

PRESTIGE IS NOW POSSIBLE





At ZNEN, we have always shared a strong and distinct belief that a good home makes the perfect family. As family devotee ourselves, we understand just how much your family means to you too, and that you would want only the best for them. Nothing would bring you more joy than to see them settle into the most comfortable domicile with the highest quality living experience, a place encircled by a panoramic view of nature's greenery yet still able to indulge in the absolute convenience of accessibility. That belief that we hold close to our hearts has gradually evolved into a determination to recreate the ideal home with the benchmark of impeccable living, and that has undoubtedly laid the foundation for Grains Residences today.



**FREEHOLD**  
Commercial Title with HDA



**AIR-CON PIPING  
READY**



**FIBER OPTIC  
READY**



**NON-SMOKING  
POLICY**



**2.4M DOOR HEIGHT**  
Including Entrance Door,  
Bedroom Door, Balcony Sliding Door,  
Yard Door (if applicable)



**HIGH PRIVACY**  
Corridor 1:4 units;  
Corridor 2:7 units



**GOOD LIGHTING & VENTILATION**  
All Rooms are Out-facing  
& Equipped with Windows

a belief that created the  
**perfect home**



A project of swashbuckling stature, an address to be coveted, Grains Residences stands as the tallest and most distinguished urban edifice in the epicenter of SPT's most established township. A captivating collection of 401 units of serviced apartments hovering above 14 units of modern commercial outlets contributed to the realization of the distinguished 45-storey high-end complex that spans over a total area of 25,187sf.





redefining  
the concept of  
perfect living

GRAINS RESIDENCES



We are inviting the discerning you to savor the unique living experience of spaciousness enfolded in tranquility, by reintroducing life's splendor made stylishly simple.



Pilates Room



Gym Room



Sky Lounge



Play Mound



Infinity Swimming Pool



Sky Alfresco Dining

## GF

### Festive Garden

1 | Main Lobby

## 7F

### Coastal Garden

- 2 | Infinity Swimming Pool
- 3 | Spa Pool (Jacuzzi)
- 4 | Outdoor Shower Corner
- 5 | Water Lagoon
- 6 | Pool Lounge
- 7 | Pool Deck
- 8 | Beach Walk
- 9 | Garden Lawn

### Indoor Facilities

- 10 | Multi Purpose Hall
- 11 | Gallery
- 12 | Gym Room
- 13 | Sauna
- 14 | Surau

### Hobbit Garden

- 15 | Canopy Bar
- 16 | Open Lawn
- 17 | Barbecue Area
- 18 | Alfresco Dining Deck
- 19 | Board Walk
- 20 | Landscape Mound
- 21 | Play Mound
- 22 | Foggy Mound
- 23 | Pilates Room

## ROOFTOP

### Sky Garden

- 24 | Lounge Bar
- 25 | Water Feature
- 26 | Sky Garden Walk
- 27 | Sky Lounge
- 28 | Garden Resting Area
- 29 | Sky Alfresco Dining



## 4 THEMED GARDENS

ROOFTOP  
Sky Garden

7F  
Hobbit Garden

7F  
Indoor Facilities

7F  
Coastal Garden

GF  
Festive Garden

Every quarter is deliberately bequeathed with a generous breadth of space that transcends all imagination. Enjoy the perfect panoramic view with the assimilation of urban vivacity and the ingenious novelty of greenery that beckons you to nature's embrace. A plethora of world-class facilities and themed-landscapes perfected a masterpiece that completes your living pleasure in an elevated lifestyle amongst the cream of the crop.

a life of  
**dazzling**  
possibilities



# adv enha

## TYPEA | STUDIO

Unit Individualities | Bathroom with Full Glass Perspective



## TYPE C | 3 BEDROOMS



\*All Art Renderings And Picture Are Artist Impression Only



# Allocating space, enhancing perception



## **TYPE C1 | 2 BEDROOMS**

Unit Individualities | 2nd Bedroom  
Offers Convertible Sliding Glass Door  
For Alternatively Bigger Living Space

## **TYPE D | 3 BEDROOMS DUAL KEY**

Unit Individualities | Multi-Generational Friendly,  
Suitable For Investors & Individuals Who Value More  
Privacy and Freedom.

## CONNECTIVITY & ACCESSIBILITY



3 MINS	8 MINS	9 MINS
<ul style="list-style-type: none"> <li>Main access road (Jalan Permatang Batu)</li> </ul>	<ul style="list-style-type: none"> <li>North-South highway</li> </ul>	<ul style="list-style-type: none"> <li>Butterworth-Kulim Expressway (BKE)</li> <li>Penang Bridge</li> </ul>

## SURROUNDING AMENITIES



<600M	<800M	<1KM
<ul style="list-style-type: none"> <li>Bank Islam</li> <li>7-Eleven</li> <li>Wonderful Supermarket</li> <li>OldTown White Coffee</li> <li>Convenient Store</li> <li>Bank Rakyat</li> </ul>	<ul style="list-style-type: none"> <li>BSN</li> <li>Watson</li> <li>Guardian</li> <li>Maybank</li> <li>Tabung Haji</li> </ul>	<ul style="list-style-type: none"> <li>McDonald's</li> <li>Affin Hwang Capital</li> <li>99 Speedmart</li> </ul>



<800M	<1KM	<2KM
<ul style="list-style-type: none"> <li>Wisma Lembaga Hasil Dalam Negeri</li> <li>JKR Site Office</li> <li>Seberang Perai City Council</li> </ul>	<ul style="list-style-type: none"> <li>Indah Water Konsortium</li> <li>Menara Tenaga Nasional Berhad</li> </ul>	<ul style="list-style-type: none"> <li>Bukit Mertajam Police Station</li> <li>Pejabat Perhilitan Daerah Bukit Mertajam</li> <li>Bandar Perda Fire &amp; Rescue Station</li> </ul>



<4KM	<5KM	<7KM
<ul style="list-style-type: none"> <li>UiTM</li> <li>Bukit Mertajam High School</li> <li>Jit Sin Independent High School</li> <li>Politeknik Seberang Perai</li> </ul>	<ul style="list-style-type: none"> <li>SJK (C) Peng Bin</li> <li>Sekolah Menengah Impian Bukit Mertajam (IBM)</li> <li>SJK (C) Beng Teik</li> <li>Jit Sin High School</li> </ul>	<ul style="list-style-type: none"> <li>SMK Convent (M) Bukit Mertajam</li> <li>SMK Bukit Mertajam</li> </ul>



<1KM	<5KM	<10KM
<ul style="list-style-type: none"> <li>KPJ Penang Specialist Hospital</li> </ul>	<ul style="list-style-type: none"> <li>Bukit Mertajam Hospital</li> </ul>	<ul style="list-style-type: none"> <li>Bagan Specialist Centre</li> <li>Hospital Seberang Jaya</li> <li>Sunway Medical Centre</li> </ul>



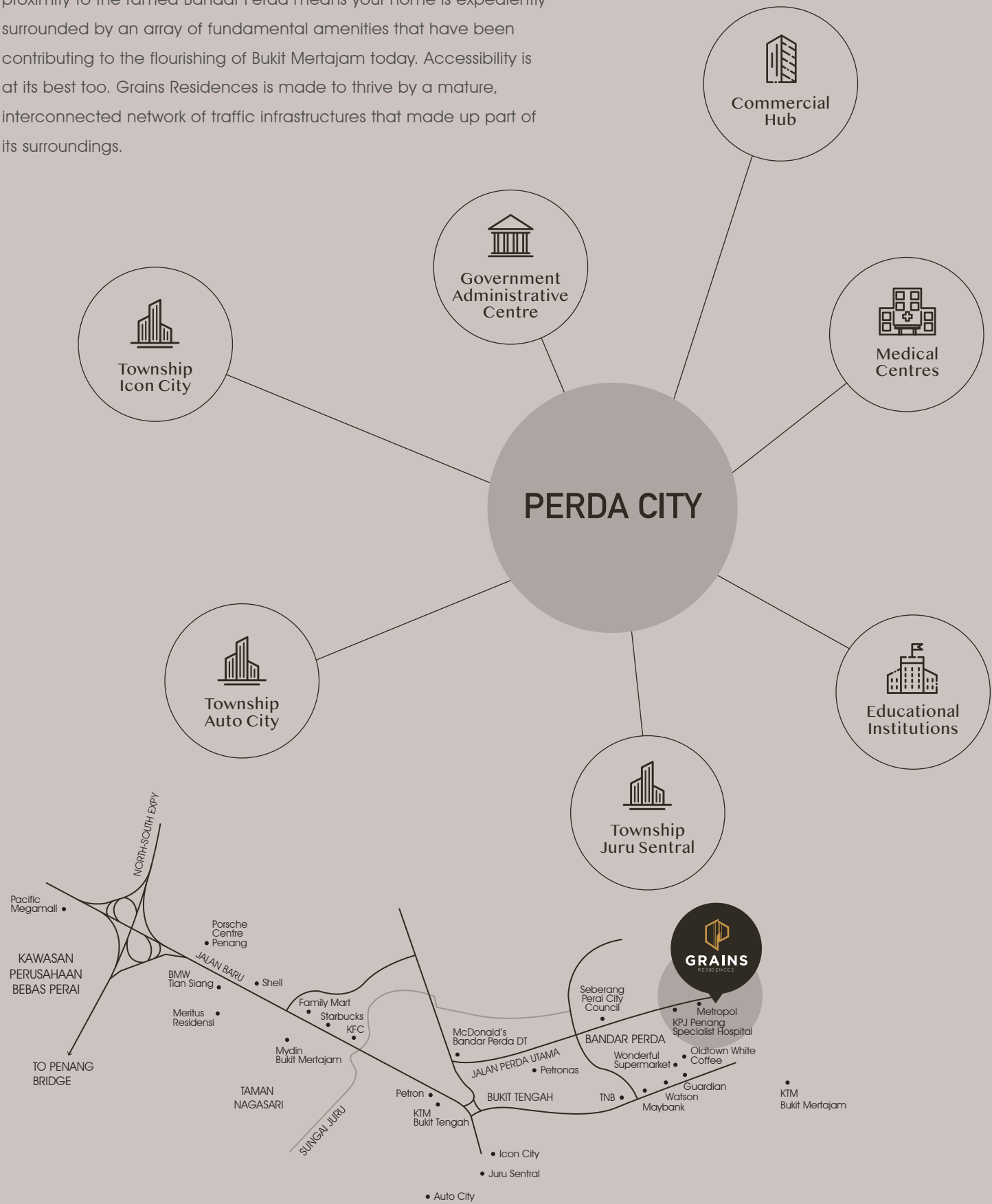
<2KM	<4KM	<6KM	<8KM	<10KM
<ul style="list-style-type: none"> <li>Various Banks</li> <li>KTM Bukit Mertajam Station</li> <li>KTM Bukit Tengah Station</li> <li>Terminal Bus Bukit Mertajam</li> </ul>	<ul style="list-style-type: none"> <li>Various Petrol Stations</li> <li>Mr. Dollar</li> <li>Mr. DIY</li> <li>Mydin Mall</li> <li>Family Mart</li> </ul>	<ul style="list-style-type: none"> <li>Icon City</li> <li>Megamall Penang</li> <li>Juru Auto City</li> <li>Juru Sentral</li> </ul>	<ul style="list-style-type: none"> <li>Aeon Big Bukit Minyak</li> <li>Econsave</li> <li>Lotus's Seberang Jaya</li> <li>Billion Kota Permai</li> </ul>	<ul style="list-style-type: none"> <li>Sunway Convention Centre</li> <li>Sunway Carnival Mall</li> <li>Butterworth Penang Sentral</li> </ul>



<7KM	<12KM	<14KM
<ul style="list-style-type: none"> <li>Perai</li> <li>Juru SME</li> <li>Bukit Tengah</li> </ul>	<ul style="list-style-type: none"> <li>Mak Mandin</li> <li>Bukit Minyak Industrial</li> </ul>	<ul style="list-style-type: none"> <li>Penang Science Park</li> </ul>

LOCATION & VICINITY

The project represents almost every possibility of convenience. Its proximity to the famed Bandar Perda means your home is expediently surrounded by an array of fundamental amenities that have been contributing to the flourishing of Bukit Mertajam today. Accessibility is at its best too. Grains Residences is made to thrive by a mature, interconnected network of traffic infrastructures that made up part of its surroundings.



an address of .  
eminence



## THE BRAND THAT VALUES YOU ABOVE ALL.



It is our product understanding that one's dream house begins with the perfect home. We believe it is yours as well. ZNEN are a new-age property developer that adorn the terrain of Bukit Mertajam with charming developments. We are the home builders close to your heart. Sight or sentiment, many have come to know and grown to love us because of our extraordinaire - products that ooze quality, practicality, high aesthetic values and accentuate space. We are who we are today because we constantly keep your loved ones in mind. We listen, and we evaluate and explore, all for the promise to bring a better life for all.