



22

MACALISTERZ

@ George Town



EXSIM

25th FLOOR

Artist's Impression

George Town, Penang - a UNESCO World Heritage Site. A mélange of traditional blended with modern. A city bustling with development yet fiercely protective of its heritage. It is against this enchanting backdrop that 22 Macalisterz @ George Town soars, a 36-storey tower located along the eclectic, fascinating Macalister Road.

In a nod to the city's colonial past, this service residences carefully fuses contemporary and classic elements through architectural features that reverberates with the essence of George Town's heritage. The design takes a leaf from the refurbished colonial mansion that sits in the shadows of the tower. Its ornate British, neo-classical influences ripple through the façade of the tower creating a cohesive vision of past and present. Heritage is celebrated within a contemporary landscape.

A Homage To



Heritage





LEVEL 01

The Cloud Forest

Artist's Impression



A Whimsical Playground For The Imagination

Beyond the majestic main arches, 22 Macalisterz @ George Town transports one to a playground for the imagination. Journey into a wonderland that invites the visitor to indulge fully the powers of creativity, artistry and expression. Discover the whimsical, chimerical and magical settings of The Cloud Forest, The Forest Shade and The Rain Drops – carefully crafted indoor and outdoor spaces inspired by the lands of fairy tales, shaped artfully into magical live, work and play realms.



LEVEL 36

Sky Infinity Pool

Artist's Impression



Heritage Living For Urban Lifestyles

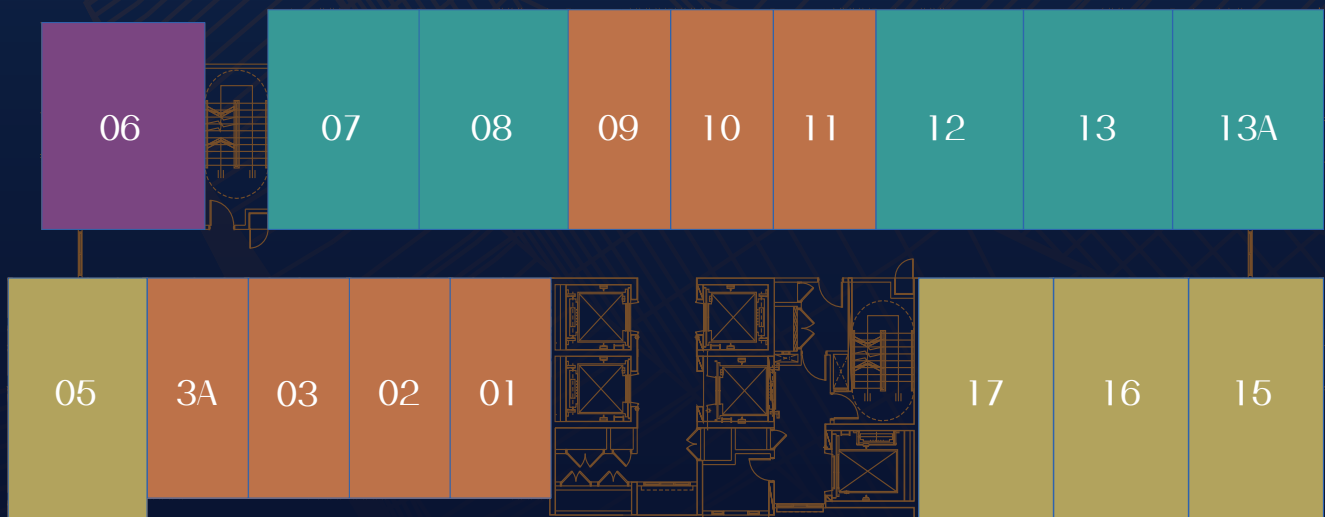


City living enveloped by a rich atmosphere of culture and heritage is a choice reserved for the discerning. In 22 Macalisterz @ George Town, these contrasting experiences are delivered seamlessly in an exclusive single block of serviced residences situated in the heart of the city. With units spanning 340sq. ft. and 497 sq. ft., it is tailor-made for urban dwellers who want all the essentials of city living yet also desire to be part of a neighbourhood with character and rich stories.

Floor Plan

NORTHWEST

PULAU TIKUS / BUKIT BENDERA



SOUTHEAST

KOMTAR TOWER / SEA VIEW

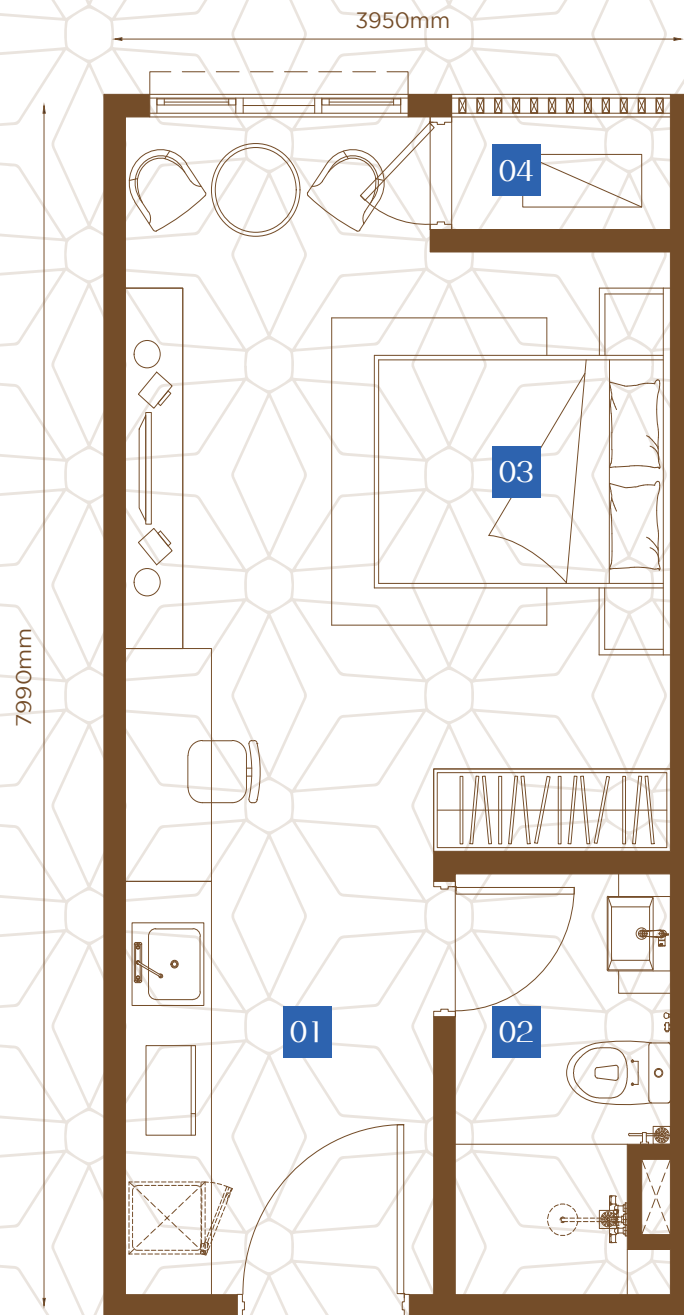


TYPE A TYPE B TYPE C TYPE D



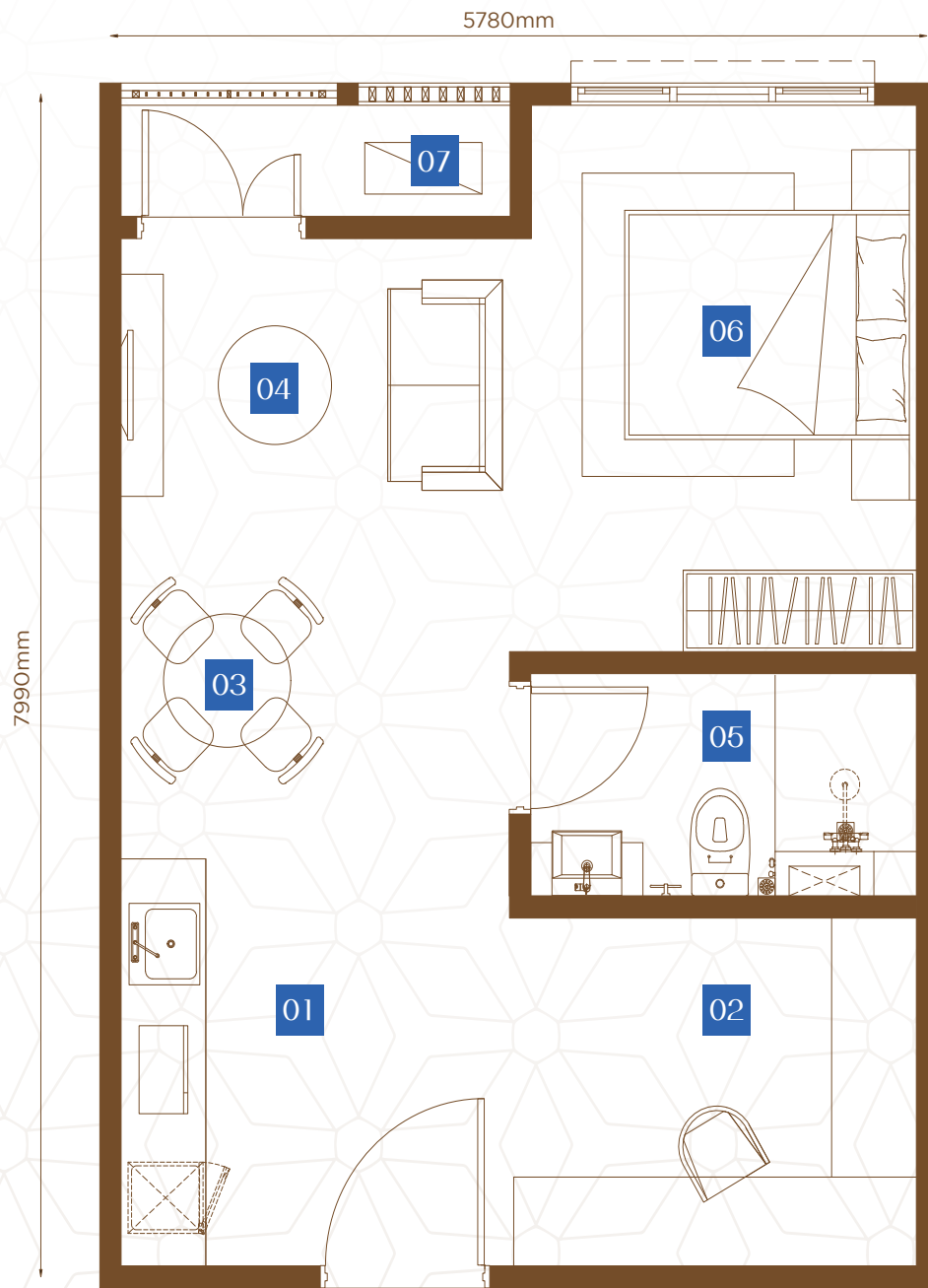
Artist's Impression

Layout Plans



TYPE **A**
340 sq.ft.

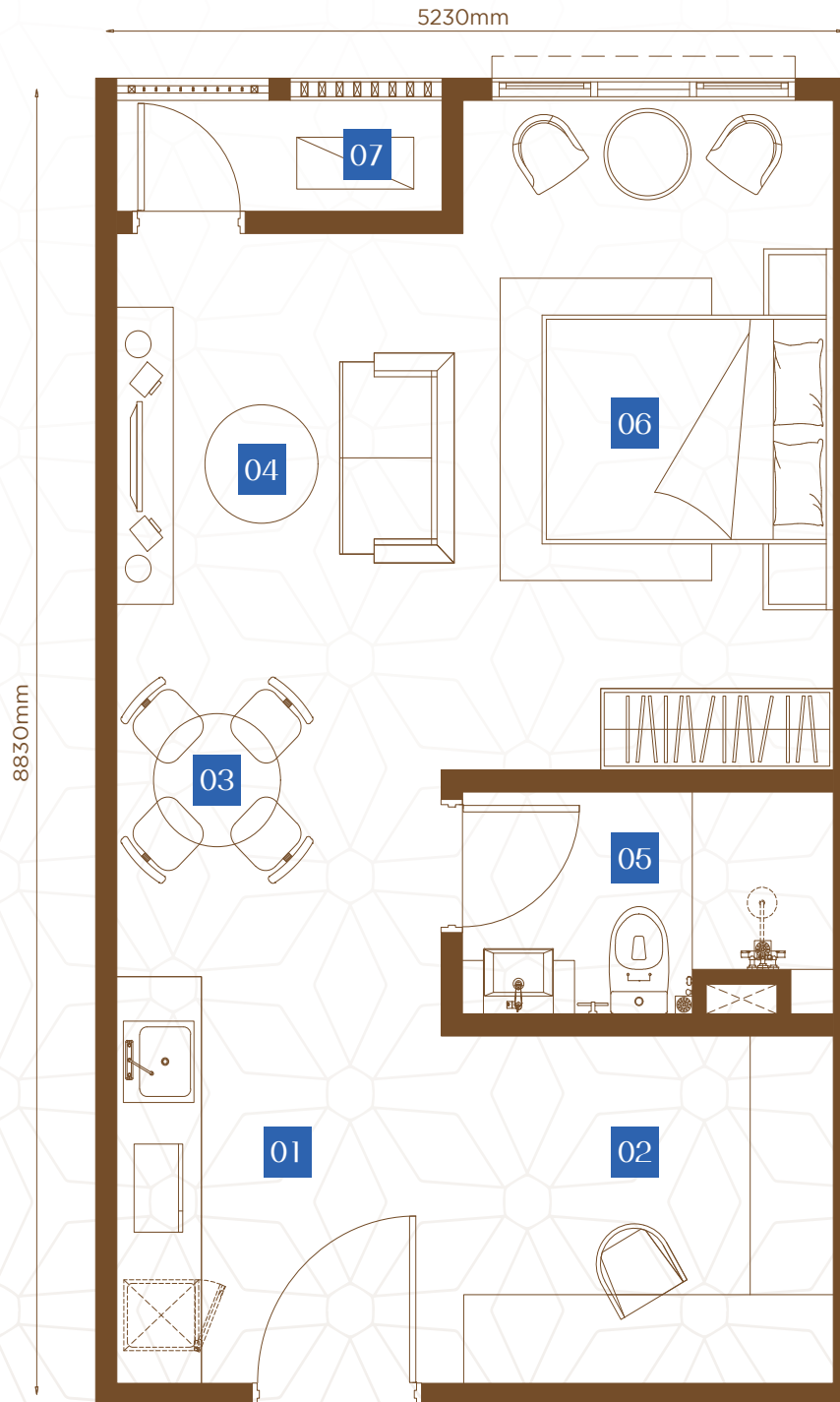
- 1. Pantry
- 2. Bathroom
- 3. Bedroom
- 4. A/C Ledge



TYPE **B1**
497 sq.ft.

- 1. Pantry
- 2. Study/Bedroom 1
- 3. Dining
- 4. Living

- 5. Bathroom
- 6. Bedroom
- 7. A/C Ledge

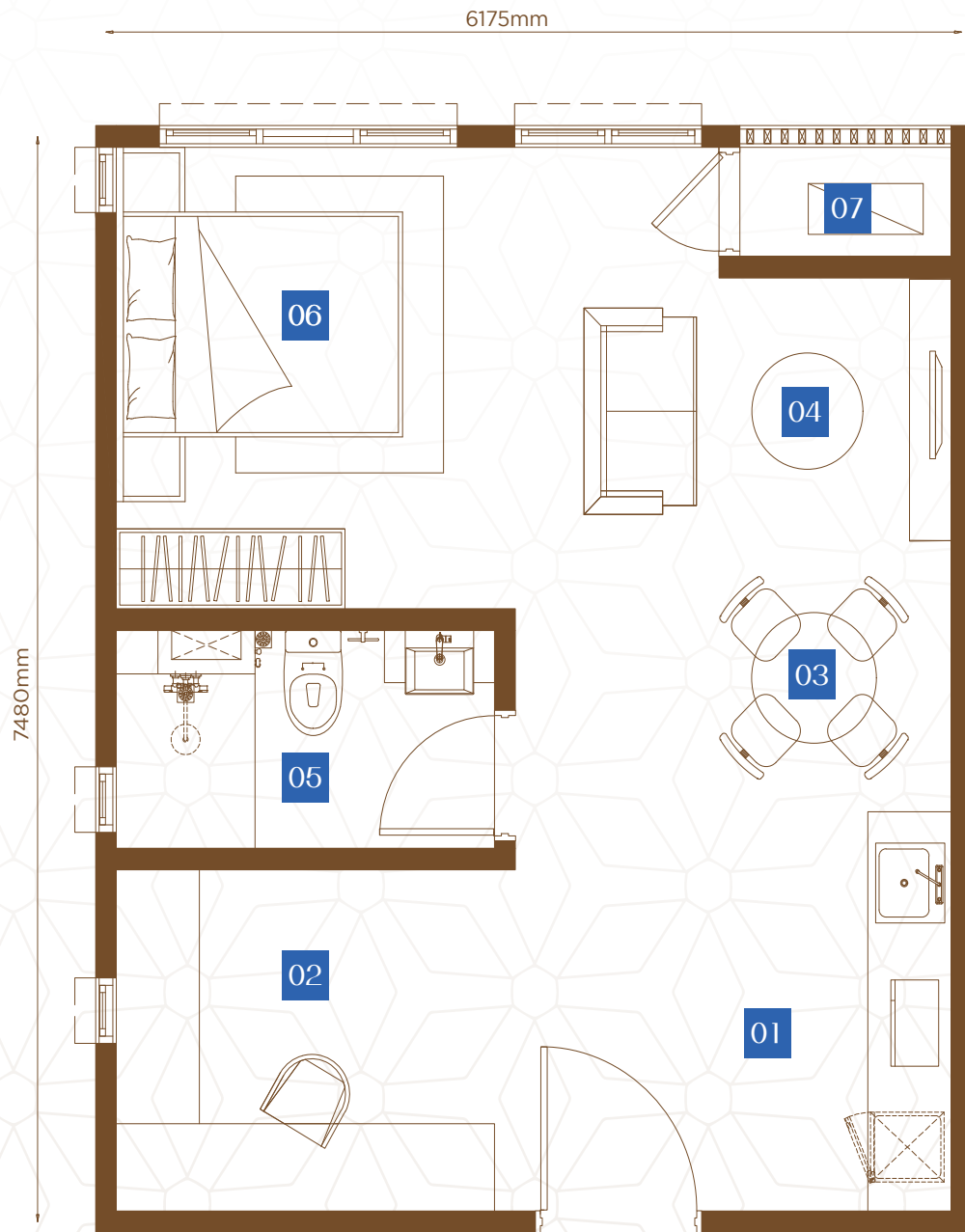


TYPE C1

497 sq.ft.

- 1. Pantry
- 2. Study/Bedroom 1
- 3. Dining
- 4. Living

- 5. Bathroom
- 6. Bedroom
- 7. A/C Ledge



TYPE D2

497 sq.ft.

- | | |
|--------------------|--------------|
| 1. Pantry | 5. Bathroom |
| 2. Study/Bedroom 1 | 6. Bedroom |
| 3. Dining | 7. A/C Ledge |
| 4. Living | |





LEVEL 36

Sky Infinity Pool

Artist's Impression

The Garden of Eden Reincarnated

Inspired by the notion of Eden, 22 Macalisterz @ George Town is a fantasy tropical paradise modelled after the rainforest. Each section reflects a layer of the rainforest with distinctive spaces for solitude, gathering and community. Wander through The Cloud Forest with its bubbling brooks and rippling streams. Meander along the curving paths of The Forest Shade and discover communal spaces for play and connection. Finally, ascend to the very top to The Rain Drops where open skies, stunning infinity pools and breathtaking views of George Town await.



LEVEL 01 The Cloud Forest

- 01. Grand Entrance
- 02. Biker's Spot
- 03. Cloud Walk
- 04. Grand Drop-off
- 05. Eden Hallway

LEVEL 02

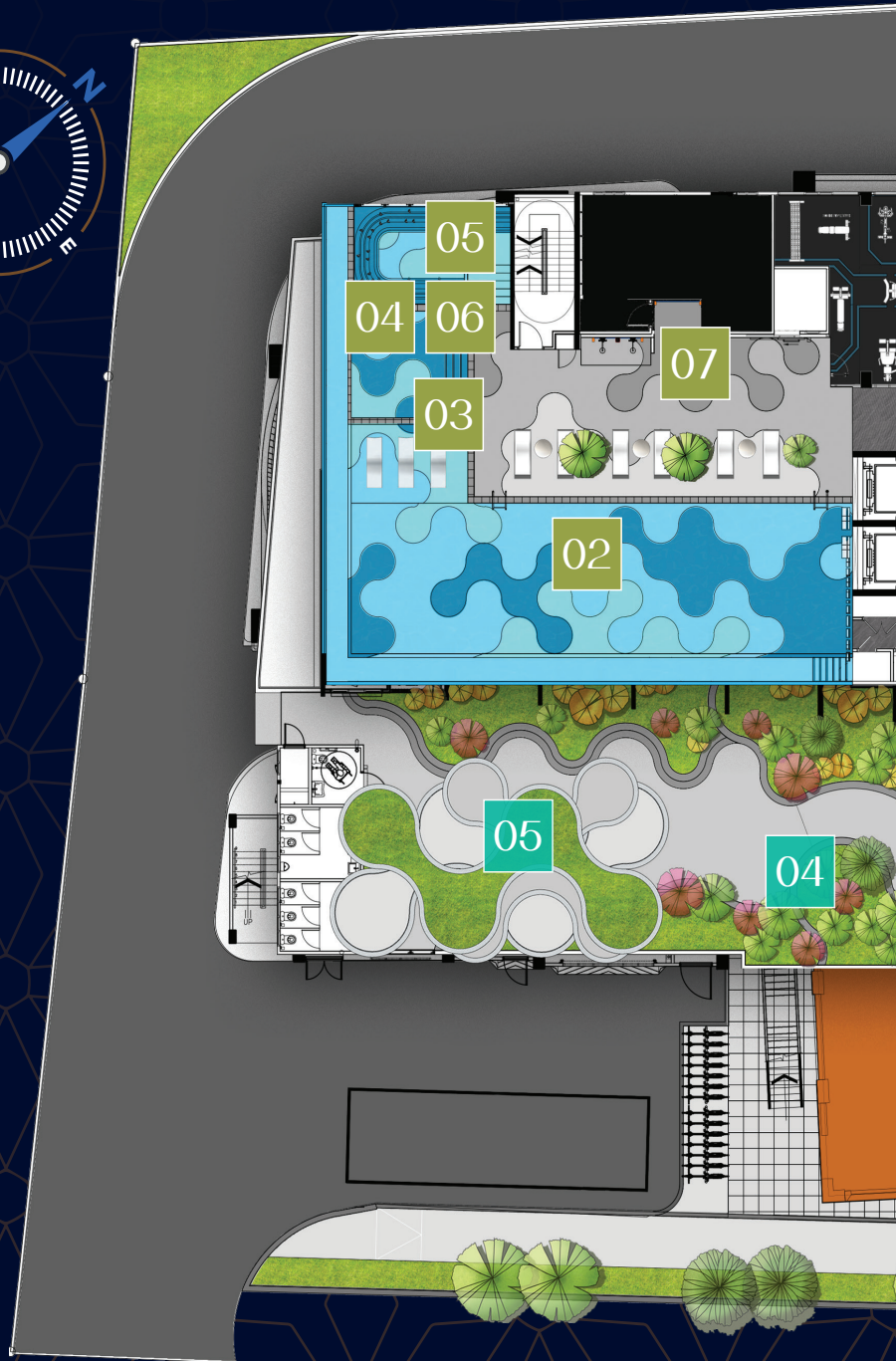
- 06. Imaginary Realm
(Coworking Lounge)

LEVEL 11 The Forest Shade

- 01. Whimsical Playscape
- 02. Chill-Out Pod
- 03. Enchanted Walk
- 04. Herbs Terrace
- 05. Grill Bar

LEVEL 36 The Rain Drops

- 01. Muscles & Bustles (Gym)
- 02. Sky Infinity Pool
- 03. Drench Deck
- 04. Drizzle Kid's Pool
- 05. Sky Jacuzzi
- 06. Hydrotherapy Corner
- 07. Canopy Sky Deck



Facilities Plan





LEVEL 02

Imaginary Realm (Co Working Lounge)

Artist's Impression



LEVEL 36

Muscles and Bustles (Gym)

Artist's Impression



22 MACALISTERZ

@ George Town



The Heart & Soul of Penang

As far as location goes, it would be hard to find an address that is as enviable as 22 Macalisterz @ George Town. Within a stone's throw of the KOMTAR Tower and the UNESCO World Heritage Site, it is surrounded by some of the island's most beloved sights, sounds and tastes. An inspiring fusion of new and old, this vibrant, bustling part of the city has retained much of its soul while keeping pace with modern conveniences. Hospitals, shopping malls, schools and institutes of higher education are found within a 5km radius. The development is accessible via the Tun Dr. Lim Chong Eu Highway, Jalan Jelutong and Jalan Sultan Azlan Shah, and serviced by MyRapid Penang and Penang Hop On Hop Off busses. Whether by foot or by wheels, you are always near to necessities, nature or something fascinating.



SEA VIEW



GEORGE TOWN

Location Map



Attractions

- **Penang Street Art** - Distance 2.5 KM
- **Penang Little India** - Distance 2.7 KM
- **Chew Jetty** - Distance 2.7 KM
- **Penang 3D Trick Art Museum** - Distance 3.3 KM
- **Fort Cornwallis** - Distance 3.4KM

Medical Centres

- **Penang General Hospital** - Distance 1.1 KM
- **Loh Guan Lye Specialists Centre** - Distance 1.1 KM
- **Island Hospital** - Distance 1.7 KM
- **Gleneagles Hospital Penang** - Distance 1.7 KM
- **Pantai Premier Pathology** - Distance 1.7KM

Major Expressways

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

Shopping Malls

- **Penang Plaza** - Distance 0.75 KM
- **Komtar Tower** - Distance 1.7 KM
- **1st Avenue Mall** - Distance 1.7 KM
- **Prangin Mall** - Distance 1.7 KM
- **Gurney Paragon Mall** - Distance 3.1 KM
- **Gurney Plaza** - Distance 3.3 KM

Education Centres

- **SMK (P) Methodist** - Distance 0.22 KM
- **UOW Malaysia KDU Penang University College** - Distance 0.3 KM
- **The One Academy** - Distance 0.3 KM
- **Tai Chiao High School Penang** - Distance 0.6 KM
- **SRJK(C) Union** - Distance 0.9KM
- **National School Francis Light** - Distance 1KM
- **SMK Westlands** - Distance 1.1KM
- **Taylor University College** - Distance 5.9KM



NEW AGE INGENUITY

EXSIM MACALISTER SDN BHD [201301038033 (1067862-K)]
(A member of EXSIM Group)

No.18, Block 2, Jalil Link, Jalan Jalil Jaya 2,
Bukit Jalil, 57000 Kuala Lumpur.

T +603 8993 9911 **F** +603 8993 9922

E info@exsim.com.my **W** exsim.com.my



EXSIM | 22 MACALISTERZ @ GEORGE TOWN SALES GALLERY

No. 53-02, MBF Tower, Jln Sultan Ahmad Shah,
10050 George Town, Pulau Pinang.

T +604 285 7911 **M** +6012 309 9116

W 22macalisterz.com.my

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• **Developer:** EXSIM MACALISTER SDN BHD [201301038033 (1067862-K)] • **Developer's License No.:** 20135-1/07-2023/0549(L) • **Validity Period:** 08/07/2021 - 07/07/2023 • **Advertising Permit No.:** 20135-1/07-2025/0453(R)-(S) • **Validity Period:** 08/07/2024 - 07/07/2025 • **Approving Authority:** Majlis Bandaraya Pulau Pinang • **Building Plan Approval No.:** MBPP/LCS-OSC/PB424/21 • **Land Tenure:** Freehold • **Restriction in Interest:** Not Applicable • **Land Encumbrances:** Charged to HSBC Bank Malaysia Berhad • **Expected Date of Completion:** Mei 2024 • **Total Units:** 418 Units • **Selling Price:** RM664,300.00(min) - RM1,003,800.00(max) • **2% Bumiputra Discount** • **Type of Development:** Serviced Apartment