



For enquiries, please call

086 339 098 (Bintulu)
013 837 5783 (Sim)

BINTULU SALES GALLERY

No. 162, Lot 7787, Assyakirin Commercial Centre,
97000 Bintulu, Sarawak, Malaysia.

Disclaimer: All illustrations and colour schemes are artist's impression only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developers' architect and cannot form part of an offer or contract. All measurements are approximate. Whilst every effort has been made to ensure accuracy, the owner, developer and managers cannot be held responsible for any variations or inaccuracies.

082 361 111 (Kuching)

KUCHING SALES GALLERY

IBRACO HOUSE No. 898, Jalan Wan Alwi,
Tabuan Jaya, 93350 Kuching, Sarawak, Malaysia.
Email: sales@ibraco.com

www.ibraco.com

TOWN Square SOHO commercial

24
UNITS OF
COMMERCIAL /OFFICE SPACE

Located within Town Square SOHO,
Town Square Bintulu

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

Priced from **ONLY RM212,000.00**

Low management fees
and **sinking fund** at **only RM0.20/sqft**



SPA Approval No. : P/9D/711-14



BUILDING SPECIFICATION

Town Square SOHO Commercial/ Office Space

Commercial Unit 1	
Structure	Reinforced concrete
Wall	Brickwall / Reinforced concrete / Fixed Glass Panel
Doors	Roller shutter / Glass Door
Floor Finishes	Cement render to individual shop, tiles finish to common areas and toilets
Wall Finishes	Plaster and paint finish
Ceiling Finishes	Skim coat and paint to soffit of slab to individual shops. Fibrous plaster board ceiling to common areas and toilets
Electrical	Concealed conduit wiring, socket points and switches

Commercial Units 2-21	
Structure	Reinforced concrete
Wall	Brickwall / Reinforced concrete
Doors	Roller shutter
Floor Finishes	Cement render to individual shop, tiles finish to common areas and toilets
Wall Finishes	Plaster and paint finish
Ceiling Finishes	Skim coat and paint to soffit of slab to individual shops. Fibrous plaster board ceiling to common areas and toilets
Electrical	Concealed conduit wiring, socket points and switches

Commercial Units 22-24	
Structure	Reinforced concrete
Wall	Brickwall / Reinforced concrete / Fixed Glass Panel
Doors	Glass Door
Floor Finishes	Cement render to individual shop, tiles finish to common areas and toilets
Wall Finishes	Plaster and paint finish
Ceiling Finishes	Skim coat and paint to soffit of slab to individual shops. Fibrous plaster board ceiling to common areas and toilets
Electrical	Concealed conduit wiring, socket points and switches



TOWN Square SOHO commercial

IDEAL COMMERCIAL/OFFICE SPACE
with **HIGH CEILING HEIGHT**

Unit Size Range: **351 sqft - 1,040 sqft**
(32 sqm - 96 sqm)