

# LOTS OF EXPERTISE

## An address for future monorail system in Penang

Ivory Properties Group has lots of expertise and experience in the property market.

Current on-going projects cater to a cross-section of income groups as well as the 'Malaysia My Second Home' campaign to attract foreign investment.

The Moonlight Bay freehold luxury hill resort bungalows and the Penang Times Square are Ivory's present prestigious projects.

Seventy three- to four-storey Mediterranean-style bungalows will overlook the panoramic view of one of Penang's few prime and pristine beaches.

Moonlight Bay is an idyllic gated community with full facilities designed with plenty of space for a healthy lifestyle, peace and tranquillity.

The developer has also taken into consideration the plight of the elderly and physically weak in the construction of the bungalows and access to individual homes.

Because of the high elevation of the slope, terraces are created with lifts servicing each level of terrace. These tower links are created to facilitate movement between the Club House at the foot of the hill to the Hilltop Garden.

As each bungalow of about 4,000 sq ft of built-up area is either three or four floors high, every unit is equipped with elevators.

On the higher floors, full view of the panorama is guaranteed though. All units come with an indoor kitchen and a terrace kitchen where family and friends can have a BBQ or dinner al fresco and enjoy the fresh air and the view. Some higher end units are equipped with a mini pool for private recreation.

Ivory has engaged foreign experts and consultants for the landscaping.

The developer is responsible for maintenance of all common grounds and landscapes. Full facilities include a swimming pool, a wading pool, a jacuzzi and water slide for water activities. The Club House also features a gymnasium, changing room, sauna, fitness station and reflexology.

For entertainment and relaxation, there are landscaped gardens, a BBQ pit, a children's playground, a community hall and games room.

For the money you pay, you get breathing space and top quality construction, finishing and furnishing.

All 70 units share the 13 acres of land promising an environment with all the natural attributes of lush greenery and the picturesque view of the sea.

The show unit is ready for viewing during the Chinese New Year launch.

In George Town will soon loom a new major landmark in the form of the ultra modern Penang Times Square. This development has attracted a lot of foreign and local interest even before the construction began.

According to general manager Chok Keng Vui, the entire Times Square was expected to be fully completed by 2011.

Planned as an urban masterpiece inspired by the social-cultural fabric of this internationally-renowned island, Penang Times Square enjoys one of the most exclusive locations in the city.

As an address for the future monorail system which is expected to begin construction in the second half of this year, Penang Times Square will be easily accessible by road or rail when everything falls into place in the very near future.

Chok added that many Singaporeans had expressed keen interest in Penang Times Square. This is primarily due to the property boom along their own Mass Rapid Transit (MRT) routes which the country had experienced in the last 20 years.

And Penang Times Square's designated monorail station has certainly reminded them of its future tremendous potential.

On completion, Penang Times Square will contain over 1,000 residential units from medium cost to high end, office towers, commercial centres, entertainment facilities, a 500-room major hotel, a 70,000sq ft exhibition hall, a monorail



The new Penang Times Square has attracted a lot of foreign and local interest.

station and two acres of open space.

Ivory Properties has invested over RM30 million on the installation of a state-of-the-art ice thermal cooling system that will make use of lower rate night electricity supply, the first of its kind in Penang.

The system will cool down the Square during the day and is expected to be cost saving in the long term.

Construction is on-going with 30% of Phase 1 completed. This Phase, Birch The Plaza, comprises 416 condominium units. Phase 2 is Birch Regency service residence comprising 358 units. Those who make bookings by the end of February for Phase 2 will enjoy "Ivory Offers Full Price Buy-Back Guarantee" promotion if they find the condo not up to their expectations.

Three apartment types and four penthouse designs are available for selection. Interior layout is well-planned to provide for privacy of the bedrooms. All units carry freehold titles.

Each individual phase of Penang Times Square will feature distinct and individually themed interiors. The ground floor commercial units will have a 20-foot high ceiling and mezzanine floor to allow flexible shop design with potential for a full double-storey layout.

The monorail station is located on the second floor of the commercial centre. All floors with wide walkways integrate with the prestigious 500-room hotel and museum. Penang Times Square will be the hub of shopping, lifestyle living, entertainment and exhibition activities and the most happening place in the northern region.

Ivory Properties Management Services Sdn Bhd provides property and maintenance services to condominiums and commercial properties of the group.

Awards won by the group include Golden Bull, SME Business Award of the Year, Keris Award, 4th Asia Pacific/Malaysia e-Entrepreneur Excellence Award, Enterprise 50 Award and Business Superbrands.

For more information and bookings, drop in at Ivory Properties Group at 73, Birch House, Jalan Dato Keramat. The phone number is 604-2108000, fax 604-227 0000/ 2277888. You can also e-mail [ivorypg@po.jaring.my](mailto:ivorypg@po.jaring.my) or visit [www.ivory.com.my](http://www.ivory.com.my) to view past and present projects and the numerous awards won by the company since its inception.



The View condominiums, one of its prestigious projects.