

FREEHOLD

Start Your World

VIVO executive
apartment



Create Your Future, Your Way

To own the life you desire, you have to start somewhere. A beginning point that allows big ideas to flourish. Where your senses are constantly stimulated and your mind inspired. This is where all is connected and fall into place. Such a place might sound elusive, but that is set to change.

Soon, you will be planting the seeds of accomplishment and joyful moments within a sprawling metropolis designed to let your aspirations come to life.

Your life starts here.



A Rise of Aspirations

Vivo Executive Apartment

A home that serves stylish comfort but can easily transform into a workspace that supports even the biggest ambitions, Vivo Executive Apartment is where goals become reality.

Built with a communal co-working space and a social kitchen for you to collaborate and create networks, it is strategically located within the intelligent and self-sustaining metropolis of Aspen Vision City in Batu Kawan, Penang. Complete with access to world-class amenities and international communities, this new concept of living and working is the result of a leading-edge joint venture between Aspen Group and IKEA Southeast Asia.

✓ **Excellent Location**

Nestled within Aspen Vision City and surrounded by amenities, everything is easily accessible and within reach.



✓ **Co-working Space**

Equipped with the basic necessities for you to start working on your ideas, this co-working space will be the focal point of your passion.

These include:

- Wi-Fi
- Desk and chair
- Open space
- Discussion area
- Chilling area



✓ **Social Kitchen**

The spacious fully-fitted kitchen is always ready for socialisation or for breaks in between chasing your dreams.





Aspen Vision City Masterplan

- | | |
|---|---|
| 1 Aspen Vision City Sales Gallery | 9 25-acre Central Park |
| 2 Vervea Trade & Exhibition Centre (VTEC) | 10 Vogue Lifestyle Residence & Aloft Hotel |
| 3 Vervea Commercial Precinct | 11 IKEA Batu Kawan |
| 4 Office Tower | 12 Integrated Regional Shopping Centre Anchored by IKEA |
| 5 Drive-Thru F&B Outlet & Petrol Station | 13 Second Penang Bridge Toll Plaza |
| 6 Columbia Asia Hospital - Batu Kawan | 14 McDonald's, KFC & TeaLive Drive-Thru |
| 7 Vertu Resort | |
| 8 Viluxe | |

Landmark of Passions & Ambitions

Aspen Vision City

At Vivo Executive Apartment, passions beautifully bloom, all inside the smart metropolis of Aspen Vision City.

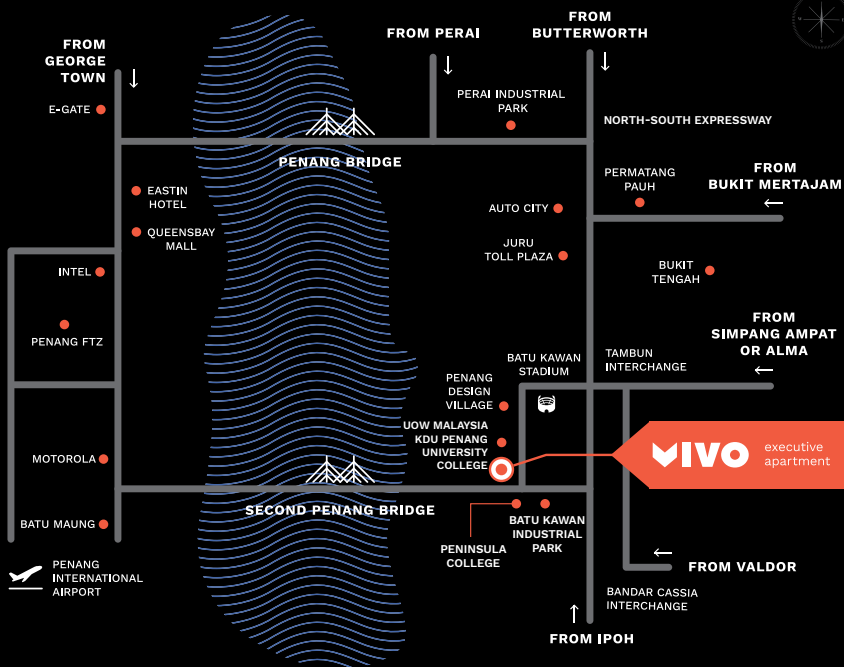
This sprawling 247-acre FREEHOLD development is set to become the Northern Region's hub of business and lifestyle, planned with sustainability and connectivity in mind. Located at the exit of the Second Penang Bridge, it is strategically positioned to bridge this smart city to other commerce centres in Penang and the Northern Region. It is easily accessible from the North-South Expressway and other major roads and is only 30 minutes away from Penang International Airport.

Following the Northern Corridor Economic Region (NCER) blueprint, Aspen Vision City is set to be the first world-class metropolis with a cloud infrastructure, as well as smart facilities and amenities to bring you closer to your future.



Penang Island

Mainland



Location Map





Site Map



A Sustained Starting Point

Build the momentum with top-notch facilities, or leap further with world-standard amenities. These will all be available to you, as well as a nearby urban green lung, a commercial district and a ready catchment of over 6 million potential customers.

1

Furnish Your Dreams

IKEA Batu Kawan

Being the only one in the Northern Region, this 433,000 sq. ft. IKEA store is set to provide an array of well-designed and functional home furnishing products to cater your living and working needs. Come for the furniture, or have discussions over Swedish meatballs.

2

Centre for Community

Integrated Regional Shopping Centre Anchored by IKEA

The 1,000,000 sq. ft. Integrated Regional Shopping Centre will feature a rooftop garden with al-fresco dining, focusing on events, entertainment, leisure, dining and other attractions for the community. This shopping centre is anchored by IKEA.

3

The Green Gem

Central Park

Network with the community or simply take a stroll and enjoy the view at the Central Park. The park effortlessly combines nature with the urban elements for a harmonious and sustainable ecosystem. With a blue lagoon featuring a record-breaking 52-metre high water jet, adventure playground, a 1.5-kilometre jogging and cycling path, as well as an amphitheatre.





4

Connected Commerce Hub

Vervea Commercial Precinct

Vervea – the largest gated and guarded commercial precinct in the Northern Region – is equipped with smart and connected facilities, featuring the longest and largest Ethylene Tetrafluoroethylene (ETFE) roof canopy in the country that covers 300-metre High Street recognised by The Malaysia Book of Records.



5

Elevated Convention & Exhibition

Vervea Trade & Exhibition Centre

The Vervea Trade & Exhibition Centre (VTEC) can hold large scale concerts, auto shows, trade fairs and consumer exhibitions, and it is capable of becoming the region's hub for Meetings, Incentives, Conventions and Exhibitions (M.I.C.E). The 38,000 sq. ft. space consists of exhibition halls, a pre-function hall, a VIP room, an organiser room and preparation areas for food and services.



To-Do

6

Health and Medical Facilities

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 150 beds and a full-service medical centre that will be right at your doorstep.



7

The Vibrant Experience

Aloft Hotel

Being the first international branded hotel in Batu Kawan, this 260,000 sq. ft. hotel features a 30-storey tower, swimming pool, fitness centre, meeting rooms, ballrooms, restaurants and a bar, among others.



8

Driven by Knowledge

UOW Malaysia KDU Penang University College

The new campus of this renowned University College will heighten the number of potential educated workforce, but also brings in fresh ideas that can transform and elevate your vision.



9

Retail Experience

Penang Design Village

Part of a 40-acre mixed-use development that includes a hotel, serviced apartments and condominiums, the Penang Design Village is the greenest mall in Malaysia, and it is also the only outlet mall in Northern Region.

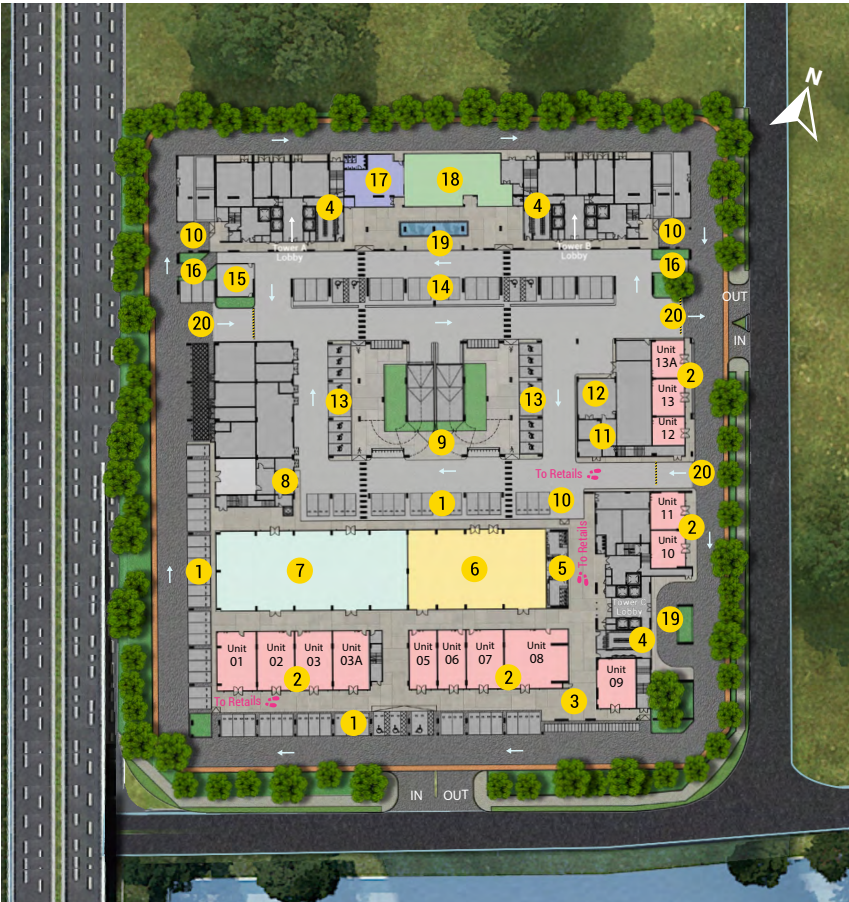


Lifestyle Facilities Meant for All

Vivo Executive Apartment is not just a cosy sanctuary that residents call home, it is also a hip and happening go-to destination for the public.

The uniqueness of Vivo is in its conceptualisation. It is designed with lifestyle retail units that are conducive to connect lives and create networks.

All in all, there are a total of 14 lifestyle retail units to offer multifaceted entertainment accompanied by commercial parking space and ideally located on the ground level of the mixed development will surely offer an exceptional living experience to all.



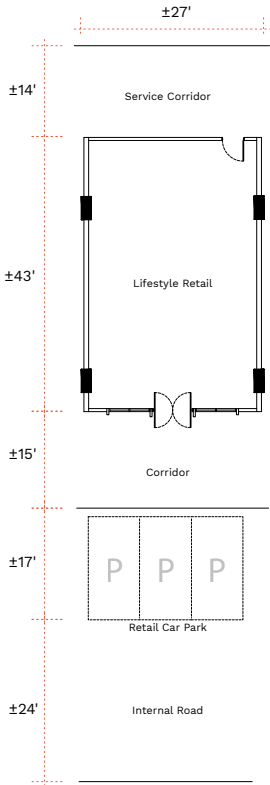
Ground Facilities

- | | |
|---|---|
| 1 Commercial Parking | 11 Recycling Centre |
| 2 Lifestyle Retail | 12 Pneumatic Waste Collection Room |
| 3 E-hailing Pick-up Point | 13 EV Charging Station |
| 4 Letter Box & Smart Parcel Locker | 14 Residence Visitor Carpark |
| 5 Female & Male Washrooms | 15 Security Guard House |
| 6 Social Kitchen | 16 Motorcycle Check Point |
| 7 Co-working Space /
Library / Management Office | 17 Kindergarten |
| 8 Visitor Lift Lobby | 18 Surau |
| 9 Bicycle Parking | 19 Residence Drop-off |
| 10 Residence Loading Bay | 20 Vehicle Check Point with
LPR System |

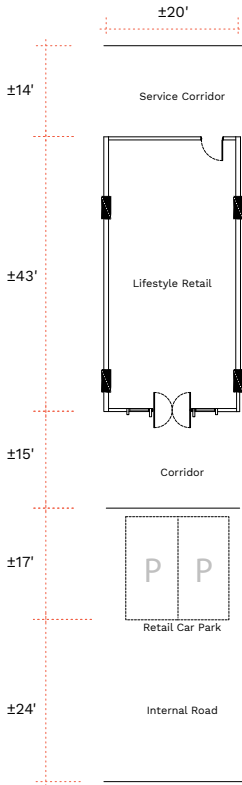
Lifestyle Retail

Unit No.	Built-up Size	Built-up Area
Unit 1	±29' x 43'	1,255 Sq.Ft.
Unit 2	±27' x 43'	1,180 Sq.Ft.
Unit 3	±27' x 43'	1,180 Sq.Ft.
Unit 3A	±27' x 43'	1,160 Sq.Ft.
Unit 5	±20' x 43'	880 Sq.Ft.
Unit 6	±20' x 43'	900 Sq.Ft.
Unit 7	±27' x 43'	1,180 Sq.Ft.

Unit No.	Built-up Size	Built-up Area
Unit 8	±47' x 43'	2,020 Sq.Ft.
Unit 9	±28' x 36'	1,040 Sq.Ft.
Unit 10	±28' x 25'	720 Sq.Ft.
Unit 11	±28' x 25'	720 Sq.Ft.
Unit 12	±21' x 24'	515 Sq.Ft.
Unit 13	±27' x 24'	665 Sq.Ft.
Unit 13A	±27' x 24'	665 Sq.Ft.



Unit 2
±27' x 43' | 1,180 Sq.Ft.



Unit 6
±20' x 43' | 900 Sq.Ft.

Lifestyle Retail Specifications

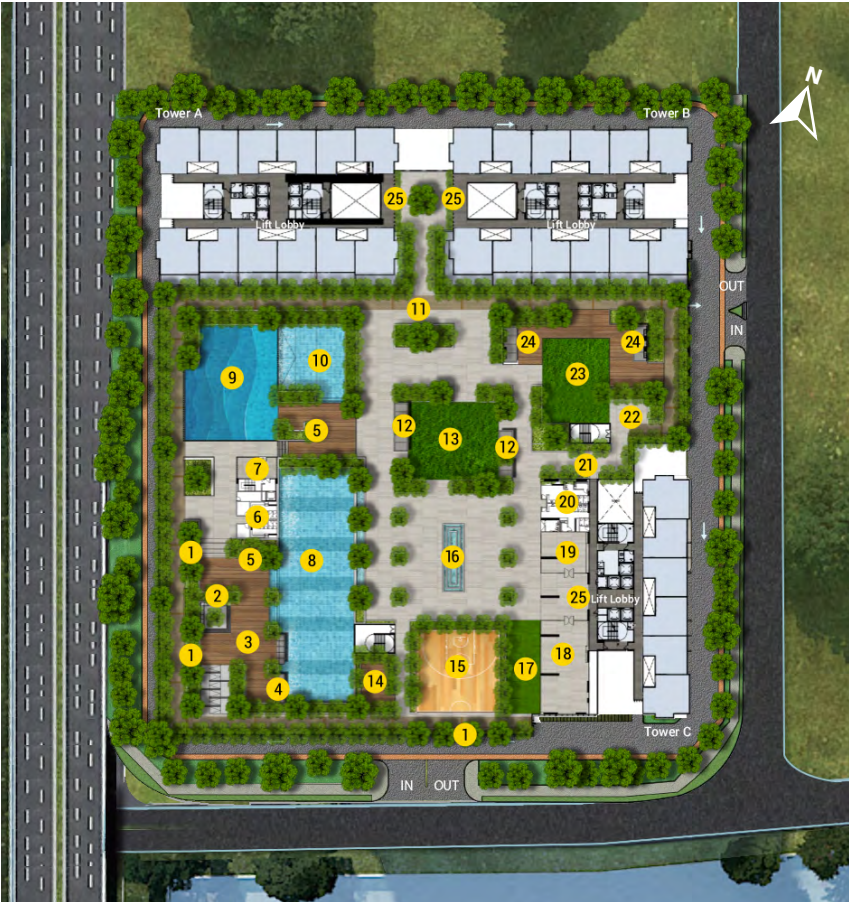
Structure	: Reinforced Concrete
Wall	: Reinforced Concrete / Cement Sand Brick / Light Weight Brick
Roof Covering	: Reinforced Concrete
Ceiling	: Skim Coat & Paint
Windows	: Aluminium Frame Glass Panel
Doors	
Front	: Glass Door
Rear	: Timber Door
Ironmongery	: Selected Quality Lockset and Ironmongery
Wall Finishes	: Skim Coat / Plaster and Paint
Floor Finishes	: Concrete Finishes
Sanitary And Plumbing Fittings	
Water Inlet Point	: Provided
Electrical Installation	
Description	
Distribution Box	
- Single Phase	: Unit 5, 6, 10, 11, 12, 13 & 13A
- Three Phase	: Unit 1, 2, 3, 3A, 7, 8 & 9
Lighting Point	: Provided (As per consultant's recommendation)
Power Point	: Provided (As per consultant's recommendation)
Fiber Optic Point	: Provided (As per consultant's recommendation)

* All electrical wirings are concealed / exposed conduit / trunking where applicable.

Note : All items mentioned above are subject to amendments and substitutions as may be required by the relevant approving authorities or the project architect.

Harmonising Work and Life

Residents of Vivo Executive Apartment enjoy the ownership of more than 30 types of facilities that will enhance their living experience in this executive apartment. Here, they can indulge in wholesome living through first-class facilities or gather with your friends and family at the beautiful communal spaces overlooking Aspen Vision City skyline.



Facilities Deck (9th Floor)

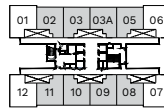
- | | |
|-------------------------|-------------------------------------|
| 1 Seating Alcove | 13 Event Lawn |
| 2 Sunken Lounge | 14 Meditation Deck |
| 3 Pool Deck | 15 Half Basketball Court |
| 4 Pool Cabana | 16 Open Plaza |
| 5 Shower Area | 17 Outdoor Fitness |
| 6 Changing Room | 18 Gym |
| 7 Visitor Lift Lobby | 19 Yoga & Aerobic Room |
| 8 50m Lap Pool | 20 Washroom & Sauna |
| 9 Children Play Area | 21 Urban Farming |
| 10 Children Wading Pool | 22 Resting Corner |
| 11 300m Jogging Path | 23 BBQ Lawn |
| 12 Hang-out Pavilion | 24 BBQ Pavilion with Outdoor Dining |
| | 25 Secured Access |



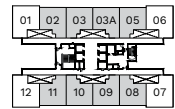
TYPE A

2 bedrooms +
1 study room

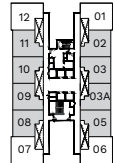
730 sq. ft.



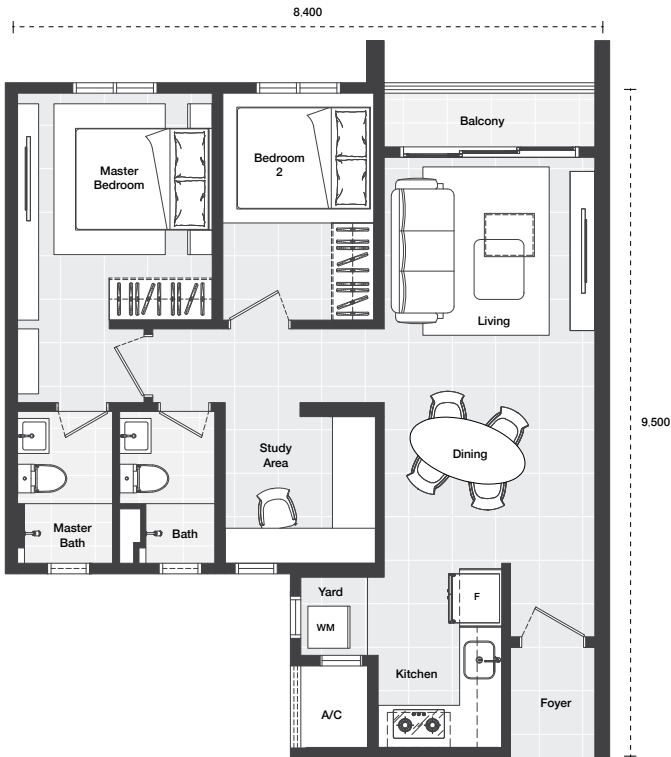
Tower A



Tower B



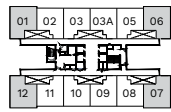
Tower C



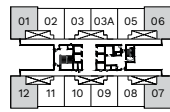
○ **TYPE B**

3 bedrooms

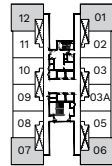
830 sq. ft.



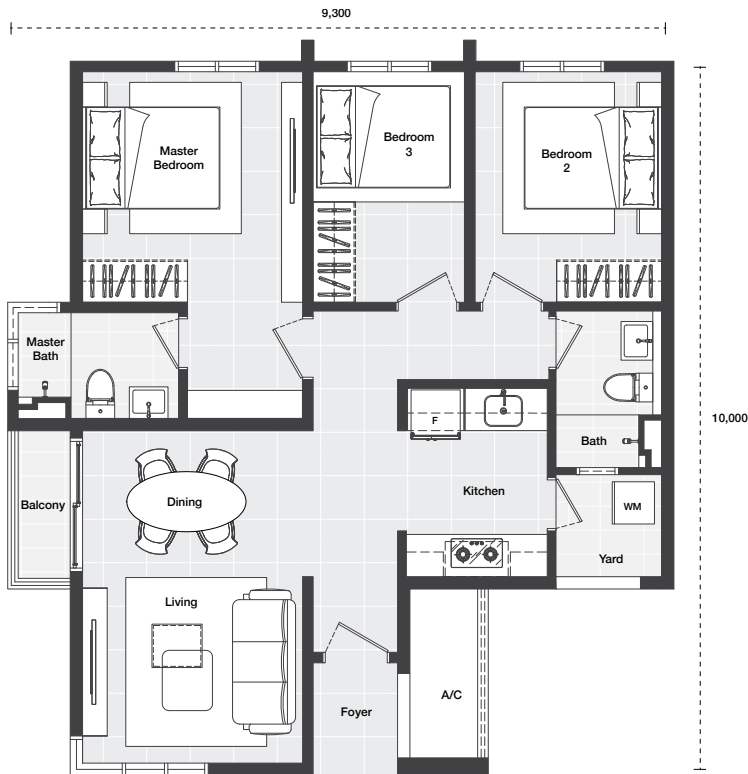
Tower A



Tower B



Tower C



Building Specifications

Structure	: Reinforced Concrete
Wall	: Reinforced Concrete / Concrete Block / Cement Sand Brick
Roof Covering	: Reinforced Concrete Flat Roof / Metal Deck Roofing
Ceiling	
Entrance, Balcony, Yard & Others	: Skim Coat & Paint
Window Frame	: Aluminium Frame
Doors	
Entrance, Bedroom, Bathroom & Yard	: Timber Flush Door
Balcony	: Aluminium Frame Sliding Glass Door
Ironmongery	: Selected Quality Lockset
Wall Finishes	
Bathroom	: Wall Tiles to Ceiling Height
Kitchen	: 600mm Height Wall Tiles at Selected Area
Others	: Skim Coat / Cement Sand Plaster & Paint
Floor Finishes	
Entrance, Living, Dining, Kitchen & Bedroom	: Floor Tiles
Bathroom	: Floor Tiles
Yard & Balcony	: Cement Render
Sanitary And Plumbing Fittings	
Basin c/w Basin Tap	: 2 Nos
Shower Rose	: 2 Nos
Water Closet	: 2 Nos
Bidet	: 2 Nos
Kitchen Water Inlet Point	: 1 No
Bid Tap at Yard	: 1 No
Electrical Installation	
Type of Points	
Distribution Box	: 1 No
Lighting Point	: 15 Nos
13 Amp Power Point	: 12 Nos
Telephone Point	: 1 No (Single Line Only)
MATV Point	: 2 Nos
Fan Point c/w Hook	: 3 Nos
A/C Point	: 3 Nos
Water Heater	: 2 Nos

* All electrical wirings are concealed / exposed conduit / trunking where applicable
Note : All items mentioned above are subject to amendments and substitutions as may be required by the relevant approving authorities or the project architect.





Vivo Executive Apartment

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VIVO - No. Lesen Pemaju : 14588-3/12-2022/03456(L) - Tempoh Sah : 1 Tahun (dari 4/12/2021 hingga 3/12/2022) - No. Permit Iklan dan Jualan : 14588-3/12-2022/03456(P) - Tempoh Sah : 1 Tahun (dari 4/12/2021 hingga 3/12/2022) - Jenis Pegangan : Kekal - Bebanan Tanah : Maybank Islamic Berhad - Pelan Diluluskan Oleh : Majlis Perbandaran Seberang Perai - No. Pelan Diluluskan : MPSP/40/20-73/85 - VIVO - Podium 9 Tkt. : Tempat Letak Kereta dari Tkt. 2 hingga Tkt. 8 dan 2 Tkt. Kemudahan Masyarakat di Tkt. 1 dan 9 - Fasa 1 - Blok A : 46 Tkt. Pangsapuri Kos Sederhana (Tkt. 3 - 48) 514 unit - Blok B : 46 Tkt. Pangsapuri Kos Sederhana (Tkt. 3 - 48) 514 unit - Blok C : 46 Tkt. Pangsapuri Kos Sederhana (Tkt. 3 - 48) 502 unit - Harga Min. : RM270,000 - Harga Mak. : RM750,000 | Saiz : 67.80m² hingga 116.10 m² | Tarikh Dijangka Siap : Disember 2024

A PRESTIGIOUS PROJECT JOINTLY DEVELOPED BY

IKEA Southeast Asia

