



**Discover
the best years
of your life**



**Penang's First
Integrated Senior Living Resort**



Fresh air,
engaging activities,
quality care and
everything in between.

In today's modern lifestyle, being young at heart is the new norm and the golden years should be seen as the beginning of a wonderful new chapter in our lives.

It's a time to embrace the concept of active aging where you stay socially engaged, emotionally connected, and most important of all, living in style and being cared for in comfort.

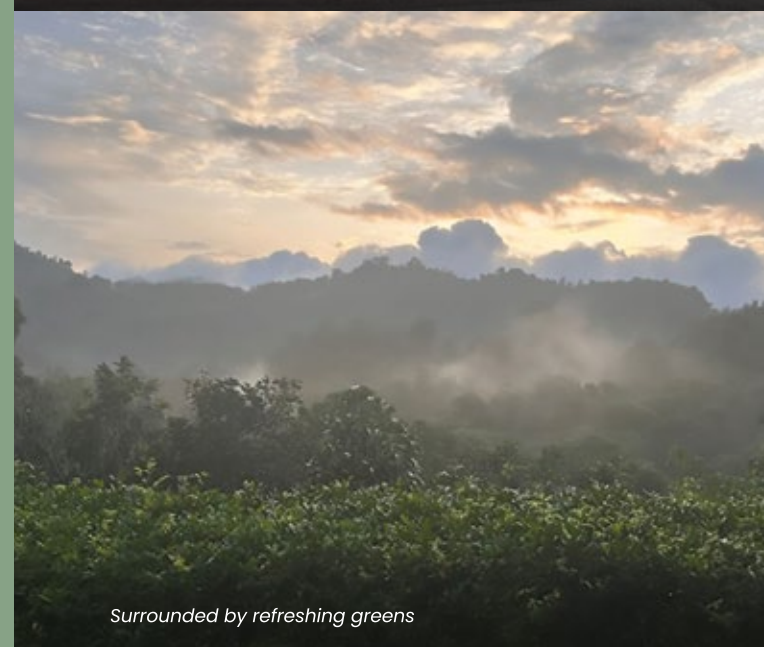


Your Eden in the most pristine part of Penang Island.

Penang is acknowledged as one of the most liveable places in the world. Indeed, Penang as a whole offers a potpourri of lifestyle experiences for people of all ages, and nicely tucked away in a quieter part of the island is the hidden gem, Balik Pulau.



Also known as 'the other side of the island', Balik Pulau still carries with it a scenic countryside ambience that befits a resort living lifestyle while conveniently having all modern amenities within reach. And this is exactly where Eden at Botanica CT welcomes you.



Breathing new life to quality senior living.

The concept of Eden at Botanica CT (EABC) started as a shared vision brought to life by Eden-On-The-Park Sdn Bhd, an award-winning, fully accredited aged care provider in Malaysia, and MTT Group, the developer behind Botanica.CT, a masterplan garden township that embraces the concept of learn, play, work and relax.

Together, they envision a holistic environment where you can live life to the fullest and enjoy a quality retirement lifestyle with the assurance of everything you need has been well-planned and taken care of, including the possible need for professional nursing care.

AN AWARD-WINNING CONCEPT

The first integrated senior living resort in Penang.

Care Residence as the heart of the development.

Fully accredited and licensed by the Ministry of Health Malaysia.

Operated by Malaysia's pioneer aged care service provider.

Highly specialised with an award-winning track record since 2015.

Care model is based on Australian SOPs refined to local context.



Care Residence

Active Living Apartments

“Stability and certainty.
I want it all planned out
**without burdening my
next of kin.**”



The golden years that **you'll love to look forward to.**

Start your morning with some light exercise amidst fresh greens and in great company of friends, spend the afternoon catching up on your reading indoors in your private apartment, and look forward to relaxing evening activities at the Clubhouse.

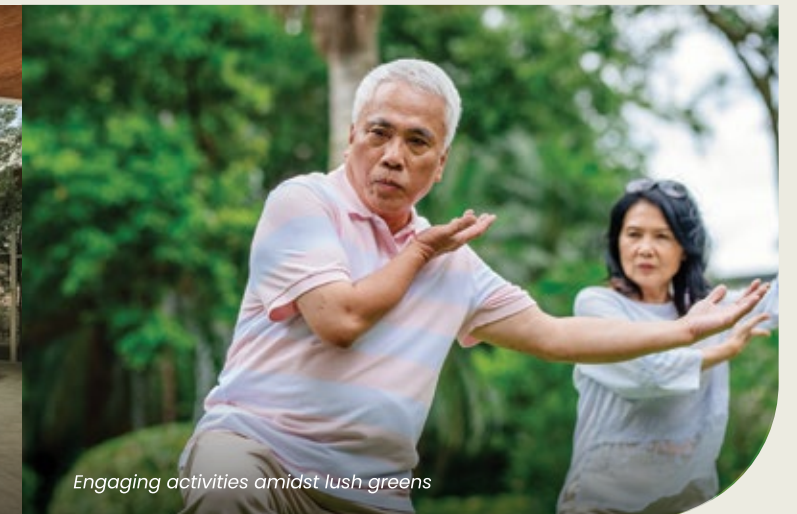
As the first integrated senior living resort in Penang, Eden at Botanica CT will comprise of the Active Living Apartments and a licensed Care Residence, all set within a green and scenic setting. Here you can look forward to an engaging lifestyle amongst a like-minded community with everything you need thoughtfully planned out just for you.



Be part of a like-minded community



Artist's impression of the Clubhouse



Engaging activities amidst lush greens

Live in style and being cared for in comfort.

The Care Residence, adjacent to the Active Living Apartments is an essential component of EABC. Licensed by the Ministry of Health, our team of nurses and caregivers is professionally trained to cover a vast range of skilled nursing care, assisted living, short-term respite, post hospitalisation and rehabilitation care.

These services are extended to residents who may require them at the Active Living Apartments. Our care service team will be present at all times within the premise, ensuring emergencies can be attended to swiftly. Individual care needs may also be attended to in the comfort of your own apartments including daily living support, medication monitoring and more.



The philosophy of EABC

3R

REST

Rest your mind, body and soul amidst a natural setting.

REJUVENATION

Rejuvenate your senses and maximise your golden years.

RECREATION

Enjoy recreation in your own pace and leisure.

SAFETY

Be protected with senior-friendly safety features.

SECURITY

State-of-the-art system with AI technology that enhances daily living.

SERVICES

Community engagement and day-to-day household services.

SUPPORT

The assurance of quality nursing support from our licensed care residence.

SUSTAINABILITY

Financial sustainability concepts that offer seniors peace of mind.

5S

Enjoy the sense of fulfilment at the Active Living Apartments.

Find yourself right at home at the Active Living Apartments where thoughtful layouts have been planned within your unit and the overall premise to suit your lifestyle.

Purposefully designed for the growing population of seniors who are fully independent or may require some assistance, the Active Living Apartments at EABC provide a safe living environment supported by an AI-driven security system that is unintrusive to your daily living and the assurance of basic care and non-care services all well in place.

PURPOSE-BUILT APARTMENTS
with an adjacent Care Residence

UNINTRUSIVE AI SECURITY
monitoring in all common areas

CHOICES OF RESIDENCY
include full ownership or lease



Artist's Impression of the Active Living Apartments.

Peaceful yet eventful in the most wholesome manner

Ideally nestled within the peaceful garden township of Botanica.CT, EABC accords you with a serene lifestyle amidst greens. Here you'll wake up to the refreshing scents of nature and spend your days outdoors enjoying the breeze. Yet life is never dull at EABC as daily activities are organised to ensure the community stays engaged and interactive with one another. Convenient rides can be scheduled to the nearby commercial centre for you to shop and dine.

PURPOSE-BUILT CLUBHOUSE
with multi-functional spaces

BUGGY AND VAN TRANSFERS
to Botanica Mansion and Botanica.CT Centre

PET-FRIENDLY
for your furry companions



Artist's impression of clubhouse with senior-friendly recreational facilities.



- A** Care Residence
- B** Botanica Mansion
- C** Active Living Apartments
- D** Clubhouse

Facilities Plan

LEVEL G, 2, 3

- 1 Water Fountain
- 2 Crossing Bridge
- 3 Floating Deck
- 4 Lawn Amphitheatre
- 5 Flower & Rock Garden with Seats
- 6 Lawn Amphitheatre
- 7 Tier Herb Garden
- 8 Forest Leisure Garden
- 9 Balancing Timber Crossing
- 10 Flower Garden
- 11 Open Lawn
- 12 Outdoor Fitness Area
- 13 Garden Seats
- 14 Reflexology Path
- 15 Flower Garden



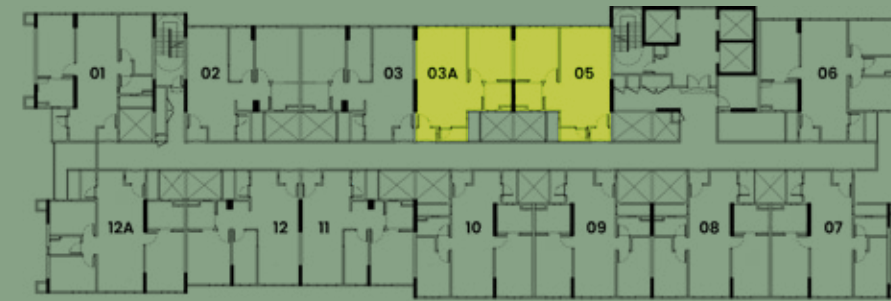
LEVEL 3A

- 16 Timber Deck
- 17 Planter with Back-Rest Seats
- 18 Open Lawn
- 19 Learning Plaza
- 20 Outdoor Fitness Zone
- 21 Outdoor Play Lawn
- 22 Flower Garden
- 23 Fragrant Garden
- 24 Rock Garden with Timber Bridge
- 25 Forest Garden
- 26 Fruit Garden with Trellis



Type A

1 Bedroom + 1 Bath • 742 sq ft



Small and Cosy

Simple comfort with all necessities in place. After all, you'll be busy spending your day outside with friends and enjoying life in the most meaningful way.

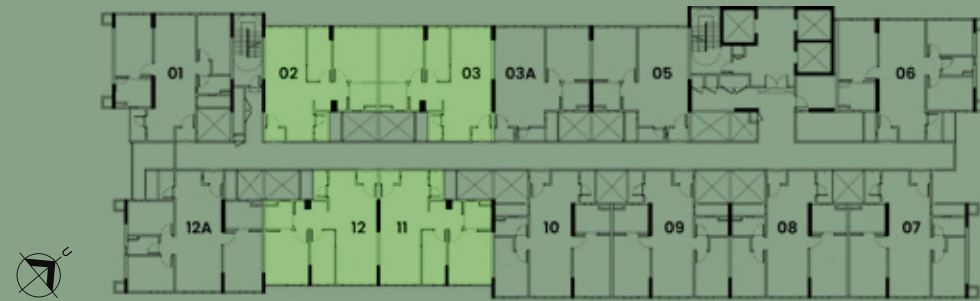
 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

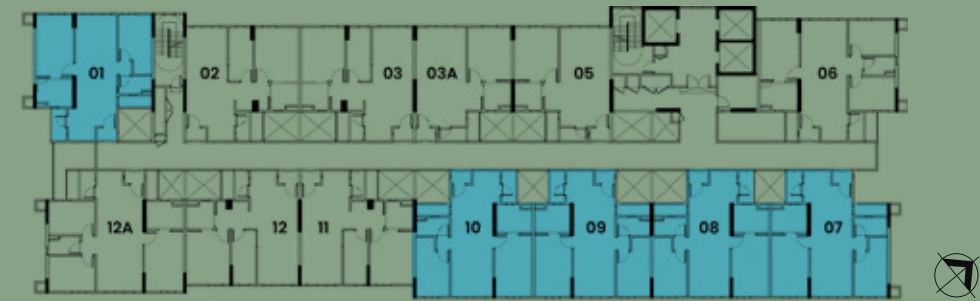
Type B

878 sq ft • 1 Bedroom + 1 Study + 1 Bath



Type C

2 Bedrooms + 2 Baths • 971 sq ft



Staying Inspired

With an additional study area, enjoy having a designated space for reading, writing or just seeking out some inspirations while being right at home.



 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

Two is a Company

Just the perfect size for a senior couple to live in comfort or for those who perhaps require a live-in carer to assist in their daily needs.



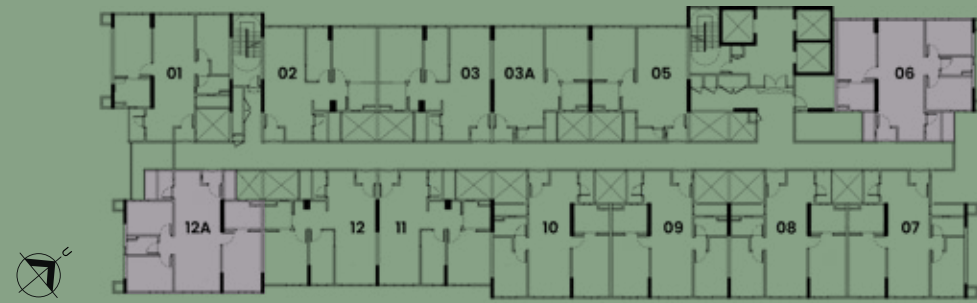
 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

Type D

1,099 sq ft • 3 Bedrooms + 2 Baths



Family-friendly

With three bedrooms, enjoy the possibility of inviting your loved ones over for a short weekend stay to spend quality time together.



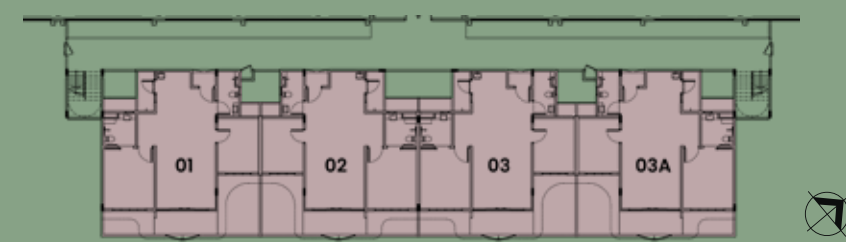
 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

Type E1

2 Bedrooms + 2 Baths • 1,001 sq ft



For Garden Lovers

With each bedroom gazing out to a private garden, look forward to waking up to your favourite flowers or taking in the refreshing scent of herbs of your choice.



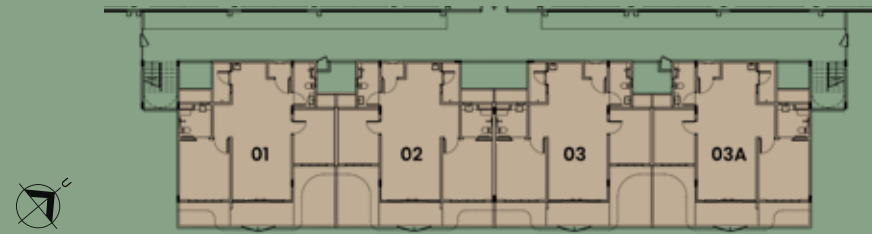
 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

Type E2

1,088 sq ft • 2 Bedrooms + 2 Baths



What a View

Make yourself some hot tea and relax on the balcony as you listen to the tunes of nature and enjoy the scenic view all around you.



 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

Specifications

STRUCTURE

Reinforced Concrete Framework

WALLS

Brickwall / Reinforced Concrete

ROOFING

Reinforced Concrete

CEILING

Skim Coat / Plaster Ceiling (where necessary)

WINDOWS

Aluminium Frame Window

DOORS

Main Entrance	Timber Door
Bedrooms	Timber Flush Door
Bathrooms	Timber Flush Door
Aluminium Doors	Aluminium Frame Glass Door
Others	Timber Flush Door

IRONMONGERY

Quality Lockset

FLOOR FINISHES:

Foyer / Living / Dining / Kitchen	Tiles
All Bedrooms	Laminated Flooring
All Bathrooms	Tiles
Yard	Tiles
Terrace / Balcony	Tiles
Others	Cement Render

WALL FINISHES

Kitchen	Tiles to 1500mm height
All Bathrooms	Tiles to ceiling height
External Wall	Weather Paint
Internal Wall	Emulsion Paint

SANITARY AND PLUMBING FITTINGS

Quality Sanitary Wares and Fittings

ELECTRICAL INSTALLATION	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E1	TYPE E2
Lighting Point	10	14	14	16	15	15
Power Point	13	15	15	17	16	16
Air-Cond Point	2	3	3	4	3	3
Water Heater Point	1	1	2	2	2	2
Ceiling Fan Point	2	4	4	5	4	4
Fiber Point	1	1	1	1	1	1
Weather Proof Power Point	-	-	-	-	1	1
TV Point	1	1	1	1	1	1
Distribution Board	1	1	1	1	1	1



Scan for Website

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