

*Newly Launched*

**VERSA™**

*goodness  
all around*

ASPEN VISION CITY ▼ BATU KAWAN

FREEHOLD



*you can now  
easily afford to live  
the good life*

This is our inspiration for conceptualising and designing Versa.

A haven of a home that lives up to, and meets the expectation of everyone. Whether you are a first timer excitedly looking for your dream home, or a smart investor on the hunt for the best deal, or the loving parent scouting for a safe place for your college-going kid, or an employee who desires the convenience and proximity of home to workplace.

People's needs are ever-changing and dynamic. Versa offers you the versatility of living life according to your unique lifestyle needs.

You really can have it all at Versa without having to pay a hefty price tag.

Introducing  
A Versatile Living Concept

#### **Why Versa Is Your Ideal Choice...**

It is a concept of living that is distinctly designed for those who want to:

- >> Afford their first home without breaking their bank balance.
- >> Invest in a property with confidence of viable returns.
- >> Own their home for the same price they would be paying for rent.
- >> Enter the property market with a safe choice that will save them money.
- >> Enjoy a versatile lifestyle with many facilities for a whole lot less.





## Master-Planned For Versatile Lifestyles, Multi-Generational Communities & Commercial Viability

Occupying one of the most coveted locations in Batu Kawan, Aspen Vision City (AVC) has been envisioned as a master-planned city since the beginning. AVC's master plan maps out different scales of development and a sustainable framework for expected population and economic growth.

The ingenuity of AVC's master planning is captured and is evident in each of its uniquely conceptualised developments that are vastly different from one another. Each project in AVC is planned, designed and built to meet the different lifestyles based on in-depth studies of market segments, profiling of people and future readiness.

The objective of this is to foster robust multi-statured, multi-cultural and multi-generational communities that will flourish rapidly and grow exponentially in the near future.

To become the leading city in the Northern Region for people to live at, for businesses to flourish and workforce to seek employment.



# AVC

ASPEN VISION CITY™

## Spanning 247 Acres Of Freehold Land, AVC Is Flourishing As The 3rd Satellite City Of The Northern Region

The winning combination of AVC's intelligently integrated infrastructure that combines various types of developments, the best of smart solutions, green concepts and life-enriching enhancements such as wide roads, sophisticated functionalities and systems, designer landscapes, architectural designs and sustainable strategies are the cornerstones of AVC.

Its vantage location at the exit point of the Penang Second Bridge connects Versa and Aspen Vision City to all the places of interest, commercial centres, industrial zones, and the Penang Island. It is highly accessible from the North-South Expressway, and all major highways. It is only a mere 26km away from the Penang International Airport.

# VERSA



★ *Upcoming Developments*



# A Green City Fortified With A Sustainably Smart Infrastructure

Aspen Vision City, as the most prominent township in Batu Kawan has exceeded the Penang State's vision to develop it into the Northern Region's first smart eco city. AVC promotes green construction in its built environment to achieve the Green Certification status, which includes state-of-the-art and sustainable infrastructure such as streamlined utilities, and a sustainable landscape that is visually pleasing, environmentally sound, and cost-efficient.



Protecting the environment through centralised smart waste management facility alongside inter-connected roads that are conductively designed for the well-being of commuters, pedestrians and cyclists while effectively reducing the carbon footprint in AVC.





25-acre Central Park

## Uniting People With Nature In Perfect Harmony

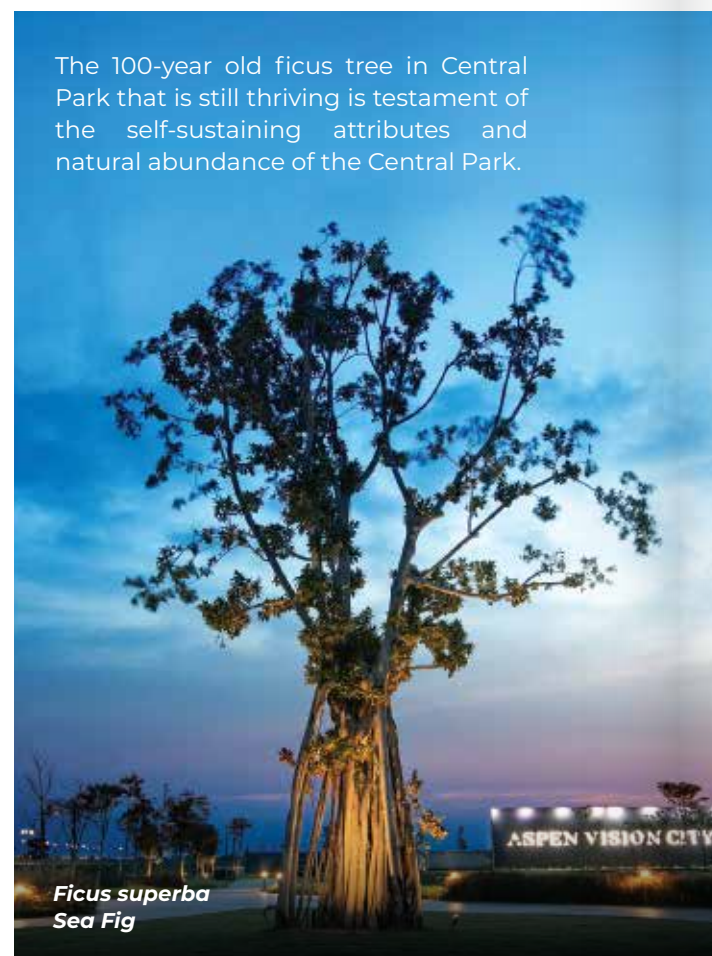
As the green lung of Batu Kawan and the Northern Region, AVC's Central Park embraces the site's natural landscapes, and is built to foster the great green outdoor culture.

Expansive open spaces are lushly planted with shrubs and trees, and a vast blue lagoon with a record-breaking 52-metre high water feature is ideal for people to connect and engage with nature.

The abundance of greenery in Central Park naturally provides cool shady spots for people, and it is also a conducive habitat for flora and fauna. Various flora species in the master plan contribute a wide array of clinical benefits and boast amazing attributes.



*Ficus annulata*  
Korean Banyan Tree



*Ficus superba*  
Sea Fig

The 100-year old ficus tree in Central Park that is still thriving is testament of the self-sustaining attributes and natural abundance of the Central Park.







## ASPEN VISION CITY MASTER PLAN

- |                                           |                                                   |
|-------------------------------------------|---------------------------------------------------|
| 1 Aspen Vision City Sales Gallery         | 9 25-acre Central Park                            |
| 2 Vervea Trade & Exhibition Centre (VTEC) | 10 Klippa Drive-Thru                              |
| 3 Vervea Shop Offices                     | 11 Starbucks Drive-Thru and CALTEX Petrol Station |
| 4 BP Healthcare Centre                    | 12 Commercial Development                         |
| 5 CALTEX Petrol Station & F&B Drive-Thru  | 13 IKEA Batu Kawan                                |
| 6 Columbia Asia Hospital - Batu Kawan     | 14 Klippa Shopping Centre                         |
| 7 Vertu Resort                            | 15 Batu Kawan Industrial Park                     |
| 8 Viluxe                                  | 16 Penang Second Bridge Toll Plaza                |
|                                           | 17 Vivo Executive Apartment                       |

## VERSA

LESS THAN  
0.5KM

- IKEA Batu Kawan
- Klippa Shopping Centre
- Klippa Drive-Thru
- Vervea Shop Offices
- Vervea Trade and Exhibition Centre
- Petrol Station
- Bandar Cassia Technology Park

LESS THAN  
1KM

- Batu Kawan Industrial Park
- Peninsula College, The Ship Campus
- Columbia Asia Hospital - Batu Kawan
- UOW Malaysia KDU Penang University College

LESS THAN  
2KM

- Penang Design Village Outlet Mall
- North-South Expressway
- Penang Second Bridge

LESS THAN  
5KM

- Government Offices
- Post Office
- Banks
- Public Schools
- Batu Kawan Stadium
- Simpang Ampat and Bukit Tambun

LESS THAN  
9KM

- Bukit Minyak Industrial Park
- Bukit Mertajam and Valdor

LESS THAN  
25KM

- Bayan Lepas Industrial Park (Via Penang Second Bridge)
- Penang International Airport
- Seberang Perai





*surrounded by  
a bustling community,  
commercial hubs &  
amenities that are  
full of potential*

Aspen Vision City (AVC) is an emerging self-sustaining city which attracts local interest and captivates international attention. AVC is home to IKEA Batu Kawan and a host of other residential developments, commercial precinct, convention centre and the 25-acre Central Park.



### **IKEA Batu Kawan**

Being the one and only in the Northern Region, this 433,000 sq. ft. IKEA store provides an array of well-designed and functional home furnishing products to cater to your living and working needs. Come for the furniture, or your chats over Swedish meatballs.



### **Klippa Shopping Centre**

Spanning 1.6 million sq. ft. of gross leasable area, Klippa Shopping Centre will feature a rooftop garden with al-fresco dining, focusing on events, entertainment, leisure, dining and other attractions for the community. This shopping centre is anchored by IKEA.



### **Drive-Thru Conveniences**

Complementing the current on-the-go lifestyle trend, the Klippa Drive-Thru in AVC spans approximately over 5 acres of land. The well-known international and local brands making their presence here include McDonald's, KFC, Tealive, A&W, Kenny Rogers Roasters, The Coffee Bean & Tea Leaf and Starbucks.



### **Aloft Hotel**

The first internationally branded hotel in Batu Kawan, this 260,000 sq. ft. hotel features a 30-storey tower, swimming pool, fitness centre, meeting rooms, ballrooms, restaurants and a bar, among others.





### Vervea Shop Offices

It is the largest gated and guarded commercial precinct in the Northern Region. It is well equipped with the latest smart and connected facilities, featuring the longest and largest Ethylene Tetrafluoroethylene (ETFE) roof canopy in this country, that covers 300-metre High Street recognised by The Malaysia Book of Records.



### Vervea Trade & Exhibition Centre

The Vervea Trade & Exhibition Centre (VTEC) can hold mammoth scale concerts, auto shows, trade fairs and consumer exhibitions. The 38,000 sq. ft. space consists of exhibition halls, a pre-function hall, a VIP room, an organiser room and preparation areas for food and services. It has the capacity to become the region's hub for Meetings, Incentives, Conventions and Exhibitions (M.I.C.E).



### Columbia Asia Hospital - Batu Kawan

A renowned and trusted name in international healthcare. The new facility will provide first-class medical services. It is equipped with 213 beds and a full-service medical centre that will be right at your doorstep.



### Penang Design Village Outlet Mall

Part of a 40-acre mixed-use development that includes a hotel, serviced apartments and condominiums, the Penang Design Village is the greenest mall in Malaysia, and it is also the only outlet mall in Northern Region.



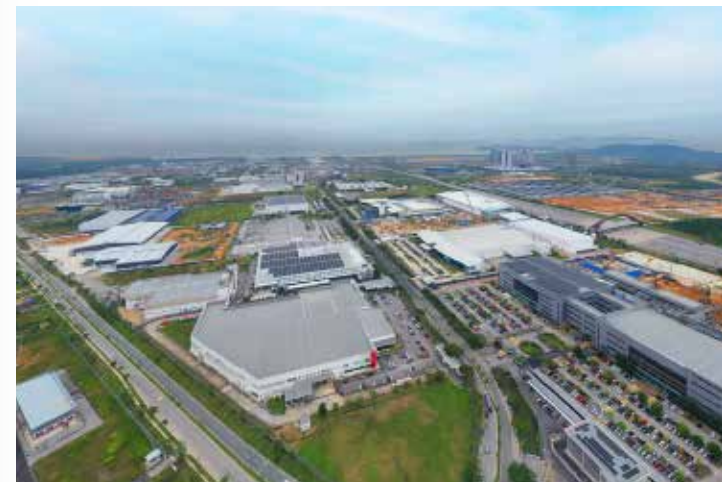
### UOW Malaysia KDU Penang University College

The new campus of this renowned University College will increase the number of excellently educated workforce. It will also bring fresh ideas that can transform and elevate academic aspirations.



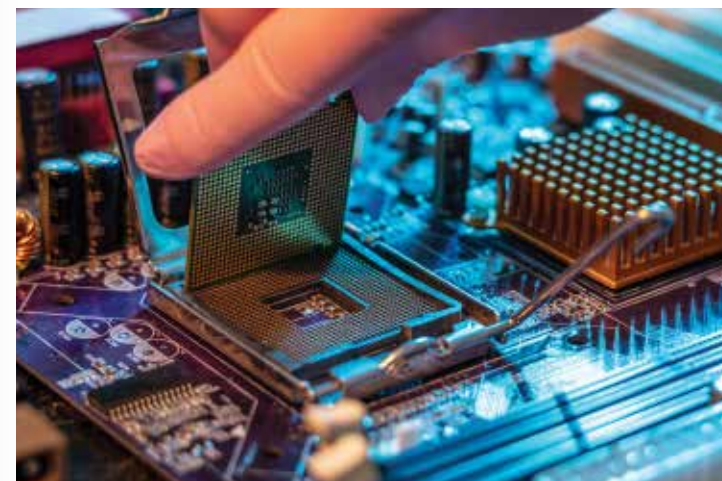
### Peninsula College

With the capacity to accommodate over 4,000 students, this college is expected to attract the attention of students and educators from all over Malaysia. It offers programmes ranging from certificate, diploma, degree and master across various majors such as logistics management, business studies, accountancy, computer science, travel and tourism, e-business technology, and more.



### Batu Kawan Industrial Park (BKIP)

Established in 2008, Batu Kawan Industrial Park is home to a host of world-class MNCs that offers more than 36,000 ready job opportunities. Companies with presence in BKIP are Boston Scientific, Hewlett-Packard, Honda, Automotive Lighting, Broadcom, ClassA, Flex, Haemonetics, Hotayi, Inari, Penang Automation Cluster, Pentamaster, PKT, QDOS, Sunningdale, UWC, VAT, ViTrox, Western Digital and more.



### Bukit Minyak Industrial Park & Bayan Lepas Free Industrial Zone

Both of these thriving industrial parks are well-established with globally-renowned MNCs who have rooted their presence here. They are the workplace of choice for a pool of skilled and semi-skilled workforce locally and from the neighbouring states.



*smartly designed with  
commercial support and  
strategically located  
for your convenience*

Versa consists of two towers of residences and nine commercial units. It is designed to significantly enhance the living experience while providing conveniences, literally at the doorstep of your home.





*with versatile activities,  
you will be having  
the best time ever*



*Facilities Deck At Level 5*



*Leisure Pool*





Three levels of many-splendoured facilities on Ground Floor, Level 5 and Sky Garden at Level 35 for your enjoyment and relaxation.

## GROUND FACILITIES

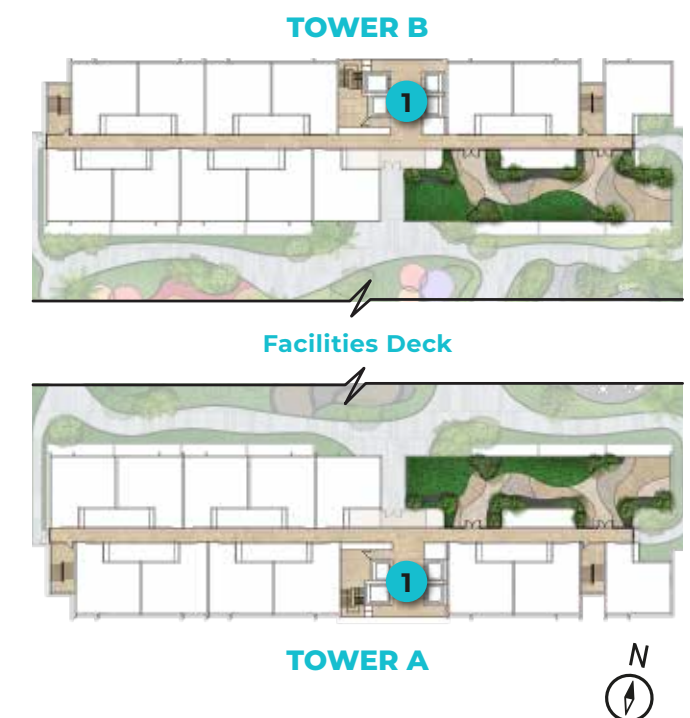
- |                                    |                                 |                                          |
|------------------------------------|---------------------------------|------------------------------------------|
| 1. Bicycle Lane                    | 7. Recycling Room               | 13. Commercial Lot Waste Collection Room |
| 2. Bicycle Parking Bay             | 8. Guard House                  | 14. EV Charging Station                  |
| 3. Residence Drop-off Point        | 9. Visitor Lift Lobby           | 15. Kindergarten                         |
| 4. Residence Lift Lobby            | 10. Commercial Lot Mailbox      | 16. Male Surau & Washroom                |
| 5. Residence Mailbox               | 11. E-Hailing Pick-up Point     | 17. Female Surau & Washroom              |
| 6. Pneumatic Waste Collection Room | 12. Male, Female & OKU Washroom | Utilities Hub                            |



## FACILITIES DECK ( LEVEL 5 )

- |                                |                        |
|--------------------------------|------------------------|
| 1. Residence Lift Lobby        | 11. Visitor Lift Lobby |
| 2. Games Room                  | 12. Leisure Pool       |
| 3. Yoga & Aerobics Room        | 13. Kids Pool          |
| 4. Adventurous Kids Playground | 14. Shower Area        |
| 5. Reflexology Garden          | 15. BBQ Garden         |
| 6. Outdoor Gym                 | 16. Putting Green      |
| 7. Sports Court                | 17. Skating Rink       |
| 8. Sauna & Washroom            | 18. Management Office  |
| 9. Gym                         | 19. Reading Lounge     |
| 10. Multipurpose Hall          |                        |

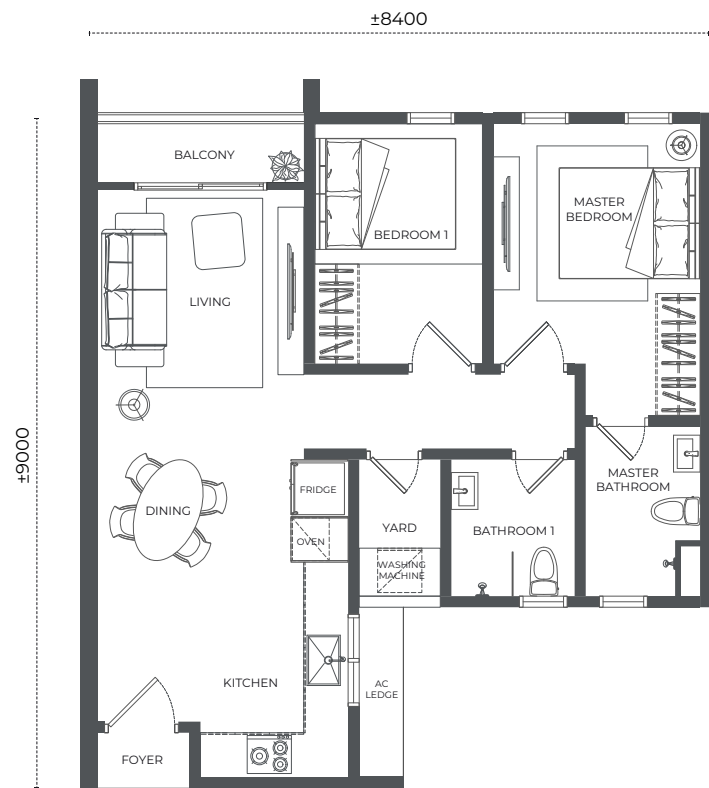
## SKY GARDEN ( LEVEL 35 )



*enjoy the wonders of outdoors and indoors naturally*

Spanning a total of 5,380 sq. ft., the Sky Garden located at each tower consists of vibrant social spaces where you can chill out while enjoying the stunning skyline of Aspen Vision City.



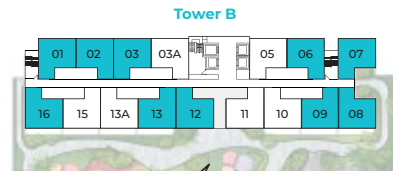


# TYPE A

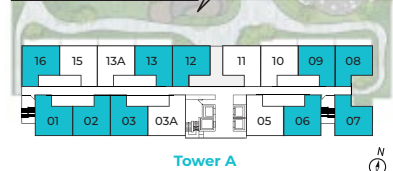
## 2 Bedrooms with Balcony

703 SQ. FT.

Central Park /  
Penang Science Park / Design Village



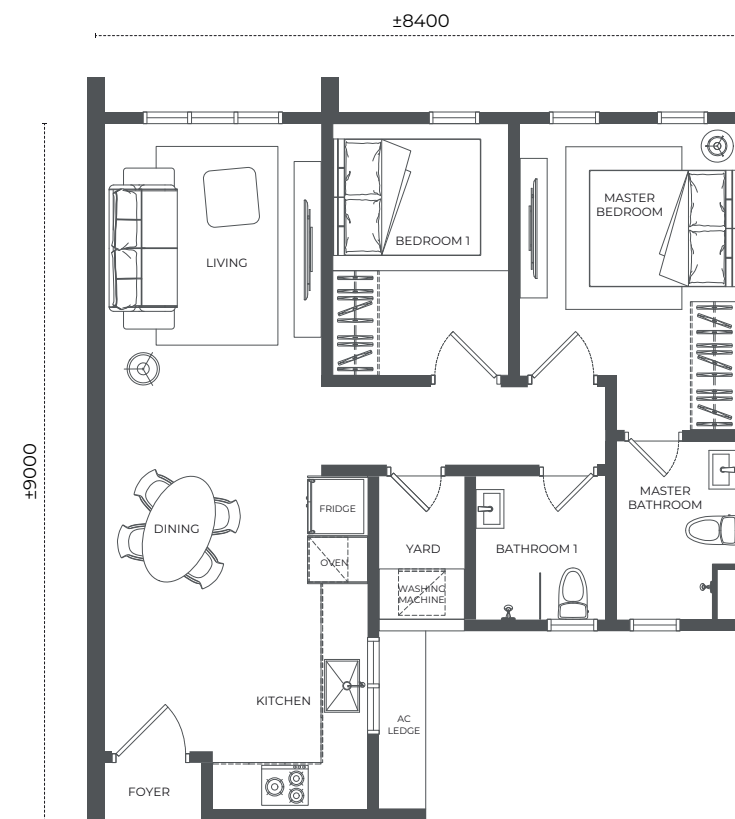
Facilities



Batu Kawan Industrial Park /  
Penang Second Bridge



Functional Layouts  
for Flexible Living

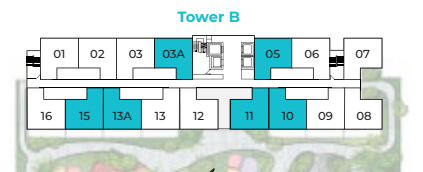


# TYPE B

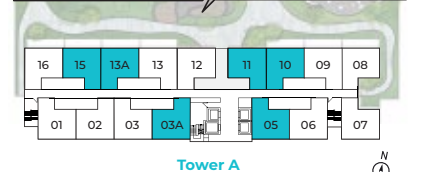
## 2 Bedrooms

703 SQ. FT.

Central Park /  
Penang Science Park / Design Village

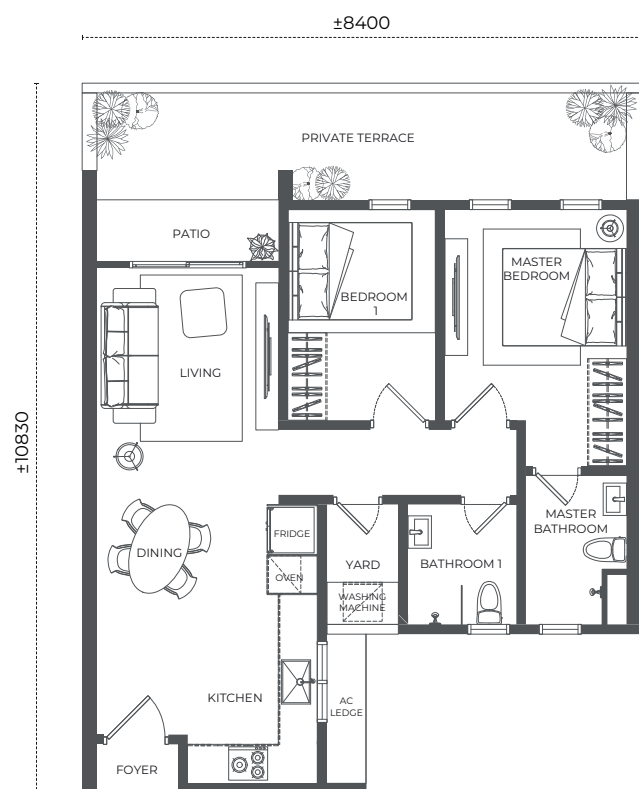


Facilities



Batu Kawan Industrial Park /  
Penang Second Bridge





# TYPE A1

Garden Unit

2 Bedrooms

868 SQ. FT.

Inclusive of 183 sq. ft. private terrace

Central Park /  
Penang Science Park / Design Village

Tower B



Facilities



Tower A

Batu Kawan Industrial Park /  
Penang Second Bridge

# TYPE B1

Garden Unit

2 Bedrooms

868 SQ. FT.

Inclusive of 167 sq. ft. private terrace

Central Park /  
Penang Science Park / Design Village

Tower B

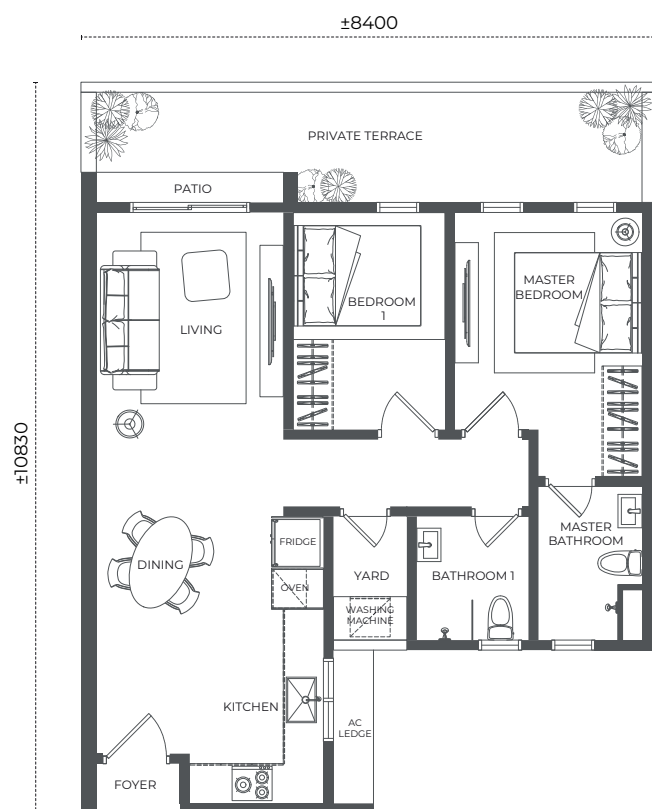


Facilities



Tower A

Batu Kawan Industrial Park /  
Penang Second Bridge





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#### Aspen Vision City Sales Gallery

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IN PARTNERSHIP WITH:

**START** by **EdgeProp**

VERSA - Pemaju: Aspen Vision City Sdn. Bhd. (1103837-X) | No. Lesen Pemaju: 14588-02-2028/0224(A) | Tempoh Sah: 22/02/2023 hingga 21/02/2028 | No. Permit Iklan dan Jualan: 14588-4/05-2026/0613(N)-(S) | Tempoh Sah: 30/05/2023 hingga 29/05/2026 | Pelan Diluluskan Oleh: Majlis Bandaraya Seberang Perai | No. Pelan Diluluskan: MBSP/40/20-73/71(P1)(43) | Nama Skim Pembangunan: Pangsapuri Versa | Podium 7 Tkt.: Tempat Letak Kereta dari Tkt. Bawah hingga Tkt. 4 dan 2 Tkt. Kemudahan Masyarakat di Tkt. Bawah dan 5 | Fasa 2 – Blok A: 31 Tkt. Pangsapuri (Tkt. 5 – 35) 490 unit | Harga Jualan: RM492,000.00 (Min) – RM582,000.00 (Mak) | Blok B: 31 Tkt. Pangsapuri (Tkt. 5 – 35) 490 unit | Harga Jualan: RM506,400.00 (Min) – RM596,400.00 (Mak) | Saiz: 65.31m<sup>2</sup> hingga 80.64m<sup>2</sup> | Bil. Unit Tempat Letak Kereta: 1 atau 2 unit | Pegangan Tanah: Kekal | Bebanan Tanah: Maybank Islamic Berhad | Tarikh Dijangka Siap: Julai 2027

## IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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**Ikano Retail**  
An IKEA retailer

