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*Ideas and Concepts*

# HOUSING ARCHITECTURE

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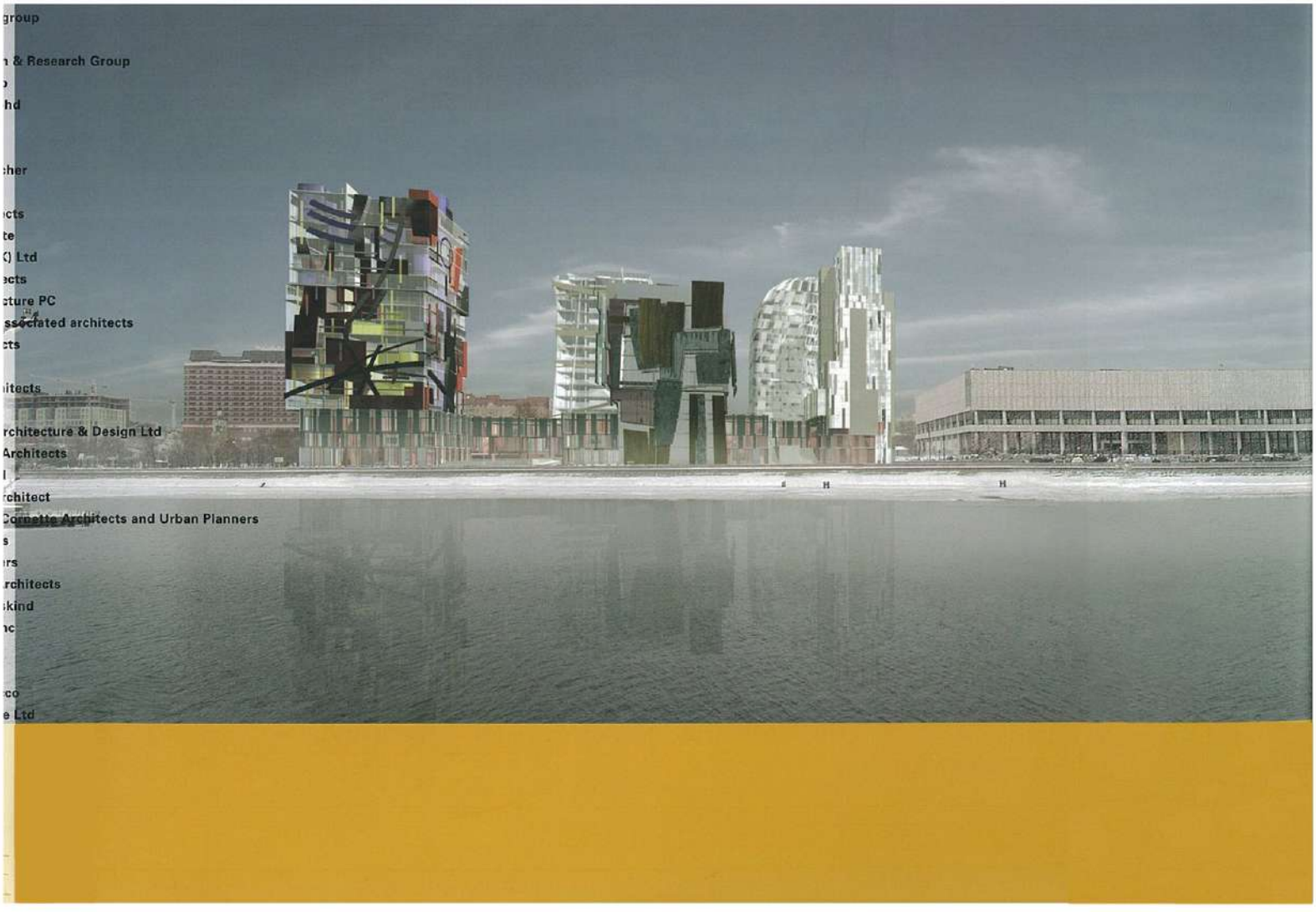


# Springtide Residences

**Architects 61 sdn bhd**

Client/owner
*Coronation Springs Sdn Bhd*

Location
*Jalan Tanjung Bungah, Penang, Malaysia*

Site area
*2.6 acres*

GFA
*41,345m²*

Other key consultants
*C & S Consultant: Arup Jururunding Sdn Bhd;*
*M & E Consultant: JPA Sdn Bhd;*
*Quantity Surveyor: Unitech QS Consultancy Sdn Bhd;*
*Interior Design: Unit One Design Sdn Bhd;*
*Landscape Architect: WDI Design Sdn Bhd;*
*Main Contractor: North Malaya Builders Sdn Bhd*

Springtide Residences is considered a low density residential development in Asia. It is composed of a 40-storey tower block consisting 74 units of ultra-luxurious apartments and 3 units of 3½-storey beach villas situated on a 2.6 acres of freehold land along Jalan Tanjung Bungah and right on the beach. Springtide Residences would be the first high end condominium to be completed in Penang.

The reference of the design is the panoramic sea view that stretches from Batu Feringgi to City which is maximized throughout the design. The sense of arrival is to allow one to enjoy the views towards the sea as one disembarks and enters into the world of luxury. The double height grand drop off with a modern directional porte cochere provides the grandeur of luxury living and the constant contacts with the cool sea breezees in the open ground concourse and lobby.

The development is conceptualized with luxury in mind and is styled with modern contemporary features to target purchasers who find enjoyment in luxurious lifestyle living. The tower accommodates two units per floor ranging from the typical unit of 3+1 bedrooms and 4+1 bedrooms to junior penthouses and duplex penthouses. Two private lifts serving each unit of individual floor eliminate the need to share with others. It is opened into a private sky lobby within their units creating the ultimate luxury living. The spacious layout of the interior plus the full height windows exploit the quality of openness and optimize the views of the open sky and sea. For the beach villas, they come with their own private lift, lap pool, landscape garden, patios and private garage which can accommodates 5 cars each whilst the penthouses on the top of tower also have their own swimming pools, too.

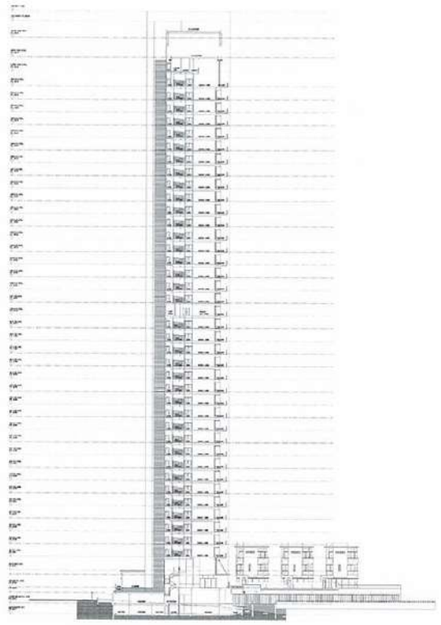
Other amenities include lush green landscape, infinity swimming pool, private beach promenade and a man made island/breakwater.

Security and safety is also an important virtue of the development which is achieved by having smart tag traffic barrier system, smart card access to lift lobby and designated floors, cctv surveillance at common areas, tv/video intercom and emergency panic button links to the guard house.

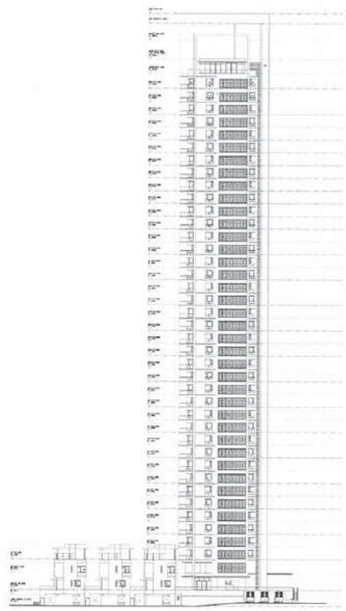
The design which is modern contemporary sets the benchmark in terms of the ultimate luxury living in Penang at the present moment.

*Aerial view*

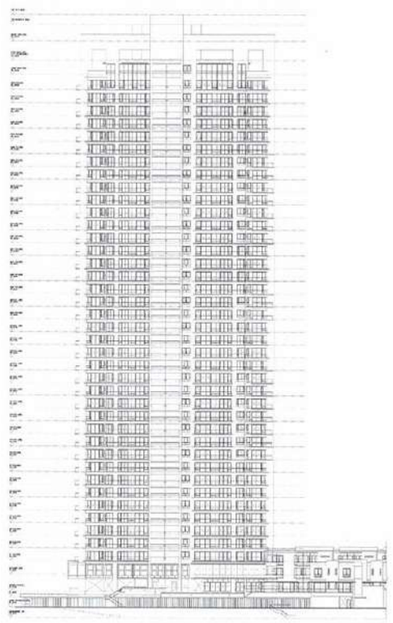
*The villa*



*Section*



*Side elevation*



*Front elevation*

*Pool area*

*Site plan*

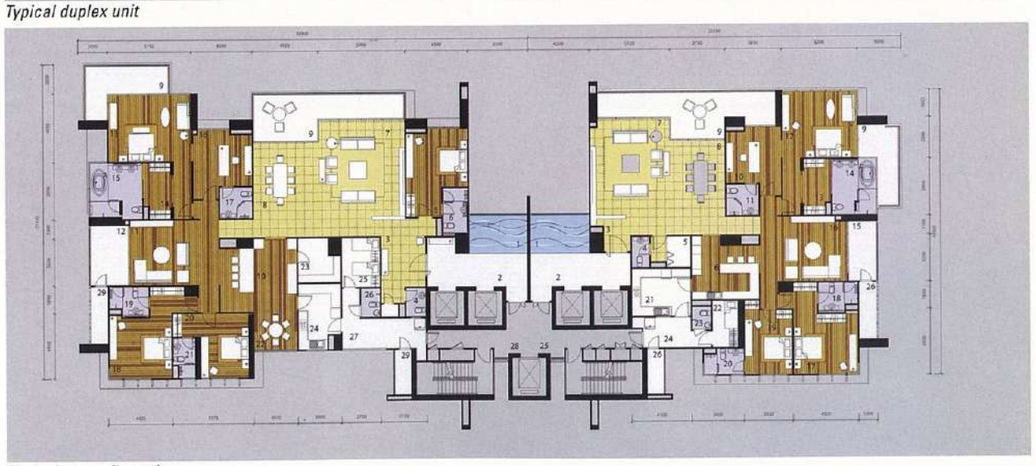
Show flat, living area.

View of dining area from kitchen.

Dining area

Master bedroom

Typical duplex unit



Typical tower floor plan