



ANDABREEZE

RESIDENCES



Where the *breeze* carries stories and every moment feels composed

Nestled between Batu Kawan's evolving cityscape and the open horizon, Andabreeze rises as a sculptural landmark. Twin towers gaze toward both sea and city, offering homes that balance rhythm and stillness, a sanctuary shaped by nature's whispers and modern progress.



Artist's impression only



Future ready, *culturally* grounded

BATU KAWAN, PENANG



JOB OPPORTUNITY

Batu Kawan Industrial Park spans 1,151 acres, offering a diverse range of career opportunities across multiple industries.



MEDICAL

Quality medical care at Columbia Asia Hospital and Penang Medi-City in Bandar Cassia.



GREEN SPACES

Planned as a sustainable eco-city, featuring parks, recreational areas, and natural landscapes.



EDUCATION

A complete learning ecosystem from preschool up to tertiary education, all within reach.



CONNECTIVITY

Adjacent to major highways and supported by public e-hailing, train, ferry services and with future LRT Mutiara Line connectivity, Andabreeze offers seamless access by road, sea and air.



RETAIL

Klippa Shopping Centre a diverse shopping destination. Northern region's first premium outlet mall and IKEA, creating a modern lifestyle hub.



Artist's impression only



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Batu Kawan is fast becoming Penang's nexus of connectivity and opportunity. Anchored by global businesses, premium retail and a complete ecosystem of education, healthcare, and green spaces, it is a district where heritage and modernity meet. Andabreeze places you at the centre of this flourishing community, a rare freehold address with enduring value.





 100 steps to

LEARN NEARBY

UOW Malaysia KDU offers modern facilities for lifelong learning, keeping education within easy reach.



 5-10 minutes drive to

JOB OPPORTUNITY

As global industries grow, Batu Kawan emerges as a dynamic hub connecting businesses, technology, and talent with diverse career opportunities.



 15 minutes walk or drive to

LIVE WELL

Nature is never far from home. With Central Island Park (pet-friendly) just a 15-minute walk away and Bukit Batu Kawan a 15-minute drive away, evening strolls, weekend hikes, and tranquil outdoor moments become part of everyday living.



 4 minutes drive to

SHOP & RECHARGE

Design Village and Klippa Shopping Centre bring retail and dining variety just minutes away, while Columbia Asia Hospital ensures wellness and peace of mind are never far. Everyday conveniences blend with lifestyle choices to create a rhythm of ease.



 5 minutes drive to reach

MOVE FREELY

With seamless access to the Penang Second Bridge and North-South Expressway, Penang Island and mainland hubs are effortlessly connected. Whether it's work, leisure or family visits, travel flows smoothly in every direction.





A life within reach

STRATEGIC GROWTH

Positioned at the crossroads of development, Andabreeze offers not just a home but a vantage point into Penang's evolving future where connectivity, community and opportunity converge.

EDUCATION

- 0.6 km UOW Malaysia KDU Penang University College (Batu Kawan Campus)
- 3.4 km Tzu Chi Campus (Upcoming)
- 3.5 km Peninsula College – The Ship Campus
- 3.6 km ViTrox College
- 3.8 km Sekolah Jenis Kebangsaan (T) Batu Kawan
- 4.0 km Sekolah Jenis Kebangsaan (C) Kuang Yu (Upcoming)
- 5.0 km Sekolah Kebangsaan Batu Kawan
- 10.0 km Northern Lights Private School (NLPS)
- 11.3 km Sri KDU International School, Penang

PUBLIC TRANSPORT

- 0.1 km Rapid Penang On-Demand (Connects to 801 route)
- 11.4 km SMK Simpang Empat Bus Stop (Connect to RapidPenang On-Demand)
- 11.4 km KTM Simpang Ampat Station (For Komuter Utara)
- 18.0 km KTM Nibong Tebal Station (For ETS Southbound)
- 21.0 km KTM Bukit Mertajam Station (For ETS Northbound)
- 25.2 km Butterworth Ferry Terminal
- 28.8 km Penang International Airport (PEN)

NATURE & PARK

- 1.1 km Central Island Park at Aspen Vision City
- 1.6 km Linear Park Batu Kawan (Upcoming)
- 2.2 km Eco Horizon Park
- 2.9 km Japanese Garden: The Nature Walk
- 5.2 km Bukit Batu Kawan Trail
- 7.0 km Pantai Teluk Aman
- 12.5 km Stone Dragon Hill Trail
- 19.0 km Bukit Mertajam Forest Park

GROCERY & SHOPPING

- 0.5 km 99 Speedmart
- 0.8 km Design Village Outlet Mall
- 0.8 km Urban Pantry
- 0.8 km 7-Eleven
- 1.7 km IKEA Batu Kawan
- 1.7 km TMG Plus Batu Kawan
- 1.9 km Klippa Shopping Centre
- 1.9 km Jaya Grocer Batu Kawan
- 14.2 km Lotus's Bukit Mertajam
- 14.6 km AEON BiG Bukit Minyak
- 15.3 km AEON Mall Bukit Mertajam
- 17.0 km Econsave Alma

EXPRESSWAYS

- 3.0 km Bandar Cassia Toll Plaza (Southbound)
- 3.5 km Penang Second Bridge Toll Plaza
- 7.0 km Bukit Tambun Toll Plaza (Northbound)
- 20.6 km Penang Bridge Toll Plaza

MEDICAL & HEALTHCARE FACILITIES

- 0.1 km Columbia Asia Hospital – Batu Kawan
- 1.0 km SK Clinic
- 1.4 km Vitality Physiotherapy Rehabilitation Centre
- 2.7 km Penang Medi-City (Upcoming)
- 4.9 km Klinik Desa Batu Kawan
- 11.3 km Hospital Sungai Bakap
- 11.8 km Klinik Kesihatan Bandar Tasek Mutiara

CAFÉ & RESTAURANT

- 1.2 km Burger King Batu Kawan
- 1.7 km IKEA Batu Kawan Restaurant
- 1.8 km The Coffee Bean & Tea Leaf Batu Kawan
- 1.8 km KFC Batu Kawan
- 1.8 km McDonald's IKEA Batu Kawan
- 1.8 km A&W Batu Kawan
- 1.8 km Starbucks Batu Kawan

BUSINESS/OFFICES

- 1.2 km MKS Super Centre
- 1.2 km SPIL Siliconware
- 2.1 km Plexus Bridgeview
- 2.6 km Robert Bosch Semiconductor
- 3.0 km Boon Siew Honda
- 3.2 km Dexcom Malaysia
- 3.3 km Hotayi Electronic
- 3.3 km Nefab Malaysia
- 3.6 km ViTrox
- 3.6 km Broadcom
- 3.6 km Boston Scientific
- 3.6 km Greatech
- 3.8 km Applied Engineering Technology
- 4.0 km Micron Memory Malaysia
- 4.2 km UWC Berhad
- 4.2 km Western Digital
- 4.3 km Sustio@Simmtech
- 4.4 km Pentamaster Equipment Manufacturing
- 4.5 km LAM Research International
- 4.7 km HP Batu Kawan
- 5.4 km VAT Manufacturing Malaysia
- 6.0 km Inari Technology

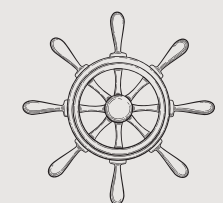


Artist's impression only

A SCULPTURAL PRESENCE ON THE PENANG SKYLINE

At street level, bronze and glass storefronts create a warm, timeless arrival. A new landmark of unparalleled luxury. Behold a grand facade that commands the skyline, revealing meticulously planned layouts and stunning, resort-style facilities designed to elevate your everyday living.

A
statement
arrival





Artist's impression only

SPACES COMPOSED FOR CONNECTION

Opening into the Residents Lounge, it becomes a place to gather, dine, and celebrate. Floor-to-ceiling views, refined symmetry and warm textures create a calm sanctuary where reflection and community unfold against the horizon. The Gourmet Kitchen is crafted for both special occasions and everyday ease, with sleek finishes, intuitive layouts and quality fittings that turn cooking into a shared experience.



Artist's impression only

WHERE LEISURE COMES NATURALLY



WHERE LEISURE COMES NATURALLY



A RETREAT FOR LEISURE AND RELAXATION

Curated for residents of all ages, the facilities podium is a vibrant destination for recreation and relaxation. Gather with loved ones at the BBQ pavilion, spend carefree afternoons by the pool, or let children explore thoughtfully designed play spaces in a safe environment. Framed by lush landscaping and panoramic sea views, tranquil garden retreats offer an idyllic setting for couples and young families to unwind, connect, and enjoy the beauty of coastal living.





Artist's impression only

GROUND FLOOR

- 1 Signature Arrival
- 2 Guard House
- 3 Pocket Zen Garden
- 4 Linear Garden
- 5 Sidewalk Garden
- 6 EV Charging Bays
- 7 Commercial Parking
- 8 Arden Fountain Arrival
- 9 Arden Signature Lobby
- 10 Arden Mail Room
- 11 Adventure Cove
- 12 Family Lounge
- 13 Play View Garden
- 14 Basilica Fountain Arrival
- 15 Basilica Signature Lobby
- 16 Basilica Mail Room
- 17 Whisper Garden
- 18 Arrival Bay

PODIUM LEVEL 9

- 19 The Swing Garden
- 20 Play View Garden
- 21 Children's Play Zone
- 22 Star Glazing Lawn
- 23 BBQ Pavilion
- 24 Stepping Stone Trail
- 25 Eco Bio Pond
- 26 Seaview Terrace
- 27 Picnic Lawn
- 28 Mini Amphitheatre Garden
- 29 Sky Bridge
- 30 Jacuzzi Spa
- 31 Terrace Lounge
- 32 Par Course
- 33 Breezy Bench
- 34 Multi-Sport Court
- 35 Blossom Garden
- 36 Poolside Pavilion
- 37 Lagoon Lounge
- 38 50m Lap Pool

- 39 Sun Deck
- 40 Kids Play Pool
- 41 Mushroom Rain Fountain
- 42 Aqua Ring Trail
- 43 Splash Tower
- 44 Shallow Wading Pool
- 45 Water Slide Cove
- 46 Outdoor Shower
- 47 355m Jogging Track
- 48 The Grove Seat
- 49 Mini Theatre
- 50 Music Studio
- 51 Arden Changing Room
- 52 Gourmet Kitchen
- 53 Private Dining Hideout
- 54 Al Fresco Terrace
- 55 Games Room
- 56 The Work Hub
- 57 Arden Outdoor Seating

- 58 Yoga Deck
- 59 Yoga/Wellness Studio
- 60 Tuition/Study Room
- 61 Reading Room
- 62 Arden Residents Lounge
- 63 Arden Outdoor Lounge
- 64 Children's Fun Corner
- 65 Fitness Lab
- 66 Basilica Outdoor Lounge
- 67 Basilica Residents Lounge
- 68 Multipurpose Hall
- 69 Chilling Corner
- 70 Basilica Changing Room
- 71 Surau
- 72 Management Office
- 73 Kindergarten
- 74 Hopscotch Corner
- 75 ABC Play Zone
- 76 Children Adventure Land

ROOFTOP

- 77 Sea Breeze Deck
- 78 Sunset Lounge
- 79 Waves Cape Garden
- 80 Sky Yoga Deck
- 81 Putting Green



Artist's impression only

LIFE UNFOLDS ABOVE THE BLUE

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50 Metre
Lap Pool



Rooftop
Sunset Lounge



Yoga Wellness
Studio

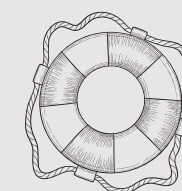


Multi-Sport
Court



Children
Adventure Land

Coastal
rhythm of
renewal



Artist's impression only



A serene escape above the *city*

High above Batu Kawan, the rooftop becomes a serene escape where the horizon and skyline meet. Breezy decks and sunset lounges invite calm reflection, while landscaped gardens and wellness spaces bring rhythm and renewal. Together, these elevated retreats compose a haven of leisure and connection, a breath of calm above it all.



TAILORED TO YOUR RHYTHM

TAILORED TO YOUR RHYTHM



A residential retreat with *limitless* views



At Andabreeze, space isn't just measured—it's magnified. Experience immersive "Semi-D in the Sky" layouts crafted for you to breathe, grow and live fully. Designed as a tranquil residential retreat, each home welcomes breathtaking views through lofty windows and open balconies, seamlessly blending indoor sanctuary with outdoor beauty.

TAILORED TO YOUR RHYTHM

TAILORED TO YOUR RHYTHM



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Grace in *every* detail



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WIND DOWN AND SOAK IN THE AMBIANCE

Thoughtfully proportioned layouts are designed for every stage of life, from young couples to growing and multi-generational families. From efficient, well-planned homes to expansive layouts with room to grow, each residence offers a harmonious blend of comfort, space and timeless living.



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Building Specifications

STRUCTURE	Reinforced Concrete Framework
WALL	Concrete Wall* / Brick Wall* / Dry Wall* (*where applicable)
ROOF COVERING	Reinforced Concrete Roof
ROOF FRAMING	Reinforced Concrete
CEILING	Skim Coat with Paint* / Plaster Ceiling with Paint* (*where applicable)
WINDOWS	Aluminum Framed Glass Window
DOORS Main Entrance Bedrooms & Bathrooms Others	Timber Fire Rated Door Timber Flush Door Sliding Door with Glass Panel* / Timber Flush Door* (*where applicable)
IRONMONGERY	Selected Quality Locksets
WALL FINISHES Internal / External Kitchen Bathrooms Others	Skim Coat* / Plaster with Paint* (*where applicable) Plaster with Paint* / Tiles* (*where applicable) Plaster with Paint* / Tiles* / Mirror* (*where applicable) Skim Coat with Paint
FLOOR FINISHES Living / Dining Kitchen Bedrooms Bathrooms Others	Parquet Timber Flooring* / Tiles* (*where applicable) Parquet Timber Flooring* / Tiles* (*where applicable) Parquet Timber Flooring Tiles Tiles* / Cement Render* (*where applicable)
SANITARY AND PLUMBING FITTINGS	Selected Quality Sanitary Wares and Fittings
ELECTRICAL INSTALLATIONS	Adequate Electrical Points
INTERNAL TELEPHONE TRUNKING AND CABLING	Fibre Wall Socket

www.andabreeze.com.my

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Property

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NO LESEN PEMAJU: 30944/12-2029/0287(A) **TEMPOH SAH:** 31/12/2024 – 30/12/2029 **NO PERMIT IKLAN DAN JUALAN:** 30944-1/03-2029/0216(A)-(S) **TEMPOH SAH:** 18/03/2026 – 17/03/2029 **PIHAK BERKUASA:** MAJLIS BANDARAYA SEBERANG PERAI (MBSP) **NO RUJUKAN BAGI PELAN BANGUNAN:** MBSP/40/20-73/105(SR)(PR) **TARIKH DIJANGKA SIAP:** JUN 2030 **PEGANGAN:** PEGANGAN BEBAS **BEBANAN:** TIADA **JUMLAH UNIT:** 1406 UNIT **HARGA BLOK A:** MIN RM518,400 MAK RM1,153,200 **BLOK B:** MIN RM534,000 MAK RM1,183,992 **LUAS BINAAN:** 58 – 119 METER PERSEGI **DISKAUN BUMIPUTERA:** 5% **SEKATAN KEPENTINGAN:** TANAH YANG DIBERIMILIK INI TIDAK BOLEH DIPINDAHMILIK, CAGAR, PAJAK ATAU PAJAKAN KECIL ATAU DENGAN APA-APA URUSAN SEKALIPUN DIURUSKAN TANPA KEBENARAN BERTULIS DARIPADA PIHAK BERKUASA NEGERI.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
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