

## SPOTLIGHT

# Panoramic eyeful

The View Twin Towers in Penang captures the best sights on and off the island

**W**ant a view of the Penang Bridge? What about a panorama of the sea and the mainland just across? Not interested in the azure of the sea? Perhaps the serene sight of verdant hills might work for you.

All these view possibilities are said to be available at The View Twin Towers, a condominium project in Penang. Ivory Villas Sdn Bhd, a subsidiary of the Ivory Properties group, is the developer of The View Twin Towers, which comprises two 32-storey towers with a total of 160 units. The project with a gross development value (GDV) of RM120 million, sits on a three-acre freehold parcel the developer acquired in 2003 for RM16 million.

Scheduled for completion at the end of next year, The View Twin Towers is located on Jalan Sultan Azlan Shah, opposite Universiti Sains Malaysia. It boasts easy access to Bayan Lepas Expressway, Penang Bridge and Penang International Airport.

"The View is inspired by seashells, with the layout of the individual units designed to capture maximum views," Ivory Properties' group general manager Chok Keng Vui tells *City & Country*.

Residents have a panoramic 270-degree view, and will be able to see Georgetown, Penang Street, Penang Bridge, Pulau Jerejak and Bayan Lepas Expressway from their units, says Chok.

He is also excited by what he calls the unique architecture employed in the project

— there is a bridge connecting the two towers at the 17th floor.

Since its launch early last year, the developer says it has sold over 80%. Of the 160 units, which include four duplexes and six penthouses. Typical units have a built-up area of 2,068 sq ft for intermediate units and 2,088 sq ft for corner units. All units come with 3 + 1 bedrooms and four bathrooms. These are priced at RM633,800 onwards for intermediate units to RM653,800 or more for the corner ones. The tag rises by RM3,000 per floor.

Intermediate duplex units come with a built-up of 3,500 sq ft while corner units have a built-up of 3,780 sq ft. They come with 4 + 1 bedrooms and five bathrooms. These cost just above RM1 million for an

intermediate unit to RM1.09 million for a corner unit.

The penthouses, with built-ups of 5,180 sq ft for intermediate and 5,380 sq ft for corner units, cost RM1.52 million to RM1.62 million. They come with 5 + 1 bedrooms and seven bathrooms and an inner courtyard, while a Jacuzzi and store room are sited on the rooftop terraces.

The monthly service charge for the units is RM280. Facilities are on the fourth floor and include a sauna, gym, barbecue, swimming and wading pools, and jogging tracks.

## Other projects

Among the Ivory Properties group's projects is Tanjung Park, a condominium project on Jalan Tanjung Tokong which has a GDV of RM180 million. It was completed in 2003.

Other completed projects of the group include: Plaza Ivory (GDV: RM120 million), Palace Hill (GDV: RM40 million) and a mixed development project located next to Universiti Sains Malaysia on Jalan Bukit Gambir.

Chok says Ivory Properties will be starting another project called Moonlight Bay at Batu Ferringhi at the end of the year. This is a resort-themed gated community development comprising high-end villas with a GDV of RM150 million.

Other projects in the pipeline include



A bridge links the two towers at the 17th floor



Penang Times Square and Island Resort, both of which will start at the end of next year, Chok says. "Penang Times Square, with a GDV of RM500 million, is located in the heart of Georgetown. We are still in the process of finalising the net lettable space."

Another project is the Island Resort at Batu Ferringhi. The resort-themed development with a GDV of RM200 million will feature a club in a natural environment, Chok says.

For more details on The View Twin Towers call (04) 210 8000. — *Fintan Ng*