



FERRINGHI HILLS

LUXURIOUS LIFESTYLE LIVING

BATU FERRINGHI, PENANG

LUXURIOUS & AFFORDABLE

The Most Inspiring Resort Homes Strategically
Located Within The International Resort Of
Batu Ferringhi, Penang

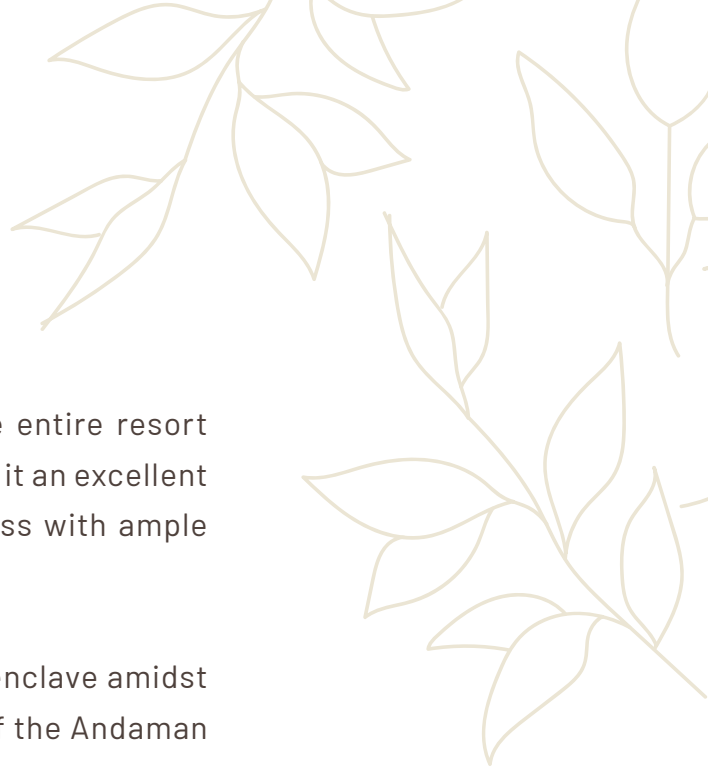


FREEHOLD

AN EXCEPTIONAL ADDRESS, FOR A TRULY AFFORDABLE PRICE

Feringghi Hills sits with an unobstructed view of the entire resort haven, which provides tranquillity and serenity making it an excellent residence for families who desire an exclusive address with ample space immersed in nature at an affordable price.

All 2½ Storey Superlink Units in this superior private enclave amidst the luscious green environment boast a scenic view of the Andaman Sea to be enjoyed at the privacy of each home.





Alluring Family Living Space



Grand Master Suite with Private Balcony



Spacious Dining & Kitchen Area

AMPLE SPACE FOR WORK, PLAY AND RELAXATION WITH YOUR LOVED ONES.

Whether you desire peace and quiet, or a resort lifestyle to enjoy in your twilight years, or even want to upgrade to a bigger family space, you will find Ferringhi Hills an exceptional yet affordable investment. With recreational and commercial amenities just a stone's throw from your doorstep, it's the perfect space to build a life, a family and a home of your own.



UNLIMITED CREATIVE OPTIONS FOR LOWER GROUND LEVEL WITH ITS OWN PRIVATE ENTRANCE.

A distinct advantage of owning a Ferringhi Hills unit is the lower ground level with its own private entrance. You have unlimited creative possibilities to design this space for your unique needs: a small office to work from home, a kids' study area, a fun-filled entertainment room, or even earn additional rent-income.



Generously Built Lower Ground Suitable for Studio or Home Office



Office to Work From Home



Wellness Room

A SUSTAINABLE
PROPERTY WITH A
SECURED VIEW OF
THE ANDAMAN SEA
AT AN AFFORDABLE
PRICE.

FERRINGHI HILLS



A PERFECT HOME – DESIGNED FOR OPTIMUM LIVING 2½ STOREY SUPERLINK HOMES



LOT SIZE from 22'X70'	BUILT-UP AREA from 3255 sqft	4 Bedrooms & 1 Home Studio*	5 Bathrooms
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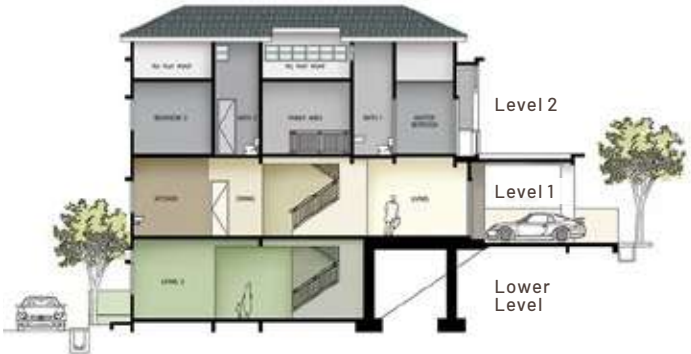
LEVEL 1
1496 sqft



LEVEL 2
1130 sqft



LOWER GROUND LEVEL
857 sqft



SIDE ELEVATION

ALL UNITS WILL HAVE THESE VALUE-ADDED FEATURES:

- Grand Master Suite with Luxurious Bathroom and Private Balcony
- 2 Executive Bedrooms with Attached Bathrooms
- 1 Guest Room with Common Bathroom
- 1 Self-Contained Home Studio at Lower Ground Level*
- Luxurious Family Living Lounge
- Spacious Dining & Kitchen Area
- Premium Tinted Glass Windows and Floor Tiles
- High Ceiling for Efficient Air Ventilation and Natural Day Lighting
- Quality Sanitary Wares & Fittings
- Built-in High Pressure Water Pump
- Ultra-Smart Lockset for Main Entrance
- Electrical Points ready for CCTV, Air-conditioners, Autogate and Water Heaters
- Fiber Optic Cable ready for High Speed Internet Connectivity



Multi-functional Modern Kitchen



Luxurious Bathrooms



Smart Lockset for Main Entrance

SPECIFICATIONS

Structure	Reinforced Concrete																																														
Walls	Cement Sand Bricks																																														
Roof Covering	Concrete Roof Tiles																																														
Roof Framing	Metal Roof Truss																																														
Ceiling	Skim Coat / Plaster Ceiling (where necessary)																																														
Windows	Aluminium Frame																																														
Doors	Main Entrance	Timber Door																																													
	Bedroom	Timber Flush Door																																													
	Bathroom	Timber Flush Door																																													
	Store Room	Timber Flush Door																																													
	Others	Aluminium Framed Sliding Door / Aluminium Framed Door / Mild Steel Door																																													
Ironmongeries	Main Entrance Door	Smart Lockset																																													
	Other Doors	Approved Quality Locksets																																													
Floor Finishes	Living, Dining, Kitchen, Staircase, Bedrooms, Family Hall	Ceramic / Porcelain Tiles																																													
	All Bathrooms	Ceramic / Porcelain Tiles																																													
	Balcony & Terrace	Ceramic / Porcelain Tiles																																													
	Car Porch	Concrete Imprint																																													
	Kitchen	Quality Tiles 1.5m Heights																																													
Wall Finishes	All Bathrooms	Quality Tiles to Ceiling Heights or 2.7m High (whichever is lower)																																													
	Other Areas	Plaster & Paint																																													
	Sanitary And Plumbing Fittings	Approved Quality Sanitary Wares and Fittings																																													
Electrical Installation	<table border="1"> <thead> <tr> <th></th> <th>Type A (Intermediate)</th> <th>Type A1 (Corner)</th> <th>Type A2, A3, A4 (End Lot)</th> </tr> </thead> <tbody> <tr> <td>Power Point</td> <td>29</td> <td>30</td> <td>29</td> </tr> <tr> <td>Lighting Point</td> <td>28</td> <td>38</td> <td>31</td> </tr> <tr> <td>Fan Point</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>Exhaust Fan</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Door Bell Point</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Air-Cond Point</td> <td>8</td> <td>8</td> <td>8</td> </tr> <tr> <td>Water Heater Point</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Auto-gate Point</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>CCTV Point</td> <td>2</td> <td>4</td> <td>3</td> </tr> <tr> <td>SMATV Point</td> <td>3</td> <td>3</td> <td>3</td> </tr> </tbody> </table>				Type A (Intermediate)	Type A1 (Corner)	Type A2, A3, A4 (End Lot)	Power Point	29	30	29	Lighting Point	28	38	31	Fan Point	7	7	7	Exhaust Fan	1	1	1	Door Bell Point	1	1	1	Air-Cond Point	8	8	8	Water Heater Point	5	5	5	Auto-gate Point	1	1	1	CCTV Point	2	4	3	SMATV Point	3	3	3
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Internal Telephone Trunking and Cabling	Fiber Telephony (Fiber Termination Box & Fiber Wall Socket)																																														

FERRINGHI HILLS,
YOUR DREAM
HOME, IN ONE
OF THE WORLD'S
BEST CITIES FOR
LIVING, PENANG.

FERRINGHI HILLS

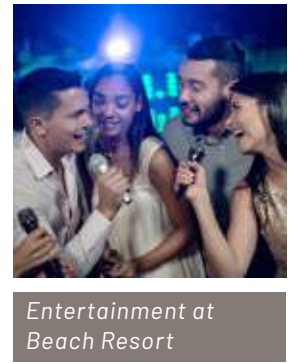


SITEMAP

Surrounded with lush greeneries, a playground and family recreational area are within walking distance. An ideal family living especially those with young children.



EXPERIENCE LIVING IN NATURE WITH OUTSTANDING AMENITIES, WORLD-CLASS COMMUNITY, BEACH RESORT LIFESTYLE.



Penang, crowned by the International Living Magazine in 2021 as the 3rd Best Island In The World To Retire On, has a bustling dining scene, rich cultural heritage and beautiful coastal views.

Batu Ferringhi is renowned for 5-star international resorts, highly-rated seafood restaurants, sandy white beaches, thriving night market and family-friendly places like Entopia by Penang Butterfly Farm, ESCAPE Theme Park and Forest Eco Park, all just a 20 minutes' drive away.

Come enjoy a world-class resort lifestyle within easy reach of sea, sand, nature and city from the comfort of your own home, here at Ferringhi Hills.



THE DEVELOPER



Sustainable homes that complement lifestyles

Ferringhi Hills is developed by Seni Bahagia, an established developer with over 30 years of experience in designing resort life-style homes. Our designs are carefully thought out in every aspect to produce homes that complement the way you live life.

Located in an exclusive address, we provide luxury, affordable and spacious homes that comes with exclusive features which complements to the extension of your personality and lifestyle.

Our recently successful completed projects namely Pearl Residences and Ferringhi Pearl located in Batu Ferringhi has exceeded our customers expectations and satisfaction.

We invite you to drop by our Dedicated Sales Gallery to connect with our warm and friendly Sales Associates to find out how to proudly own a Ferringhi Hills Unit today.

Contact our sales associates for more information and packages:

+6016 416 2668 (Mr. Lee)

+6017 422 2532 (Mr. Leow)

+6010-389 8188

ferringhills.com.my



DON'T MISS THIS OPPORTUNITY

PACKAGE
OFFER
LIMITED PERIOD ONLY

BIG
SAVINGS

REGISTER
NOW

EASY
TO OWN

INVEST NOW & GET REWARDED

OWNING YOUR PERFECT HOME
ONLINE IS MUCH EASIER NOW

Scan the QR code to
register for the online
property deals



PAY LESS
ON YOUR
DOWN PAYMENT



FREE
STAMP DUTY
FOR M.O.T.



FREE
LEGAL FEES
ON S&P



EASY LOW
INSTALMENT
FROM RM4,000
Per Month

Terms & Condition Apply



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INTERNAL CIRCULATION ONLY

APPROVING AUTHORITY: Majlis Bandaraya Pulau Pinang – Planning Permission MBPP/OSC/PM3863/19(LB) (JPB/KM/6152/A); Building Plan No. MBPP/OSC/PB11557/20(LB) 14 Units - 2 Storey and 1 Lower Ground Link House. 10 Units Type A Price RM1,282,500.00(min) To RM1,380,000.00(max). 1 Unit Type A1 Price RM1,715,000.00. 1 Unit Type A2 Price RM1,480,000.00. 1 Unit Type A3 Price RM1,495,000.00. 1 Unit Type A4 Price RM1,520,000.00. Land Tenure Freehold. **DISCLAIMER:** All art renderings and photographs contained in this circular are artist impression only. The developer reserves the right to modify any parts of the building prior to completion as directed by the architect and approved by the relevant authorities. All plans, layout information and specification are subject to change and cannot form part of an offer or contract presentation