

LEFT: Vertical aluminium sunshades create the exterior language of the building; ABOVE: Night view of the condominium

Setia Pearl Island Penang is SP Setia's maiden project in the northern region of Malaysia that began back in 2006. Now almost reaching its maturity stage, this 113 acres housing estate, which had been planned as a self-sustained scheme, bears SP Setia's 'Live, Learn, Work and Play' flagship tagline. The masterplan is predominantly residential with 10 acres of land set aside for a future commercial zone which was initially intended as cookie-cutter rows of shop offices.

BYG was first commissioned to re-masterplan the commercial plot. It was revised into a mixed development comprising a high-rise condominium on a two-acres plot, while the remaining eight acres was proposed as a cluster of low-rise apartments above a three-storey retail complex. The two-acres plot now houses SP Setia's first high-rise project in the north, aptly named Reflections. It stands majestically at 29-storey tall.

The design of the development capitalises on two main site conditions, i.e. the view and level of the existing ground. Being a dominant structure within the vicinity and commanding a spectacular view of the Bayan Lepas International Airport runway and the sea beyond, Reflections is an epitome of modern and luxury living providing generous residence facilities such as swimming pool, rest cubes, suspended cubes, lounges, sauna at the drop-off level, barbeque terrace at the sky lobby, and communal hall and terrace at the roof.

Located at a reasonably high ground, the residential units were designed to command the best views of the surroundings, especially at the three common major viewing points, i.e. the cantilevered viewing deck, double volume sky garden and roof top garden.

Accessible from a road that is much higher than the site, the ground floor plate of the building is slightly elevated to act as the roof of three levels of carpark podium below. This brings about the impression that although the carpark is in the basement, it still has natural ventilation.

The ground floor is designated as the prime level where the drop-off porch, main lobby, management office, and main facilities such as swimming pool, gymnasium and half basketball court are located. To further create volume, the ground floor is generously designed as a double-volume space with a mezzanine floor for quiet activities such as reading areas and casual meeting.

REFLECTIONS CONDOMI

NIUM

SP Setia's first high-rise residential project in the north introduces modern living with comprehensive recreational facilities to make you feel right at home.



FROM LEFT: The viewing garden at Level 1; The jacuzzi and swimming pool from the upper viewing deck



The panoramic vista of the Second Penang Bridge from the rooftop garden

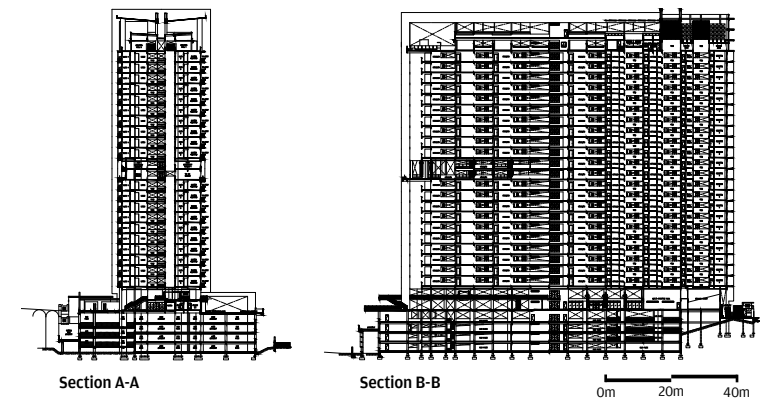
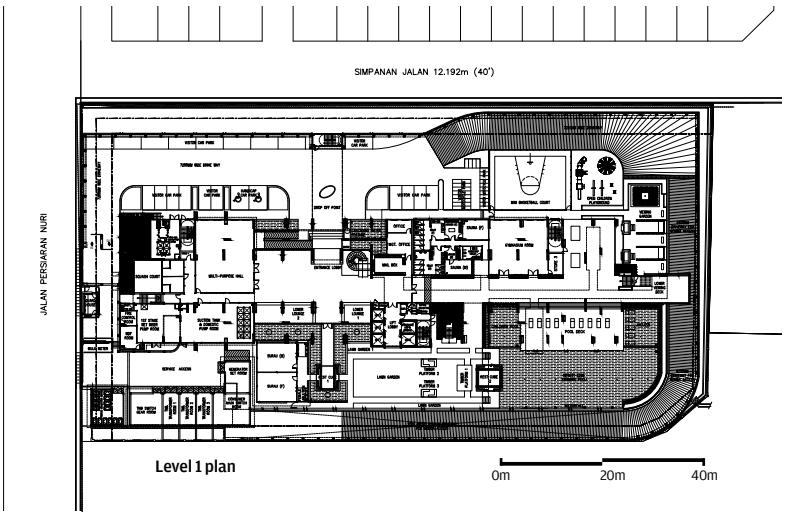


A timber bridge that leads to the rest cube from the entrance lobby

The 'form follows function' structure of the building is a simple rectangular block formed by two rows of outward looking units served by a double-loaded corridor. The units range from 1,000 to 1,500 square feet with the biggest units placed at the corner with a direct sea view. Every unit is afforded with an angular vista towards the sea. This is further exploited with the projection of balconies to each unit.

The entire block has generous horizontal coping overhangs to respond to the tropical climate, cutting out glare and creating shelter against rain and shine. The corner units facing the eastern sun are provided with larger and continuous overhangs and further provided with vertical aluminium screens that double up as an architectural feature of the building.

The overall composition of the horizontal planes and vertical elements culminates as a bold and majestic simple rectangular block overlooking the airport runway and beyond. With the rooftop and facade lighting at night, Reflections becomes a literal lighthouse for its surroundings. This becomes a hard-to-miss feature that beckons you as you land into and take off from Penang. ㄟ



Airy and sweeping spaces throughout the double-volume entrance lobby



CLIENT
SETIA PROMENADE
SDN BHD

LOCATION
PERSIARAN NURI, SUNGAI
ARA, PENANG

YEAR COMPLETED
MARCH 2013

ARCHITECT
BYG ARCHITECTURE
SDN BHD

PROJECT PRINCIPAL
AF MICHAEL ONG CHIN
KEONG

PROJECT TEAM
AF MICHAEL ONG CHIN
KEONG, ANG TOK MENG,
LEE K JIN, TAN CHIEW
HOON, TIO BOON SEANG

SITE AREA
8,240 SQM

BUILT-UP AREA
47,157 SQM

C & S ENGINEER
JURUTERA TANG
KONSULTANT SDN BHD

M & E ENGINEER
GH CONSULTANCY
SDN BHD

CONTRACTOR
REKA INDAH BUILDER
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