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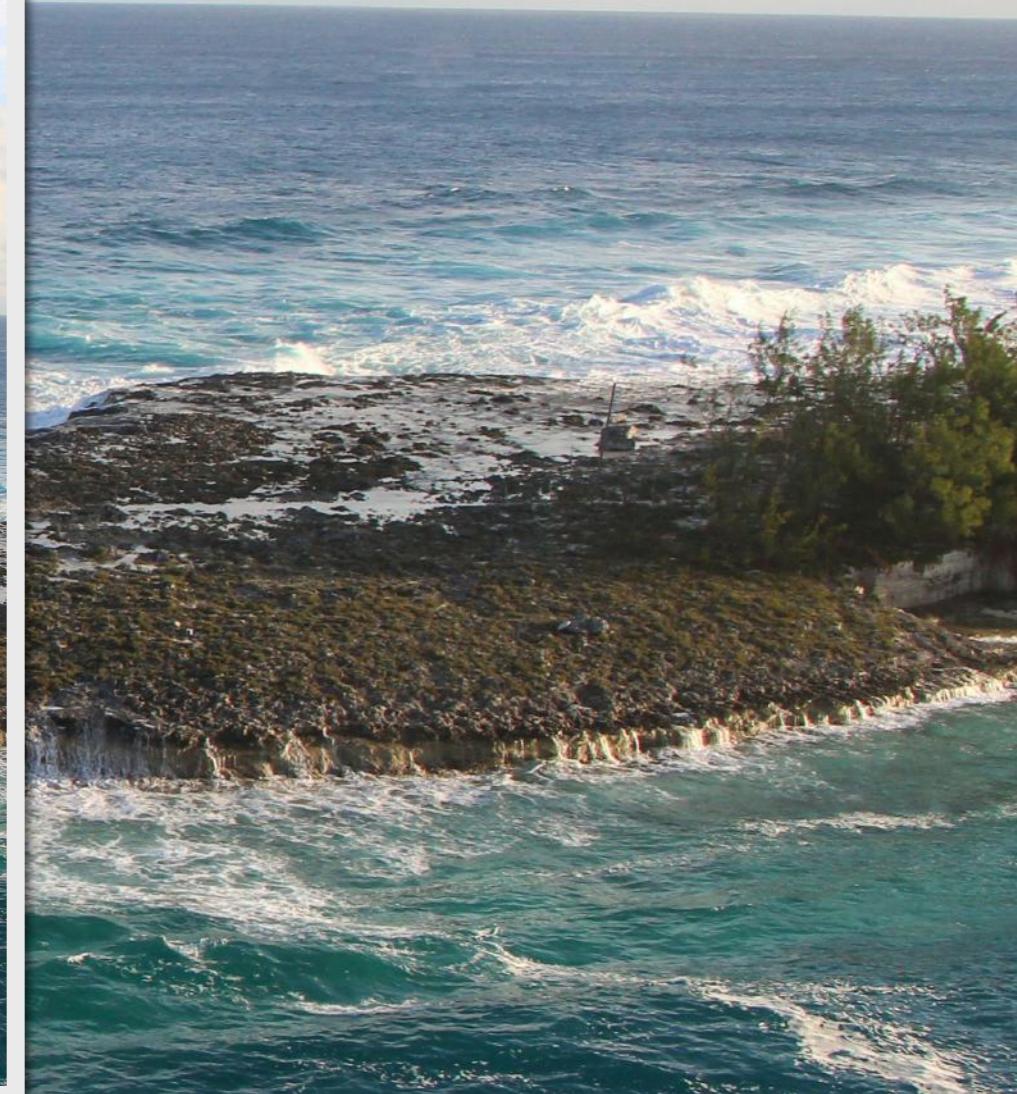
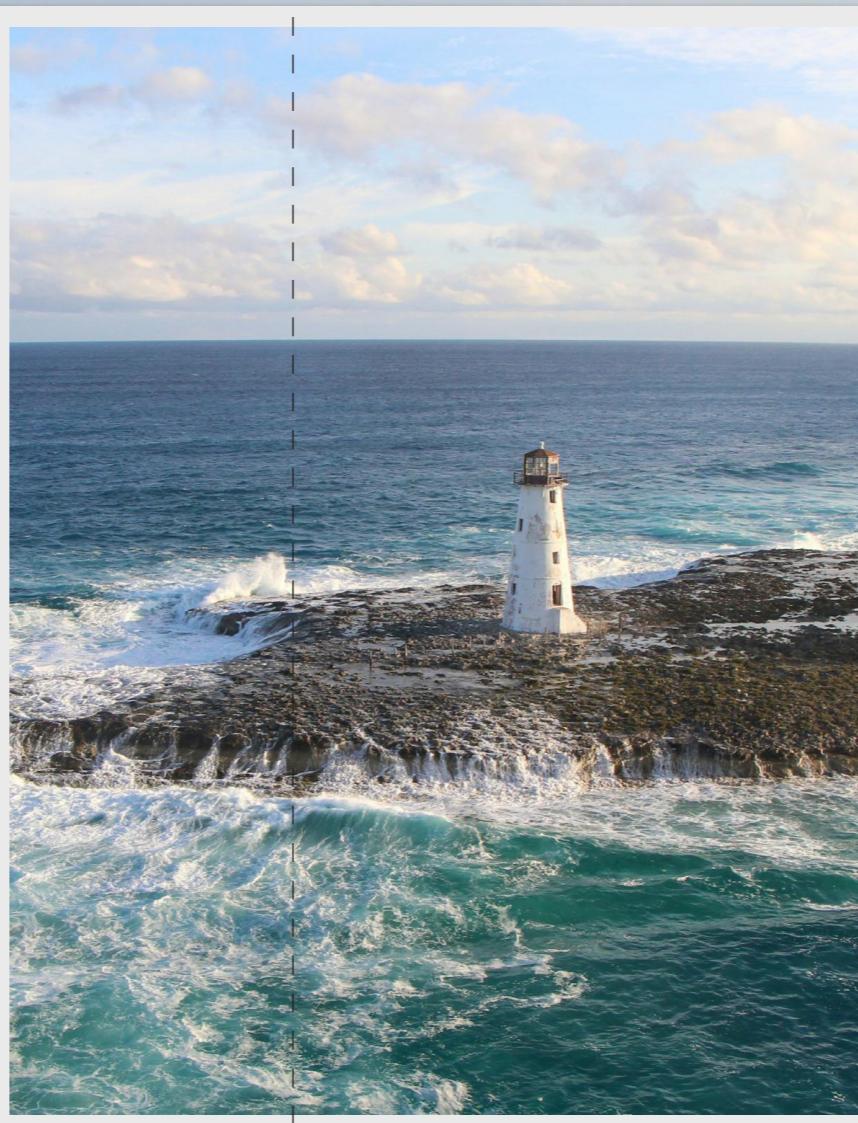


A Beacon of
Coastal Elegance
& Modern Living



*Named to Inspire,
Designed to Shine*

The name "The Lighthauz" is a modern and refined take on the traditional lighthouse, capturing the essence of a home that guides, protects, and inspires. Just as a lighthouse serves as a landmark for travelers, The Lighthauz stands as a beacon of premier living, illuminating a future of comfort, connectivity, and luxury.





ECO-RESPONSIBLE DEVELOPER

The GreenRE logo has been the hallmark symbol for buildings and townships nationwide that encourages sustainable living for residents and developer.

At EXSIM, every venture we take utilised technology in an intelligent and organic manner for the advancement of mankind.

We are also equally intensifying our efforts to create buildings with a specific character which exemplify innovative green features.

Seaside Life



Guiding the Future of Waterfront Living

Nestled in the heart of Gelugor, Penang, The Lighthauz is an architectural masterpiece that redefines waterfront living. Inspired by the iconic presence of a lighthouse, this development symbolizes guidance, stability, and a bright future - a beacon of elegance and sophistication amidst Penang's evolving skyline.



Artist's Impression

Discover The Lighthauz

A New Beacon of Coastal Living

The Lighthauz is more than just a residence - it's a statement of prestige, elegance, and modern coastal living. Strategically located in Penang's premier waterfront development, it offers the perfect balance of urban convenience, seamless connectivity, and breathtaking sea views.

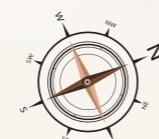
With thoughtfully designed layouts, comprehensive facilities, and unparalleled lifestyle offerings, The Lighthauz is designed for those who seek refined living in an exclusive, vibrant community. Whether for personal sanctuary or investment potential, this is where the future of Penang's luxury waterfront living begins.



Thoughtfully Designed Layouts

The Lighthauz offers a variety of well-planned layouts to suit different lifestyles, whether you are a young professional, growing family, or an investor.

Each residence is meticulously designed with open-plan layouts and exclusive finishes to maximize natural light and enhance the living experience.



TYPE A1

2R2B I With Balcony

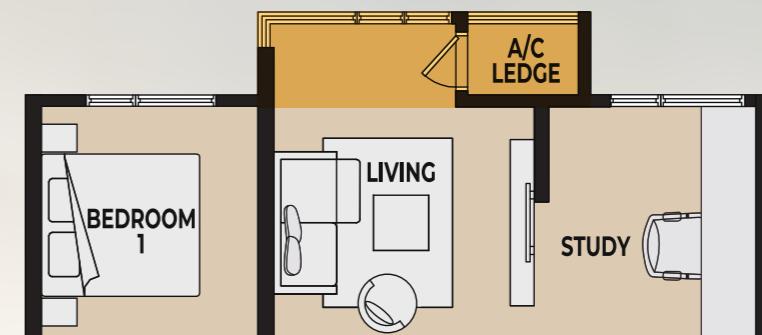
732sq.ft. | 68sm



TYPE A2

2R2B I Without Balcony

732sq.ft. | 68sm



TYPE B1

3R2B I With Balcony

1001sq.ft. | 93sm



TYPE C1

3R2B I With Balcony

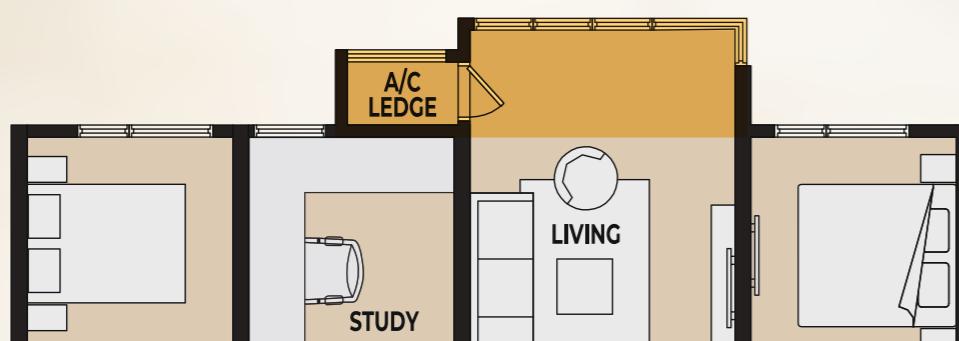
1001sq.ft. | 93sm



TYPE B2

3R2B I Without Balcony

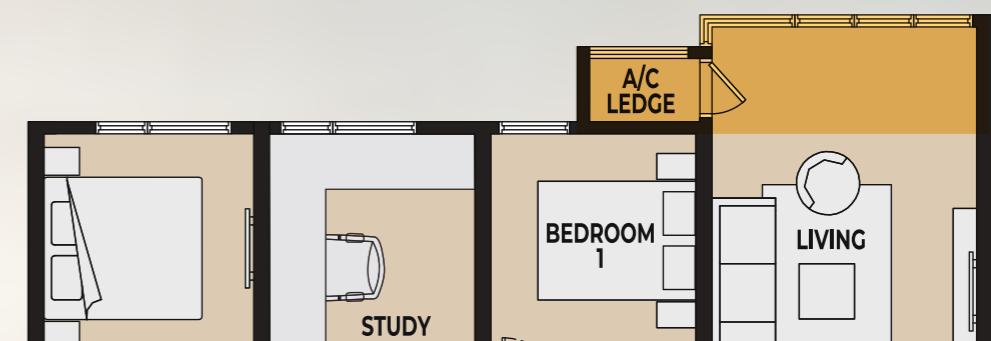
1001sq.ft. | 93sm



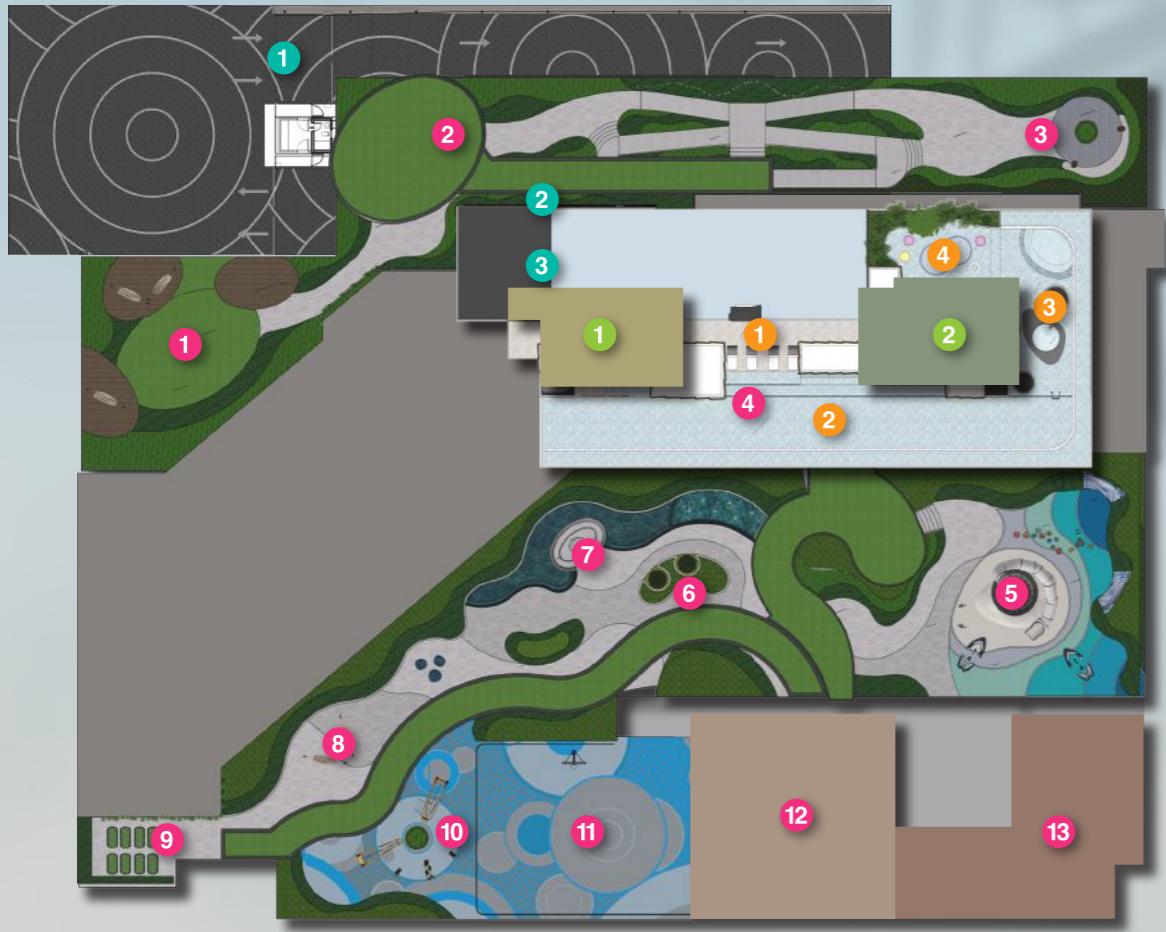
TYPE C2

3R2B I Without Balcony

1001sq.ft. | 93sm



Facilities Plan



LEVEL 1

- 1. Coastal Arrival
- 2. Arrival Bay
- 3. Horizon Lobby

LEVEL 9

- 1. Stargazing & Yoga Deck
- 2. Firelight Grillbar
- 3. Breeze Walk
- 4. Mindspace
- 5. Children Discovery Play
- 6. Readery Deck
- 7. Breeze Lounge
- 8. Serenity Garden
- 9. Herbs Haven
- 10. Coastal Fit
- 11. Seaside Court
- 12. Lumina Hall (*Multipurpose Hall*)
- 13. Coastal Gym

LEVEL 56

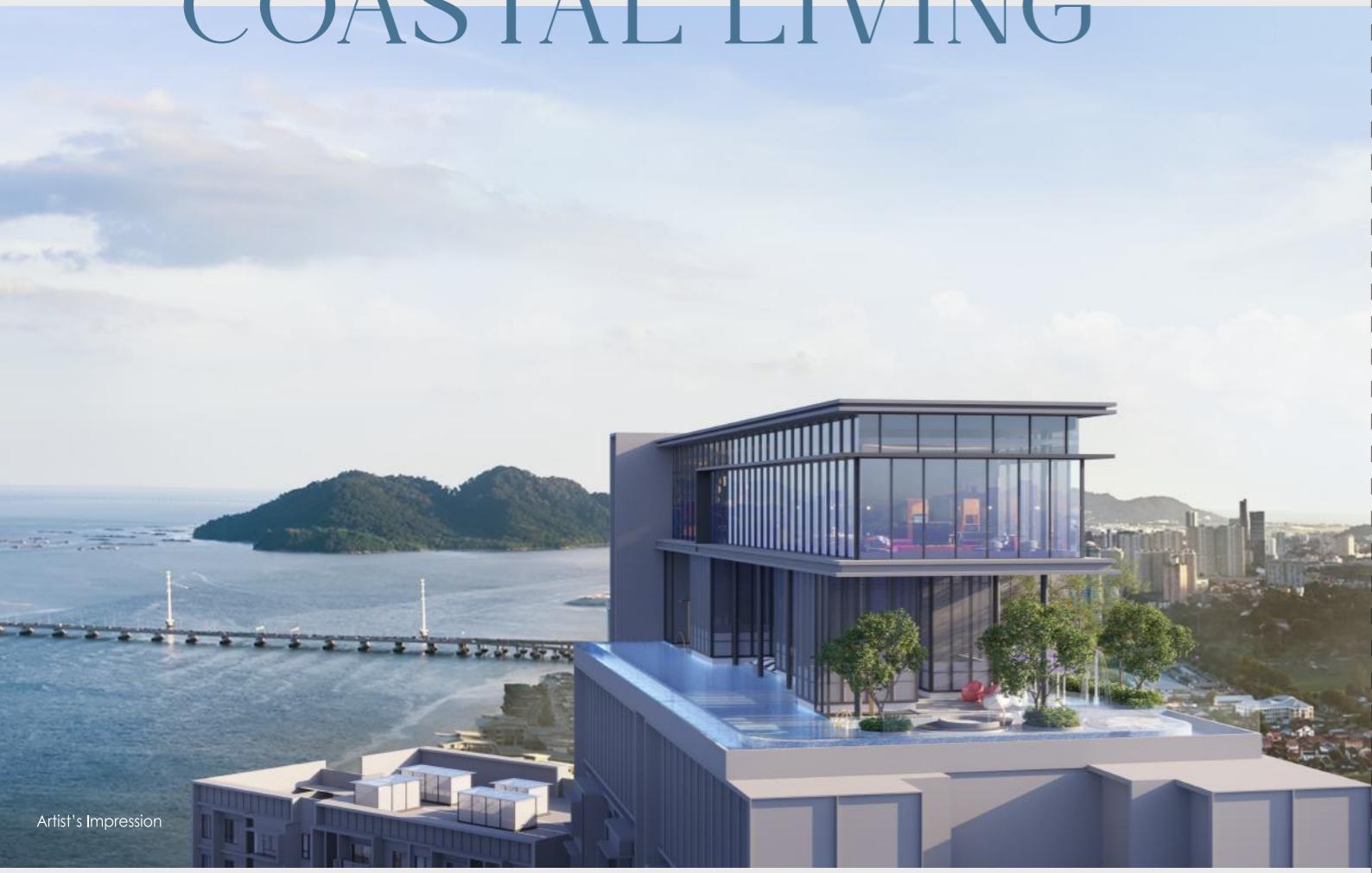
- 1. Aquora Deck
- 2. Astral Lagoon (*Sky Pool*)
- 3. Stargaze Soak (*Jacuzzi*)
- 4. Mirage Bay (*Wading Pool*)

LEVEL 57

- 1. Fun Hub
- 2. Horizon Lounge



Illuminating
A NEW
STANDARD OF
COASTAL LIVING



Artist's Impression



COASTAL GYM

Artist's Impression

High

INVESTMENT POTENTIAL

Part of a landmark mixed-use development that enhances property value and offers lucrative returns.





HORIZON
LOUNGE

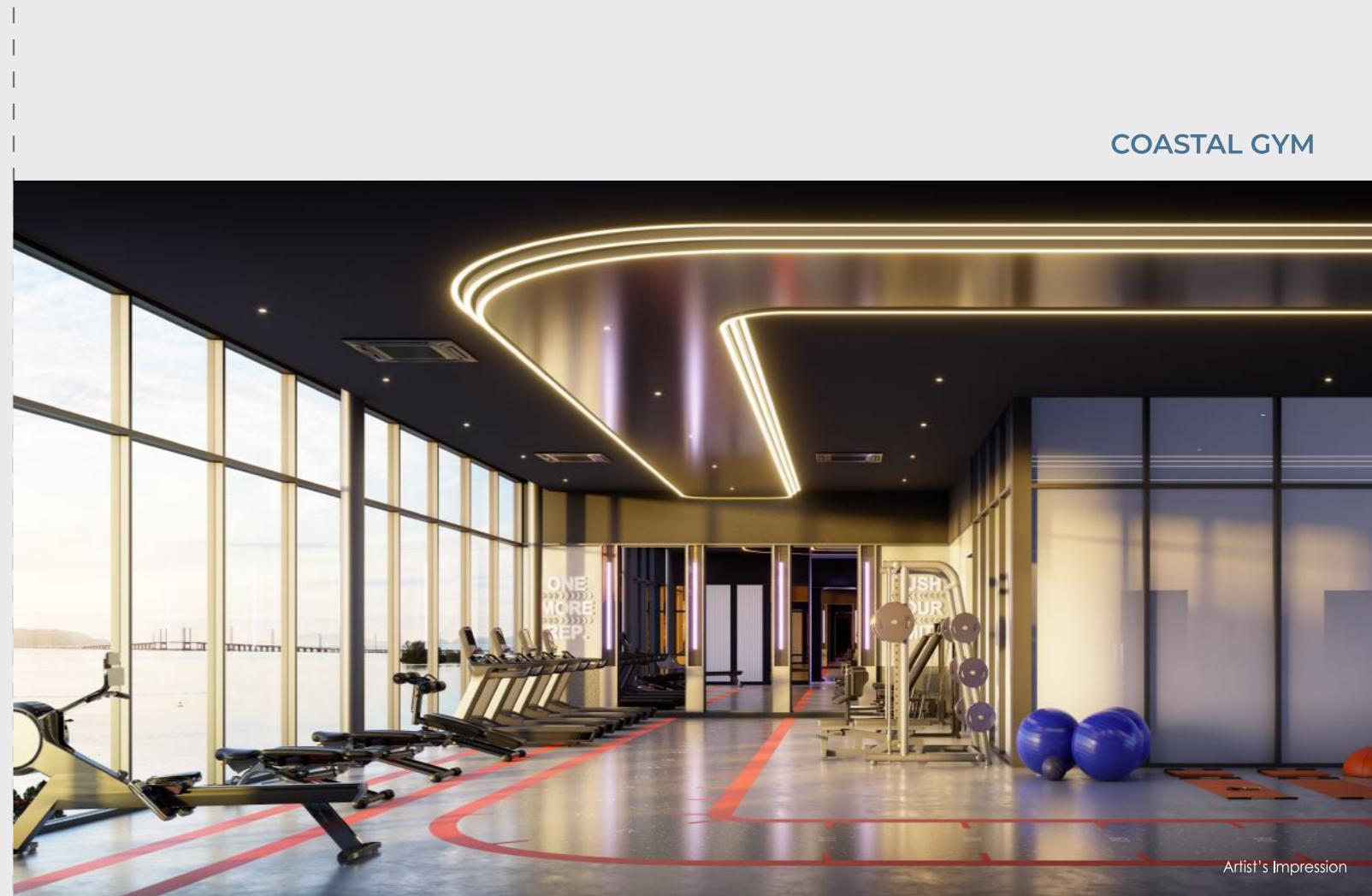


FROM
THE SEA

Artist's Impression

Exclusive
**COASTAL
LIFESTYLE**

Panoramic sea views, resort-inspired facilities, and modern residences designed for comfort and sophistication.



COASTAL GYM

Artist's Impression

HORIZON
LOBBY



Artist's Impression

MINDSPACE



Artist's Impression



HORIZON
LOUNGE

COASTAL FIT &
SEASIDE COURT



CHILDREN
DISCOVERY PLAY

Crafted for
Everyday Indulgence

At The Lighthauz, every space is thoughtfully designed to support a holistic lifestyle that blends leisure, wellness, and community. Residents can relax by the infinity pool and sun deck with calming coastal views, or enjoy sweeping sea and city panoramas from the Sky Lounge & Viewing Deck.

Wellness is prioritized with a fully equipped gym and yoga spaces, while private function rooms foster social connection and gatherings. A dedicated children's play area offers a safe, fun space for families, and lush landscaped gardens and walkways provide a peaceful retreat within the city.



FIRELIGHT
GRILLBAR



FUN HUB

Prime Location

Connected Coastal Living

Nestled in the heart of Gelugor, Penang, The Lighthauz offers seamless access via the Tun Dr. Lim Chong Eu Expressway, Penang Bridge, and the upcoming Mutiara LRT Line (Penang Waterfront Station*).

Enjoy effortless connectivity to George Town, Bayan Lepas, and key urban hubs, while being minutes from premier shopping malls, medical centers, and esteemed educational institutions.

Where the pulse of the city meets the calm of the sea - experience the best of both worlds at The Lighthauz.





A wide-angle photograph of a tropical beach. The water is a vibrant turquoise color, with white foam from waves crashing onto the shore. The sky is filled with large, white, fluffy clouds against a darker blue background. The overall atmosphere is serene and inviting.

*Your Dream Home
by The Sea Awaits.*

A COLLABORATIVE EFFORT BY



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EXSIM WATERFRONT SDN. BHD.

[Registration No. 202001036920 (1393241-W)]

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• **Pemaju:** EXSIM WATERFRONT SDN BHD [202001036920 (1393241-W)] • **No Lesen Pemaju:** 31088/07-2030/0144(N) • **Tempoh Sah:** 04/07/2025 - 03/07/2030 • **No. Permit Iklan & Jualan:** 31088-1/10-2028/0882(A)-(S) • **Tempoh Sah:** 22/10/2025 – 21/10/2028 • **Pihak berkuasa yang meluluskan:** MAJIS BANDARAYA PULAU PINANG • **No Pelan Rujukan:** MBPP.OSC-PB1491/2025 • **Pegangan Tanah:** Kekal • **Sekatan Kepentingan:** Dalam tempoh 3 (tiga) tahun pertama dari tarikh pengeluaran Sijil Layak Menduduki, tanah ini boleh dipindah milik tanpa perlu mendapat kebenaran daripada Pihak Berkuasa Negeri. Selepas tamat tempoh tersebut, Sekatan kepentingan seperti berikut adalah terpakai: Tanah yang diberimilik ini tidak boleh dipindah milik, cagar, pajak, pajakan kecil atau dilupuskan tanpa kebenaran bertulis daripada Pihak Berkuasa Negeri. Sekatan kepentingan ini adalah selaras dengan perkara 17.1(f)(i) perjanjian. • **Beban Tanah:** Gadaian (PUBLIC BANK BERHAD) • **Tarikh Jangka Siap:** SEP 2030 • **Bilangan Unit:** 671 Unit Pangapuri Perkhidmatan 57 Tingkat • **Harga Jualan:** RM890,435.00 (Minima) – RM1,208,911.00 (Maksima) • **Bil Unit Tempat Letak Kereta:** 2 unit • **5% Bumiputera Diskaun** • **Jenis Pembangunan:** PANGAPURI PERKHIDMATAN

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