

TOWN

Square

BINTULU

**2-STOREY  
COMMERCIAL PLAZA  
WITH 48 UNITS  
SHOPLOT**

Located within Town Square  
Bintulu Phase 1

PRICE RANGE

From **RM81,000**  
to **RM408,000**

MANAGEMENT FEE

**RM0.80 / ft<sup>2</sup> / mth**  
for internal units

**RM1.10 / ft<sup>2</sup> / mth**  
for external units



LEVEL 1  
28 UNITS



FLOOR PLAN



UNIT SIZE  
RANGE  
**96 ft<sup>2</sup> - 538 ft<sup>2</sup>**

**FREE LEGAL FEES  
& STAMP DUTIES**  
FOR SPA & LOAN DOCUMENTS  
(provided documents are prepared  
by panel lawyers)





## LOCALITY PLAN



LOCATED STRATEGICALLY ALONG  
**JALAN TUN AHMAD ZAIDI**  
ONLY **1.5KM** FROM **MEDAN JAYA**  
**COMMERCIAL CENTRE** AND  
**PARK CITY COMMERCIAL SQUARE!**

## BUILDING SPECIFICATIONS

Structure	• Generally reinforced concrete structure
Wall	• Brick wall
Roof	• Generally metal roofing
Ceiling Finishes	<ul style="list-style-type: none"> <li>• Level 1 (Shop units) – Emulsion paint to soffit of reinforced concrete slab</li> <li>• Level 2 (Shop units) – plaster ceiling</li> <li>• Toilets – asbestos-free cement boards</li> </ul>
Wall Finishes	<ul style="list-style-type: none"> <li>• Ceramic wall tiles to toilets (1.5m high)</li> <li>• Plaster and quality paint finish to other areas (shop units)</li> </ul>
Floor Finishes	<ul style="list-style-type: none"> <li>• Cement sand screed to individual shops</li> <li>• Quality non-slip floor tiles to toilets</li> <li>• Quality floor tiles to sidewalk and common area</li> </ul>

Windows	• Powder-coated aluminium-framed windows glazed with tinted glass
Doors	<ul style="list-style-type: none"> <li>• Roller shutter to individual shops</li> <li>• Glass door to main common entrances</li> <li>• Plywood flush door to others</li> </ul>
Paintwork	<ul style="list-style-type: none"> <li>• Internal walls – emulsion paint</li> <li>• External walls – weatherbond paint (or equivalent)</li> </ul>
Plumbing & Sanitary	<ul style="list-style-type: none"> <li>• Quality sanitary fittings for toilets (Lot 1 and 14 only)</li> <li>• 1 no. of water point per unit</li> </ul>
Electrical	<ul style="list-style-type: none"> <li>• Single phase power supply</li> <li>• Concealed wiring</li> <li>• Standard lighting and socket points</li> </ul>



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