



THE RICE MILLER®

CITY RESIDENCES

GEORGE TOWN PENANG

A UNESCO WORLD HERITAGE SITE

THE RICE MILLER

City Residences

A twenty-minute ferry ride is a great way to arrive on Penang Island

GEORGE TOWN
Penang

Penang Hill offers a panoramic view of George Town on Penang Island and part of Butterworth on the mainland



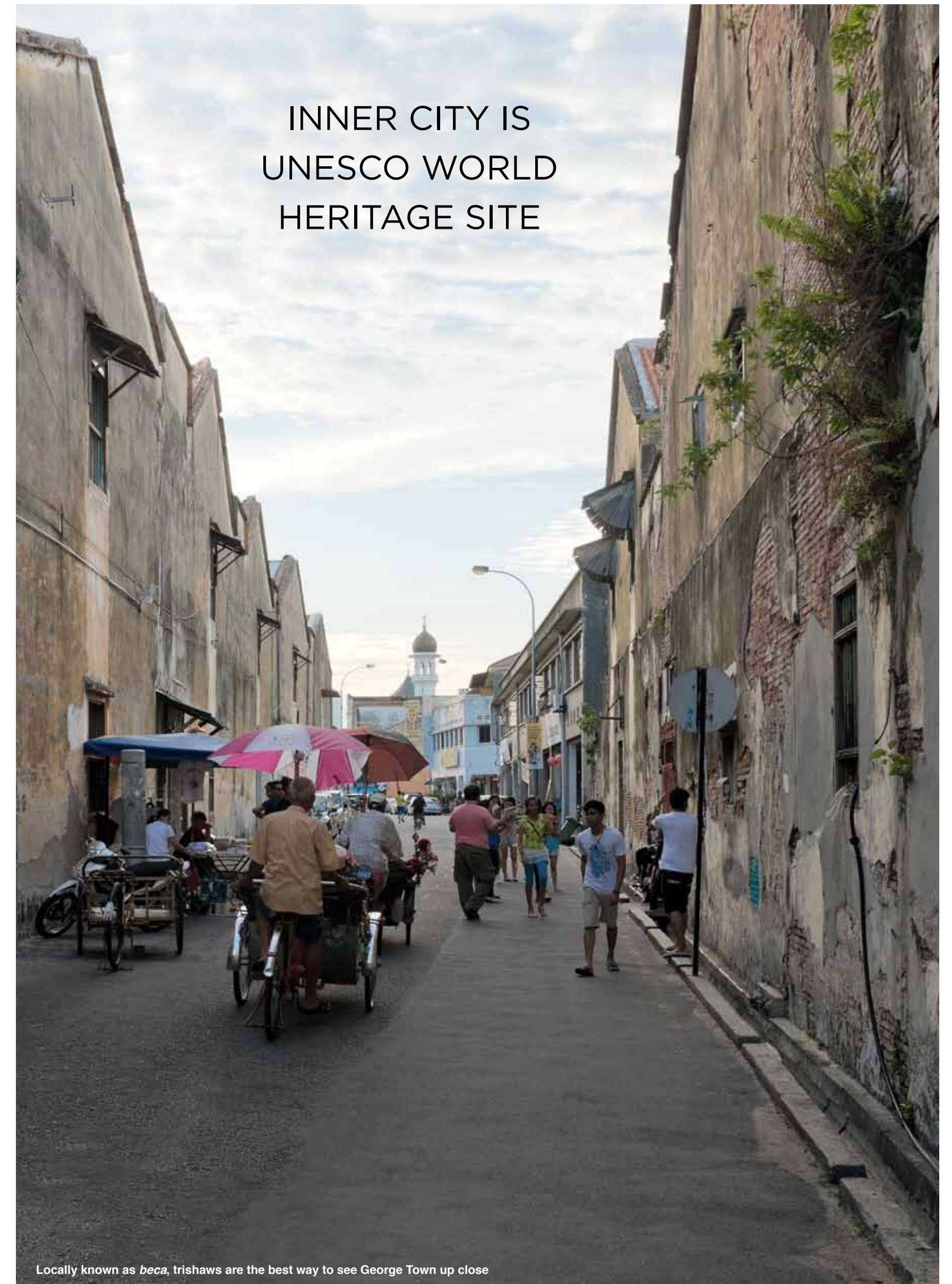
Built in 1907, the clock tower at the Penang Customs Department, originally the Malayan Railway Building, was the popular landmark for returning sailors and merchants

Prime address

within Penang's old colonial district
and pioneer trading hub - a
UNESCO World Heritage Site



Brightly-coloured window shutters of an old shophouse



INNER CITY IS
UNESCO WORLD
HERITAGE SITE

Locally known as *beca*, trishaws are the best way to see George Town up close



Local and international artists find building walls just as good as canvas

In July 2008, George Town together with Melaka – two historic port cities on the Straits of Malacca – gained a place as a UNESCO World Heritage Site. George Town has grown from a swampy settlement and infant colony; today it is as one writer had put it, “an urban treasury of remarkable buildings, miniature cities within the city which, miraculously, still survives today.”

Penang is a patchwork of neighbourhoods and multi-ethnic community life with streets and buildings that are integral to its social and historical fabric. It has about a third of Malaysia’s pre-World War II buildings and it is this architectural heritage and cultural diversity that gave George Town a place in UNESCO’s list of World Heritage Sites.

The simple grid of streets that Captain Francis Light, of the British East India Company, laid out and named in George Town’s early years remains to this day.



Bishop Street, Church Street and Church Street Ghaut are closed to traffic on Sundays from 7am to 1pm for family-friendly community activities

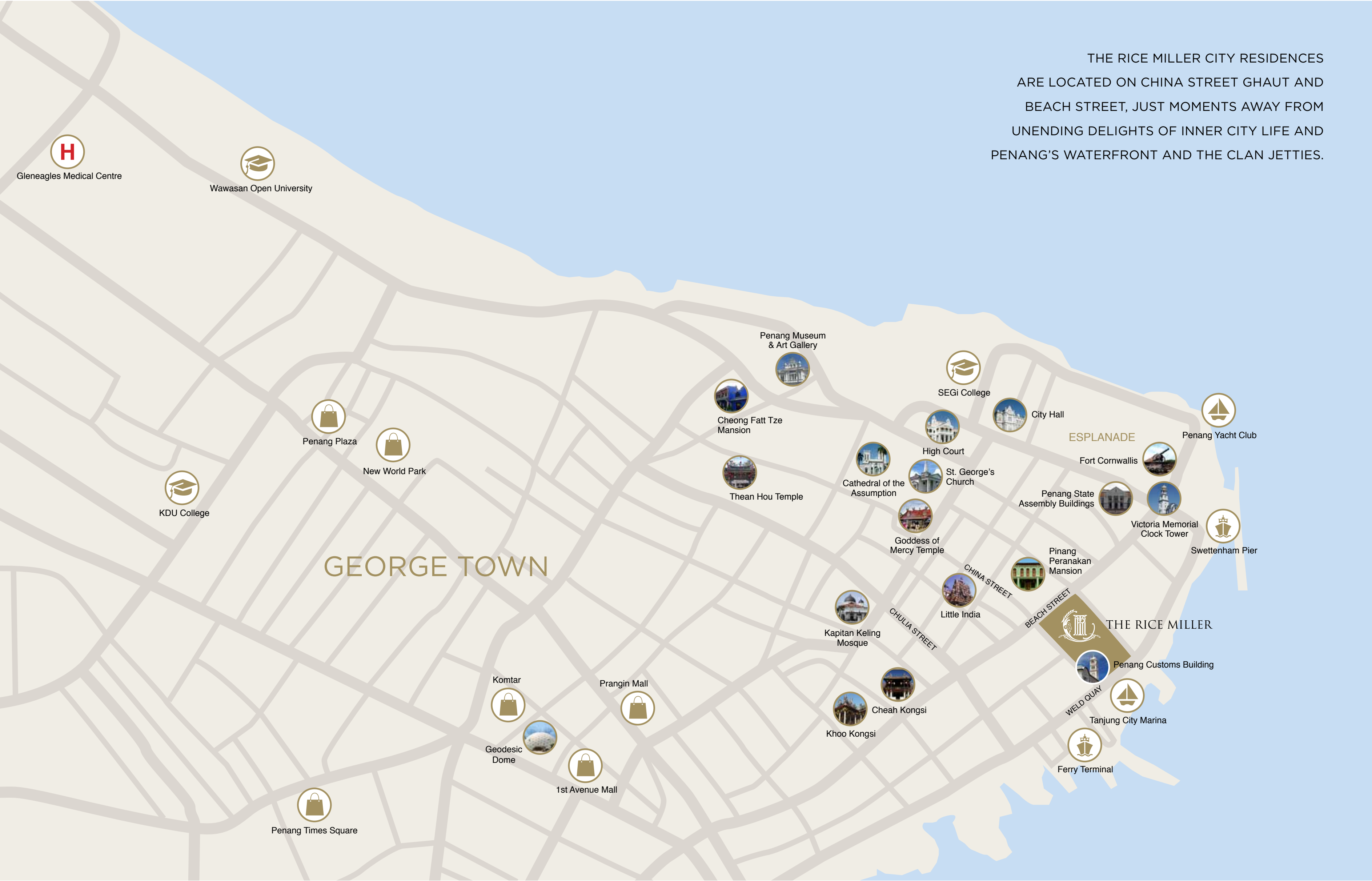


The perfect location in

Vintage Penang

Old colonial buildings have been readapted for use as office spaces

THE RICE MILLER CITY RESIDENCES
ARE LOCATED ON CHINA STREET GHAUT AND
BEACH STREET, JUST MOMENTS AWAY FROM
UNENDING DELIGHTS OF INNER CITY LIFE AND
PENANG'S WATERFRONT AND THE CLAN JETTIES.



Gleneagles Medical Centre

Wawasan Open University

KDU College

Penang Plaza

New World Park

GEORGE TOWN

Komtar

Geodesic Dome

Penang Times Square

Prangin Mall

1st Avenue Mall

Penang Museum & Art Gallery

Cheong Fatt Tze Mansion

Thean Hou Temple

SEGi College

City Hall

ESPLANADE

Penang Yacht Club

Fort Cornwallis

Penang State Assembly Buildings

Victoria Memorial Clock Tower

Swettenham Pier

Pinang Peranakan Mansion

CHINA STREET

Little India

BEACH STREET

THE RICE MILLER

CHULIA STREET

Kapitan Keling Mosque

Cheah Kongs

Khoo Kongs

Penang Customs Building

Tanjung City Marina

Ferry Terminal



Pioneer Chinese merchants found China Street Ghaut to be a vantage location for business

PENANG'S STREET LANDMARKS

The streets of George Town (Captain Light had named the settlement he established in honour of Britain's King George III) are passageways into Penang's history with stories to tell and edifices to show. Beach Street is Penang's historic trading street along the waterfront and European traders dominated its first half. In the 19th century the trading stores were replaced by large and prestigious buildings designed by English architects. The second half of Beach Street was dominated by Chinese merchants and the old shophouses have remained. It is at this lower end and hidden down narrow, secluded passageways are the kongsis or clan houses of the Hokkien Big Five – Cheah, Lim, Khoo, Tan and Yeoh.

China Street is the street of pioneer Chinese traders since the street grid system was laid out by Francis Light. Some 'elite' shophouses can be found here – the buildings are taller with elaborate doors and features on their facades, reflecting the wealth and stature of the elites and, of course, the influence of feng shui. China Street leads from the waterfront on Weld Quay to the Goddess of Mercy Temple on Pitt Street.

More intriguing is Chulia Street which has not only retained its community from the early days, but also its cultural diversity, traditional trades and crafts. This is vintage Penang.



China Street Ghaut connects the old harbour to *Kuan Yin* (Goddess of Mercy) temple. Locals believe that this street radiates feng shui.



Char Kuey Teow (fried flat noodles) – Penang is especially famous for this specialty hawker food

TASTE OF PENANG



Cafes are now just as popular as hawker centres

Penang's gastronomic diversity is a product of its rich cultural heritage. Whether you are taking the smells of its vibrant food markets or tasting the *sar-ho-fun* in one of the many food courts or enjoying hot and spicy *nasi kandar* on the island, Penang is a feast for all the senses. The legacy of traditional *Nyonya* (Straits Chinese) cuisine and other old recipes have endured and some with imaginative reinterpretation. Today, culinary offering on the island includes a range of foods from around the world as globe-trotting Penangites return from their travels and set up cafes and restaurants and some expatriates, who live on the island, become restaurateurs and offer cuisines from their native land.



Koay Chiap (braised duck noodle/porridge) is often served with a special chili sauce. This dish is rarely found outside Penang.



A revolving restaurant in George Town



Cocktails are to be experienced



Penang now offers food from all over the world



'Occupy Beach Street' on Sundays offers a wide range of activities for the family

A vibrant island city

Penang is a popular destination with internationals making Malaysia their second home. With an island population of less than a million people and an international airport that sees over 200 international flights weekly, it is in the midst of making a transformation into a major cultural hotspot. In George Town's inner city, late 18th and 19th century buildings are being renovated and old neighbourhoods regenerated.

George Town is the heart of Penang and it is home to Penang's pioneer trading and financial districts.



The new funicular trains ply passengers from Air Itam to the top of Penang Hill



George Town skyline



Touring George Town on bicycles is catching on with tourists too



An evening with the Penang Philharmonic Orchestra



The seafront marina can accommodate boats from 10m to 25m in length



PENANG URBANISM:
inner city living



The Rice Miller
City Residences





A view of the harbour from The Rice Miller

With only 99 units of private residences, the Rice Miller City Residences offer 5 star hotel residence living and a unique new inner city lifestyle. The Rice Miller Hotel & Godowns by the waterfront on Weld Quay, will take the inner city to a whole new level of energy. Indeed, the Rice Miller City Residences will become George Town's signature address – its premier location just steps away from all lifestyle amenities, including the Swettenham Pier and ferry terminal.



THE RICE MILLER HOTEL & GODOWNS

Taking up about one acre of land beside the City Residences is The Rice Miller Hotel & Godowns. This heterogeneity of neighbourhood and mix of spaces is a major asset. Luxurious interiors are not given away by flashy exteriors and The Rice Miller will be home to the island's newest institutions - everything from classic cuisine to molecular gastronomy to boozy milkshakes. Its upgraded infrastructure, The Godowns, is being finely tuned into a cultural hotspot with a sense of the theatricality.



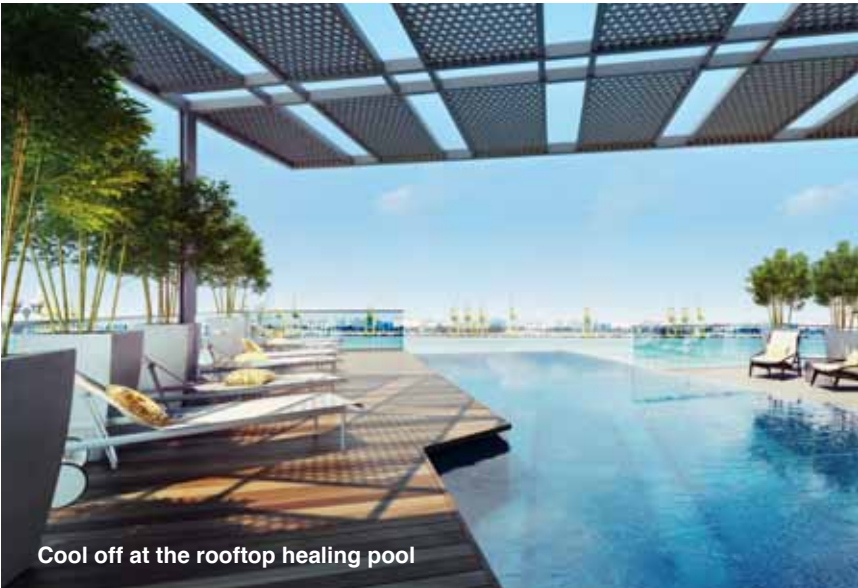
Chef Simon Winchester



A round the clock dining at The Mill



Zyp will appeal to the trendy and outgoing



Cool off at the rooftop healing pool



Hamam Spa



Hamam Spa



Kate at 9 is elegant and classy



Hotel entrance

Elegant living

at The Rice Miller City Residences

Show unit of City Residences I



The City Residences offer international style homes in two low-density five-storey apartment blocks. They feature generous floor plans and a select list of amenities to provide comfort and luxury. George Town is now showing the world that it is much more than a heritage district – it is becoming a great place to live!



Show unit of City Residences I

LUXURY IS
COMFORTABLE



Show unit of City Residences I



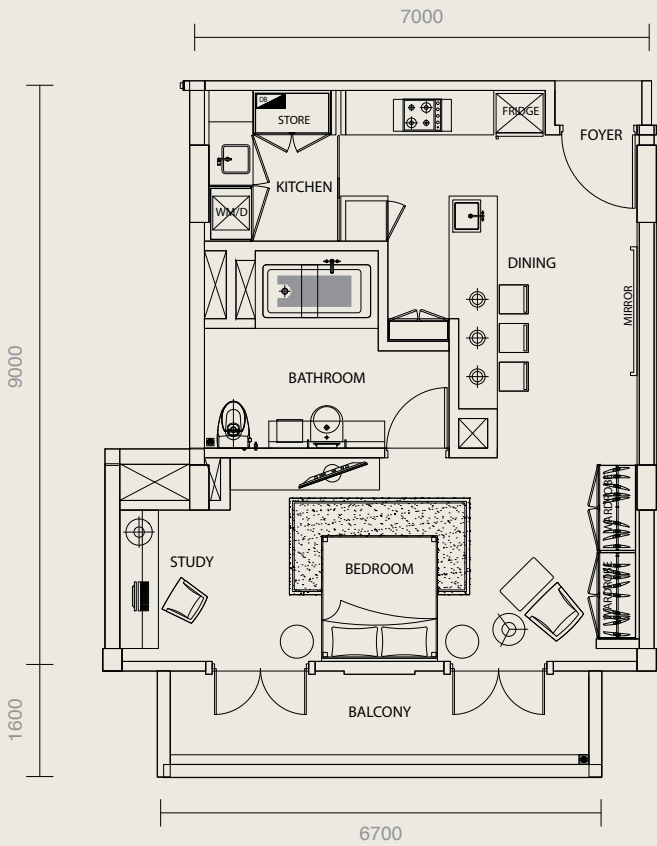
Show unit of City Residences I

THE RICE MILLER CITY RESIDENCES I

TYPE A

DELUXE STUDIO

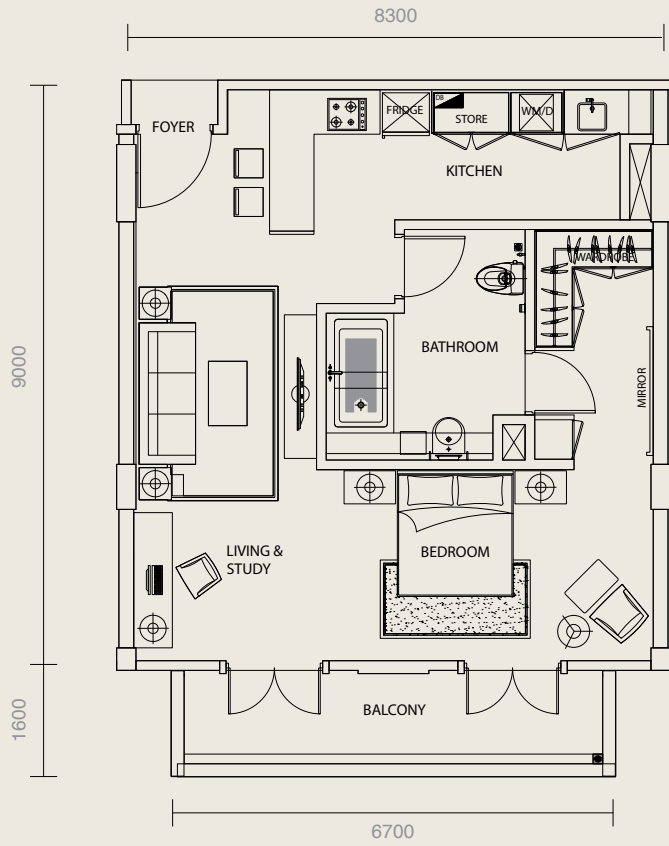
- Level 2 - 65 sqm / 700 sq ft (without patio / balcony)
- Level 3 - 76 sqm / 818 sq ft (with balcony)
- Level 4 - 76 sqm / 818 sq ft (with balcony)
- Level 5 - 76 sqm / 818 sq ft (with balcony)



TYPE B

PREMIER STUDIO

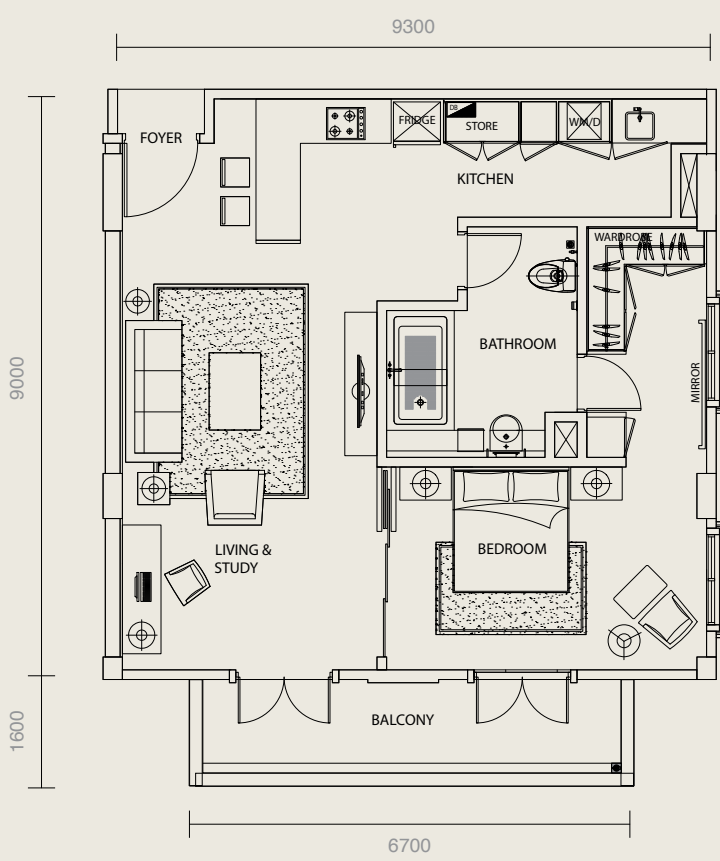
- Level 2 - 74 sqm / 797 sq ft (without patio / balcony)
- Level 3 - 85 sqm / 915 sq ft (with balcony)
- Level 4 - 85 sqm / 915 sq ft (with balcony)
- Level 5 - 85 sqm / 915 sq ft (with balcony)



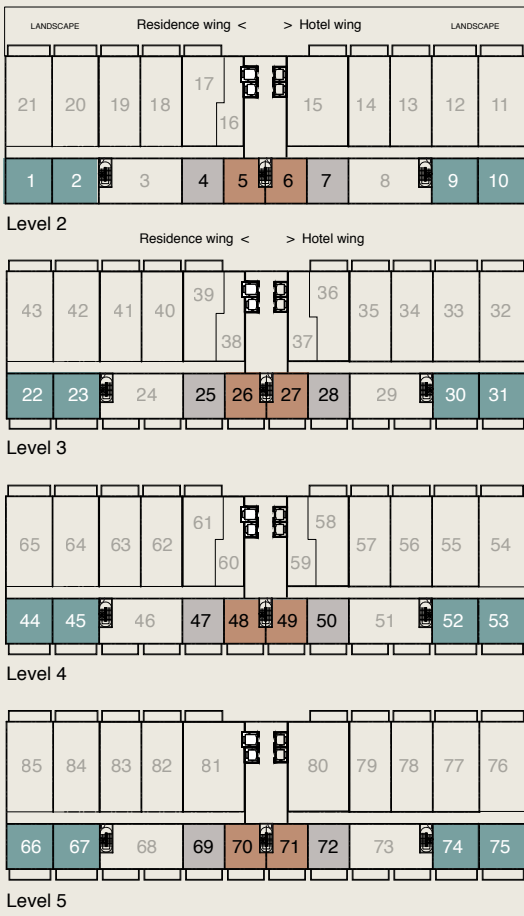
TYPE C

1 BEDROOM DELUXE

- Level 2 - 83 sqm / 893 sq ft (without patio / balcony)
- Level 3 - 94 sqm / 1,012 sq ft (with balcony)
- Level 4 - 94 sqm / 1,012 sq ft (with balcony)
- Level 5 - 94 sqm / 1,012 sq ft (with balcony)



TYPE A TYPE B TYPE C

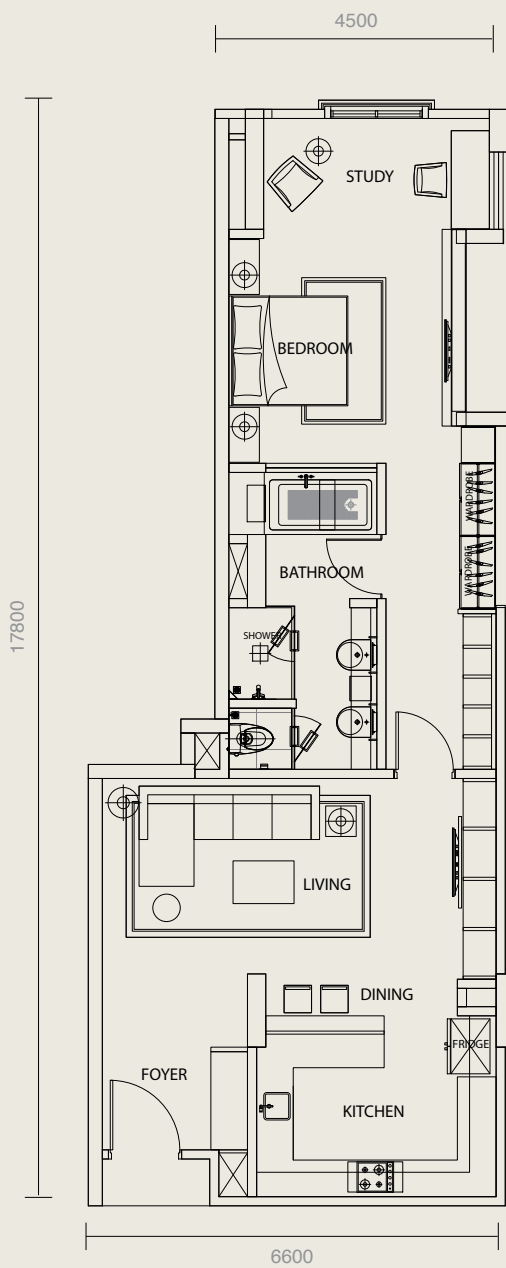


THE RICE MILLER CITY RESIDENCES I

TYPE D

1 BEDROOM PREMIER

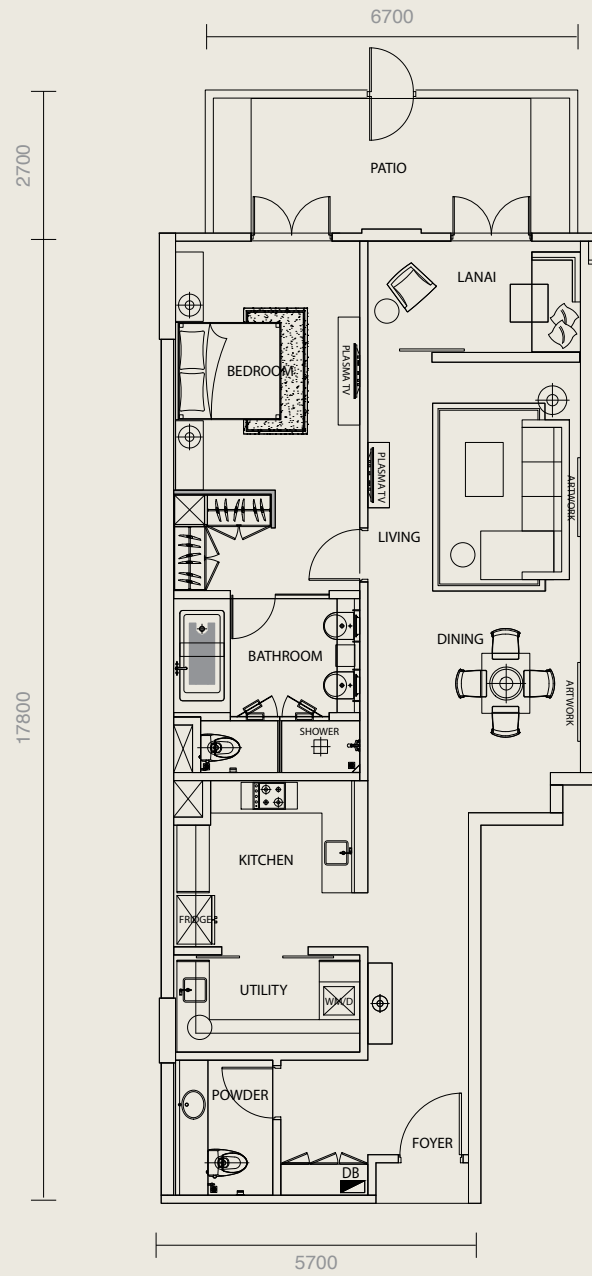
Level 2 - 92 sqm / 990 sq ft
Level 3 - 92 & 93 sqm / 990 & 1,001 sq ft
Level 4 - 92 & 93 sqm / 990 & 1,001 sq ft



TYPE E

1 + 1 PREMIER

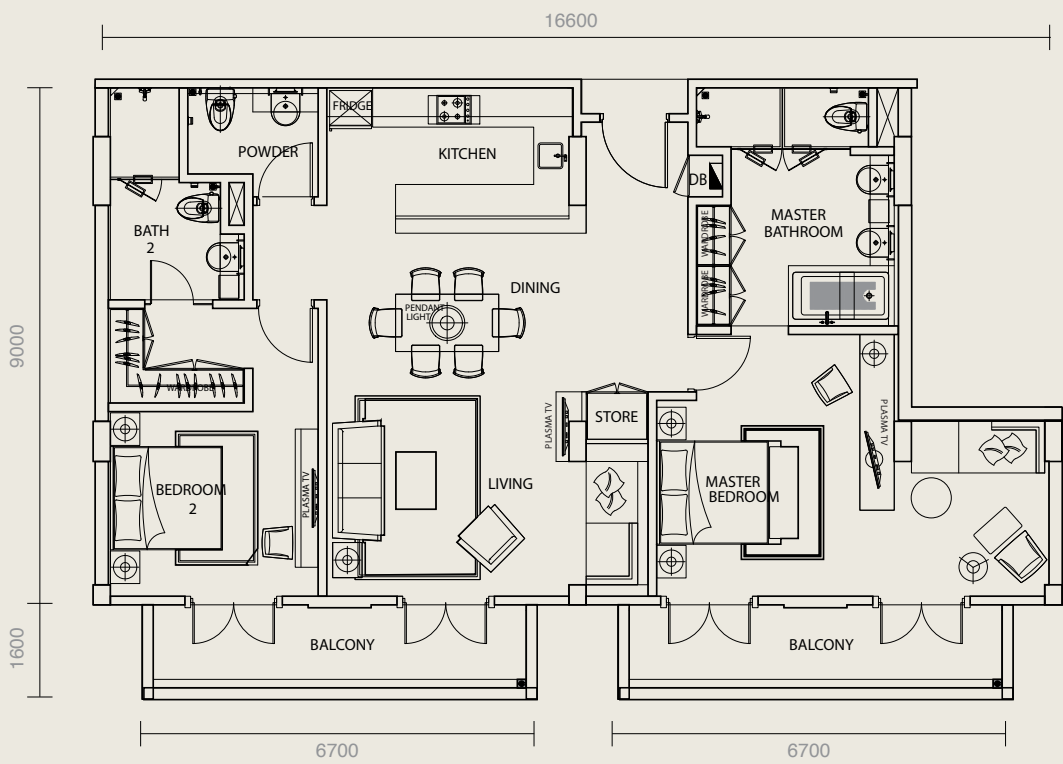
Level 2 - 140 sqm / 1,507 sq ft (with patio)
Level 3 - 133 sqm / 1,432 sq ft (with balcony)
Level 4 - 133 sqm / 1,432 sq ft (with balcony)



TYPE F

2 BEDROOM DELUXE

Level 2 - 134 sqm / 1,442 sq ft (without patio / balcony)
Level 3 - 155 sqm / 1,668 sq ft (with balcony)
Level 4 - 155 sqm / 1,668 sq ft (with balcony)
Level 5 - 155 sqm / 1,668 sq ft (with balcony)



TYPE D TYPE E TYPE F

Residence wing <										> Hotel wing					LANDSCAPE				
21	20	19	18	17	16	15	14	13	12	11									
1	2	3	4	5	6	7	8	9	10										

Level 2

Residence wing <										> Hotel wing					LANDSCAPE				
43	42	41	40	39	38	37	36	35	34	33	32								
22	23	24	25	26	27	28	29	30	31										

Level 3

65	64	63	62	61	60	59	58	57	56	55	54								
44	45	46	47	48	49	50	51	52	53										

Level 4

85	84	83	82	81	80	79	78	77	76										
66	67	68	69	70	71	72	73	74	75										

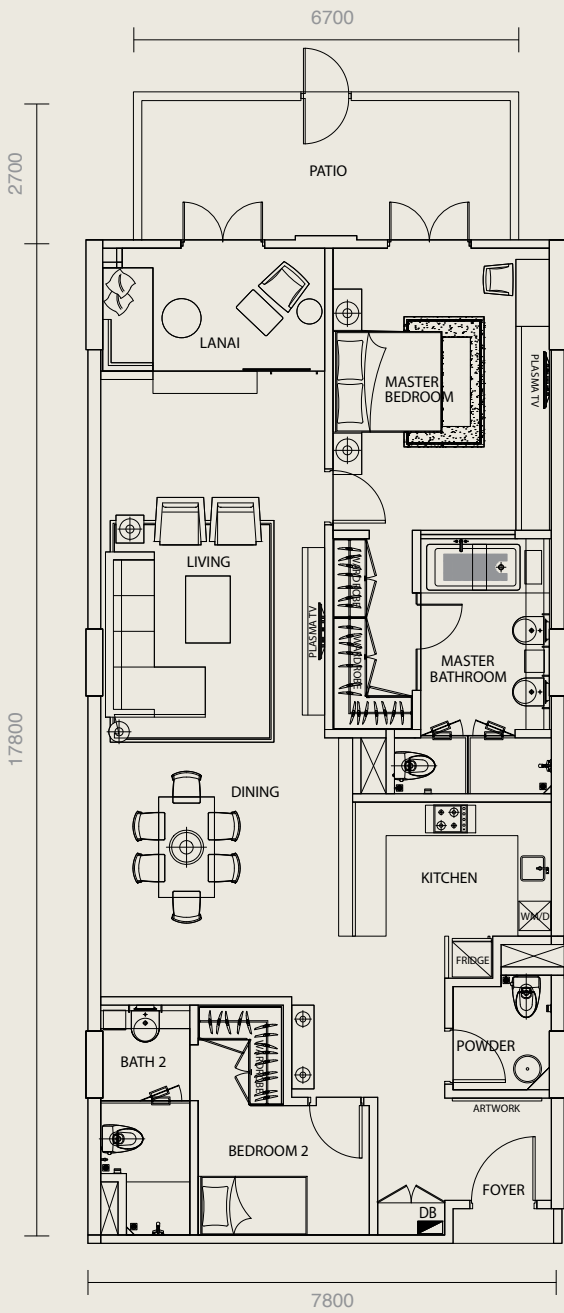
Level 5

THE RICE MILLER CITY RESIDENCES I

TYPE G

2 BEDROOM PREMIER

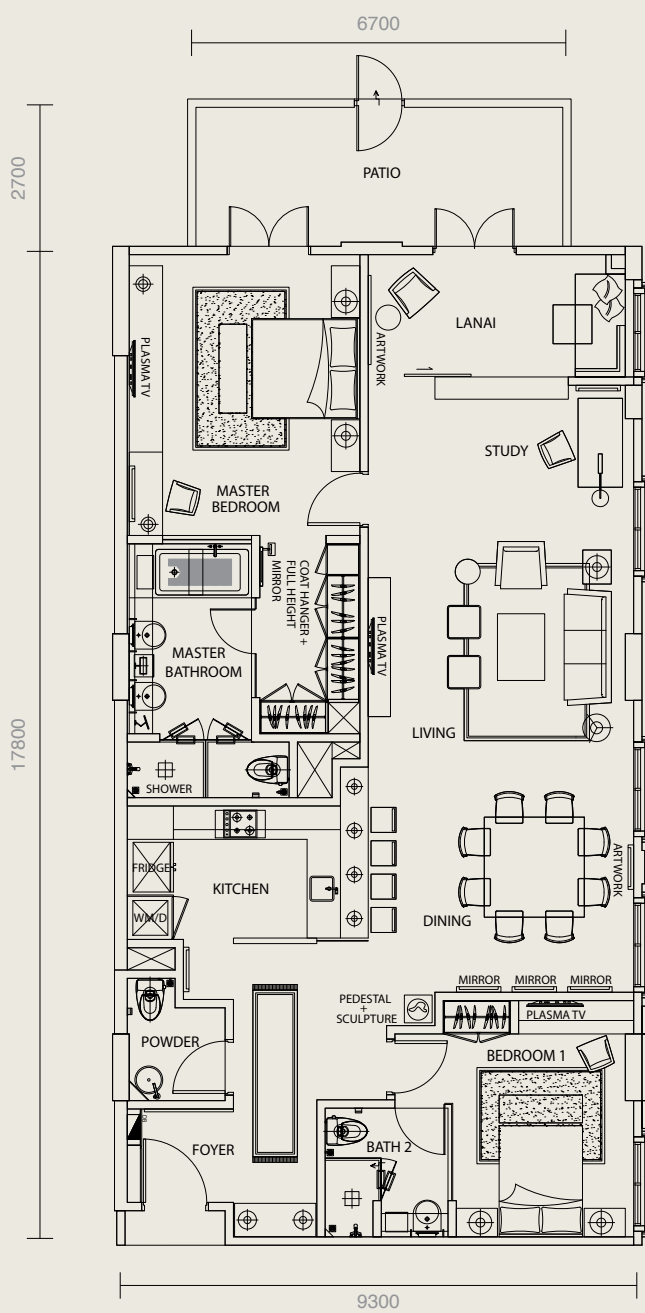
Level 2 - 165 sqm / 1,776 sq ft (with patio)
Level 3 - 157 sqm / 1,690 sq ft (with balcony)
Level 4 - 157 sqm / 1,690 sq ft (with balcony)
Level 5 - 157 sqm / 1,690 sq ft (with balcony)



TYPE H

2 + 1 PREMIER

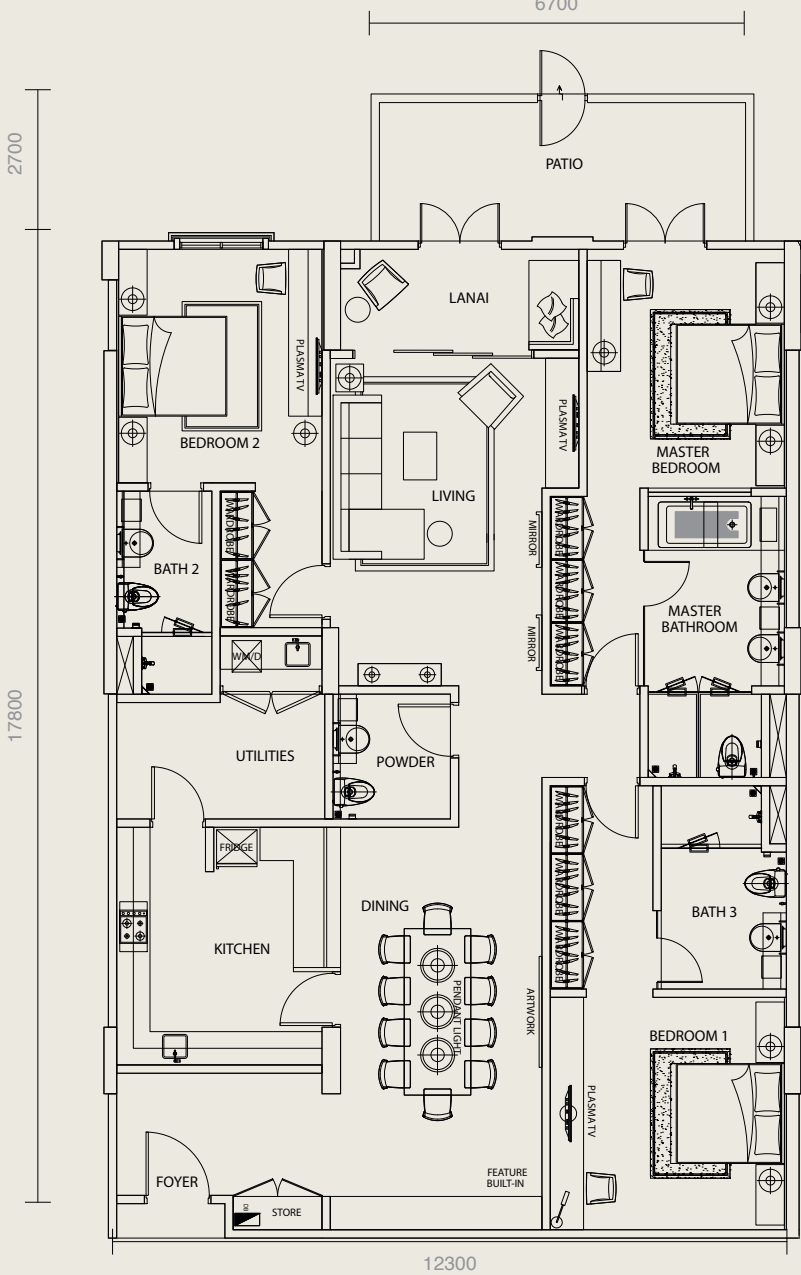
Level 2 - 183 sqm / 1,970 sq ft (with patio)
Level 3 - 176 sqm / 1,894 sq ft (with balcony)
Level 4 - 176 sqm / 1,894 sq ft (with balcony)
Level 5 - 176 sqm / 1,894 sq ft (with balcony)



TYPE J

3 BEDROOM PREMIER

Level 2 - 235 sqm / 2,530 sq ft (with patio)
Level 5 - 226 & 227 sqm / 2,432 & 2,443 sq ft (with balcony)



TYPE G TYPE H TYPE J

LANDSCAPE										Residence wing < > Hotel wing										LANDSCAPE									
21	20	19	18	17	16	15	14	13	12	11																			
1	2	3	4	5	6	7	8	9	10																				

Level 2

Residence wing <

> Hotel wing

43	42	41	40	39				36	35	34	33	32
				38				37				
22	23	24	25	26	27	28	29	30	31			

Level 3

65	64	63	62	61	60	59	58	57	56	55	54
44	45	46	47	48	49	50	51	52	53		

Level 4

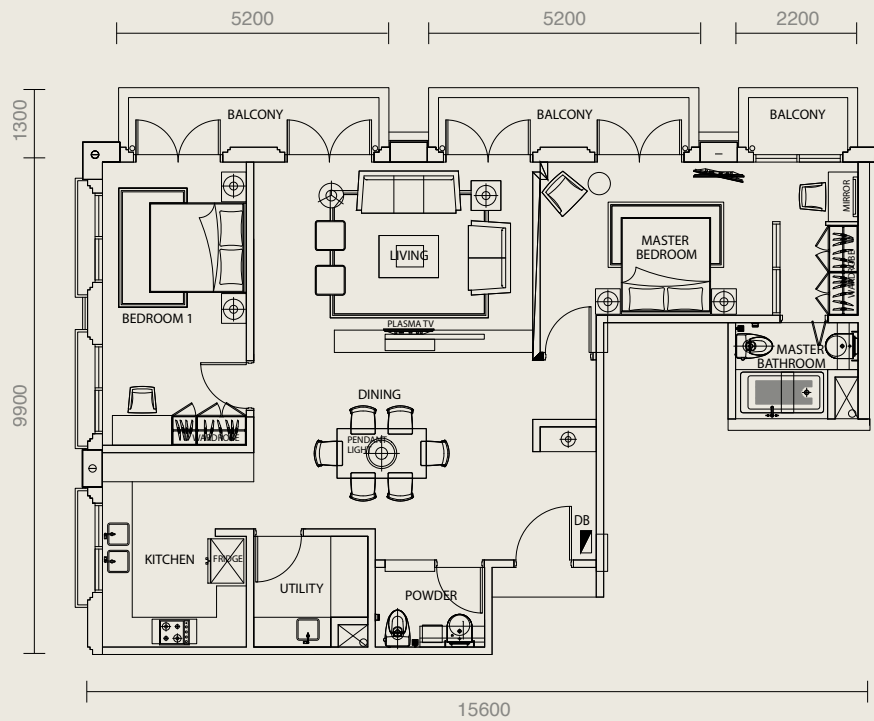
85	84	83	82	81			80	79	78	77	76	
66	67		68	69	70		71	72	73		74	75

Level 5

THE RICE MILLER CITY RESIDENCES II

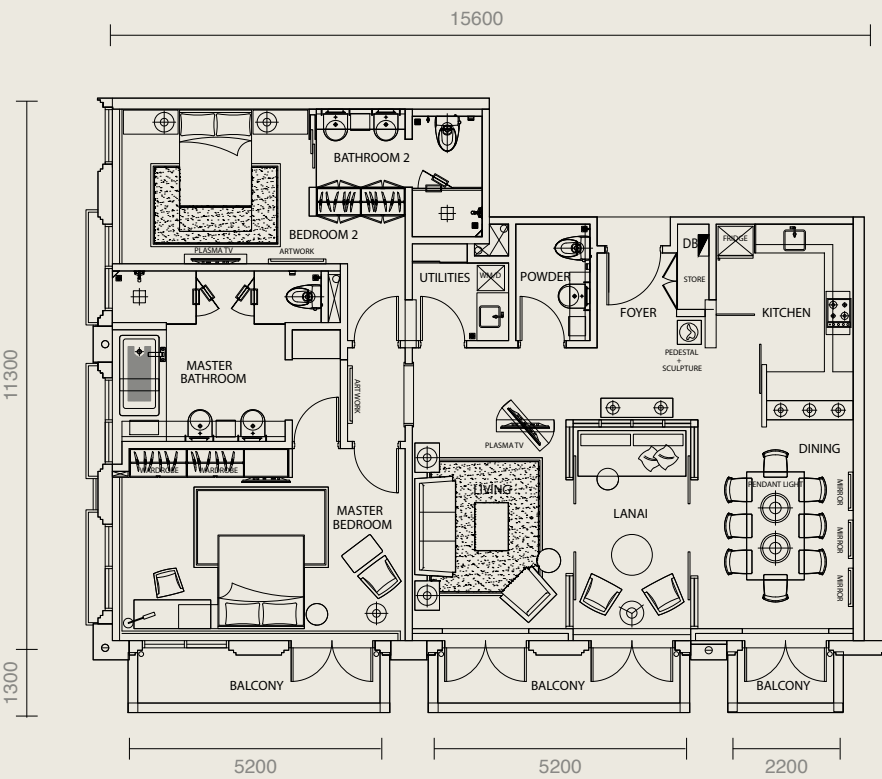
TYPE M
2 BEDROOM DELUXE

Level 2 - 118 sqm / 1,270 sq ft
Level 3 - 135 sqm / 1,453 sq ft (with balcony)
Level 4 - 135 sqm / 1,453 sq ft (with balcony)



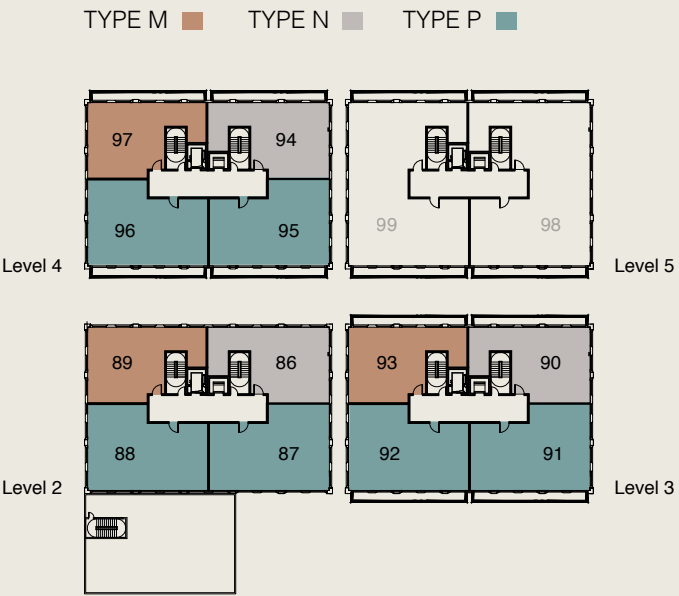
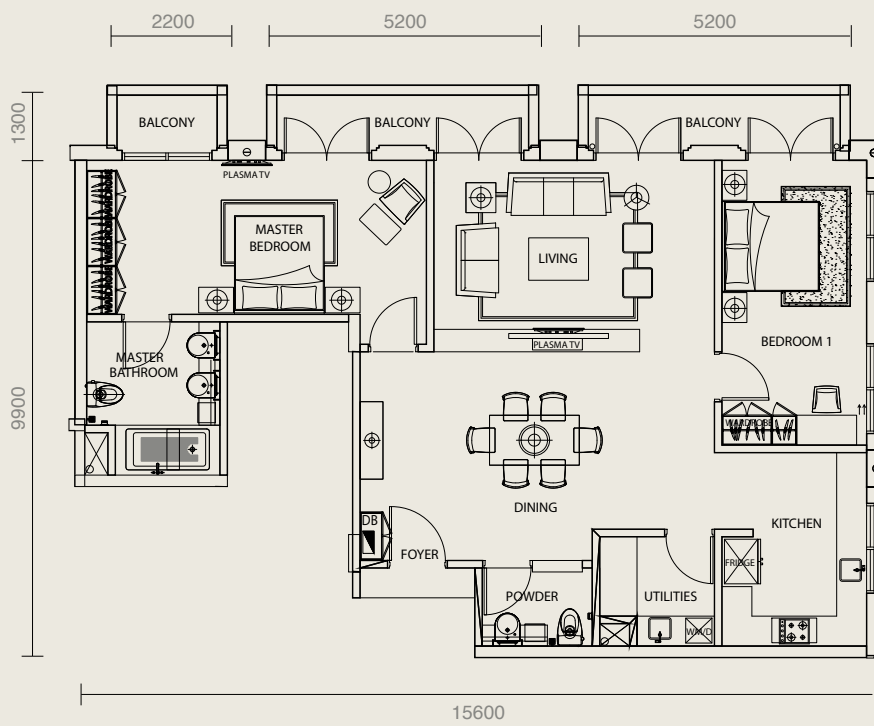
TYPE P
2 + 1 PREMIER

Level 2 - 157 sqm / 1,690 sq ft
Level 3 - 173 sqm / 1,862 sq ft (with balcony)
Level 4 - 173 sqm / 1,862 sq ft (with balcony)



TYPE N
2 BEDROOM PREMIER

Level 2 - 124 sqm / 1,335 sq ft
Level 3 - 141 sqm / 1,518 sq ft (with balcony)
Level 4 - 141 sqm / 1,518 sq ft (with balcony)



SPECIFICATIONS

Structure
Reinforced concrete

Wall
Cement brick

Roof
Reinforced concrete slab

Ceiling
Skim coat to soffit of slab / fibrous plaster board to all bathrooms

Windows
Powder coated aluminum frame with clear double glazed glass panel

Doors
Main Entrance : Decorative solid timber fire door
Others : Timber flush doors

Locks
Quality locksets

Flooring
Entrance, living, dining, kitchen, powder room, all bathrooms : Ceramic / homogenous tiles
Bedrooms : Quality timber strips
Utility : Homogeneous tiles
Balcony : Terracotta tiles

Wall finishes
General : Plaster & paint / timber beading
Kitchen : Features wall tiles
Powder room / bathrooms : Homogenous marble finish tiles

Built-in furniture
Kitchen : Equipped kitchen with cabinets as per ID specification
Stainless steel sink with solid surface counter top
Appliances : Refrigerator, microwave oven, cooker hood, hob, washer & dryer
Master bedroom, bedrooms : Built-in wardrobe as per ID specification
Bathrooms / powder room : Vanity cabinets

Sanitary ware and fittings
Bathrooms : Sanitary ware with accessories comprising long bath with shower, water closet & wash basin

M&E SPECIFICATIONS

Electrical installations
Electrical points : Lighting and power points will be provided according to M&E
Air conditioning system : Split units inverter control AC to all bedrooms & living / dining
Hot water system : Kitchens and all bathrooms

Telephone & SMATV points
Living and master bedroom

Security system
Access control, CCTV - 24/7 security monitoring, perimeter control, intercom system



THE CREATIVE TEAM

CONCEPT PLAN:
Dr Noraini Abdullah

INTERIOR DESIGNER:
TID
AXIS

PUBLICATION DESIGNER:
WOW CREATIVE

CREATIVE PRODUCER:
SCLA

ARCHITECT
East Design Associates



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Developer's License No: 11626-1/08-2017/02071(L) • Validity Date: 03/08/2016 – 02/08/2017 • Advertising & Sales Permit No: 11626-1/08-2017/02071(P) • Validity Date: 03/08/2016 – 02/08/2017
• Tenure of Land: Freehold • Expected Date of Completion: 2017 • Approving Authority: Majlis Perbandaran Pulau Pinang • Ref. No: MPPP/OSC/PB(7252)/14 • Land Encumbrance: Malaysia Building Society Berhad (MBSB) • Property Type: Condominium • Remaining units not sold/to be sold: 46 • Price: Minimum - RM 996,250.00, Maximum - RM 3,693,400.00 (5% Discount to Bumiputera) • All information contained herein (including specifications, plan measurements and illustrations) are subject to amendments without notification as may be required by the authorities or the developer's consultants and is not intended to form and cannot form part of contract. All measurements are approximate and illustrations are artist's impressions only. The descriptions of the specifications of building materials and fittings are merely general descriptions and may vary according to the types of units, which will be specifically provided in the Sale & Purchase Agreement.

HERITAGE AND HISTORY SHOULD NOT BE
CONFUSED. HERITAGE IS ABOUT HOW TO GIVE
RELEVANCE TO THE PAST. NEIGHBOURHOODS
RELY ON AN ECLECTIC MIX OF PEOPLE IN
ORDER TO BE DYNAMIC.

THE RICE MILLER IS A 21ST CENTURY CREATION
THAT MIXES EXISTING CHARACTER AND
NARRATION WITH NEW CONCEPTS.

~ An urban redevelopment project by AGB ~