



The Companion Guide



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**May require minimal payment.*

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**May require minimal payment.*

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**Within Botanica.CT and weekly trip to Queensbay Mall and Gurney Plaza (seats are limited, first-come-first served basis).*

09 Security

CCTV – AI Monitoring*
CCTV at Selected Common Areas
Facial Recognition System
LPR System

**At selected areas only.*

10 Added Services (Optional)*

Maintenance Support
Housekeeping
Laundry
Catering
Care-Aides Visit
Hospital Companionship

** Upon demand & minimal charge applied.*

A Life of Purpose, A Life of Joy.

Welcome to Eden at Botanica City.

Life evolves through different seasons.

After years devoted to building careers, nurturing families, and achieving ambitions, many begin to seek something deeper — a lifestyle that offers balance, connection, and peace of mind.

Eden at Botanica CT was created for this moment.

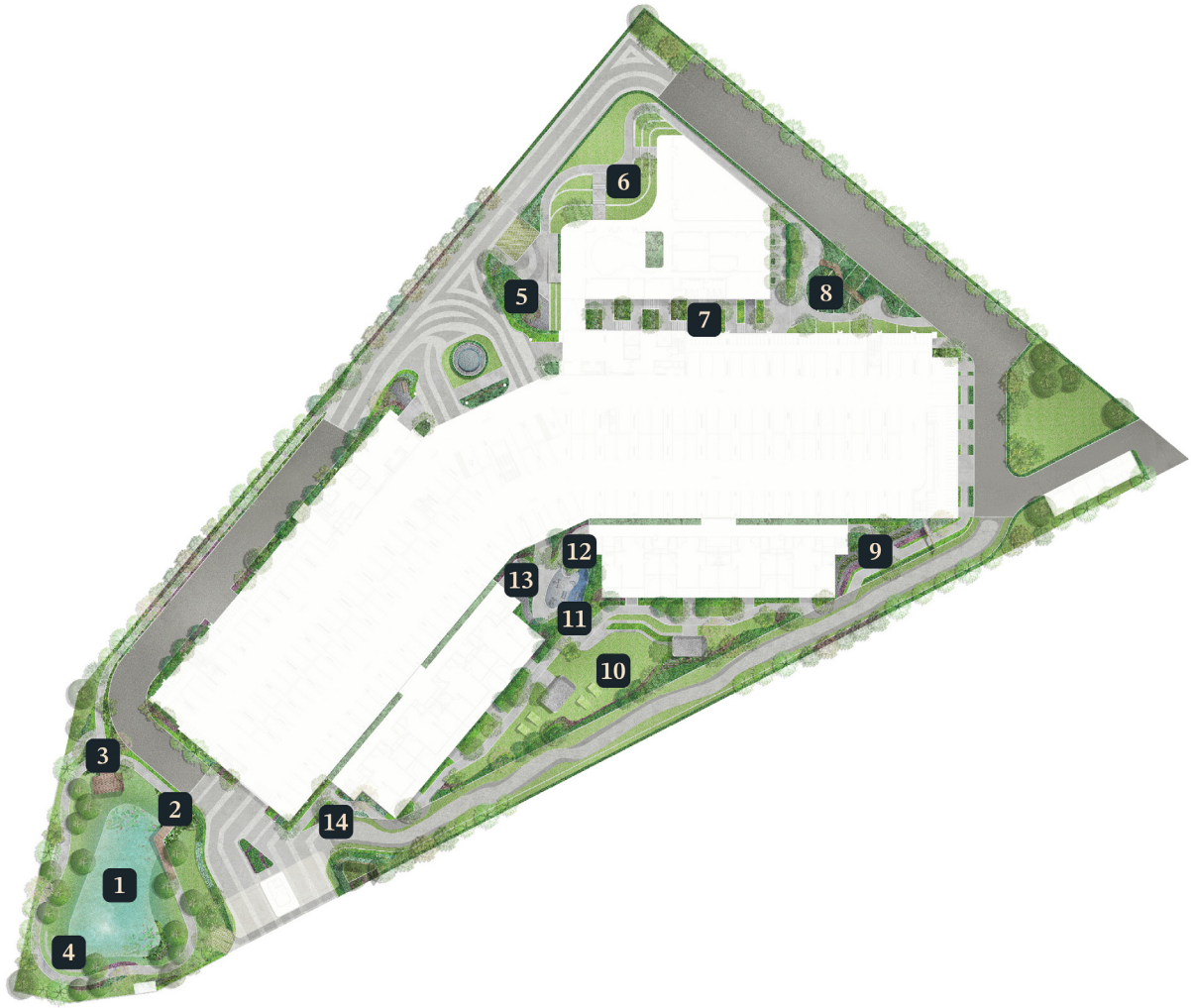
A thoughtfully designed integrated senior living community where individuals can continue living actively, independently, and meaningfully.

Here, every detail is shaped by a simple belief :

Retirement should never mean living less.

It should mean living better.





Level G, 2 & 3 Facilities Plan

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



Facilities Plan Level 3A

- | | |
|--|--|
| 15 Timber Deck | 21 Flower Garden |
| 16 Planter with Back-Rest Seats | 22 Fragrant Garden |
| 17 Open Lawn | 23 Rock Garden with Timber Bridge |
| 18 Learning Plaza | 24 Forest Garden |
| 19 Outdoor Fitness Zone | 25 Fruit Garden with Trellis |
| 20 Outdoor Play Lawn | |

Health and Wellness

Health and wellness programs empower seniors to manage their daily activities with confidence. Whether it's through mobility exercises or mental health support. Maintaining good health allows you to continue doing the things you love.

- **24/7 Caregiver Standby**
- **Daily Exercises such as Tai-Chi, Zumba, Yoga Stretching, Cycling, Light Weight Training, Pilates, Qi Gong, Resistance Band Training, Brisk Walking and more.**
- **Vital Sign Monitoring at Care Residence**
- **Weekly Doctor Visit at the Clubhouse**
- **Computerised Medical Record at Care Residence**



Holistic Wellbeing*

Social and recreational spaces are important in senior living communities as they enhance the well-being and quality of life of residents by promoting physical health, mental stimulation, and social connection. These spaces provide venues for relaxation, socialization, and physical activity.

Outdoor and Wellness

- Nature Walks
- Hiking
- Picnics/ Tea Talks
- Gardening
- Excursion/ Field Trips

Art and Creativity

- Art
- Writing
- Photography
- Crochet/ Sewing
- Musical Instrument
- Singing
- Dancing

Social and Lifestyle

- Games
- Social Gathering
- Workshops
- Massages
- Cooking
- Culinary Events with Gourmet Clubs



** May require minimal payment.*

Hobby Classes*

Creating hobby are again beneficial for seniors' physical health, cognitive function, and mental and emotional well-being. Whether you're looking to master a new skill or rediscover an old favourite, our diverse range of hobby classes offers something for everyone.

- Games
- Art
- Musical Instrument
- Gardening
- Cooking/ Baking
- Photography
- Crochet/ Sewing
- Writing



** May require minimal payment.*

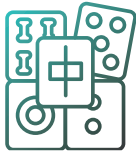
Facilities

Every amenity you need for an inspired and active life



Clubhouse

Step into the social heart of our community. Whether you're meeting friends for coffee, joining a club meeting, or simply relaxing in our elegant lounges, the Clubhouse is your premier destination for connection and comfort.



Mahjong Room

Engage in a game of strategy and skill in our dedicated Mahjong Room. Whether you are a seasoned master or a curious beginner, this vibrant social hub is the perfect place to challenge your mind and build lasting friendships.



Karaoke Room

Unleash your inner star in our private karaoke suite. From timeless classics to the latest hits, enjoy a lively setting perfect for musical expression and unforgettable social gatherings.



Co-working Space

Equipped with high-speed Wifi and comfortable workstations, our co-working space is designed for the modern resident. Stay connected and complete your tasks in a bright, fully-resourced setting.



Library

Explore a world of stories and information in our dedicated library. A cozy haven designed for lifelong learners and book lovers alike.



Gym & Yoga Room

A peaceful space for stretching and mindfulness, gentle exercise and everyday movement.

Facilities

Every amenity you need for an inspired and active life



Art Corner

An Art Corner is a dedicated physical or digital space where imagination comes to life. It is an environment built entirely around the philosophy that creativity is inherent to everyone.



Banquet/ Kitchen and Community Café

A vibrant hub for daily meals and milestone celebrations. Our café and banquet facilities offer the perfect setting for nourishing food and meaningful social interactions.



Landscape Gardens and Pond

Experience the therapeutic benefits of nature. Our private gardens and tranquil pond offer a safe, accessible environment for fresh air and reflection throughout the seasons.



Scheduled Trips

Within Botanica.CT and weekly trip to Queensbay Mall and Gurney Plaza. (seats are limited, first-come-first served basis).



Panic Buttons (3nos. per unit)

Pressing any button located in your unit will alert our Emergency Response Team (ERT) to take action.

Security

At EABC, true comfort begins with total peace of mind. Our community is protected by an “invisible” security net combining cutting-edge technology with proactive care.



CCTV – AI Monitoring at Selected Areas

AI helps detect unusual activity or falls faster than traditional cameras, ensuring help arrives exactly when needed.



CCTV Surveillance

CCTV installed at selected common areas.



Facial Recognition System to the Lift Lobby

Prevents unauthorized visitors from accessing residential floors.



LPR System at the Guardhouse

Seamless entry, enhanced perimeter security, and convenience for residents and their frequent visitors.

Added Services (Optional)*

Contact us to customize your service package.



Maintenance support

- Technical set-up
- Electrical



Housekeeping

Cleaning services to be arranged upon request.



Laundry

Personal laundry & dry cleaning : Professional garment care with door-to-door pickup and delivery.



Catering

In-Room Dining (Room Service) : Enjoy a healthy prepared meals from our café delivered directly to your dining table.



Care-Aides Visit

Our dedicated Care-Aides are here to provide the extra support you need to maintain your health and independence within the privacy of your own home.



Hospital Companionship

One-on-one sessions in the comfort of your unit or our specialized wellness room.




Life,
Gently
Refined

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No. Lesen Pemaju: 30555/09-2028/0232(N) • Tempoh Sah: 06/09/2023 – 05/09/2028 • No. Permit Jualan: 30555-1/06-2027/0597(N)-(S) • Tempoh Sah: 01/07/2024 – 30/06/2027 • Sekatan Kepentingan Tanah: Tanah Yang Diberimilik Ini Tidak Boleh Dicagar, Pajak, Pajakan Kecil Atau Sebarang Bentuk Urus Niaga Tanpa Kebenaran Pihak Berkuasa Negeri • Kelulusan Pelan Bangunan: Majlis Bandaraya Pulau Pinang • No. Kelulusan Pelan Bangunan: MBPP/ILCS-OSC/PB2063/2023 • Nama Skim Pembangunan: EDEN AT BOTANICA CT • Jumlah Unit: Jenis A: 52 Unit, Jenis B: 104 Unit, Jenis C: 128 Unit, Jenis D: 50 Unit, Jenis E1: 8 Unit, Jenis E2: 8 Unit • Keluasan Binaan: Jenis A: 742 Kaki Persegi, Jenis B: 882 Kaki Persegi, Jenis C: 968 Kaki Persegi, Jenis D: 1,097 Kaki Persegi, Jenis E1: 1,001 Kaki Persegi, Jenis E2: 1087 Kaki Persegi • Parkir: Jenis A: 1 Parkir, Jenis B: 1 Parkir, Jenis C: 1 Atau 2 Parkir, Jenis D: 2 Parkir, Jenis E1: 1 Parkir, Jenis E2: 1 Atau 2 Parkir. • Harga Jualan: RM491,900 (Minima) RM1,043,900 (Maksima) - Hak Milik Strata • Tarikh Dijangka Siap: Jun 2027 • 5% Diskaun Untuk Bumiputera • Tanah Dicagarkan Kepada: OCBC Bank (Malaysia) Berhad • Jenis Pegangan Tanah: Hak Milik Kekal. **IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. Information about the development can be checked at the portal Teduh.kpkt.gov.my.**