

# PRIME COMMERCIAL SPACE

## 商业黄金地段

Empowering Growth with Ample Expansion  
激发无限发展潜能

开放销售  
**Open For Sale**

**2** Storey Shop Office  
双层店铺办公楼

**28** Units Only  
仅售28个单位



### OVERVIEW 概观



**TYPE A** | BUILT-UP FROM 3,850 SQ.FT  
24' X 145' | 3,850 平方尺起



**Additional Storage & Workplace**  
额外的存储与工作空间



**Extra Space for Future Expansion**  
额外空间利于未来扩展之用



**Modern facade, practical layout and design**  
现代与实用外观设计

**TYPE B** | BUILT-UP FROM 3,850 SQ.FT  
24' X 152' | 3,850 平方尺起



**Excellent potential for high value appreciation and good rental yield**  
极具升值潜力和良好的投资回报



**Freehold ownership**  
永久产权



**Strategically situated within close proximity to one of the largest industrial city in Banting - Banting Industrial City**  
黄金地理位置，落在万津最大的工业城之一 - 万津工业城

#### STRATEGIC LOCATION 战略位置

- 6km Banting
- 20km KLIA/KLIA2
- 25km Cyberjaya and Putrajaya
- 36km Shah Alam
- 39km Northport
- 45km Westport
- 50km Kuala Lumpur



GPS : 2.812290, 101.543210

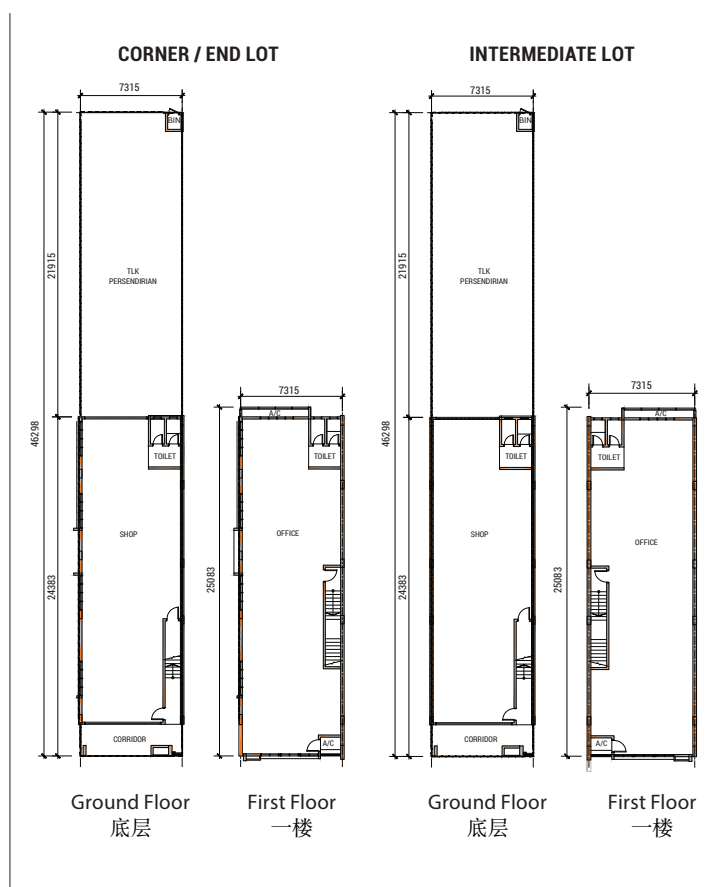
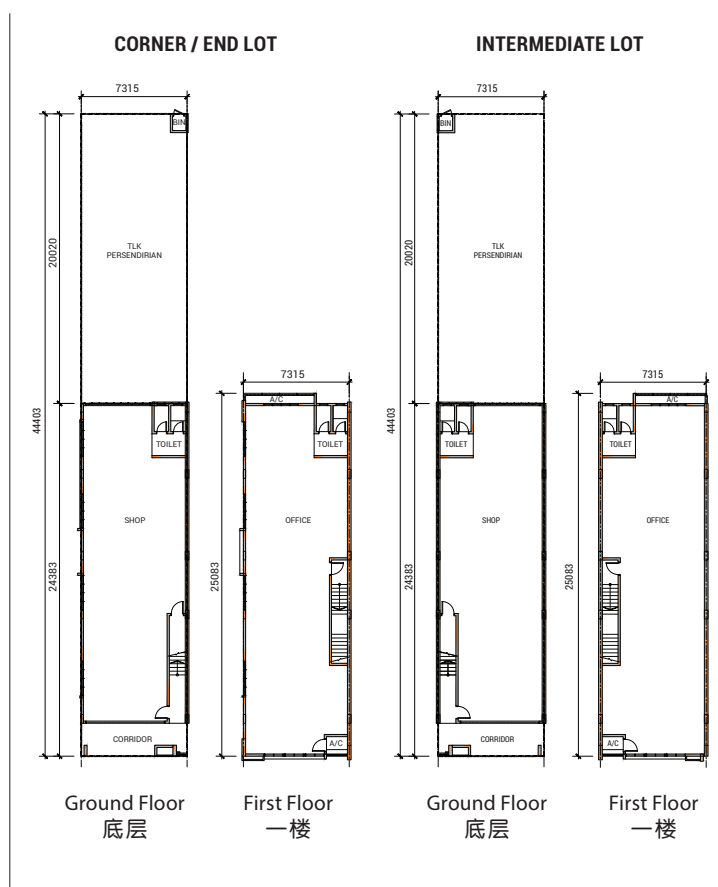
— Road — River — Field

## 2-STOREY SHOP OFFICE STANDARD UNIT FLOOR PLAN

TYPE A : 24' X 145'

## 双层店铺办公楼 标准单位平面图

TYPE B : 24' X 152'



### BUILDING SPECIFICATIONS 建筑规格

Structure	Reinforced Concrete
Walls	External - Brick walls Internal - Plaster & paint - Brick walls - Skimcoat, Plaster & paint
Windows	Aluminium frame glass window
Doors	Front / Rear entrance - Roller shutter Others - Metal framed doors
Ceiling Finishes	Toilets - Plaster board & paint Others - Skimcoat & paint
Floor Finishes	Toilets & Refuse Chamber - Selected tiles Others - Cement finish Rear Parcel Area - Premix
Wall Finishes	Toilets & Refuse Chamber - Selected tiles
Ironmongery	Selected quality locksets
Sanitary Installations	Ground Floor - 2 wash basins, 2 water closets, 1 sink First Floor - 2 wash basins, 2 water closet

### ELECTRICAL INSTALLATIONS 电力设备

ITEM	QUANTITY	
	GROUND FLOOR	FIRST FLOOR
Lighting Point	✓	✓
13A Power Point	✓	✓
15A Power Point	✓	-
Ceiling Fan Point	✓	✓
Air-Cond Point	✓	✓
Fibre Wall Socket	✓	✓
Distribution Board	✓	✓



#### DISCLAIMER

All renderings presented herein are artistic impressions only. The developer reserves the right to make modifications to any aspect of the building before completion, as instructed or approved by the relevant authorities.

All plans, layouts, information and specifications are subject to change and cannot be considered as part of an offer or contract presentation.

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