

# VILLA #46

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FERRINGHIVILLAS  
46 JALAN FERRINGHI INDAH 5  
11050 BATU FERRINGHI  
PILAU PENANG  
MALAYSIA

# BASIC DATA

## Location

200 meter from the beach

Located inside a gated community

Access to fitness centre, swimming pool  
and tennis court

Landed property with garden

Extreme quiet location

Close proximity to shops

## Details

Title: Strata – freehold

Build up area: 225 sqm / 2420 sqft

Roofed outside area: 137 sqm / 1475 sqft

Land area: 335 sqm / 3605 sqft

Completely renovated: 2018 with full legal  
paperwork

Air Condition: 6 (13 kW in total)

Highly energy efficient

## Key Data

Sleeping Rooms: 4 (5)

Bathrooms: 3 (4)

Storage room: 1

Living room/Kitchen: 1

Outdoor Kitchen: 1

Laundry Room: 1

Office: 1

High-end furnished

## SELLING PRICE

**650.000 EUR**  
**INCLUDING ALL FURNITURE AND  
APPLIANCES – MOVE IN READY**

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The renovation what happened in 2018 was extensive and costed more than 1.5 million MYR.

The front half of the house was demolished and new rebuild.

New plumbing in stainless steel. New electric wiring using nearly 4000 meter electric cable and 800 meter internet cable. 86 electric outlets and 56 circuit breakers.



## BALCONY WITH SEA VIEW

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Huge Terrace with high-end outdoor furniture. Fully roofed with a roofing imported from Switzerland what filters UV-rays as well as IR-rays, to keep the place cool.



# SLEEPING ROOMS

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MASTER 1



MASTER 2



# SLEEPING ROOMS

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GUEST 1



GUEST 2



## MASTER BATHROOM

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Huge high end bathroom finished with marble with whirlpool and walk-in Grohe shower. Custom tailored double vanity.



## MASTER BATHROOM

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The walk-in shower with a Grohe high-end rain shower has 3 sqm (33 sqft)



# ADDITIONAL GUEST BATHROOMS

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BATHROOM 2



BATHROOM 3



# OPEN PLAN LIVING

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## MODERN KITCHEN

Modern and spacy kitchen with high-end appliances.

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2 x Bosch Steam Oven

1 x Bosch Dishwasher

4 x Domino Hobs (Grill, Gas and Induction)

1 x 120 cm Bosch cooking hood

1 x 788 litre Hitachi Fridge/Freezer



## BRING OUTDOORS INSIDE

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Fully roofed terrace in front of living room and kitchen. Huge sliding door allows you to bring the outdoors to the living space. Sliding window allows each serving the outdoor area.



## BALCONY WITH SEA VIEW

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Beautiful and spacy terrace to enjoy your evenings. Extra full sized fridge and freezer in the office allows you have always chilled drinks ready for your guests.



## OFFICE SPACE

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Generous airconditioned office space with massive luxury office furniture. As every room in our villa also the office has plenty of electric and internet sockets.



## STAIRCASES

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Staircases got a custom build hand rail which servers during a power outage as emergency lighting. The color of the hand rail can be changed using a free APP.



# WORTH TO MENTION

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- The house was completely renovated and basically to 2-thirds completely new build and all work was done with construction permit. And with that it is the only house in Ferringhi Villas what really was renovated fully legally. The design of the house was done focusing of optimal use of the existing space. There are nearly no dead-area/landings in the house.
- Materials used:
  - All windows imported from Germany. High-end double glass windows with thermo bridges and high sound insulation.
  - Front door and inside doors imported from Germany. Soft closing.
  - Rail-free Aluminum Auto-gate
  - Facades painted with thermo-shield (Australia) what reduce the thermal effects of the sun for more than 40%.
  - Outside roofing constructed with double sandwich PE material what filters UV rays as well as IR rays. Imported from Switzerland.
  - 3<sup>rd</sup> floor roof insulated with aluminum fitted rockwool to further enhance the thermo insulation.
  - Electric outlets and switches from France
  - ACs as well as all other inbuild appliances are based on inverter technology and all install lights are LED based in order to reduce electric consumption.
- The complete plumbing was changed and only stainless steel pipes were used.
- The complete house was rewired with high grade 3 x 0.75mm single wires what reduces the transmission losses in the house.
- Electric & internet: Every single room of the house is equipped with plenty electric outlets (in the whole house 86 outlets are installed).
- Every sleeping room, the living room, the office and the terrace are equipped with internet outlets.
- The front garden has an additional supply of 12 V DC used for the water feature pump and in addition you will have also a interconnection at the water feature in case you want to implement an IOT solution.
- The house is prepared for use of solar energy. A high-power cable is preinstalled and the service room has a high power switch installed.
- The electric distribution box contains 56 live circuit breakers and 2 fault current protection switches. The house is supplied with a 100 A line.
- Airconditioning:
  - Living room and office: Panasonic ceiling cassettes - 2.5 KW
  - Sleeping rooms: Panasonic wall units: 2 KW
  - All outdoor units are installed in a channel on the east side of the house.



# WORTH TO MENTION

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- When we designed the house the main factors for our design decisions were:

1) Space efficiency: In nearly all existing buildings you see a lot of space wasted what can not be used as a practical living space. In our house there is one small landing of about 45 sqft (4 sqm) what has no practical use. All other space is dedicated.

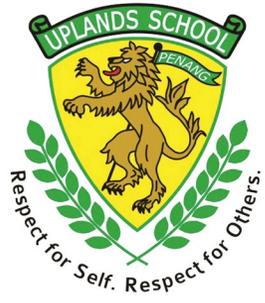
2) Energy efficiency: We lived before in houses here in Penang and our electricity bill was above 1000 MYR per month. Due to the technology used in our house our electricity bill dropped to 300-400 MYR.

- 3) Flexibility: When designing the rooms we had in mind that future owners would like to have more sleeping rooms as well as more bathrooms.
- The current office space of about 450 sqft can easily remodeled into a huge 5<sup>th</sup> sleeping room and the currently existing bathroom in the same floor can be remodeled into a full bathroom.
  - The Laundry room in the second floor could be remodeled into an on-suit bathroom without major costs. Plumbing is prepared.

# ENJOY MORNING OR EVENING WALKS ON FERRINGHI BEACH – 200 METER FROM YOUR DOOR

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# INTERNATIONAL SCHOOLS ARE CLOSE BY

THE ISLAND OFFERS THE 7 BEST INTERNATIONAL SCHOOLS OF THE COUNTRY



## THE INTERNATIONAL SCHOOL OF PENANG (UPLANDS)

- Just 1.9 km away and many teachers are living in the community
- Offering Primary education, IGCSE (year 11 and 12) and international Baccalaureate (IB)

## DALAT AND TENBY INTERNATIONAL SCHOOLS

- Both in an distance of 8 km
- 15 min by car and 25 min by bus - nearly door to door
- Both schools slightly lower fees than UPLANDS.





# WHAT TO DO IN BATU FERRINGHI



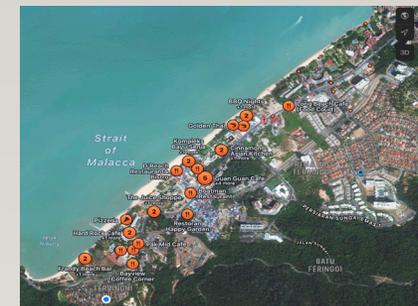
## BATU FERRINGHI IS KNOWN FOR IT'S BEAUTIFUL BEACH

- Many high-rated hotels like
  - Hard Rock Hotel – 5 min walk
  - Park Royal Resort – 10 min walk
  - Lone Pine – 15 min walk
  - Shangri-La (Golden Sands) – 15 min walk



## BATU FERRINGHI WORTH TO EXPLORE BY DAY & NIGHT

- Many restaurants, cafes and beach bars along the 2 km long beach invite for a night out.
- Every evening along the main road appears a night market which attracts many tourists.





## SIGHTSEEING CLOSE BY 10 MIN BY CAR OR BUS



### WATCH MONKEY, TURTLE, WATER MONITORS OR DOLPHINS

- Penang National Park where you can either hike on excellent marked trails to attractions like monkey, turtle or sunset beach. Alternative you can hire a boat located in front of the National Park office for a few bucks and save you the hike.

### JUST IN THE NEXT VILLAGE TELUK BAHANG

- ESCAPE Theme Park, a water and amusement park with the world longest water slide (1.111 meter) and the world longest Zip Coaster (1.135 m).
- Entopia Butterfly Farm
- Ski Slope Penang