



**ENERGY HAS A  
NEW ADDRESS**



PARAMOUNT

**UTROPOLIS**

BATU KAWAN  
PENANG

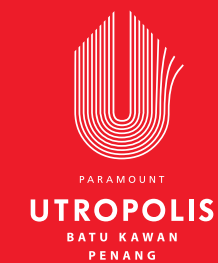


# THE 1ST UNIVERSITY METROPOLIS

arrives in the heart of new penang

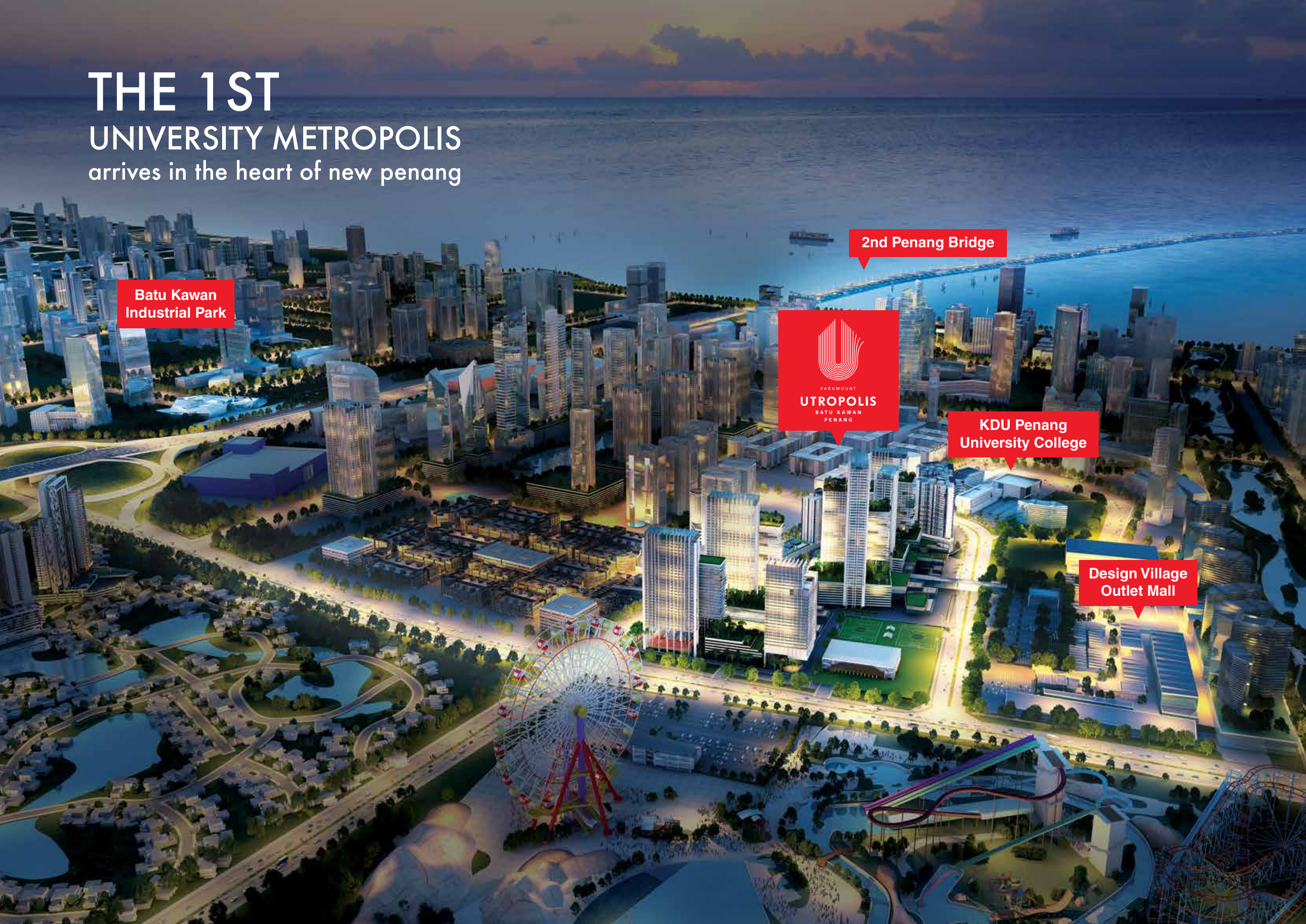
Batu Kawan  
Industrial Park

2nd Penang Bridge



KDU Penang  
University College

Design Village  
Outlet Mall





# AN EVERGREEN ADDRESS PULSATING

with eager dreams and opportunities

University metropolises are the heart of life. It is where students come together to achieve their goals, and where businesses prosper along with the community. It is a place that is constantly progressing, thriving and achieving. Anchored by the flagship KDU Penang University College campus, this 44.3-acre master-planned development will set the pulse of progress with a continuous influx of students, businesses and residences. It's the life of excitement, Utopolis Batu Kawan.



SUASANA  
© UTROPOLIS, BATU KAWAN, PENANG

SENSASI  
© UTROPOLIS, BATU KAWAN, PENANG





# AWARD WINNING DEVELOPMENT CONCEPT FOR EVERY PHASE OF YOUR LIFE

Mirroring the successful concept of Utopolis Glenmarie in Shah Alam, Utopolis Batu Kawan is set to be a vibrant integrated landmark that inspires educational and cultural experiences. It brings together residential, commercial, offices, education, hotel and wellness together as one. An address for ambitious individuals, both young and old, Utopolis will be the ideal dream home for young learners, thriving working adults to senior citizens who will embrace the highest quality life here.

“Knowledge comes  
from learning.  
Wisdom comes  
from living.”

Anthony Douglas Williams

Why choose when you can  
enjoy both at Utopolis?





# A FUTURE OF PERFECT WORK-LIFE BALANCE

Explore new career opportunities, move up the corporate ladder or seal prospective business deals. Whatever your choice mode of income, you'll find the balance between work and play at Utopolis Batu Kawan. Within the township itself is a series of smart offices and business precinct, complemented by happening commercial and lifestyle hotspots. It's the ideal venue for you to relax, unwind and spend quality time with your loved ones after a productive day at work. Now that's how life should be.

It's all about quality  
of life and finding  
a happy balance  
between work, friends  
and family.

Philip Green

Discover that equilibrium  
in your life at Utopolis





# THE HEARTBEAT OF UTROPOLIS BATU KAWAN

The modern state-of-the-art 10.5-acre KDU Penang University College is the anchor of Utropolis Batu Kawan. The campus features innovative teaching-and-learning spaces with conducive activity areas designed to encourage learning beyond the classroom. It is also the biggest purpose-built campus in Batu Kawan with the capacity to accommodate up to 5,000 students.



KDU Penang University College is one of the top educational institutions in the Northern region with a sterling track-record spanning over 25 years. Offering industry-relevant programmes with a strong focus on skills development and the spirit of entrepreneurship, graduates can expect prospective employment opportunities within and beyond the Batu Kawan Industrial Park.







# IMAGINE YOURSELF IN ONE OF THE WORLD'S MOST LIVEABLE CITIES

Penang is globally recognised not just for its thriving heritage, culture and food offerings, but also as a choice business, industrial and education hub in the region. It boasts great connectivity to other parts of Malaysia as well as direct international flights to all over the world. This multi-faceted offering has resulted in Penang having a thriving real-estate market, offering some of the best returns on investment and rental in the region.





**BATU KAWAN**  
**6000** ACRES  
— Infrastructure ready



**PROJECTED  
POPULATION**  
(NEAR FUTURE)

**250,000**  
BATU KAWAN

+

**5.5 MILLION**  
Northern Region



**25-ACRE**  
Central Island Park  
**75-ACRE**  
Public Park

**2KM**  
Artificial  
Beach



**SAFE CITY**  
City-wide safety  
& security

# THIS IS UNDENIABLY THE FUTURE OF PENANG

The property landscape in Penang is changing. Vibrancy and excitement are beginning to flow from the island to the mainland. It makes perfect sense to secure your future here as the entire Batu Kawan has been masterfully planned with an impressive line-up of developments. It is a location earmarked for growth where many multinational companies (MNC) have made mainland Penang a major industrial hub, and Utopolis is right at the centre of it all.



*Then and Now*

**Batu Kawan,  
the island town.**

Batu Kawan was a quiet backwater, noted for sugar-cane, coconut and rubber plantations in the 19th century, and thereafter, oil palm plantations in the mid 20th century. It is among the oldest towns in Penang, accessible only by ferry from Bukit Tambun.

Today, Batu Kawan has been designated as the 3rd satellite town of Penang with booming industrial sites, commercial precincts, residential developments and more taking shape in this thriving location.





# CONNECTING YOU TO THE BEST OF BOTH WORLDS

Utropolis 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, you will enjoy unparalleled accessibility at Utropolis Batu Kawan.

**UTROPOLIS**  
**44.30** ACRES  
FREEHOLD  
INTEGRATED DEVELOPMENT

- Offices
- Retail Shops
- Residences
- Hotel
- KDU (Penang) University College

## CONVENIENCE WALKING DISTANCE

- Hospital & Healthcare Services
- International Home Furnishing Store
- Outlet Mall Shopping & Leisure

**EASY ACCESS** **1KM**  **29KM**   
> Penang 2nd Bridge > North-South Highway > Penang International Airport



# AN AWARD-WINNING PEOPLE'S DEVELOPER

Bandar Laguna Merbok, Sungai Petani



Paramount Utropolis, Glenmarie



Chengal House, Cyberjaya



BUKIT BANYAN



Bukit Banyan, Sungai Petani

**PARAMOUNT  
PROPERTY**

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.



The Edge-PEPS Value Creation Excellence Award 2016  
Pangsupuri Kemuning Aman



The Edge-PEPS Value Creation Excellence Award 2017  
KU Suites, Kemuning Utama



The Edge Top Property Developers Awards 2017  
Paramount Corporation Berhad 2010-2017



Malaysia Landscape Architecture Award 2015  
Honour Award  
Sejati Residences



Malaysia HR Award 2011  
Employer of Choice  
Paramount Property



BCI Asia Top Ten Developers Malaysia 2011  
Paramount Property



FIABCI Prix d'Excellence 2006  
Property Award  
Sekolah Sri KDU



FIABCI Property Award 2004  
Best Residential Development  
Bandar Laguna Merbok



Malaysia Property Award 2005  
Specialised Project Winner  
Sekolah Sri KDU



Malaysia Construction Industry Excellence Awards (MCIEA) 2015  
Best Project in the Small Project Building Development category



Malaysia Property Award 2016  
Purpose-built Category  
Chengal House, Sejati Residences



World Prix d'Excellence Adwards 2017  
Purpose-built Category  
Chengal House, Sejati Residences



