

**THE FIRST
INTELLIGENTLY
INTEGRATED
CITY IN THE
NORTH**

AVCTM

ASPEN VISION CITY

AVC™

ASPEN VISION CITY

BATU KAWAN, PENANG

Want an unfair
advantage?
Be in the centre of a
RM10 billion
Smart City
Masterplan

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Technology Partners :



TELEKOM MALAYSIA BERHAD



LG ELECTRONICS INC.



**The Next
METROPOLIS**
in the **Northern
Region of
Malaysia**

**IN THE BEGINNING, THERE WAS
A SECLUDED ISLAND TOWN.**

For a long time, Batu Kawan was largely unknown. It was a serene backwater rich in natural resources and noted primarily for its traditional agricultural produce such as sugar cane and coconuts.

THEN EMERGED BANDAR CASSIA,

Earmarked by the government to be developed as Penang's third satellite city, the tempo in Batu Kawan changed altogether. Large, multinational industries and businesses came knocking, providing jobs, spurring the local economy. Bigger, better infrastructure such as highways and public amenities were set up. A town was established in the core of it all to unify and spearhead this transformation – and Bandar Cassia was born.

**FOLLOWED BY THE SECOND
PENANG BRIDGE.**

Sultan Abdul Halim Mu'adzam Shah Bridge, or more commonly known as the Second Penang Bridge, was officially open to public in 2014. The RM4.5-billion bridge connected Batu Maung to Batu Kawan, two of Penang's most rapidly developing regions and prosperity followed. Businesses and homes flourished on both ends – and Penang's economic landscape began to shift towards Batu Kawan.

FINALLY A VISION TAKES SHAPE.

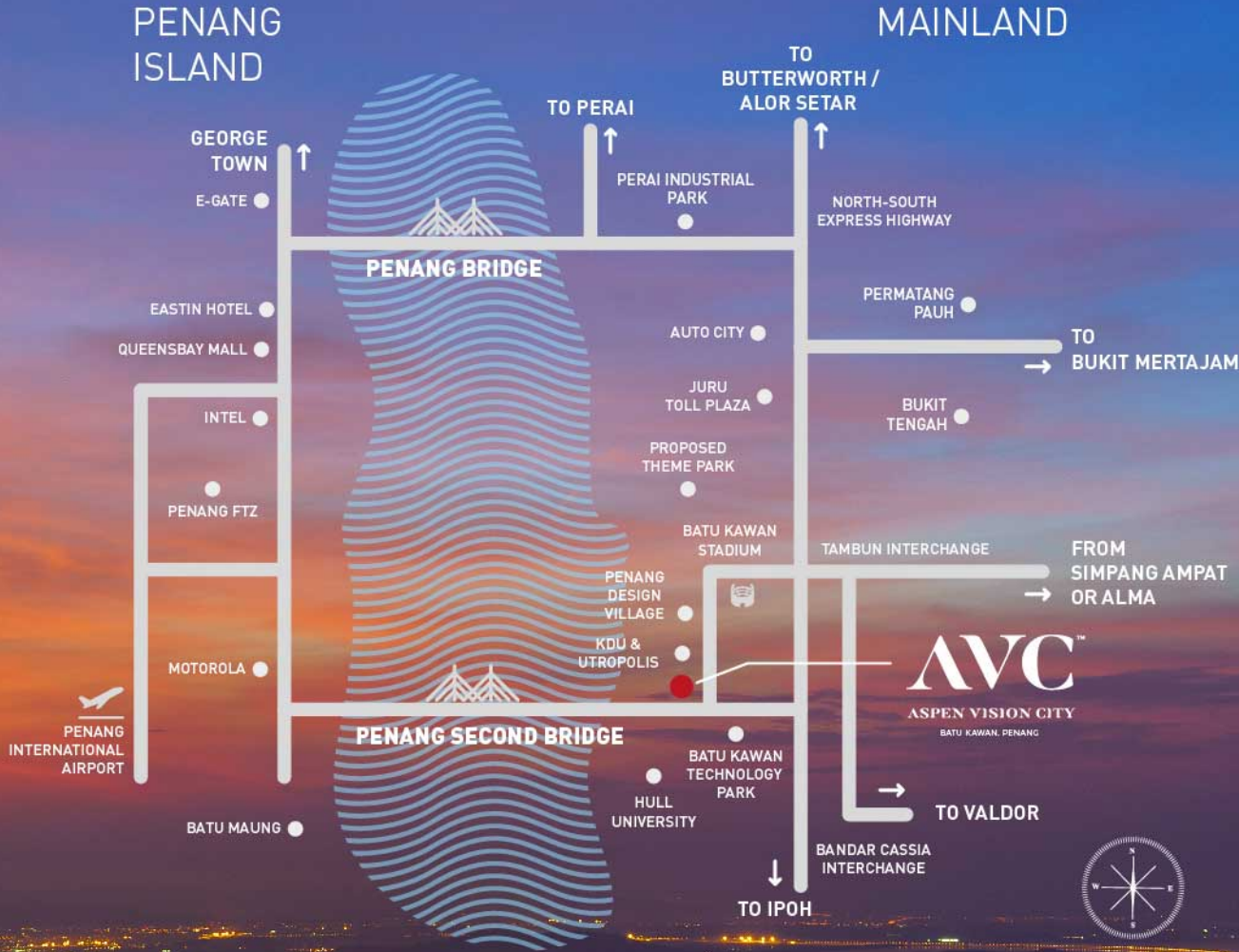
Proudly brought to you by Aspen Group and Ikano Pte Ltd, Aspen Vision City, the mega scale joint venture is one of the biggest mixed developments in Penang spanning across 245 acres of Freehold land right in the heart of Bandar Cassia, Batu Kawan. Featuring a spectacular mix of residential and commercial properties complemented with first-class infrastructure and amenities, Aspen Vision City is poised to emerge as a leading integrated city in the Northern Region.

The PULSATING New Heartbeat of Penang

ASPEN VISION CITY promises the best of both worlds when it comes to location.

Strategically located at the landing point of the Second Penang Bridge, Aspen Vision City offers unparalleled connectivity and seamless accessibility to both the Penang island as well as various mainland destinations. The strategic location offers an excellent visitor and customer catchment from Penang and other Northern Region states.

Being itself an upcoming social and economic hub and at the same time surrounded by first-class amenities and infrastructure, Aspen Vision City's potential and appeal is set to grow exponentially as more businesses and developers shift their focus towards the region.



STRATEGICALLY
 Located in the
Center of
Batu Kawan
Township



- | | |
|------------------------------------|--|
| 1. Buildcast | 18. Business Process Outsourcing (BPO) Hub JV by Temasek & PDC |
| 2. PKT Logistics | 19. Penang International Technology Park |
| 3. Hull University | 20. KDU University |
| 4. Proposed Auto Hub | 21. Utropolis |
| 5. Venture Electronic Services | 22. Design Village |
| 6. UWC | 23. Affordable Homes by Penang Development Corporation (PDC) |
| 7. Vitrox | 24. Dedaun Bungalow Village |
| 8. Avago Technologies | 25. Eco Sun |
| 9. Boon Siew Honda | 26. Batu Kawan City Stadium |
| 10. Boston Scientific | 27. Pulau Aman Jetty |
| 11. Hewlett-Packard (HP) | 28. Proposed International Golf Course |
| 12. Malaysia Automotive Lighting | 29. Penang Science Park |
| 13. SanDisk | 30. Tambun Interchange |
| 14. Haemonetics | 31. Proposed New Interchange |
| 15. Flextronics | 32. Bandar Cassia Interchange |
| 16. North-South Highway Toll Plaza | |
| 17. Eco Horizon | |

MASTERFULLY

Planned to be a
Bustling Hub



- | | | | | | |
|---|-------------------------------------|----|-------------------------------|----|--|
| 1 | IKEA Regional Store | 9 | Retail & Residential | 17 | Retail / Office & Residential |
| 2 | Regional Integrated Shopping Centre | 10 | Retail & Residential | 18 | Retail / Office & Residential |
| 3 | Vervéa Shop Offices | 11 | International School | 19 | Medical Centre & Healthcare Facilities |
| 4 | Vertu Resort | 12 | Retail / Office & Residential | 20 | Retail / Office & Residential |
| 5 | Viluxe Designer Bungalows | 13 | Residential | 21 | Retail / Office & Residential |
| 6 | Columbia Asia Medical Centre | 14 | Residential | 22 | 25-acre Central Island Park |
| 7 | Hotel, Office Tower & Residential | 15 | Retail / Office & Residential | 23 | Transportation Hub |
| 8 | Retail & Residential | 16 | Retail / Office & Residential | 24 | Auto Hub |

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A FORMIDABLE
Project with
Excellent
Leverages



At Aspen Vision City we aim to satisfy all your commercial and business needs. As a metropolis that emphasises on bringing your business forward, Aspen Vision City will be equipped with the best and latest technological advancements and infrastructure to ensure excellent leverages that will make your business formidable as well as relevant to the society.

Be assured of a future filled with successes and a new excitement in conducting your business in ways that are beyond your imagination.



CONNECTING
People with
Seamless
Intelligence



At Aspen Vision City, connection with other people be it for work or leisure is done through seamless intelligence. A metropolis that is intelligently integrated with the best in information technology to support communication, e-commerce, education, medical advancements and so much more, be connected when you most need it and be confident that it will not fail you.





BURSTING
with **Excitement**
PULSATING
with **Activities**

A bustling city that is full of vibrancy and where there is never a dull moment as every moment is pulsating with excitement and activities. Aspen Vision City promises to be bursting with moments that will be remembered and will be missed when you are away from it.

Whatever your intention may be while you are at Aspen Vision City, you will want to come back and recreate better ones.



**Turning
EVERY DESIRE
Into a
REALITY**

Take pride in your daily indulgences and cease every moment that you may create by being a citizen of the Aspen Vision City community.





**ENRICHING
Lives
IMPROVING
Communities**

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Developer
Location

Aspen Vision City Sdn Bhd
Lebuhraya Bandar Cassia, Batu Kawan
(5°13'53.38"N, 100°26'28.11"E)

Land Area
Tenure
Connectivity

245 acres
Freehold
• North-South Express Highway
• Sultan Abdul Halim Mu'adzam Shah Bridge
• Batu Kawan Industrial Park
• Prai Industrial Park
• Bukit Minyak Industrial Park
• Bayan Lepas Industrial Park
• Penang International Airport
• Butterworth Wharf & Railway Station

Neighbouring townships

• Simpang Ampat
• Bukit Tambun
• Juru
• Bukit Mertajam
• Seberang Prai
• Butterworth
• Batu Maung
• Bayan Lepas

Completion

Phase 1 - 2018
Phase 2 - 2020
Overall Development - 2025

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Redefine Living

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ASPEN VISION CITY SALES GALLERY

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GPS Coordinates

CENTRAL REGION CONCEPT GALLERY

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