



*forescape*  
@Metrioplace



# Perfect for an Urbanite's Lifestyle

Every unit at Forescape is a dual-key home, offering capacious comfort and enhanced functionality to your everyday living. Whether you are looking for a private sanctuary, a perfect family home, or a high-potential investment, Forescape stands out as the smart, bold choice to call home.

## *for Rest.*



Low Density  
Development



Nature-inspired  
Living

## *for Leisure.*



Comprehensive  
Facilities



Retail & Lifestyle  
Conveniences

## *for Future.*



Dual-key  
for All Units



Prime Location  
Next to BKIP 3



# A Prime Address at The Gateway of BKIP 3

Step into a world where nature-inspired living meets the pulse of progress with Forescape @ Metrioplace. Situated at the gateway of Batu Kawan Industrial Park 3 (BKIP 3), an emerging industrial park poised to become a hub of innovation and opportunity, Forescape offer unparalleled convenience, thriving career prospects, and outstanding investment potential. This is more than a home; it's a lifestyle where growth, comfort, and opportunity align. Welcome to Forescape, the ideal address for a prosperous future.



## Experience Exceptional Living at Forescape

Our service residences offer the perfect blend of comfort, convenience, and luxury, designed to suit your modern lifestyle. Enjoy comprehensive facilities, including a fully equipped fitness center, a refreshing swimming pool, and 24/7 security. Each residence features spacious, contemporary interiors with a dual-key concept, providing a welcoming environment. Located at the gateway of Batu Kawan Industrial Park 3 (BKIP 3), in a matured township of Bukit Tambun, you'll have easy access to North-South Expressway, Penang Bridges, shopping, dining, and entertainment hubs, while also enjoying the tranquility of thoughtfully designed spaces. Experience exceptional living tailored to you!





# Dual-Key For Every Home

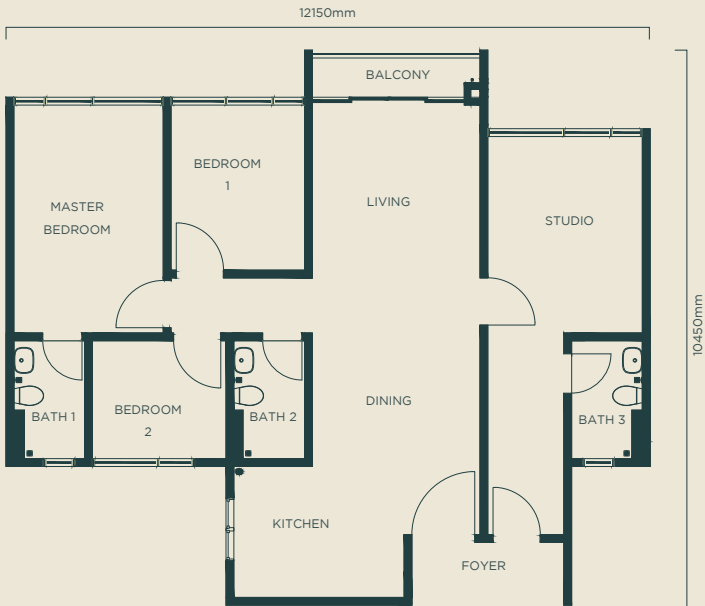
A dual-key home is an innovative residential design that combines two independent living spaces within a single property. Perfect for multi-generational living, creating a private retreat for guests or caregivers, or generating additional rental income, the dual-key layout offers both privacy and versatility.



## Type A

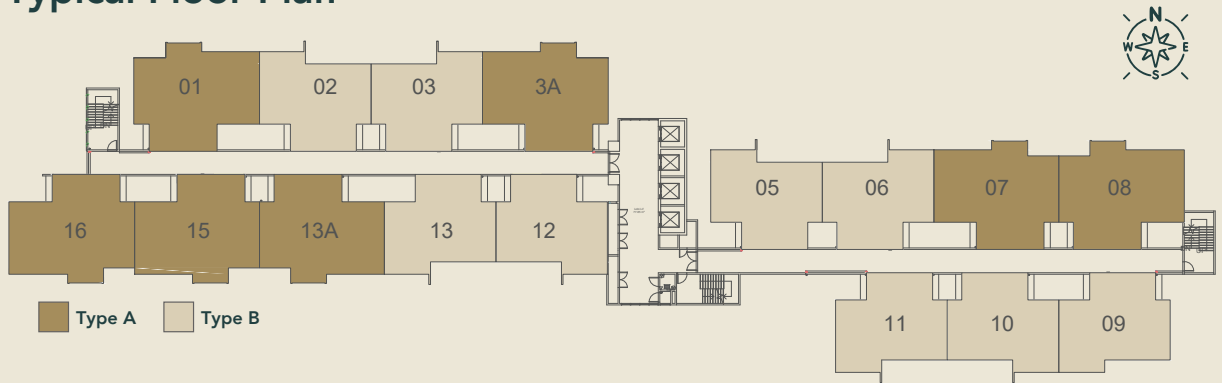
**1,098 sq.ft.**  
Studio 235 sq.ft.  
Main Unit 863 sq.ft.

-  4 Bedrooms
-  3 Bathrooms





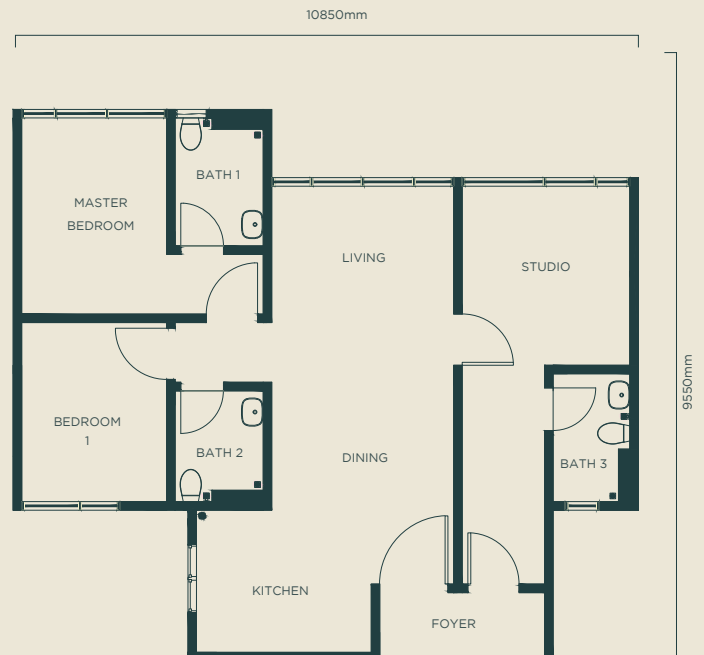
## Typical Floor Plan



## Type B

**904 sq.ft.**  
 Studio 216 sq.ft.  
 Main Unit 688 sq.ft.

- 3 Bedrooms
- 3 Bathrooms



# A World of Indulgence Right at Home

Find your zen amidst refreshing greens as Forescape is meticulously planned to pamper homeowners with an indulging lifestyle amidst a tranquil setting with a comprehensive range of recreational facilities for your everyday enjoyment.



Garden Terrace



Lounge Area



Lap Pool

## Key Features



Dual-Key



2 - 3  
Car Parks



Storage Room  
\*Up to 66 sq.ft.

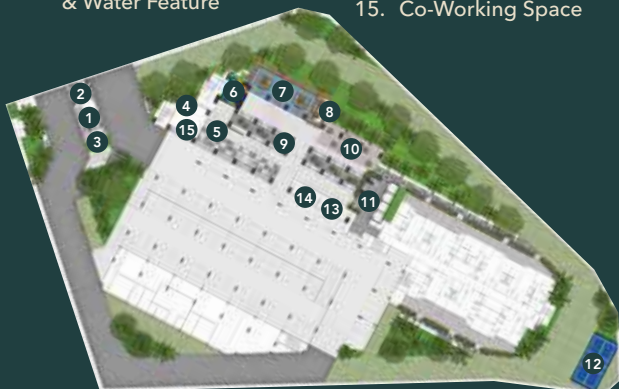


Garden Area  
\*Up to 635 sq.ft.

## Your Lifestyle Elevated with Every Facility

### Ground Floor

- |  |                               |
|--|-------------------------------|
| 1. Guard House                           | 8. Giant Tree Pot Lounge      |
| 2. Curve Seatings                        | 9. Tree Lantern Lobby         |
| 3. Floating Trees                        | 10. Forest Alfresco           |
| 4. Laundry Area                          | 11. Lift Lobby                |
| 5. Drop-Off Area                         | 12. Pickleball Court          |
| 6. Indoor Tree-Mound Play                | 13. Mailbox Room              |
| 7. Hanging Tree Lanterns & Water Feature | 14. Delivery Collection Point |
|  | 15. Co-Working Space          |



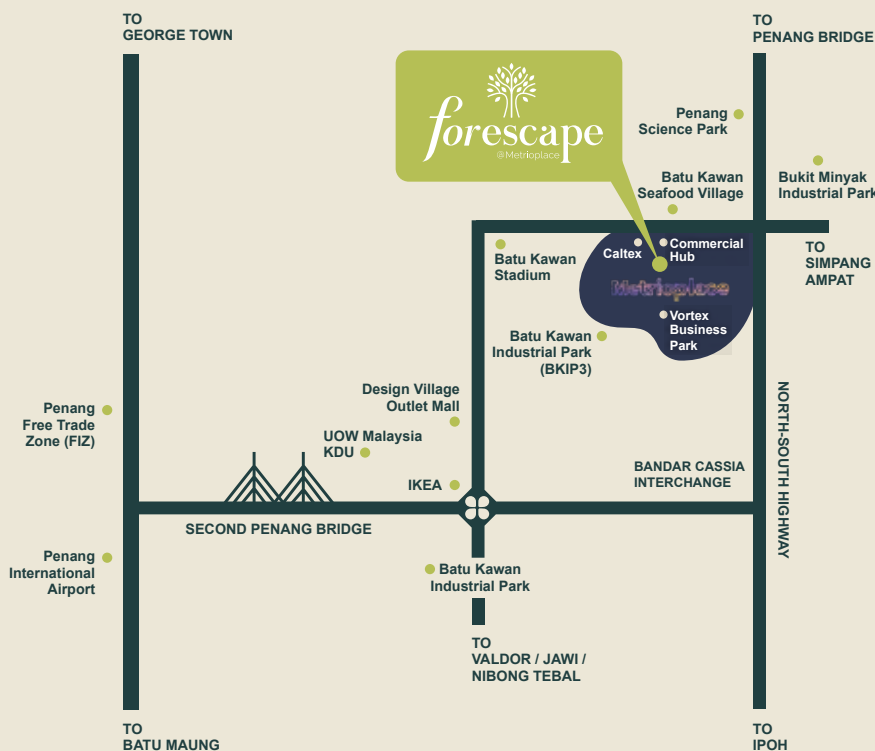
### 8<sup>th</sup> Floor

- |                                      |                           |
|--------------------------------------|---------------------------|
| 1. Cozy Area                         | 12. Sunken Seat Cabana    |
| 2. Forest Pavilion                   | 13. BBQ Area              |
| 3. Forest Reading Pavilion           | 14. Tropical Playhouse    |
| 4. Forest Cascade with Water Feature | 15. Forest Step Seating   |
| 5. Viewing Deck                      | 16. Green Roof Study Room |
| 6. Pool Deck Cabana                  | 17. Indoor Forest Lounge  |
| 7. Forest Jacuzzi                    | 18. Games Room            |
| 8. Infinity Pool                     | 19. Kids Room             |
| 9. Leisure Wadding Pool              | 20. Giant Pot Garden      |
| 10. Children's Pool                  | 21. Multi-Purpose Hall    |
| 11. Stepping Stones                  | 22. Sauna & Changing Room |
|                                      | 23. Gym                   |

# A Thriving Location Ready to Prosper!

Batu Kawan where Forescape @ Metrioplace is located is currently the most in-demand address in Penang. The entire area is experiencing continuous progress in all segments from industrial development to commercial growth and residential demand. Imagine having it all with Forescape, your private green getaway in this booming address.

## Location Map



### Live & Play

- 0.2 km Caltex Petrol Station
- 0.2 km Commercial Hub
- 6.0 km Columbia Asia Hospital
- 6.7 km Design Village Outlet Mall
- 7.0 km Klippa Shopping Centre
- 7.0 km IKEA
- 7.3 km Central Island Park

### Work & Connect

- 0.6 km Batu Kawan Industrial Park 3
- 2.1 km North-South Expressway
- 3.0 km Penang Science Park
- 5.5 km Bukit Minyak Industrial Park
- 8.2 km Second Penang Bridge
- 9.5 km Batu Kawan Industrial Park 1 & 2

### Learn & Grow

- 1.2 km SK Bukit Tambun
- 1.2 km SRJK (C) Keng Koon
- 3.3 km SMK Batu Kawan
- 4.5 km Northern Lights Private School
- 6.1 km UOW Malaysia KDU
- 9.3 km Peninsula College

DISCOVER FORESCAPE TODAY | CALL NOW! ☎ 1700-81-6898



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**📍** Forescape @ Metrioplace Sales Gallery

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22A, Jalan Perniagaan Vorteks 3, Pusat Perniagaan Vorteks,  
14100 Simpang Ampat, Penang.

**Forescape @ Metrioplace Sales Gallery**  
1818-3, Jalan Perniagaan Vorteks 1, Pusat Perniagaan Vorteks,  
14100 Simpang Ampat, Penang.

Developer License No: 0311/02-2032/0360(R) | Validity Period: 27/2/2010 – 26/2/2032 | Advertising & Sales Permit No: 10311-2/10-2028/0848(N)-(S) | Validity Period: 15/10/2025 – 14/10/2028 | Approving Authority: Majlis Bandaraya Seberang Perai | Building Plan Approval No: MBSP/40/20-74/74(PR) | Land Tenure: Freehold | Land Encumbrances: Charged to Maybank Islamic Berhad | Expected Completion Date: December 2028 | Property Type: Service Apartment | Total Units: 398 units | Min. Price: RM498,000.00 – Max. Price: RM799,000.00 | Car Parking Bays: 2/3 bay(s) | Bumiputera Discount 5% | Developer: Metrio Jaya Development Sdn. Bhd. | THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. THE APPROVED DEVELOPMENT AND ADVERTISEMENT INFORMATION CAN BE VERIFIED AT PORTAL TEDUH.KPKT.GOV.MY.

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