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10450 George Town, Penang.
T +604 227 5000

Aspen Vision City Sales Gallery
Jalan Tun Abdullah Ahmad Badawi,
14110 Batu Kawan, Penang.
T +604 505 0505

1300 30 5000
versa-avc.com

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: 14588-4/05-2027/0395(R)-(S) | Tempoh Sah: 30/05/2026 hingga 29/05/2027 | Pihak berkuasa yang meluluskan: Majlis Bandaraya Seberang Perai | No. Pelan Rujukan : MPSP/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 – 35) 490 unit – Unit Belum Dijual : 45 unit | Harga Jualan : RM492,000.00 (Min) – RM631,400.00 (Mak) | Blok B : 31 Tkt. Pangsapuri (Tkt. 5 – 35) 490 unit – Unit Belum Dijual : 280 unit | Harga Jualan : RM499,000.00(Min) – RM635,900.00 (Mak) | Saiz : 65.31 m² hingga 80.64m² | Bil Unit Tempat Letak Kereta: 1 atau 2 unit | Pegangan Tanah : Kekal | Bebanan Tanah : Tiada |Tarikh Dijangka Siap : Mei 2027

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY.

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IKEA **Ikano Retail**
An IKEA retailer

aspen®

Versatile Living All-Around

VERSA®

BATU KAWAN, PENANG | FREEHOLD

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.

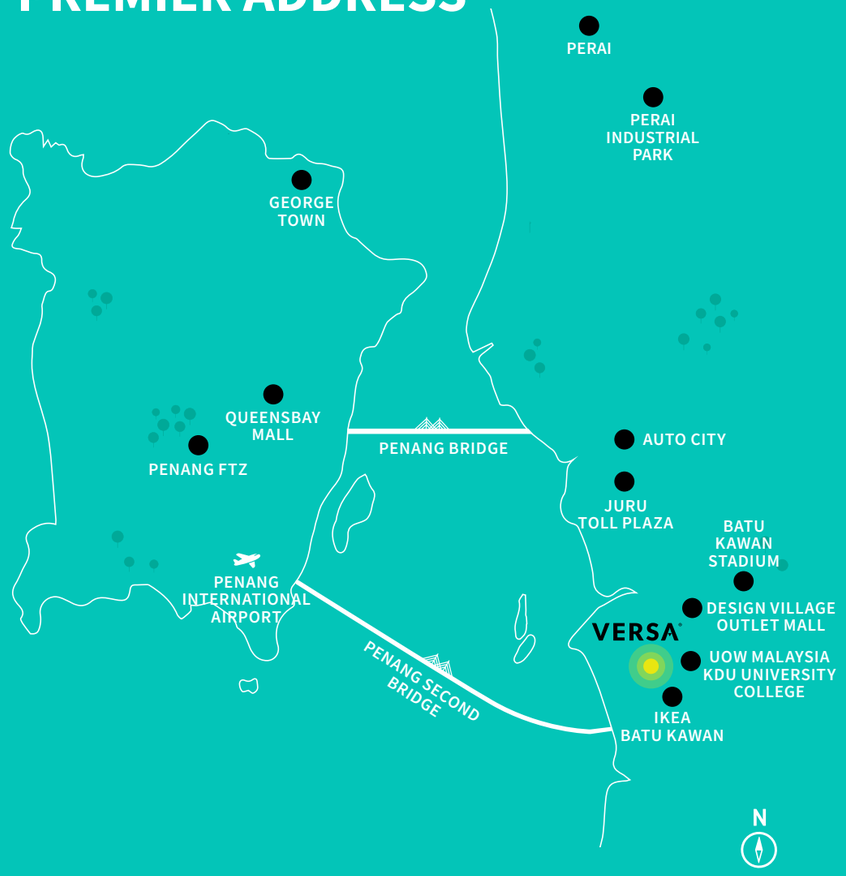
2
TOWERS

35
STOREYS

490
RESIDENTIAL UNITS PER TOWER

9
COMMERCIAL UNITS

PREMIER ADDRESS



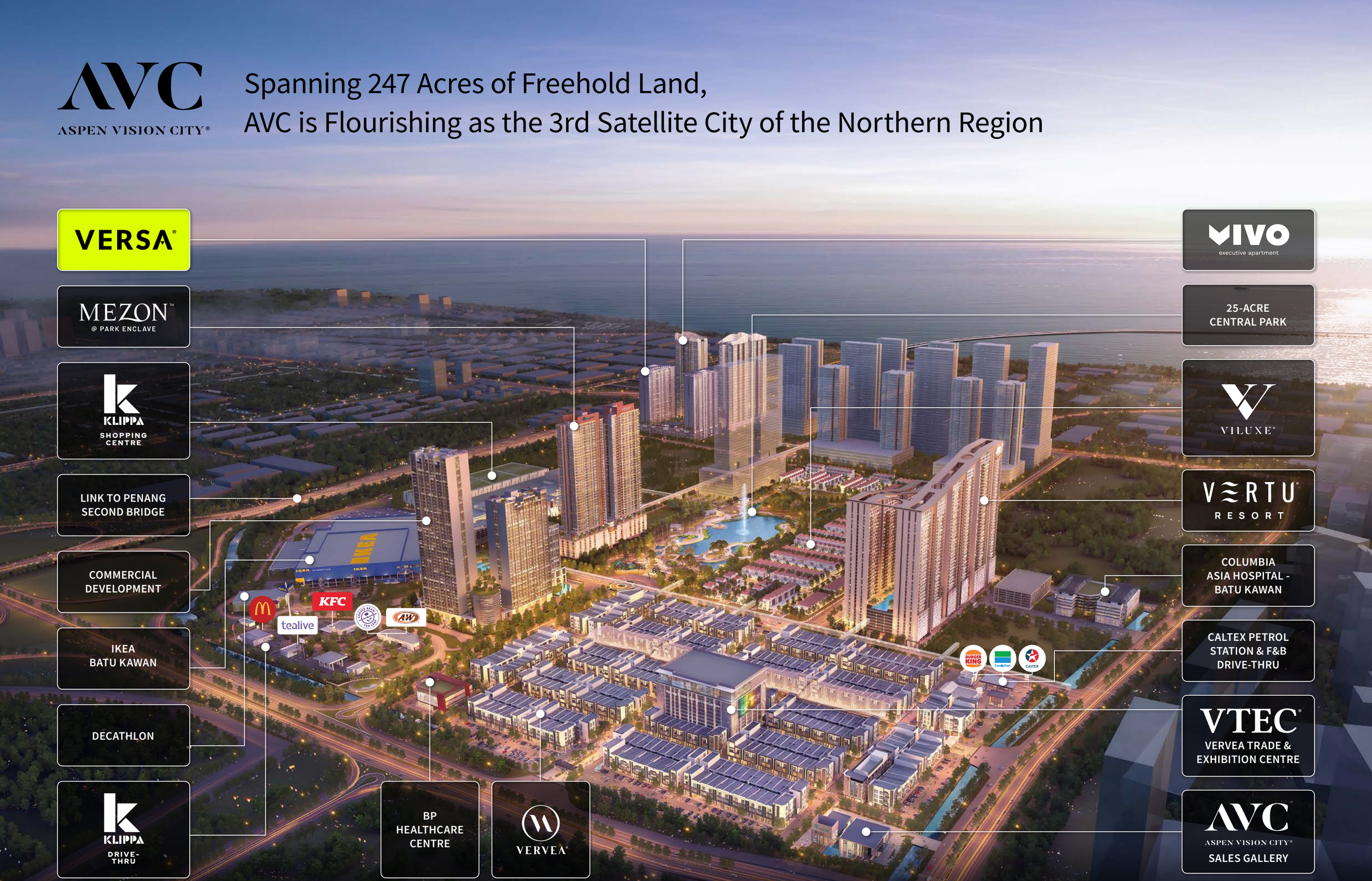
Versa’s prime location at the exit point of the Penang Second Bridge connects Versa and Aspen Vision City to key places of interest, commercial centres, industrial zones, and Penang Island. It is highly accessible from the North-South Expressway and all major highways.

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.



AVC
ASPEN VISION CITY®

Spanning 247 Acres of Freehold Land, AVC is Flourishing as the 3rd Satellite City of the Northern Region



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



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

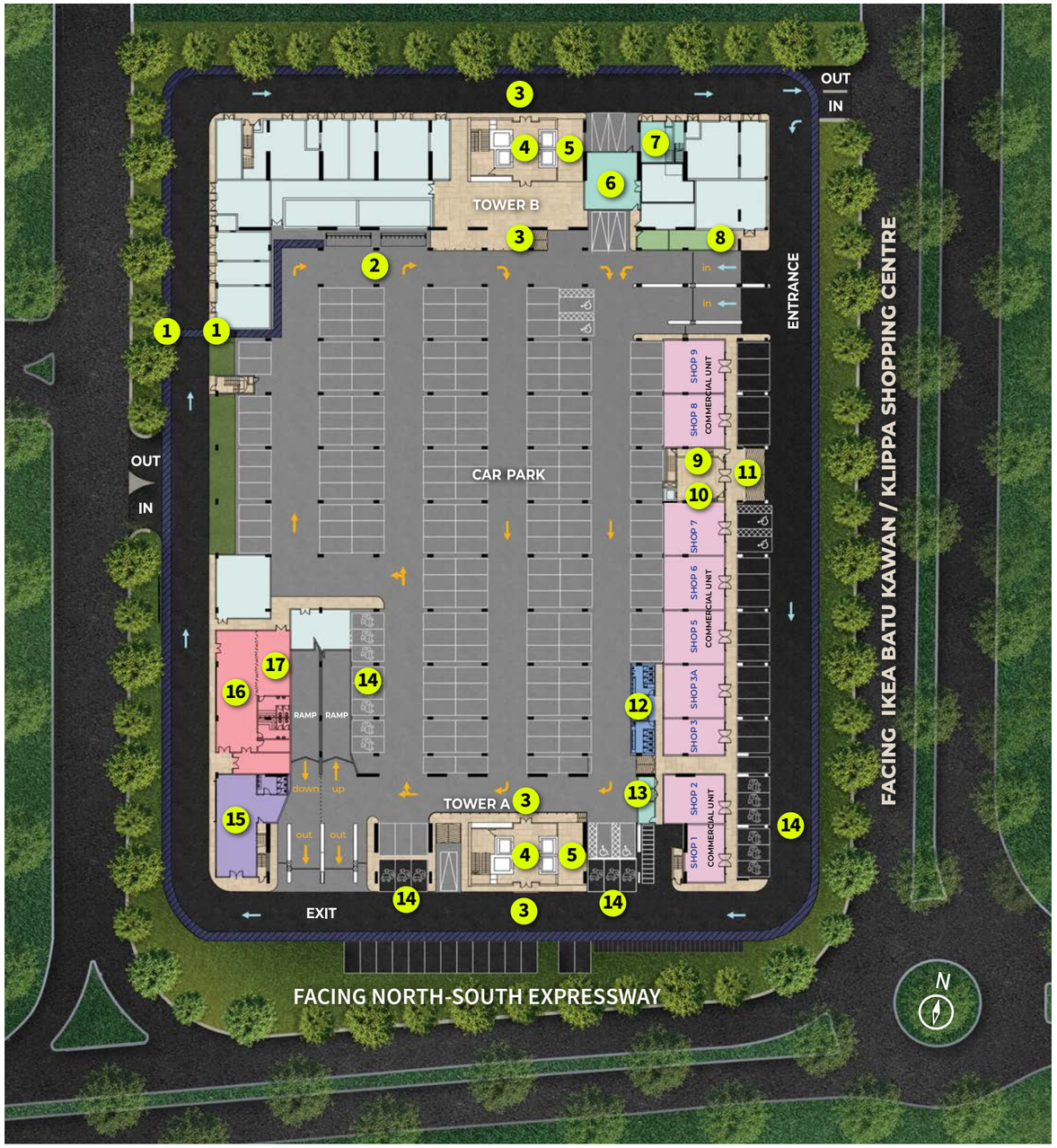
Home to the iconic IKEA Batu Kawan, the city also features a dynamic blend of residential enclaves, F&B drive-thrus, commercial shop offices, a trade and convention centre, a hospital, and the 25-acre Central Park—a holistic environment for living, business, and leisure.

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.

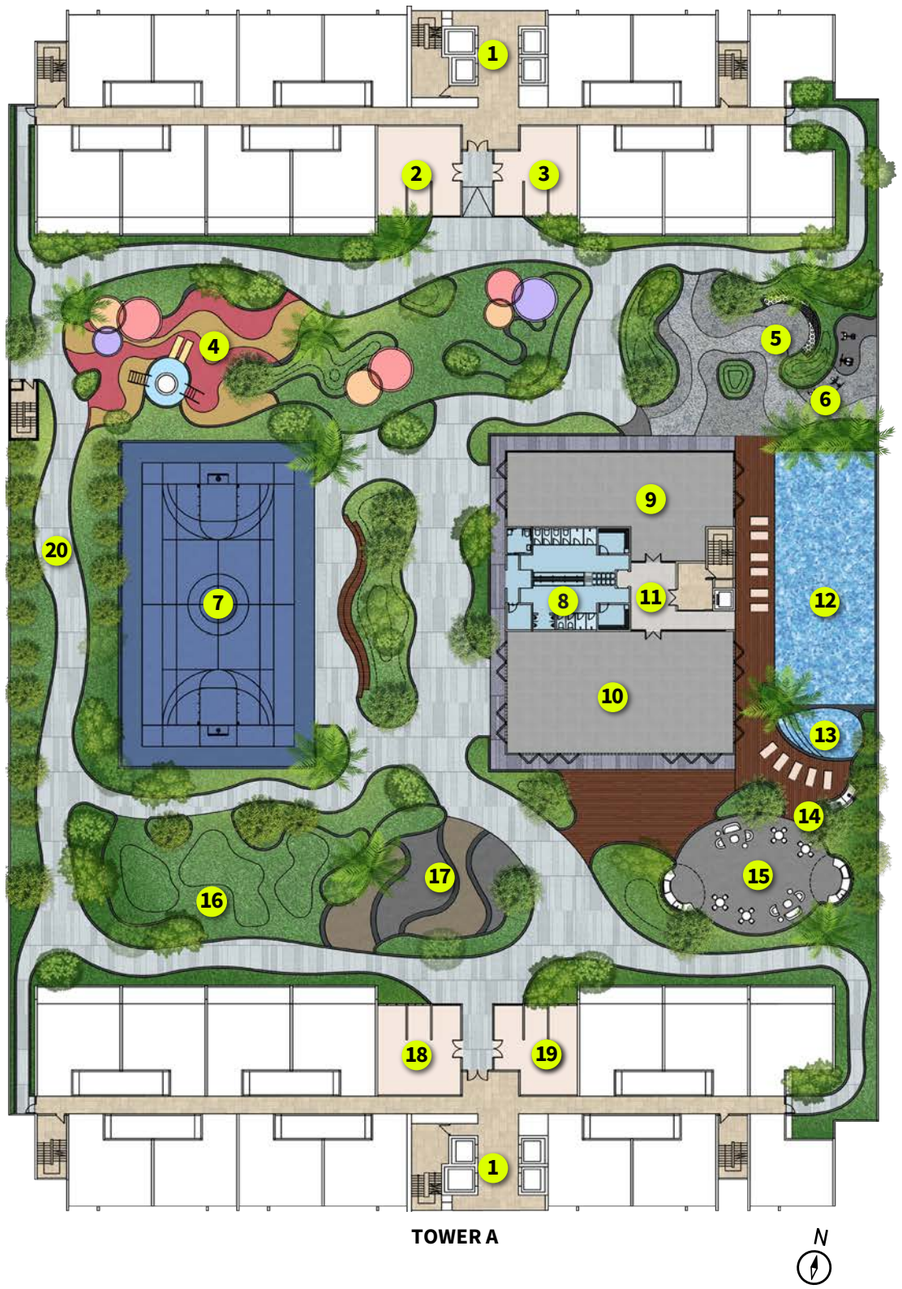
Spanning a total of 5,380 sq. ft., the Sky Garden in each tower features vibrant social spaces where you can unwind while enjoying the stunning skyline of Aspen Vision City.



GROUND FACILITIES

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

Reading Lounge



FACILITIES DECK (LEVEL 5)

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

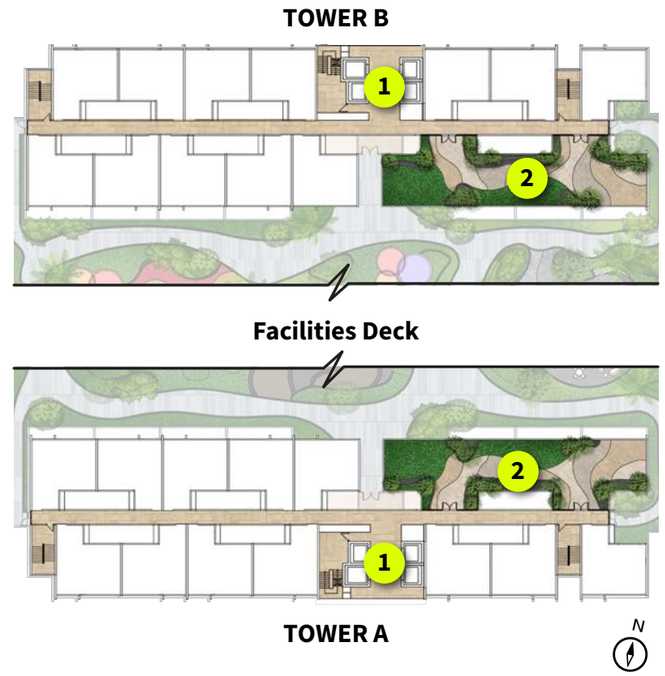


Gym

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.





SKY GARDEN (LEVEL 35)

1. Residence Lift Lobby
2. Scenic Viewpoint



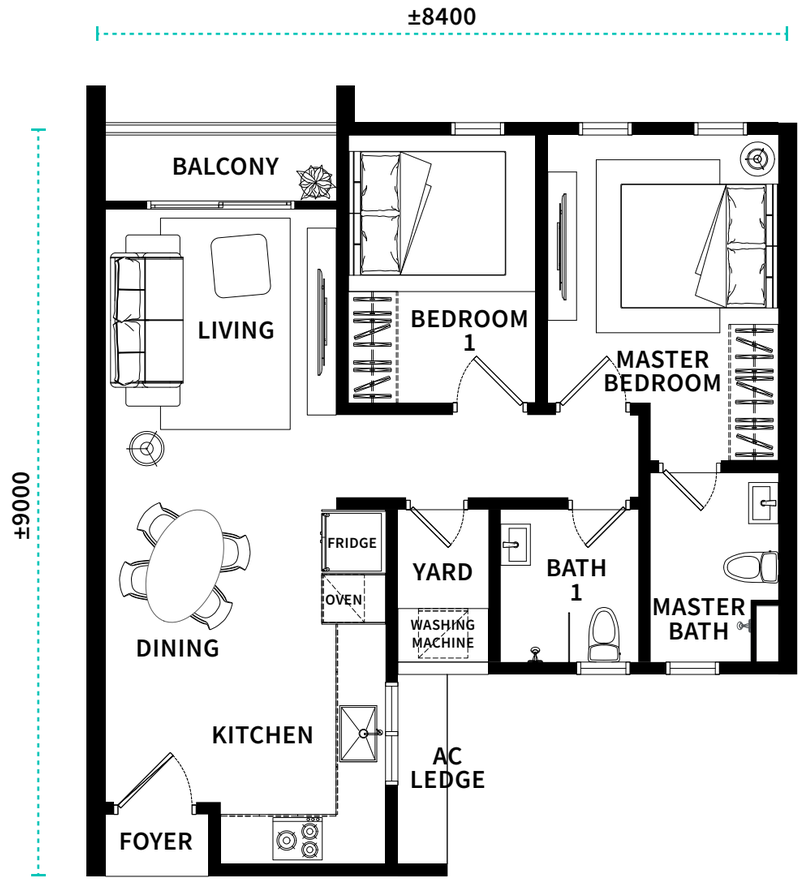


Leisure Pool

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.



Central Park View

Tower B



Facilities



Tower A

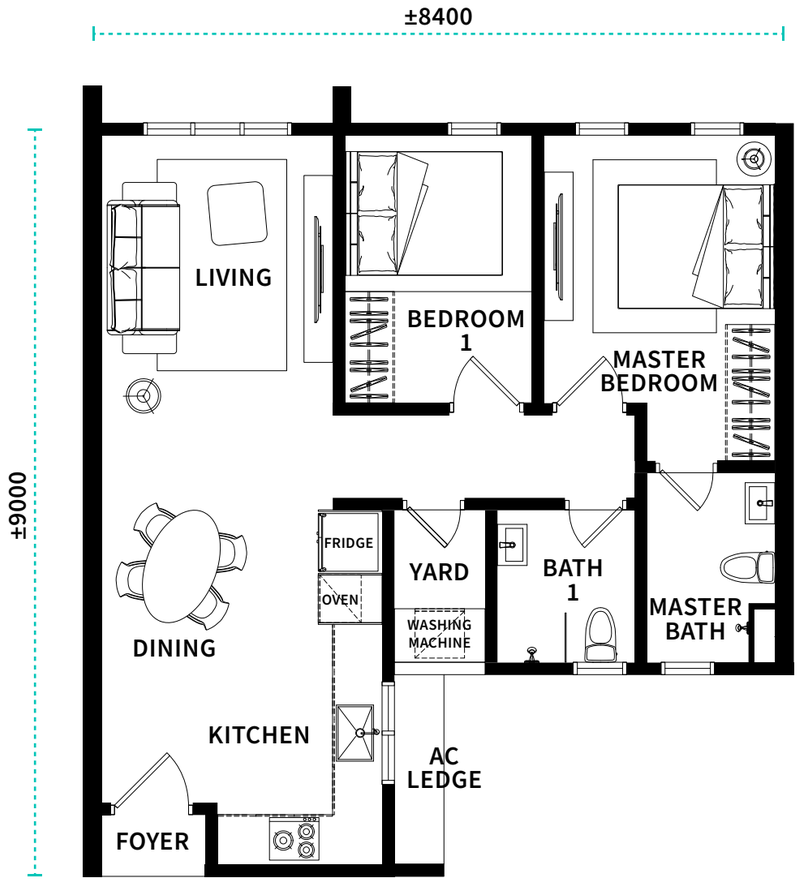
N

Penang Second Bridge /
Batu Kawan Industrial Park View

A

703 Sq. Ft.

2-Bedroom with Balcony



Central Park View

Tower B



Facilities



Tower A

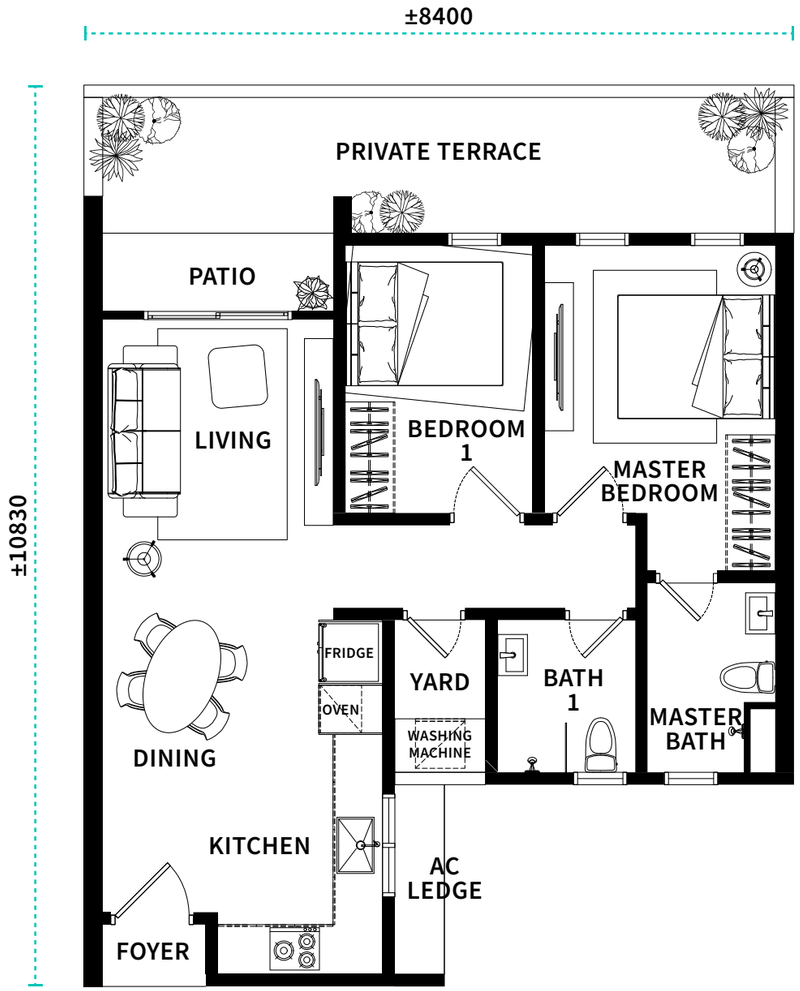
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Penang Second Bridge /
Batu Kawan Industrial Park View

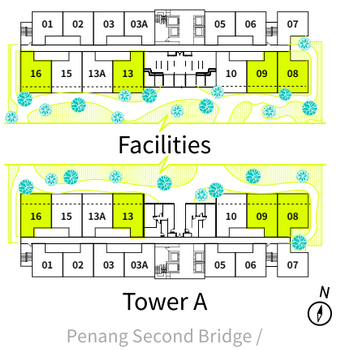
B

703 Sq. Ft.

2-Bedroom



Central Park View



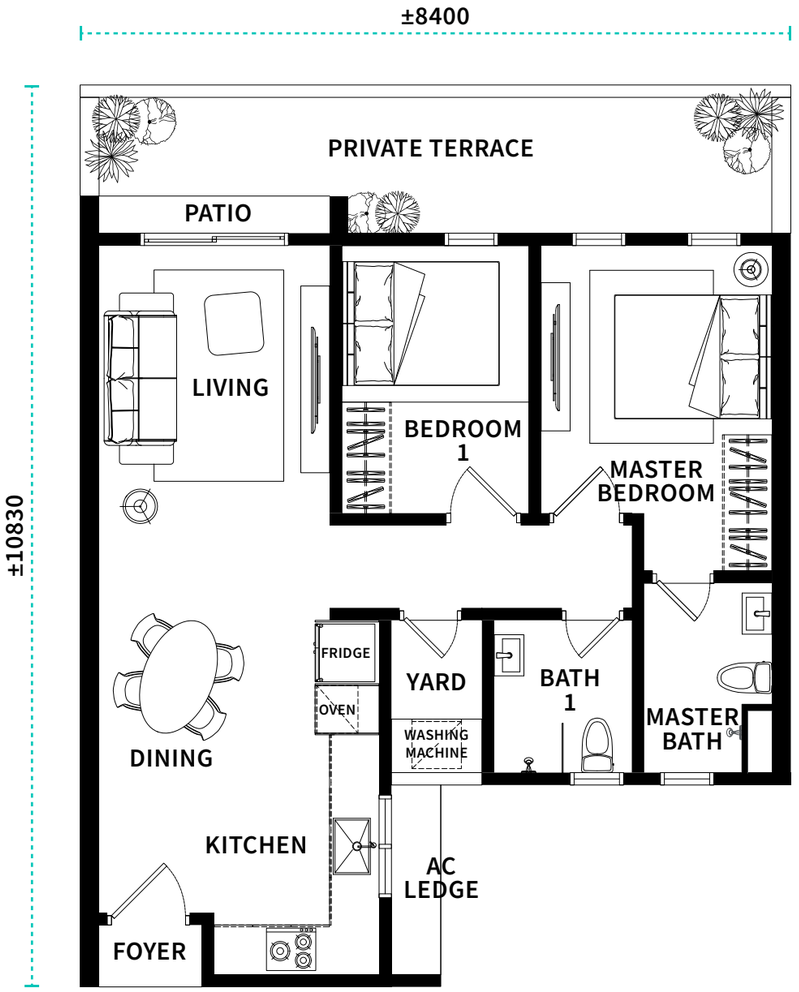
Penang Second Bridge /
Batu Kawan Industrial Park View

A1

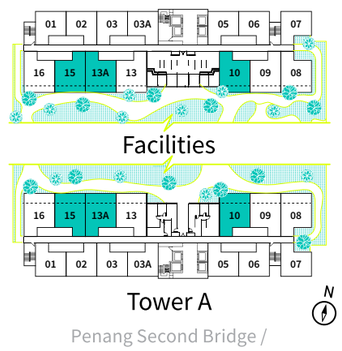
868 Sq. Ft.

Inclusive of 183 sq. ft. private terrace

Garden Unit - 2-Bedroom



Central Park View



Penang Second Bridge /
Batu Kawan Industrial Park View

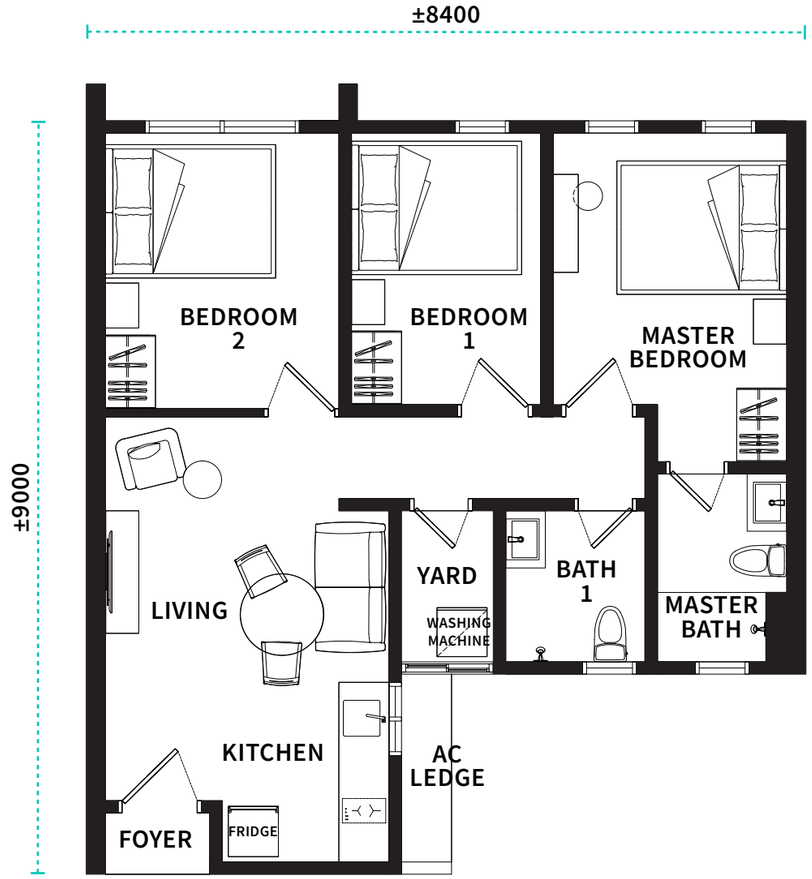
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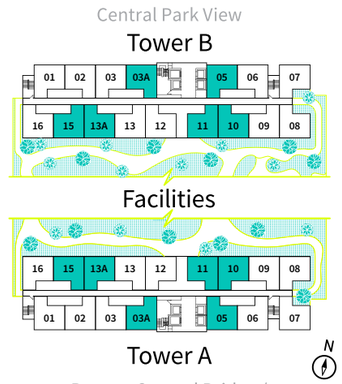
868 Sq. Ft.

Inclusive of 167 sq. ft. private terrace

Garden Unit - 2-Bedroom







B Upgraded

703 Sq. Ft.

3-Bedroom

