



IBRACO BERHAD
(011286-P)



TOWN

Square
SOHO

Comes with Commercial Podium

Living in
**AFFORDABLE STYLE
AND CONVENIENCE!**



Town Square Bintulu SOHO

The 13-storey Town Square SOHO, located within Phase 2 of Ibraco's maiden One Stop Centre project, Town Square Bintulu, features amenities of 158 units of Small Office Home Office (SOHO) units, a foyer, a car cum motorcycle parking podium of strata titles, gardens, gymnasium and club house facilities, as well as a commercial podium on the ground floor, all aimed at general entrepreneurs as well as small and medium enterprises (SMEs) with its current in-trend of live, work and play notion of urban living. There are 7 different designs from which investors and future owners can choose from, ranging from a floor area of 597sq ft to 987 sq ft.

Phase 2 will also include an 18-Storey Commercial-cum-Serviced Apartments of 156 units of strata titles with a basement parking facilities, an F&B covered landscaped pedestrian mall with a 2-Storey car park, and a hotel catering to business as well as leisure travelers.

Combined with Phase 1 of the value-added mixed development project of Town Square Bintulu, this competitive integration development will transform Bintulu's skyline and its landscape towards a vibrant and thriving urbanised city. It will set the momentum of Bintulu's long term strategy of future financial and business hub creating a central strip carpeted with stores, restaurants, entertainment and commercial values which will prompt investors to look no other for enormous potential capital appreciation.

BUILDING SPECIFICATION:

STRUCTURE

- Reinforced concrete

WALL

- Red clay brick to external and internal wall
- Cement brick to all internal partition walls within SOHO unites
- Red clay brick to toilet partition within SOHO units only

ROOF

- Selected metal roofing sheet (Main roof)

DOORS

- Main Entrance - Timber door
- Other doors - Timber Flush door

WINDOWS

- Aluminium window

FLOOR FINISHES

- Selected Porcelain tiles to living & dining and rooms
- Selected Non-slip homogeneous tiles to toilets

WALL FINISHES

- Selected Porcelain tiles to toilets
- Weather shield paint to external walls
- Emulsion paint to internal walls

CEILING FINISHES

- Fibrous Plaster ceiling to living & dining rooms
- Moisture Resistance Fibrous Plaster Ceiling to toilets

PLUMBING

- Concealed plumbing, vitreous China W.C. and wash basin



Gym

- ✓ 13-STOREY SOHO WITH COMMERCIAL PODIUM
- ✓ GYM AND CLUBHOUSE
- ✓ ALFRESCO LOUNGE
- ✓ MULTI-STOREY CAR PARK
- ✓ SKY GARDEN

Alfresco Area



Storey Plans - Sea View

LEVEL 13	S13-17 698 sq ft	S13-16 803 sq ft	S13-15 715 sq ft	S13-13A 715 sq ft	S13-13 708 sq ft	S13-12 740 sq ft	S13-11 644 sq ft
LEVEL 12	S12-17 698 sq ft	S12-16 803 sq ft	S12-15 715 sq ft	S12-13A 715 sq ft	S12-13 708 sq ft	S12-12 740 sq ft	S12-11 644 sq ft
LEVEL 11	S11-17 698 sq ft	S11-16 803 sq ft	S11-15 715 sq ft	S11-13A 715 sq ft	S11-13 708 sq ft	S11-12 740 sq ft	S11-11 644 sq ft
LEVEL 10	S10-17 698 sq ft	S10-16 803 sq ft	S10-15 715 sq ft	S10-13A 715 sq ft	S10-13 708 sq ft	S10-12 740 sq ft	S10-11 644 sq ft
LEVEL 9	S9-17 698 sq ft	S9-16 803 sq ft	S9-15 715 sq ft	S9-13A 715 sq ft	S9-13 708 sq ft	S9-12 740 sq ft	S9-11 644 sq ft
LEVEL 8	S8-17 698 sq ft	S8-16 803 sq ft	S8-15 715 sq ft	S8-13A 715 sq ft	S8-13 708 sq ft	S8-12 740 sq ft	S8-11 644 sq ft
LEVEL 7	S7-17 698 sq ft	S7-16 803 sq ft	S7-15 715 sq ft	S7-13A 715 sq ft	S7-13 708 sq ft	S7-12 740 sq ft	S7-11 644 sq ft
LEVEL 6	S6-17 698 sq ft	S6-16 803 sq ft	S6-15 715 sq ft	S6-13A 715 sq ft	S6-13 708 sq ft	S6-12 740 sq ft	S6-11 644 sq ft
LEVEL 5	S5-17 698 sq ft	S5-16 803 sq ft	S5-15 715 sq ft	S5-13A 715 sq ft	S5-13 708 sq ft	S5-12 740 sq ft	S5-11 644 sq ft
LEVEL 3A	S3A-1 819 sq ft	S3A-2 831 sq ft	S3A-3 842 sq ft	S3A-3A 987 sq ft	S3A-5 859 sq ft	Garden	GYM
LEVEL 3	CAR PARK						
LEVEL 2	CAR PARK						
LEVEL 1	COMMERCIAL PODIUM						

Storey Plans - Garden View

LEVEL 13	G13-1 698 sq ft	G13-2 715sq ft	G13-3 708 sq ft	G13-3A 967sq ft	G13-5 597 sq ft	G13-6 741 sq ft	G13-7 702 sq ft	G13-8 698 sq ft	G13-9 732 sq ft	G13-10 598 sq ft
LEVEL 12	G12-1 698 sq ft	G12-2 715 sq ft	G12-3 708 sq ft	G12-3A 967 sq ft	G12-5 597 sq ft	G12-6 741 sq ft	G12-7 702 sq ft	G12-8 698 sq ft	G12-9 732 sq ft	G12-10 598 sq ft
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LEVEL 8	G8-1 698 sq ft	G8-2 715sq ft	G8-3 708 sq ft	G8-3A 967 sq ft	G8-5 597 sq ft	G8-6 741 sq ft	G8-7 702 sq ft	G8-8 698 sq ft	G8-9 732 sq ft	G8-10 598 sq ft
LEVEL 7	G7-1 698 sq ft	G7-2 715sq ft	G7-3 708 sq ft	G7-3A 967 sq ft	G7-5 597 sq ft	G7-6 741 sq ft	G7-7 702 sq ft	G7-8 698 sq ft	G7-9 732 sq ft	G7-10 598 sq ft
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LEVEL 3A	GARDEN / LANDSCAPE				OPEN TERRACE					
LEVEL 3	CAR PARK									
LEVEL 2	CAR PARK									
LEVEL 1	COMMERCIAL PODIUM									

Level 3A



Unit Types & Floor Plans

Level 5 - 13

17 Sea View

16

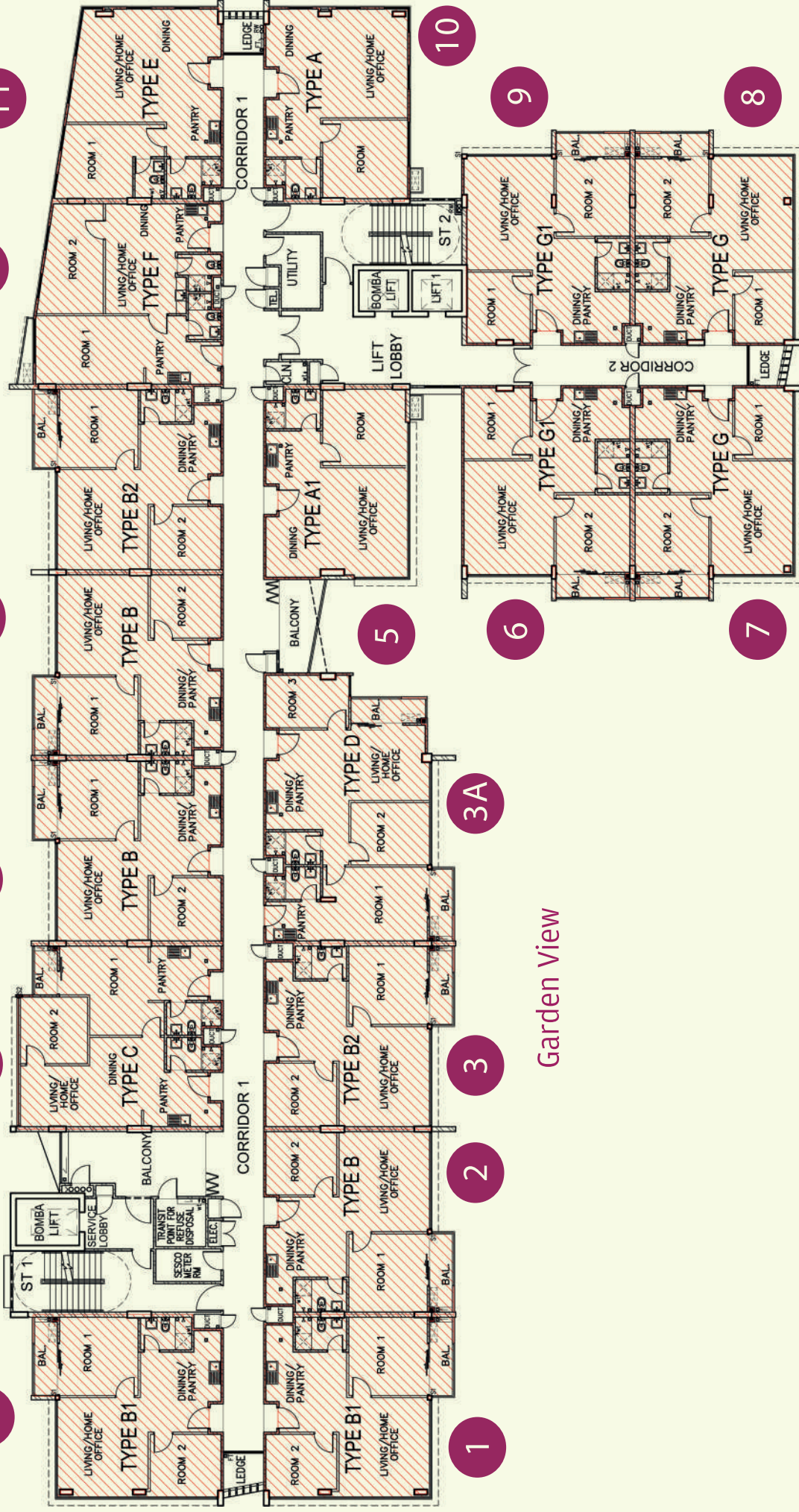
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13A

13

12

11



Garden View



TOWN
Square
BINTULU
SOHO
Comes with Commercial Podium

LOCALITY PLAN



(Exclusive marketing agent for Warisan Sdn Bhd)

FOR ENQUIRIES, PLEASE CALL

013 837 5783 Sim

086 339 098 Bintulu

OR VISIT OUR SALES GALLERY

IBRACO HOUSE NO. 898, JALAN WAN ALWI,
TABUAN JAYA, 93350 KUCHING, SARAWAK, MALAYSIA

BINTULU OFFICE

NO. 162, LOT 7787, ASSYAKIRYN COMMERCIAL CENTRE,
97000, BINTULU SARAWAK, MALAYSIA.

FAX 086 331 169 EMAIL sksim@ibraco.com

Developer:



WARISAR SDN BHD

Marketing Agent:



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Housing Developer's License No. : L0017/KP/HD/08/2016/0003 Validity Period : FROM 07 JUNE 2016 TO 06 JUNE 2020 • Advertisement & Sale Permit No. P0013/KP/HD/08/2016/0003 ; Validity Period : FROM 08 JUNE 2016 TO 06 JUNE 2020 • Approval Authority for building plan: BDA • SPA Approval No. P/9D/711-14 • Price from: RM284,500 to RM 501,500 • Approved building plan No: 2386 /2016B • Expected Date of Completion: 36 months from the date of Approval building plan • Land Tenure : 60 years