



THE  
LUMÉ

SHORELINE | ANDAMAN ISLAND

THE ART OF UNDERSTATED ELEGANCE

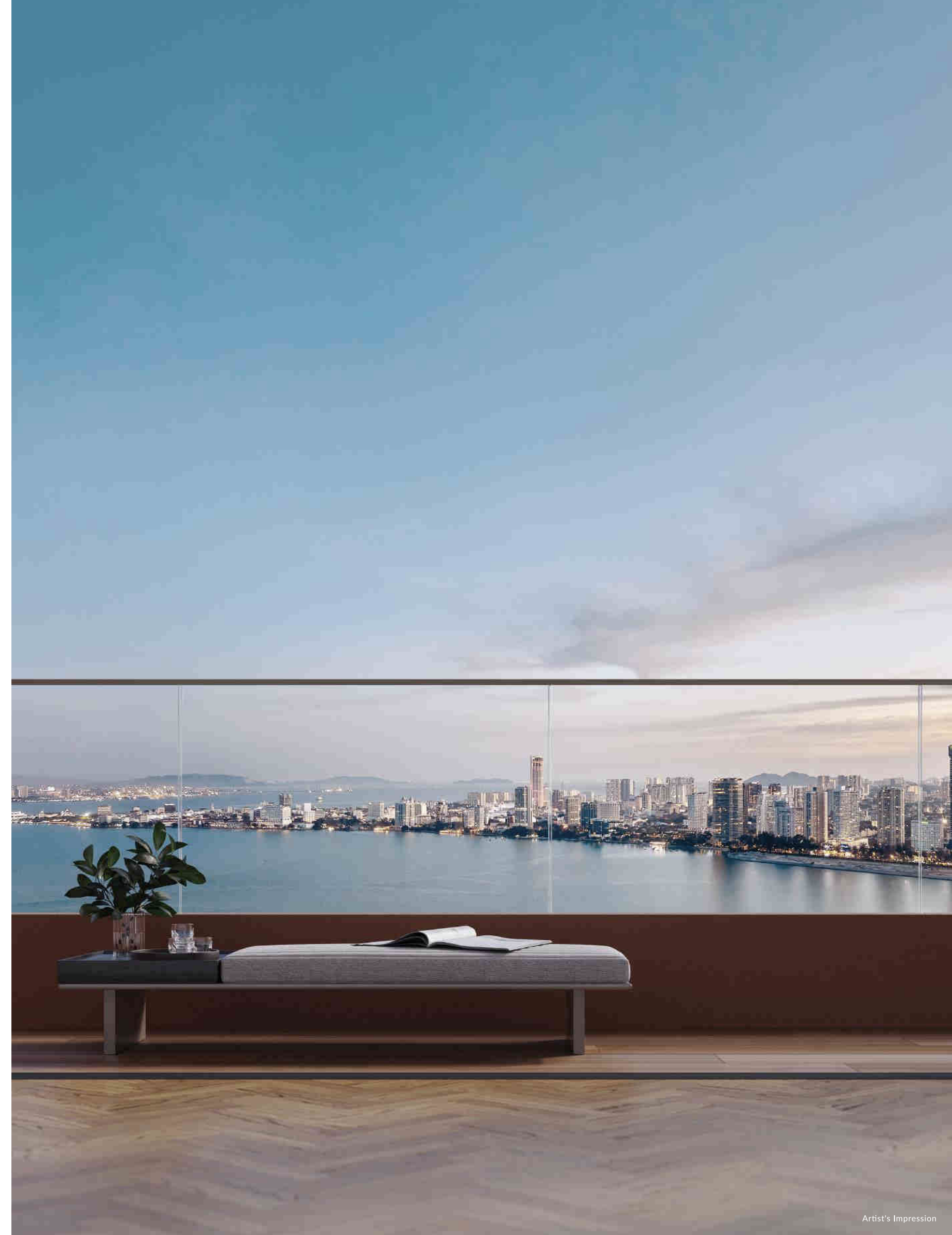
*A Sanctuary of Quiet Luxury*

Discover the textures of handcrafted furnishings,  
where every detail speaks of thoughtful design.

Experience the peace that comes with ultimate privacy.

Feel the salt in the breeze as it dances through the leaves,  
see the shimmering diamonds where the sun meets the sea,  
and bask in the warmth of cherished company.

*Embrace tranquillity and life's true riches at The Lume.*





# LIFE'S RHYTHM, IN RESONANCE

Welcome to Andaman, the embodiment of city-island living. Experience seamless connectivity across the island, with meticulously planned homes and a wealth of amenities that redefine convenience.

Andaman is more than just a place to live; it's a flourishing community, a generational home.

Set against the backdrop of Penang - one of the world's most liveable cities - Andaman is poised to become an international icon of island living.

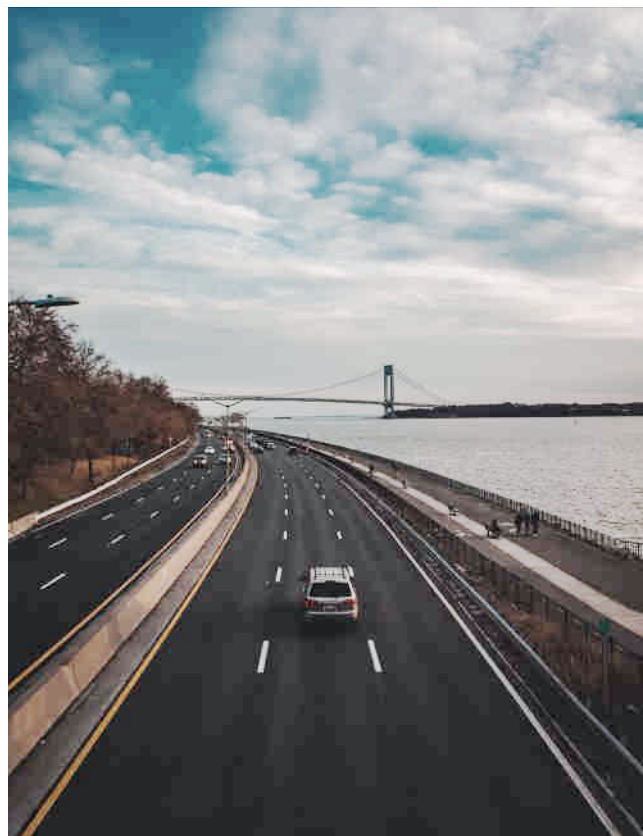




# THE PREMIER ISLAND DESTINATION IN PENANG

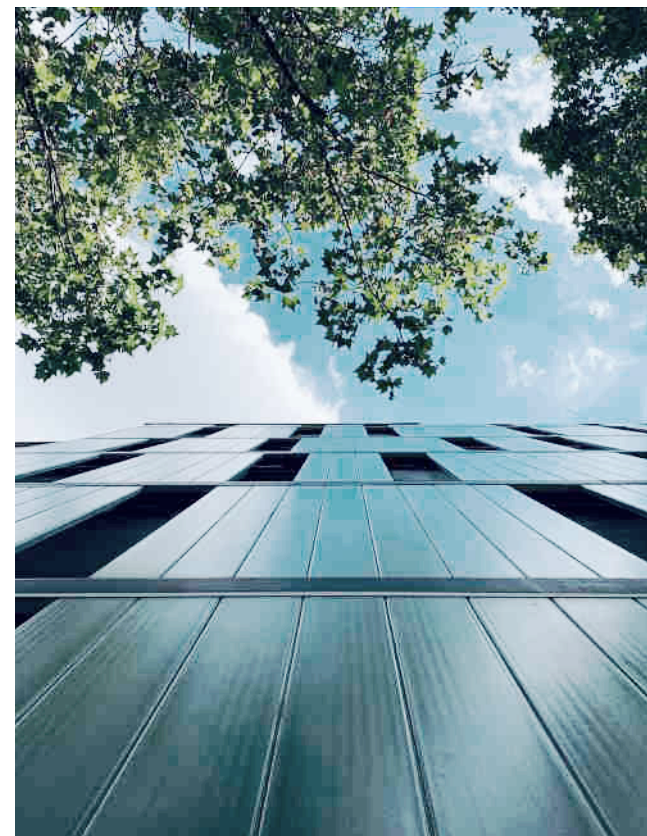
Life in Andaman is built upon four essential pillars which blend wellness principles with modern conveniences, creating a serene yet exclusive ecosystem. This sets a new standard for eco-conscious living that will endure for generations to come.

## CONNECTIVITY



Andaman offers exceptional connectivity to Penang's notable locations, linked by two bridges. The island's infrastructure also promotes convenient walkability, embodying the 15-minute city ethos.

## SUSTAINABILITY



Sustainability is at Andaman's core. Designed to meet GreenRE Platinum certification, the island incorporates environmentally responsible practices to minimise its carbon footprint, ensuring the wellbeing of future generations.

## COMMUNITY



Community is the heart of Andaman. An abundance of open communal spaces fosters social gatherings and wellness habits, creating a vibrant and inclusive atmosphere.

## QUALITY OF LIFE



A prestigious address that exemplifies live, work, and play - residents can enjoy a lifestyle that bridges reality and retreat, anchored by elegant and timeless homes.



## A VISIONARY MASTERPLAN IN THE MAKING

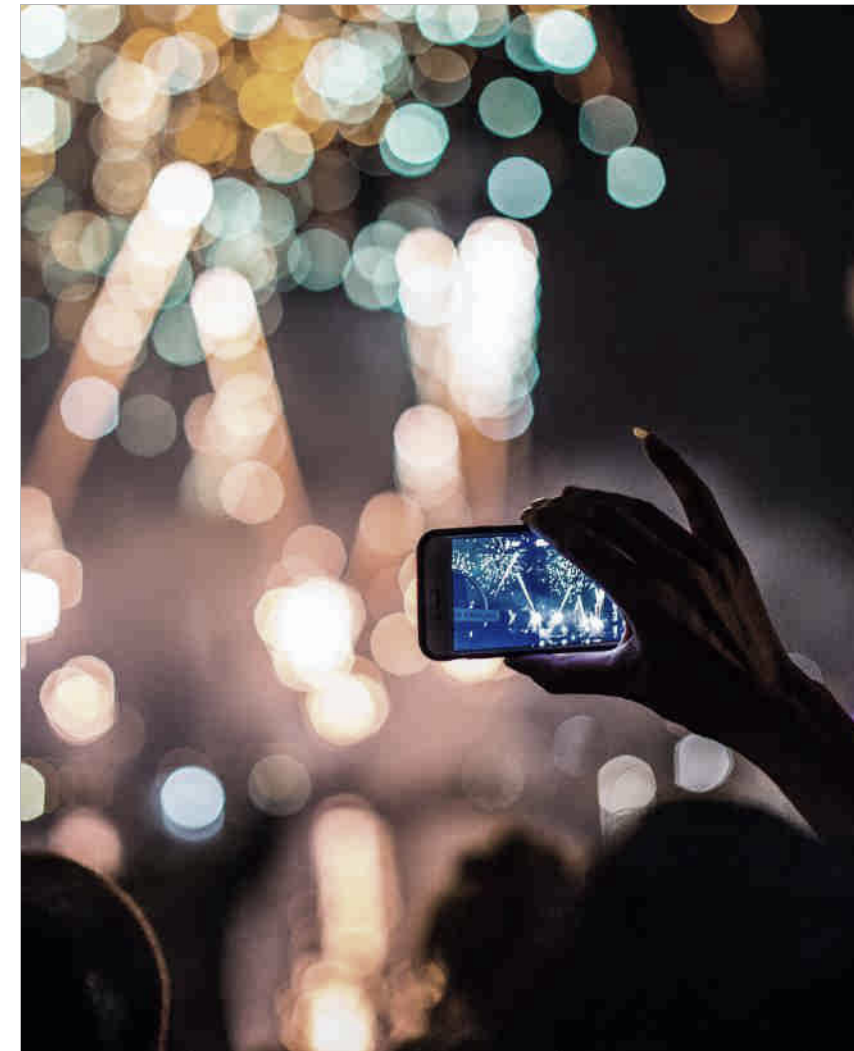
Andaman's masterplan - the first of its kind in Malaysia - reflects a commitment to green living and people-first thinking. Each district and detail of Andaman is meticulously planned to create a harmonious and sustainable community.

### DISTRICTS OF ANDAMAN



### SHORELINE

Shoreline embraces the tranquillity of waterside living with its array of landed properties. These peaceful suburbs offer residents a perfect blend of comfort and luxury, defining the essence of high-quality living.



### GURNEY GREEN

The pulse of Gurney Green, this metropolitan heart is where energies run high and the dynamics constantly evolve. It's composed of vibrant commercial spaces and stylish hospitality developments, complemented by the nature-lined esplanade that overlooks sweeping views of Gurney Bay and Penang Hill.



### CANALSIDE

Canalside is the epitome of vibrant living, where seafront thrills meet natural serenity. With its scenic paths, lively local squares, and the innovative Cultural Play Park, Canalside balances excitement with calming waterfront views.



## MELODIC CHAPTERS

Each residence in Shoreline tells a captivating story. Much like a cherished melody, these homes are where unforgettable moments are made with loved ones.

Set among comfortable spaces, luxurious homes, and exquisite finishings, coming home to Shoreline is an experience of complete fulfilment.





# THE LUME

The Lume epitomises Andaman,  
blending exceptional design with refined living.  
Here, the extraordinary is the standard.



FREEHOLD

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261 EXCLUSIVE RESIDENCES

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EXTENDING FROM A SPACIOUS  
1,722 SQ. FT. TO A LUXURIOUS 2,874 SQ. FT.

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PRIVATE SANCTUARY





B R E A T H E

## The Art of Tranquillity

At The Lume, rediscover the simple joys of life. Immerse yourself in a serene atmosphere where privacy is paramount, allowing you to rejuvenate away from the demands of city life.







## STEP INTO YOUR STATE OF PEACE

The Lume offers more than just beautiful architecture; it features innovative privacy fins throughout its exterior, providing residents with a sense of exclusivity and tranquillity.





The Lume's modern, resort-inspired design captivates you from the moment you enter. Every corner seamlessly blends premium quality with lush greenery, embodying sophisticated and harmonious living.





## LIVING WITH NATURE

Even indoors, nature's beauty is ubiquitous. The earth-toned interiors, designed for your comfort, create a warm, welcoming atmosphere. Expansive windows provide pristine views and an abundance of natural light, making you feel at home and relaxed.





FLOW

## The Calm in Moments

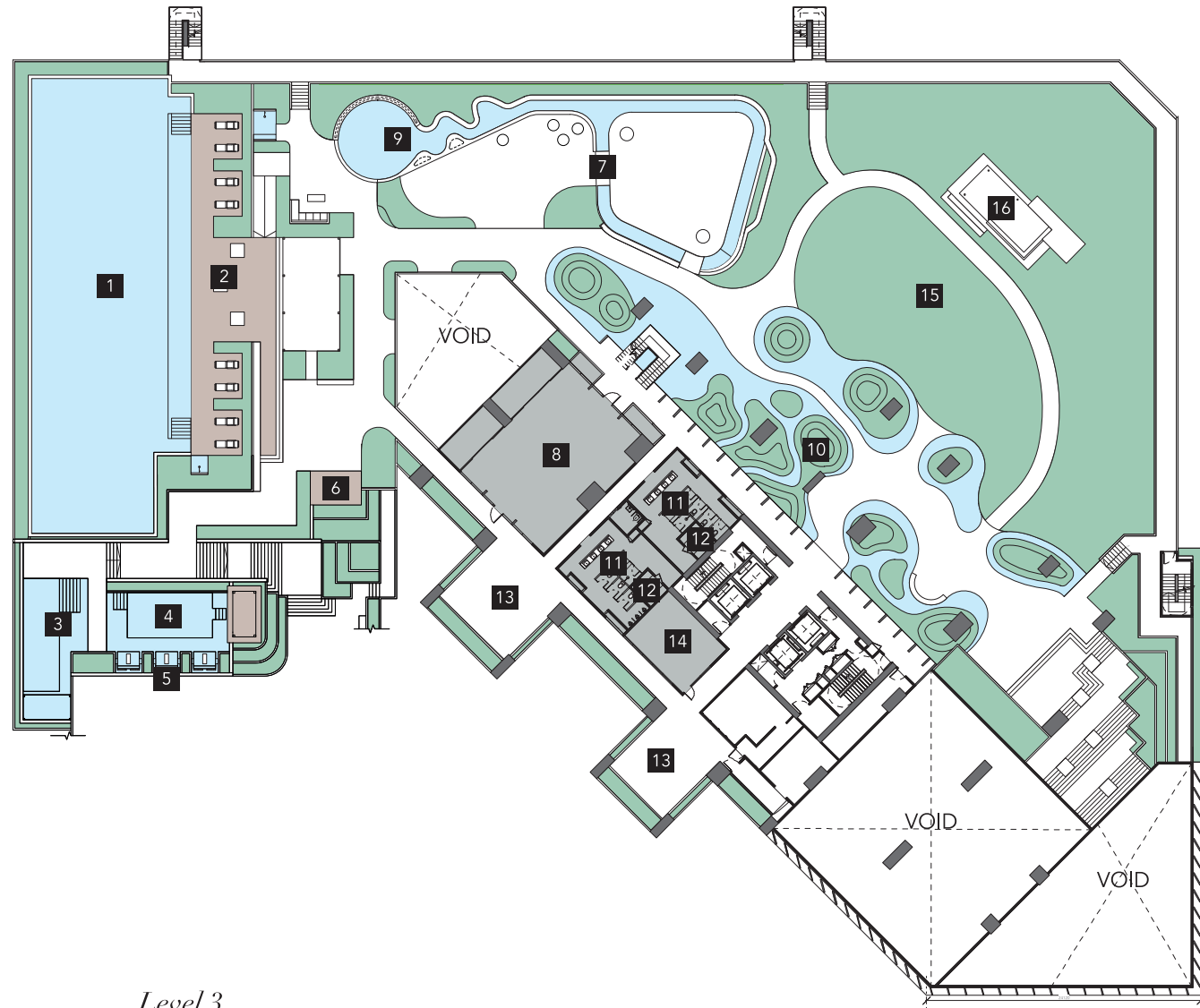
While the outside world caters to external desires, true personal fulfilment comes from within. Thoughtful amenities and facilities, meticulously designed for your wellbeing, harmonise with the resident's pace.







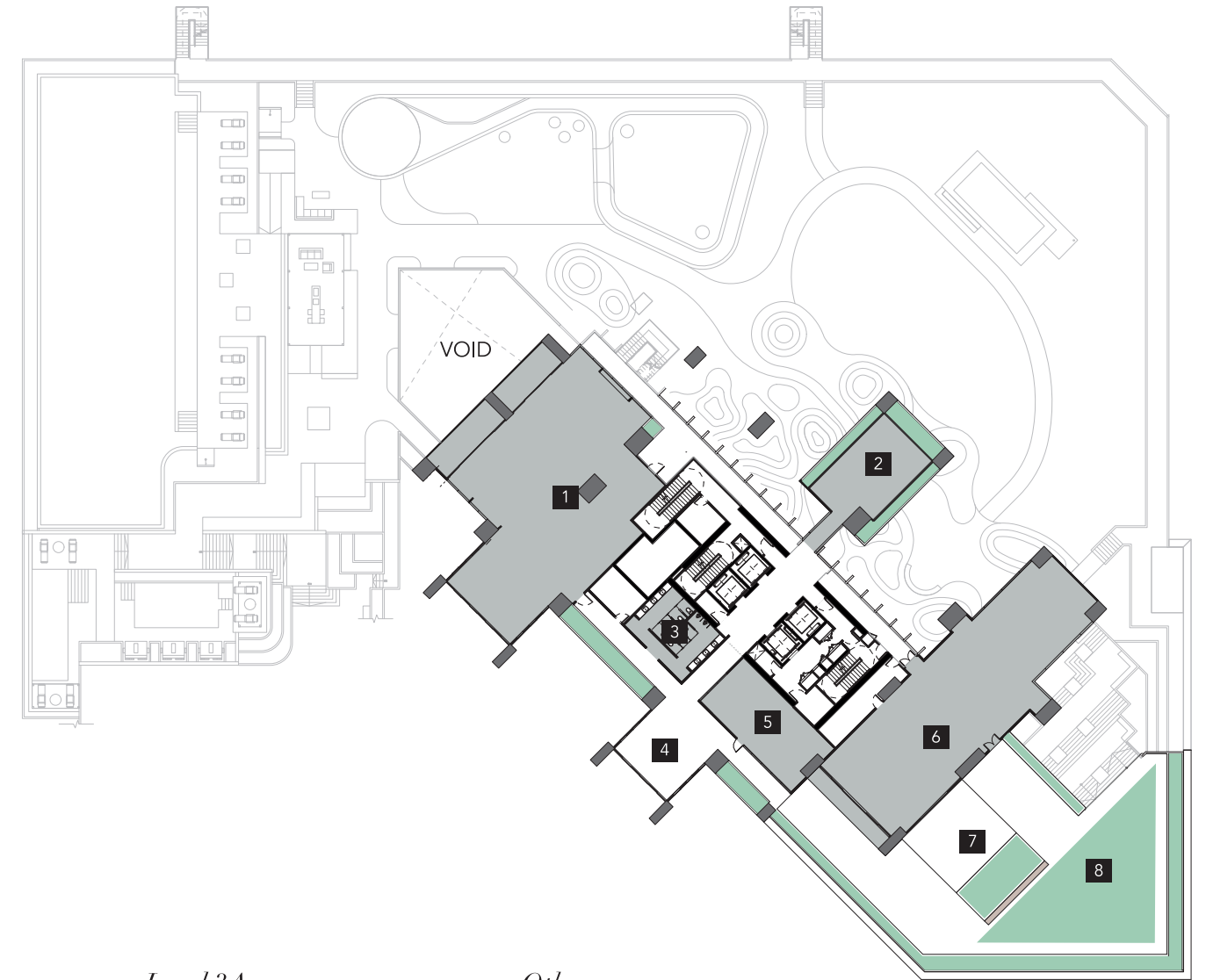
ACTIVE PODIUM



Level 3

- |                    |                   |
|--------------------|-------------------|
| 1 SWIMMING POOL    | 9 WADING POOL     |
| 2 POOL DECK        | 10 WATER MAZE     |
| 3 FAMILY POOL      | 11 CHANGING ROOM  |
| 4 SPA POOL         | 12 SAUNA          |
| 5 JACUZZI          | 13 TERRACE        |
| 6 DECK             | 14 MEETING ROOM   |
| 7 PLAY PARK        | 15 LAWN           |
| 8 CO-WORKING SPACE | 16 GROVE PAVILION |

ACTIVE PODIUM



Level 3A

- |                     |
|---------------------|
| 1 GYM               |
| 2 FUNCTION ROOM     |
| 3 WASHROOMS         |
| 4 TERRACE           |
| 5 MANAGEMENT OFFICE |
| 6 EVENT SPACE       |
| 7 TERRACE           |
| 8 LAWN              |

Others

- |                    |
|--------------------|
| ■ BADMINTON COURT  |
| ■ BASKETBALL COURT |

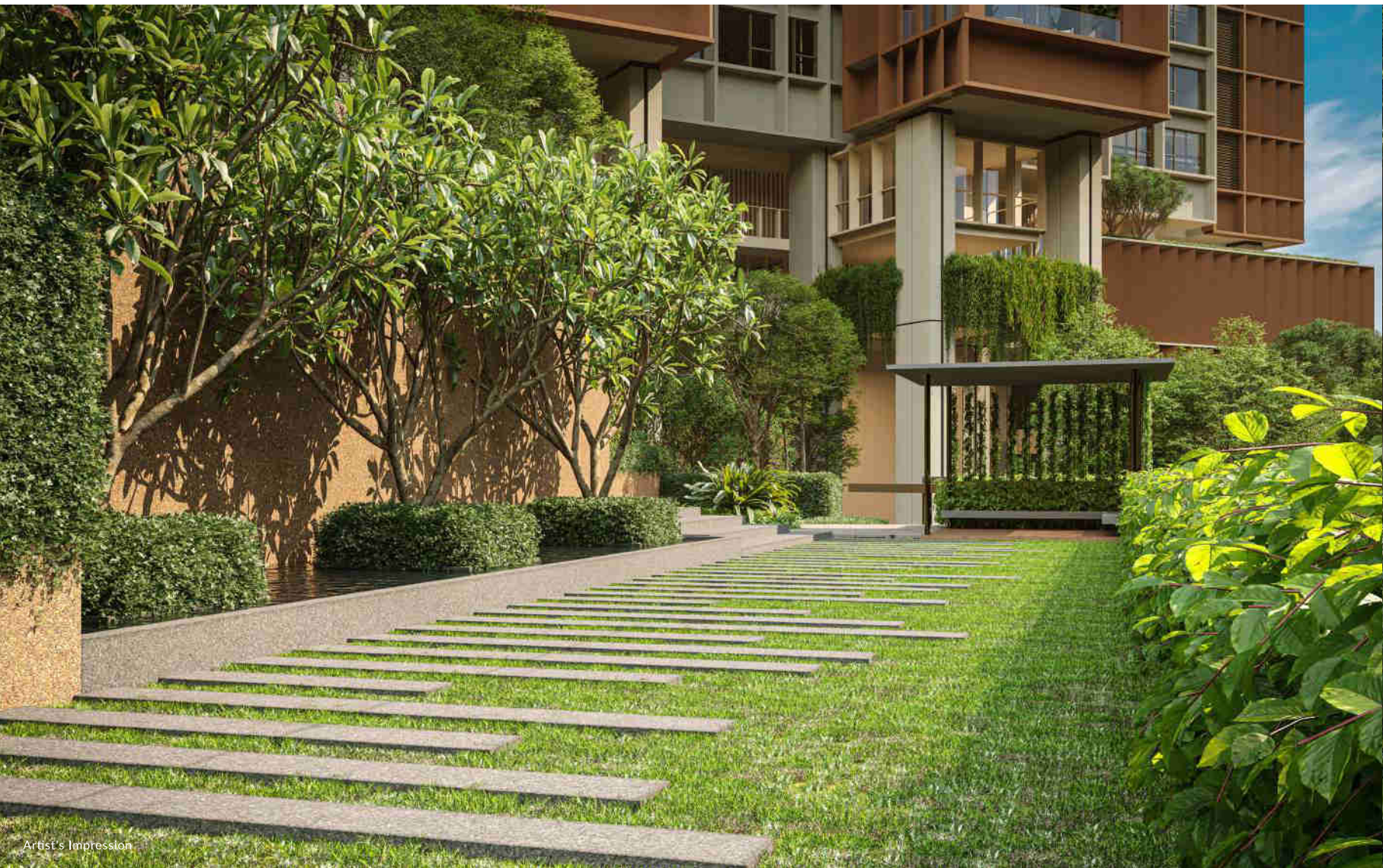


## POOLSIDE ENCHANTMENT

Perfectly landscaped facilities, framed by luxuriant greenery, create an exquisite tropical oasis. The expansive openness invites you to relax in the tranquil embrace of a forest-like setting.







## GROUNDS FOR PLAY

The Lume features pet-friendly pocket spaces where furry companions can freely explore the manicured lawns and open areas.

## AN ARBOREAL ESCAPE

Immerse yourself in the shade of towering trees at the Grove Pavilion. This serene retreat is a peaceful sanctuary where residents can unwind, socialise, or simply enjoy the calming sounds of nature.



## PLACES THAT INSPIRE AND REJUVENATE

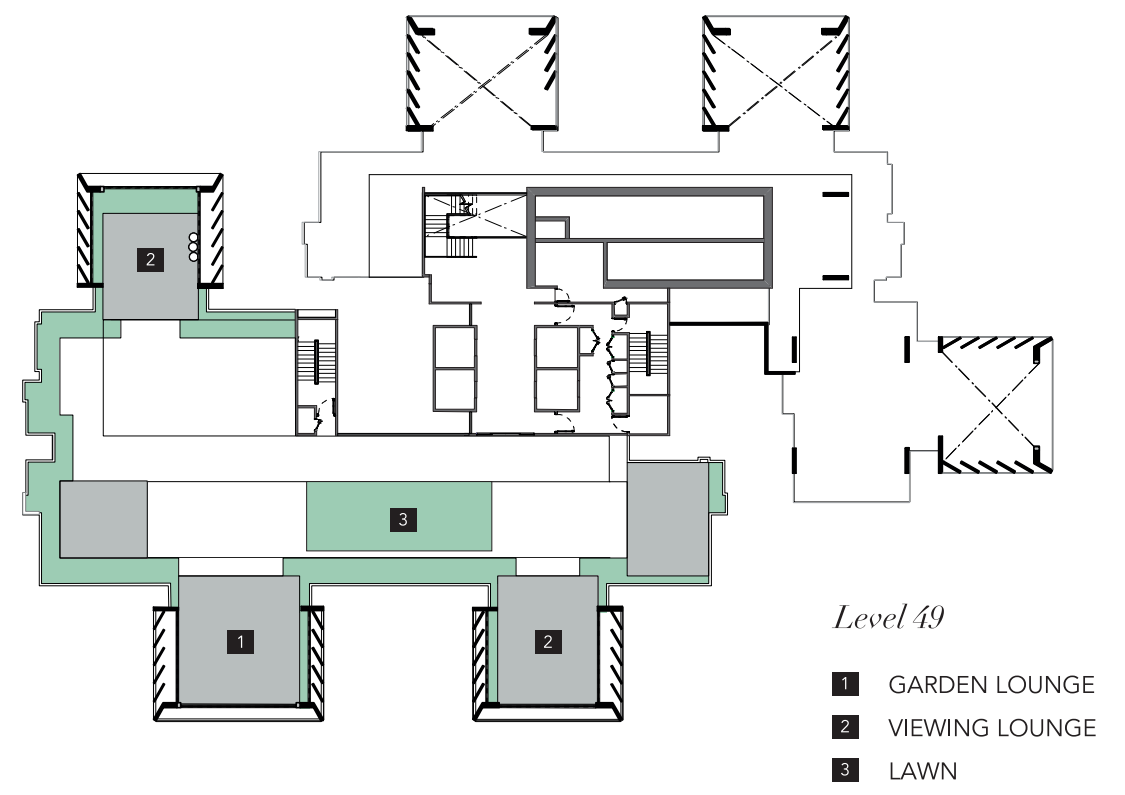
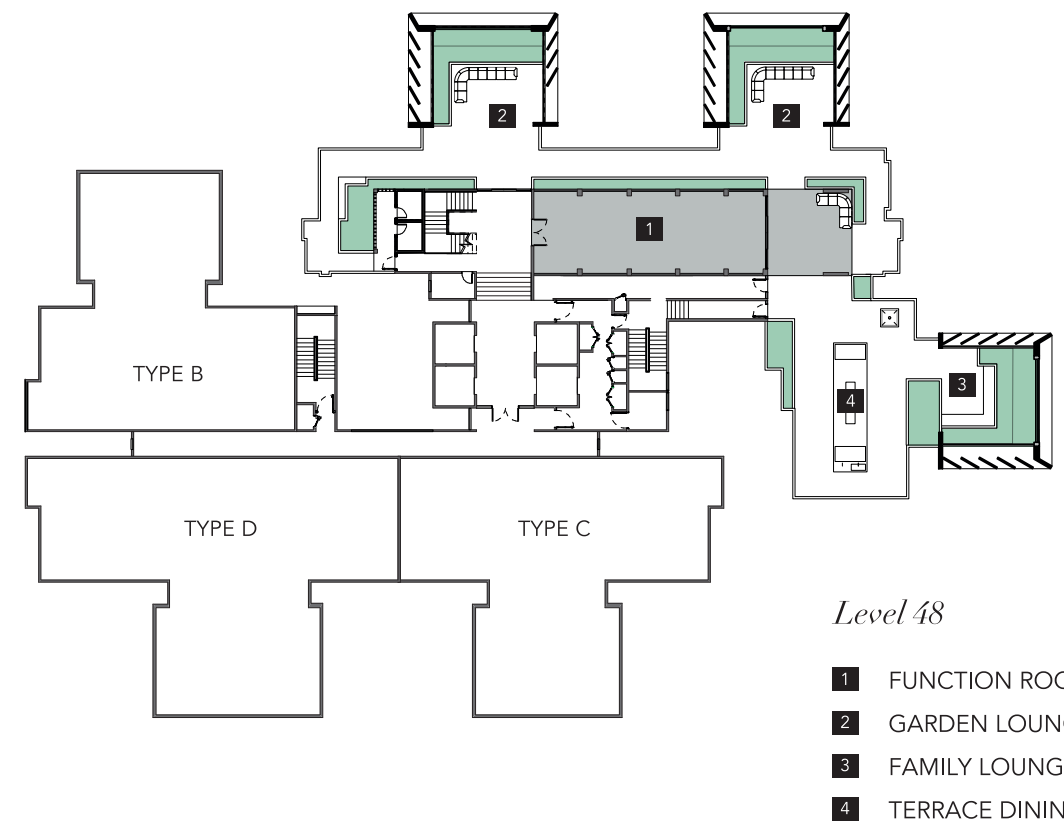
The Lume offers inviting terraces and stunning water features, creating spaces designed for relaxation and recreation. Host lively social gatherings at the BBQ area, refresh at the wading pool, or celebrate milestones in the event space.







SKY TERRACE







## THE PEAK OF SOPHISTICATION

Elevate your living experience with The Lume's unique tiered facilities podium. At its summit, the Sky Terrace provides the perfect setting for entertaining, lounging, or enjoying stunning sea views.





Artist's Impression

## ABOVE IT ALL

The meticulously designed Garden Lounge offers an inviting atmosphere for residents and guests. It overlooks awe-inspiring panoramic views of surrounding nature and Penang's landscapes, elevated by The Lume's exceptional touch.



THRIVE

## The Serenity in Space

Home is where our greatest treasures and loved ones reside. Spacious layouts within a low-density development provide a personal haven designed for future generations.









Actual Show Unit

## LUXURY IN EVERY DETAIL

Residents are enveloped in pure luxury at The Lume. Every moment is enhanced by thoughtfully crafted details and finishings, creating an experience that delights all the senses.



## BOUNDLESS WITHIN, HORIZONS BEYOND

The Lume's design extends the dining and living areas outward, offering exclusive and uninterrupted 180° waterfront views. This innovative layout overflows the interiors with natural light and optimal airflow.





## IMMERSE IN LUXURY

Resort-inspired details make every day a rejuvenating escape. Unwind in the calming depths of your bathtub while overlooking the vast sea.







Actual Show Unit

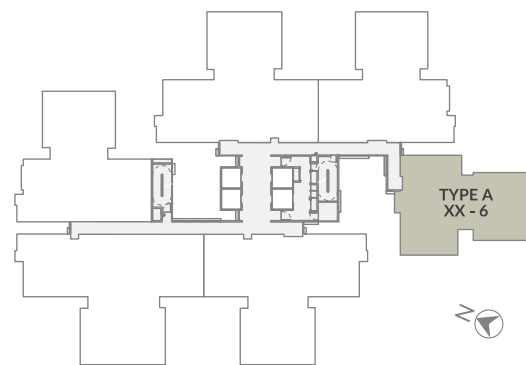
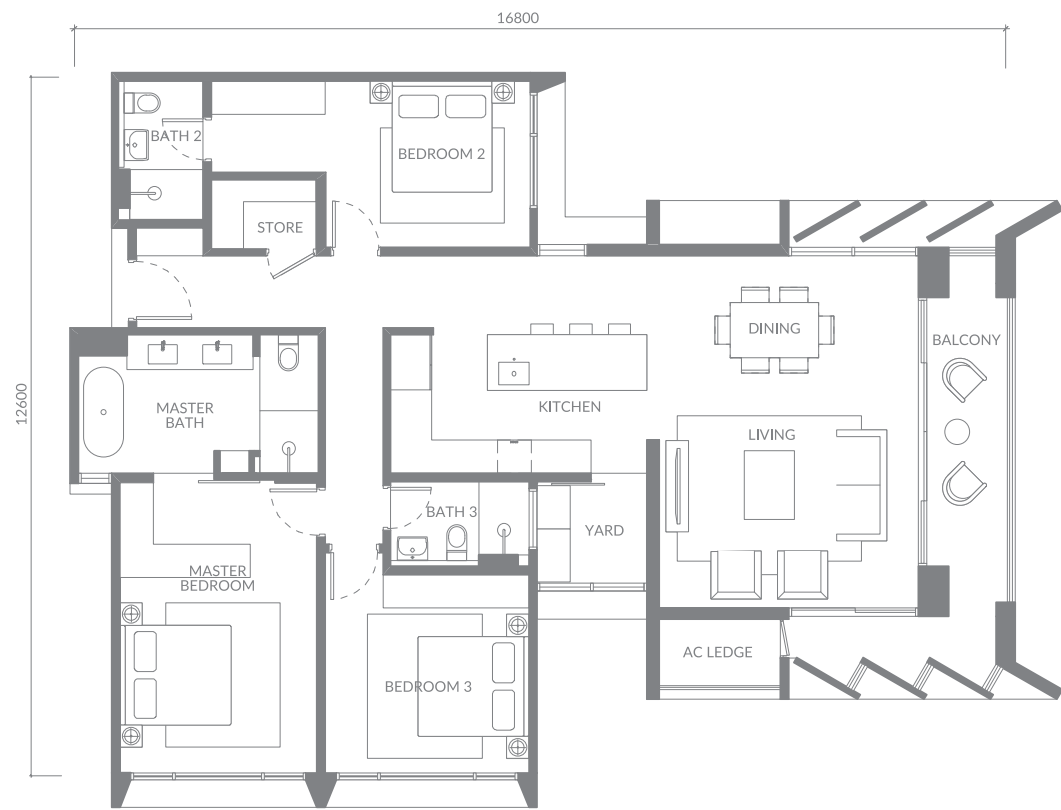
## THE SOPHISTICATION OF SANCTUARY

Rise to mesmerising views of sunlit waters on the horizon, or drift into restful slumber to the gentle sounds of nature. Indulge in the beauty of the natural world while savouring utmost privacy.



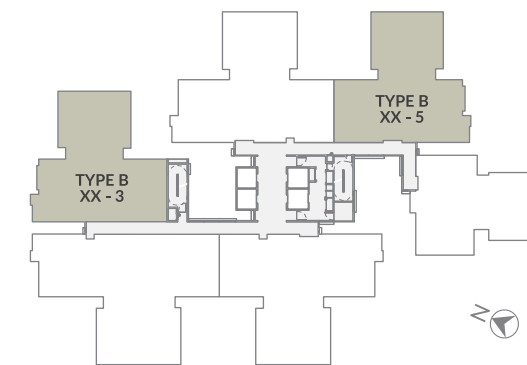
# TYPE A

1,722 SF / 160 SM  
3 BEDROOMS | 3 BATHROOMS



# TYPE B

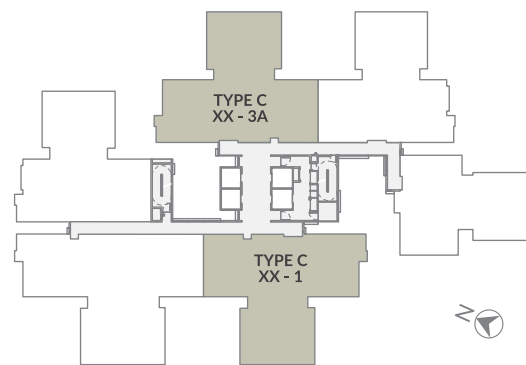
2,164 SF / 201 SM  
3 BEDROOMS | 4 BATHROOMS | 1 STUDY/ UTILITY





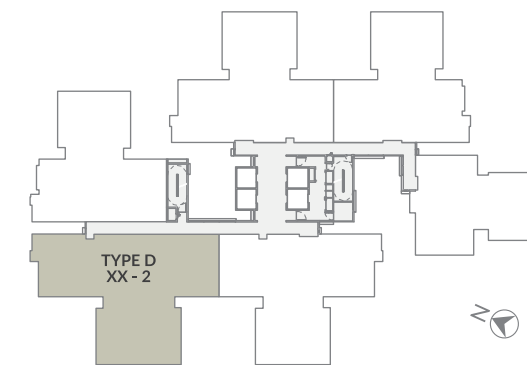
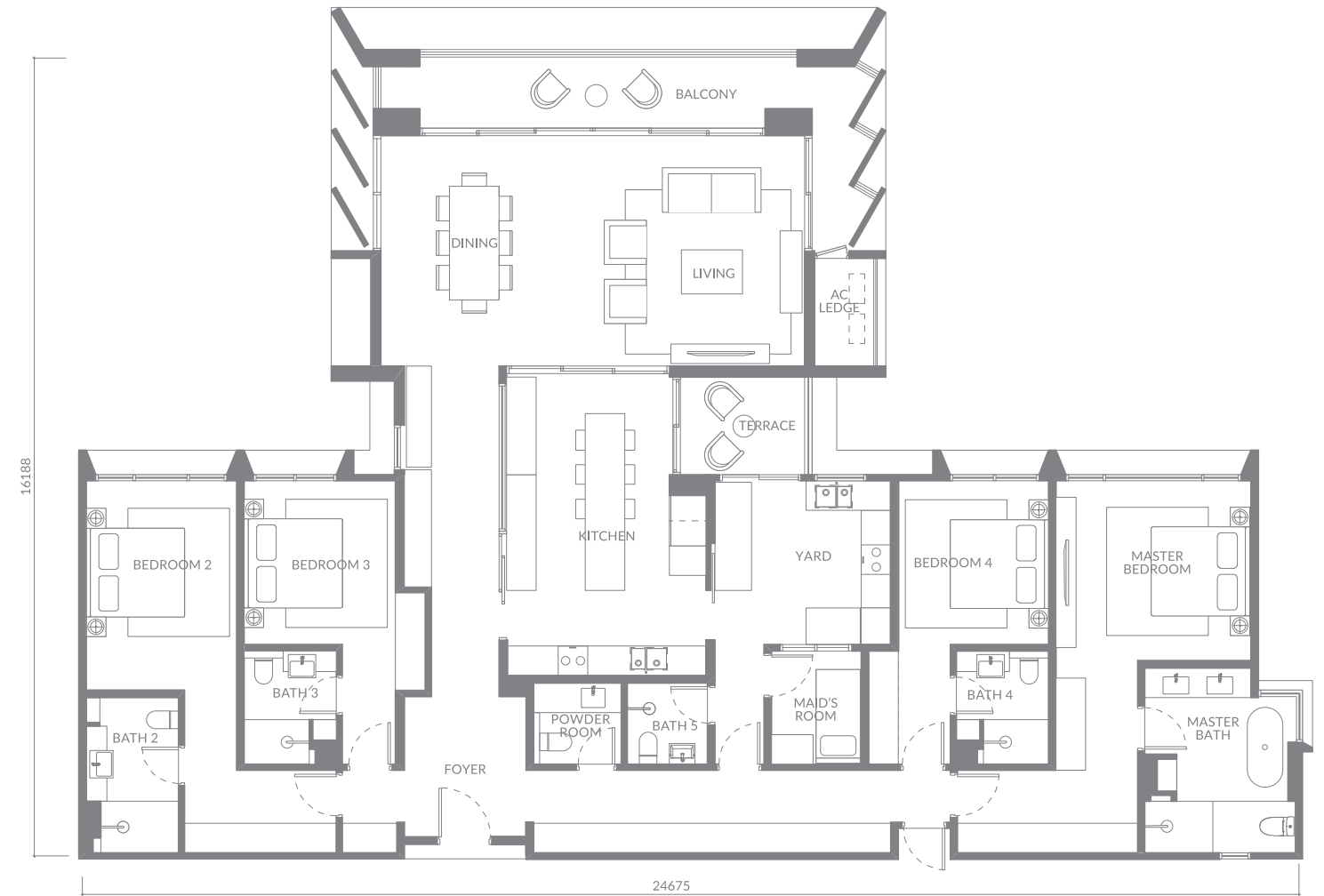
TYPE C

2,476 SF / 230 SM  
4 BEDROOMS | 5 BATHROOMS



TYPE D

2,874 SF / 267 SM  
4 BEDROOMS | 5 BATHROOMS





## THE FINISHING TOUCHES

The allure of The Lume lies in its meticulous attention to detail. Every design aspect, from expertly selected finishings to high-quality fittings, evokes a sense of understated elegance.

## SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete			
<b>WALL</b>	Brick/ Concrete			
<b>CEILING</b>	Fibrous Plaster/ Skim Coat			
<b>WINDOWS</b>	Aluminium Frame			
<b>DOORS</b>	Main Door	Timber Door		
	Others	Flush Door/ Aluminium Frame Glass Door/ Aluminium Louvres Door		
	Ironmongery	Locksets		
	<b>TYPE A</b>	<b>TYPE B</b>	<b>TYPE C</b>	<b>TYPE D</b>
<b>FLOOR FINISHES</b>	Living, Dining, Master Bedroom, Bedroom 2 & 3, Store: Timber Flooring	Living, Dining, Master Bedroom, Bedroom 2 & 3, Study/ Utility Room, Foyer: Timber Flooring	Living, Dining, Master Bedroom, Bedroom 2, 3 & 4, Foyer: Timber Flooring	Living, Dining, Master Bedroom, Bedroom 2, 3 & 4, Foyer: Timber Flooring
	Kitchen, Yard, Balcony, A/C Ledge, Master Bath, Bath 2 & 3: Tiles	Kitchen, Yard, Balcony, A/C Ledge, Master Bath, Bath 2, 3 & 4: Tiles	Kitchen, Yard, Balcony, A/C Ledge, Maid's Room, Master Bath, Bath 2, 3, 4 & 5: Tiles	Kitchen, Yard, Balcony, A/C Ledge, Terrace, Maid's Room, Master Bath, Bath 2, 3, 4 & 5, Powder Room: Tiles
<b>WALL FINISHES</b>	Master Bath, Bath 2 & 3: Tiles	Master Bath, Bath 2, 3 & 4: Tiles	Master Bath, Bath 2, 3, 4 & 5: Tiles	Master Bath, Bath 2, 3, 4 & 5, Powder Room: Tiles
	Others: Plaster & Paint			
<b>SANITARY INSTALLATIONS &amp; FITTINGS</b>	Master Bath, Bath 2 & 3: Water Closet, Wash Basin with Fittings & Accessories	Master Bath, Bath 2, 3 & 4: Water Closet, Wash Basin with Fittings & Accessories	Master Bath, Bath 2, 3, 4 & 5: Water Closet, Wash Basin with Fittings & Accessories	Master Bath, Bath 2, 3, 4 & 5, Powder Room: Water Closet, Wash Basin with Fittings & Accessories
	Master Bath: Long Bath			
<b>ELECTRICAL INSTALLATIONS &amp; FITTINGS</b>	Single Phase Power Supply	Three Phase Power Supply	Three Phase Power Supply	Three Phase Power Supply
	Lights & Power Points			
	Ceiling Fan Point (Living, Dining, Master Bedroom, Bedroom 2 & 3)	Ceiling Fan Point (Living, Dining, Master Bedroom, Bedroom 2 & 3)	Ceiling Fan Point (Living, Dining, Master Bedroom, Bedroom 2, 3 & 4)	Ceiling Fan Point (Living, Dining, Master Bedroom, Bedroom 2, 3 & 4)
	SMATV Outlet (Living, Master Bedroom)			
	Data Point (Living, Master Bedroom)			
	Door Bell Point			
	-	-	Hot Water Point (Bath 5)	Hot Water Point (Bath 5)
<b>*EXTRAS</b>	Air-Conditioning Units (Living, Dining, Master Bedroom, Bedroom 2 & 3)	Air-Conditioning Units (Living, Dining, Master Bedroom, Bedroom 2 & 3, Study/Utility)	Air-Conditioning Units (Living, Dining, Master Bedroom, Bedroom 2, 3 & 4, Maid's Room)	Air-Conditioning Units (Living, Dining, Kitchen, Master Bedroom, Bedroom 2, 3 & 4, Maid's Room)
	Kitchen Cabinet with Appliances (Fridge, Microwave Oven, Oven, Dishwasher, Hob & Hood)			
	Wardrobe (Master Bedroom, Bedroom 2 & 3)	Wardrobe (Master Bedroom, Bedroom 2 & 3)	Wardrobe (Master Bedroom, Bedroom 2, 3 & 4)	Wardrobe (Master Bedroom, Bedroom 2, 3 & 4)
	Hot Water (Master Bath, Bath 2 & 3, Kitchen)	Hot Water (Master Bath, Bath 2, 3 & 4, Kitchen)	Hot Water (Master Bath, Bath 2, 3 & 4, Kitchen)	Hot Water (Master Bath, Bath 2, 3 & 4, Kitchen)
	-	Storage Cabinet	Storage Cabinet	Storage Cabinet

\*Above are standard specifications. Please refer to the Sales & Purchase Agreement for complete unit specifications.





## THE WORLD-RENOWNED JEWEL OF MALAYSIA

Penang, known as the 'Pearl of the Orient', is famed for its rich cultural heritage, stunning landscapes, and dynamic urban life. This vibrant state on the northwest coast of Peninsular Malaysia offers a unique blend of modernity and tradition, making it one of the world's most liveable cities.

From its historic George Town to its bustling markets and significant economic contributions, Penang's diverse culture highlights its integral role in Malaysia's growth.





## ISLAND BEAUTY MEETS COSMOPOLITAN RHYTHM

The relationship between Andaman and Penang is one of harmony - where the most liveable island meets one of the world's most liveable cities, offering the pinnacle of refined, modern living.

Andaman is conveniently located near Seri Tanjung Pinang and George Town, providing its community with effortless access to a dynamic lifestyle and various established amenities, including international schools, reputable hospitals, renowned restaurants, and cultural sites.





# REDEFINING THE PROSPECTS OF WATERFRONT LIVING

Eastern & Oriental Berhad (E&O) is a name synonymous with crafting placemaking addresses of enduring value, anchored by its namesake, the globally-renowned Eastern & Oriental Hotel in Penang that was established in 1885.

An indelible commitment to perfecting even the finest detail is a hallmark of the E&O Group, where the leading lifestyle developer forges promising futures rooted in its values of grace, refinement, and integrity.

Such is evident in the development of Seri Tanjung Pinang, an award-winning seafront address. It marked the first of its kind in Penang's history, featuring a showcase of luxury residential enclaves and flourishing retail promenades. Since its launch in 2005, this masterplanned development is now hailed as the most desired residential address in Penang, serving as a home to an international community of over 30 nationalities.



Eastern & Oriental Hotel  
Penang



Seri Tanjung Pinang  
Penang



## THOSE WHO KNOW INSIST ON E&O

The E&O Group brings 139 years of expertise to the premier lifestyle property industry, having built its reputation with a decorated portfolio of high-end properties - delivering the art of fine living across Malaysia, as well as internationally.



Conlay  
Kuala Lumpur City Centre



The Peak  
Damansara Heights, Kuala Lumpur



Avira Garden Terraces  
Medini Iskandar, Johor



Princes House  
London





## EASTERN & ORIENTAL BERHAD (555-K)

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79250 Iskandar Puteri  
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T 607 509 6868

### A development by

Persada Mentari Sdn Bhd 201701006533 (1220698-M)



## KWEST

Andaman by E&O  

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Developer: Persada Mentari Sdn Bhd (1220698-M) • Developer's Address: 3F-G-1 Straits Quay, Jalan Seri Tanjung Pinang, Tanjung Tokong, 10470 Pulau Pinang, Malaysia • T: +604 890 9999  
• Developer License: 20199/12-2028/1522(R) (Validity Period: 14/12/2023- 13/12/2028) • Land Tenure: Freehold • Expected Date of Completion: January 2029 • Approving Authority: Jabatan Perancangan Bandar & Desa Negeri Pulau Pinang (Reference No: JPBD/PG/P2/PB-0121) • Sales & Advertising Permit: 20199-5/05-2027/0445(A)-(S) (Validity Period: 21/05/2024 – 20/05/2027) • Land Encumbrances: N/A • Total Units: 261 units • Selling Price: RM 1,775,300.00(Min); RM3,932,925.00 (Max.) • Development Type: Condominium



