



BEST ADDRESS IN THE NORTH



THE TIME IS NOW

There is no time to waste as Aspen Vision City launches its entrepreneurial hub for the fast moving growth region of North Malaysia.

YOUR SUCCESS IS GUARANTEED

Vibrant and alive with opportunities, AVC brings together all the comforts of modern living in a place where business is thriving.

READY, STEADY, GO! THE CLOCK IS TICKING AS THE COUNTDOWN BEGINS

WHY ASPEN VISION CITY (AVC) IS THE BEST ADDRESS IN THE NORTH

As the best address in the Northern Region, you'll find no better place for your entrepreneurial venture. With immediate access to the fastest growing region in Malaysia, your success awaits today.



THE BIG PICTURE

AVC covers 245 acres of prime freehold land in Bandar Cassia, Batu Kawan. It is without a doubt the first of its kind. Conceived through the forward-thinking of the Aspen Group, AVC is set to be the most strategic of locations, making Batu Kawan the third satellite city in Penang.

FIRST FOR STRATEGIC LOCATIONS

We are a natural extension to Penang Island; integrating mainland opportunities; and providing fast connectivity to Northern growth.

FIRST FOR BUSINESS OPPORTUNITIES

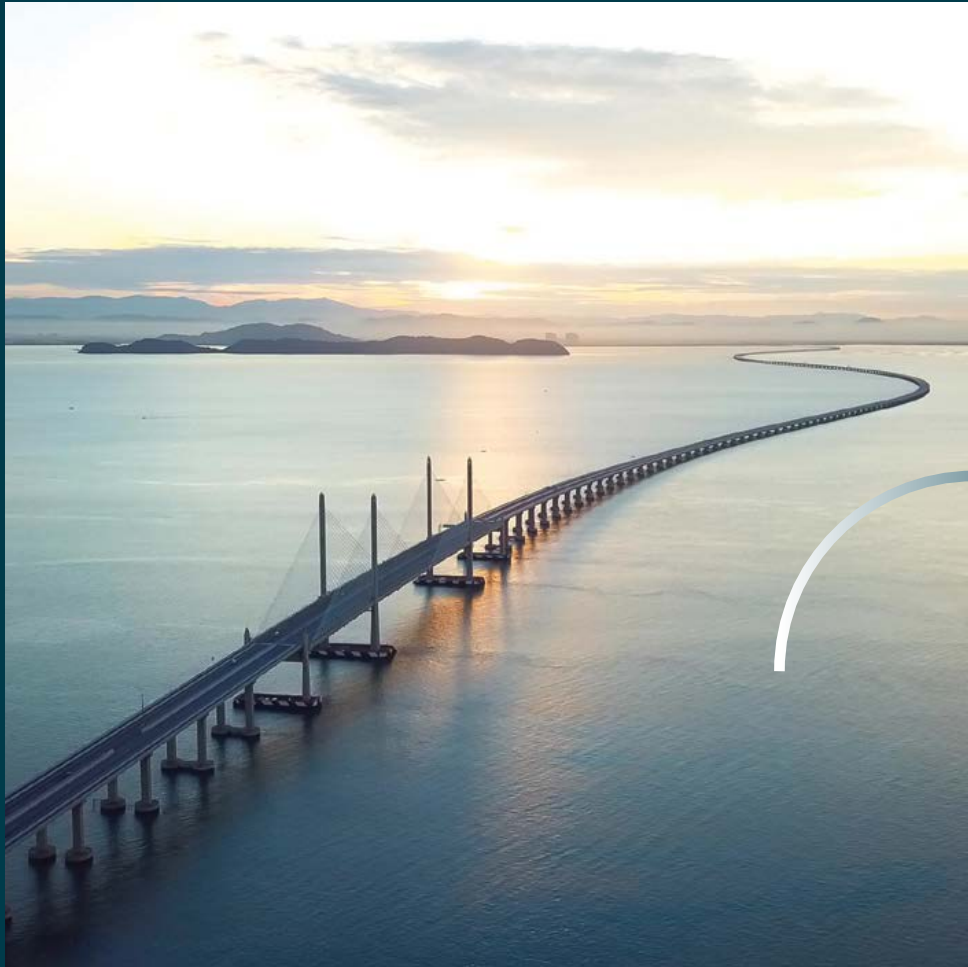
We have a dynamic focus on the commercial, industrial and retail sectors, signalled by recognised players that are already committed to the area.

FIRST FOR VIBRANT NEIGHBOURHOODS

We're an entrepreneurial haven infused with interesting civic spaces and a generous 25 acres of greenery for a connected and vibrant lifestyle.



STRATEGIC LOCATION



PROXIMITY FOR GROWTH

We're located at the exit of the Second Penang Bridge. AVC is a natural extension to the dense Penang Island; integrating existing and new mainland opportunities; and providing unparalleled access and fast connectivity to the growth of the northern corridor of Malaysia.

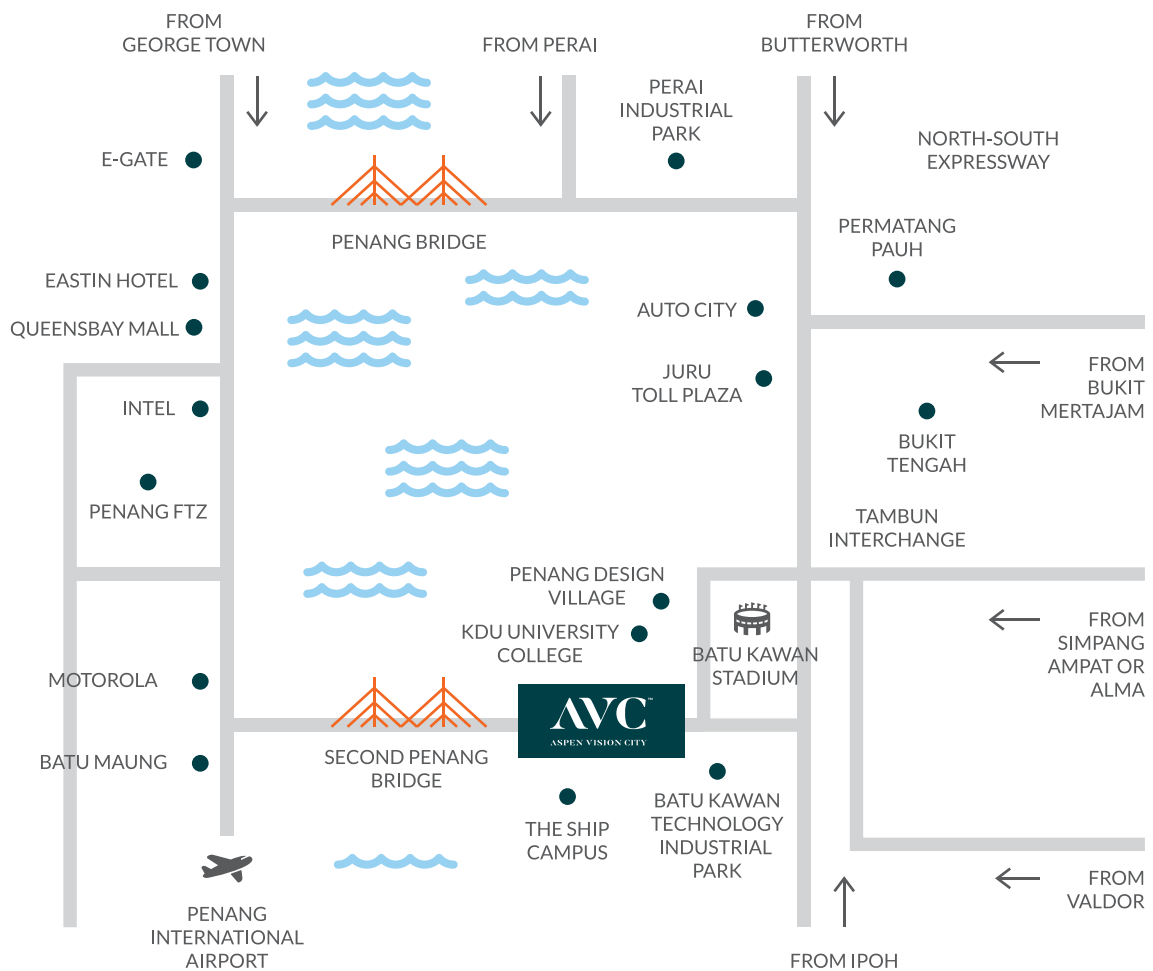


YOUR TOTAL ECOSYSTEM

Developed and master-planned by Aspen Group and IKEA Southeast Asia, AVC is part of an exciting new ecosystem that will link more than six million people within its immediate catchment area. There are already many Fortune 500 companies located nearby, attracting some 100,000 professionals to this research and development hub.

PENANG ISLAND

MAINLAND





FIRST FOR BUSINESS OPPORTUNITIES

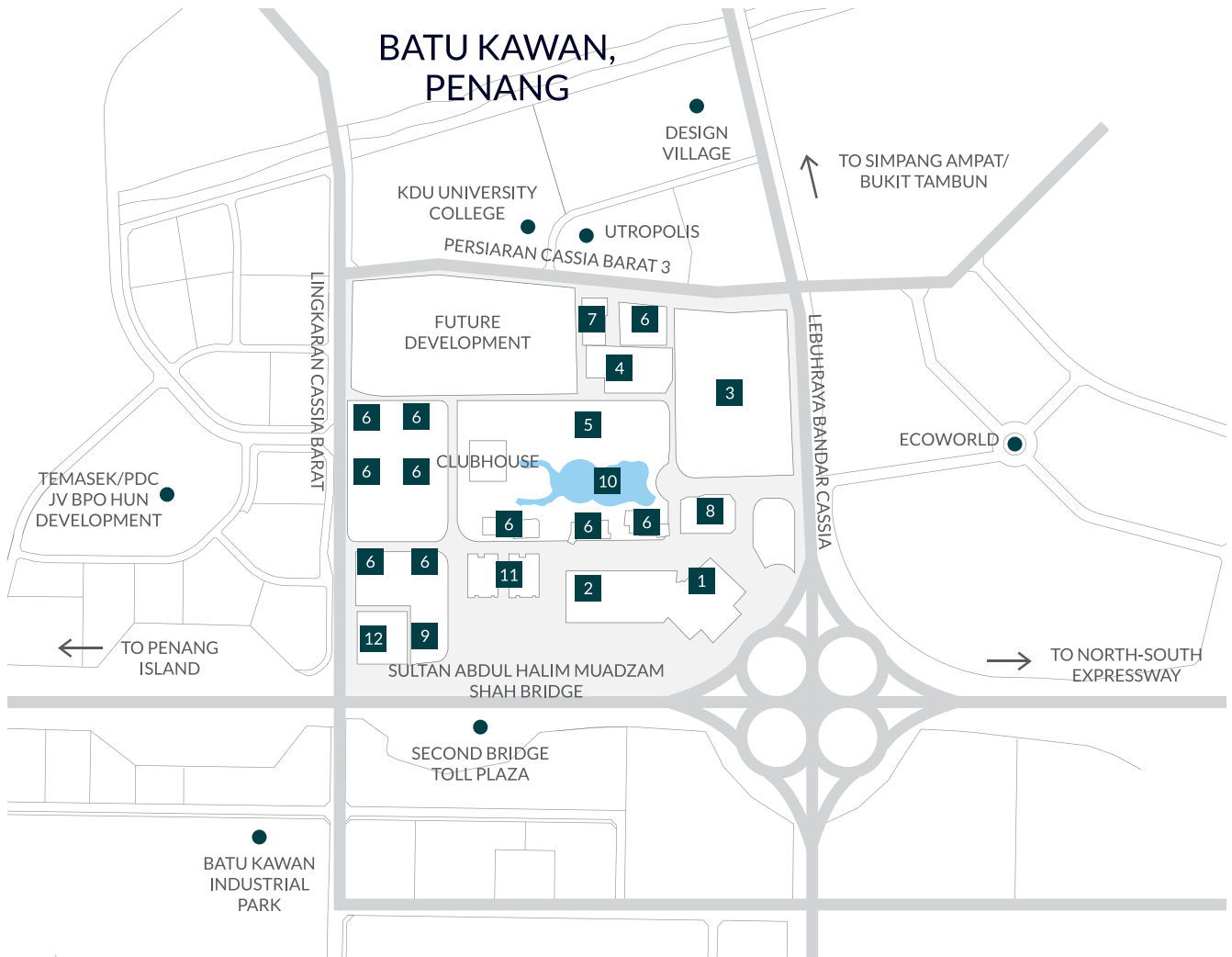
CENTRAL FOR LIFE

Developed in close collaboration with the Penang Development Corporation (PDC) and the Northern Corridor Implementation Authority (NCIA). Our collaborators share our aspirations for AVC and are fully committed to the improvements we can make for the quality of life in the area as well as stability of policy for the long term attraction of investment.

DESIGNED BY ENTREPRENEURS, FOR ENTREPRENEURS

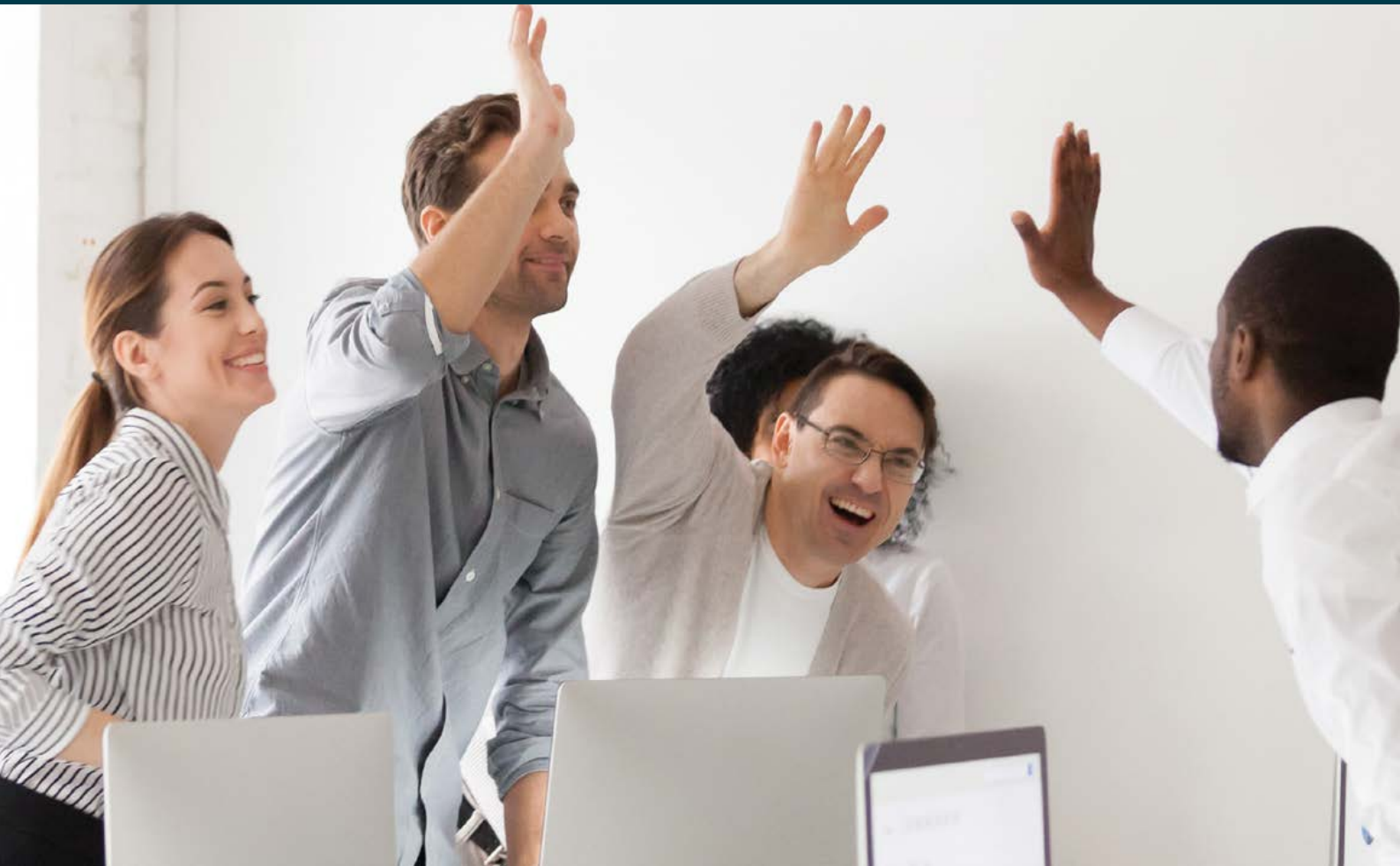
We provide a dynamic focus for a range of activities for diversity including: commercial, industrial and retail. Our potential is signalled by the establishment of many recognised players that are already fully committed. Our predictability is assured and the growth potential underpinned by the State Government injection of approximately RM43 billion in infrastructure development.

BATU KAWAN MASTER PLAN



- | | |
|--|---|
| 1. IKEA Batu Kawan | 8. Vogue Lifestyle Residence, Aloft Hotel,
Aloft Residence & Retail Spaces |
| 2. Regional Integrated Shopping Centre | 9. Viio |
| 3. Vervea | 10. 25-acre Central Island Park |
| 4. Vertu Resort | 11. Transportation Hub |
| 5. Viluxe | 12. Vivo Executive Apartment |
| 6. Retail/ Office/ Residential | |
| 7. Columbia Asia Medical Centre | |

YOUR SUCCESS IS GUARANTEED



BENEFIT FROM AVC'S FIRST CLASS INFRASTRUCTURE

At AVC you find it easier to accomplish your goals as we've invested in the best-in-class of all that you need to succeed. From the ground up, AVC has been built with quality of life and business entrepreneurship in mind. It means that we haven't taken short-cuts and you'll benefit from this commitment from day one.

AVC'S TECHNOLOGICAL ADVANTAGE

AVC is your guarantee for business success. There are six million reasons to choose AVC, with over six million visitors and six and half million people within a 100 kilometre radius. Just move in, plug in and log in. Integration and sustainability are core to providing you with a seamless technological advantage.

VERVEA TRADE & EXHIBITION CENTRE (VTEC)

Our exhibition centre will attract major trade fairs, international shows and exhibitions to the Northern Region. It will also provide a mainland destination hub for Meetings, Incentives, Conventions and Exhibitions (MICE). Our facilities include two halls with 38,000 sq. ft. of space together with a 8,640 sq. ft. pre-function area, VIP Lounge, organiser room and food preparation area.



FIRST FOR VIBRANT NEIGHBOURHOODS



IT'S A HAPPENING PLACE

AVC has been developed from business-first principles; building commercial and retail opportunities to attract world class partners. At the same time, we have infused AVC with interesting civic spaces and generous greenery for vibrant living.

THE UPPER HOUSE HOSPITALITY

Appealing to the discerning business traveller, the Upper House Hotel will provide you with a bespoke hospitality experience of comfort and efficiency. Designed to make your time count, our hotel is conveniently located near Vervea Trade & Exhibition Centre (VTEC), at the heart of our commercial hub. You will appreciate the design and style that makes everything a little more pleasant and easy.



IKEA

An anchor tenant of AVC is the popular Swedish home furnishing chain, IKEA. Their flagship store is the first and largest of its kind outside of Klang Valley. And since its opening in March last year, it has already attracted huge footfall from around the Region and even as far as Southern Thailand.



REGIONAL INTEGRATED SHOPPING CENTRE

The regional integrated shopping centre will be more than just a retail haven. With over 92,000 sqm of net lettable area, it will provide an exciting lifestyle mix of food and beverage, entertainment and relaxation options.



COLUMBIA ASIA

A renowned and trusted name in international healthcare. The new facility will provide first-class medical services. It is equipped with 150 beds and a full-service medical centre that will be right at your doorstep.



HARVEY NORMAN

The Australia-based retail giant, Harvey Norman, have taken up 50,000 square foot of retail space. Their superstore concept complements IKEA, Sports Direct, Project Rock and other strong brand names to pull the crowd.

FIRST FOR DYNAMIC PARTNERSHIPS

Originally set-up as a joint venture between Aspen Group and IKEA Southeast Asia, the development has now taken on a whole new dimension.





INTEGRATED REGIONALLY, NATIONALLY AND GLOBALLY

AVC already has the first IKEA store in the Northern Region, as part of their joint venture partner with IKEA Southeast Asia. Aspen's approach synergises the live, work, and play environment together with its global partners that include Columbia Asia Group, LG Electronics, Schindler and Telekom Malaysia.

THE TIME IS NOW

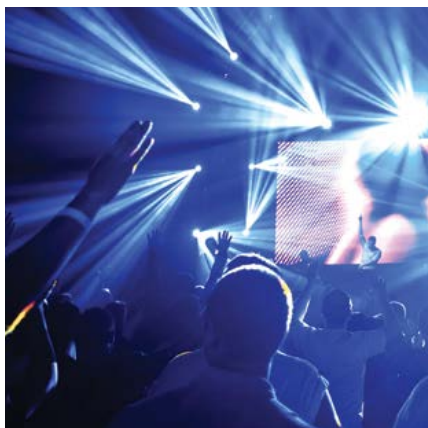


SIX MILLION REASONS TO SET UP HERE TODAY

In catering to the needs of the six million people that live within 100 kilometres of AVC, you will find a wide range of business possibilities to take advantage of. Even the local population of over 30,000 professionals that work in the R&D hub of international brands, present an immediate and imminent opportunity.

FIRST MOVER ADVANTAGE

With everything ready to go, there is no reason to delay. Take advantage of the strategic opportunities that present themselves for being at the right place at the right time. Gain the benefits of being a first mover. If you hesitate, you may miss out as space is strictly limited.





For leasing, purchase and further information:

Aspen Vision City Sdn Bhd (1103837-X)

Aspen House, 300, Jalan Macalister,
10450 George Town, Penang.

T +604 227 5000
E enquiry@aspen.com.my

Aspen Vision City Sales Gallery

Lebuhraya Bandar Cassia,
14110 Batu Kawan, Penang.

T +604 505 0505
E enquiry@aspen.com.my

For sales enquiries contact:

+6017 550 0970 | +6017 550 0645 | +6017 550 0437

ASPENVISIONCITY.COM.MY | ASPEN.COM.MY | ASPEN.SG | FREEHOLD



A PRESTIGIOUS PROJECT JOINTLY DEVELOPED BY

IKEA Southeast Asia 