The LightHauz



A Beacon of
*Coastal Elegance*
*& Modern Living*



## Named to Inspire,
## *Designed to Shine*

The name “The Lighthauz” is a modern and refined take on the traditional lighthouse, capturing the essence of a home that guides, protects, and inspires. Just as a lighthouse serves as a landmark for travelers, The Lighthauz stands as a beacon of premier living, illuminating a future of comfort, connectivity, and luxury.

# Discover The Lighthauz

## *A New Beacon of Coastal Living*

The Lighthauz is more than just a residence - it's a statement of prestige, elegance, and modern coastal living. Strategically located in Penang's premier waterfront development, it offers the perfect balance of urban convenience, seamless connectivity, and breathtaking sea views.

With thoughtfully designed layouts, comprehensive facilities, and unparalleled lifestyle offerings, The Lighthauz is designed for those who seek refined living in an exclusive, vibrant community. Whether for personal sanctuary or investment potential, this is where the future of Penang's luxury waterfront living begins.

Artist's Impression

*Seaside Life*




## Guiding the *Future of Waterfront Living*

Nestled in the heart of Gelugor, Penang, The Lighthauz is an architectural masterpiece that redefines waterfront living. Inspired by the iconic presence of a lighthouse, this development symbolizes guidance, stability, and a bright future - a beacon of elegance and sophistication amidst Penang's evolving skyline.

GreenRE
ECO-RESPONSIBLE DEVELOPER

Artist's Impression



HORIZON LOBBY

Artist's Impression



Artist's Impression

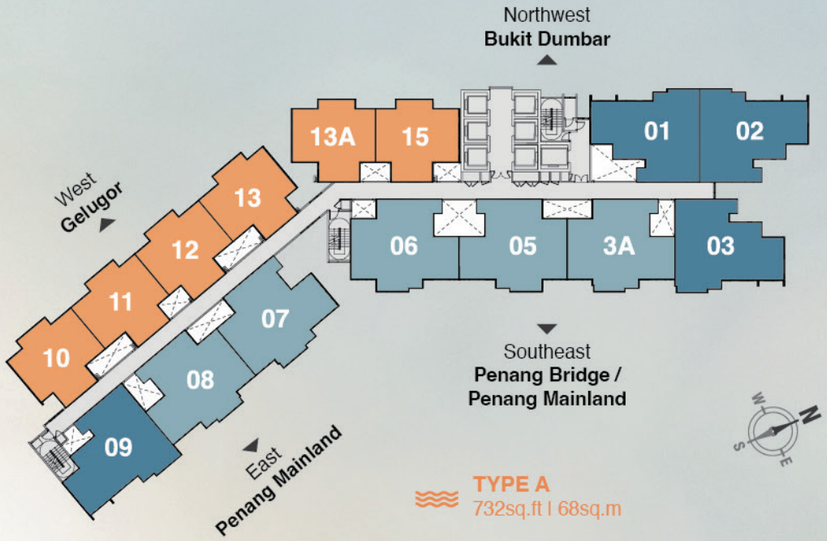


Artist's Impression

# Thoughtfully *Designed Layouts*

The Lighthauz offers a variety of well-planned layouts to suit different lifestyles, whether you are a young professional, growing family, or an investor.

Each residence is meticulously designed with open-plan layouts and exclusive finishes to maximize natural light and enhance the living experience.




**TYPE A**
732sq.ft | 68sq.m

**TYPE B**
1001sq.ft | 93sq.m

**TYPE C**
1001sq.ft | 93sq.m

Artist's Impression

# TYPE A1

**1+1R + 2B I Balcony**

732sq.ft I 68sq.m




Space Planning Suggestion




- UNIT PLANS -

# TYPE A2

**1+1R + 2B I Non Balcony**

732sq.ft I 68sq.m



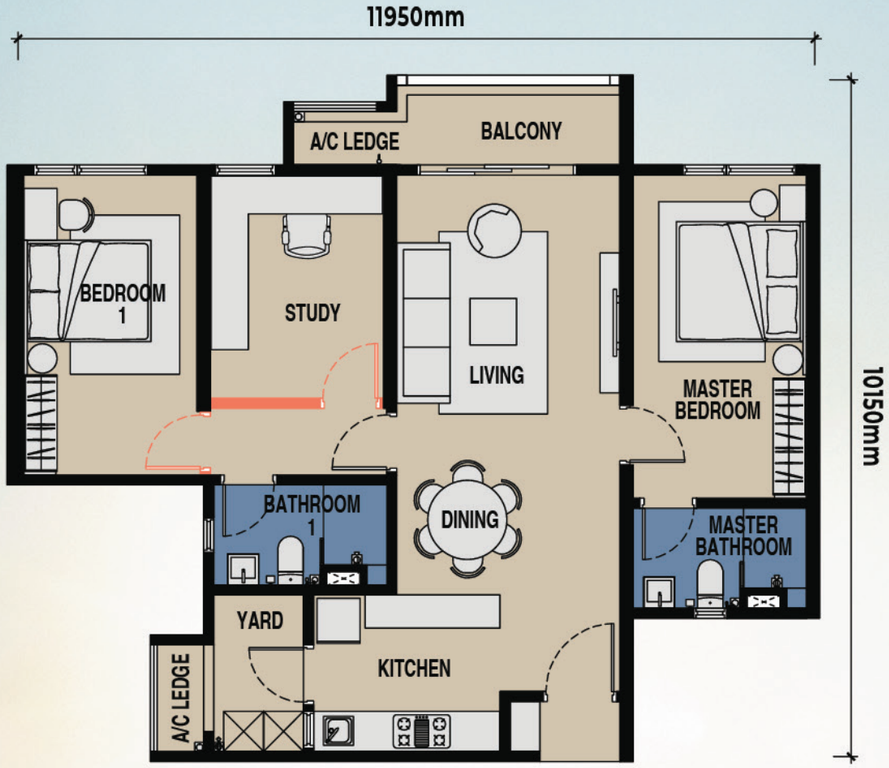

Space Planning Suggestion



# TYPE B1

**2+1R + 2B I Balcony**

1001sq.ft I 93sq.m




Space Planning Suggestion

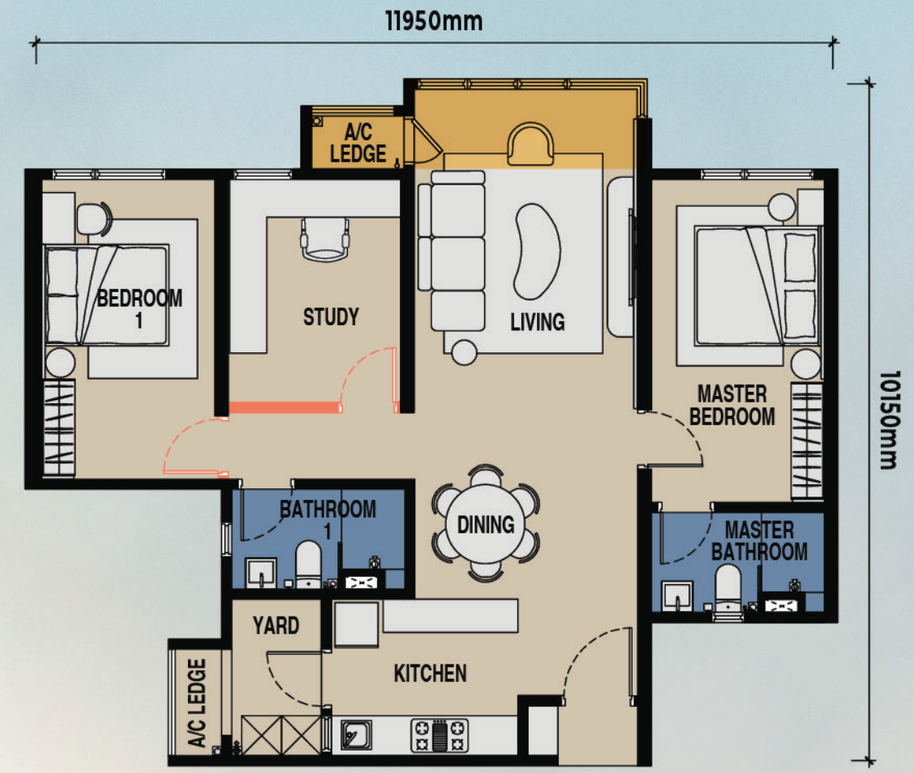



- UNIT PLANS -

# TYPE B2

**2+1R + 2B I Non Balcony**

1001sq.ft I 93sq.m



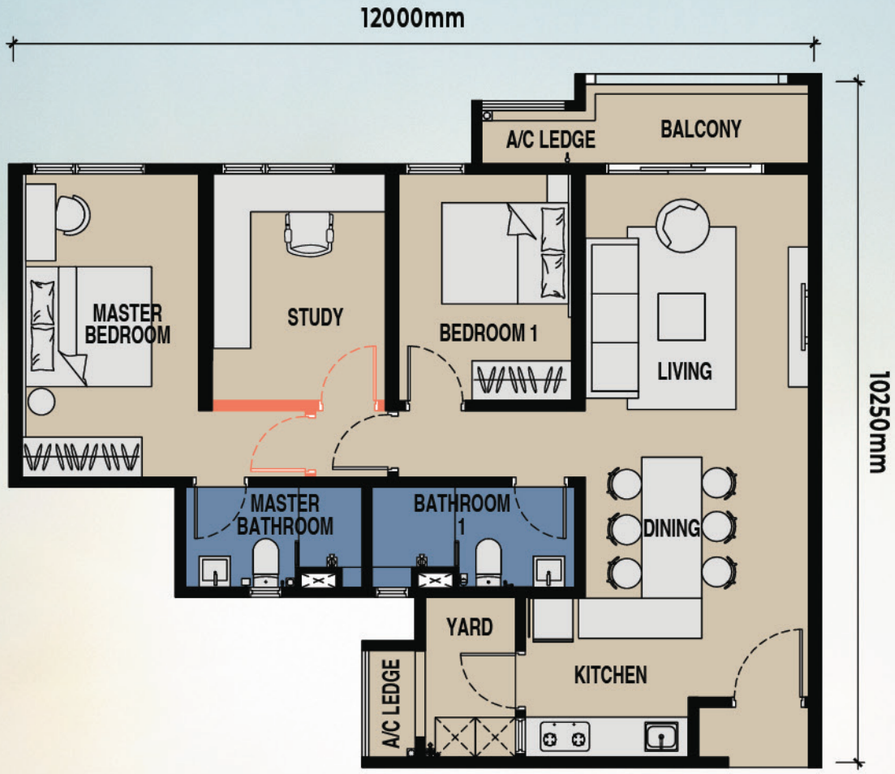

Space Planning Suggestion



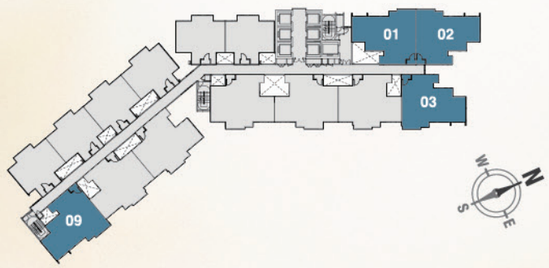
# TYPE C1

**2+1R + 2B I Balcony**

1001sq.ft I 93sq.m




Space Planning Suggestion

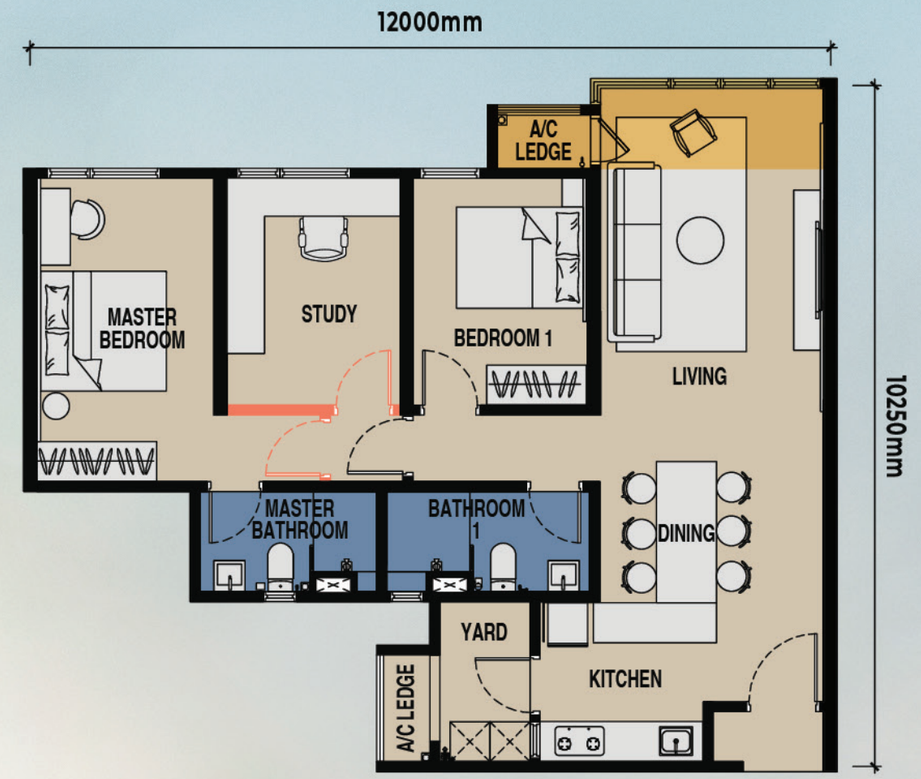



- UNIT PLANS -

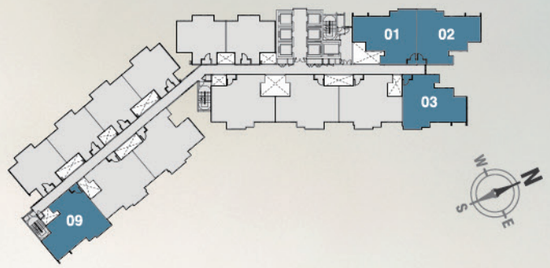
# TYPE C2

**2+1R + 2B I Non Balcony**

1001sq.ft I 93sq.m




Space Planning Suggestion



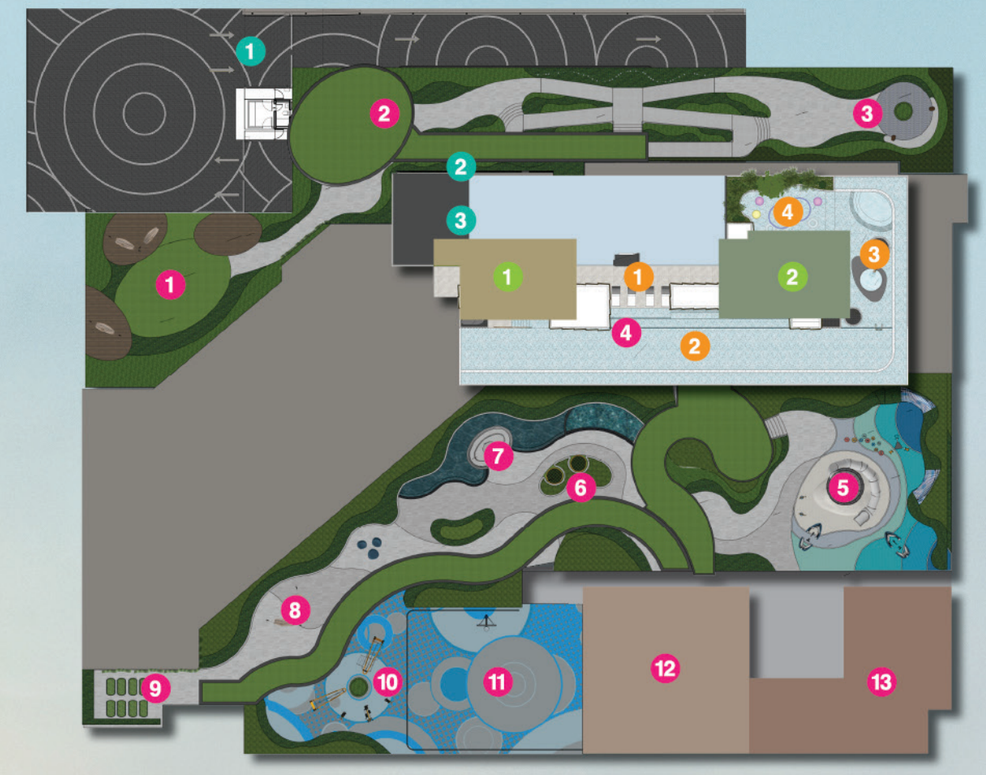



# Crafted for Everyday Indulgence

At The Lighthauz, every space is thoughtfully designed to support a holistic lifestyle that blends leisure, wellness, and community. Residents can relax by the infinity pool and sun deck with calming coastal views, or enjoy sweeping sea and city panoramas from the Sky Lounge & Viewing Deck.

Wellness is prioritized with a fully equipped gym and yoga spaces, while private function rooms foster social connection and gatherings. A dedicated children's play area offers a safe, fun space for families, and lush landscaped gardens and walkways provide a peaceful retreat within the city.

## - FACILITIES PLANS -



### LEVEL 1

1. Coastal Arrival
2. Arrival Bay
3. Horizon Lobby

### LEVEL 9

1. Stargazing & Yoga Deck
2. Firelight Grillbar
3. Breeze Walk
4. Mindspace
5. Children Discovery Play
6. Readery Deck
7. Breeze Lounge
8. Serenity Garden
9. Herbs Haven
10. Coastal Fit
11. Seaside Court
12. Lumina Hall *(Multipurpose Hall)*
13. Coastal Gym

### LEVEL 56

1. Aquora Deck
2. Astral Lagoon *(Sky Pool)*
3. Stargaze Soak *(Jacuzzi)*
4. Mirage Bay *(Wading Pool)*

### LEVEL 57

1. Fun Hub
2. Horizon Lounge

Artist's Impression

*High*

# INVESTMENT POTENTIAL

Part of a landmark mixed-use development that enhances property value and offers lucrative returns.

Artist's Impression



ASTRAL LAGOON
(SKY POOL)
Artist's Impression

*Illuminating*

# A NEW STANDARD OF COASTAL LIVING



Artist's Impression



COASTAL GYM
Artist's Impression



BREEZE WALK

Artist's Impression



HORIZON LOUNGE

Artist's Impression



MINDSPACE

Artist's Impression

## STARGAZING DECK

Artist's Impression



Artist's Impression

*Exclusive*

# COASTAL LIFESTYLE

Panoramic sea views, resort-inspired facilities, and modern residences designed for comfort and sophistication.




COASTAL GYM

Artist's Impression



FUN HUB
Artist's Impression



COASTAL FIT &
SEASIDE COURT
Artist's Impression



CHILDREN DISCOVERY PLAY
Artist's Impression



HORIZON LOUNGE
Artist's Impression




COASTAL GYM
Artist's Impression



MIRAGE BAY
(WADING POOL)
Artist's Impression



**FUN HUB**
Artist's Impression



Artist's Impression



**FIRELIGHT GRILLBAR**
Artist's Impression

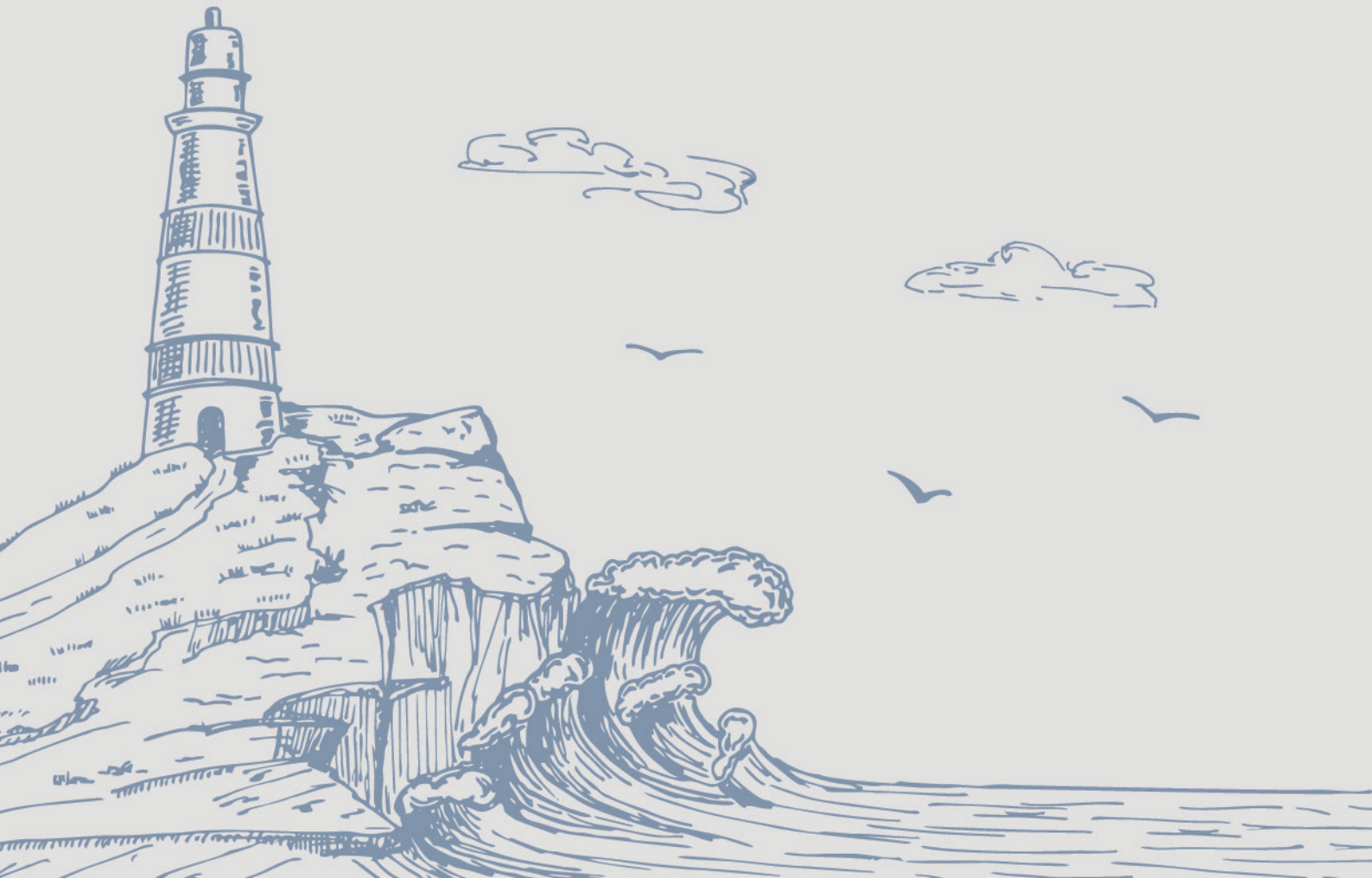
# Prime Location

## *Connected Coastal Living*

Nestled in the heart of Gelugor, Penang, The Lighthauz offers seamless access via the Tun Dr. Lim Chong Eu Expressway, Penang Bridge, and the upcoming Mutiara LRT Line (Penang Waterfront Station*).

Enjoy effortless connectivity to George Town, Bayan Lepas, and key urban hubs, while being minutes from premier shopping malls, medical centers, and esteemed educational institutions.

Where the pulse of the city meets the calm of the sea - experience the best of both worlds at The Lighthauz.



# LOCATION MAP

Gurney Plaza
Gurney Paragon
Gurney Drive
Jalan Kelawei
Jalan Burma
Jalan Sultan Ahmad Shah
Wawasan Open University
Gleneagles Medical Centre
Pantai Premier Pathology
EXSIM PENANG SALES GALLERY
MBF TOWER
SEGi College Penang
Jalan Macalister
Jalan Peel
Jalan Burma
Jalan Larut
Island Hospital
UOW Malaysia KDU Penang University
Penang Plaza
Lebuh Light
Fort Cornwallis
Cheong Fatt Tze The Blue Mansion
Jalan Logan
SMK(P) Methodist
Loh Guan Lye Hospital
St. Xavier's Institution
Penang State Museum & Art Gallery
Penang 3D Trick Art Museum
Jalan Residensi
Jalan Anson
Jalan Penang
Shih Chung Primary School
Chulia St.
22 MACALISTERZ
The One Academy
Peace Medical Centre
International University College Malaysia
Penang Little India
Penang General Hospital
Jalan Utama
National School Francis Light
MSU College
Penang Street Art
KOMTAR TOWER
Prangin Mall
Jalan Anson
Jalan Macalister
New Lane Hawker Centre
Sunway Hotel Georgetown
Lebuh Pantai
TUN DR. LIM CHONG EU
Masjid Negeri Pulau Pinang
Jalan Dato Keramat
Gat Jalan Magazine
1st Avenue
Jalan Air Itam
City Stadium Penang
Hin Bus Depot
NOORDINZ
Chew Jetty
Tai Kar Luck Leisure Forest
JELUTONG
GEORGE TOWN
Gat Lebuh Noordin
Floating Buddhist Temple
Lorong Batu Lancang
Jalan Masjid Negeri
Jalan Perak
Jalan C.Y. Choy
Lam Wah Ee Hospital
Jalan Tan Sri Teh Ewe Lim
Jalan Tengku
TO PENANG BRIDGE* LEBUHRAYA
Jalan Md Taib
The LightHauz
SEA
keeperz SUITES
Lotus E-Gate
Lin Xiang Xiong Art Gallery
Penang Waterfront LRT Station (Proposed Location)
PWCC
Jalan Yeap Chor Ee
Lebuhraya Tun Dr. Lim Chong Eu
Waterfront Shoppe (Mall)
GELUGOR
PZ27 Jalan Bukit Gambir
Jalan Sultan Azlan Shah
Universiti Sains Malaysia
Penang Bridge
7km to Queensbay Mall & FTZ
11km to Penang Second Link Bridge
12km to Penang International Airport


Your Dream Home
by The Sea Awaits.

A COLLABORATIVE EFFORT BY

EXSIM

MAJESTIC GEN
NEXT GEN LIVING

**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:** lighthauz.com.my

**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

• **Pemaju:** EXSIM WATERFRONT SDN BHD [202001036920 (1393241-W)] • **No Lesen Pemaju.:** 31088/07-2030/0144(N) • **Tempoh Sah:** 04/07/2025 - 03/07/2030 • **No. Permit Iklan & Jualan:** 31088-1/10-2028/0882(A)-(S) • **Tempoh Sah:** 22/10/2025 – 21/10/2028 • **Pihak berkuasa yang meluluskan:** MAJLIS BANDARAYA PULAU PINANG • **No Pelan Rujukan.:** MBPP.OSC-PB1491/2025 • **Pegangan Tanah:** Kekal • **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:** SEP 2030 • **Bilangan Unit:** 671 Unit Pangsapuri Perkhidmatan 57 Tingkat • **Harga Jualan:** RM890,435.00 (Minima) – RM1,208,911.00 (Maksima) • **Bil Unit Tempat Letak Kereta:** 2 unit • **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.