

PROJECT FACTSHEET | 18 EAST AT ANDAMAN (TOWER 1G)

Project	Andaman at Quayside, 18 East at Andaman	
Location	<ul style="list-style-type: none"> <li>At the north easternmost cape of Malaysia's Penang Island.</li> <li>Sited on the final, most-prime plot on Penang's largest seafront development, Seri Tanjung Pinang.</li> </ul>	
Development Concept	<ul style="list-style-type: none"> <li>Seafront havens inspired by the Andaman Sea, offering stunning views, expansive living spaces fitted with sublime luxury.</li> <li>A resort home with a completed world-class clubhouse, 4.5 acres waterpark and 6.9 acres of lush greenery.</li> </ul>	
Developer	E&O Property (Penang) Sdn Bhd – a wholly owned subsidiary of Eastern & Oriental Berhad	
Architect	GDP Architects	
Landscape Architects	<ul style="list-style-type: none"> <li>Geyer Coburn Hutchins (GCH) from Seattle, USA</li> <li>ICN Designs</li> </ul>	
Configuration	3 towers (Tower 1F, 1G & 1H)	
No of units	Launched	Tower 1F - 169 units (launched in Feb 2012) Tower 1H - 169 units (launched in Sept 2012)
	To be launched	Tower 1G - 210 units
Site area	Andaman at Quayside covers 6.4 acres (25,900 sm / 278,784 sq ft) within the 21 acres Quayside development	
Land Tenure	Freehold, residential title	
Unique Selling Features	<ul style="list-style-type: none"> <li>Part of the world-class waterfront community, Seri Tanjung Pinang; the likes of Sentosa Cove in Singapore &amp; Sanctuary Cove in Australia.</li> <li>International consultants, eg Wimberley, Allison, Tong &amp; Goo (WATG) as concept architect, Geyer Coburn Hutchins (GCH) as landscape architect &amp; IA49 as interior architect/ designer.</li> <li>Designed with private waterpark (first-of-its-kind in the region), complete clubhouse, lush greenery, open spaces to enjoy sea breeze, communal spaces &amp; facilities.</li> <li>A private resort with luxurious living space.</li> <li>Next to Straits Quay, Penang's first seafront retail marina.</li> </ul>	
Facilities	<ul style="list-style-type: none"> <li>Resident's only Lobby offering a concierge counter with café bar plus water dispenser, powder room, bicycles for rent, sun-tan lotion dispenser and wifi facilities.</li> <li>Free access to the water park facilities at Quayside commencing three months from the date of Sale &amp; Purchase Agreement until delivery of vacant possession. <b>* this access to the water park facilities is limited to 5 guest per entry per day which includes the buyer himself</b></li> <li>60% of the development concept comprises recreation area which includes a 4.5 acres waterpark and an additional 6.9 acres of park area. Tennis &amp; a multi-purpose court.</li> <li>The completed Quayside waterpark comprises of a formal signature pool, a spa pool with massage pavilions, an adventure pool with water slides &amp; islands, and a beach pool with cabanas. 1.4 km of jogging &amp; cycling tracks.</li> <li>The world-class resort style Quayside clubhouse is equipped with lounge room, function spaces, gymnasium, outdoor dining terrace, a theatrette, a fully functional kitchen with barbeque facilities, games room and changing room with lockers all ready for use.</li> <li>Recreation park - size: 0.86 acres (37,566 sq ft / 3,490 sm).</li> </ul>	

<p>Security</p>	<p>State-of-the-art integrated security systems developed by leading security consultant, GDSS Security Consultants.</p> <ul style="list-style-type: none"> <li>• Perimeter fence with fibre optic cable, CCTV and video motion detector.</li> <li>• Residents/ visitors vehicle access control. All visitors go through an access control system on entrance and exit that records electronically the driver, vehicle registration number as well as type and the details of the visitor are also electronically scanned into the system. Residents vehicle have unrestricted access via the residents lane through their own dedicated access control system by means of a long range transponder which is used for their vehicles.</li> <li>• Video intercom at main lift lobby of each tower.</li> <li>• Card accesses to all lift lobby levels.</li> <li>• Home intercom and call assist button that is linked to a 24 hours manned guard house and security control room</li> <li>• CCTV at car park, lift lobby and perimeter fence</li> </ul>
<p>Apartment Design, Types &amp; Sizes Tower 1G</p>	<p><u>Type A - 1 bedroom</u> Views / Direction                      Green view / South West Total units                                25 units Built-up areas                            877 sq ft onwards</p> <p><u>Type A1 - 1+1 bedrooms</u> Views / Direction                      Green view &amp; Sea view / South West Total units                                24 units Built-up areas                            1,180 sq ft onwards</p> <p><u>Type B - 1 bedroom</u> Views / Direction                      Sea view / North Total units                                28 units Built-up areas                            1,123 sq ft</p> <p><u>Type C - 2 + 1 bedrooms</u> Views / Direction                      Green view / South West Total units                                14 units Built-up areas                            2,057 sq ft</p> <p><u>Type D - 2 bedrooms</u> Views / Direction                      Sea view / East Total units                                28 units Built-up areas                            2,036 sq ft</p> <p><u>Type E &amp; E1 - 3 bedrooms</u> Views / Direction                      Sea view / North &amp; East Total units                                87 units Built-up areas                            2,770 sq ft onwards (Type E1)    2,824 sq ft onwards (Type E)</p> <p><u>Type F – Penthouses</u> Views / Direction                      Sea view / North &amp; East Total units                                3 units Built-up areas                            4,188 sq ft to 4,338 sq ft</p> <p><u>Type G – Penthouse</u> Views / Direction                      Green view / South West Total units                                1 unit Built-up areas                            4,813 sq ft</p>

Specifications	<p><b>Flooring</b></p> <ul style="list-style-type: none"> <li>Living, dining, bedrooms &amp; kitchen Timber block (Merbau)</li> <li>Foyer (for all types) Marble</li> <li>Powder room Marble</li> <li>Terrace Homogeneous tiles with aggregate border</li> <li>Maid's room &amp; Maid's bath Ceramic tiles</li> </ul> <p><b>Bathrooms</b></p> <ul style="list-style-type: none"> <li>Master bathrooms Floor – Marble &amp; granite edges Wall – Compressed stone &amp; Travertine mosaic Sanitary ware – Kohler &amp; TOTO for bath tub Sanitary fittings – Crestial</li> <li>Secondary bathrooms Floor – Porcelain tiles Wall – Porcelain tiles / tumble stones Sanitary ware – TOTO Sanitary fittings - Crestial</li> </ul> <p><b>Height</b></p> <ul style="list-style-type: none"> <li>Floor to ceiling – between 2.6 m (8'6") to 3.4 m (11'2")</li> </ul> <p><b>Extras</b></p> <ul style="list-style-type: none"> <li>Fully fitted kitchen cabinet equipped with Bosch (or equivalent) hob, hood, oven, microwave and integrated fridge with granite (impala black) kitchen counter top.</li> <li>Integrated Dishwasher &amp; Wine chiller. * not applicable for Type A, A1 &amp; B</li> <li>Ceiling fan with regulators to living, bedrooms, study &amp; terrace.</li> <li>Air conditioning units (split units with grilles) to living/ dining, bedrooms and study.</li> <li>Hot water (cylinder tank included) to kitchen and all bathrooms except powder room .</li> <li>Wardrobe to all bedrooms except maid's &amp; study</li> <li>Light fittings (surface mounted lights &amp; downlights at areas with false ceiling)</li> <li>Bosch (or equivalent) Washer &amp; Dryer complete with stacking kit.</li> </ul>
Car Parks	<p>Pre-allocated car parking bays for all units</p> <p>1 &amp; 1+1 bedroom - 1 single bay 2 &amp; 2+1 bedrooms - 1 tandem bay 3 bedrooms - 1 tandem bay Penthouses - 1 tandem bay + 1 single bay</p> <p><u>Additional bays for sale</u></p> <p>Single bays - RM 50,000.00 per bay Tandem bays - RM 70,000.00 per bay</p>
Maintenance fee	Estimated at RM 0.45 per sq ft per month
Financing	<p>Free legal fees for SPA documentation</p> <p>Margin of financing:</p> <ul style="list-style-type: none"> <li>Malaysians - up to 90%</li> <li>Foreigners - approximately 50%</li> </ul>
Completion	42 months from Sale & Purchase agreement date
Payment Terms	<p>Booking fee RM 30,000.00</p> <p>Signing SPA Balance 10% (within 14 days of booking)</p> <p>Subsequent stages As per 3<sup>rd</sup> Schedule of the Sale &amp; Purchase agreement</p>