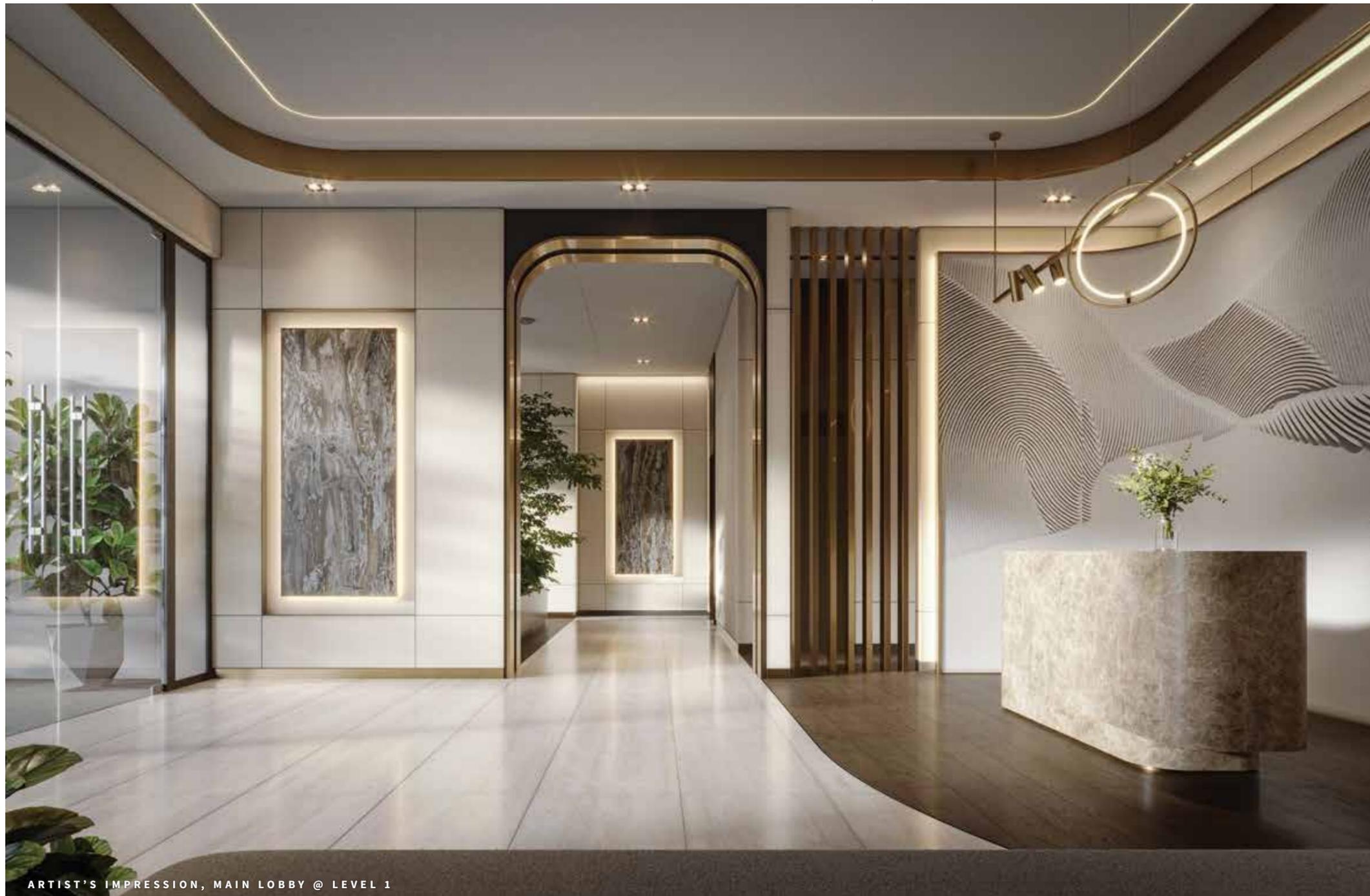
Rising above, Merione Residences offers 145 semi-furnished luxury condominium units with dedicated parking bays and exclusive lifestyle facilities for a refined, private living experience.

MERIONE RESIDENCES

Social *Vibing* | Private *Living*
A New Urban Rhythm



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION, MAIN LOBBY @ LEVEL 1

Exclusivity Begins the Moment You Arrive

Every detail at Merione Residences is designed to make a lasting first impression.

Step into a dedicated residential entrance and experience an immediate sense of privacy and ease from the very first moment of arrival. A seamless transition from the world outside into your private sanctuary within.

Smarter Living with Intelligent Security Systems

At Merione Residences, peace of mind is woven into the rhythm of life. Each touchpoint is designed to recognise, welcome and care for what matters most.

With facial recognition at the lift lobby, residents enjoy secure, effortless access directly to their dedicated level.

A new standard of private living, elevated by intelligent protection.

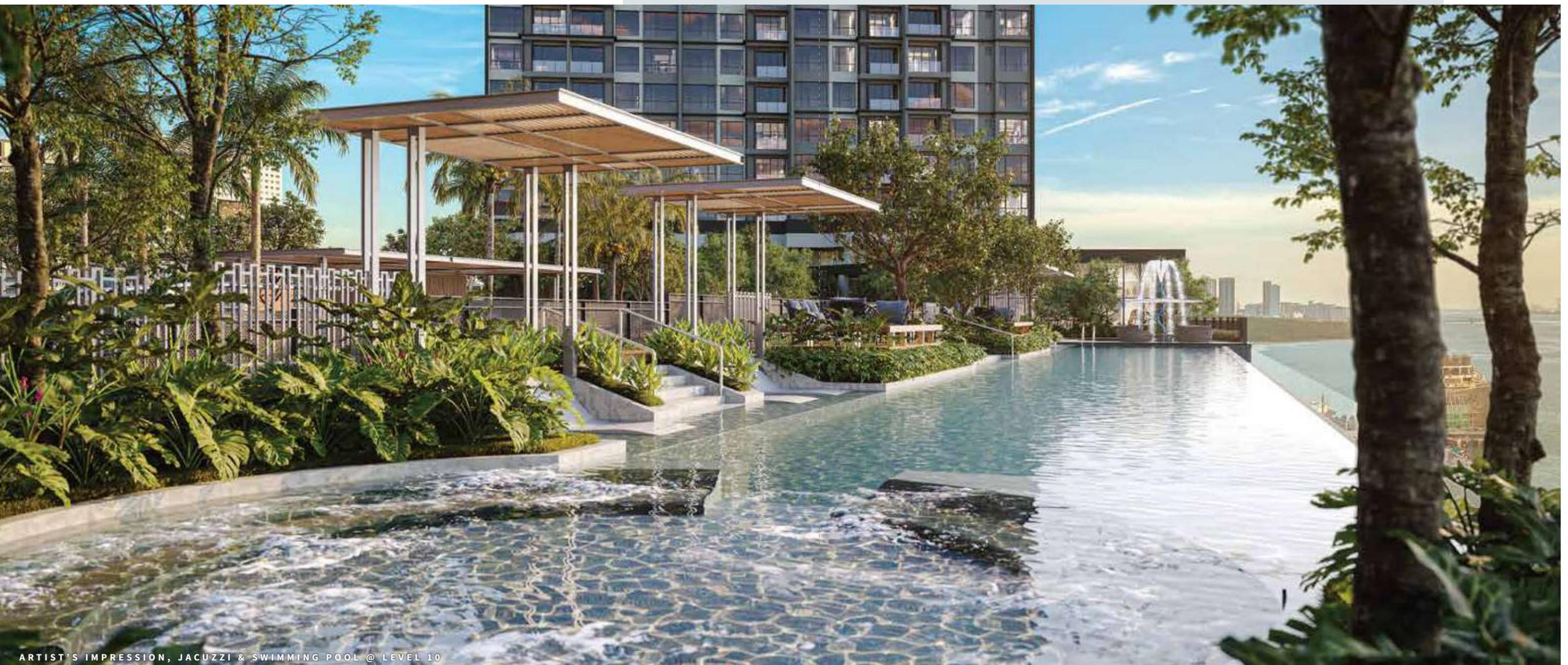


Exclusive Facilities for an Indulgent Lifestyle

Perched on Level 10, the facilities podium offers an elevated sanctuary that seamlessly blends recreation and relaxation.

Designed for personal well-being and family togetherness, residents enjoy exclusive access to a curated selection of lifestyle facilities that enrich both body and mind.

Here, the rhythm of the sea restores life's balance with calm and clarity.





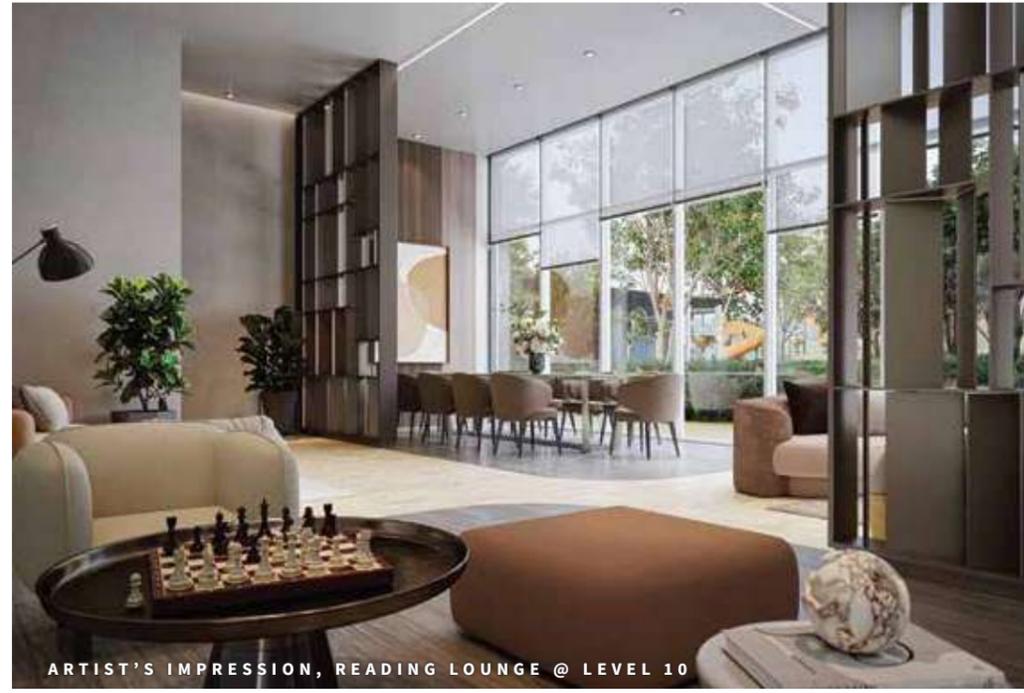
ARTIST'S IMPRESSION, BONFIRE @ LEVEL 10

Private Sanctuary of Leisure and Wellness

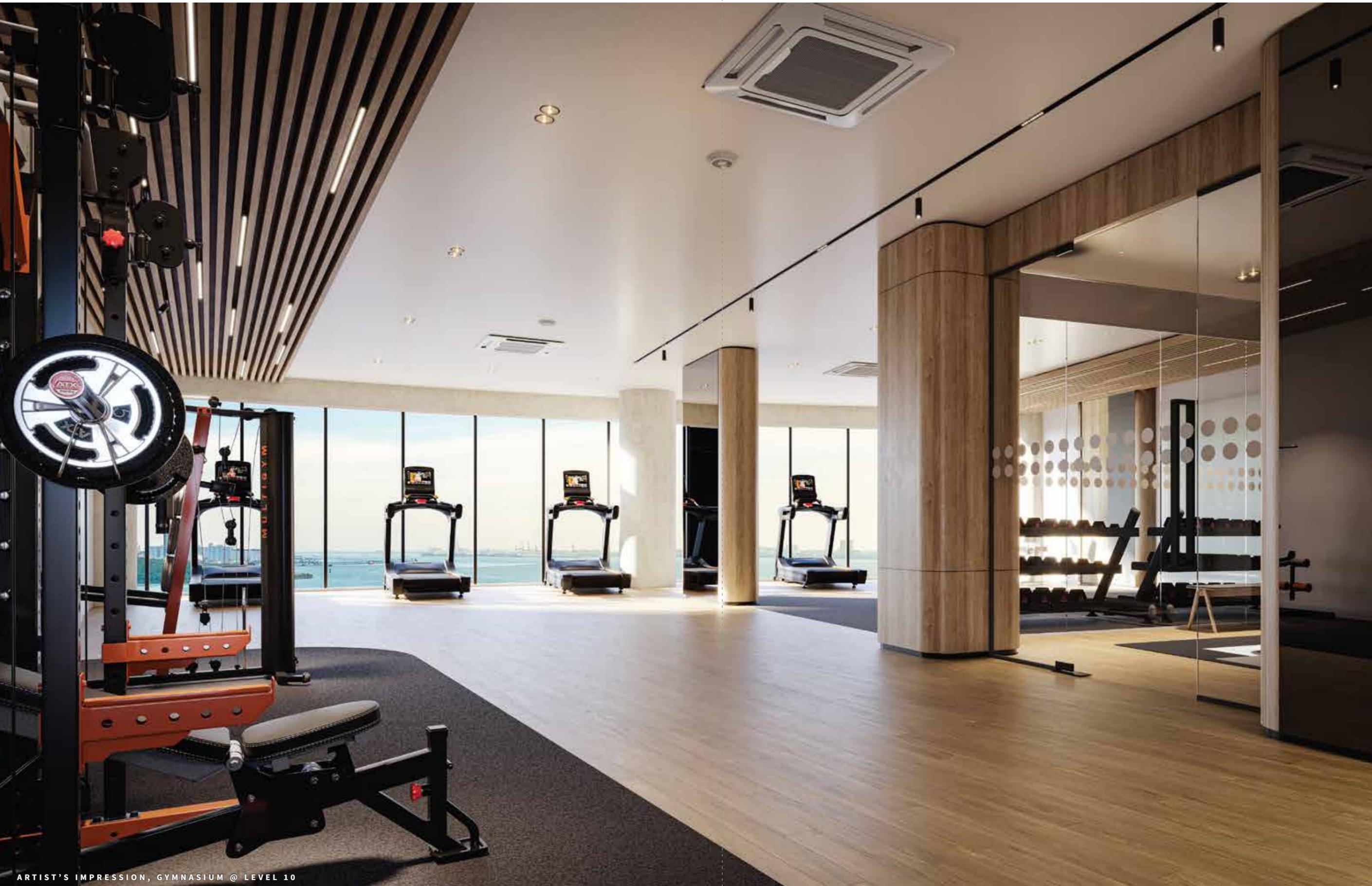
Merione Residences offers a mindful retreat where wellness and leisure flow naturally into your daily routine.

Here, mornings unfold in spaces that inspire energy, and evenings ease into moments of shared celebration and connection.

Within its calm embrace, residents find the freedom to live life to the fullest.



ARTIST'S IMPRESSION, READING LOUNGE @ LEVEL 10



ARTIST'S IMPRESSION, GYMNASIUM @ LEVEL 10



ARTIST'S IMPRESSION, GAMES ROOM @ LEVEL 10



ARTIST'S IMPRESSION, MULTIPURPOSE HALL @ LEVEL 10

FACILITIES PODIUM at Level 10

Dedicated Facilities • RESIDENCES ONLY

- 01 Children's Pet-Friendly Playground
- 02 Parent Monitoring Area
- 03 Residents' Wading Pool
- 04 Multipurpose Hall
- 05 Reading Lounge
- 06 Games Room
- 07 Surau (M/F)

Shared Facilities • RESIDENCES & COMMERCIAL

- 08 Children's Playground
- 09 Bonfire
- 10 Outdoor Dining
- 11 BBQ Pavilion
- 12 Beach Hammock
- 13 Pickleball Court
- 14 Bridgeway
- 15 Shallow Lounge
- 16 Infinity Pool
- 17 Deck Lounge
- 18 Jacuzzi
- 19 Wading Pool
- 20 Shower Pit
- 21 Gymnasium
- 22 Changing Room
- 23 Steam Room





ARTIST'S IMPRESSION, RETAIL DROP OFF @ LEVEL 1



The Convenient Way to Stay Social

At Merione Residences, spontaneous plans are never a hassle.

Meet friends over coffee, linger after work or enjoy a quiet pause between errands. With cafés, curated retail and lifestyle conveniences just steps from your home, every moment to socialise unfolds with ease.

With its direct covered pedestrian link to the PWCC, The Waterfront Shoppes, hotels and the upcoming LRT station, Merione Residences connects you to Penang's trendiest and most vibrant waterfront lifestyle destination.



ARTIST'S IMPRESSION, THE SOCIAL YARD @ LEVEL 7

A Private Sanctuary by the Sea

Merione Residences embodies private living in its purest form.

With only five residences and four dedicated lifts on each floor, its low-density design offers residents a refined sense of space and effortless movement throughout.

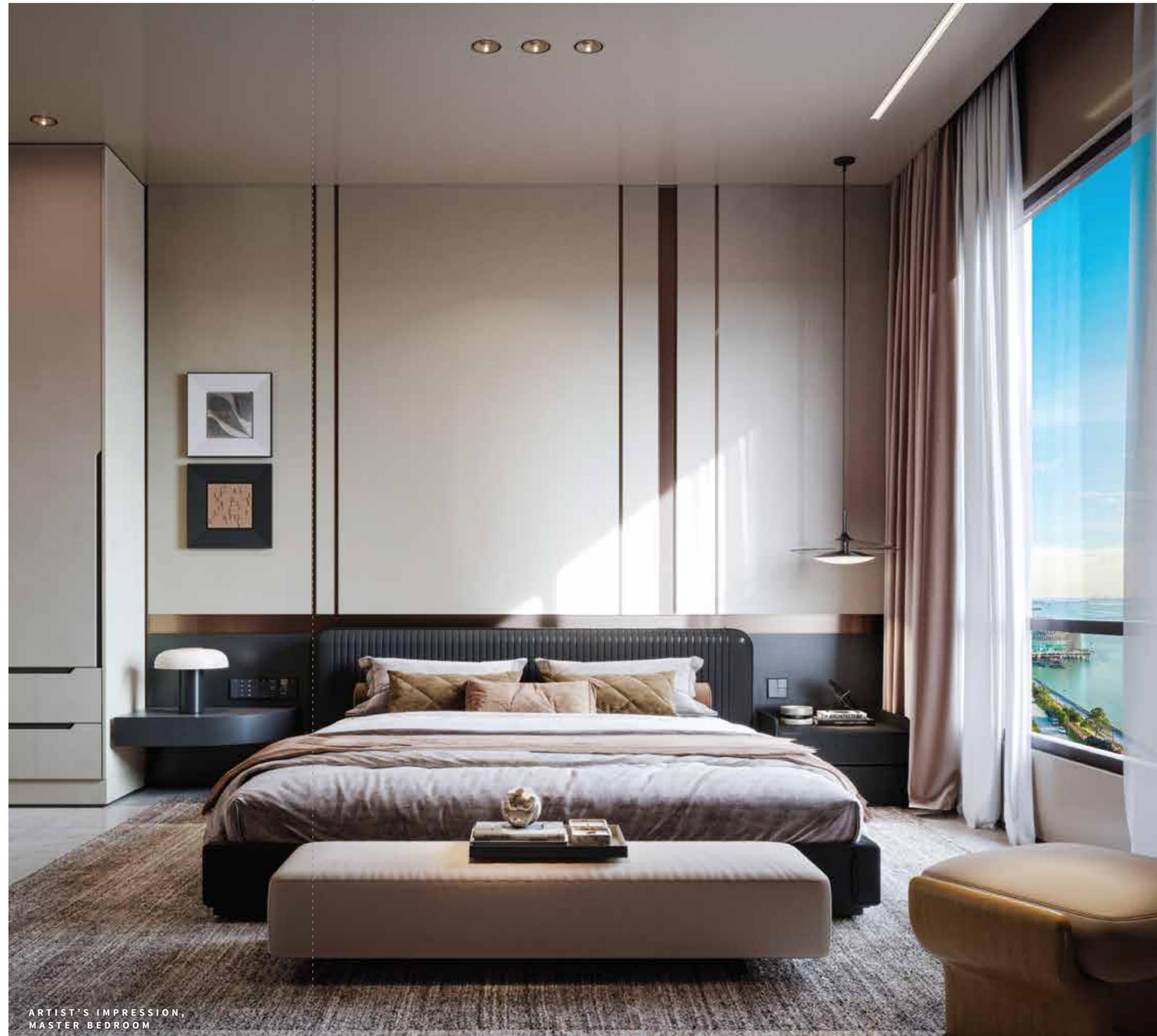
Each of the 145 units opens to a private balcony, offering a tranquil space to unwind, breathe and reconnect with natural light that gently shapes the rhythm of everyday living.

Here, privacy isn't just an amenity. It defines the way you live.





ARTIST'S IMPRESSION, DINING AREA

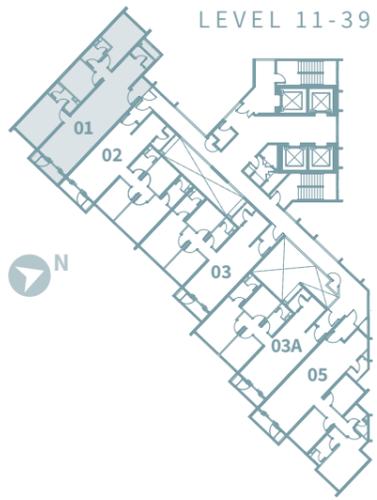


ARTIST'S IMPRESSION,
MASTER BEDROOM

Chic. Stylish. Contemporary.

Step inside and embrace the perfect balance of comfort and sophistication.

Merione Residences offers semi-furnished interiors with functional, well-planned layouts for contemporary living. Each space is thoughtfully crafted to complement versatile lifestyles, with practicality in mind.

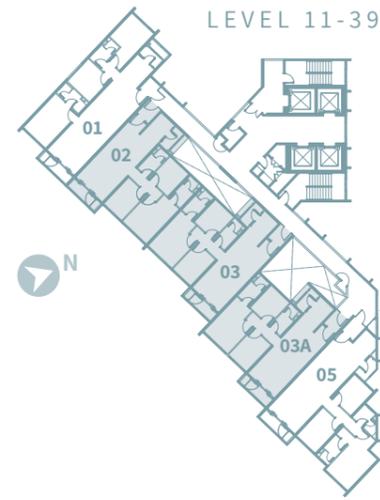


TYPE A

TYPICAL FLOOR PLAN

1,195 sq. ft. | **29** units

3 Bedrooms | **2** Bathrooms | **1** Balcony | **1** Yard



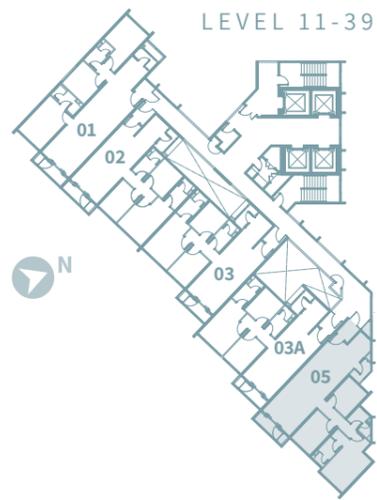
TYPE B

TYPICAL FLOOR PLAN

1,055 sq. ft. | **87** units

3 Bedrooms | **2** Bathrooms | **1** Balcony | **1** Yard





TYPE C

TYPICAL FLOOR PLAN

1,206 sq. ft. | **29** units

3 Bedrooms | **2** Bathrooms | **1** Balcony | **1** Yard



STANDARD SPECIFICATIONS

Foundation	Piling as determined by the Engineer
Structure	Reinforced concrete
Walls	Reinforced concrete wall or lightweight block
Roof Covering	Reinforced concrete
Roof Framing	Reinforced concrete
Ceiling	Skim Coat to soffit of slab Plaster ceiling to bathrooms
Window	Powder coated aluminium frame windows with laminated glass
Doors	Ms Grilled door and solid core timber door to main door (Type B) Ms Grilled door and metal fire rated door to main door (Type A and C) Aluminium framed glass sliding door to Balcony Semi hollow core doors to others
Ironmongery	Approved lockset
Painting	Weather resistant paint to external wall Emulsion paint to internal wall
Flooring	Porcelain tiles to Living, Dining, Kitchen and Bedrooms area Bathrooms, Balcony, Utility, Store and Yard
Wall Finishes	Ceiling height Porcelain tiles to Bathrooms Porcelain tiles to Kitchen at designated area Skim Coat to others

SANITARY INSTALLATIONS

No.		Type A	Type B	Type C
1	Shower Screen	2	2	2
2	Shower	2	2	2
3	Wash Basin	2	2	2
4	Water Closet	2	2	2
5	Toilet Paper Holder	2	2	2
6	Tap	4	4	4
7	Bidet	2	2	2

ELECTRICAL INSTALLATIONS

No.		Type A	Type B	Type C
1	Lighting Point	16	17	17
2	Fan Point	5	5	5
3	Power Point	24	22	24
4	Water Heater Point	2	2	2
5	A/C Point	5	5	5
6	Fibre Wall Socket	1	1	1