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22 Macalisterz - Concept

22 Macalisterz is a new high rise development that fully embraces its context in elements new and old.

Gently tucked beneath the towering structure, a heritage building and its ornate Colonial-era influenced features are echoed throughout the new tower, most notably on the around the double height lobby adjacent to the mansion.

The conservation of this building and its rippling features throughout the tower creates an image that is uniquely George Town, and is a testament to the World Heritage city's cultural values.

22 Macalisterz pays homage to Penang's rich architectural history, bringing its iconic character into the present and beyond.

22 Macalisterz - Concept

A HOMAGE TO HERITAGE: NEW STORIES FOR AN OLD MANSION



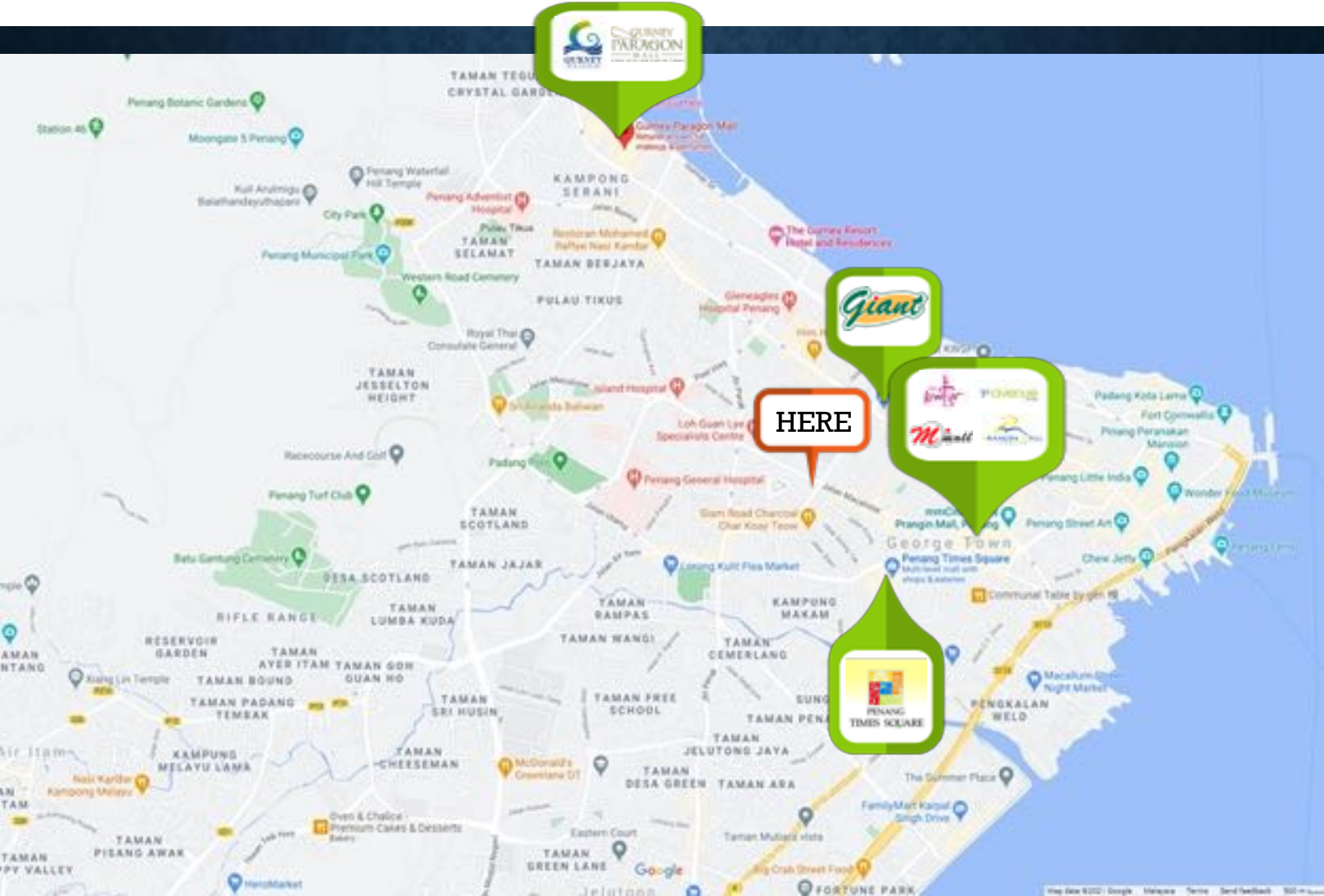
The palette and distinct features of the existing colonial-era mansion dictate the overall look of the new building. A simple wash of white and clay tones is used in the new tower to set a cohesive visual between the old and new buildings.

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22 Macalisterz - Site Plan & Accessibility



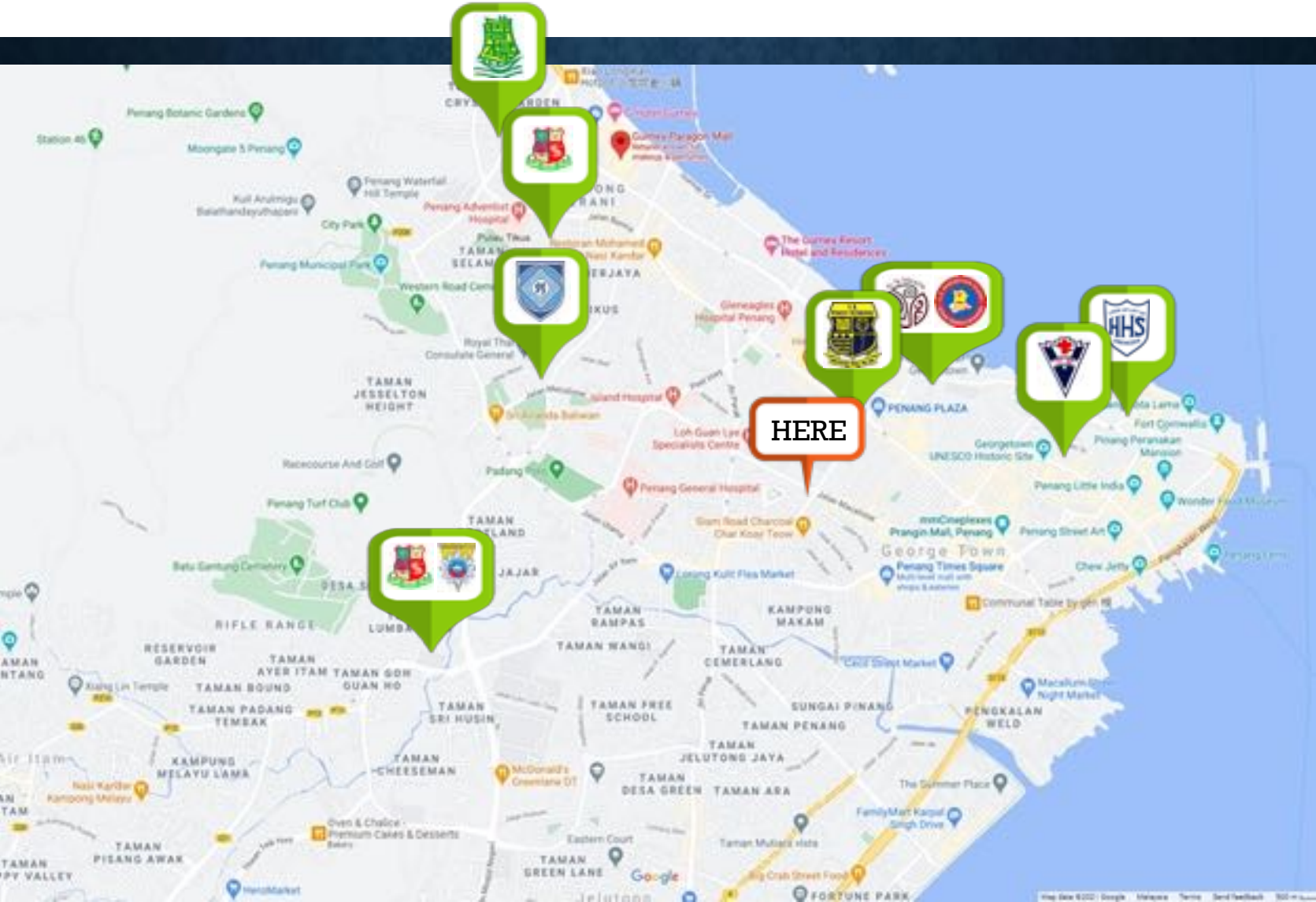
Nearby Grocery Store / Shopping Mall within 5 KM



Nearby Grocery Store / Shopping Mall within 5 KM

- Giant Supermarket @ Penang Plaza - Distance 0.75 KM
- Penang Times Square - Distance 1.0 KM
- Komtar/ 1st Avenue Mall/ M Mall/ Prangin Mall & - Distance 1.7 KM
- Gurney Paragon Mall - Distance 3.1 KM
- Gurney Plaza - Distance 3.3 KM

Nearby Primary School within 5 KM



Nearby Primary School within 5 KM

- Pykett Methodist Primary School - Distance 0.65 KM
- Wesley Primary School - Distance 1.5 KM
- Sekolah Kebangsaan Perempuan Island - Distance 1.6 KM
- Shih Chung Primary School - Distance 2.5 KM
- St. Christopher's International Primary School - Distance 2.6 KM
- Sk St. Xavier Branch - Distance 3.2 KM
- Hutchings Primary School - Distance 3.4 KM
- SJK Phor Tay - Distance 4.0 KM
- SJK(C)Shang Wu Primary School - Distance 4.2 KM
- SK Saint Xavier - Distance 4.4 KM

Nearby Secondary School within 5 KM



Nearby Secondary school within 5 KM

- SMK (P) Methodist - Distance 0.22 KM
- Tai Chiao High School Penang - Distance 0.6 KM
- SMK Perempuan Sri Mutiara - Distance 2.1 KM
- Han Chiang Independent High School Distance 2.6 KM
- SMK Padang Polo - Distance 2.6 KM
- St. George's Girls' High School - 2.7 KM
- St. Xavier's Institution - 2.8 KM
- Convent Light Street School Distance 2.9 KM
- Hutchings Secondary School - Distance 3.0 KM
- Union High School - 3.2 KM

Nearby University & College within 5 KM



Nearby University & College within 5 KM

- UOW Malaysia KDU Penang University College - Distance 0.3 KM
- The One Academy - Distance 0.3 KM
- Sentral Technology College Penang - Distance 0.65 KM
- Despark College Penang - Distance 1.3 KM
- International University College Malaysia - Distance 1.7 KM
- RCSI & UCD Malaysia Campus - Distance 2.5 KM
- DISTED College - Distance 2.7 KM
- Han Chiang University College
of Communication - Distance 2.8 KM
- SEGi College Penang - Distance 3.1 KM
- SENTRAL College Penang 3.4

Medical Center / Hospital within 5 KM



Nearby Medical Center / Hospital within 5 KM

- Peace Medical Centre – Distance 0.55 KM
- H2H MEDICARE GROUP – Distance 1.1 KM (Walk 0.35 KM)
- Penang General Hospital – Distance 1.1 KM
- Loh Guan Lye Specialists Centre – Distance 1.1 KM (Walk 0.4 KM)
- Osel Clinic (Macalister HQ) – Distance 1.4 KM (Walk 1.0 KM)
- Island Hospital – Distance 1.7 KM (Walk 1.0 KM)
- Gleneagles Hospital Penang – Distance 1.7 KM
- Pantai Premier Pathology (Histo & Cyto) – Distance 1.8 KM
- Penang Adventist Hospital – Distance 2.8 KM
- Georgetown Specialist Hospital – Distance 3.4 KM
- Optimax Eye Specialist Hospital – Distance 3.7 KM
- Tanjung Medical Centre – Distance 4.1 KM
- Lam Wah Ee Hospital – Distance 4.6 KM

Major Highway / Expressway & Public Transport

Major Highway / Expressway

- Tun Dr. Lim Chong Eu Highway
- Jalan Jelutong
- Jalan Sultan Azlan Shah
- Penang Bridge (Toll Road)
- Sultan Abdul Halim Muadzam Shah Bridge (Penang Bridge 2)

Public Transportation

- MyRapid Penang (103 - Komtar to Lebuh Lintang)
- MyRapid Penang (102 - Jalan Macalister to Penang International Airport)
- Penang Hop-on Hop-off buses to travel around 10 Traveller Hotspots

Public Transport

MyRapid Penang (103 - Komtar to Lebu Lintang)



MyRapid Penang (102 - To Penang International Airport)



Penang Hop-on Hop-off



PENANG HOP ON HOP OFF ROUTE MAP & BUS STOP INDICATION



ROUTE MAP LEGEND

- BUS STOP number
- Accomodations
- Food & Drinks
- Shopping Areas
- Entrance Fee
- Public Transport Taxi
- Mer



one ticket to see it all
www.myhoponhopoff.com

Penang Traveller Hotspots with Penang Hop-on Hop-off



Penang Hop-on Hop-off Pick-up Point



Hotel Continental
Hotel Malaysia
Red Inn Cabana
The Southern Boutique Hotel
Cititel Penang
Merchant Hotel Penang
Muntri Grove

Grand Inn
Ryokan Muntri Boutique Hostel
Cheong Fatt Tze - The Blue Mansion
Edison Hotel Penang
Tido Hotel
Urban Hotel



Hutton Lodge
Hutton Suites Hotel
Oriental Hotel
Penaga Hotel
Ke-lan-tan House
Areca Hotel
Museum Hotel



The Chambers Hotel



Georgetown Residences
Banana Boutique Hotel
23 Love Lane
ZEN Rooms Cintra Street
Grand Swiss Hotel
Time Capsule

Nam Keng Hotel
Chulia Mansion Hotel
Chulia Heritage Hotel
Tien Hotel Residence
Yeng Keng Hotel



G Hotel Kelawai
Dwell by Palanquinn



Royale Chulan Penang Hotel 19
The Prestige Hotel Penang
Victoria Garden Hotel



Spices Hotel
Armenian Street Heritage Hotel
Ar-Raudhah Service Apartments
89 Armenian
Straits Heritage
Clans Kongsi Georgetown



G Hotel Gurney
Evergreen
The Gurney Hotel
Gurney Lodge



Seven Terrace



Wassup Youth Hostel
Magazine Vista Hotel
Hotel Jen Penang by Shangri-La
M Summit 191 Executive Suites
The Wembley - A St Giles Hotel, Penang



Eastern & Oriental Hotel
Bayview Hotel, Georgetown

Why 22 Macalisterz?

- ❑ Excellent choice for investment in George Town, Penang
- ❑ Ideal Location for Medical / Health Tourism
- ❑ Better Capital Appreciation for Freehold Development in Central Business District (C.B.D) Zone.
- ❑ Flexibility - Hospitality Friendly (Airbnb), Office Space & Business Hub
- ❑ All Major Shopping within **5km Driving Distance**
- ❑ Surrounded by amenities like Hospitals and Schools & Colleges
- ❑ Premier package with partly furnish, added value
- ❑ Reputable Developer with track record in High Rise Development

22 Macalisterz - Fact Sheet

Project Name	:	22 Macalisterz @ George Town
Site / Project Located	:	Lot 22,23 dan 24, Jalan Macalister, Seksyen 12, Bandar Georgetown , Daerah Timur Laut, Pulau Pinang
Developer	:	Exsim Macalister Sdn Bhd - 1067862-K (a member of EXSIM Group)
Total Unit	:	418 Units
Units Per Floor	:	Approximately 17 Units
Building Height	:	36 Storeys
Building Composition	:	Level 1 & 2 - Grand Lobby, Common Facilities, Retails & Car Parks Podium Level 3 to Level 10 - Car Parks Podium Level 11 - Residence Units & Podium Facilities Level 11 to Level 35 - Residence Units Level 36 - Sky Facilities & Sky Bar
Land Tenure	:	Freehold
Total Car Park	:	232 Lots (Included 5 OKU parking)
Expected Completion	:	48 months From APDL Date
Land Area	:	1.1086 acres / 4,486.35 sm / 48,290.616 sqft
Land Usage	:	Commercial (HDA)
No. of Lift	:	4 Passenger Lifts + 1 Service Lift
Maintenance Fee	:	TBC

22 Macalisterz - Fact Sheet

Type	Size	Layout	Units	Percentage (%)	Minimum Selling Price & PSF (RM)	Maximum Selling Price & PSF (RM)
A	340 SF	Studio	169	40.41	491,900.00 (1,446.00 psf)	519,100.00 (1,527.00 psf)
B	497 SF	2 R 1 B	124	29.68	714,800.00 (1,438.00 psf)	724,000.00 (1,457.00 psf)
C	497 SF	2 R 1 B	100	23.93	736,800.00 (1,482.00 psf)	744,000.00 (1,497.00 psf)
D	497 SF	2 R 1 B	25	5.98	716,800.00 (1,442.00 psf)	724,000.00 (1,457.00 psf)

View / Orientation	South East North West	<ul style="list-style-type: none"> - Komtar Tower / Sea View - Pulau Tikus / Bukit Bendera
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Facilities List

Level 1

- Grand Entrance
- Grand Drop-off
- Cloud Walk
- Biker's Spot
- Chill-Out Al Fresco
- Eden Hallway

Level 2

Imaginary Realm (Coworking Lounge)

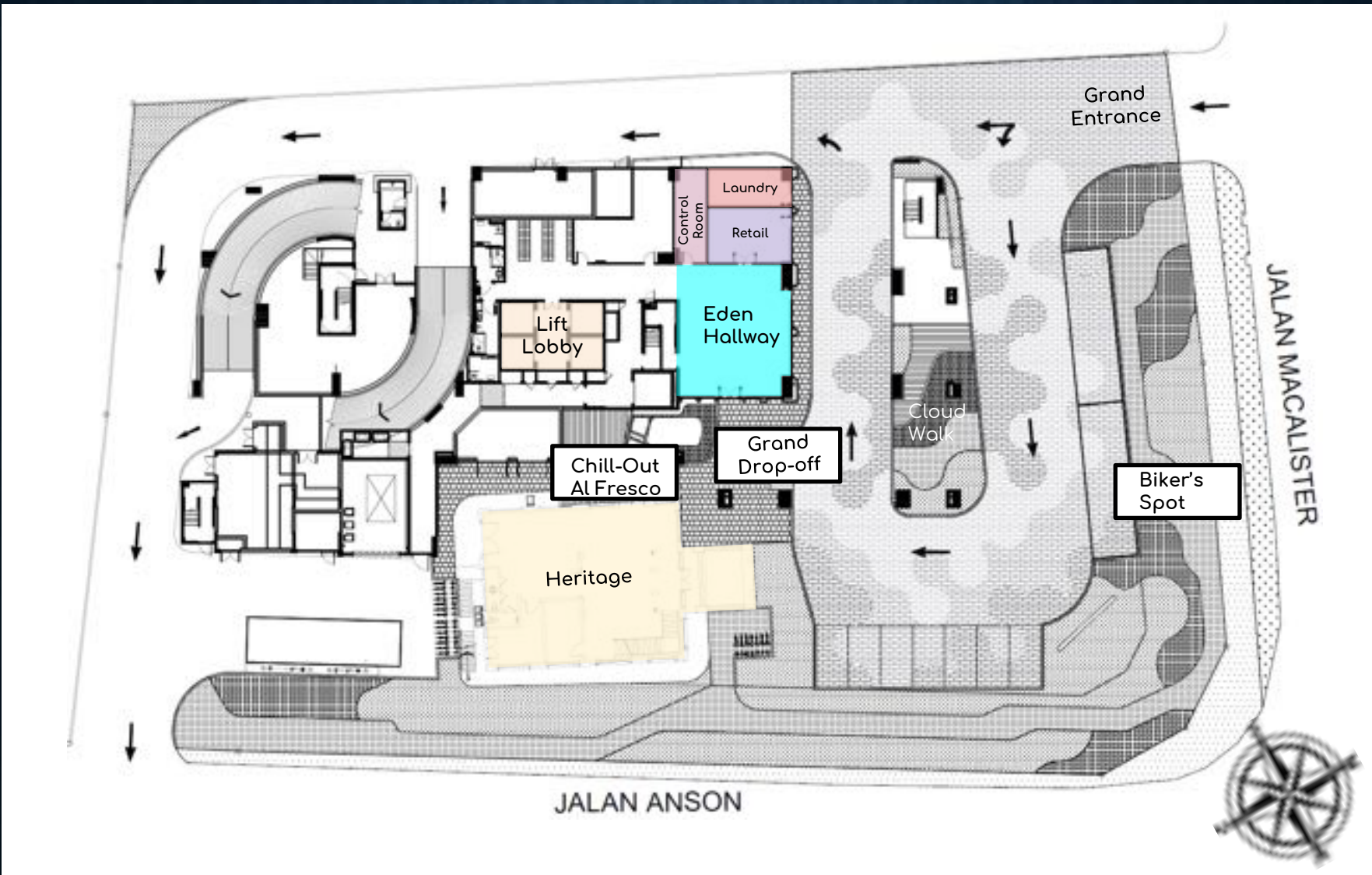
Level 11

- Enchanted Walk
- Chill-Out Pod
- Whimsical Playscape
- Herbs Terrace
- Grill Bar

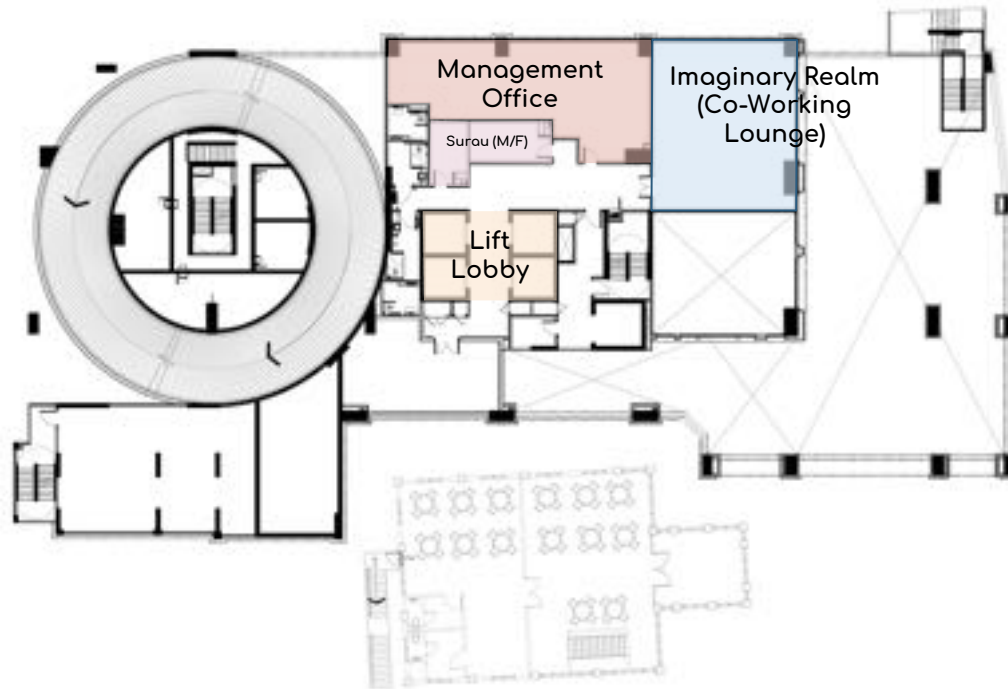
Level 36

- Sky Infinity Pool
- Canopy Sky Deck
- Sky Jacuzzi
- Drizzle Kid's Pool
- Drench Deck
- Hydrotherapy Corner
- Muscles & Bustles (Gym)

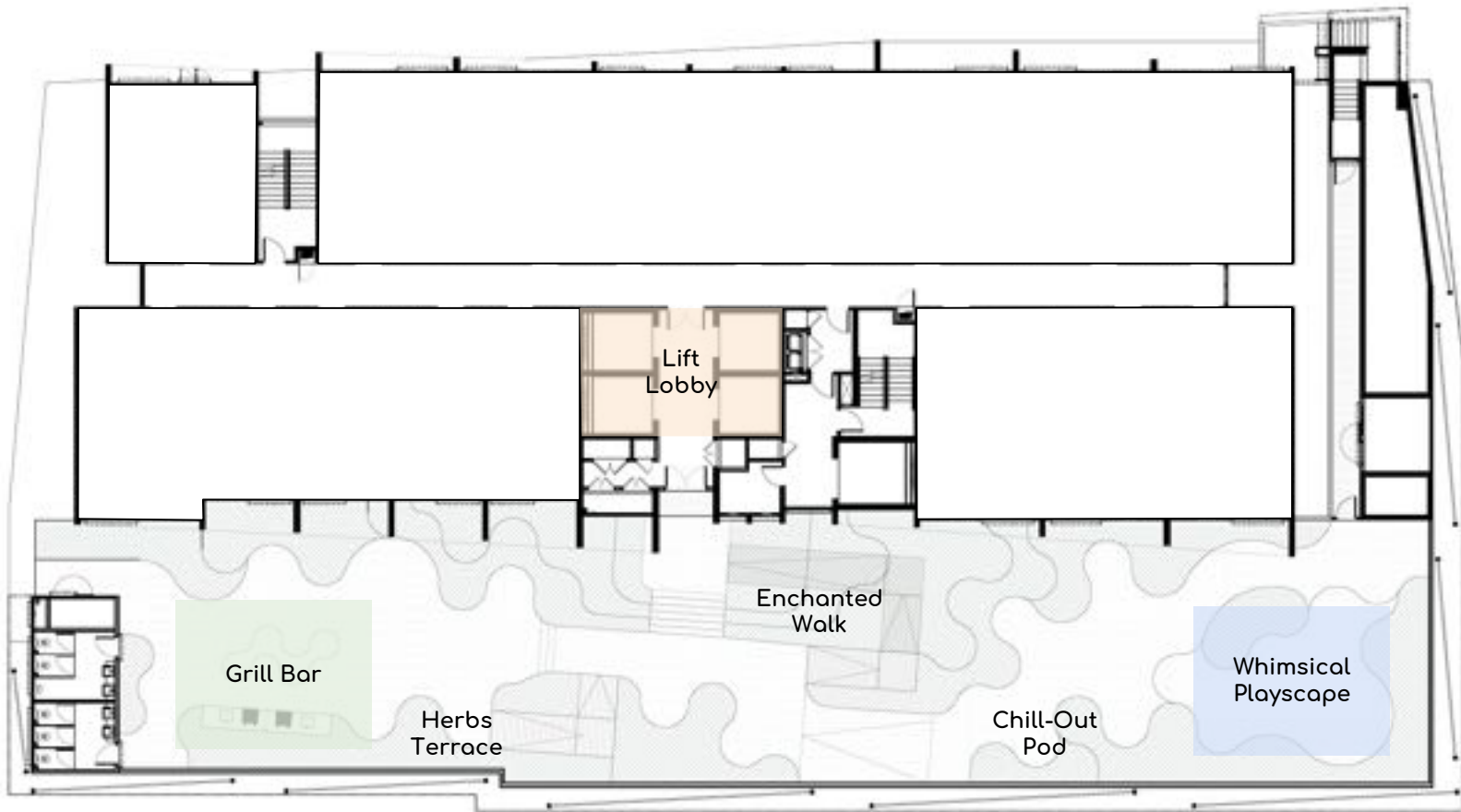
Facilities Floor - 1st Floor



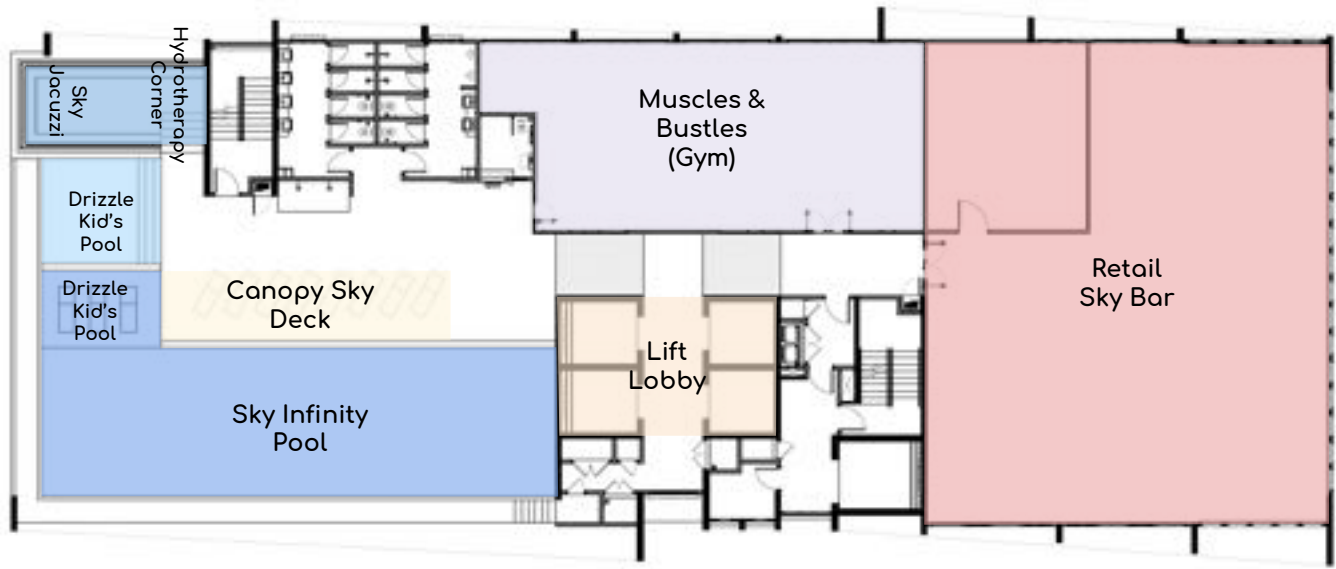
Facilities Floor - 2nd Floor



Facilities Floor - 11th Floor







Facilities Floor - 36th Floor (Sky Facilities)



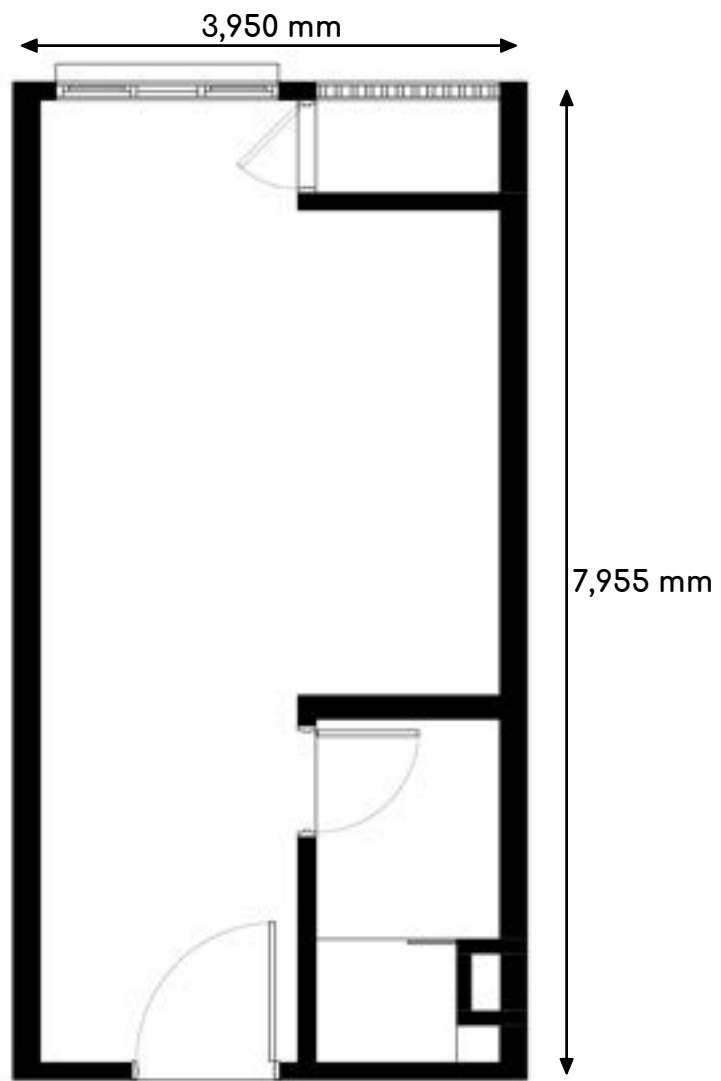
Typical Floor



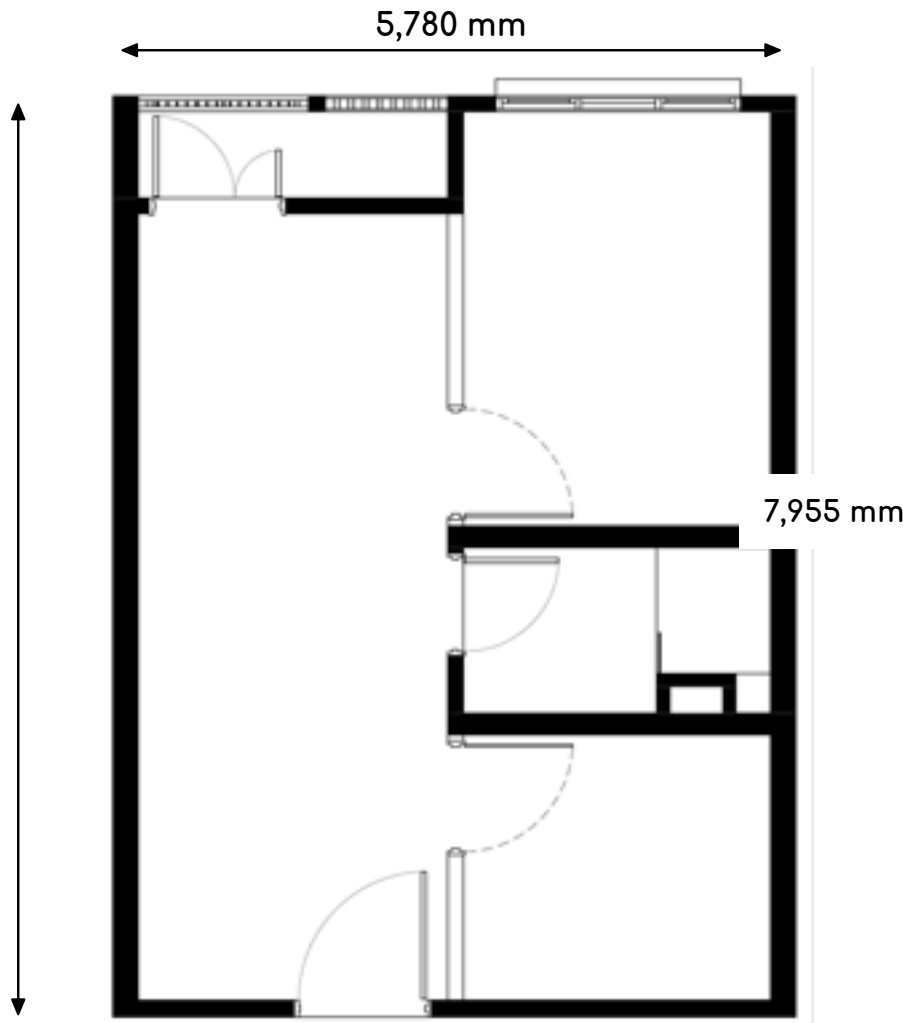
-  Type A (340 square Feet) - Unit No. 01, 02, 03, 3A, 09, 10, 11
-  Type B (497 square Feet) - Unit No. 07, 08, 12, 13, 13A
-  Type C (497 square Feet) - Unit No. 05, 15, 16, 17
-  Type D (497 square Feet) - Unit No. 06



Unit Layout - Type A (340 Square Feet)

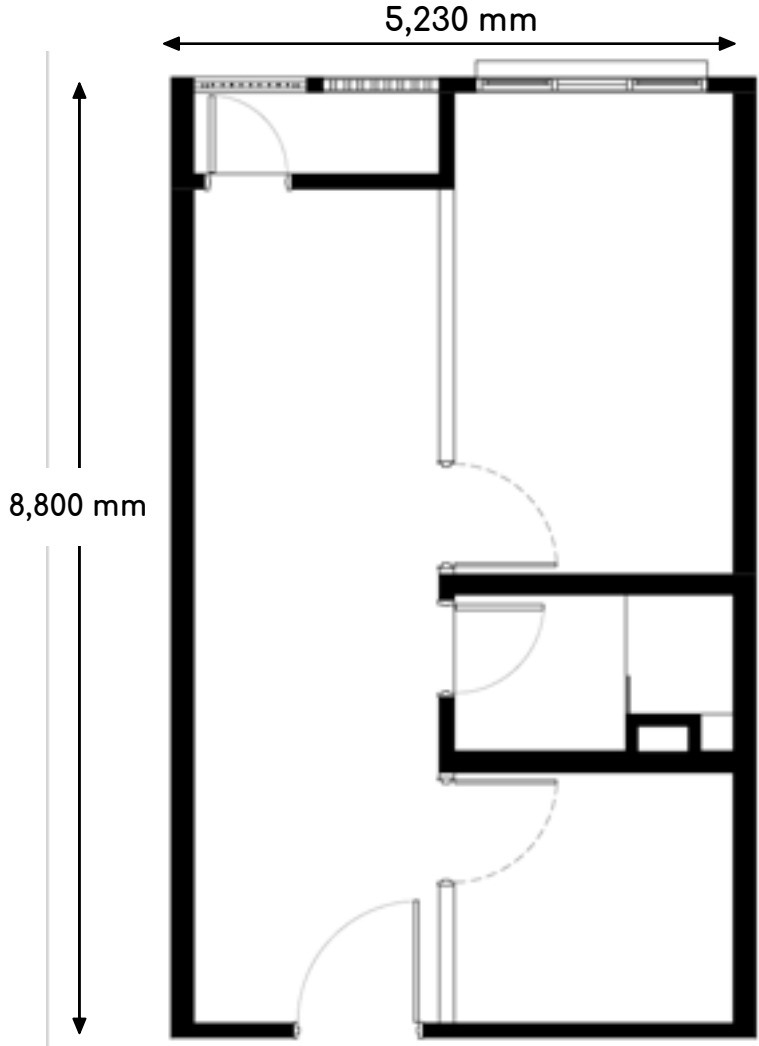


Unit Layout - Type B (497 Square Feet)



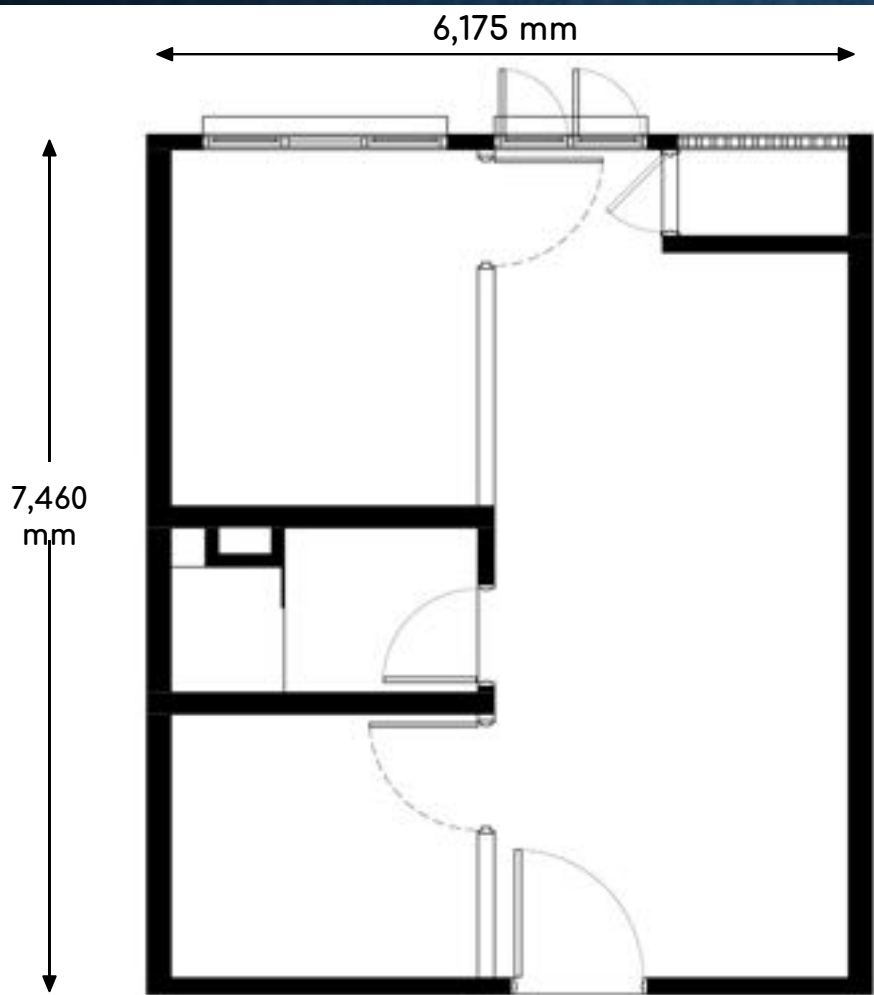
Typical Unit

Unit Layout - Type C (497 Square Feet)



Typical Unit

Unit Layout - Type D (497 Square Feet)



Typical Unit

Premier Package

- FREE legal fees on Sale & Purchase Agreement
- FREE legal fees on Loan Documentation and Stamping Fees
- FREE digital lockset
- FREE plaster ceiling with LED downlights (where applicable)
- FREE 1 unit of air-conditioner in all bedrooms and living hall (only for type A)
- FREE 3 units of air-conditioner in all bedrooms and living hall (only for type B, C, D)
- FREE bathroom accessories
- FREE storage water heater
- FREE designer built-in high and low kitchen cabinet / designer pantry cabinet
- FREE branded fridge
- FREE branded microwave
- FREE 1 unit of designer open shelf (only for type A)
- FREE 2 units of designer open shelf (only for type B, C, D)
- FREE curtain for all bedrooms and living (where applicable)

Distance of Building to Building



Façade Design



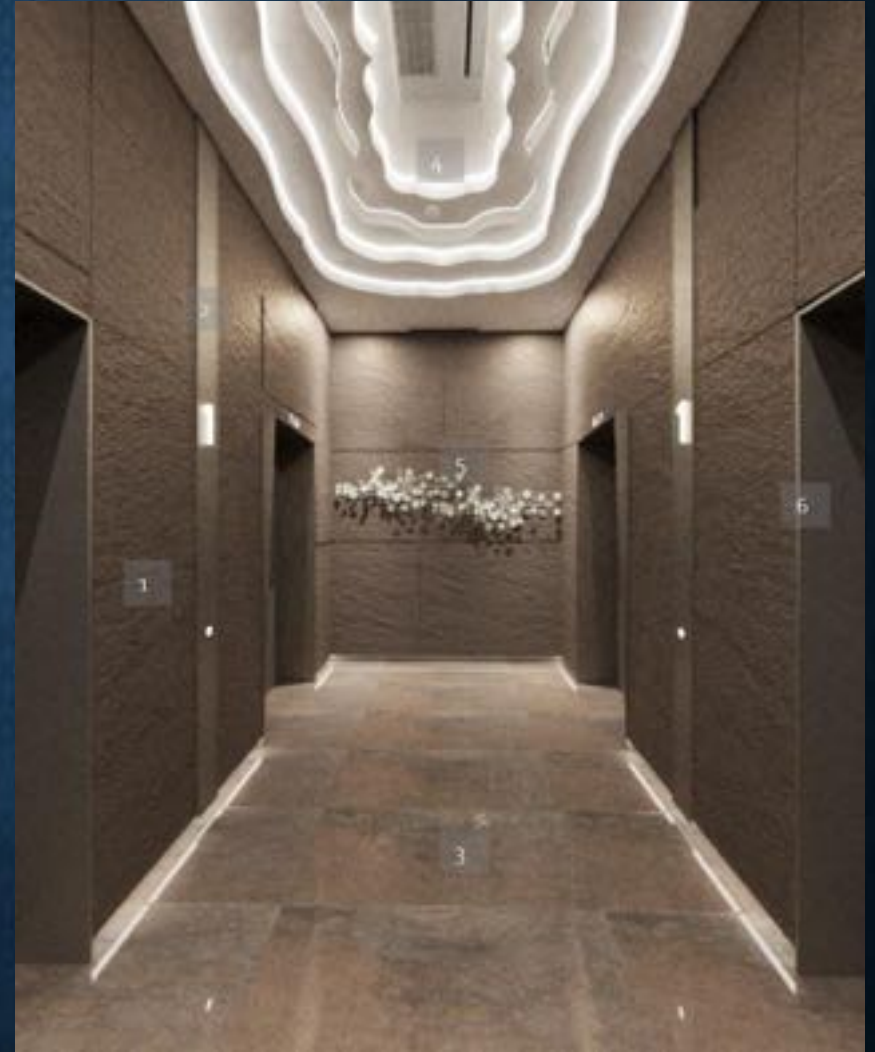
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Drop Off Area



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Lobby Area



Lobby Area



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Gym Area



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Co Working Space



Common Area



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THANK YOU