

the right investment

for your **business**

- En-bloc sale with individual lift facilities
- 22' X 70' / 22' x 54'
- Centrally located within a business district, with high visibility
- Individual utility meter
- Good potential for capital appreciation & rental returns
- Modern facade

您生意的正确投资

- 包括电梯设备的全栋式销售
- 22' X 70' 或 22' x 54'
- 位于商业区中心地带, 高度易见
- 分开装置水电表
- 良好资本增值及租金回报
- 现代化建筑设计门面



perfectly poised for

businesses

- Banks & financial institutions
- Lifestyle cafes & dining outlets
- Showrooms, clinics & convenience stores
- Beauty salons & fashion outlets
- Service providers & corporate offices
- And many more!

完全为商业用途而设

- 银行及金融机构
- 休闲咖啡座及餐厅
- 商品陈列室, 诊所及便利店
- 美容院及时装店
- 服务行业及财团办公室
- 以及更多

SPECIFICATIONS

- FOUNDATION**
- > Foundation to Engineer's specification
- STRUCTURE**
- > Reinforced concrete frame & slab
- WALL**
- > Brick / Reinforced Concrete / Concrete Block Wall
- ROOF**
- > Metal roofing system with insulation
- STAIRCASE/RAMP**
- > Reinforced concrete staircase with ceramic tiles flooring
- IRONWORKERY**
- > Entrance door - Lever handle set
 - > Other doors - Lever handle set / cylindrical lockset
- CEILING**
- > Blown coat / Asbestos-free ceiling / Plasterglass ceiling
- WINDOWS**
- > Aluminium casement window
 - > Aluminium fixed glass panel
 - > Aluminium frame with adjustable louvred window
 - > Aluminium frame with fixed louvred window
- DOORS**
- > Main entrance (Grd.) - Aluminium Roller Shutter
 - > Main entrance (Above) - Timber flush door
 - > Toilets - Timber flush door
 - > Others - Timber flush door
- PAINT**
- > External wall - Weather resistant paint & PU spray tile
 - > Internal wall - Emulsion paint
- FLOOR FINISHES**
- > External corridor - Ceramic tiles
 - > Shop / Office - Cement render
 - > Lift lobby - Ceramic tiles
 - > Pantry - Ceramic tiles
 - > Toilets - Ceramic tiles
 - > Staircase - Ceramic tiles
 - > Terrace - Cement render (Type A2 only)
 - > Others - Cement render
- WALL FINISHES**
- > Toilets - 150mm height ceramic tiles
 - > Pantry - 150mm height ceramic tiles
 - > Lift lobby - Ceramic tiles
 - > Other areas - Plaster & Paint / Skin coat

平面设计图

- 地基**
- > 依照工程师指示之规格
- 结构**
- > 加强之混凝土框架及楼板
- 墙壁**
- > 砖块 / 加强之混凝土 / 实心墙壁
- 屋顶**
- > 隔热作用之金属屋顶
- 楼梯 / 坡道**
- > 加强之混凝土楼梯与瓷地地板
- 五金配件**
- > 入口门—上下拉式门把 / 圆筒锁
 - > 其他门—上下拉式门把 / 圆筒锁
- 天花板**
- > 喷中涂料层 / 不含石棉之天花板 / Plasterglass 天花板
- 窗戶**
- > 铝式平开窗
 - > 铝式固定玻璃窗
 - > 铝式框架可调式百叶窗
 - > 铝式框架固定式百叶窗
- 门**
- > 主要入口 (地面) - 铝式卷帘门
 - > 主要入口 (楼面) - 实木拼花门
 - > 厕所 - 实木拼花门
 - > 其他 - 实木拼花门
- 涂料**
- > 外墙 - 耐候型涂料
 - > 内墙 - 乳胶漆
- 地板完成面**
- > 外部走廊 - 磁砖
 - > 商店 / 办公室 - 水泥砂浆
 - > 电梯大堂 - 磁砖
 - > 茶水间 - 磁砖
 - > 厕所 - 磁砖
 - > 楼梯 - 磁砖
 - > 露台 - 水泥砂浆 (Type A2 only)
 - > 其他 - 水泥砂浆
- 墙壁完成面**
- > 厕所 - 150mm高瓷质砖
 - > 茶水间 - 150mm高瓷质砖
 - > 电梯大堂 - 磁砖
 - > 其他地区 - 批灰及油漆 / 饰面涂料

Location Map 地理位置图



For enquiries, please call 详情请联络:

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- (016) 220 7225 • (016) 213 8606

Another Project By 成功集团另一发展计划



Developer 发展商: Cempaka Properties Sdn Bhd (JCS No: 190047-W) (a wholly-owned subsidiary of Berjaya Land Berhad)
Kuantan Sales Office 关丹示范屋办公室:
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Kuantan Perdana

COMMERCIAL • SHOPOFFICE



3 & 4 STOREY SHOPOFFICE 3及4层楼办公店屋
INDIVIDUAL LIFTS 内设电梯

Freehold 永久地契

large ready market

- Located in a premier commercial hub in the heart of Kuantan
- An evolving catchment market

庞大且具有潜在市场

- 位于关丹市中心的首要商业区
- 不停增大的招商市场



great amenities

- Walking distance to Berjaya Megamall and connected to the commercial, food, entertainment and administrative corridor

大量便利设施

- 只需脚程即可到达Berjaya Megamall及紧密联系着的商业、餐饮、娱乐及行政走廊



excellent road network

- Easy access from Jalan Tun Ismail
- Only 20 minutes ride away from airport

卓越交通网络

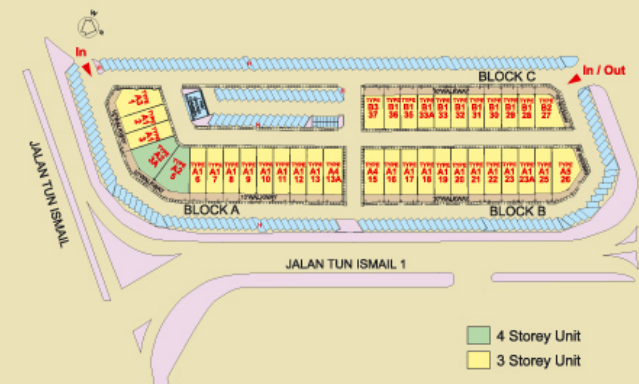
- 从敦依斯迈路可轻易通入
- 从机场开车到达只需20分钟



Well Connected Business Address In Kuantan 四通八达的关丹商业地点



Overall Layout Plan 总体设计图





KuantanPerdana

COMMERCIAL • SHOPOFFICE

Floor Plans 楼层平面图

Another Project By 或洽集团另一发展计划



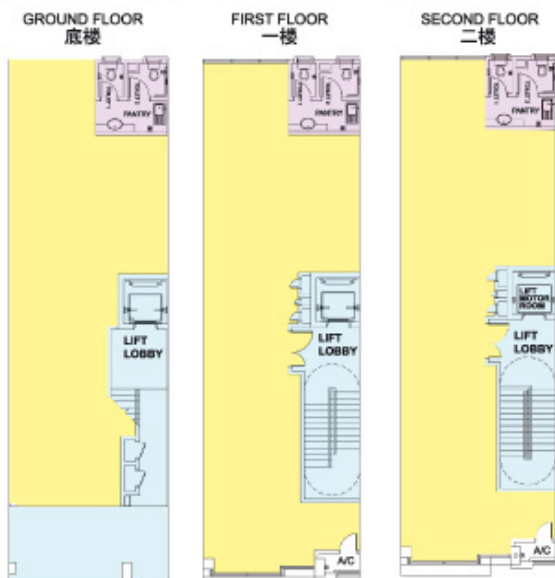
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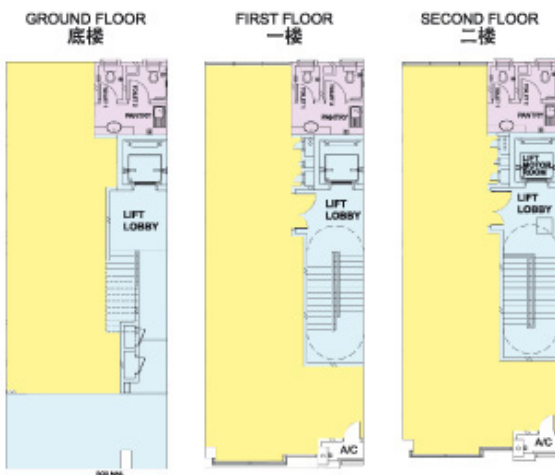
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intermediate units 中间单位 (22' x 70' / 22' x 54')



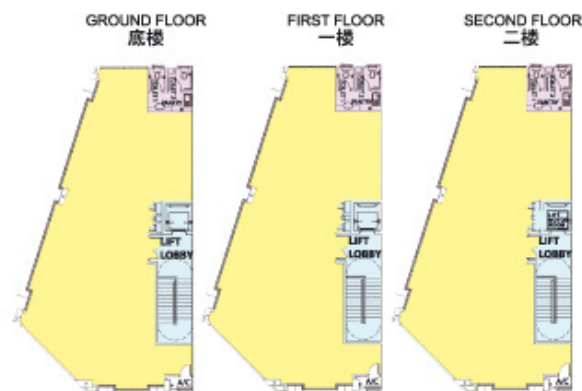
Total built-up 总建筑面积: 4,476 sf / 3,419 sf
type A1 & B1

end units 终端单位



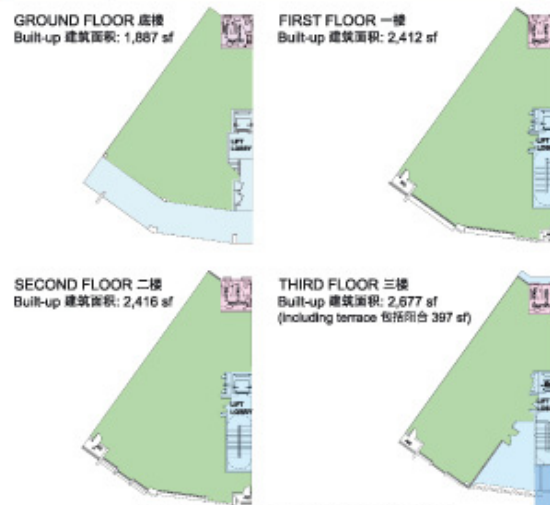
Total built-up 总建筑面积: 5,216 sf / 4,033 sf
type A4 & B3

corner units 角头单位



Total built-up 总建筑面积: 5,895 sf / 6,823 sf / 5,406 sf
type A3, A5 & B2

4 storey with terrace units 拥有阳台的4层楼单位



Total built-up 总建筑面积: 9,393 sf
type A2