

Vervea is your guarantee  
of business success.

There are 6 million reasons  
to choose Vervea, with over  
6 million visitors; and  
6.5 million people within  
100 kilometre radius.

It's the right place  
at the right time.  
Make it happen today.

Ready For Business  
[vervea.com.my](http://vervea.com.my)



# Designed for entrepreneurs by entrepreneurs

We provide a dynamic focus for a range of activities for diversity including: commercial, industrial and retail. Our potential is signaled by the establishment of many recognised players that are already fully committed. Our predictability is assured and the growth potential underpinned by the Government's injection of approximately RM43billion in infrastructure development.



## Why Vervea is the Best Address in the North?

### Vervea Is Built For Purpose

Vervea is your guarantee of business success. There are 6 million reasons to choose Vervea, with over 6 million visitors; and 6.5 million people within 100 kilometre radius. Just move in, plug in and log in. Integration and sustainability are core to providing you with a seamless technological advantage.

### An investment focal point in the Northern Region

Vervea is the largest gated and guarded commercial precinct in the Northern Region. An address in Vervea offers businesses the opportunity to be next to IKEA Batu Kawan and Klippa Shopping Centre in the Northern Region. Every aspect of the development master plan is designed to maximise business opportunities and potential.

### World-class Amenities and Facilities

Vervea will be a vibrant one-stop destination for shopping, food and services catering to a diverse cross-section of customers. The expected mix of local and international tenants at Vervea will include businesses from the retail, food and beverage and financial industries to beauty products, furnishings, homewares, cafes, restaurants, pharmacies, government bodies and utility companies. Vervea will offer a complete, 360 – experience for everyone.



A Bird's eye-view of Aspen Vision City showing the location of Vervea Commercial Precinct.

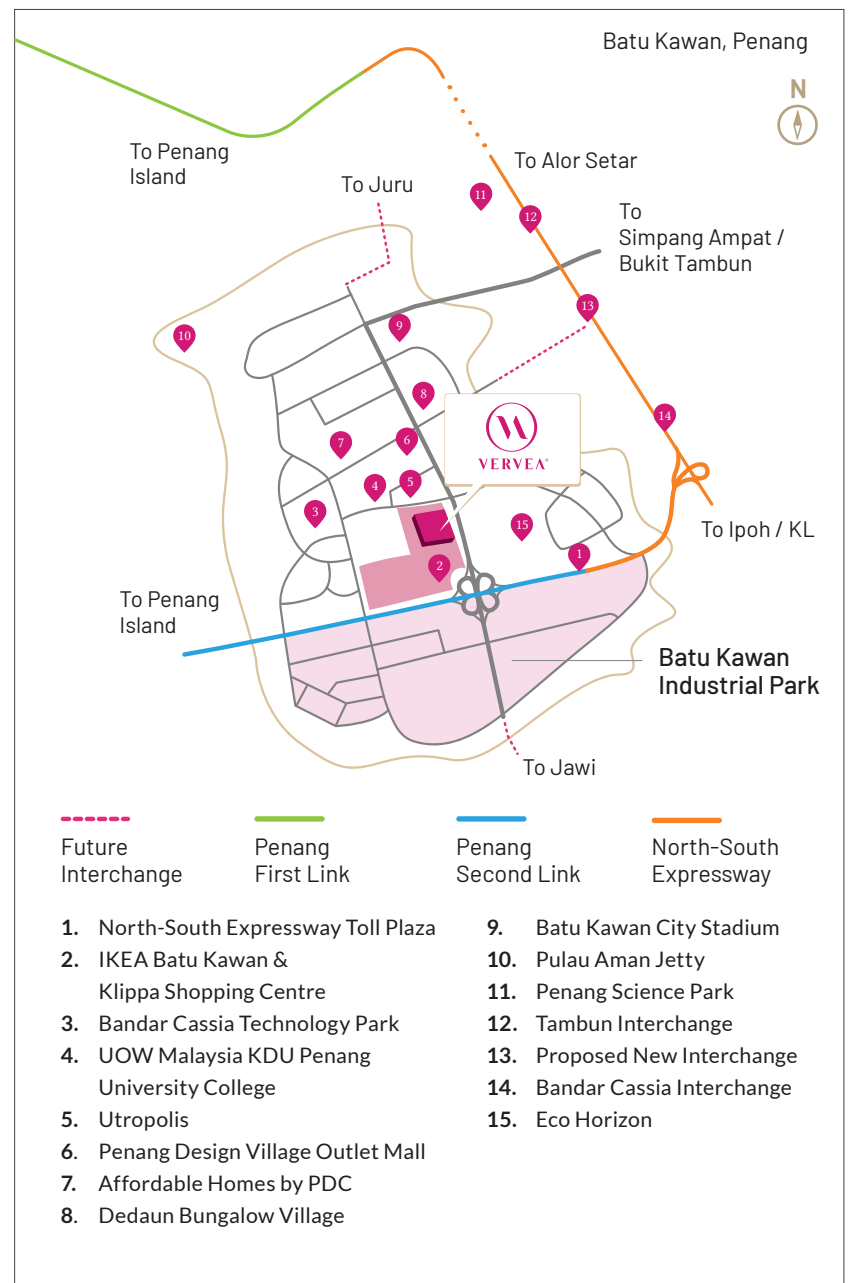


## The Largest Commercial Precinct in Northern Malaysia

Vervea consists of 434 units of shop offices and a 38,000 sq. ft. trade and exhibition centre served by a comprehensive infrastructure, providing businesses and entrepreneurs a catchment of untapped potential. The immediate vicinity enables businesses here to tap into the larger areas of Penang, the surrounding states, and the whole of Northern Region.

### Batu Kawan Industrial Park 1 and Bandar Cassia Technology Park

Boston Scientific	Penang Automation Cluster
Broadcom	Pentamaster Technology
Celestica Electronics	PKT Logistics
CG Solutions Engineering	QDOS Flexicircuits
ClassA Industrial Malaysia	Robert Bosch Semiconductor Manufacturing
Dexcom	Sustio Simmtech Holdings
DHL Express	Smith & Nephew Operations
Eclipse Automation	Sunningdale Tech Penang
FedEx Malaysia	T & H Stainless Steel Works
Flextronics Systems	TF AMD Microelectronis
Greatch Integration	Towam
Haemonetics Malaysia	Ultra Clean Holding
Hewlett-Packard Malaysia Manufacturing	UWC Industrial
Honda	VAT Manufacturing Malaysia
Hotayi Electronics	Venture Electronics Services
Inari Technology	Vitrox
Jabil Circuit	Western Digital
Koike Malaysia	Osram Opto Semiconductor
Lam Research International	
Marc16 Equipment Manufacturing	
Marelli Automotive Lighting	
Micron Memory	







Vervea offers a conducive environment for business, work and leisure

“Vervea has all three key propositions for growth including location, a ready catchment and accessibility.”



# The Ideal Location for Growth

As the largest gated and guarded commercial precinct in the Northern Region, Vervea offers a conducive environment for business, work and leisure.



Located strategically next to IKEA Batu Kawan and Klippa Shopping Centre



One-stop destination of unique retail, entertainment and F&B experiences

IKEA anchored Klippa Shopping Centre's 1,600,000 sq. ft. of space containing a range of retail, food and beverage and entertainment options.

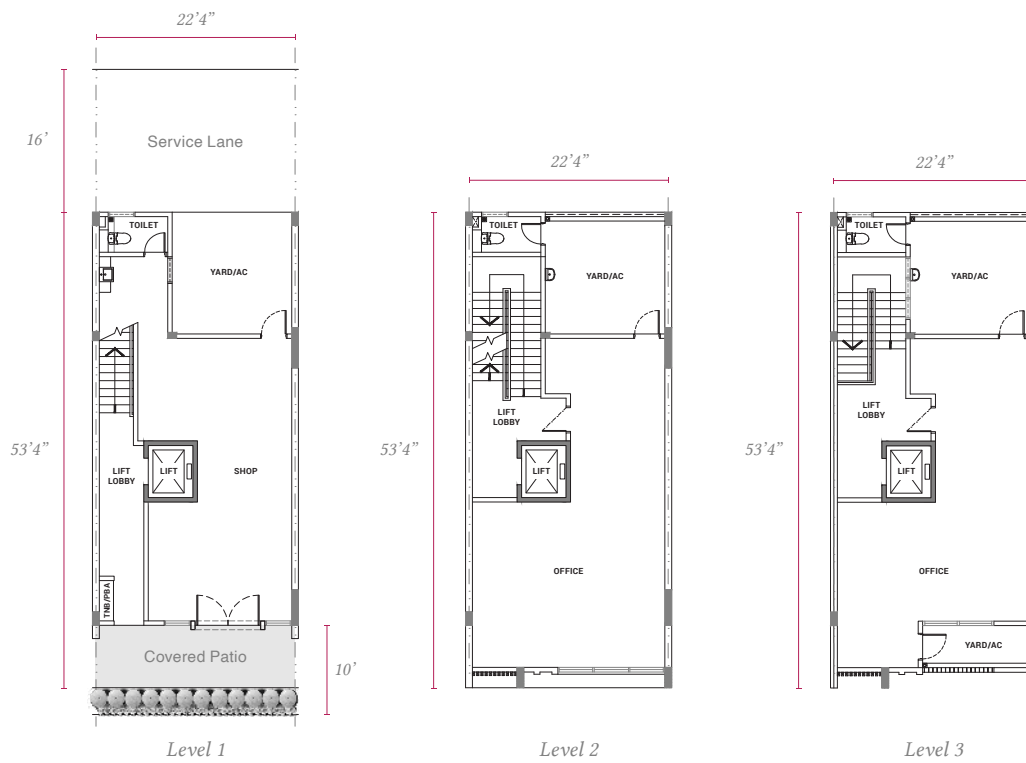
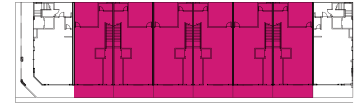


Vervea 3 & 4 Storey Shop Offices

# Floor Plan

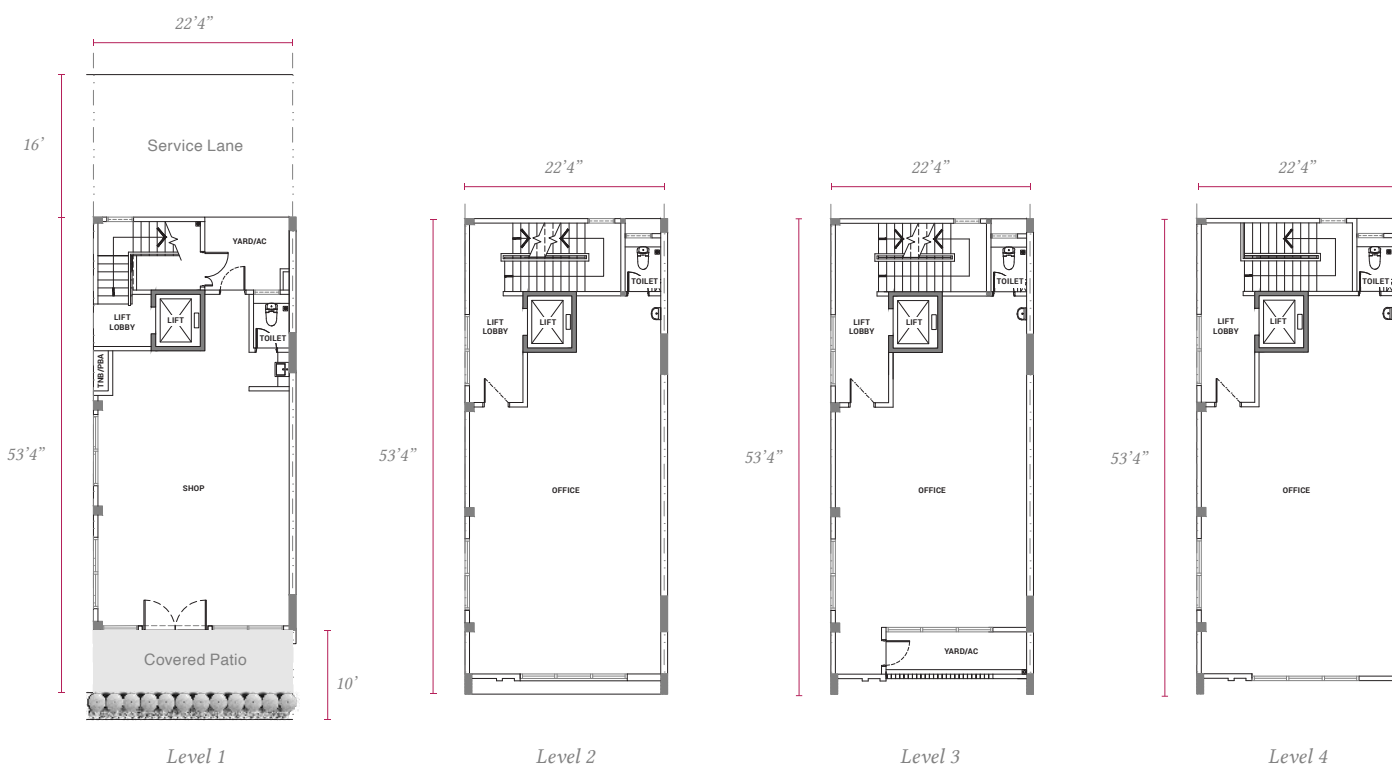
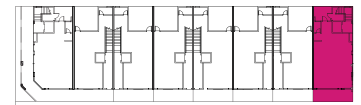
## Type A

Business Street Intermediate Unit  
3,300 sq. ft. (22'4" x 53'4")



## Type C

Business Street Intermediate Corner Unit  
4,450 sq. ft. (22'4" x 53'4")

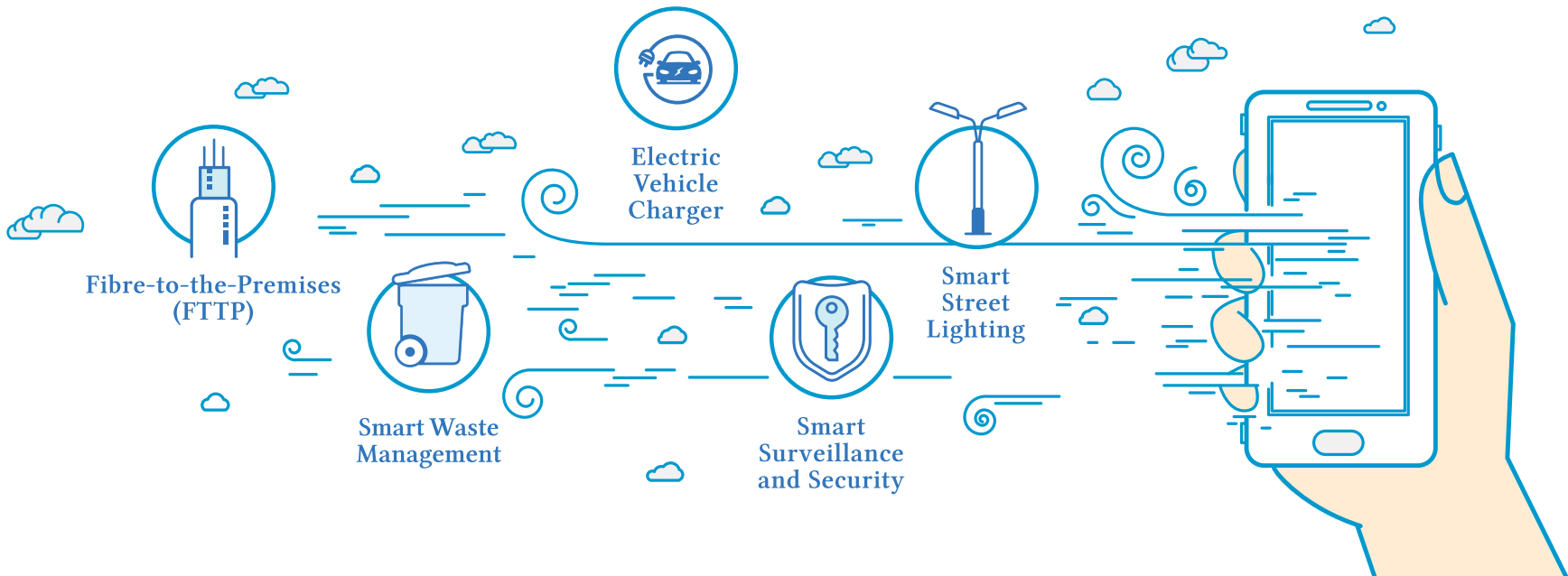




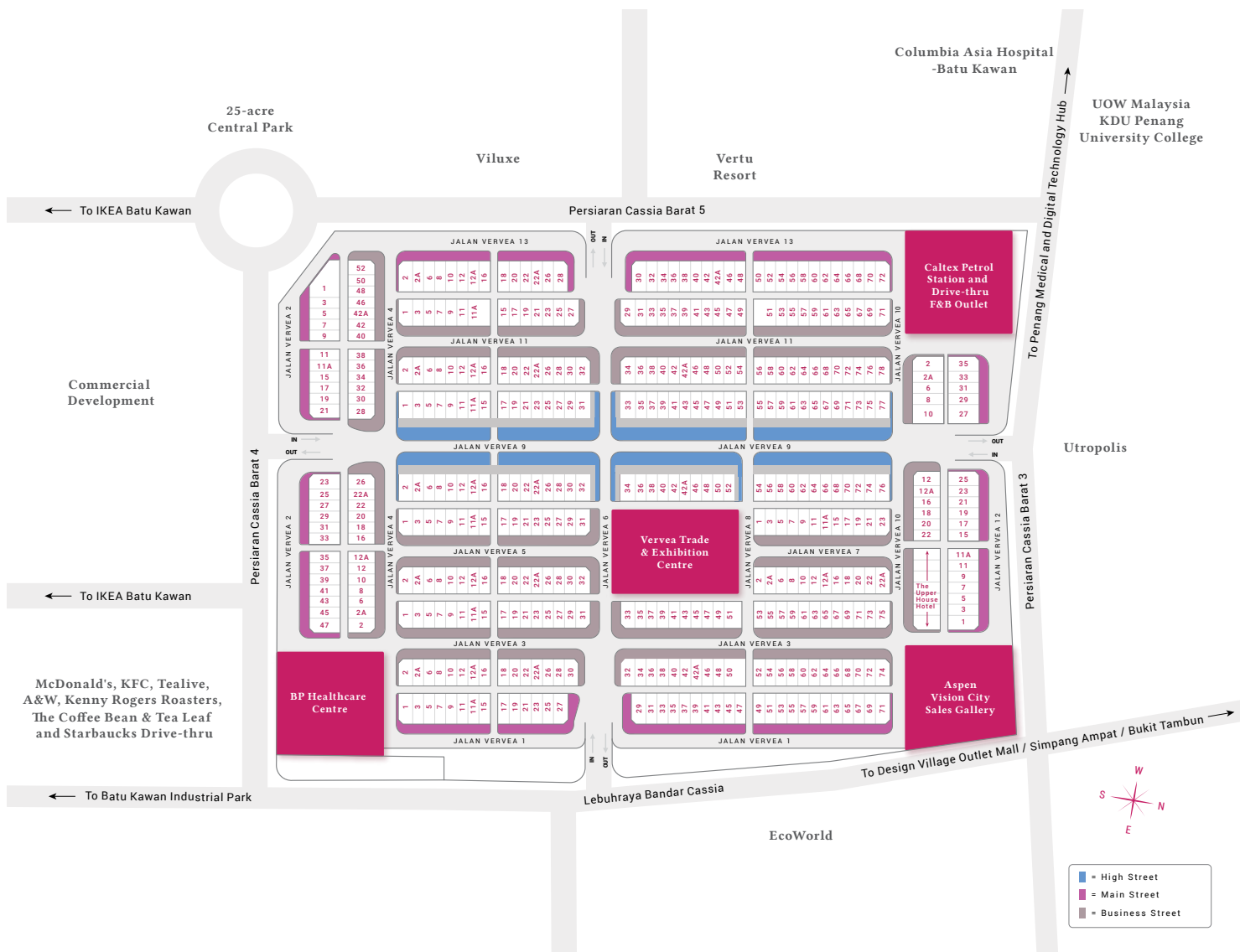
# Smart Sustainable Connections with Tomorrow

Vervea and the entire development of Aspen Vision City are developed with complete connectivity featuring smart and futuristic solutions aimed at taking business, living and leisure experiences into the future.

At Vervea, walkways are adorned with lush greenery and dedicated bicycle lanes connecting the entire commercial precinct.



# A Vibrant One-Stop Destination Catering to Diverse Types of Businesses





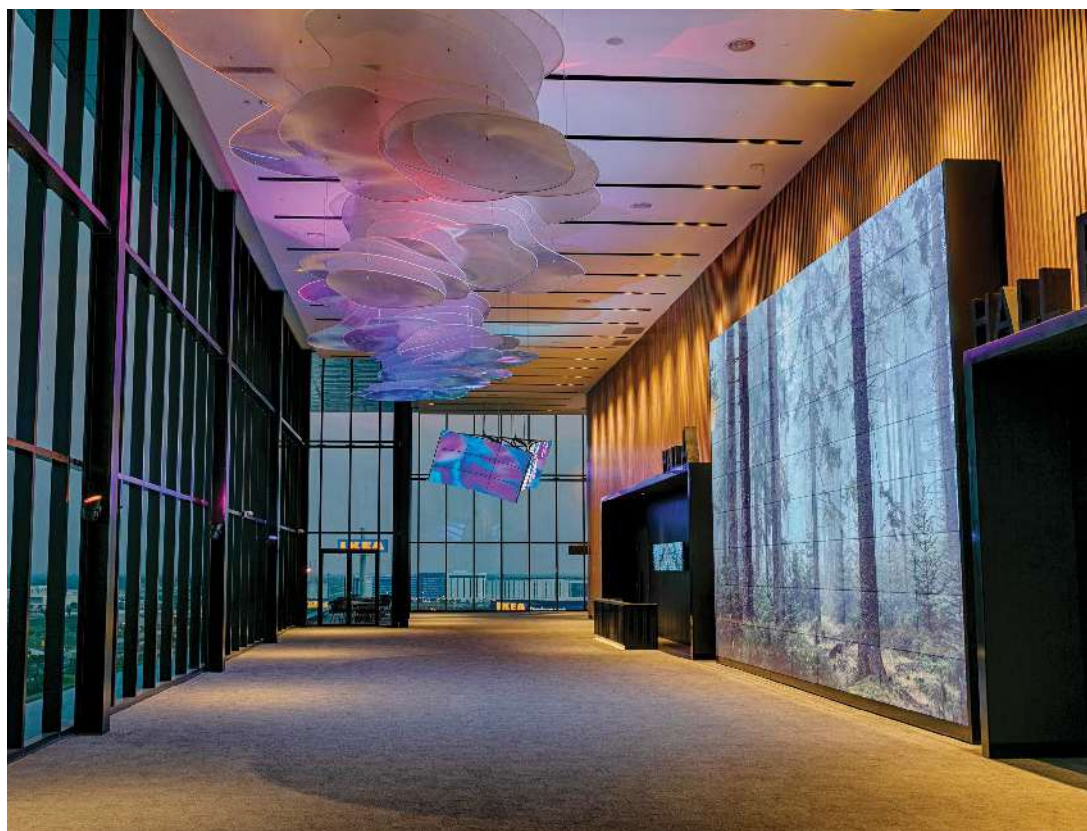
An open mall concept designed for sustainable business and leisure



A place offering comfort and convenience

## 300-metre Street Mall Concept in High Street

The whole walkway has also been designed with record-setting roof canopy that to emulate a wind-tunnel for further aid air circulation. Strategically placed jet-fans provide additional ventilation and circulate even more fresh air throughout the entire tree-lined street. Parklets spread along the walkway provide sanctuaries for rest.



## Vervea Trade & Exhibition Centre

The Vervea Trade & Exhibition Centre (VTEC) will bring international shows, trade fairs and exhibitions to Penang, putting the state in the region's map as the hub for Meetings, Incentives, Conventions and Exhibitions (M.I.C.E). Residents, businesses and visitors to the Northern Region now have more to look forward to.





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\*T&Cs APPLY

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An IKEA retailer

