WATERSTONE®

TANJUNG BUNGA | PENANG ISLAND

Tanjung Bunga - A Neighbourhood Nestled Between *the Sea, the Hills, and the City*

Tanjung Bunga is located along the northern coast of Penang Island between Batu Ferringhi and Tanjung Tokong. Tanjung Bunga is known as a beach destination, with several hotels and resorts lining the beaches within the area. Today, it is an affluent seaside township lined with luxury condominiums, vibrant cafes and eateries serving both modern fare and local favourites.



Penang Island's Actual View

Living in Tanjung Bunga, This Is Where You Have the *Finer Quality of Life* in Penang Island

Life moves at a gentler pace here in this part of Tanjung Bunga, a low-density neighbourhood where Waterstone will be located. Nestled between the sea and the hills, Tanjung Bunga offers a serene escape surrounded by nature's beauty, and yet it is just mere minutes away from the vibrant lifestyle hubs of Gurney Drive and Georgetown. There's no other place like this in Penang Island.



Tanjung Bunga Township's Actual View



Education

1. TAR University of Management and Technology
2. Tenby Schools Penang
3. Prince of Wales Island International School
4. Dalat International School

Hotel & Resort

5. Flamingo Hotel By The Beach
6. Rainbow Paradise Beach Resort

Grocery

7. Tanjung Bunga Fresh Market & Food Complex

Indulgence

8. Permai 32 - Retail By The Park
9. Tree Square - Retail and F&B Outlets



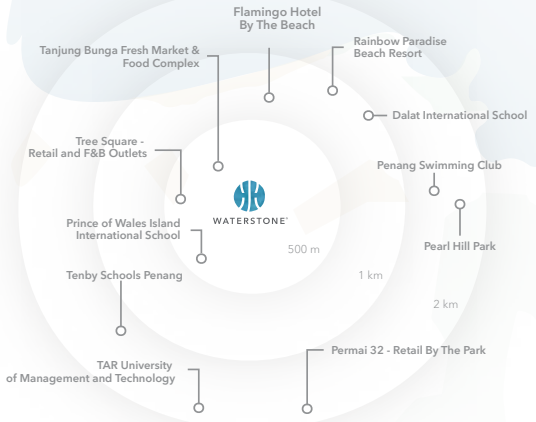
Residential-Titled Homes at a *Low-Density Neighbourhood*

Living at Waterstone means coming home to a quiet, low-density neighbourhood where privacy are part of everyday life. Nestled among leafy streets and graceful surroundings, it offers a calm retreat – yet remains well-connected via Jalan Tanjung Bunga, placing the best of Penang just minutes away.

Waterstone, Tanjung Bunga - A *Prestigious* Coastal Address

Decades of urbanisation have also led to many developments of luxury beachfront condominiums, hotels and international schools that attracted a significant expatriate population which made up for almost 10% of Tanjung Bunga's population as of 2020.

Tanjung Bunga offers a lifestyle that feels worlds away with its mix of expatriates and global culture, Tanjung Bunga is like living overseas without leaving Malaysia.



At The *Centre* of It All

Everything you need is within easy reach, whether it's bringing your child to a nearby international school, picking up fresh produce from the market just down the road, or enjoying a peaceful weekend by the beach. With cosy cafés, charming retail outlets, and friendly neighbours all around, this is a place where daily routines feel less like chores and more like a getaway.

100 m to **Tanjung Bunga Fresh Market & Food Complex**

200 m to **Tree Square-Retail and F&B Outlets**

300 m to **Prince of Wales Island International School**

850 m to **Flamingo Hotel By The Beach**

1 km to **Rainbow Paradise Beach Resort**

1 km to **Dalat International School**

1.2 km to **Penang Swimming Club**

1.5 km to **Pearl Hill Park**

1.5 km to **Tenby Schools Penang**

1.8 km to **Permai 32-Retail By The Park**

1.8 km to **TAR University of Management and Technology**

Disclaimer: All distances mentioned are approximate and for reference only.



Prince of Wales Island International School

Your Home Near *Penang's Best International Schools*

At Waterstone, world-class education is always within reach. Prince of Wales Island International School (POWIIS) is only a short walk from Waterstone, whereas Tenby Schools Penang and Dalat International School are just minutes away. This is the place where your kids grow and thrive.


Tanjung Bunga Fresh Market

> **"This is Where You Have The Finer Quality of Life in Penang Island**

Most Daily Needs, *Just a Walk Away*

At Waterstone, everything you need is within reach. Stroll to the Tanjung Bunga Fresh Market for your daily essentials, enjoy vibrant cafés, eateries, and boutiques at Tree Square just across the road, and discover Permai 32, the retail outlets by the park, only minutes from your doorstep.

Elevate Your Wellness Living in a Neighbourhood Close to Nature

Surrounded by lush green hills and parks, life here stays naturally balanced—where fresh air and scenic views become part of your everyday. Just minutes away, Pearl Hill Park invites you to hike, jog, or simply reconnect with nature. Here, you don't just own a prestigious address – you embrace a healthier, more vibrant lifestyle, perfectly intertwined with the beauty of the outdoors.


Pearl Hill Park

The Luxury of Living *Close to the Sea*

This part of Tanjung Bunga is one of Penang Island's famous tourist belts, lined with beachfront hotels and resorts. From Waterstone, it's only a short walk to the peaceful sandy shores of the popular Tanjung Bunga Beach, perfect for water sports, leisurely seaside strolls, or simply unwinding with a sunset view.


Tanjung Bunga Beach



2
Towers

40
Storeys

6
Residences Per Floor

1,334 - 2,195
Residence Sizes (sqft)

Artist's Impression

A *Freehold* Legacy for You and Your Loved Ones

Waterstone, a freehold home beyond a residence–your lasting legacy for generations. Surrounded by serenity and timeless design, it offers enduring value, comfort, and security for the ones you love most.



Artist's Impression

The Welcoming *Entrance*

Step into Waterstone through an inviting entrance that blends resort-inspired elegance with the warmth of home. Every arrival feels like the beginning of a serene retreat.



Artist's Impression

The *Main Lobby*

The Waterstone lobby sets the stage for sophisticated living. Thoughtfully crafted interiors create an inviting space that blends comfort with understated elegance.



Artist's Impression

The *Lift Lobby*

Step into a refined lift lobby designed to welcome you home with grace. Thoughtfully crafted with modern finishes and a calming ambiance, it sets the tone for the sophisticated lifestyle that awaits within Waterstone.

Artist's Impression

The *All-day Facilities*

The facilities of Waterstone are thoughtfully crafted for all walks of life–whether it's play areas for children, wellness zones for adults, or relaxing spaces for seniors. A community where everyone belongs.



Level 8

1. Wading Pool
2. Open Pool Deck
3. Hydrotherapy Pool
4. Swimming Pool
5. Private Dining Room
6. Poolside Dining
7. Recreation Area
8. Games Room
9. Kids' Playground
10. Reading Room
11. Outdoor Gym
12. Yoga Deck
13. Gymnasium
14. Management Office
15. Male Changing Room/Washroom
16. Female Changing Room/Washroom
17. Tea House
18. Outdoor Tea Garden
19. Landscape
20. BBQ Pavilion



Artist's Impression

The *Infinity Pool*

Float into serenity. Overlooking the breathtaking Tanjung Bunga beach, our infinity pool offers the perfect escape to refresh, recharge, and indulge in seaside tranquility.



Artist's impression

The *Hydrotherapy Pool*

Immerse yourself in the soothing embrace of our hydrotherapy pool, where every ripple melts away stress. As you unwind, let the panoramic sea view of Tanjung Bungah wash over your senses–calm your mind, recharge your spirit, and indulge in a sanctuary of pure relaxation.



Artist's Impression

The Private *Dining Room*

Savour exquisite moments in Waterstone's Private Dining Room – an intimate setting designed for memorable gatherings.



Artist's Impression

The *Sky Vista Gym*

Energize your day in our modern gym, where every step on the treadmill faces the breathtaking Pearl Hill view. Surrounded by lush greenery, your workout becomes more than fitness–it's a journey of focus, vitality, and inspiration.



Artist's Impression

Kaze - *The Tea Garden*

A serene retreat embraced by lush greenery, where nature becomes your therapy. Breathe in calmness, sip a soothing cup of tea, or immerse yourself in meditation. Discover balance, clarity, and peace in every moment.



Artist's Impression

The *Mizu Walkway*

A tranquil path designed to clear your mind from the rush of daily life. Stroll in serenity and embrace the beautiful Pearl Hill view as nature restores your balance.



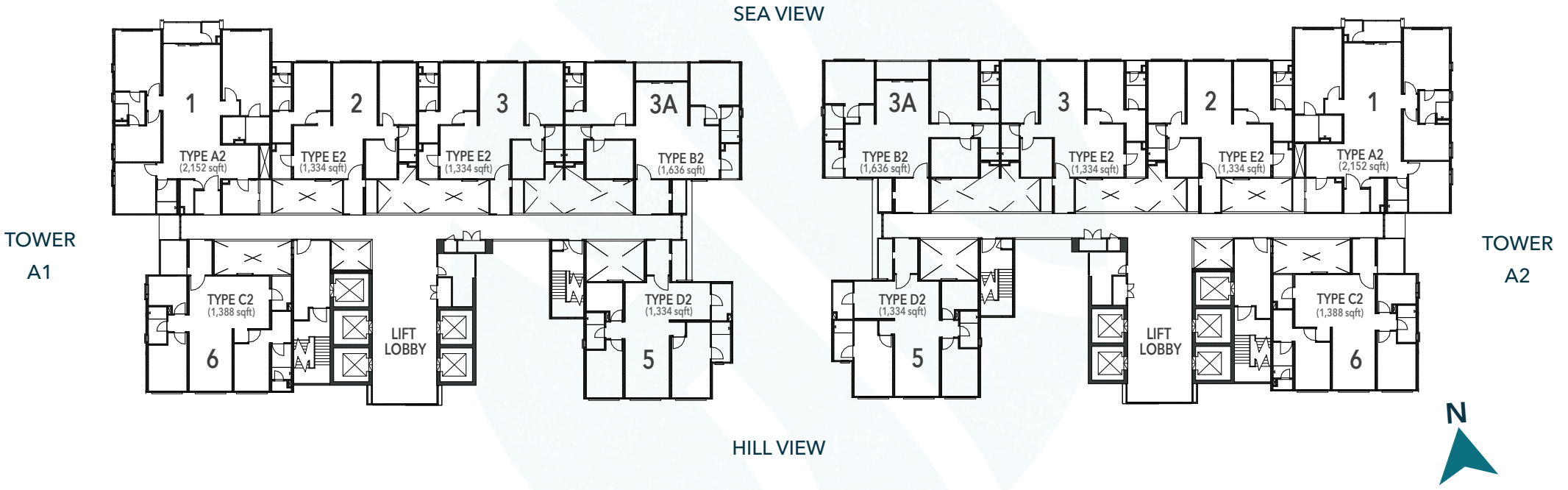
Artist's Impression

The *Zen Pavilion*

Savor precious moments with your loved ones in a serene setting. A place to unwind, share laughter, and embrace the calming spirit of nature.

LEVEL 9-32

Floor Plan

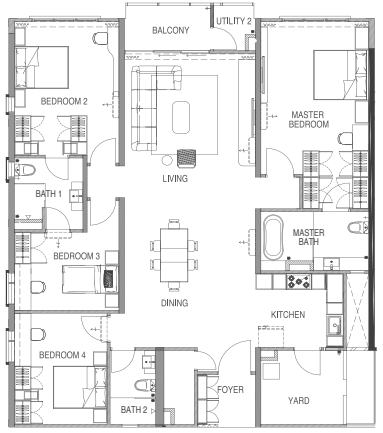


6 Residences Per Floor

4+1 Elevators

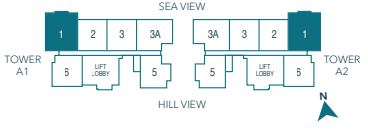
LEVEL 9-32

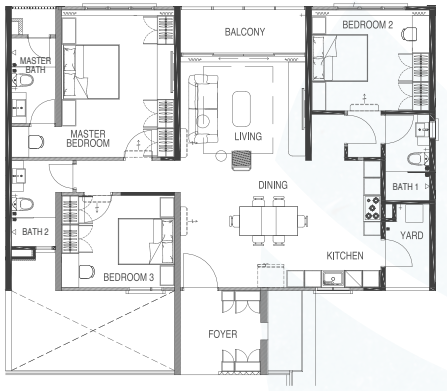
Layout Plan



TYPE **A2** 2,152 SQFT (200 SQM)

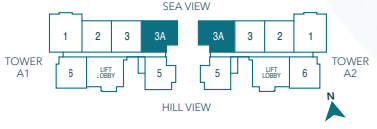
4 BEDROOMS & 3 BATHROOMS

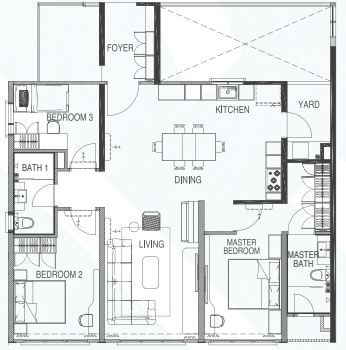




TYPE **B2** 1,636 SQFT (152 SQM)

3 BEDROOMS & 3 BATHROOMS

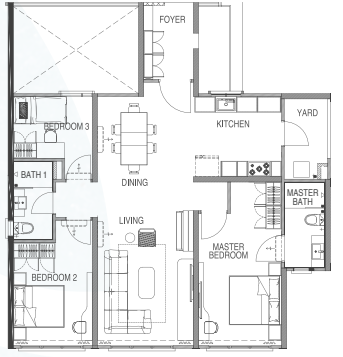




TYPE **C2** 1,388 SQFT (129 SQM)

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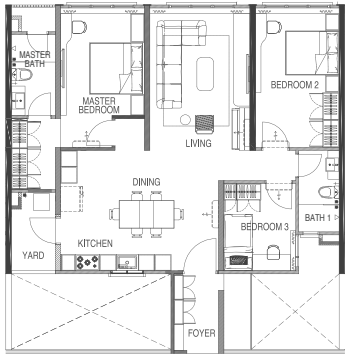




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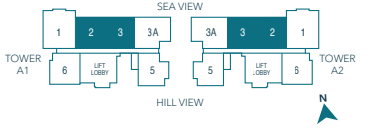
3 BEDROOMS & 2 BATHROOMS





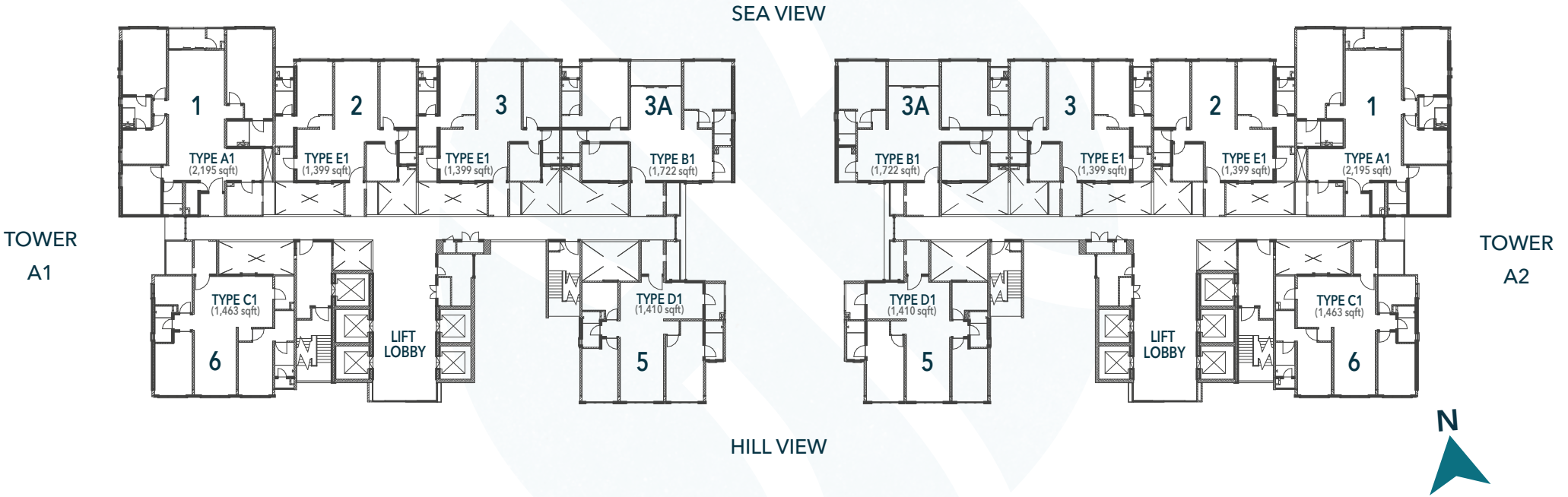
TYPE **E2** 1,334 SQFT (124 SQM)

3 BEDROOMS & 2 BATHROOMS



LEVEL 33-39

Floor Plan

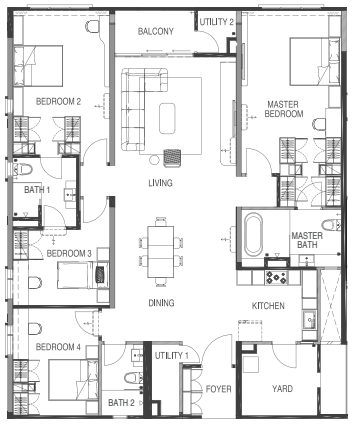


6 Residences Per Floor

4+1 Elevators

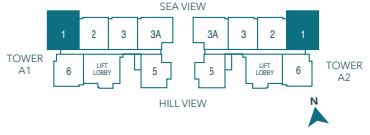
LEVEL 33-39

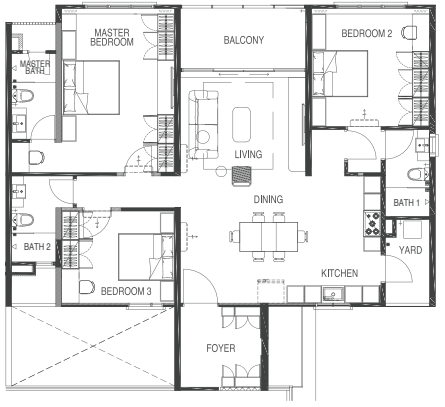
Layout Plan



TYPE **A1** 2,195 SQFT (204 SQM)

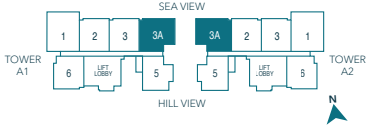
4 BEDROOMS & 3 BATHROOMS

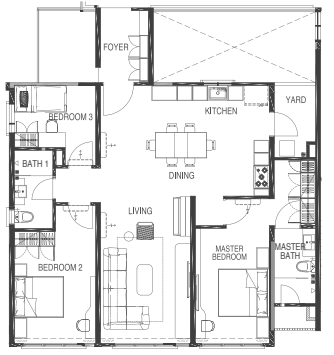




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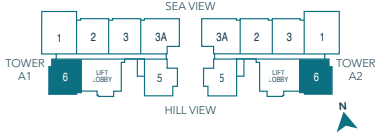
3 BEDROOMS & 3 BATHROOMS

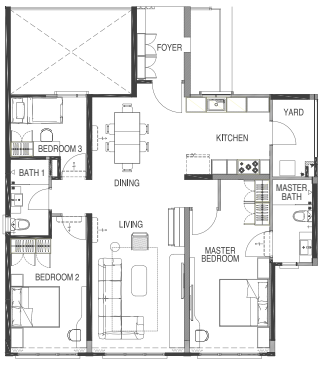




TYPE **C1** 1,463 SQFT (136 SQM)

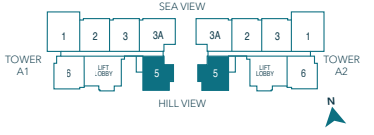
3 BEDROOMS & 2 BATHROOMS

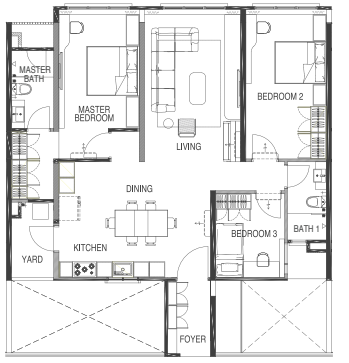




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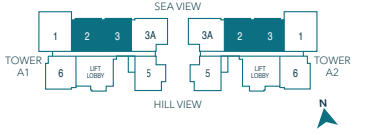
3 BEDROOMS & 2 BATHROOMS





TYPE **E1** 1,399 SQFT (130 SQM)

3 BEDROOMS & 2 BATHROOMS



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