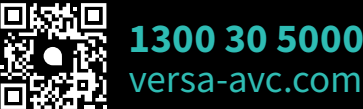


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**T** +604 227 5000  
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**Aspen Vision City Sales Gallery**  
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14110 Batu Kawan, Penang.  
**T** +604 505 0505  
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VERSA - Pemaju: Aspen Vision City Sdn. Bhd. [201401027751[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(A)-(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 (Blok A & B) | 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 – 3S) 490 unit – Unit Belum Dijual: 328 unit | Harga Jualan: RM492,000.00 (Min) – RM582,000.00 (Mak) | Blok B: 31 Tkt. Pangsapuri (Tkt. 5 – 3S) 490 unit – Unit Belum Dijual: 489 unit | Harga Jualan: RM499,000.00 (Min) – RM596,400.00 (Mak) | Saiz: 65.31m² hingga 80.64m² | 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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\*T&Cs Apply



**VERSA®**

BATU KAWAN, PENANG | FREEHOLD

Versatile Living All-Around

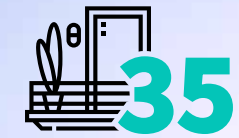


## YOUR VERSATILE LIVING CANVAS

Discover a lifestyle where every day is a new adventure. Versa, nestled within Penang's vibrant Aspen Vision City, offers a dynamic canvas for your living, investment, or retirement dreams. Enjoy the versatility of living life to the fullest according to your unique lifestyle needs.



TOWERS



STOREYS



RESIDENTIAL UNITS  
PER TOWER



COMMERCIAL  
UNITS



## PREMIER ADDRESS



Versa's prime location at the exit point of the Penang Second Bridge connects Versa and Aspen Vision City to key places of interest, commercial centres, industrial zones, and Penang Island. It is highly accessible from the North-South Expressway and all major highways.

Experience the thrill of living near world-class multinational corporations in the nearby Batu Kawan Industrial Parks and Bandar Cassia Technology Park. Seize the opportunity to be part of the region's economic boom and contribute to driving Malaysia's growth.



**VERSA®**







## MASTER-PLANNED FOR VERSATILE LIFESTYLES, MULTI-GENERATIONAL COMMUNITIES & COMMERCIAL VIABILITY

Occupying one of the most coveted locations in Batu Kawan, Aspen Vision City has been envisioned as a master-planned city from the start. Its master plan outlines various scales of development and a sustainable framework to support expected population and economic growth.



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

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

The goal is to become the leading city in the northern region—a thriving destination where communities flourish, businesses prosper, and talents thrive with abundant career opportunities.

**Vibrant Community**







## A GREEN CITY FORTIFIED WITH SUSTAINABLE INFRASTRUCTURE

As a prominent township in Batu Kawan, Aspen Vision City is committed to realising Penang State's vision of becoming the northern region's first smart eco-city. Designed with fully integrated smart infrastructure, holistic construction practices, and sustainable building materials, Aspen Vision City proudly sets the benchmark in securing Green Certification and shaping a future-ready urban landscape.

## UNITING PEOPLE AND NATURE IN PERFECT HARMONY

As the green lung of Batu Kawan and the northern region, Central Park at Aspen Vision City is thoughtfully designed to embrace nature's beauty and inspire a vibrant, outdoor lifestyle amidst lush, scenic landscapes.

Expansive open spaces are lushly planted with shrubs and trees, while a vast blue lagoon featuring a record-breaking 52-metre high water fountain, provides an ideal setting for people to connect and engage with nature.

The abundance of greenery in Central Park naturally creates cool, shady spots for people and offers a conducive habitat for flora and fauna. Various species of flora in the master plan contribute a wide range of ecological benefits and boast remarkable attributes.





**SURROUNDED BY A BUSTLING COMMUNITY,  
COMMERCIAL HUBS & AMENITIES BRIMMING  
WITH POTENTIAL**

TO BATU KAWAN INDUSTRIAL PARK

TO PENANG ISLAND/  
PENANG SECOND BRIDGE

FROM  
DESIGN VILLAGE

TO NORTH-SOUTH EXPRESSWAY/  
KUALA LUMPUR

TO IKEA BATU KAWAN

Aspen Vision City is a thriving, self-sustaining metropolis on the rise—drawing the attention of both local communities and global investors.

Home to the iconic IKEA Batu Kawan, the city also features a dynamic blend of residential enclaves, F&B drive-thrus, commercial shop offices, a trade and convention centre, a hospital, and the 25-acre Central Park—a holistic environment for living, business, and leisure.





ENERGETIC

LIFESTYLE

## ENJOY THE WONDERS OF OUTDOORS AND INDOORS, NATURALLY

Three levels of many-splendoured facilities await you on the Ground Floor, Level 5, and the Sky Garden on Level 35, offering spaces for enjoyment and relaxation.

Spanning a total of 5,380 sq. ft., the Sky Garden in each tower features vibrant social spaces where you can unwind while enjoying the stunning skyline of Aspen Vision City.





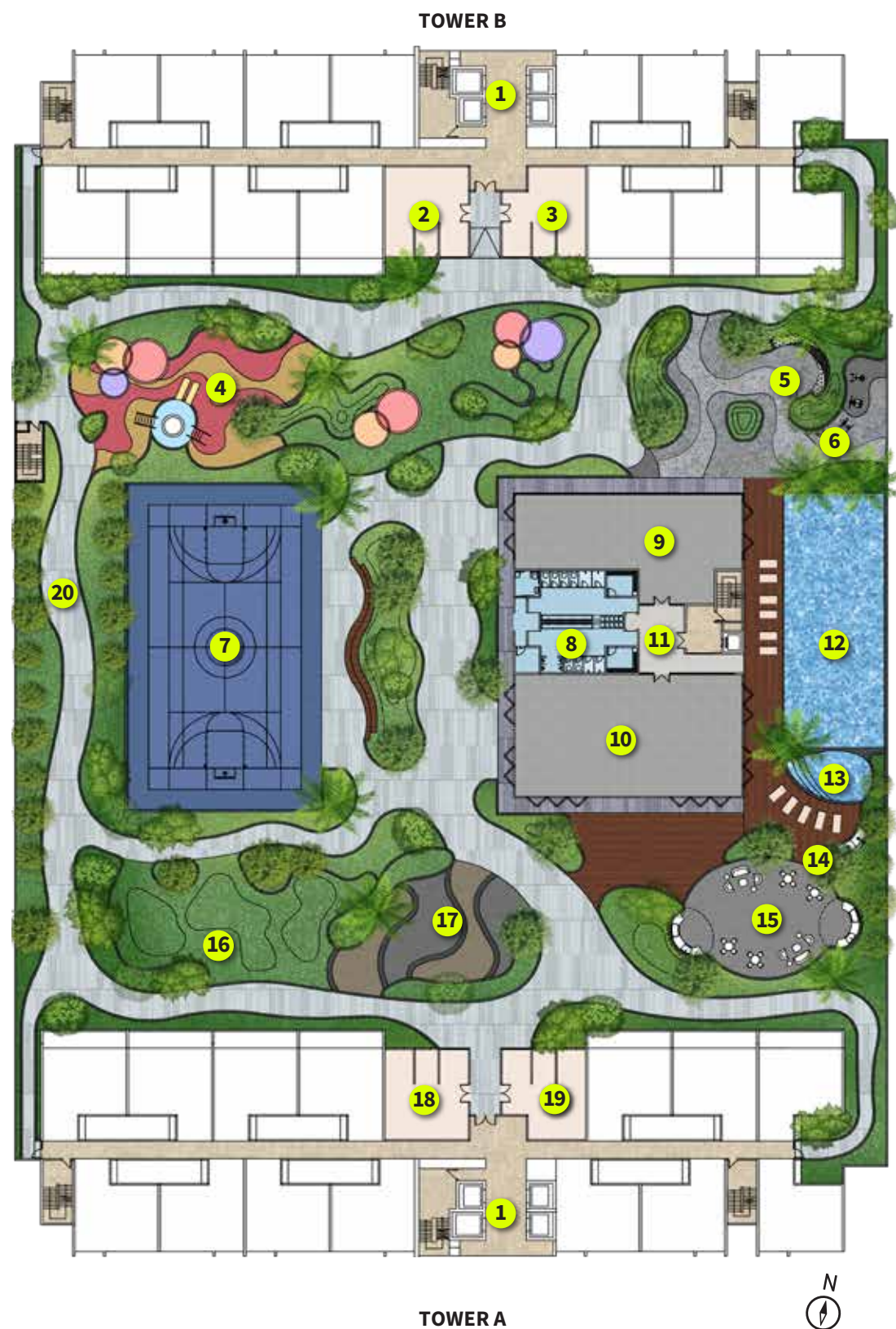
## GROUND FACILITIES

- |                                    |                                  |   |
|------------------------------------|----------------------------------|---|
| 1. Bicycle Lane                    | 7. Recycling Room                | 13. Commercial Unit 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 Unit 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 Washrooms |   |



Reading Lounge





## FACILITIES DECK ( LEVEL 5 )

- |                                   |                        |                       |
|-----------------------------------|------------------------|-----------------------|
| 1. Residence Lift Lobby           | 7. Sports Court        | 14. Shower Area       |
| 2. Games Room                     | 8. Sauna & Washroom    | 15. BBQ Garden        |
| 3. Yoga & Aerobics Room           | 9. Gym                 | 16. Putting Green     |
| 4. Adventurous Kids<br>Playground | 10. Multipurpose Hall  | 17. Skating Rink      |
| 5. Reflexology Garden             | 11. Visitor Lift Lobby | 18. Management Office |
| 6. Outdoor Gym                    | 12. Leisure Pool       | 19. Reading Lounge    |
|                                   | 13. Kids Pool          | 20. Jogging Trail     |



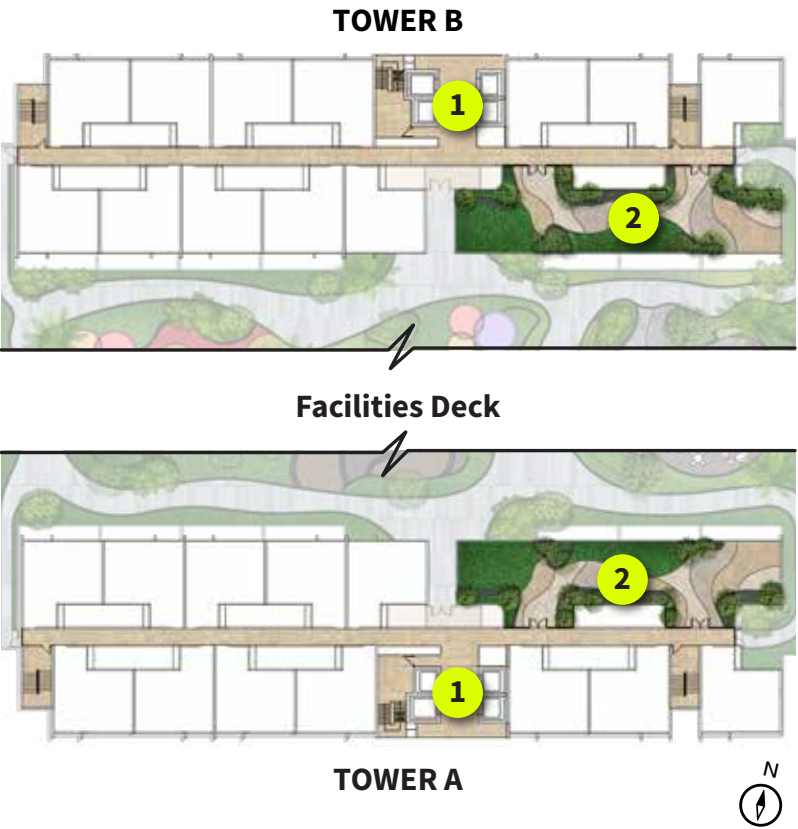
Gym



# IMMERSE YOURSELF IN THE BREATHTAKING VIEW

Perched high on Level 35, the expansive 5,380 sq. ft. Sky Garden serves as a tranquil haven enveloped by lush greenery. From this elevated sanctuary, indulge in the sweeping cityscape and bask in the peaceful serenity of its stunning panoramic views.

Jogging Trail



## SKY GARDEN (LEVEL 35)

- 1. Residence Lift Lobby
- 2. Scenic Viewpoint





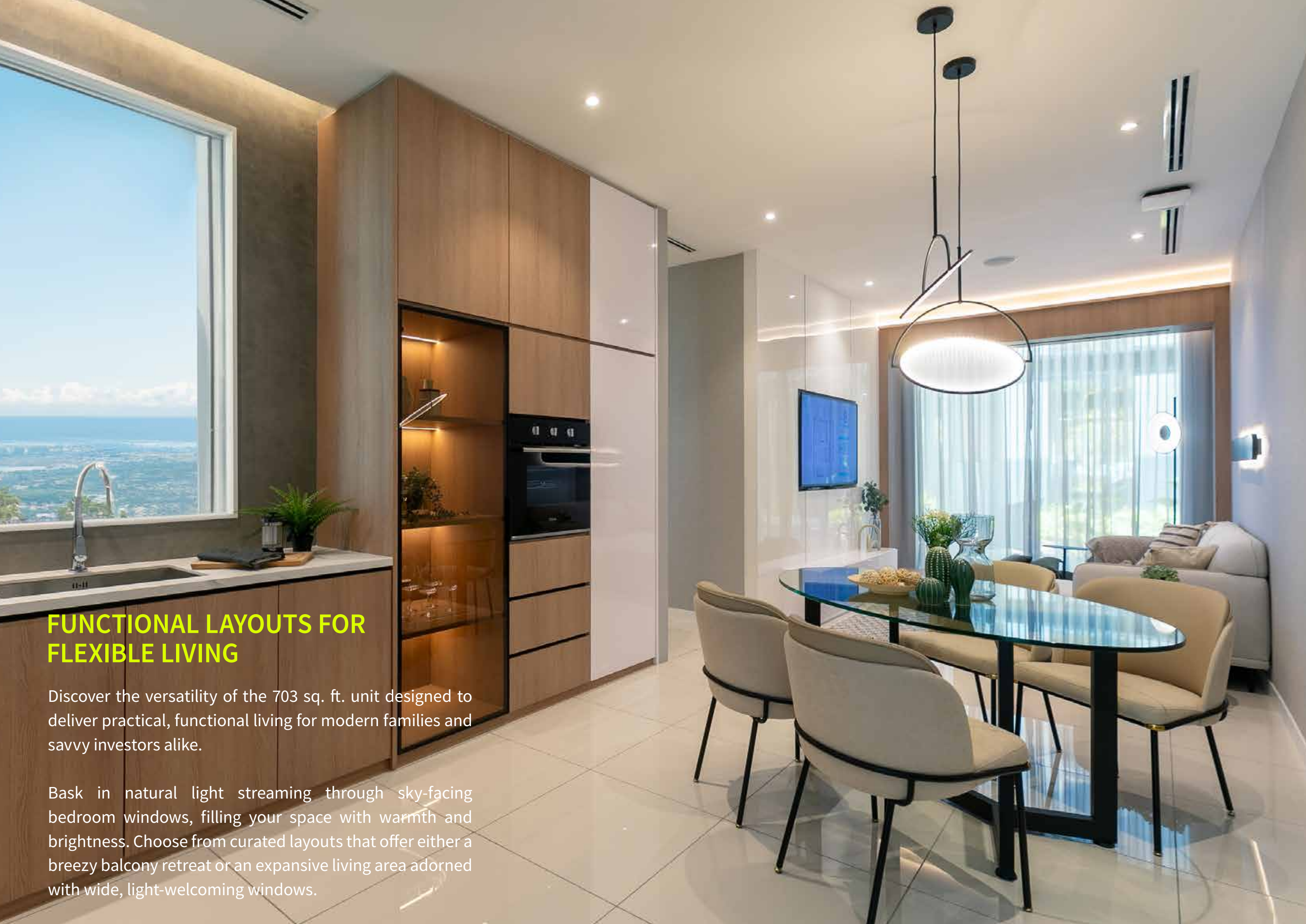


VERSA

VERSA

Leisure Pool



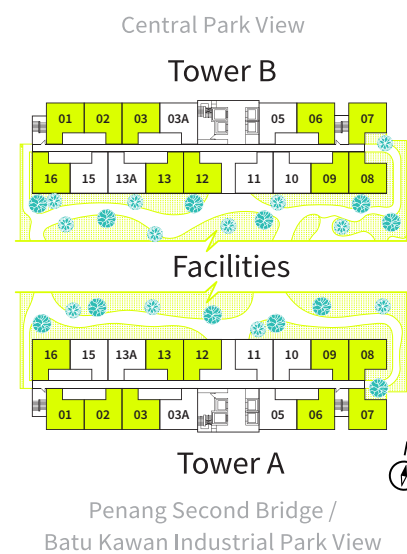
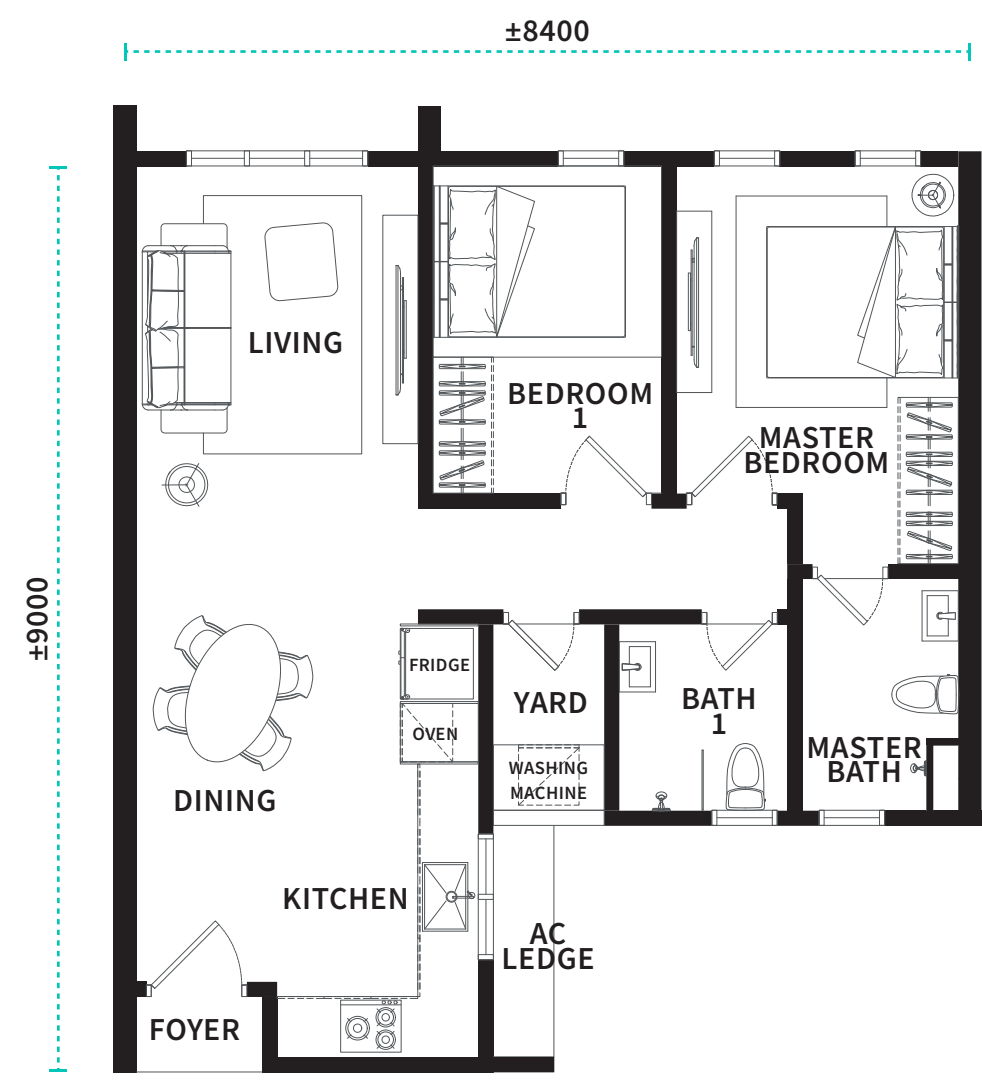
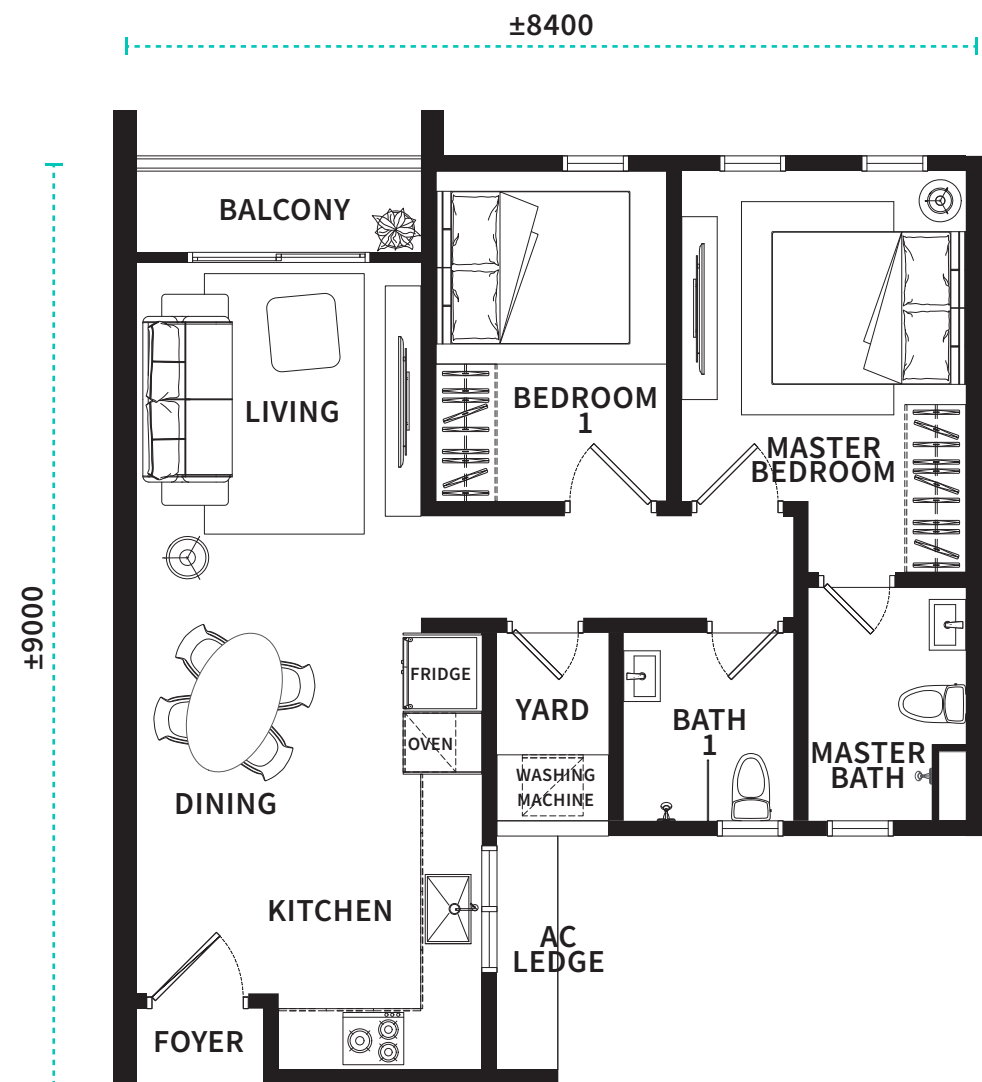


## FUNCTIONAL LAYOUTS FOR FLEXIBLE LIVING

Discover the versatility of the 703 sq. ft. unit designed to deliver practical, functional living for modern families and savvy investors alike.

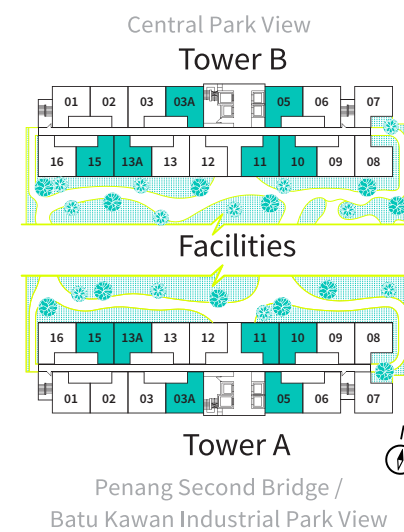
Bask in natural light streaming through sky-facing bedroom windows, filling your space with warmth and brightness. Choose from curated layouts that offer either a breezy balcony retreat or an expansive living area adorned with wide, light-welcoming windows.





**A**

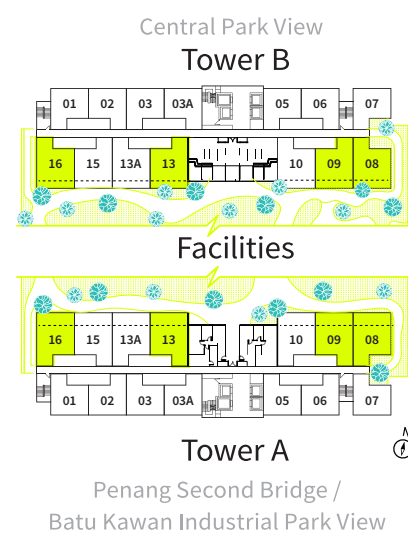
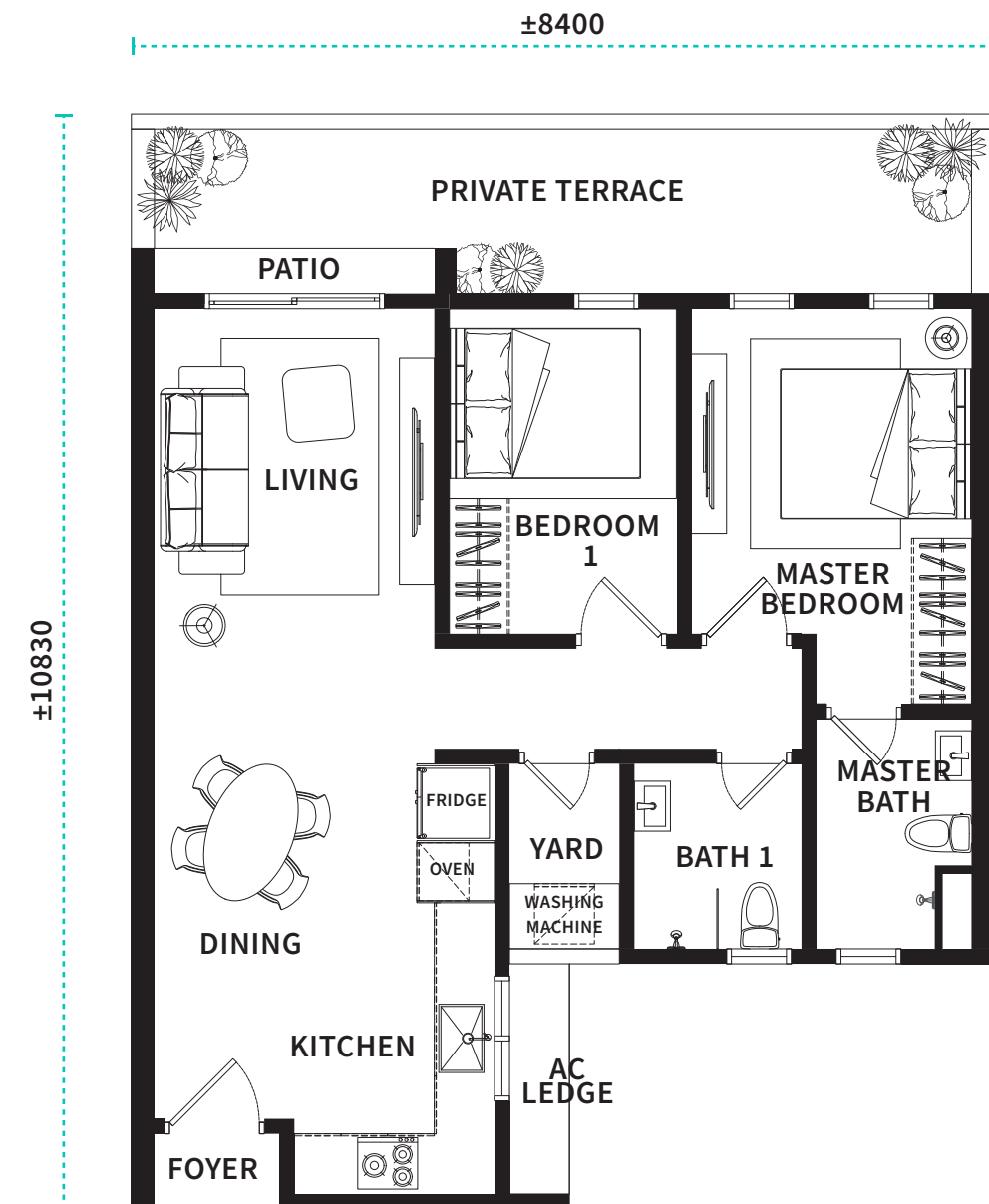
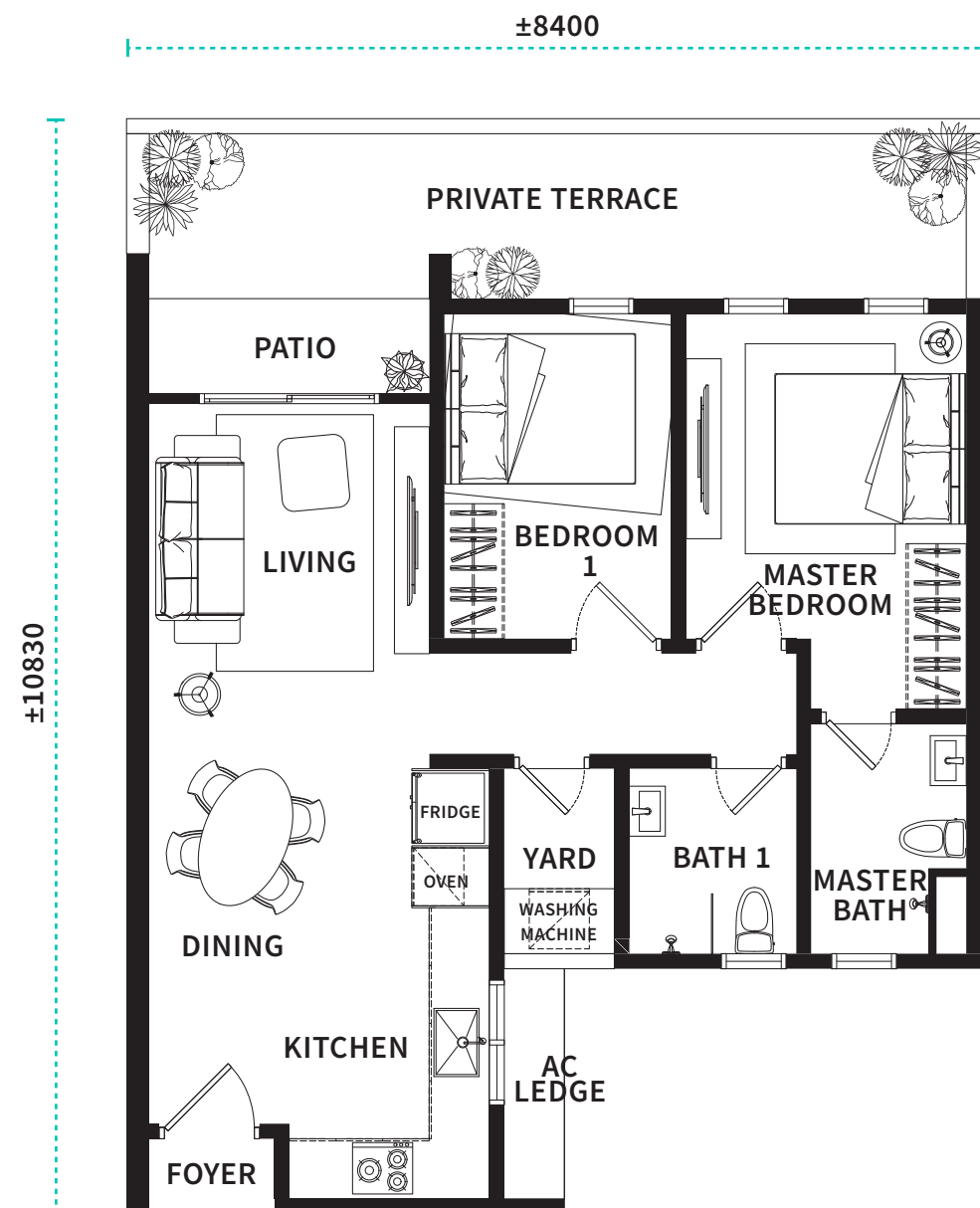
**703 Sq. Ft.**  
**2-Bedroom with Balcony**



**B**

**703 Sq. Ft.**  
**2-Bedroom**

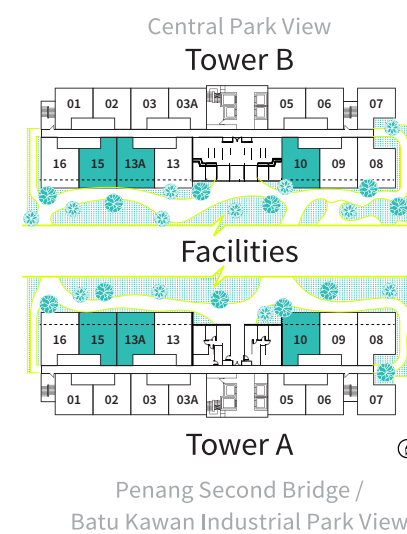




**A1**

**868 Sq. Ft.**

Inclusive of 183 sq. ft. private terrace  
**Garden Unit - 2-Bedroom**



**B1**

**868 Sq. Ft.**

Inclusive of 167 sq. ft. private terrace  
**Garden Unit - 2-Bedroom**



