

BATU KAWAN, PENANG | FREEHOLD



VILUXE®
COURTYARD
COLLECTION

THE MOST COVETED ADDRESS IN ASPEN VISION CITY

61 LANDED RESIDENCES
EACH ONE A WORLD OF
ITS OWN

In the heart of Aspen Vision City, a limited release of 61 landed residences emerges... Each one a private sanctuary, each one a rare opportunity.

It is conceptualised for those who understand the art of living well. Here, space holds meaning. Light becomes language. And sophistication is a promise.





2.5-STOREY COURTYARD HOME

EXCLUSIVELY LIMITED EXQUISITELY UNLIMITED

Unveiling **Viluxe II: Courtyard Collection** — the next chapter in a story shaped by intention and legacy.

Following the success of its first phase, this second edition is a refinement of the finest elements. It is created for those who aspire to more — more refined, more lasting, more of a home that truly reflects who they are.



Viluxe I: Premium Terrace



SECURITY THAT ASSURES AND REASSURES

Behind its gate, **Viluxe II: Courtyard Collection** unfolds like a private retreat.

Here, peace of mind is part of the design. Offering four-tier security — License Plate Recognition (LPR) vehicle access, guarded entrances, highly secure 6 feet perimeter fencing, and round-the-clock CCTV monitoring. It's protection without intrusion, built discreetly into every boundary.

Guests are greeted by thoughtfully allocated public parking nestled within our own enclave — effortless convenience in every arrival, a detail that echoes the experience of an elite resort.

Each car porch comes with an EV charger isolator, more than just a future-ready feature, but a present-day convenience for those already one step ahead.





AT THE EDGE OF A PARK IN THE HEART OF A CITY

Directly across from **Viluxe II: Courtyard Collection** lies Central Park — 25-acre of curated greenery designed not only to be seen, but experienced. At its heart lies a tranquil lake, crowned by Malaysia's record-setting water jet, enshrined in the Malaysia Book of Records.

Surrounding it, a series of themed gardens shift with the seasons, inviting residents into a living canvas of flora and calm. Whether it's a morning walk, an afternoon pause, or a weekend with family; Central Park becomes an effortless extension of home.

Beyond this natural centrepiece, Aspen Vision City connects you to the best of Batu Kawan. It is this combination of nature, connectivity and infrastructure that gives **Viluxe II: Courtyard Collection** its distinctive advantage.





DESIGNED FOR PRESTIGE AND PERMANENCE

Ranging from 2,521 to 3,399 square feet, each of the five-bedroom residences is thoughtfully designed to be lived in, and loved for generations.

Corner units open into private gardens. Large windows frame lush greenery, drawing in natural air and light. No space is wasted. Every detail is meticulously considered to enrich everyday living.

The architecture isn't just contemporary — it's meaningful. A graceful canvas for life's everyday beauty, shared with those you love.



A HOME THAT GROWS WITH YOU AND YOUR FAMILY

This isn't a home you outgrow. It's a sanctuary that evolves with your family and life. From starting a young family to watching your children flourish through every milestone, from returning after long workdays to savouring peaceful retirements — **Viluxe II: Courtyard Collection** is designed to be your safe haven through every season of life.

It welcomes new beginnings and holds precious memories. Not just a transitional address, but a place that endures. A home to keep, and to pass on as an enduring legacy.





WHERE LIGHT POURS IN LIFE FLOWS NATURALLY

Designed with intention, **Viluxe II: Courtyard Collection** is imagined around what truly matters — light, space, and life.

At its heart, a glass-encased courtyard invites nature inward. Morning sun spills in languidly, and shadows stretch softly across the walls. This is not merely decorative. It is the soul of the home. It becomes your daily retreat to pause — a sanctuary between moments.

Triple-volume ceilings and free-flowing layouts dissolve boundaries, creating expansive openness that mirrors the freedom and grandeur of your lifestyle.



LOCATION MAP



EVERYWHERE IS NEARBY AND EVERYTHING COMES TOGETHER

Positioned within Aspen Vision City in Batu Kawan, **Viluxe II: Courtyard Collection** is nestled in Penang's third satellite township and the "Silicon Valley of the East". With just minutes from Batu Kawan Industrial Parks, Bandar Cassia Technology Park and other key destinations, every necessity and indulgence is always within reach.

1. Design Village Outlet Mall
2. UOW Malaysia KDU Penang University College
3. Columbia Asia Hospital-Batu Kawan
4. Vertu Resort
5. Vervea Shop Office & Vervea Trade and Exhibition Centre
6. Klippa Drive-Thru
7. IKEA Batu Kawan
8. Klippa Shopping Centre
9. 25-Acre Central Park
10. Vivo Executive Apartment & Versa
11. Bandar Cassia Technology Park
12. Peninsula College (The Ship Campus)

SITE PLAN

- 1 Evergreen Alley Garden
- 2 Access to Central Park
- 3 Guardhouse
- 4 Recycle Room
- 5 Centralised Waste Collection Centre
- 6 Management Office
- 7 Visitors' Car Park
- 8 Surau
- 9 Kids' Playground (Upcoming)



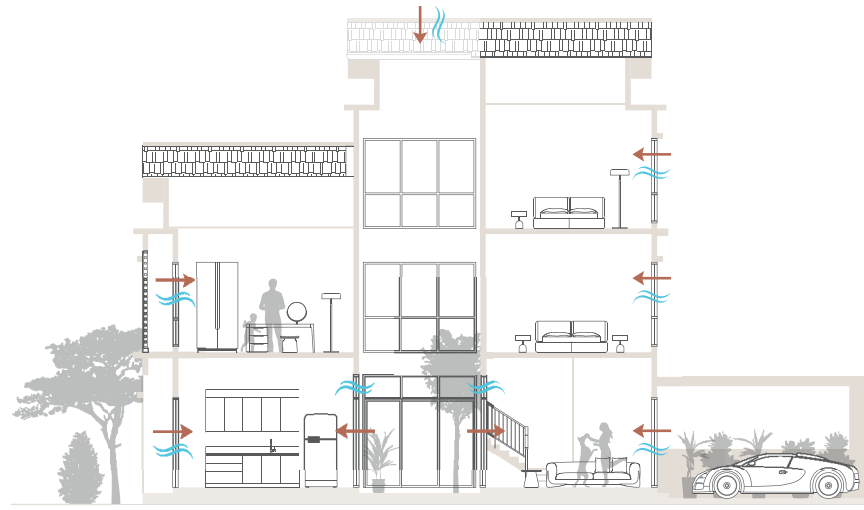
- Type 1 | 2,521 Sqft.**
 20' x 65' | 20' x 80'
- Type 2 | 2,856 Sqft.**
 20' x 70' | 20' x 85'
- Type 3 | 3,062 Sqft.**
 35' x 80' | 36' x 65' | 36' x 80' | 37' x 65' | 39' x 65'
- Type 4 | 3,399 Sqft.**
 34' x 70' | 34' x 85' | 39' x 70'

TYPE 1

Cul-De-Sac Intermediate Unit

Land Size 20' x 65' | 20' x 80'
 Built-Up Area 2,521 Sqft.

5 Bedrooms 4 Bathrooms

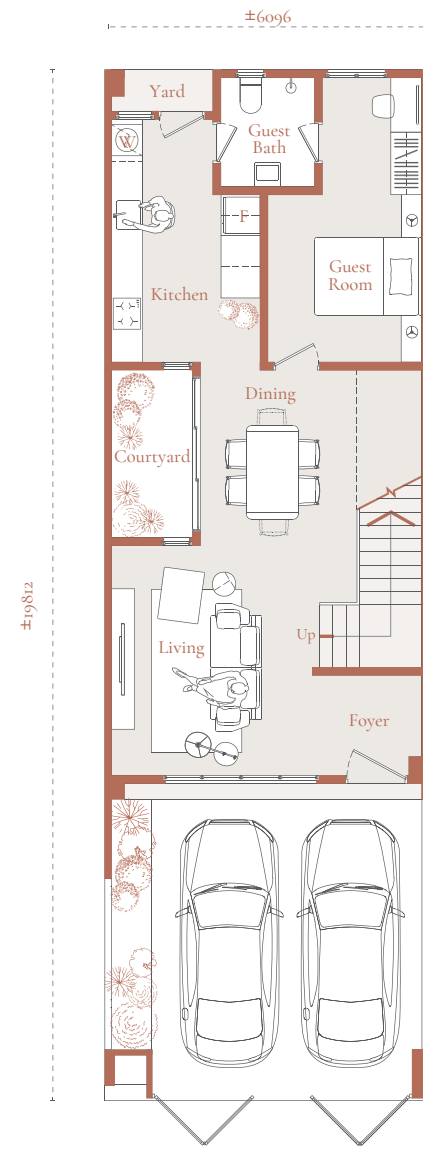
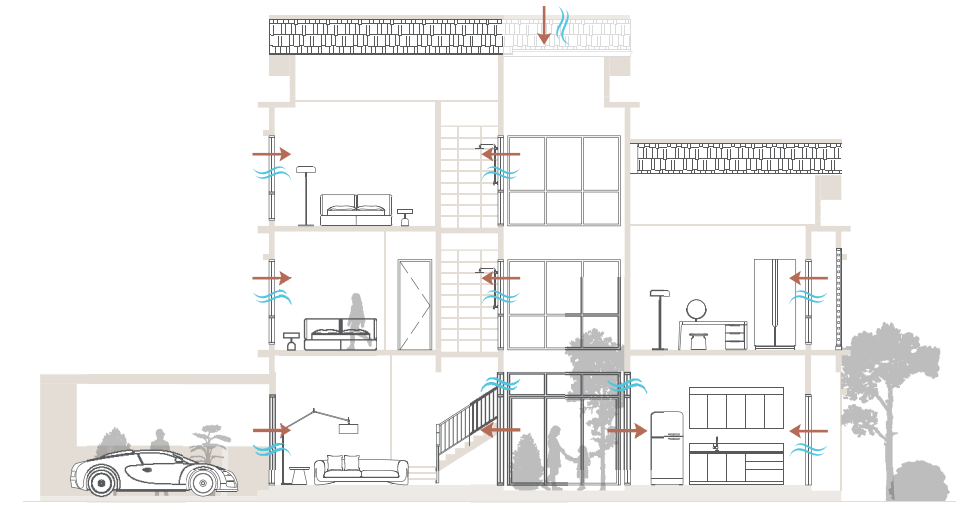


TYPE 2

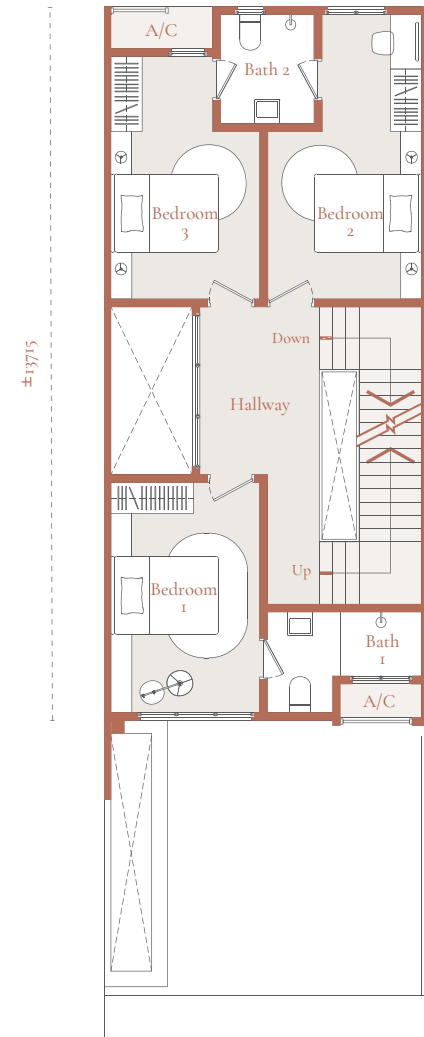
Intermediate Unit

Land Size 20' x 70' | 20' x 85'
 Built-Up Area 2,856 Sqft.

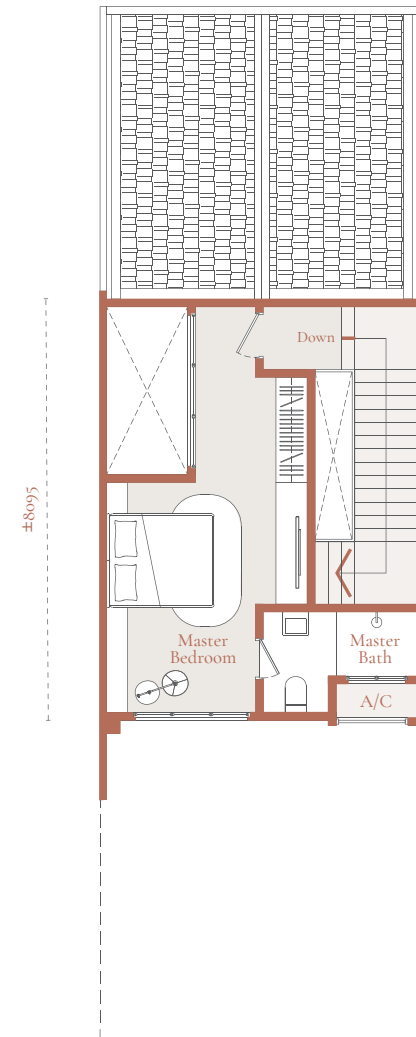
5 Bedrooms 4 Bathrooms



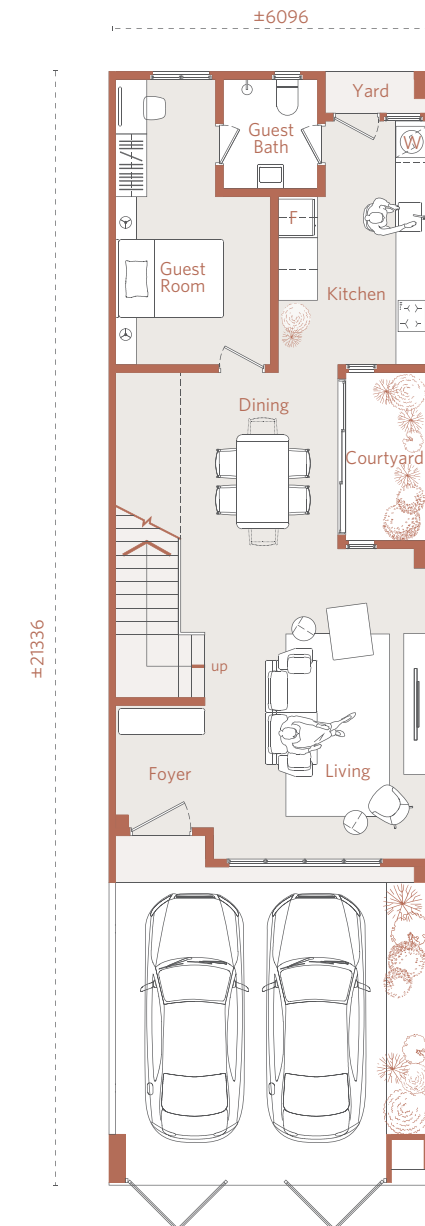
Ground Floor



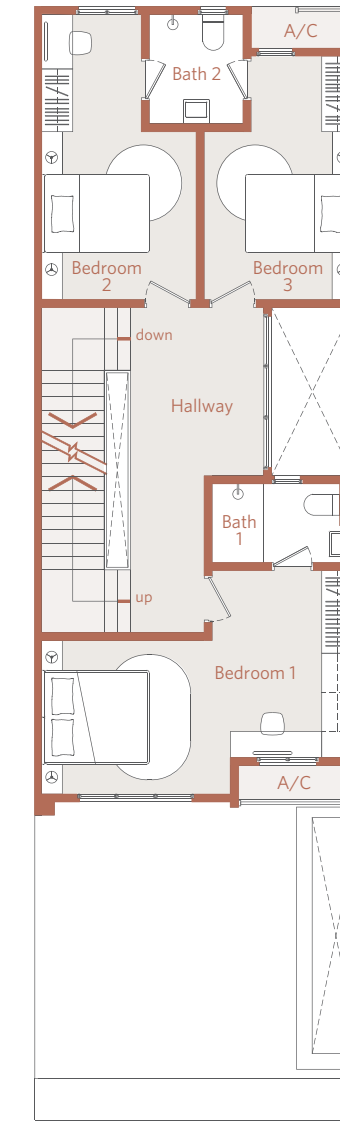
First Floor



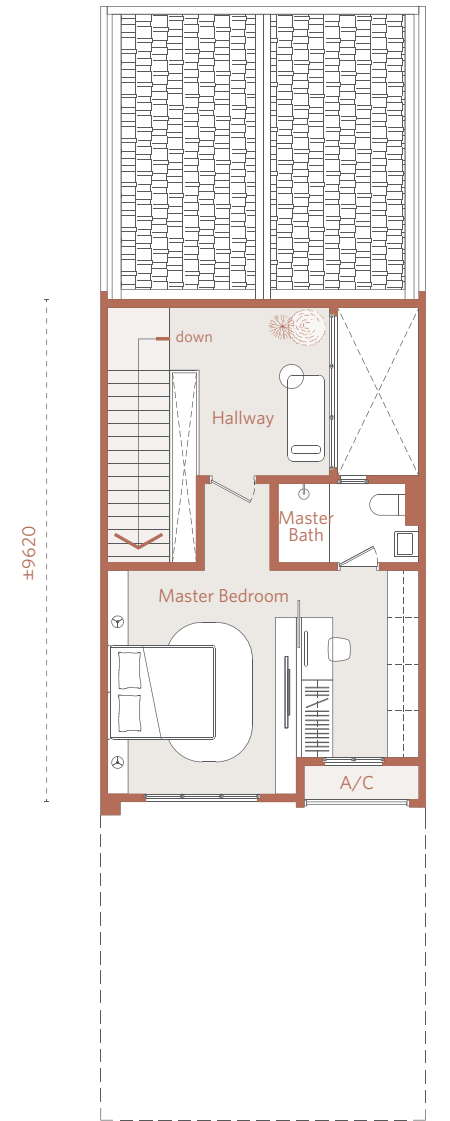
Second Floor



Ground Floor



First Floor



Second Floor

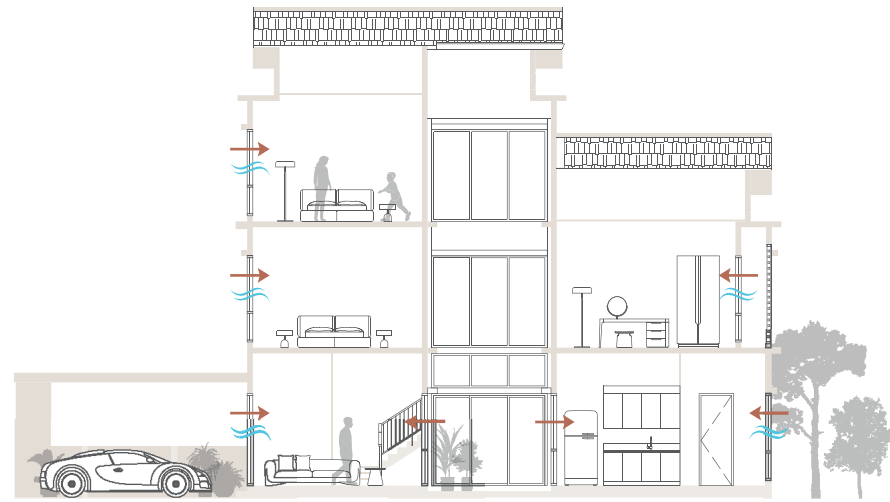
TYPE 3

Cul-De-Sac Corner Unit

Land Size 35' x 80' | 36' x 65' |
 36' x 80' | 37' x 65' |
 39' x 65'

Built-Up Area 3,062 Sqft.

 5 Bedrooms  4 Bathrooms



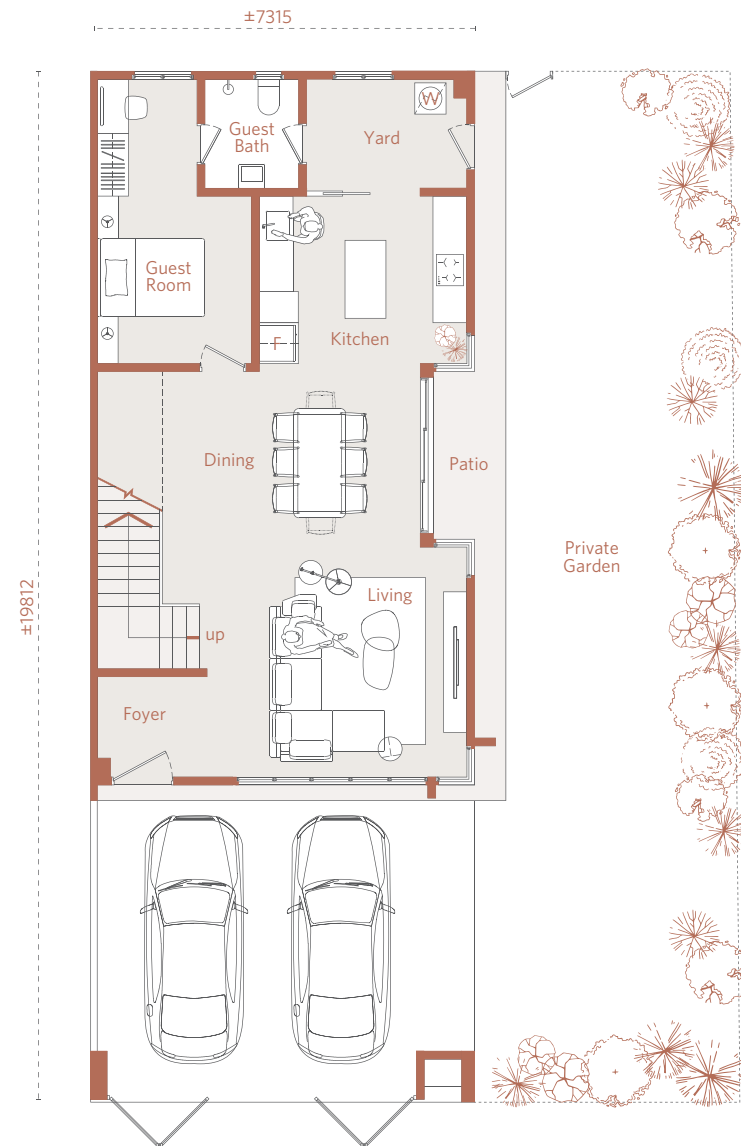
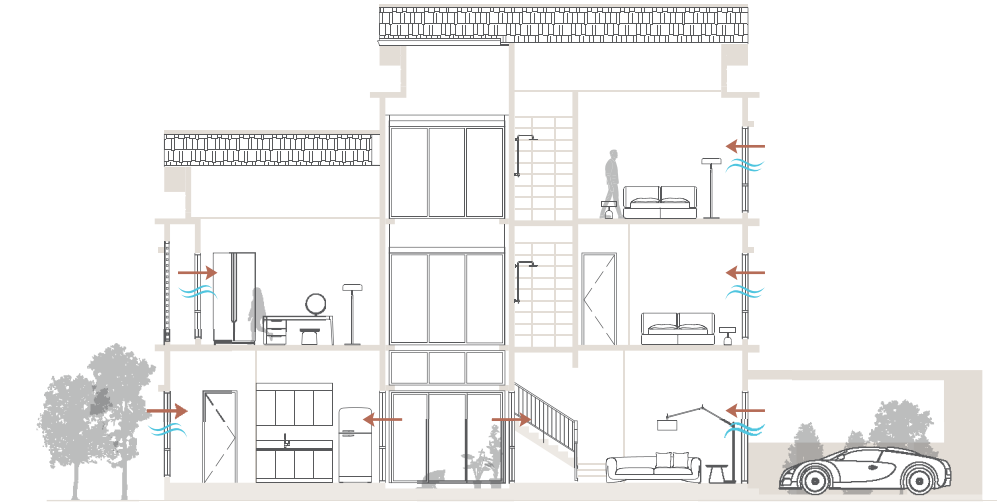
TYPE 4

Corner Unit

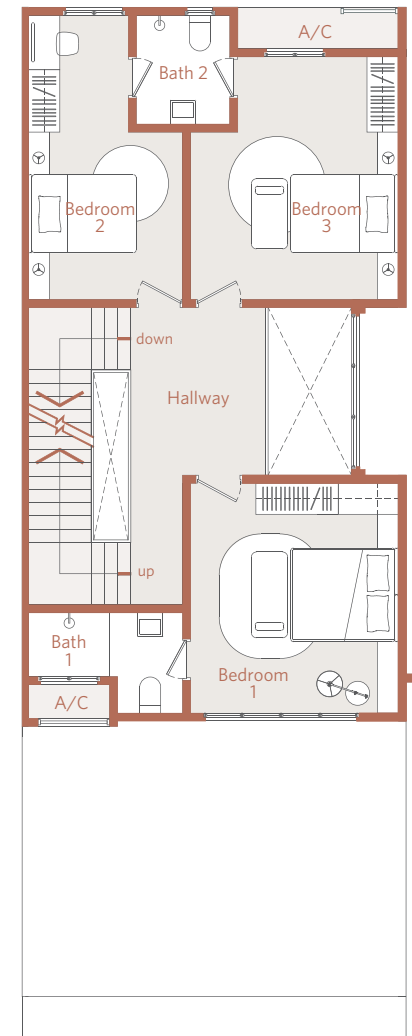
Land Size 34' x 70' | 34' x 85' |
 39' x 70'

Built-Up Area 3,399 Sqft.

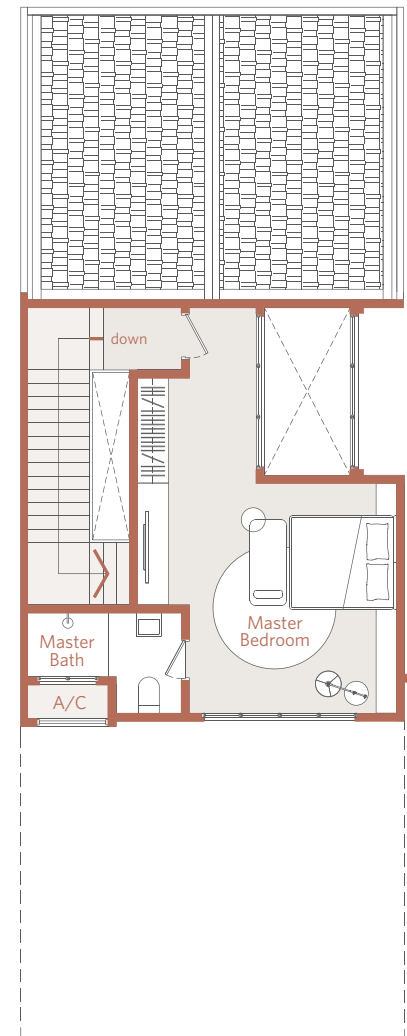
 5 Bedrooms  4 Bathrooms



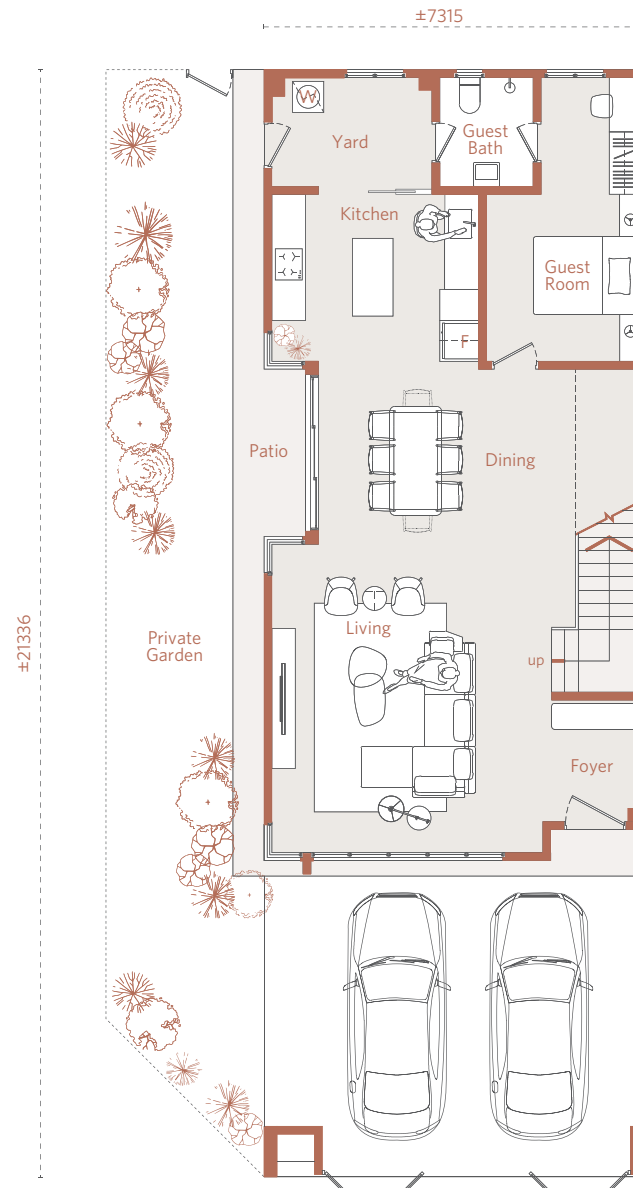
Ground Floor



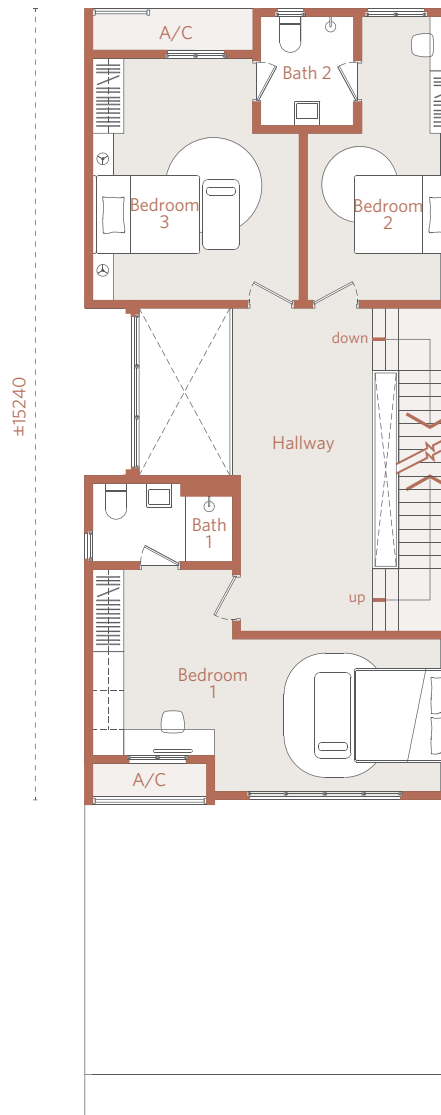
First Floor



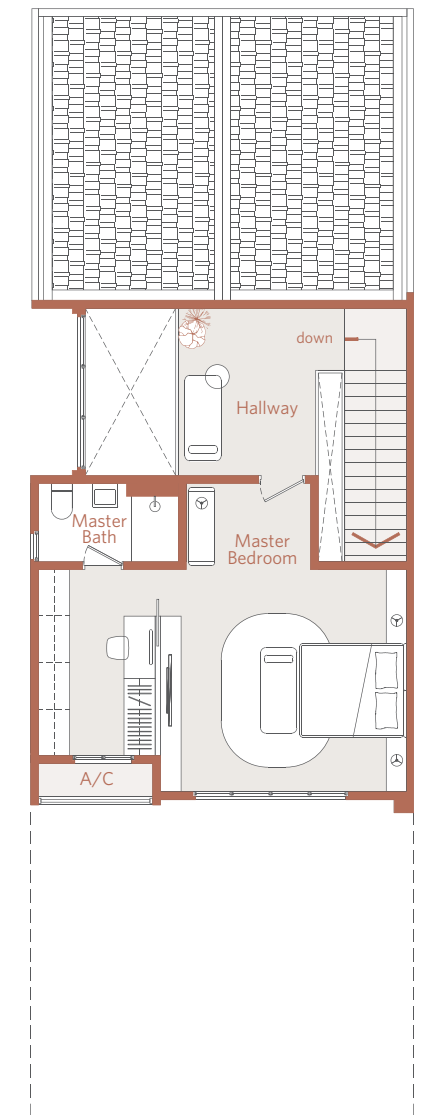
Second Floor



Ground Floor






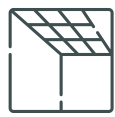









First Floor






Second Floor

SPECIFICATIONS

 <p>Structure Reinforced concrete</p>	 <p>Roofing Roof tiles / Reinforced concrete flat roof</p>	 <p>Fencing / Gate Brick wall / Mild steel</p>
 <p>Wall Reinforced concrete / Cement sand brick Kitchen & Baths : Plaster and paint / Wall tiles at selected wall Others : Plaster and paint</p>	 <p>Flooring Staircase : Timber Internal : Floor tiles External : Concrete imprint / Floor tiles</p>	 <p>Ceiling Skim coat and paint Plaster board at selected area</p>
 <p>Door Main door : Timber door Yard : Aluminium-framed glass door Patio / Courtyard : Aluminium-framed sliding glass door Other : Timber flush door</p>	 <p>Window Aluminium-framed glass window</p>	 <p>Ironmongery Selected quality locksets</p>

 <p>Sustainable Living</p>	 <p>Energy-Efficient Living</p>  <p>Healthier Indoor Environment</p>	 <p>Water Saving Innovation</p>  <p>Eco-Friendly Construction</p>
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Sanitary and Plumbing Fittings

																		
<p>Bathroom</p> <table border="0"> <tr><td>Shower set</td><td>4</td></tr> <tr><td>Basin c/w basin tap</td><td>4</td></tr> <tr><td>Water closet</td><td>4</td></tr> <tr><td>Toilet paper holder</td><td>4</td></tr> <tr><td>Hand bidet</td><td>4</td></tr> </table>	Shower set	4	Basin c/w basin tap	4	Water closet	4	Toilet paper holder	4	Hand bidet	4	<p>Kitchen / Yard</p> <table border="0"> <tr><td>Kitchen tap point</td><td>1</td></tr> <tr><td>Washer tap</td><td>1</td></tr> </table>	Kitchen tap point	1	Washer tap	1	<p>Car Porch, Courtyard / Garden</p> <table border="0"> <tr><td>Water tap</td><td>2</td></tr> </table>	Water tap	2
Shower set	4																	
Basin c/w basin tap	4																	
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Hand bidet	4																	
Kitchen tap point	1																	
Washer tap	1																	
Water tap	2																	

Electrical Installation

Items	Typical Unit	Cul-De-Sac Unit
Auto gate point	1	1
Isolator point	1	1
Doorbell point	1	1
Lighting point	30	29
SMATV point	2	2
Fiber wall socket	1	1
Power point	29	28
Data point	3	3
Fan point	6	6
Air-cond point c/w piping	6	6
Water heater point	4	4

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TAMAN VILUXE - Pemaju: Aspen Vision City Sdn. Bhd. [201401027751(1103837-X)] | No. Lesen Pemaju: 14588/02-2028/0224(A) - Tempoh Sah: 5 Tahun (Dari 22/02/2023 hingga 21/02/2028) | No. Permit Iklan dan Jualan: 14588-5/03-2028/0235 (N)-(S) | Tempoh Sah 3 Tahun (dari 20/03/2025 hingga 19/03/2028) | Jenis Pegangan Tanah: Kekal | Bebanan Tanah: Hong Leong Islamic Bank Berhad & Hong Leong Bank Berhad | Pelan Diluluskan Oleh: Majlis Bandaraya Seberang Perai | No. Pelan Diluluskan: MBSP/40/20-73/81 (31) | TAMAN VILUXE | Rumah Teres 2 ½ Tingkat: 61 unit - Unit Belum Dijual: 61 unit | Harga Min.: RM1,291,500.00 | Harga Mak.: RM2,584,890.00 | Saiz: 247.46 m² hingga 353.09 m² | Tarikh Dijangka Siap: September 2028

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY.

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An IKEA retailer

