



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.

FREEHOLD

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.



THE BIG PICTURE

AVC covers 247 acres of prime freehold land in Bandar Cassia, Batu Kawan, the third satellite city of Penang. It is without a doubt the first of its kind. Conceived through the forward-thinking of Aspen Group, AVC is set to be the most strategic of locations.

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

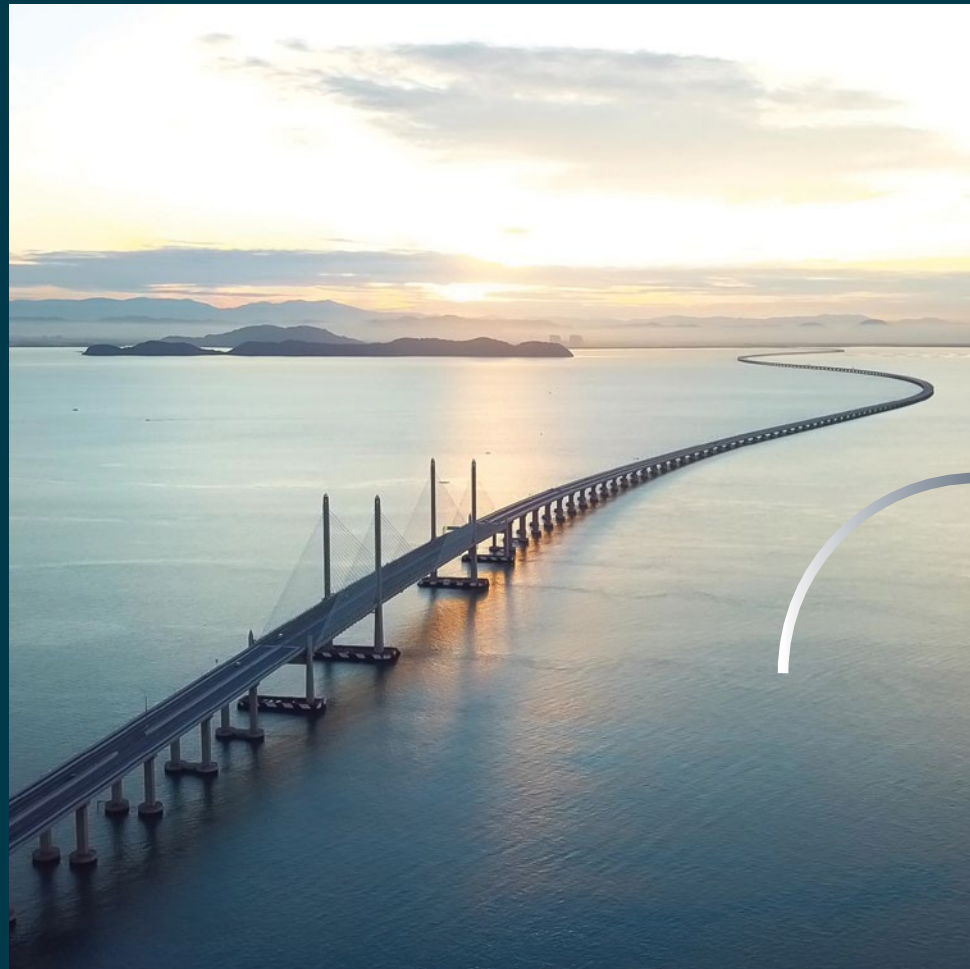
We have a dynamic focus on the commercial, industrial and retail sectors, signalled by recognised players that are already committed to the area.

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

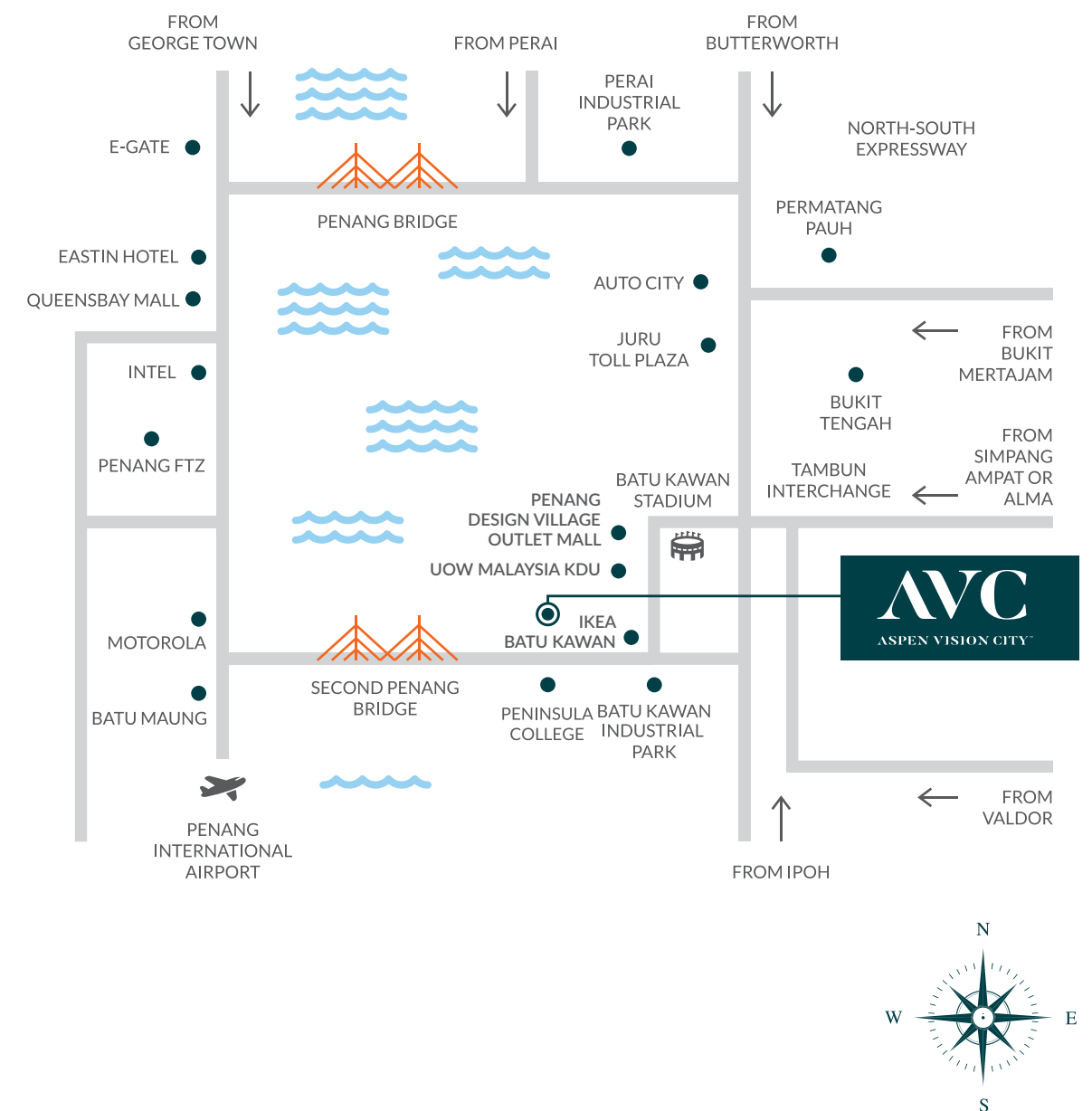
We're located at the exit of the Second Penang Bridge. AVC is a natural extension to the dense Penang Island; integrating existing and new mainland opportunities; and providing unparalleled access and fast connectivity to the growth of the northern corridor of Malaysia.

YOUR TOTAL ECOSYSTEM

Jointly planned and developed by Aspen Group and Ikano Retail, the AVC masterplan 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 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

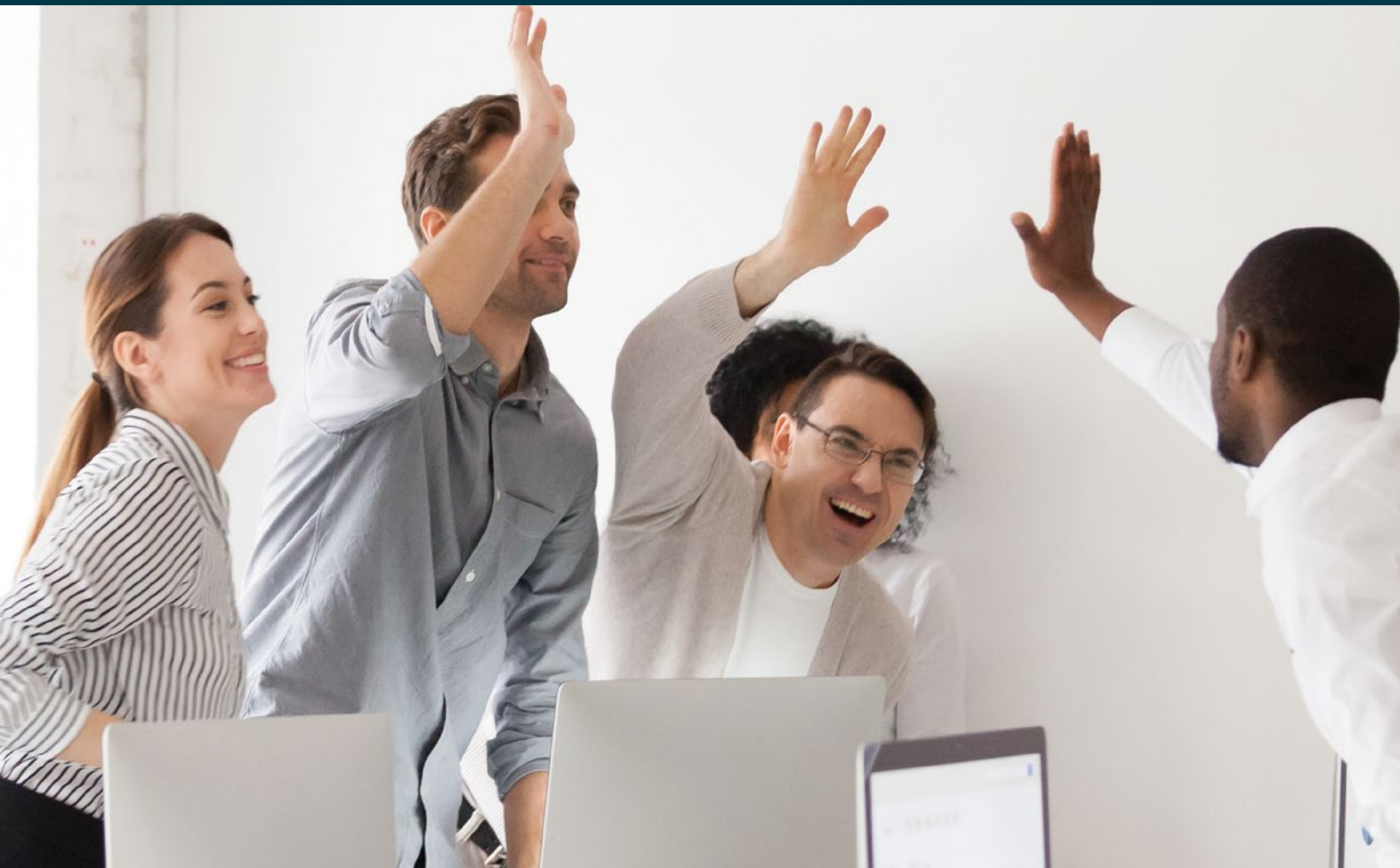
We provide a dynamic focus for a range of activities for diversity including: commercial, industrial and retail. Our potential is signalled by the establishment of many recognised players that are already fully committed. Our sustainability is assured and the growth potential underpinned by the State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

BATU KAWAN MASTER PLAN



- | | |
|---|---|
| 1. Aspen Vision City Sales Gallery | 11. Klippa Drive-Thru |
| 2. Vervea Trade & Exhibition Centre (VTEC) | 12. Starbucks Drive-Thru and Petrol Station |
| 3. Vervea Commercial Precinct | 13. IKEA Batu Kawan |
| 4. BP Healthcare Centre | 14. Klippa Shopping Centre |
| 5. CALTEX Petrol Station and F&B Drive-Thru | 15. Batu Kawan Industrial Park |
| 6. Columbia Asia Hospital - Batu Kawan | 16. Second Penang Bridge Toll Plaza |
| 7. Vertu Resort | 17. VIVO Executive Apartment |
| 8. Viluxe | 18. Versa |
| 9. 25-acre Central Park | |
| 10. Commercial Development | |

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 state of the art exhibition centre located within Vervea, will be the destination hub for Meetings, Incentives, Conventions and Exhibitions (MICE) in Mainland Penang, attracting major trade fairs, international shows and exhibitions to the Northern Region. The facilities include 38,000 sq. ft. of space, which featured into two halls along with a 8,640 sq. ft. of 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 BATU KAWAN

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 2019, it has already attracted huge footfall from around the Region and even as far as Southern Thailand.



KLIPPA SHOPPING CENTRE

Klippa Shopping Centre will be more than just a retail haven. With over 1.6 million square foot of gross leasable area, it will provide an exciting lifestyle mix of food and beverage, entertainment and relaxation options.



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.



HARVEY NORMAN

The Australia-based retail giant, Harvey Norman has taken up 500,000 square foot of retail space. This superstore concept complements IKEA, TMG Plus Supermarket, Project Rock, Maxis, HUAWEI, and other strong brands that attracts many visitors.

FIRST FOR DYNAMIC PARTNERSHIPS

Originally set-up as a joint venture between Aspen Group and Ikano Retail, 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 Ikano Retail. Aspen's approach synergises the live, work, and play environment together with its global partners that include Columbia Asia Hospital, Kerjaya Prospek Group, Marriott International and BP Healthcare.

THE TIME IS NOW

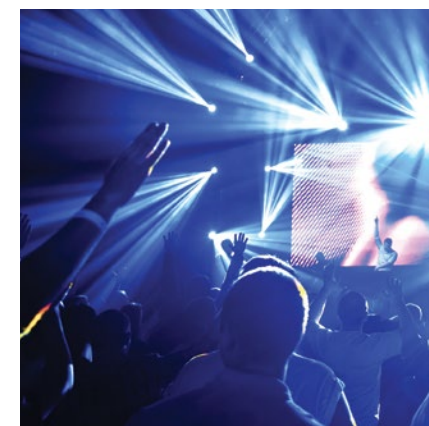


SIX MILLION REASONS TO SET UP HERE TODAY

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 Group Head Office

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

T +604 227 5000

F +604 227 5005

Aspen Vision City Sales Gallery

Lebuhraya Bandar Cassia,
14110 Batu Kawan, Penang.

T +604 505 0505

F +604 505 0506

Aspen (Group) Holdings Limited

80, Robinson Road,
#02-00, Singapore, 068898.

E enquiry@aspen.com.my

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

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A PRESTIGIOUS PROJECT JOINTLY DEVELOPED BY



Ikano Retail
An IKEA retailer