



BATU KAWAN

A NEW MAGNET FOR INVESTMENTS

BATU KAWAN is Penang's fast growing Central Business District of the northern region, located at Seberang Perai Selatan, Pulau Pinang, at the east end of Jambatan Sultan Abdul Halim Mu'adzam Shah (Penang 2nd bridge).

The district is meticulously planned as a hub for leisure and entertainment, medical, education, tourism and technology. Its infrastructure is in place and it has a strong industrial base attracting MNCs such as Bose, Boon Siew Honda, HP, Haemonetics, SanDisk, Venture Electronic and many others.

As more businesses shift their focus towards this area, Batu Kawan is set to grow exponentially. Its population is projected to be around 250,000 in the near future, in addition to the 5.5 million in the northern region, including Penang.

ECO CITY, SAFE CITY

Batu Kawan is Malaysia's first Eco City with high standards of sustainability, green practices, safety and security. A 25-acre Central Island Park, a massive 74-acre public park and a 2 km artificial beach, the longest in the world, are being planned.

STRATEGICALLY LOCATED FOR CONVENIENCE

With major shopping and entertainment attractions across the road, as well as lifestyle retail shops within Utropolis Batu Kawan's lively premises, almost everything you need is a walk away, saving you valuable time.

Batu Kawan is infrastructure-ready and many major developments are in various stages of construction...

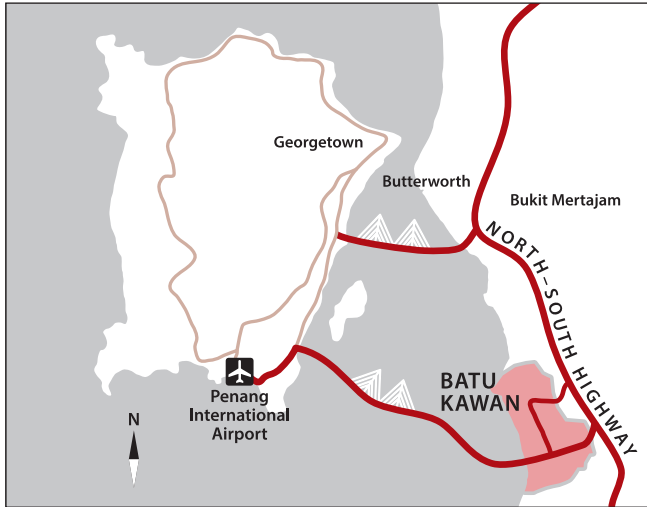
Just a short walk from Utropolis Batu Kawan are:

- Aspen Vision City • IKEA
- Columbia Asia Hospital
- Design Village premium outlet

Other developments nearby include

- Batu Kawan Industrial Park
- Penang International Technology Park
- One Auto Hub
- Proposed theme park • Golf course
- EcoWorld future developments
- Bukit Minyak Industrial Park

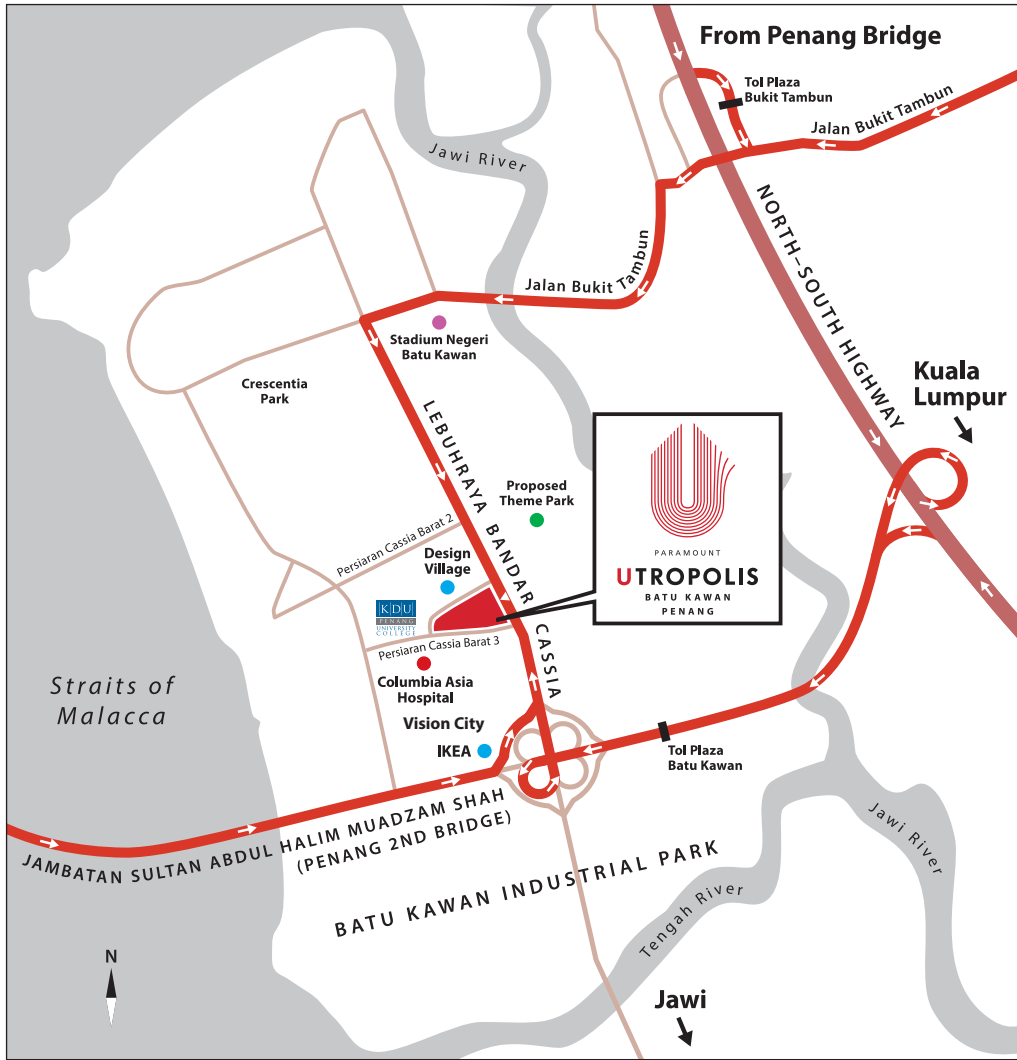
Utropolis Batu Kawan has quick and easy access to the North-South Highway and Penang International Airport.



Utropolis Batu Kawan has excellent connectivity and accessibility.

Penang 2nd Bridge	1 km
Jambatan Pulau Pinang (from Perai)	19.6 km
North-South Expressway (exit Tol Batu Kawan)	<1 km
North-South Expressway (exit Tol Bukit Tambun)	3.1 km
Batu Kawan Industrial Park	<1 km
Bukit Tambun Light Industrial Park Township	3 km 7 km
Bukit Minyak Industrial Park Township	5 km 13 km
Juru	15 km
Penang International Airport	29 km

A Bus Rapid Transit (BRT) line from Permatang Tinggi to Batu Kawan is being planned.

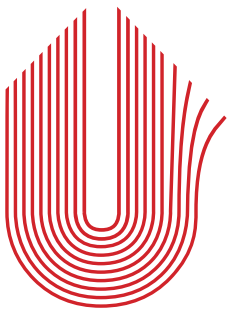


PARAMOUNT PROPERTY
The People's Developer

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PARAMOUNT

UTROPOLIS
BATU KAWAN
PENANG

Commercial

FREEHOLD
5% Discount for Bumiputera

(FOR INTERNAL CIRCULATION ONLY)



UTROPOLIS BATU KAWAN

Following the success of Utropolis Glenmarie in Shah Alam, Paramount's visionary university metropolis comes to Penang.

Anchored by the flagship KDU Penang University College campus, Utropolis Batu Kawan is a 44.30 acres self-contained integrated development comprising residences, flexible office and retail spaces and a hotel.

THE NEXT GEN WORK ENVIRONMENT

With wifi, cloud computing and digital tools, we are no longer constrained by strict work hours or place, and where the line between work and play is blurred. Utropolis' integrated offices and retail shops meet the demand of this new work culture—its promenades and al-fresco cafes serve wonderfully as meeting and working spaces.



FLEXIBLE OFFICE & RETAIL SHOP LAYOUT

Flexible sizes and prices for small start-ups to enterprises. Units can be combined to meet your space requirements and investment goals.



Utropolis Batu Kawan Masterplan

COME TO WHERE LIFE FLOWS

Centrally located, Utropolis Batu Kawan retail and lifestyle spaces will attract a large number of office and factory executives, as well as a daily flow of KDU students, residents and visitors from the many nearby developments.

Activities organised over the weekends ensure the tempo is kept at a lively pace for retail businesses.

PARAMOUNT PROPERTY

The People's Developer

Paramount Property is an award-winning developer with more than 35 years of proven track record for building enduring addresses in the Klang Valley and Sungai Petani. From its beginnings as a township developer, Paramount Property has grown its portfolio to include residential, commercial, retail, education, industrial and integrated developments.

Paramount Property' strong adherence to quality, its innovative, practical designs, its commitment to delivering value and its respect for the customer has cemented its reputation as the people's developer. It continues to look for opportunities to grow its landbank and create desirable addresses to meet the needs of the growing Malaysian population, in line with Paramount Group's vision of being an innovative market leader in businesses that benefit society.



The award-winning Utropolis Glenmarie in Shah Alam



Bukit Banyan Park in Sungai Petani



So many reasons to invest in Utropolis Batu Kawan

UTROPOLIS—A VISIONARY CONCEPT

- Award-winning development
- Self-contained and integrated—all buildings and amenities connected by covered walkways

VIBRANT RETAIL

- Will attract a large number of office and factory professionals, KDU students, residents and visitors from the many nearby developments

FLEXIBLE OFFICE & RETAIL SHOP LAYOUT

- Wide range of built-up areas catering to different business needs and financial affordability

AN INVESTMENT DESTINATION

- Freehold
- You may be able to enjoy Penang island's standard of living at half its cost

LOCATION

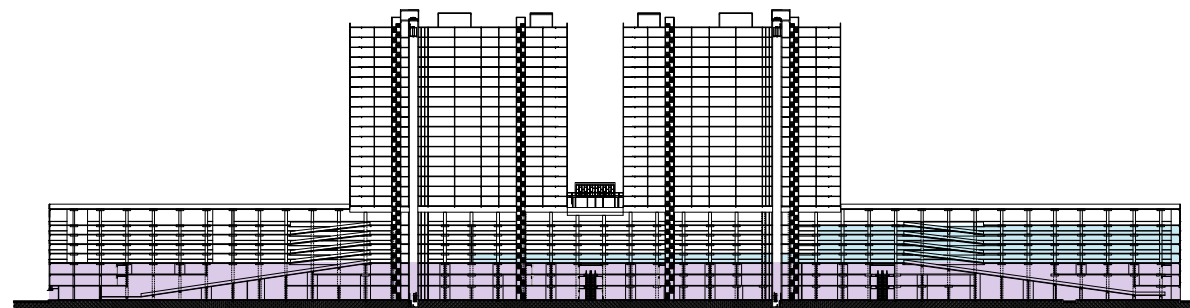
- Batu Kawan, with a critical mass of 6000 acres, is a well-planned, modern city in the making
- Infrastructure ready; a fast-track development
- Eco City concept; promotes a safe and healthy living environment
- Proximity to the district's top destinations
- Large scale Industrial Park in the vicinity brings economic benefits

ACCESSIBILITY

- Quick access to North-South Highway and Penang International Airport—a real time-saver

TRUSTED DEVELOPER

- Paramount Property, an award-winning well established developer with a proven track record



- 3 Storey Commercial Offices & Retail Shops
- Car Park For Commercial

SPECIFICATIONS

Structure:	Reinforced Concrete Framework
Walls:	Bricks/Reinforced Concrete Wall/ Light Weight Block
Roof Covering:	Reinforced Concrete Flat Roof
Ceiling:	Skim Coat
Door:	Glass Door/ Timber Flush Door
Floor Finishes:	Cement Rendered
Wall Finishes:	Plaster and Paint
Ironmongery:	Locksets and Accessories
M&E Installation:	Single/ 3 Phase Power Supply to selected units only

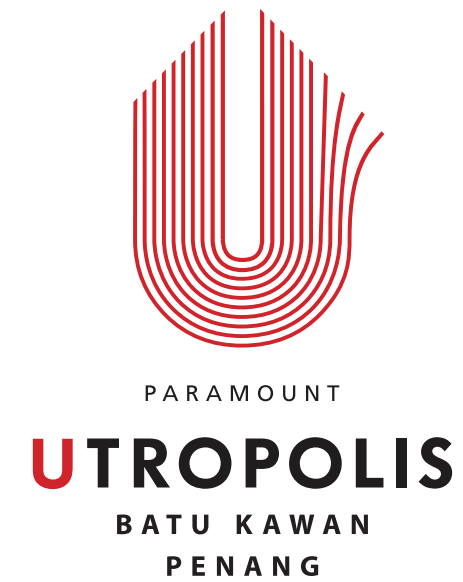
NB: The Specifications set out herein are subject to changes as may be required by the Appropriate Authorities and/or the Developer and/or the Developer's Architect/ Engineer from time to time and at any time.

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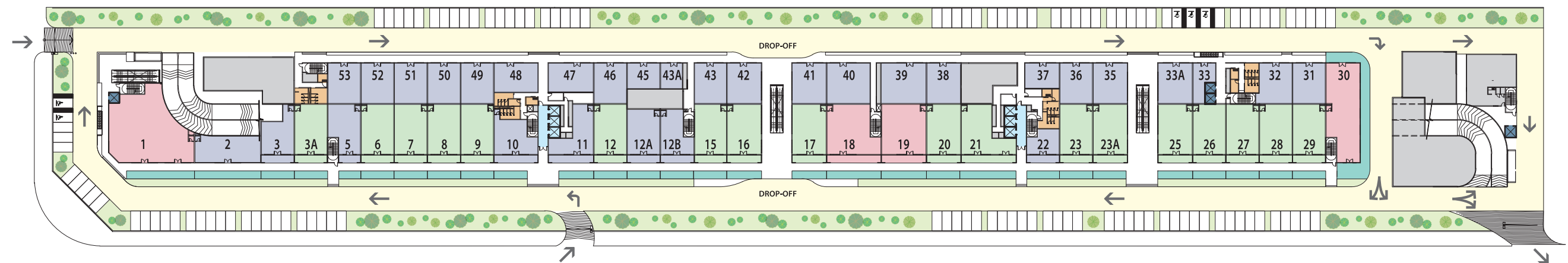


Commercial Offices & Retail Shops

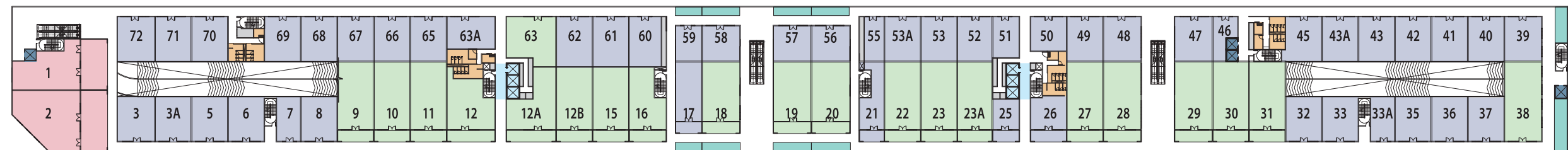
FLOOR PLANS

- Type A: 420 sqft — 1280 sqft
- Type B: 1300 sqft — 1800 sqft
- Type C: 1801 sqft — 3500 sqft
- Residence Lift Lobby
- Lift Access for Public
- Common Washroom
- Accessory Parcel
- Management Office
- Surau
- M&E

LEVEL 1 53 Units



LEVEL 2 72 Units



LEVEL 3 71 Units

