# Happiness At All Levels Of Living

Embrace a whole new level of living at Terraces Condominium. Flaunting a contemporary architectural design, it comprises one block with 34 storeys. This sleek condominium offers spacious living and dining spaces where you can relax, mingle and spend quality time with your family. So you can enjoy the dream life you've always coveted.



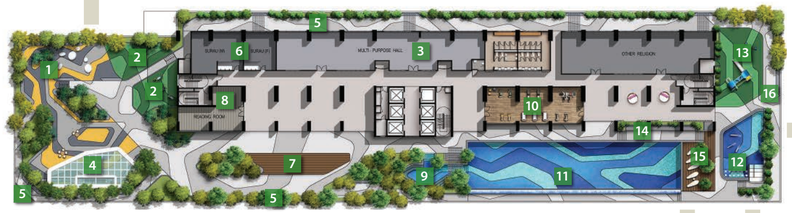






# Recreation to Enrich All Lifestyles

TERRACES
CONDOMINIUM
BUKIT JAMBUL · PENANG

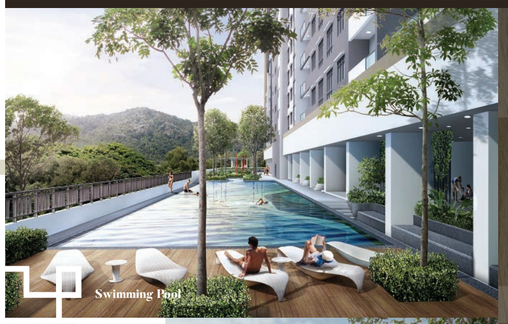



LEVEL 4 - Podium Facilities Plan

## Lifestyle Facilities for Relaxation & Wellness

Level 4 of Terraces Condominium is dedicated to a host of facilities consisting of a swimming pool, Jacuzzi, reading room, indoor and outdoor gymnasium, children's playground and lots more. Whether you want to unwind, stay active or have fun with the whole family, you can do it all and lead a vibrant lifestyle amidst the beauty of nature.

1. Forest Court
2. Outdoor Gym
3. Multi-Purpose Hall
4. BBQ Area
5. Jogging Track
6. Surau
7. Get-Together Plaza
8. Reading Lounge
9. Jacuzzi
10. Gymnasium
11. Swimming Pool
12. Wading Pool
13. Children's Playground
14. Sunken Seating
15. Sun Deck
16. Parents' Hut

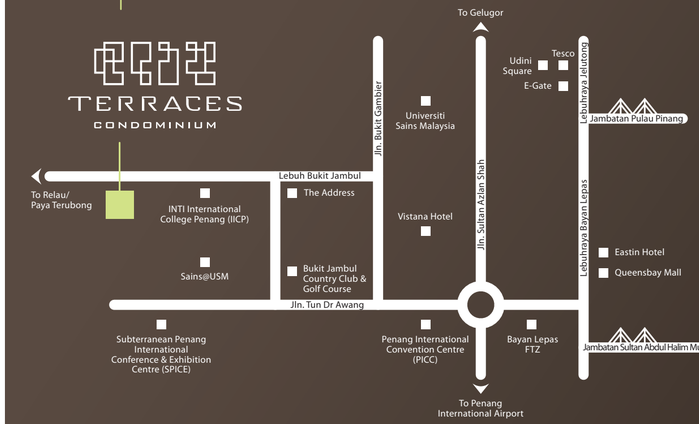





# Prime Address Close to Various Destinations

- **Walking distance to INTI International College Penang (IICP)**
- **850 m to Sains@USM**
- **1.3 km to Penang Golf Club**
- **3 km to Universiti Sains Malaysia**
- **5 km to Queensbay Mall**
- **6 km to Penang International Airport**
- **10 km to Penang Bridge**
- **15 km to George Town**

Strategically situated at Bukit Jambul, Terraces Condominium is mere minutes away from a myriad of destinations for work, education, leisure and travel for your convenience. With swift access to Penang Bridge and Penang Second Bridge, you can travel with ease both on the island and to the mainland.




# Serenity Amidst Scenic Surroundings

Perched atop the hills of Bukit Jambul, Terraces Condominium offers awe-inspiring scenery of lush greenery along with the cityscape of Bayan Baru and Bayan Lepas. From the comfort of your sanctuary, you can soak up these verdant views that create a sense of tranquility ideal for your relaxation and well-being.


**IJM LAND SALES GALLERY**
**04 -296 1288**

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No. Lesen Pemaju: 6212/05-2027/0468(A) • Tempoh Sahlaku: 26/05/2022 - 25/05/2027 • No. Permit Jualan & Iklan: 6212-4/05-2026/0482(R)-(S) • Tempoh Sahlaku: 26/5/2025 - 25/5/2026 • Pemaju: Worldwide Ventures Sdn Bhd • Alamat Pemaju: Suite 01-01, Menara IJM Land, 1 Lebuh Tunku Kudin 3, 11700 Gelugor, Pulau Pinang • No. Telefon: 04-2961288 • Pemajuan Perumahan: The Terraces Condominium • No. Pelan Bangunan: MBPP/OSC/PB9690/17(LB) • Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Pulau Pinang • Jumlah Unit: 410 unit • Tarikh Jangka Siap: Julai 2025 • Pegangan: Pajakan 99 Tahun, Tamat tempoh pajakan tanah pada 15 Mac 2115 • Bebanan Tanah: Tiada • Harga: RM637,000 (min) - RM752,000 (maks) • 5% Diskaun untuk Bumiputra • Sekatan Kepentingan: Tanah yang diberimilik ini tidak boleh dipindahmilik, dicagar, dipajak, pajakan kecil atau sebarang bentuk jua sekalipun tanpa kebenaran Pihak Berkuasa Negeri.

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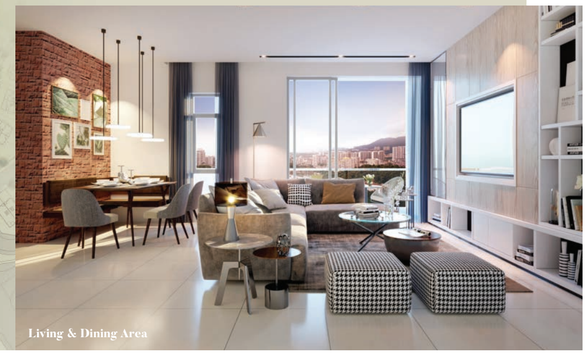




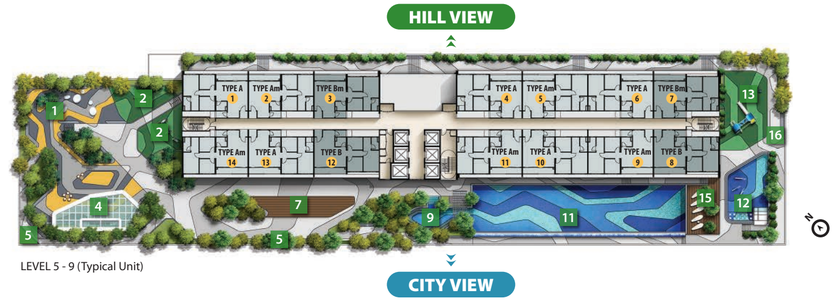
Site Map

# Spacious Layouts for the Whole Family

Designed to accommodate every family's needs and preferences, Terraces Condominium boasts wide and versatile spaces with a soothing atmosphere. The spaciousness of the living and dining area is all yours to enjoy so you can feel relaxed and comfortable throughout the day.



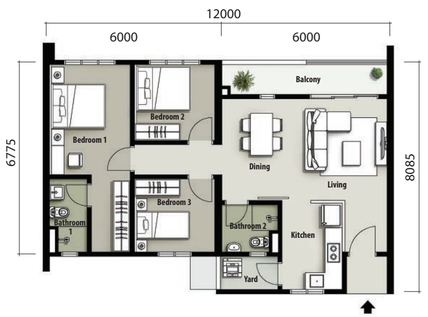
Living & Dining Area




LEVEL 5 - 9 (Typical Unit)

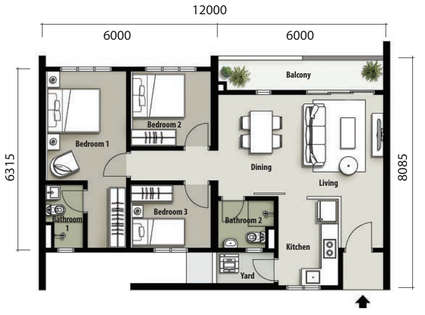
## TYPE A — 950 sq. ft.

3 Bedrooms & 2 Bathrooms




## TYPE B — 925 sq. ft.

3 Bedrooms & 2 Bathrooms




# SPECIFICATIONS

| | | |
|---|---|---|
| Piling | : | Piling as determined by the Engineer |
| Structure | : | Reinforced Concrete |
| Walls | : | Masonry / Concrete Wall |
| Roof | : | Reinforced Concrete/ Metal |
| Ceiling | : | Skim-coat Plastering/ Suspended Ceiling Finishes |
| Window | : | Aluminium Framed Window |
| Doors | : | Main Entrance: Solid Timber Door<br>Other doors: Semi Core Flush Door |
| Locks | : | Approved Locksets |
| Painting | : | Weather resistant paint to external walls<br>Emulsion paint to internal walls |
| Flooring | : | Tiles |
| Wall Finishes | : | Bathrooms: Tiles Up to Ceiling Height<br>Internal Walls: Plaster/ Skim-coat<br>External Wall: Plaster/ Skim-coat |

## SANITARY AND PLUMBING INSTALLATION

| | | |
|---|---|---|
| a) Bathroom 1 | : | Shower - 1 no |
| | : | Wash Basin - 1 no |
| | : | Water Closet - 1 no |
| | : | Bidet Tap - 1 no |
| | : | Toilet Roll Holder - 1 no |
| b) Bathroom 2 | : | Shower - 1 no |
| | : | Wash Basin - 1 no |
| | : | Water Closet - 1 no |
| | : | Bidet Tap - 1 no |
| | : | Toilet Roll Holder - 1 no |
| c) Yard | : | Tap - 1 no |
| d) Balcony | : | Tap - 1 no |
| e) Kitchen | : | Water Outlet Point only |

## ELECTRICAL INSTALLATION

| Electrical Fixture | Type/ Quantity A | B |
|---|---|---|
| 1. Lighting point | 16 | 16 |
| 2. Ceiling fan point | 4 | 4 |
| 3. 13A power point | 16 | 16 |
| 4. 15A power point | 2 | 2 |
| 5. Air-cond point | 4 | 4 |
| 6. Water heater point | 2 | 2 |
| 7. Telephone point | 1 | 1 |
| 8. SMATV point | 2 | 2 |
| 9. Data point | 1 | 1 |