



VENICE

FREEHOLD | OPEN FOR REGISTRATION

EXPERIENCE
VENICE ROMANCE
IN PEARL OF THE ORIENT

威尼斯浪漫风情，就在東方之珠！

* Artist Impression

IDEAL VENICE RESIDENCY



Venice at Island Glades?
Ever dreamed of you can live in a home that makes you feel like you are in Venice?

The Rialto Bridge, Al fresco, St Mark's Campanile and the CLASSIC GONDOLA! Imagine you and your loved ones could enjoy every day in Venice. Feel the love and the Ambient of Venice, the city of romance.

A rare opportunity to own a house full of romantic atmosphere from Venice. Ideal Venice Residency is here for you!

檳城威尼斯就在爱莲玉!
IDEAL 向您诚意推荐 Ideal Venice Residency!
是否想过即使在家里, 也能感受到满满的意大利风情?

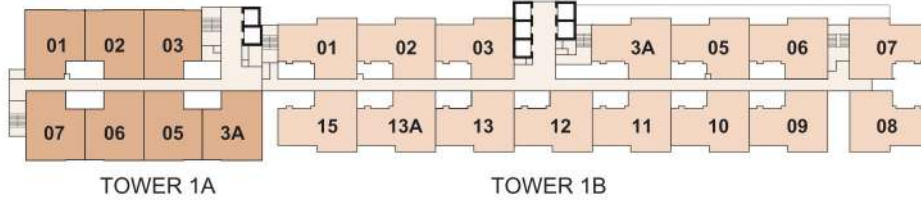
里阿尔托桥, 欧式户外餐厅休闲区, 圣马可钟楼还有经典的威尼斯贡多拉小艇! 想象一下, 在陪伴着你的爱人或家人, 能够在充满着威尼斯水城风情的设施下度过美好的一天, 感受来自威尼斯这座古老浪漫之城的迷人魅力!

千载难逢! 拥有一个满满威尼斯浪漫风情的家, 就在 Ideal Venice Residency!



TYPICAL FLOOR PLAN 平面图

TOWN VIEW



TYPICAL PLAN

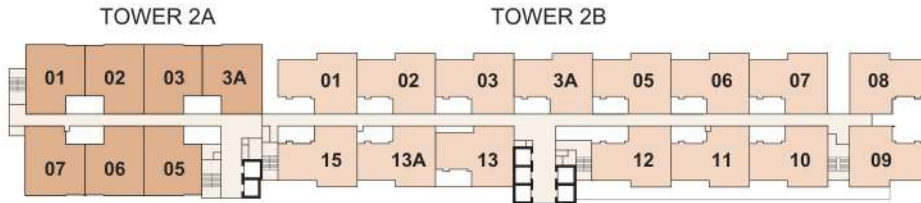


TYPE A



TYPE B

POOL VIEW



TYPE A (UPGRADED UNIT) 户型 A (升级单位)

TYPE B (UPGRADED UNIT) 户型 B (升级单位)

- 850 SF 850平方尺
- 3 BEDROOMS 三间房间
- 2 BATHROOMS 两间浴室

- 850 SF 850平方尺
- 3 BEDROOMS 三间房间
- 2 BATHROOMS 两间浴室



LOCATION MAP 位置图

EDUCATION

- 1 Han Chiang College
- 2 Penang Free School
- 3 Chung Ling High School
- 4 Chung Hwa Confucian High School
- 5 SJKC Kwang Hwa
- 6 University of Science Malaysia
- 7 S.M.K Bukit Jambul

SHOPPING / F&B

- 1 Lotus's
- 2 E-Gate
- 3 Queensbay Mall
- 4 Bukit Jambul Complex
- 5 Sunshine Square
- 6 Giant

MEDICAL

- 1 George Town Specialist Hospital
- 2 Lam Wah Ee Hospital
- 3 Pantai Hospital
- 4 Optimax Eye Specialist

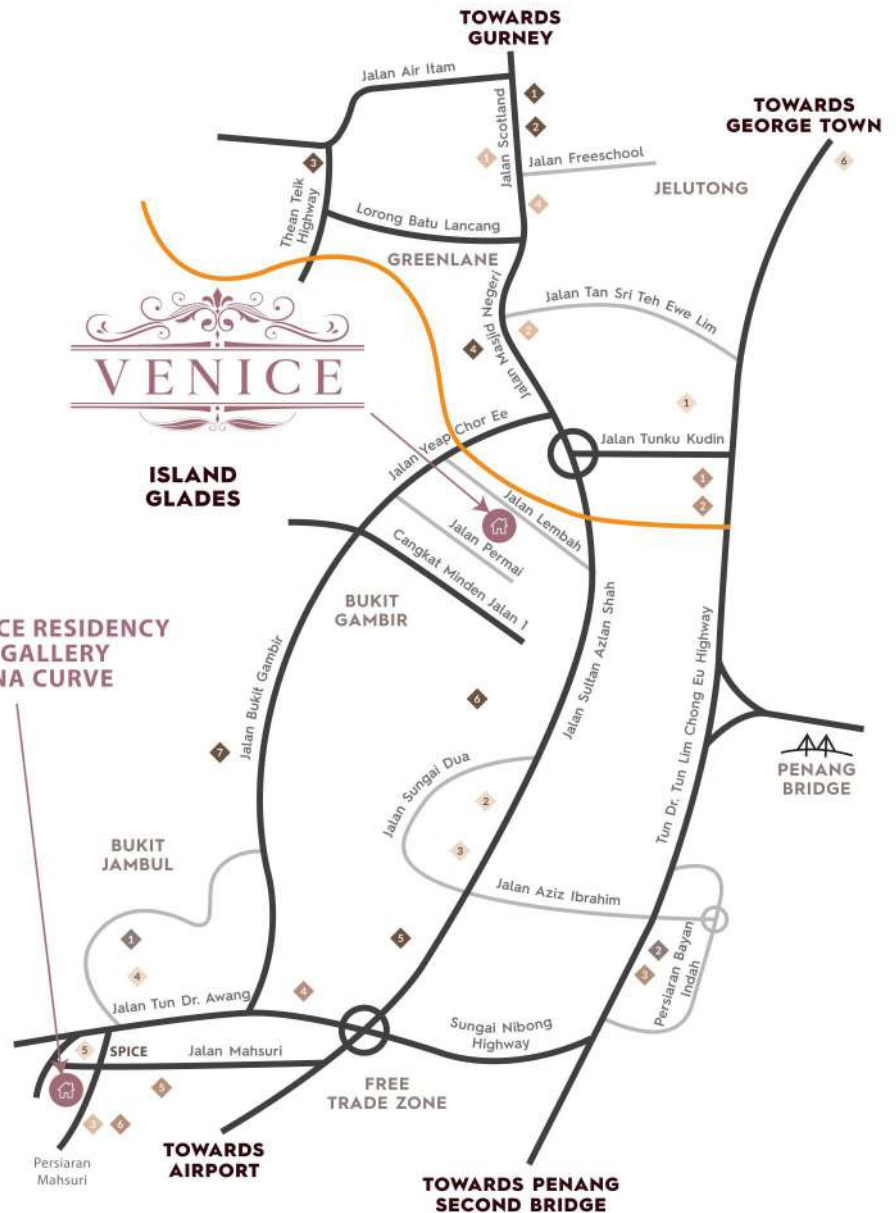
PUBLIC AMENITIES / ATTRACTION

- 1 Bukit Dumbar Park
- 2 Pesta Penang
- 3 Sungai Nibong Bus Terminal
- 4 Bukit Jambul Golf Club
- 5 SPICE
- 6 Karpal Singh Drive

HOTEL

- 1 Equatorial Hotel
- 2 Eastin Hotel Penang

PORR FARLIM BYPASS



TOP-TIER FACILITIES 顶级设施

OUTDOOR

- Swimming Pool
- Barbecue Pavillion
- Water Seating
- Children Playground
- Exercise Station
- Jacuzzi
- Children Pool with Wet Play
- Reflexology Path
- Family Lounge
- Basketball Court

户外设施

- 泳池
- 烧烤区
- 水上休闲椅
- 儿童游乐场
- 运动区
- 按摩浴缸
- 儿童游泳池
- 反射疗法走道
- 家庭休息室
- 篮球场

INDOOR

- Gym Room
- Function Hall
- Games room
- Yoga room
- Community Hall
- Badminton Court

户内设施

- 健身房
- 多用途厅
- 游戏房
- 瑜伽室
- 社区礼堂
- 羽球场

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Developed by:



Ideal Venice Residency Sales Gallery
72-1-19 & 72-1-20,
ARENA CURVE @ THE ARENA, Jalan Mahsuri,
11950 Bayan Lepas, Penang.

Developer: Ideal Capital Venture Sdn Bhd (2014010132771082561-KU) ; Developer Licence No: 20091-2/12-2023/096711 ; Company Address: 72-1-19 & 72-1-20, Arena Curve @ The Arena, Jalan Mahsuri, 11950 Bayan Lepas, Penang ; Validity Period: 30/12/2021 - 29/12/2023 ; Advertising & Sales Permit: 20091-2/12-2023/096711/51 ; Validity Period: 30/12/2021 - 29/12/2023 ; Approving Authority: Majlis Bandaraya Pulau Pinang ; Building Plan Approval No: MBPP/UCS-OSC/P0464/21(1B); Land Encumbrances: Nil ; Expected Date of Completion: December 2026 ; Tenure of Land: Freehold ; Total No. of Units: 1,632 units ; Selling Price: RM300,000 (min) - RM488,000 (max)
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