



EVERINE

2 - STOREY TERRACE HOMES

LIVING *radiance*

At Eco Sun, Batu Kawan's first placemaking address that shines a light on arts and culture, each day inspires a reason to celebrate. This is where you'll discover green parks alongside dynamic commercial precincts - sparking connection, joyous moments with loved ones, and a lifestyle that's uniquely yours in a thriving community.

From comfortable residences to local social hubs, every detail is designed to honour life's little delights - filling each moment with radiant energy and shared merriment.

MASTERPLAN



A HOME THAT RADIATES FAMILY *warmth*

Discover Everine, Eco Sun's only landed enclave, where serene family living thrives in spaces that grow with you. Where living spaces are bathed in ample natural light and gentle breezes, each home becomes a tranquil sanctuary to nurture your family journey, at every chapter of life.



Easy access to the
North-South Highway
and **Penang 2nd Link**



Gated and guarded,
with individual gates
at every unit



Strata-titled
development



16-ft back lane garden
that's accessible via the
backyard



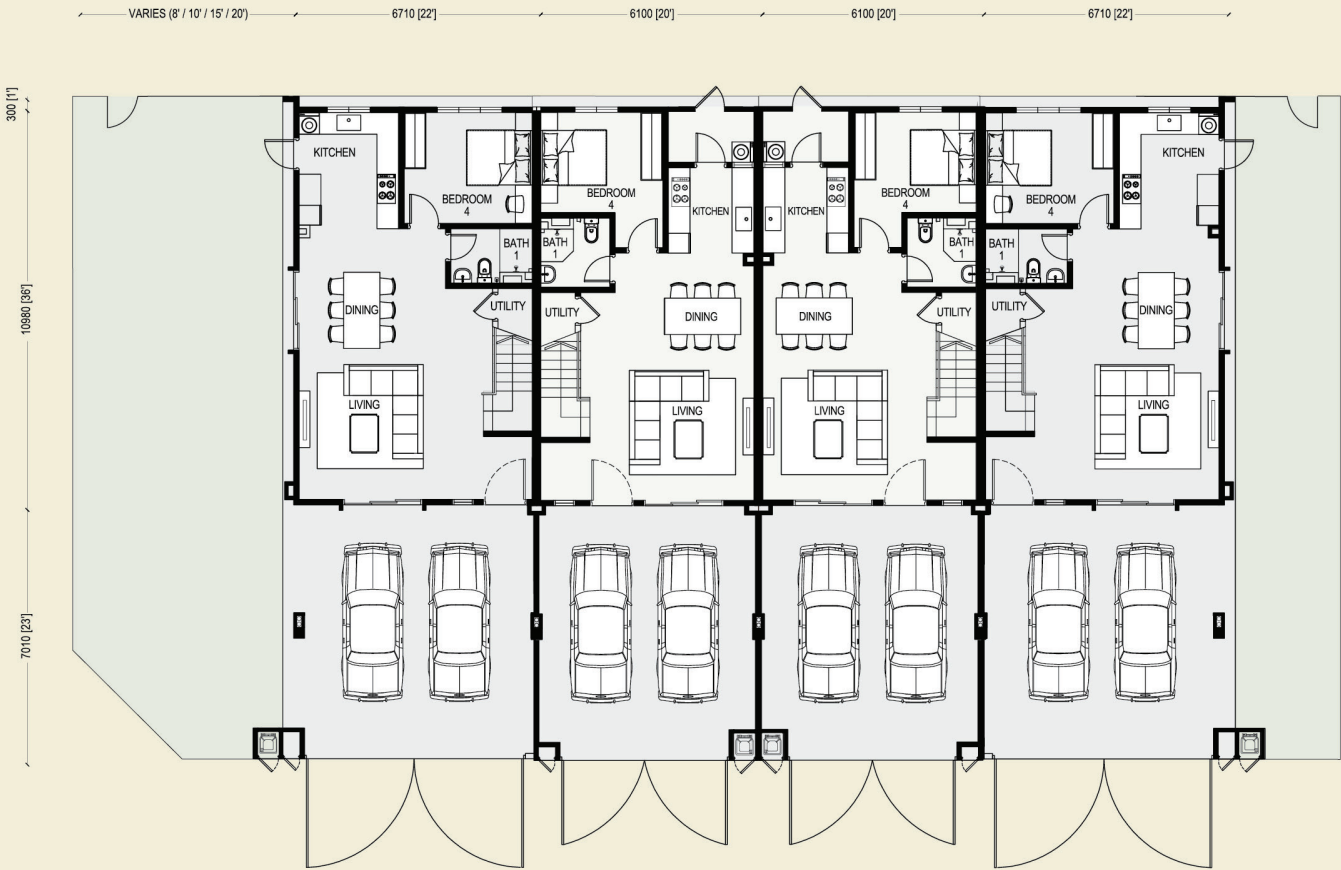
Elegant English-style
architecture inspired by
colonial portico



Designed to invite
natural light and airflow



20' x 60' | 1,739 sq.ft.
 4 Bedrooms | 3 Bathrooms

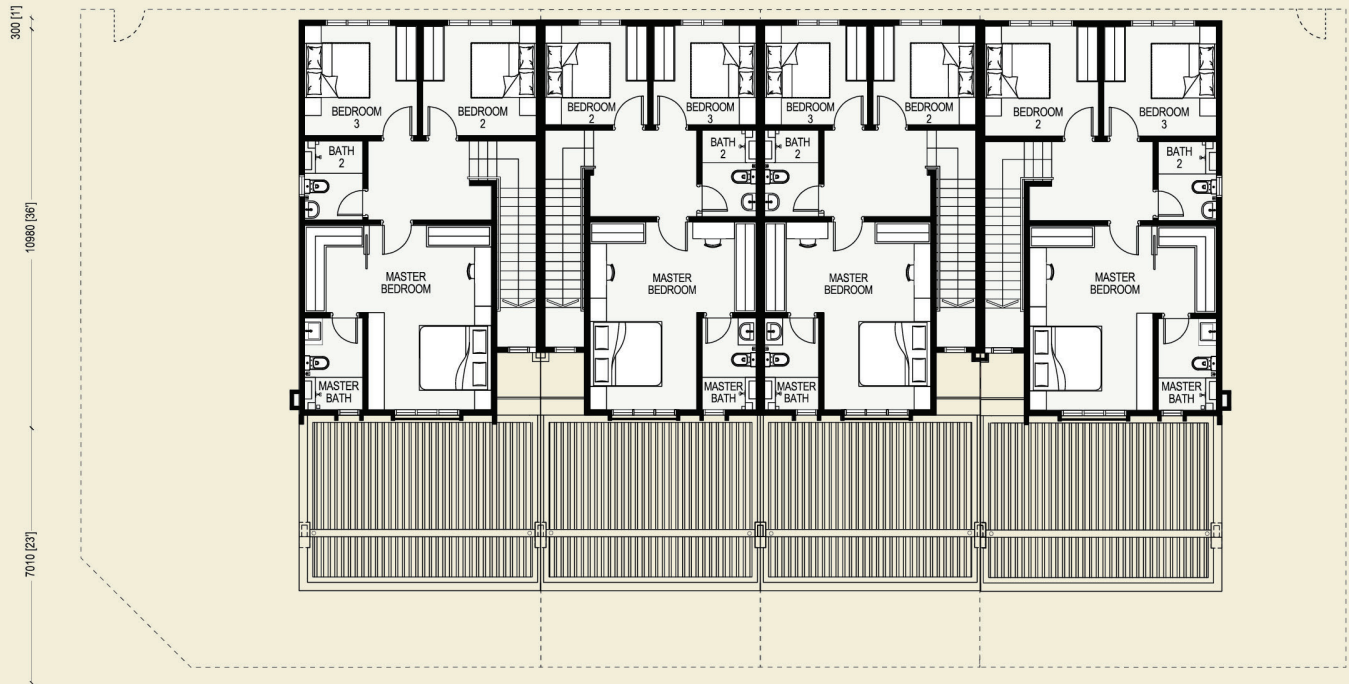




22' x 60' | 1,912 sq.ft.

4 Bedrooms | 3 Bathrooms

VARIES (8' / 10' / 15' / 20') 6710 [22] 6100 [20] 6100 [20] 6710 [22]

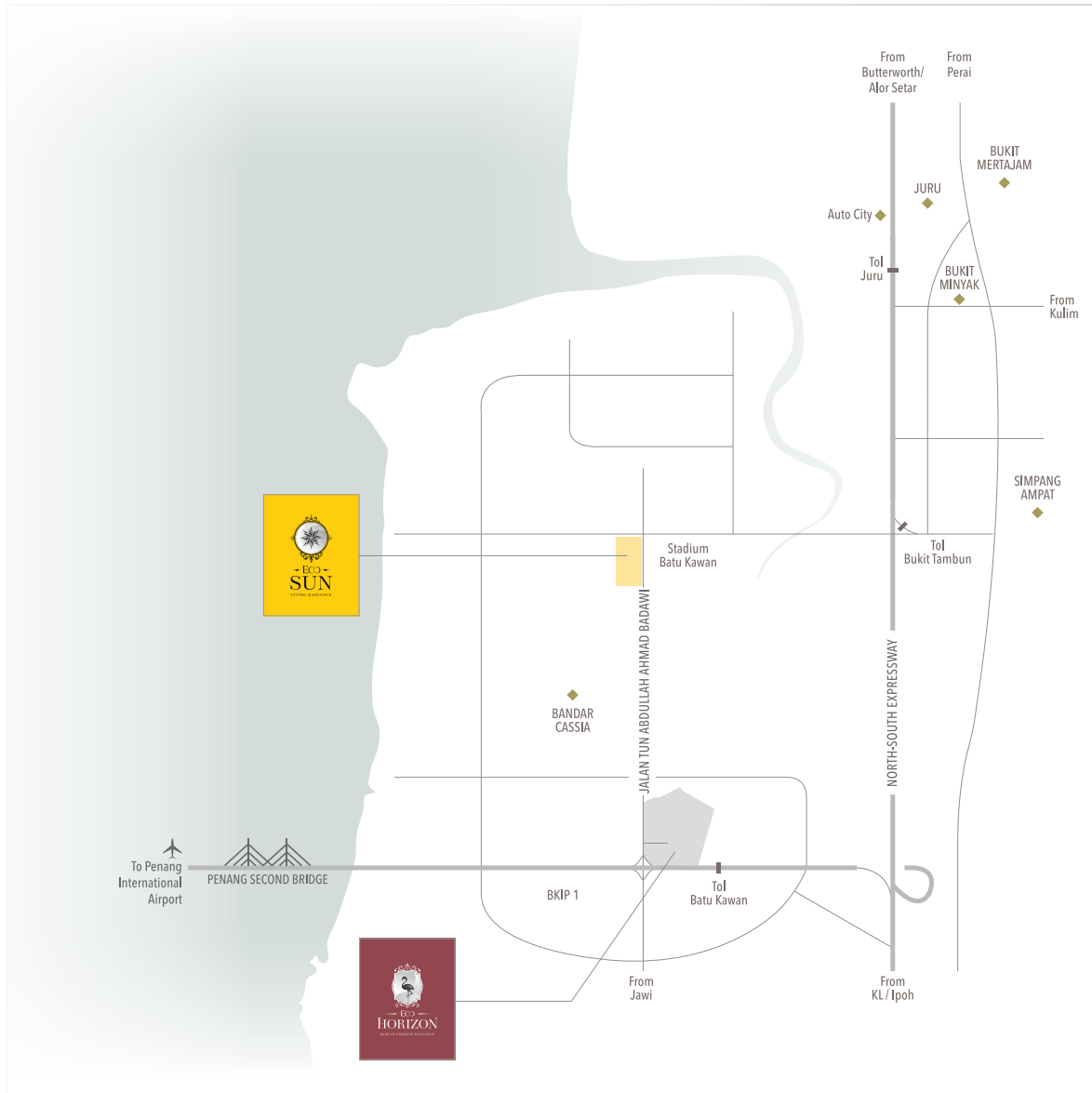


FIRST FLOOR

SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALL	Cement Sand Brick / Reinforced Concrete	
ROOF COVERING	Concrete Roof Tiles / Reinforced Concrete / Metal Deck Roof	
ROOF FRAMING	Metal Roof Truss / Reinforced Concrete	
CEILING	Skim Coat / Plaster Ceiling (where necessary)	
WINDOWS	Aluminium Frame Glass Window	
DOORS	Main Entrance	Timber Door
	Bedrooms / Bathrooms	Timber Flush Door
	Store Room	Timber Flush Door
	Other Areas	Aluminium Frame Glass Door
IRONMONGERY	Approved Quality Locksets	
FLOOR FINISHES	GROUND FLOOR	
	Car Porch	Homogeneous Tiles
	Foyer / Living / Dining / Kitchen / Bedrooms / Yard / Staircase	Ceramic / Porcelain Tiles
	All Bathrooms	Ceramic / Porcelain Tiles
	Other Areas	Ceramic / Porcelain Tiles / Cement Render
	FIRST FLOOR	
	Bedrooms	Ceramic / Porcelain Tiles
	All Bathrooms	Ceramic / Porcelain Tiles
	Other Areas	Ceramic / Porcelain Tiles / Cement Render
WALL FINISHES	Kitchen	Quality Tiles (0.9m to 1.8m from floor finish) / Plaster & Paint
	All Bathrooms	Quality Tiles to ceiling height or 2.4m high (whichever lower)
	Other Areas	Plaster & Paint
SANITARY WARE & PLUMBING FITTINGS	Approved quality sanitary wares and fittings	
ELECTRICAL INSTALLATION	TYPE STA	TYPE STB
Lighting Point	19	19
Power Point	19	19
Air Conditioning Point	6	6
Water Heater Point	3	3
Fan Point	6	6
TV Point	1	1
Door Bell Point	1	1
INTERNAL TELEPHONE, TRUNKING AND CABLING	Fibre Wall Socket & Network Point	
FENCING	Brickwall / Metal Fence	

WHERE CONVENIENCE *shines*



Located in the Batu Kawan suburb of Penang, Eco Sun can be accessed from Penang Island via the Second Penang Bridge. The township's close proximity to various mature and upcoming amenities underscores its convenient position, offering its residents an enriched, fulfilled daily life.

A JOINT DEVELOPMENT BY

ECOWORLD
CREATING TOMORROW & BEYOND



ecoworld.my / +604 227 2255 / EcoWorld Gallery @ Eco Horizon

Developer: Eco Horizon Sdn. Bhd. 1082988-W (201401006910) | Sales Gallery: Part of PT 21145 (PT 5261), Mukim 13, Jalan Tun Abdullah Ahmad Badawi, 14110 Mukim 13, Pulau Pinang | Developer's License: 19152/01-2029/1486(A) | Validity Period: 13/01/2024 - 12/01/2029 | Advertising & Sales Permit: 19152-13/09-2028/0739(N)-(S) | Validity Period: 08/09/2025 - 07/09/2028 | Land Tenure: Freehold | Approving Local Authority: Majlis Bandaraya Seberang Perai (MBSP) | Expected Date of Completion: Sept 2028 | Land Encumbrances: Public Bank Berhad | Restriction in interested: Nil | Bumiputra Discount: 5% | Building Plan Ref No: MBSP/40/20-73/115(SR)(13) | Phase 2: Terrace Home, Total 264 units | Type of property: Double Storey Terrace House (Type: STA & STB) | Selling Price: Min RM 814,880.00 - RM 1,233,980.00 | Land size: 20'x60' | Build-Up size: 1,739 sq.ft. - 1,912 sq.ft. | All art renderings and photographs contained in the circular are for illustrative purposes only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by the relevant authorities. All plans, layouts, information, and specifications are subject to change and shall not form part of any offer or contract. The final plans and specifications shall be as stated in the Sales & Purchase Agreement (SPA).