



Life, Gently Refined



Crafted for a Life Well Lived

Eden at Botanica CT is an independent living community in Botanica.CT created for individuals who want a more meaningful pace of life — with nature, wellness, community and peace of mind all in one place.



A New Way to Experience Life

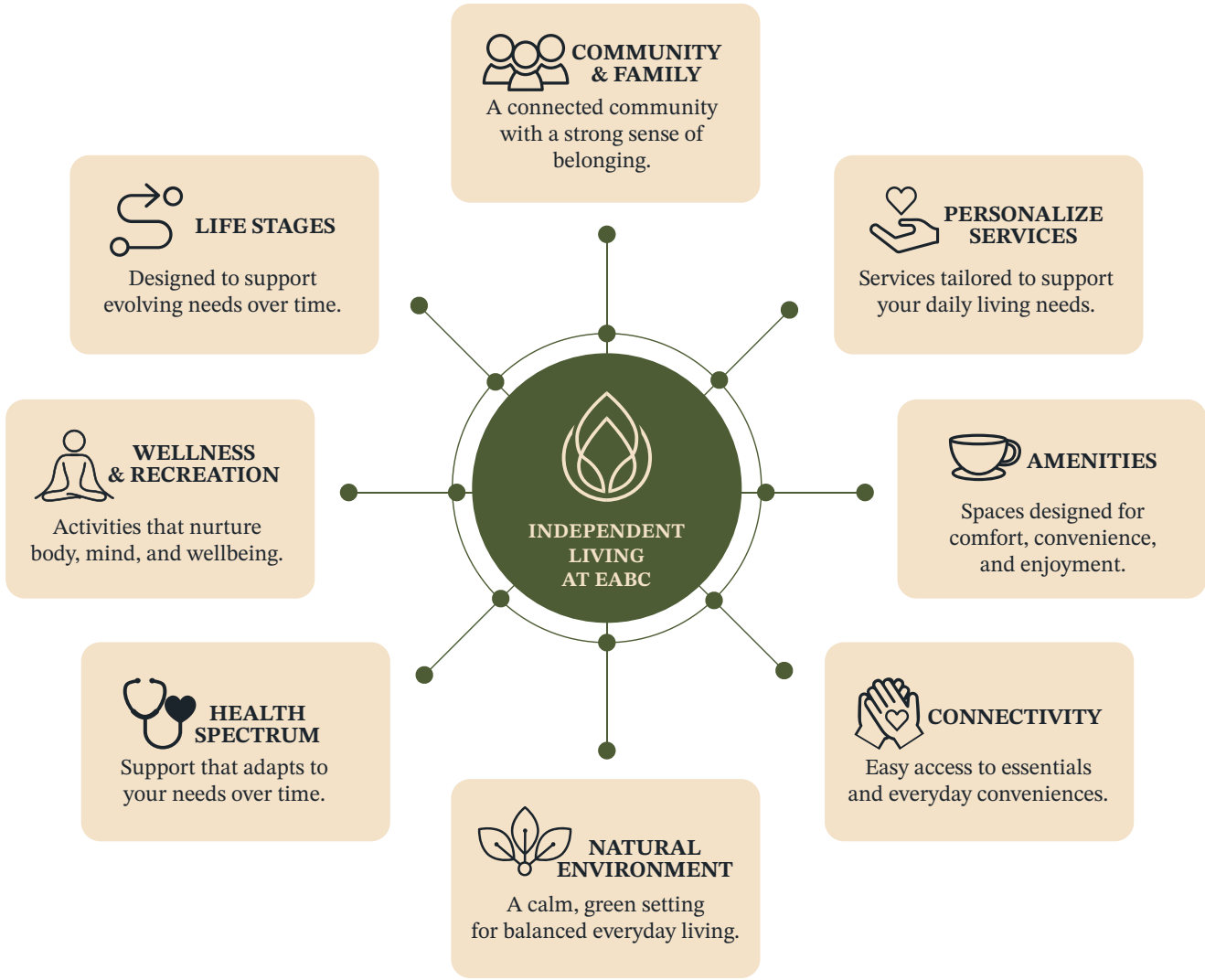
At Eden at Botanica CT, we believe that life's later chapters should be approached with the same ambition, joy and sense of possibility as the earlier ones.

This is not about stepping back. It is about living differently — with more time for wellness, more space to connect, and more freedom to focus on what matters most.

Every part of Eden at Botanica CT is designed around this philosophy, from the residences and facilities to the surrounding landscape and sense of community.



One Integrated *Ecosystem*. Endless Possibilities. A Life, Your Way.





A Life Shaped Around You

Facilities Plan

- Water Fountain
- Crossing Bridge
- Floating Deck
- Lawn Amphitheatre
- Flower & Rock Garden with Seats
- Lawn Amphitheatre
- Tier Herb Garden
- Forest Leisure Garden
- Flower Garden
- Outdoor Fitness Area
- Garden Seats
- Reflexology Path
- Timber Deck
- Planter with Back-Rest Seats
- Open Lawn
- Learning Plaza
- Outdoor Fitness Zone
- Outdoor Play Lawn
- Fragrant Garden
- Rock Garden with Timber Bridge
- Forest Garden
- Fruit Garden with Trellis

EVERYDAY SERVICES

Services for *Convenience*

- 24/7 Caregiver Standby
- Basic Vital Sign Monitoring at Care Residence
- Computerised Medical Record Keeping at Care Residence
- Weekly Doctor Visit at the Clubhouse*
- Scheduled Shuttle Services within Botanica.CT and weekly trips to Queensbay Mall and Gurney Plaza*
- Daily Wellness and Recreation Programmes

OPTIONAL SERVICES

Additional Support when *Needed**

- Maintenance Support
 - Technical Set-Up
 - Electrical and Plumbing Work
- Housekeeping
- Laundry
- Catering
- Care-aides Visit
- Hospital Companionship
- AI-Based Monitoring within the Unit

* Terms and Conditions Apply.

SAFETY AND SECURITY

Designed for *Everyday* Safety and Confidence



CCTV Surveillance
at Selected Area.



Panic Buttons
(3nos. per unit)





Facial Recognition
System to the Lift Lobby



LPR System at
the Guardhouse

THE RESIDENCES

Type A: 742 sq. ft.

 1 Bedroom  1 Bathroom



Type B: 882 sq. ft.

 1 Bedroom  1 Bathroom  1 Study Room



THE RESIDENCES

Type C: 968 sq. ft.

 2 Bedrooms  2 Bathrooms



Type D: 1,097 sq. ft.

 3 Bedrooms  2 Bathrooms



THE RESIDENCES

Type E1: 1,001 sq. ft.

 2 Bedrooms  2 Bathrooms  Garden



Type E2: 1,087 sq. ft.

 2 Bedrooms  2 Bathrooms  Balcony



Rediscover Calm at Botanica.CT

Eden at Botanica CT offers a calmer and more nature-led way of living while staying connected to everything that matters.



EDEN AT BOTANICA CT SDN BHD
202001008386(1364706-H)

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Bandar Baru Air Putih, 11000 Balik Pulau,
Penang, Malaysia.

edenatbotanicact

For enquiries & registrations

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edenatbotanicact.com.my

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, Pajak Kecil Atau Sebarang Bentuk Urus Niaga Tanpa Kebenaran Pihak Berkuasa Negeri • Kelulusan Pelan Bangunan: Majlis Bandaraya Pulau Pinang • No. Kelulusan Pelan Bangunan: MBPP/LCS-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.