keeperz
SUITES



keeperz.com.my

GreenRE

ECO-RESPONSIBLE DEVELOPER

keeperz SUITES



Artist's Impression

Your Coastal Escape, Reimagined

Suites



keeperz.com.my

Inspired by the Lighthouse Keeper

Why “Keeperz Suites”? The name takes its cue from the humble lighthouse keeper - a guardian of the seas, a symbol of guidance, and a beacon of safety. Just as the keeper’s house once stood strong by the shore, Keeperz Suites is designed as a modern retreat, offering comfort, warmth, and a touch of adventure for today’s travelers.

With 493 unique suites to choose from, Keeperz Suites isn’t just a place to stay - it’s where you can recharge, explore, and create stories worth keeping.

A Place to Call Home, A Story to Keep

Keeperz Suites isn't just about staying - it's about experiencing. Inspired by the timeless role of the lighthouse keeper, this is a place where you'll always feel guided, welcomed, and at ease. Whether you're here for a weekend escape, a long stay, or just passing through, Keeperz Suites is your coastal sanctuary with a fun twist.

Artist's Impression

Award-Winning Hospitality Management

Invest. Relax. Enjoy Returns.

Mana Mana Hospitality, a subsidiary of EXSIM Hospitality Berhad, supports property owners and investors by maximising asset value through efficient operations, strategic planning, and market-relevant hospitality concepts.

Across Malaysia, we transform properties into guest-ready stays designed to drive visibility, performance, and long-term returns.

Hospitality Excellence

End-to-end solutions that create outstanding guest experiences and stronger returns.

Our Hospitality Chain

- Short Stay Chain
- Urban Hotel Chain
- Boutique Hotel Chain
- Resort Hotel Chain
- Co-Living Hotel Chain

Award-Winning Hospitality Management

THE MALAYSIA BOOK of RECORDS®
LARGEST SHORT-STAY MANAGEMENT COMPANY CHAIN 2025

GOLDEN BULL AWARD 金牛奖 The Outstanding Business Award

THE WORLD BRANDS FOUNDATION THE WORLD'S BEST BRANDS THE BRANDLAUREATE

SME 100 AWARDS FAST MOVING COMPANIES®

Optimised Returns, Fully Managed



Asset Setup & Maintenance

- Complimentary Defect Check
- Housekeeping Services
- Renovation & Setup Services
- Ongoing Maintenance & Inspection



Revenue Growth & Optimisation

- Sales & Marketing
- Rental Collection Management
- Market Analysis & Dynamic Pricing



Operations & Owner Support

- Guest Management
- Billing & Payment Management
- Owner Support & Relationship
- Technology & Compliance

Practical. Stylish. Versatile.

Keeperz Suites offers two cozy yet clever layouts tailored for modern travelers.

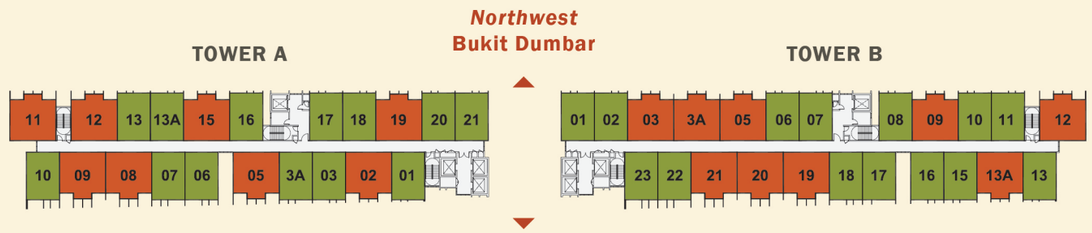


TYPE A (484sq.ft / 45sq.m) is perfect for solo explorers or couples who love a chic, compact space with everything within arm's reach.



TYPE B (581sq.ft / 54sq.m) offers the best of both worlds - ideal for families, groups of friends, or even those who want to live in one space and rent out the other. Each suite is thoughtfully designed to be bright, functional, and effortlessly stylish - your little nest by the sea.

Floor Plan



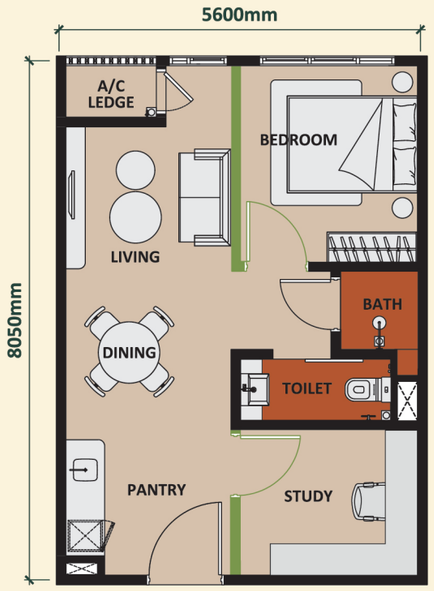
TYPE A
(484sq.ft | 45sq.m)

TYPE B
(581sq.ft | 54sq.m)

Unit Plans

TYPE A1 (STUDIO)

484sq.ft | 45sq.m



Space Planning Suggestion

TOWER A



TOWER B

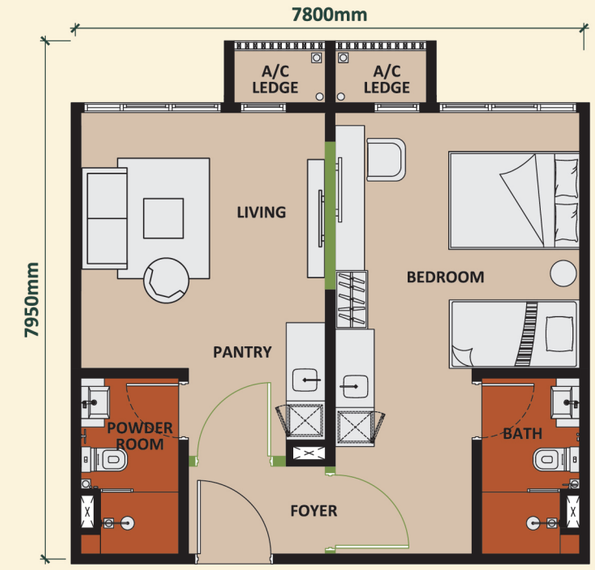




Unit Plans

TYPE B1 (STUDIO)

581sq.ft | 54sq.m



Space Planning Suggestion

TOWER A

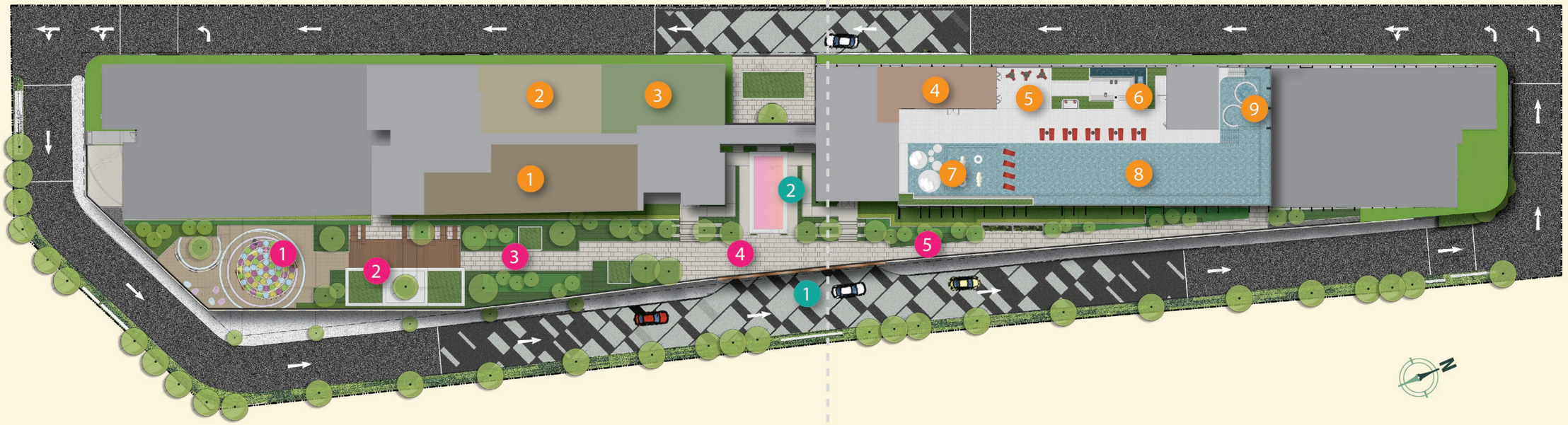


TOWER B





Facilities Plan



LEVEL G

1. Keeper's Gate
2. The Keeper's Lounge

LEVEL 5

1. Viva Pavilion
2. Barbecue Pit
3. The Watch Pavilion
4. Breeze Walk
5. Harvest Garden

LEVEL 21

1. Horizon Gym
2. The CoLab
3. Fun Zone
4. Seabreeze Lounge
5. Horizon Deck
6. Sunken Oasis
7. Little Mariner's Pool
8. Horizon Pool
9. Jacuzzi Pod

Scan to view
VR 360



Artist's Impression

Keeper's Gate

Play, Relax
& Live Above It All

FROM: *Keeperz Suites*

Play, Relax & Live Above It All

Life at Keeperz Suites is all about balancing fun, relaxation, and a touch of indulgence. The journey starts at the drop-off point where guests are welcomed into a sleek lobby lounge that instantly sets the mood.

◆ Level G



Artist's Impression

Keeperz Retail



Artist's Impression

The Keeper's Lounge





Level 5

Head up to the landscaped deck on Level 5 and you'll find playful vibes with a children's playground, chill-out seating lounges, a BBQ spot for evening grilling, and even a herbs garden to bring a fresh splash of green into the mix.

Level 21

Sunken Oasis

Artist's Impression

◆ Level 21







On Level 21, the vibe gets even better. You can challenge friends in the game room, catch up on work (or pretend to!) at the co-working space, or break a sweat with a workout at the sky gym overlooking stunning views.



Horizon Gym

Artist's Impression

Level 21

Keeperz Suites presents a refined collection of lifestyle facilities, from the sky lounge and infinity pool to the children's wading pool, jacuzzi, and pool lounge. Seamless connectivity between both towers allows residents to enjoy a complete and well-rounded recreational experience with ease.

Jacuzzi Pod

Artist's Impression

◆ Level 21

Little Mariner's Pool

Artist's Impression

At the Heart of It All

Shopping Malls

Nestled in Penang, Keeperz Suites is perfectly placed for both convenience and discovery. Within minutes, you can shop at **Lotus E-Gate**, explore the buzz at **1st Avenue Mall**, or dive into heritage charm around **Komtar** and **Prangin Mall**. For those who enjoy a splash of luxury shopping, **Gurney Plaza** and **Gurney Paragon Mall** are just a short drive away.

Major Highways

Connectivity is seamless with direct links to major highways such as **Tun Dr. Lim Chong Eu Highway** and easy access to both **Penang Bridges**.

Public Transportation

Public transport is also readily available via the **MyRapid 401E bus route**, while the **upcoming LRT Mutiara Line** will bring even greater convenience - Keeperz Suites is located within walking distance to the future Penang Waterfront Station, making it an address that is not only well connected today but also primed for tomorrow's growth.

Location Map

Gurney Plaza
Gurney Paragon
Gurney Drive
Jalan Kelawei
Jalan Burma
Jalan Sultan Ahmad Shah
Gleneagles Hospital Penang
Pantai Premier Pathology
EXSIM PENANG SALES GALLERY
MBF TOWER
Jalan Larut
Jalan Macalister
Jalan Peel
Island Hospital
Jalan Logan
Loh Guan Lye Hospital
Penang Plaza
Lebuh Light
Fort Cornwallis
Cheong Fatt Tze The Blue Mansion
Penang State Museum & Art Gallery
Penang 3D Trick Art Museum
Jalan Residensi
Jalan Anson
Jalan Penang
Chulia St.
Penang Little India
Penang General Hospital
Peace Medical Centre
Penang Street Art
MSU College
Jalan Utama
Jalan Anson
Jalan Macalister
KOMTAR TOWER
Prangin Mall
New Lane Hawker Centre
Masjid Negeri Pulau Pinang
Jalan Dato Keramat
Cat Jalan Magazine
1st Avenue
Lebuh Pantai
Pengkalan Weld / Weld Quay
City Stadium Penang
Hin Bus Depot
Tai Kar Luck Leisure Forest
Jalan Air Itam
JELUTONG
GEORGE TOWN
Jalan Perak
Chew Jetty
Cat Lebuh Noordin
Jalan Masjid Negeri
Lorong Batu Lancang
Lam Wah Ee Hospital
Jalan C.Y. Choy
Floating Buddhist Temple
Jalan Tan Sri Teh Ewe Lim
Jalan Tengku
Jalan Md Taib
SEA
keeperz
Lotus E-Gate
Lin Xiang Xiong Art Gallery
PWCC
The Waterfront Shoppes
Penang Waterfront LRT Station (Proposed Location)
Jalan Yeap Chor Ee
GELUGOR
Lebuhraya Tun Dr. Lim Chong Eu
Jalan Sultan Azlan Shah
PZ27 Jalan Bukit Gambir
Universiti Sains Malaysia
7km to Queensbay Mall & FTZ
11km to Penang Second Link Bridge
12km to Penang International Airport
Penang Bridge
N



keeperz.com.my

Stay, play and let the
good vibes guide you

keeperz.com.my



keeperz
suites

Suites

A COLLABORATIVE EFFORT BY

EXSIM

MAJESTIC GEN
NEXT GEN LIVING

EXSIM WATERFRONT SDN. BHD.
[Registration No. 202001036920 (1393241-W)]

D-35-01, Level 35, EXSIM Tower,
Millerz Square @ Old Klang Road, Megan Legasi,
No. 357, Jalan Kelang Lama, 58000 Kuala Lumpur.

T: 03 - 7963 1999 **E:** info@exsim.com.my
W: exsim.com.my

EXSIM Penang Sales Gallery

No. 53-02, MBF Tower,
Jalan Sultan Ahmad Shah,
10050 George Town Pulau Pinang

T: 04 - 285 7911 **M:** 012- 309 9116
W: keeperz.com.my

• **Pemaju:** EXSIM WATERFRONT SDN BHD [202001036920 (1393241-W)] • **No Lesen Pemaju.:** 31088/07-2030/0144(A) • **Tempoh Sah:** 04/07/2025 – 03/07/2030 • **No. Permit Iklan & Jualan:** 31088-2/03-2029/0210(A)-(S) • **Tempoh Sah:** 16/03/2026 – 15/03/2029 • **Pihak berkuasa yang meluluskan:** MAJLIS BANDARAYA PULAU PINANG • **No Pelan Rujukan.:** MBPP.OSC-PB1492/2025 • **Pegangan Tanah:** Geran untuk selama-lamanya • **Sekatan Kepentingan :** Dalam tempoh 3 (tiga) tahun pertama dari tarikh pengeluaran Sijil Layak Menduduki, tanah ini boleh dipindah milik tanpa perlu mendapat kebenaran daripada Pihak Berkuasa Negeri. Selepas tamat tempoh tersebut, Sekatan kepentingan seperti berikut adalah terpakai: Tanah yang diberimilik ini tidak boleh dipindah milik, cagar, pajak, pajakan kecil atau dilupuskan tanpa kebenaran bertulis daripada Pihak Berkuasa Negeri. Sekatan kepentingan ini adalah selaras dengan perkara 17.1(f)(i) perjanjian. • **Beban Tanah :** Gadaian (PUBLIC BANK BERHAD) • **Tarikh Jangka Siap:** MAC 2030 • **Bilangan Unit:** MENARA A : 236 UNIT PANGSAPURI PERKHIDMATAN 16 TINGKAT • **Harga Jualan:** RM1,036,901.00 (Minima) - RM1,264,016.00 (Maksima) • **Bilangan Unit:** MENARA B : 257 UNIT PANGSAPURI PERKHIDMATAN 15 TINGKAT • **Harga Jualan:** RM820,100.00 (Minima) - RM1,264,016.00 (Maksima) • **Bilangan Unit Tempat Letak Kereta :** - • **5% Bumiputera Diskaun** • **Jenis Pembangunan :** PANGSAPURI PERKHIDMATAN

All information, items and/or products herein contained and/or displayed, including but not limited to measurement, features, materials, specifications, brands, colours, plans, drawings, images, pictures, visuals renditions, illustrations and presentation of interiors, furniture and fittings layout, landscapes, roads, access, lifestyle, scale models, show units and/or development are artist's impressions/renderings for illustration purposes only and are subject to change as may be required and/or recommended by the relevant authorities and/or the developer's architects, engineers and/or consultants without prior notification to you. Nothing contained herein shall be taken as identical representation of the actual state thereof or constitute or be construed to constitute an offer, a contract, part of the sale and purchase agreement (SPA), a representation and/or warranty on the part of the developer, unless expressly and specifically incorporated in the SPA. Prospective purchasers are advised to read and scrutinize the SPA together with its enclosures or to engage relevant independent professionals for advice prior to signing of the SPA. The developer and/or other related companies and parties shall neither be held responsible for any claims, error or inaccuracy nor be liable for any losses, damages, costs, expenses, or liabilities that may be incurred, suffered or sustained resulting from any reliance on any information, items and/or products herein contained and/or displayed or any part thereof.