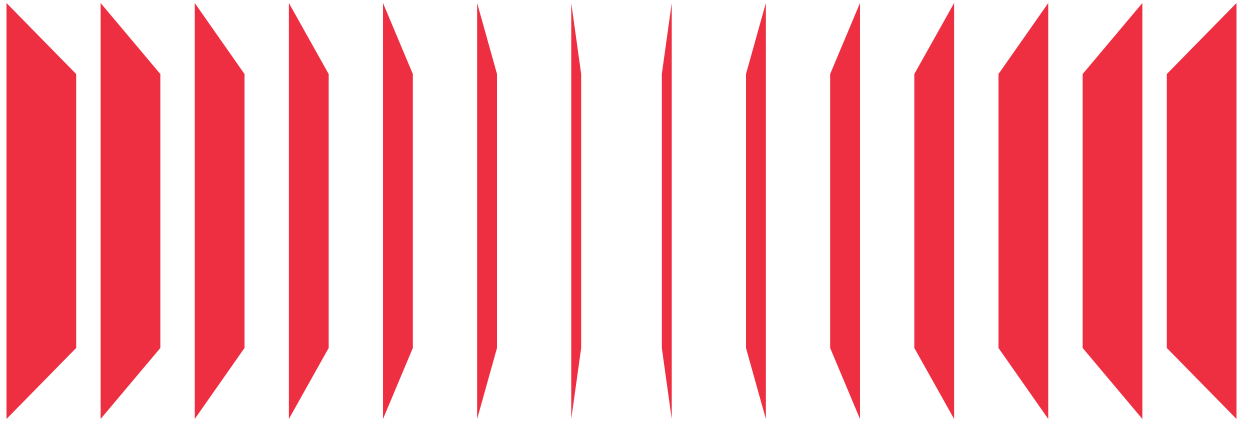


SEIRAS

— RESIDENCES —

UTROPOLIS BATU KAWAN, PENANG



LIVE FORWARD

CONNECT · RECHARGE · EVOLVE

A home for big ideas, real connections,
and a life in motion.



Welcome to **SEIRAS**

The Future of Co-Living Ready Experience

SEIRAS, the 5th phase of Utropolis Batu Kawan, is setting a **new benchmark** in **Co-Living Ready living**. Thoughtfully designed for a **connected, vibrant lifestyle**, SEIRAS integrates **modern convenience, community-driven spaces, and investment potential** into one **dynamic living experience**.

- # A New Standard in Co-Living Ready Residences
- # Designed for a Connected & Future-Ready Urban Hub
- # Seamless Work, Social, and Leisure Integration

Space for **Connection**

Where Connections Happen

Shared spaces designed to spark ideas and friendships.



Artist impression only



Artist impression only

Space for **Comfort**



Your Private Escape

Thoughtfully crafted retreats for peace and relaxation.

Space for **Convenience**



Live, Work & Thrive

A seamless blend of residential and commercial conveniences.



Artist impression only

Type A

Dual-Key

Flexible & Family-Friendly

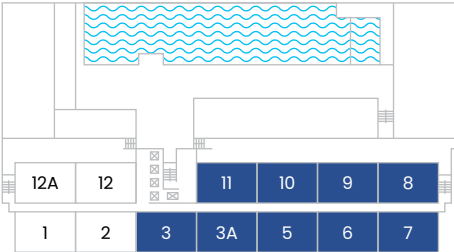
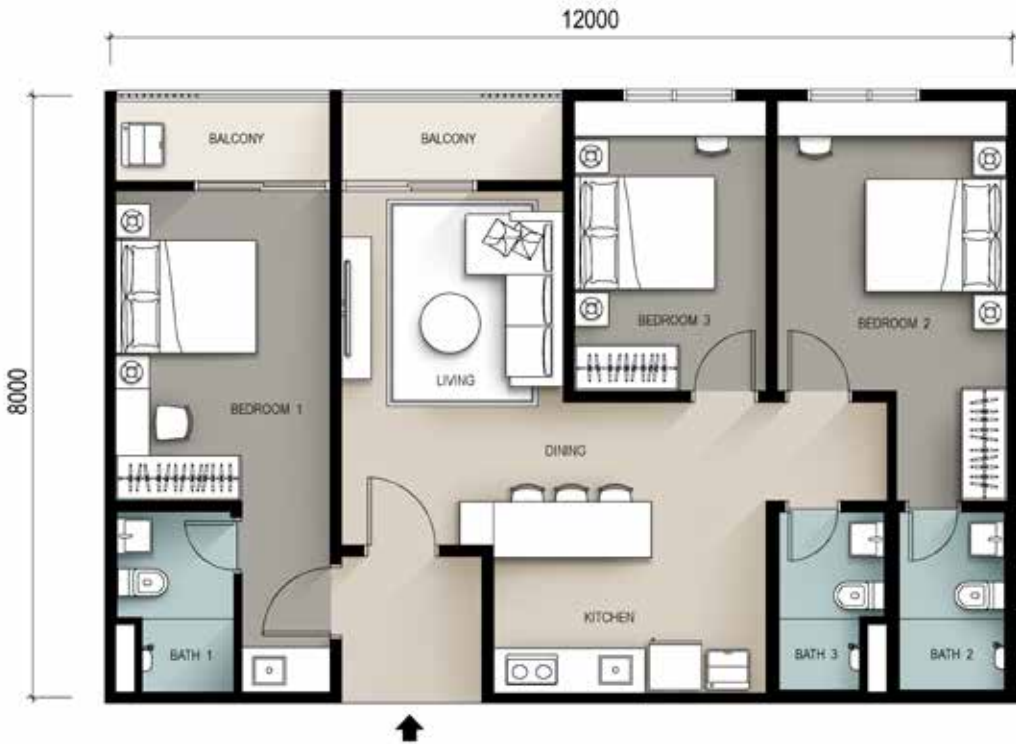
1,033 sq. ft /
96 sq. m

Bedrooms
3

Bathrooms
3

Car Parks
2

Perfect for families,
professionals, or
rental opportunities.



Type B

Triple-Key

Privacy & Versatility

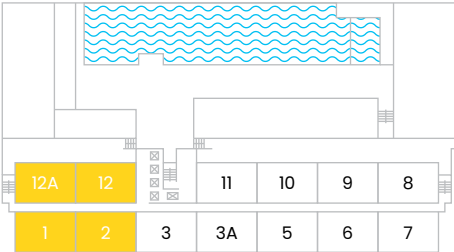
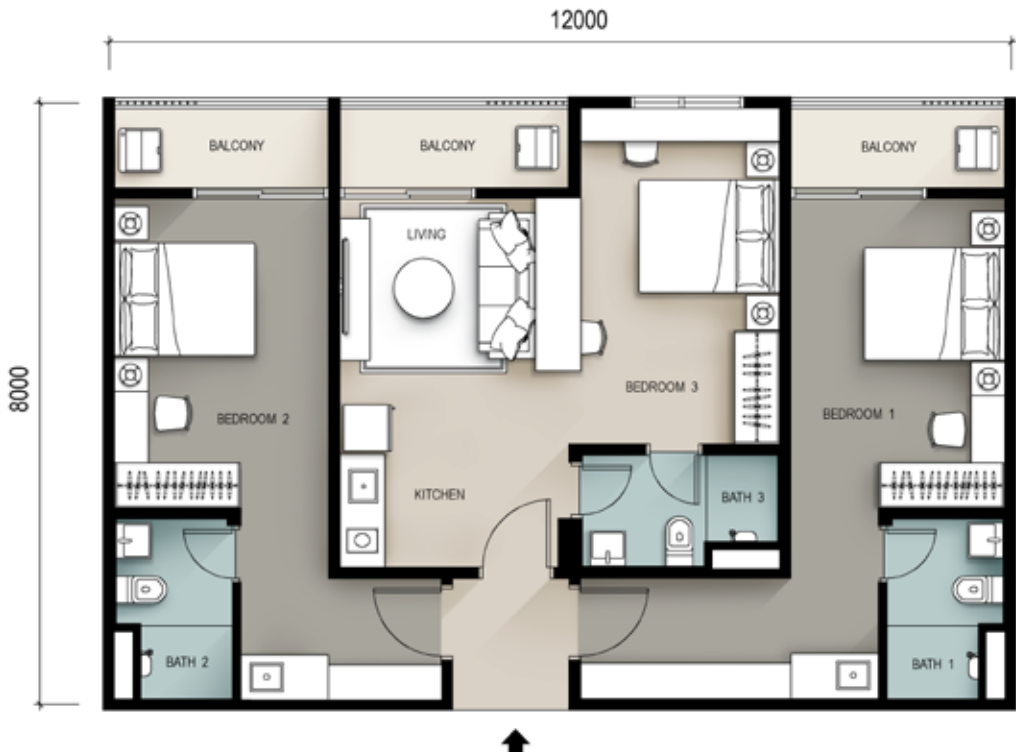
1,033 sq. ft /
96 sq. m

Bedrooms
3

Bathrooms
3

Car Parks
2 - 3

Ideal for entrepreneurs,
digital nomads, or
multi-generational
living.



Spaces for
Every Lifestyle

SEIRAS is a vibrant co-living destination thoughtfully designed to evolve with you. Whether you're staying active, socializing, or unwinding in your private retreat, SEIRAS offers the perfect balance of comfort, connection, and convenience.



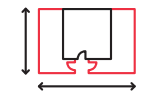
2.27
Acres



43
Storeys



411
Units



1,033
sq. ft
Dual &
Triple Key



Freehold



Discover a home that grows with you –
where modern living meets
a thriving community



Ground
Floor

- 1 Landscape
- 2 Waiting Area
- 3 Lobby Lounge
- 4 Mail Room
- 5 Management Office
- 6 Lounge
- 7 Common Toilet
- 8 Recycle Room
- 9 Prayer Room
- 10 Pneumatic Refuse Room

9th
Floor

- 11 Pickleball Court
- 12 Gymnasium
- 13 Bouldering
- 14 Sport Lounge
- 15 Event Foyer
- 16 Multipurpose Hall
- 17 Co-Kitchen
- 18 Utility
- 19 Karaoke
- 20 Co-Working



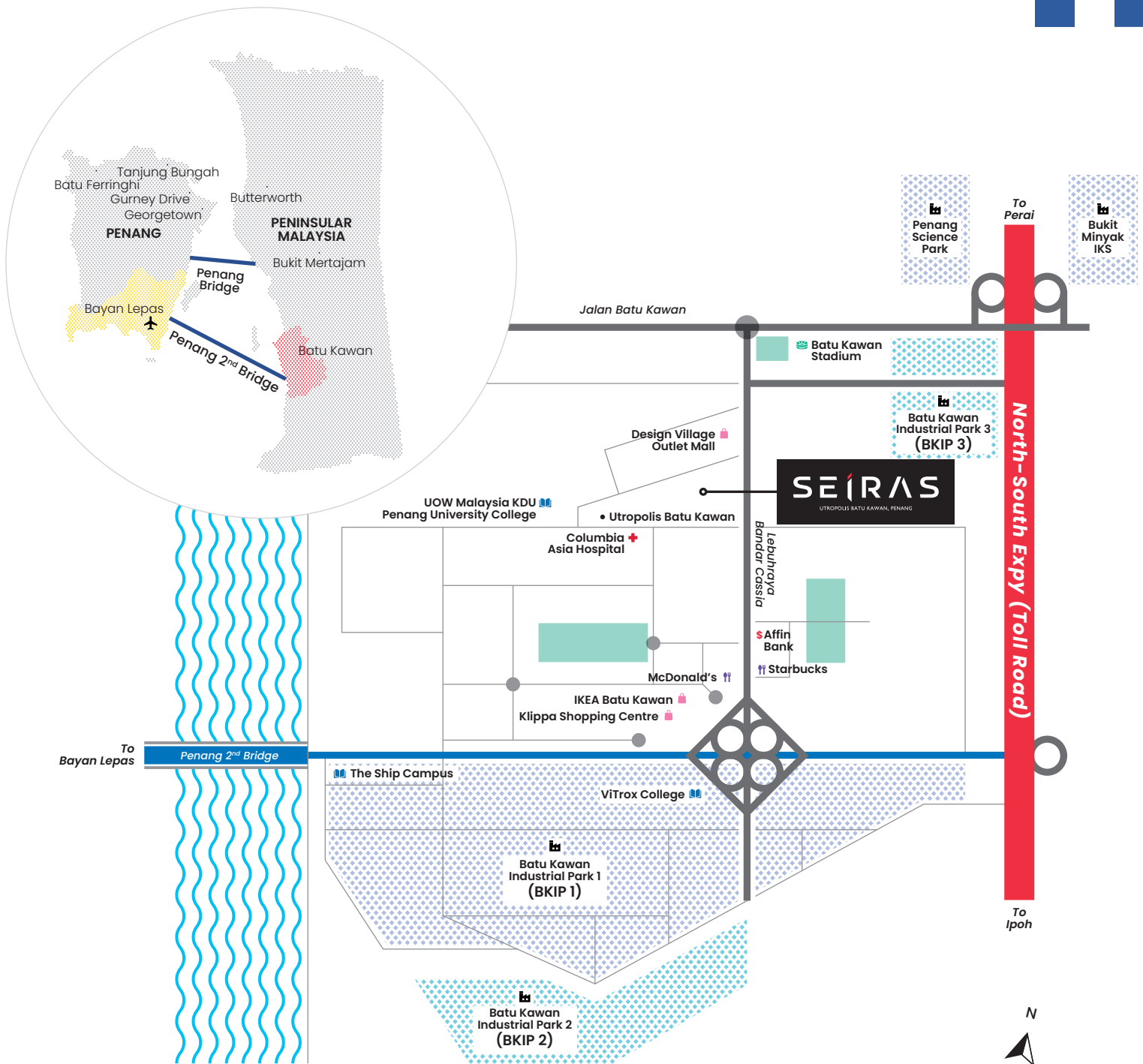
- 21 Landscape
- 22 Feature Ramp
- 23 Common Toilet

11th
Floor

- 24 BBQ Pit
- 25 Shower Pit
- 26 Lounge
- 27 Pool Deck
- 28 Swimming Pool
- 29 Jacuzzi
- 30 Pool Lounge
- 31 Wading Pool
- 32 Dry Lounge
- 33 Common Toilet

- 34 Laundry Room
- 35 Utility
- 36 Putting Green
- 37 Kid's Play Room





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 14110 Bandar Cassia, Pulau Pinang, Malaysia

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PARAMOUNT
PROPERTY
 The People's Developer™

Tenure of Land: Freehold • Developer Licence No.: 14638/02-2028/0141(A) Validity Period: 08/02/2023 - 07/02/2028 • Advertising & Sales Permit No.: 14638-5/09-2027/0851(N)-(S) • Validity Period: 23/09/2024 - 22/09/2027 • Approving Authority: Majlis Bandaraya Seberang Perai • Reference No.: MBSP/40/20-73/98(SR)(21) • Land Encumbrances: Charged to CIMB Islamic Bank Berhad • Expected Date of Completion: Dec 2028 • Restriction in Interest: This land shall not be transferred, charged, leased, sub-leased or effected any dealing without the prior consent being obtained from the State Authority. • Property Type: Serviced Apartment • No. of units: 411 (Total) • Type A, Total Units: 285, Built-up: 1,033 sq ft, Min. Price: RM693,000, Max Price: RM763,000 • Type B, Total Units: 126, Built-up: 1,033 sq ft, Min. Price: RM769,000, Max Price: RM835,000 • Discount for Bumiputera: 5% • This advertisement has been approved by National Housing Department. Progress information and approved advertisements can be checked on the teduh.kpkt.gov.my portal.