

## PENANG

# Batu Kawan luxe condos offer rental potential

## Flexible layouts present opportunity for many income streams

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IN JUST over a decade, a Penang-based property developer has helped put Batu Kawan on the map as a vibrant and connected township.

Aspen Vision City (AVC) is an emerging growth hub in the northern region while Mezon @ Park Enclave is its most ambitious residential offering to date.

Located at the heart of the Batu Kawan Industrial Park (BKIP) and near the upcoming Bandar Cassia Technology Park (BCTP), it is well-placed to meet the rising demand for quality serviced residences in the area.

Appealing to both homeowners and investors, the development offers a balanced proposition of modern living and promising rental potential.

Drawing inspiration from Japanese living philosophy, Mezon @ Park Enclave comprises two 47-storey freehold towers with just eight units per floor to offer a sense of privacy and exclusivity across 301 units in each tower.

Retail lots on the ground floor will offer convenience to residents.

The development features a range of flexible layouts, including single-key, dual-key and tri-key configurations with built-up areas ranging from 862sq ft to 1,410sq ft.

These options are tailored to suit different lifestyles while also presenting opportunities for multiple income streams.

The show units of Mezon @ Park Enclave were unveiled recently during a media familiarisation and officiated by Aspen executive deputy chairman Datuk Seri Nazir Ariff, group managing director Anilarasu Amaranazan and chief financial officer Lim Soo Aun.

“Through strong partnerships and lifestyle-driven developments like Mezon @ Park Enclave, we are shaping a dynamic destination where communities can live,



(From left) Anilarasu, Nazir and Lim looking at a scale model of Mezon @ Park Enclave unveiled recently. — ZHAFARAN NASIB/The Star

work and thrive,” said Anilarasu.

Originally a swamp, Aspen had the vision to convert the 99.96ha area into a new township, said Nazir.

“It is indeed amazing how we have developed this township in the past 10 years, at a time when we were establishing our presence in Penang,” he added.

Built to the GreenRE Gold standard, Mezon @ Park Enclave has over 50 facilities including the state’s first *onsen* (hot spring) and indoor spring pool with hydrotherapy spa, an Olympic-length lap pool, pickleball courts, Zen-inspired gardens and spaces featuring authentic Japanese tatami elements.



Aspen envisions a new township over a 99.96ha area.

The project which fronts the expansive Central Park, also offers residents a rare balance of serenity, vitality and community.

It comprises four completed developments totalling 3,398 units, with two ongoing projects – Versa and Viluxe II Courtyard Collection, and another in the pipeline – reflecting sustained growth and investor confidence.

Versa is a two-tower, mixed development project while Viluxe II Courtyard Collection comprises 61 limited-edition landed homes.