

PIX1

RESIDENCES

PENANG INTERNATIONAL EXCHANGE

LIVE • WORK • PLAY • RELAX • LEARN

FREEHOLD
@ BAYAN BARU, BAYAN LEPAS

Unrepeatable Opportunity:
Scarcity Meets Legacy With
Prime Freehold Development in Bayan Baru



A Golden
INVESTMENT OPPORTUNITY
Ascends Here

A New Era of Urban Sophistication

Elegant sky residences, evoking the charm of French Riviera chic. Part of an up-and-coming integrated metropolitan hub. A rare invitation to embrace the height of modern living. Rise up to the pinnacle of elevated luxury. Nestled within a thriving matured neighbourhood, PIX 1 Residences straddles coveted prime land, heralding seamless accessibility with its vicinity to an upcoming LRT station.

These residences redefine exceptional convenience, thoughtfully designed for those desiring to Live, Work, Play, Relax and Learn with ease. With a wealth of F&B dining options, premier grocers, hypermarkets and other essential services just steps away, every aspect of your lifestyle is effortlessly catered to. Embrace the epitome of urban living and feel the city's vibrant pulse.



Cabana Terrace
artist's impression

A Strategic Blue-Chip Investment: A Bulletproof Path to Unmatched Returns

PRIME LOCATION	LUXURY & CONVENIENCES	PROXIMITY TO KEY AMENITIES	WALKING DISTANCE TO UPCOMING LRT STATION WITH COVERED BRIDGE	A LANDMARK ADDRESS AMONG LANDMARKS	STRONG RENTAL POTENTIAL / HIGH ROI POTENTIAL*	WITHIN THE VICINITY OF MAJOR EMPLOYMENT HOTSPOTS	EASY CONNECTIVITY & ACCESSIBILITY
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Wellness Trail
artist's impression



Alfresco Lawn
artist's impression



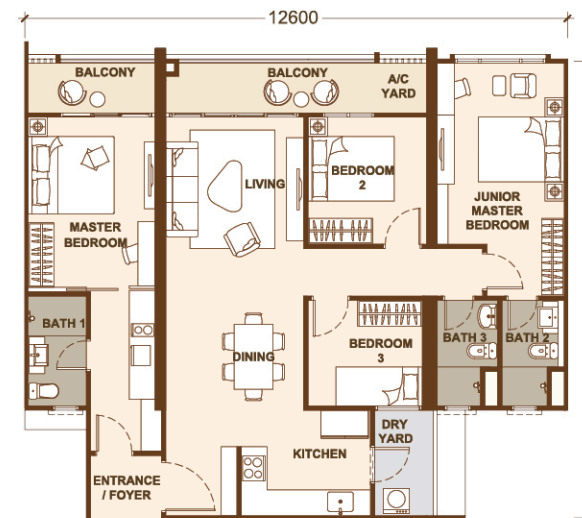
Overall Pool View
artist's impression

Distinctive Features

- Dual Key Concept
- Sky Semi-D Residences
- Flexible Layout
- Extra-wide Balcony
- 24 Exclusive Facilities
- Lush Landscaping
- Optimised Natural Lighting & Ventilation Efficiency
- 24-hour Security/ 3-Tier Security System
- EV Charging Station
- High Speed Lift



TYPE A 1,300 sq.ft. (1,115 sq.ft. + AP 185 sq.ft.) **DUAL KEY**
 4 Bedrooms | 3 Bathrooms | 2 Balconies | 2 Parking Bays



TYPE C 1,050 sq.ft. (1,000 sq.ft. + AP 50 sq.ft.) **DUAL KEY**
 3 Bedrooms + 1 Study | 2 Bathrooms | 2 Parking Bays

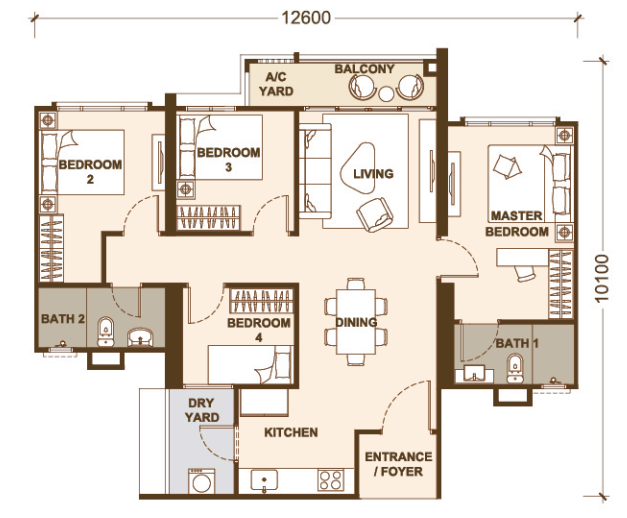


Experience Refined Resort Living With 24 Premium Facilities

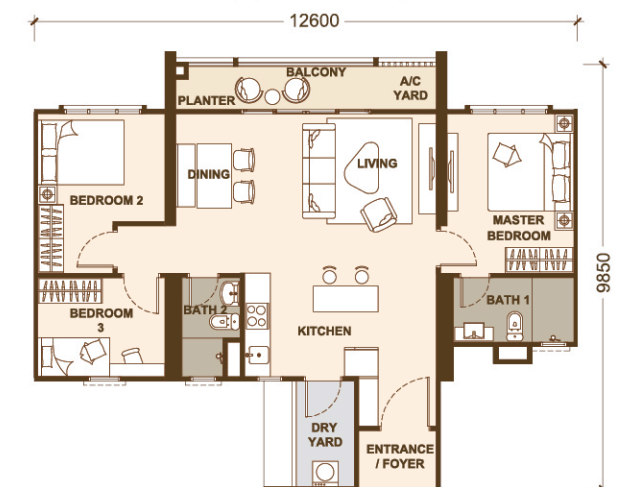
An entire floor dedicated to leisure ensures all your recreational needs are met. Indulge in the ultimate lifestyle with thoughtfully designed facilities, creating a sanctuary for both body and soul that invites relaxation and wellbeing. Whether you're working out in the gym, unwinding by the pool or enjoying quality time with loved ones, luxurious leisure is always within your reach.

- Swimming Pool
- Jacuzzi
- Water Seating
- Children's Pool With Wet Play
- Monaco Deck
- Pool Deck
- Open Lawn Garden
- Monaco Patio Garden
- Garden Feature Seating
- Garden Lounge
- Sunken Seating
- Monaco Garden Entrance Feature
- Garden Arch Feature
- Pool Side Bar
- Pool Side Trellis
- Pool Side Lounge
- Alfresco Lawn
- Cabana
- Open Lounge
- Family Lounge
- Children's Playground
- Outdoor Gym
- Maze Feature
- Jogging Track

TYPE B 1,050 sq.ft. (1,000 sq.ft. + AP 50 sq.ft.)
 4 Bedrooms | 2 Bathrooms | 2 Parking Bays



TYPE D 970 sq.ft. (900 sq.ft. + AP 70 sq.ft.)
 3 Bedrooms | 2 Bathrooms | 2 Parking Bays



Furnishings & fittings shown are for illustration purposes only.

*Simulated images are for advertising purpose only and the company reserves the right to change the project's details without prior notice.
 * All drawings are subject to change as directed by the relevant Authorities or the Developer's Architect. | *Terms & conditions apply.

A World Of Convenience At Your Doorstep

Seamless Connectivity & Accessibility
With An Envious Location,
Surrounded By Everything You Need

A Distinctive Landmark Standing Tall Amidst A Dynamic Cityscape

Spanning six acres of prime land in the vibrant heart of Bayan Baru, PIX 1 is more than just a place to live. It is a lifestyle that offers exceptional accessibility and convenience, making it a prime choice for modern living. Just steps away from established landmarks, amenities and essential services, PIX 1 provides residents with effortless access to daily necessities, with a variety of shopping centres, dining spots, schools, banks, wet markets and more within easy reach. Strategically situated near the Free Industrial Zone (FIZ) and bustling commercial hubs, the development is set to add remarkable value for professionals and business owners alike. Weaving together the full spectrum of lifestyle amenities, it also blends recreation, wellness and leisure, ensuring a well-rounded living experience. Additionally, a walking-distance link bridge to the nearby LRT station ensures that commuting is a breeze, offering seamless connectivity to the rest of the city. Whether for work or leisure, PIX 1 truly exemplifies enviable convenience and comfort.



MEDICAL

- Klinik Medilife Bayan Baru
- Pantai Hospital Penang
- Bayan Baru Health Clinic
- Klinik Singapore (24 Hours)
- Klinik Medicris (24 Hours)
- Klinik Krystal
- Klinik Bersatu (16 Hours)

EATERIES

- Kompleks Sri Selera Bayan Baru
- Sunshine Food Court
- The Promenade
- Elite Avenue Business
- 1-World (Tingkat Mahsuri)
- Spice Piza Cafe (Food Court)
- Lucky Eatery Food Court Centre

EDUCATION

- S.K. Seri Permai
- S.M.K. Raja Tun Uda
- S.J.K.(C) Chong Cheng
- S.K. Bayan Baru
- S.M.K. Sungai Ara
- S.K. Sungai Ara
- S.J.K.(C) Min Sin
- S.M.J.K. Heng Ee Cawangan Bayan Baru
- S.R.J.K. (C) Shih Chung Cawangan
- S.M.K. Sungai Nibong

TRANSPORTATION

- Penang International Airport
- (Proposed) Bukit Jambul LRT Station
- (Proposed) SPICE LRT Station
- (Proposed) Jalan Tengah LRT Station
- (Proposed) FIZ North LRT Station
- (Proposed) FIZ South LRT Station
- (Proposed) Sungai Tiram LRT Station

FACTORIES

- Avago Technologies
- Greatch
- Western Digital
- Intel
- Jabil
- OSRAM
- Robert Bosch

HYPERMARKETS

- Giant Hypermarket
- Sunshine Square
- Mydin Bukit Jambul
- Aeon Queensbay



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