

SPECIFICATIONS

Structure	Reinforced Concrete		Floor Finishes	Walkway Corridor	Cement Render
Wall	Cement Sand Brick / Clay Brick			Shop Area	Cement Render
Roof Covering	Reinforced Concrete Flat Roof / Metal Deck Roof			Bath Rooms	Ceramic Tiles
Roof Structure	Reinforced Concrete Slab / Light Weight Metal Trusses		Installation of Sanitary and Pipe Fittings	Bathroom	Sanitary Fittings and Wares
Ceiling	Plaster Ceiling / Waterproof Plaster Ceiling / Cement Board / Asbestos Free Ceiling Sheet		Electrical Installation	Lighting Point	Interm 10 End 10
Window	Aluminium Frame Glass Panel Aluminium Frame Fixed Glass Louvres			Fan Point	2 2
Door	Main Entrance	Galvanised Iron Frame Roller Shutter		13amp Socket Outlet	3 3
	Bath Rooms	PVC Door	Internal Telephone, Trunking and Cabling	Telecommunication Point	1 1
Ironmongery	All Doors	Quality Lockset			Provided
Wall Finishes	External Wall	Weather Coat Paints	Fencing		N/A
	Internal Wall	Emulsion Paints	Turf		Nil
	Bath Rooms	1.5m High Ceramic Wall Tiles	Gas Piping		Nil

M-NIAGA

PULAU SEBANG

Single Storey Shop Office



Artist's Impression Only



019-381 6964

Monday to Sunday (9:00 am - 6:00 pm)
E-mail: commercial@pr1ma.my

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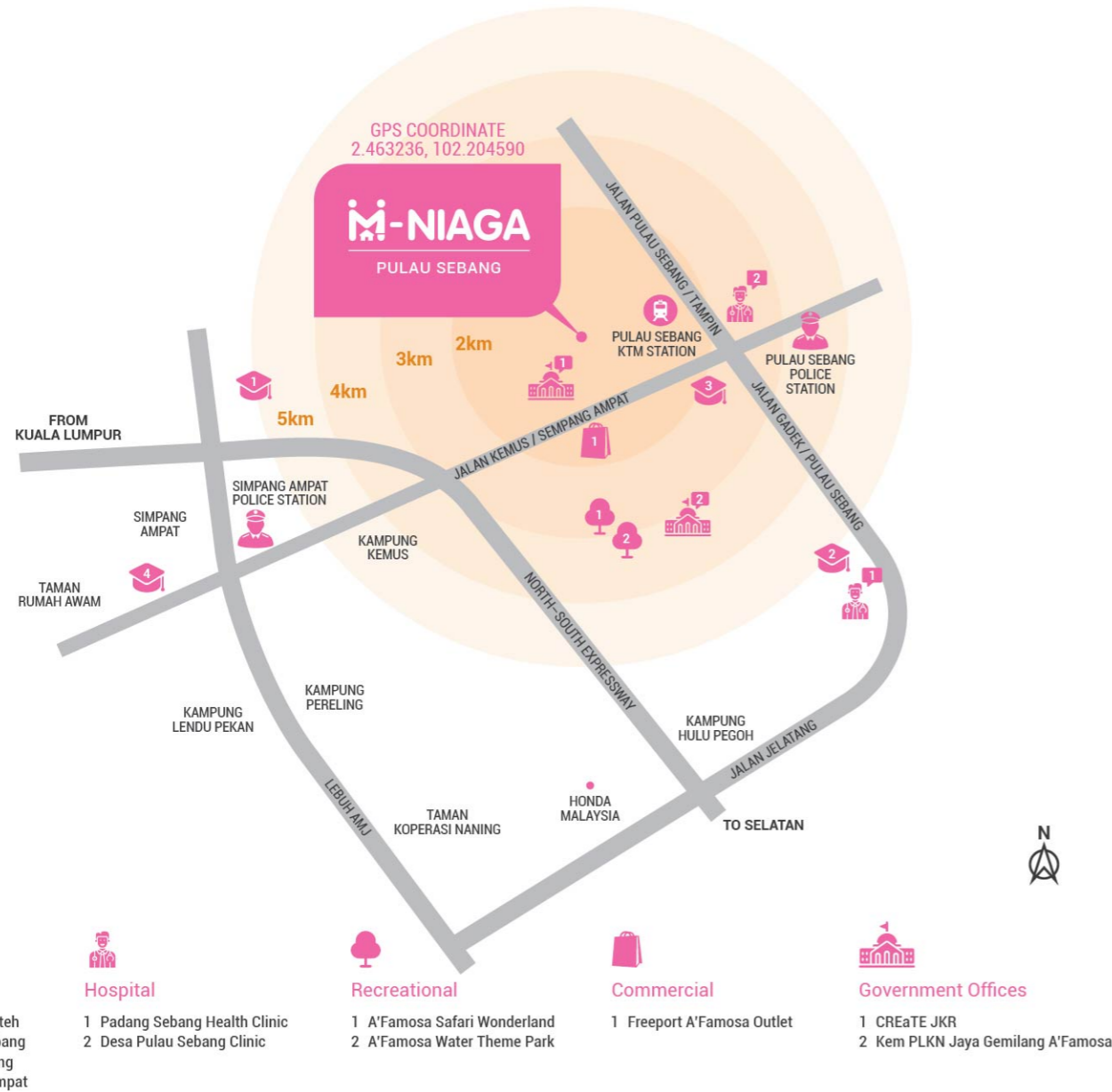
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HIGHLY ACCESSIBLE VIA MAJOR HIGHWAYS

Surrounded by mature residential and commercial developments, M-NIAGA Pulau Sebang is the lifestyle-centric commercial lot which strategically connected via major highways.



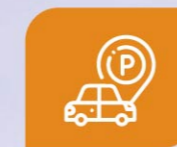
PRIMED FOR OPTIMAL GROWTH

M-NIAGA Pulau Sebang is set to be the new commercial hub that can easily attract attention that drives your business to greater heights. Ideal design featuring flexibility space planning with stylish commercial environment.

- F&B Outlet
- IT Centre
- Grocery
- Bank
- Office



1 STOREY SHOP OFFICE



AMPLE PARKING SPACE



WIDE FRONTAGE DESIGN



HIGH POPULATION CATCHMENT



CLOSE TO PULAU SEBANG KTM STATION



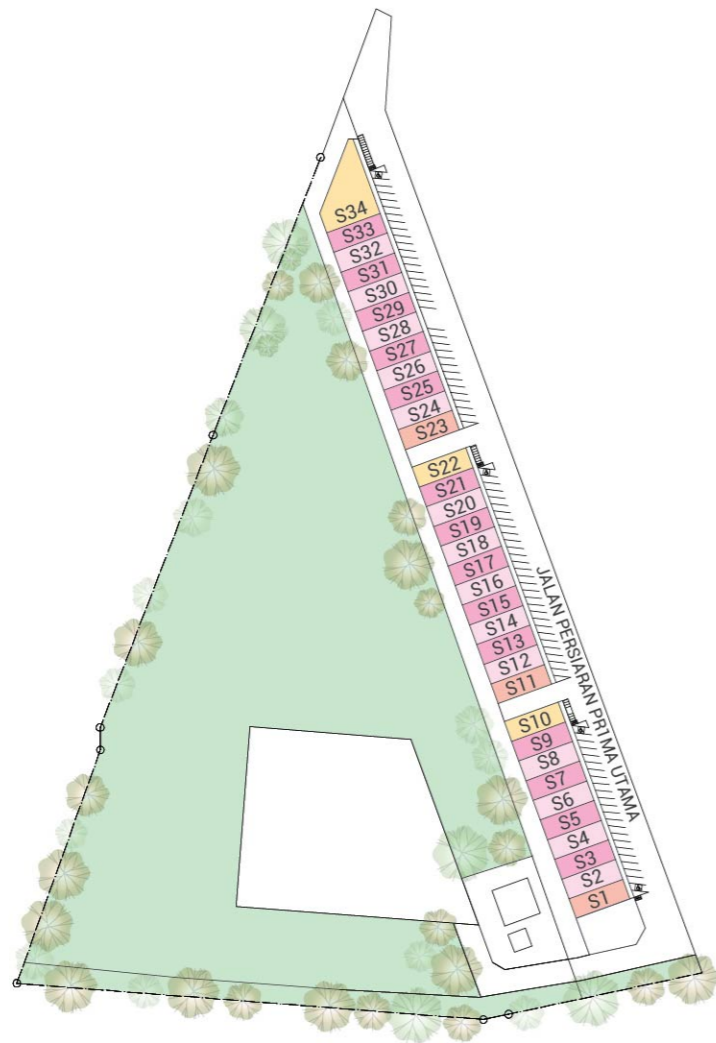


Artist's Impression Only

SPECIAL FEATURES

- Versatile space for various business opportunity
- Wide pedestrian and landscaped pathways
- Matured township with ready population
- High visibility which fronting Jalan Persiaran Prima Utama
- Easy access with major highways
- Surrounded by various commercial outlets to jump-start your business

SITE PLAN



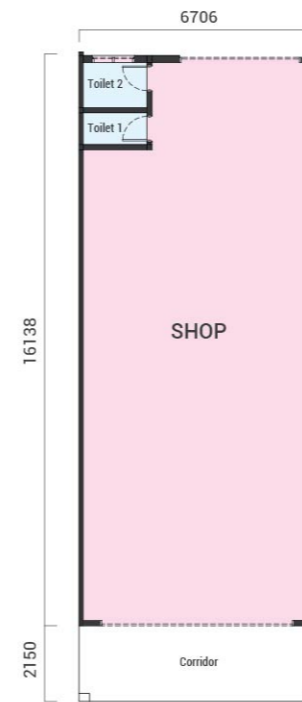
LEGEND

- TYPE C
- TYPE C(M)
- TYPE C1
- TYPE C1(M)

FLOOR PLAN

TYPE C

INTERMEDIATE | 22'x60' | 1,319.87 SQ.FT.



TYPE C(M)

INTERMEDIATE | 22'x60' | 1,319.87 SQ.FT.



TYPE C1

END UNITS | 22'x60' | 1,319.87 SQ.FT.



TYPE C1(M)

END UNITS | 22'x60' | 1,319.87 SQ.FT.

