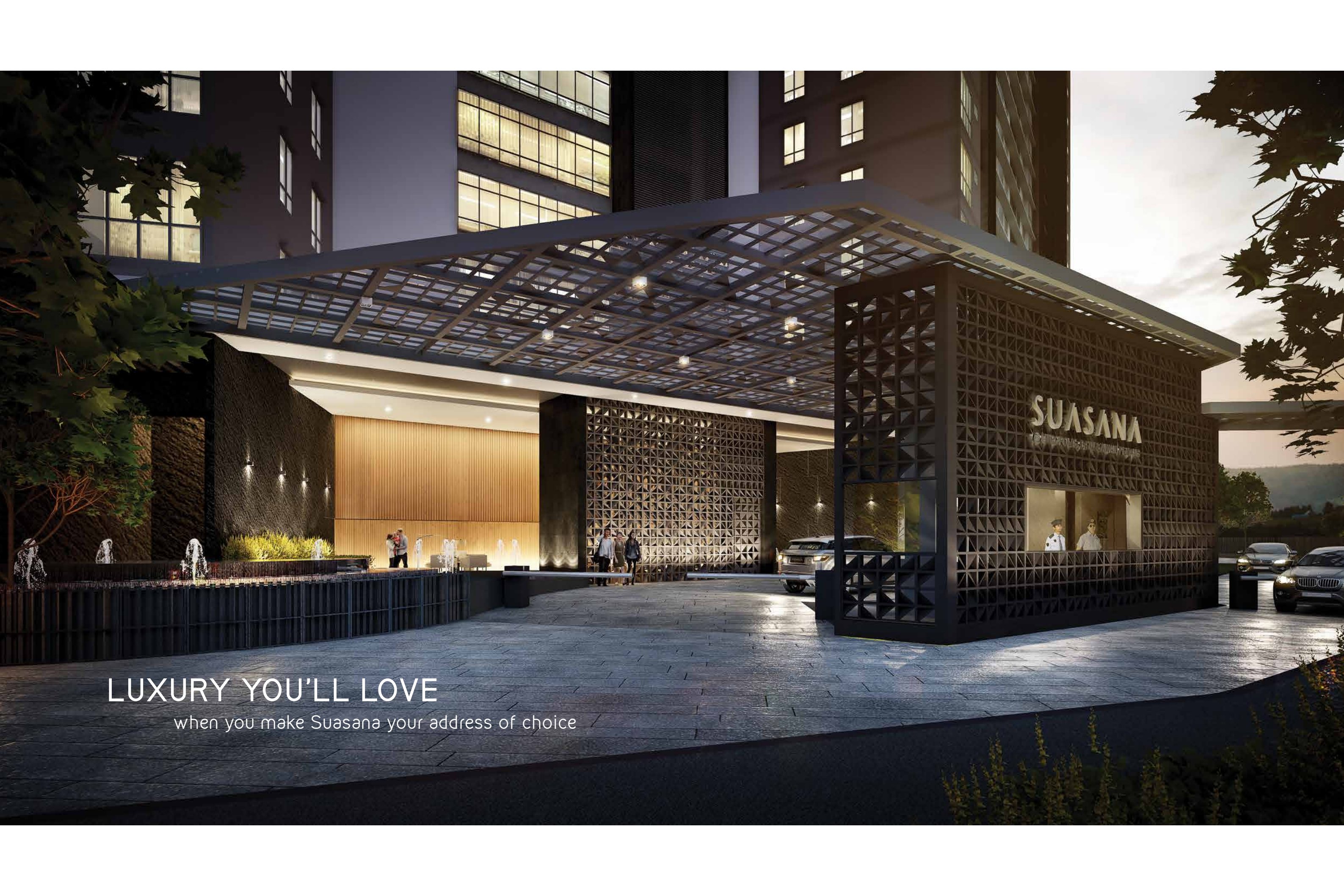




SUASANA

@ UTROPOLIS, BATU KAWAN, PENANG



LUXURY YOU'LL LOVE

when you make Suasana your address of choice

SPACES MADE JUST RIGHT FOR YOU

Suasana, which means "ambience or environment" is conceptualised to lavish you with a personalised living space that answers to your needs. Whether it's chic, charming or classy, Suasana at Utropolis Batu Kawan has just the right space identity for you.



A vibrant rooftop garden scene featuring a paved walkway with a metal grate pattern, bordered by a black metal railing. The path is flanked by dense greenery, including tall trees and flowering plants. In the foreground, there are modern, dark-colored wicker lounge chairs. The background shows a city skyline under a bright sky.

LIFESTYLE INDULGENCES FOR YOUR EVERYDAY ENJOYMENT

At Suasana, we make life at home a relaxing and fulfilling experience. Enjoy fun times with your loved ones, spend your own me time doing the things you love, and come night time, slumber in peace knowing the safety of your family is being well taken care of with enhanced security. Life is as good as you make it to be at Suasana.

The Scenic Forest Trail



LEISURE SPACES

that rejuvenate your soul

The Aqua Gym and Pool

“LIVE
FOR THE
MOMENTS
YOU CAN'T
PUT INTO
WORDS.”



WHERE LIFE PAMPERS YOU WITH URBAN COMFORT

Take a moment to immerse yourself in breathtaking panoramic views or simply choose to chill and relax with your guests. Plan a private movie night at the Rooftop Cinema, workout at the Gym or sing your heart out at the Karaoke Room. Your home at Suasana lavishes you with a host of recreational leisures that meets the demands of your modern day lifestyle.

The Sky Function Hall



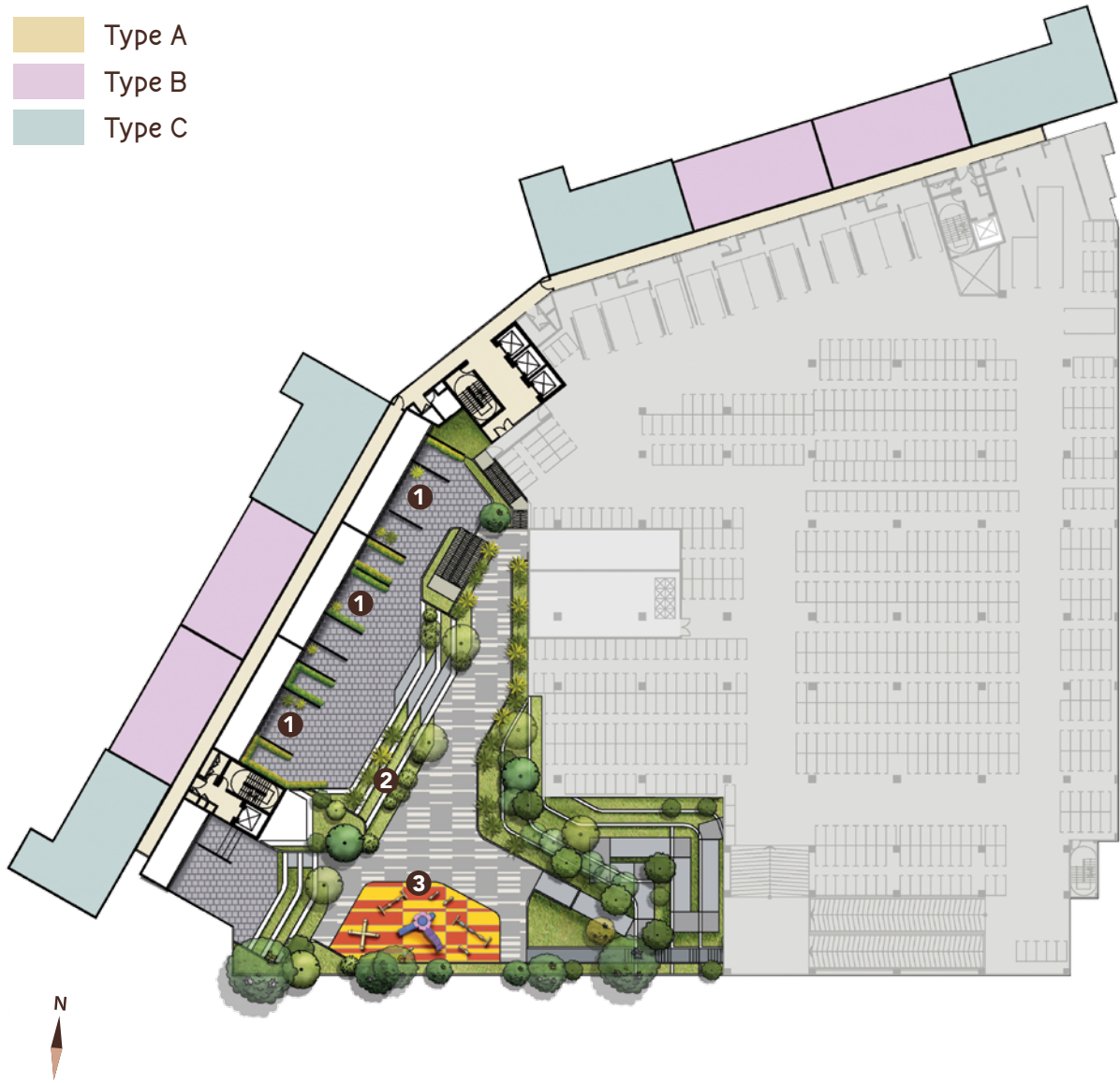
INVITING SPACES

the perfect getaway right at home

The Relaxing Sky Lounge

FACILITIES PLANS

- Type A
- Type B
- Type C



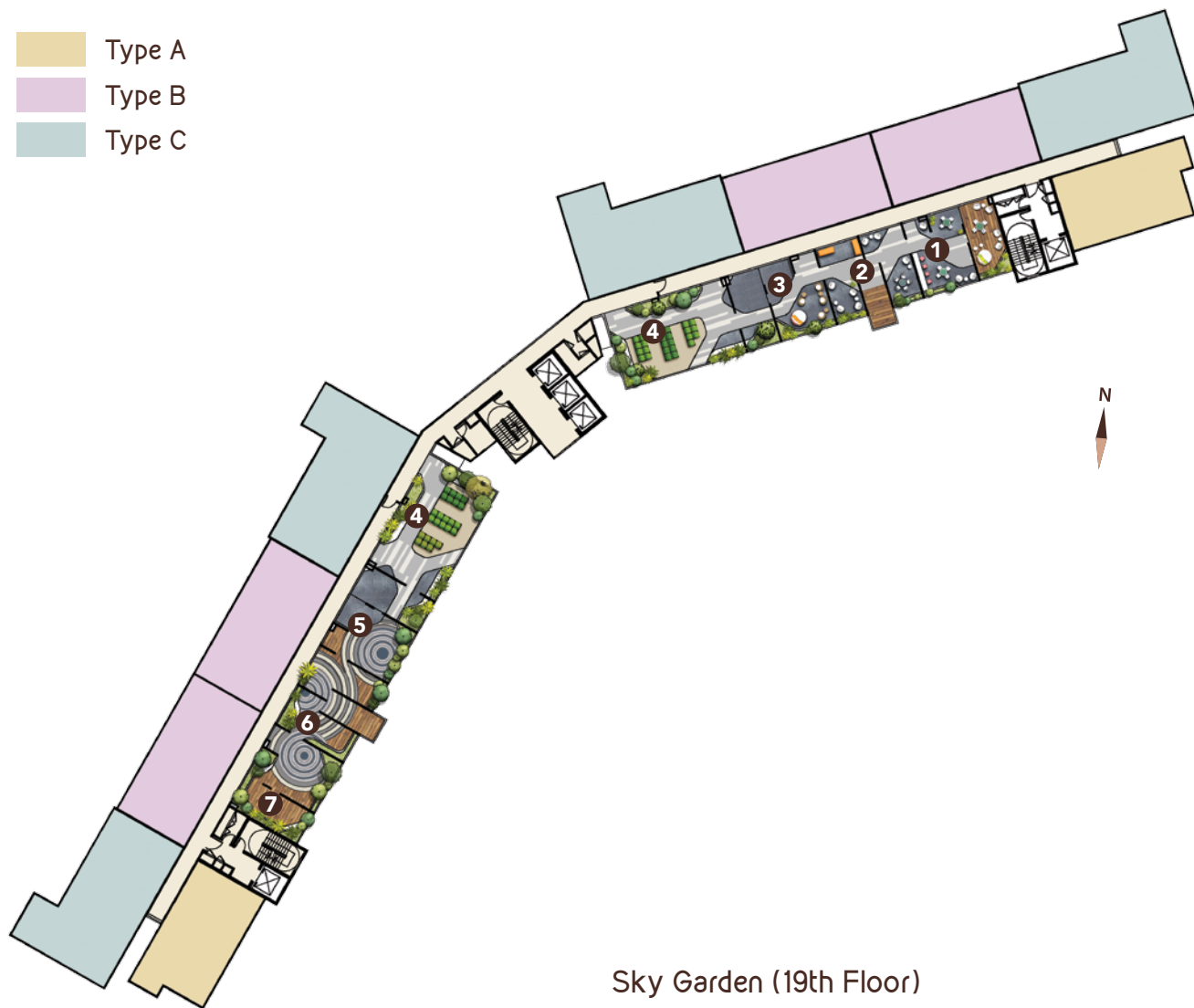
Split Level Podium (7th Floor)

- | | |
|---|-------------------|
| 1 | Living Box Garden |
| 2 | Terrace Garden |
| 3 | Playground |



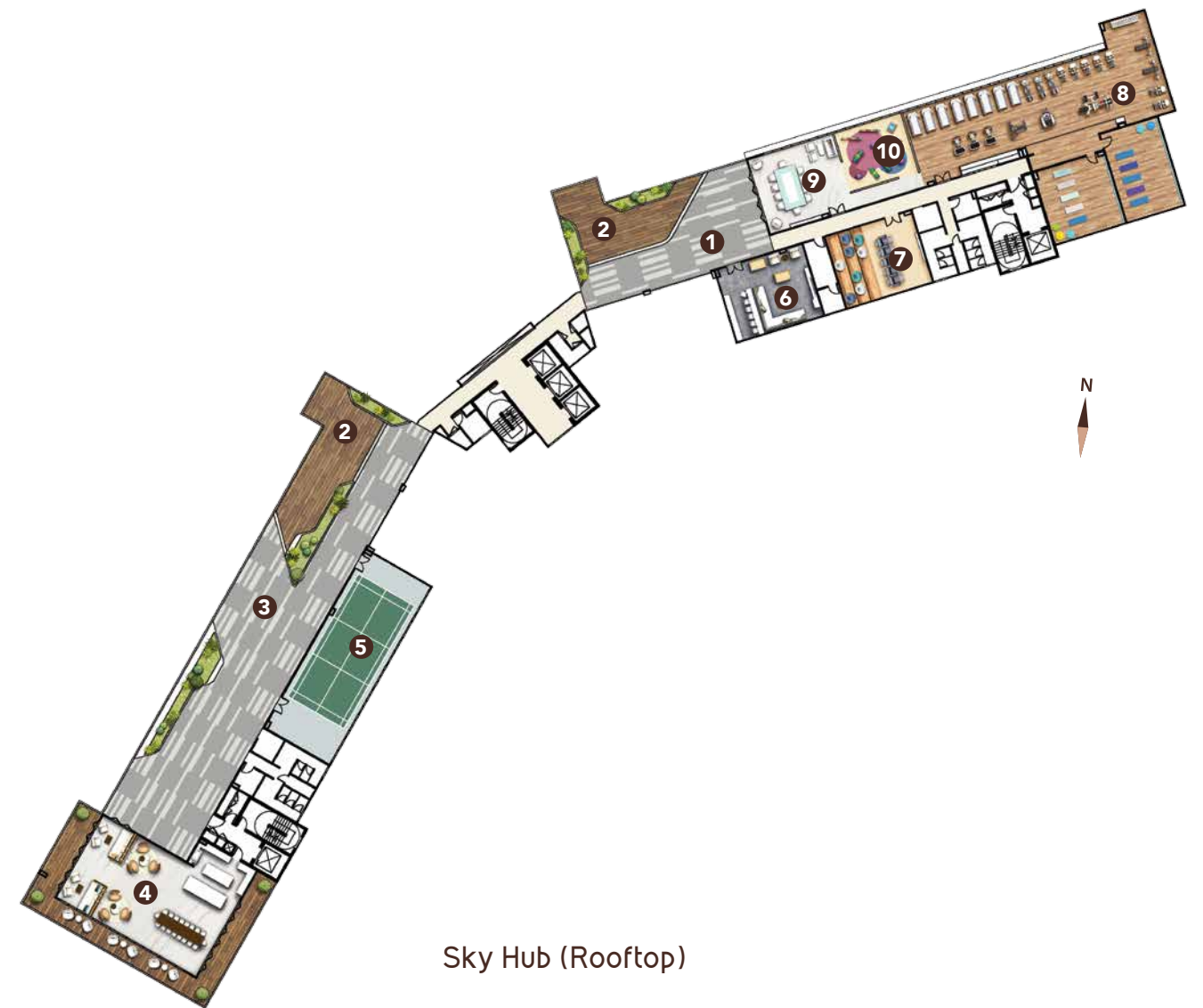
Split Level Podium (8th Floor)

- | | | | |
|---|---------------|----|----------------|
| 1 | Swimming Pool | 7 | Wading Pool |
| 2 | Jacuzzi | 8 | Terrace Garden |
| 3 | Dip Pool | 9 | Entrance Lobby |
| 4 | Pool Deck | 10 | BBQ Garden |
| 5 | Pool Lounge | 11 | Forest Trail |
| 6 | Aqua Gym | | |



Sky Garden (19th Floor)

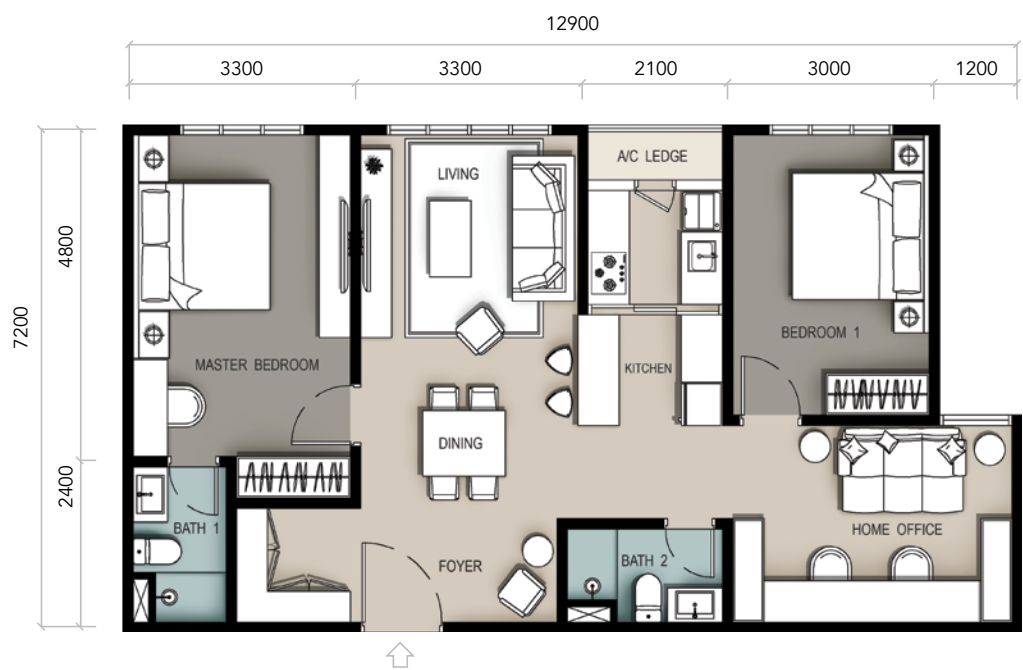
- | | |
|---|-------------------|
| 1 | Reading Box |
| 2 | Brainstorming Box |
| 3 | Chill Box |
| 4 | Urban Farming |
| 5 | Luminescence Box |
| 6 | Zen Garden |
| 7 | Yoga Garden |



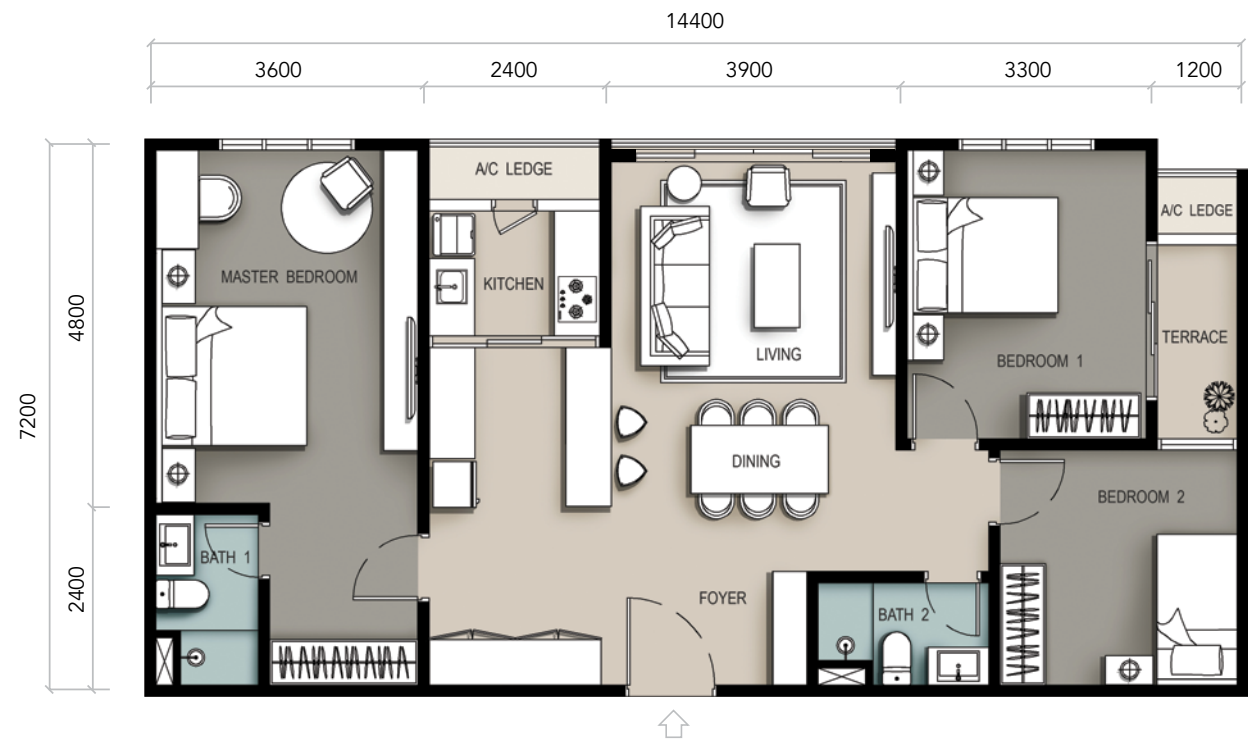
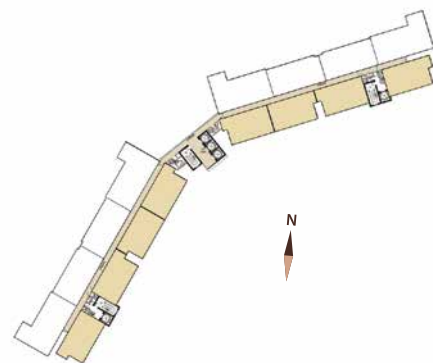
Sky Hub (Rooftop)

- | | | | |
|---|-----------------|----|----------------|
| 1 | Lounge Garden | 6 | Karaoke Room |
| 2 | Panoramic Deck | 7 | Mini Cinema |
| 3 | Open Plaza | 8 | Gym |
| 4 | Function Hall | 9 | Sky Lounge |
| 5 | Badminton Court | 10 | Kids Play Area |

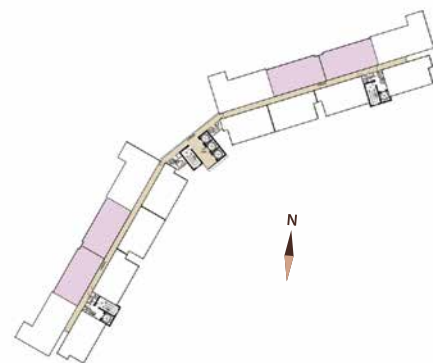
FLOOR PLANS



Type A
chic and cosy at 926 sq ft



Type B
charming and homey at 1,076 sq ft



BE INSPIRED TO LIVE THE GOOD LIFE

Step in and you'll discover your home at Suasana to be meticulously designed with your needs in mind. Selective units are further equipped with dual-key feature, making these endearing residences perfect for multi-generation living and the opportunity of sharing your space without the expense of privacy.

Type B - Bedroom 1 with terrace

SPECIFICATIONS

SCHEDULE OF FINISHES

STRUCTURE

Reinforced Concrete Framework

CEILING

Plaster Ceiling / Skim Coat

IRONMONGERY

Locksets and Accessories

WALLS

Reinforced Concrete Framework /
Light Weight Block / Masonry

WINDOWS

Aluminium Framed
Glass Window

WALL FINISHES

Plaster and Paint / Tiles /
Skim Coat

ROOF COVERING

Reinforced Concrete Flat Roof

DOORS

Timber Flush Door /
Fire Rated Door

FLOOR FINISHES

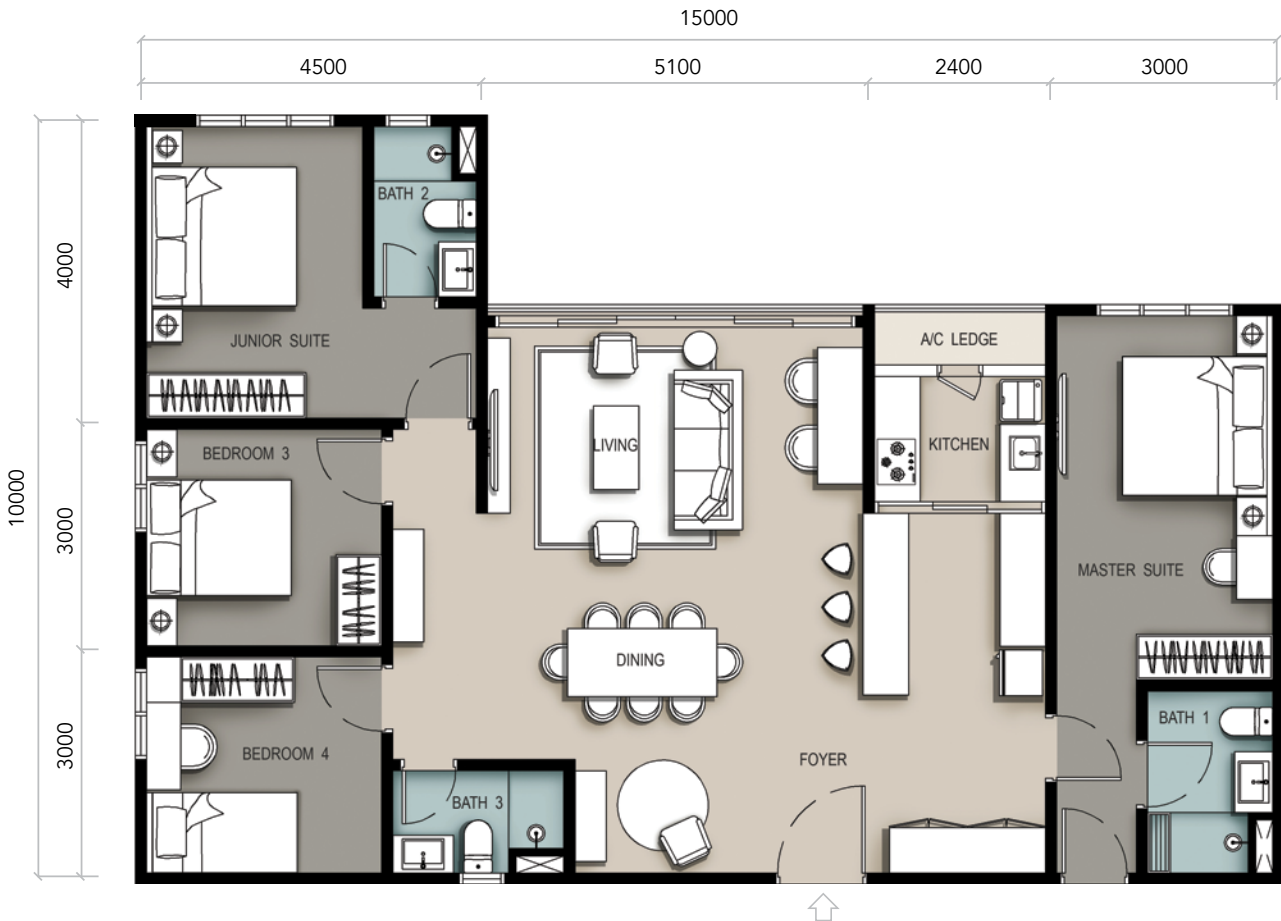
Tiles / Cement Rendered / Vinyl

SANITARY FITTING

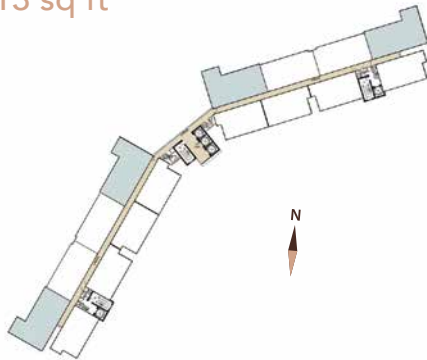
| | Type A A1, A2, A3, A(A), A1(A), A2(A), A3(A) | Type B B1, B(A), B1 (A) | Type C C1, C2, C3, C(A), C1(A), C2(A), C3(A) | Type D D1, D2 |
|-------------------------------|--|----------------------------|--|------------------|
| Kitchen Sink with tap | 1 | 1 | 1 | 1 |
| Water Closet | 2 | 2 | 3 | 2 |
| Basin with tap | 2 | 2 | 3 | 2 |
| Toilet Roll Holder | 2 | 2 | 3 | 2 |
| Shower Point | 2 | 2 | 3 | 2 |
| Hand Bidet with tap | 2 | 2 | 3 | 2 |
| Washing Machine Tap Point | 1 | 1 | 1 | 1 |
| Instant Water Heater | 1 | 1 | 1 | 1 |
| Storage Tank Hot Water Heater | 1 | 1 | 2 | 1 |

ELECTRICAL INSTALLATION

| | Type A A1, A2, A3, A(A), A1(A), A2(A), A3(A) | Type B B1, B(A), B1 (A) | Type C C1, C2, C3, C(A), C1(A), C2(A), C3(A) | Type D D1, D2 |
|--------------------|--|----------------------------|--|------------------|
| 13A Power Point | 19 | 20 | 27 | 22 |
| A/C Point | 4 | 4 | 5 | 4 |
| TV Point | 1 | 1 | 2 | 1 |
| Water Heater Point | 2 | 2 | 3 | 2 |
| Kitchen Hood Point | 1 | 1 | 1 | 1 |
| Kitchen Hob Point | 1 | 1 | 1 | 1 |
| Lighting Point | 22 | 23 | 29 | 26 |
| Fan Point | 4 | 4 | 5 | 4 |
| Door Bell Point | 1 | 1 | 1 | 1 |
| Fibre Wall Socket | 1 | 1 | 2 | 1 |



Type C
classy and spacious at 1,313 sq ft



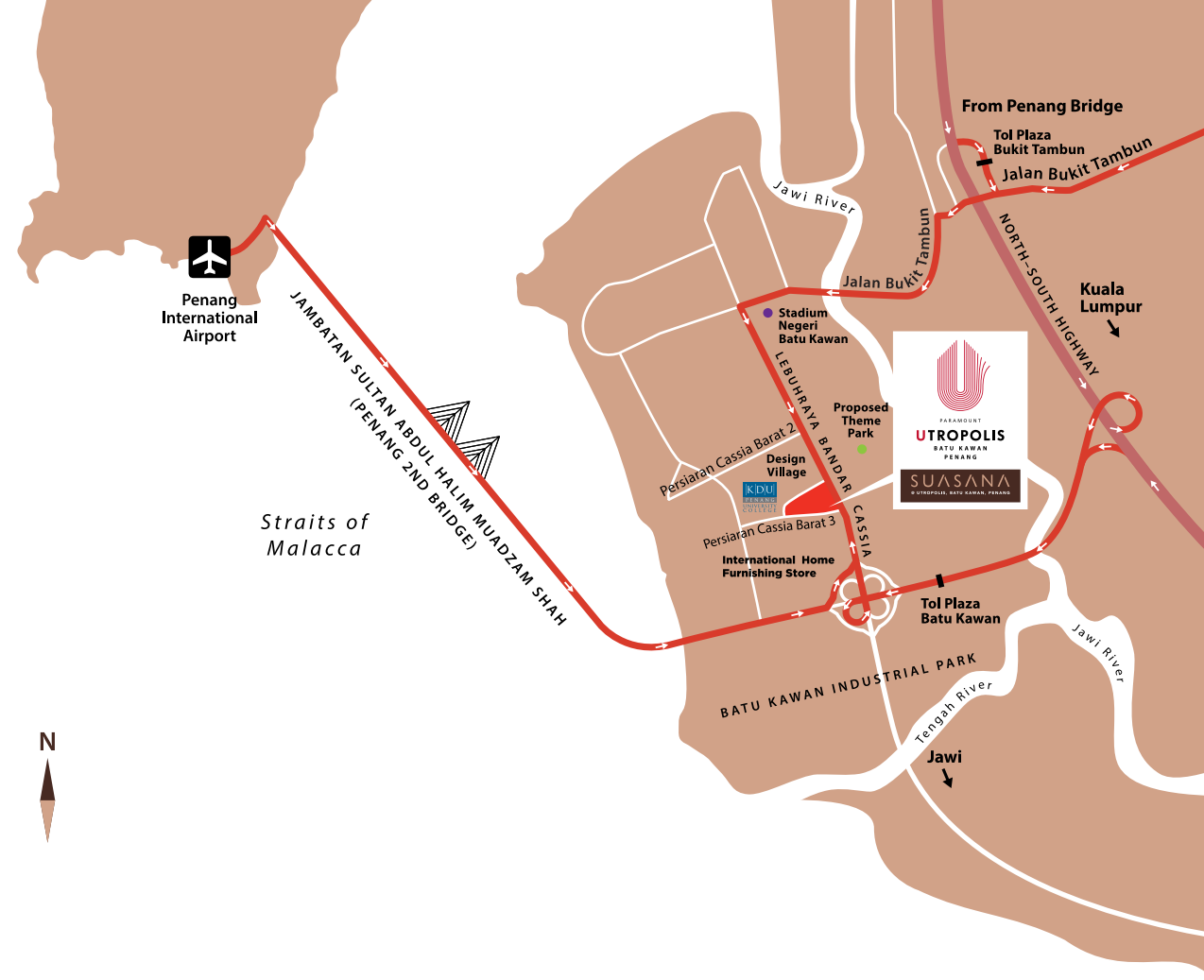
“AS WE
EVOLVE,
OUR HOMES
SHOULD,
TOO.”

Suzanne Tucker Interiors



LIVING SPACES
that touch your senses

Type C - Spacious and wide interiors



UNPARALLELED ACCESSIBILITY IN BETWEEN TWO SHORES

Suasana at Utropolis Batu Kawan sits strategically in between the Second Penang Bridge that connects you to the island and the North-South Expressway that takes you to everywhere else you desire. Whether it is for personal convenience or business logistics, every destination is an easy drive away.

**PARAMOUNT
PROPERTY**

The People's Developer

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

Paramount Property's strong adherence to quality, its innovative, practical designs, its commitment to delivering value and its respect for the customer have cemented its reputation as the people's developer. It is now focusing its efforts on creating new addresses and growing its landbank to meet the needs of the growing Malaysian population, in line with the Paramount Group's vision of being an innovative market leader, in businesses that benefit society.

PARAMOUNT PROPERTY (PW) SDN BHD (1057143-D)
55 Jalan Icon City, Icon City,
14000 Bukit Mertajam, Pulau Pinang, Malaysia

012-387 0503

PARAMOUNT
PROPERTY

Tenure of Land: Freehold • Developer License No.: 14638-2/01-2020/61 (L) • Validity Period: 17/01/2018 – 16/01/2020 • Advertising & Sales Permit No.: 14638-2/01-2020/61 (P) • Validity Period: 17/01/2018 – 16/01/2020 • Approving Authority: Majlis Perbandaran Seberang Perai • Building Plan Reference No.: MPSP/40/20-73/51 • Land Encumbrances: Charged to CIMB Islamic Bank Berhad • Restriction In Interest: This land shall not be transferred, charged, leased, sub-leased or effected any dealing without the prior consent being obtained from the State Authority. • Type of Property: Serviced Apartment • Expected Date of Completion: Dec 2021 • No. of units: 491 (Total) • Type A, Total Units: 192, Built-up size: 926 sq ft, Min. Price: RM575,000, Max. Price: RM642,275 • Type B, Total Units: 148, Built-up size: 1,076 sq ft, Min. Price: RM667,460, Max. Price: RM856,635 • Type C, Total Units: 148, Built-up size: 1,313 sq ft, Min. Price: RM785,220, Max. Price: RM964,160 • Type D, Total Units: 3, Built-up size: 926 sq ft, Min. Price: RM742,555, Max. Price: RM769,235 • Discount for Bumiputra: 5% • This advertisement has been approved by National Housing Department