

TT3 PLAZA

Shop Office

A NEW & VIBRANT COMMERCIAL & BUSINESS HUB





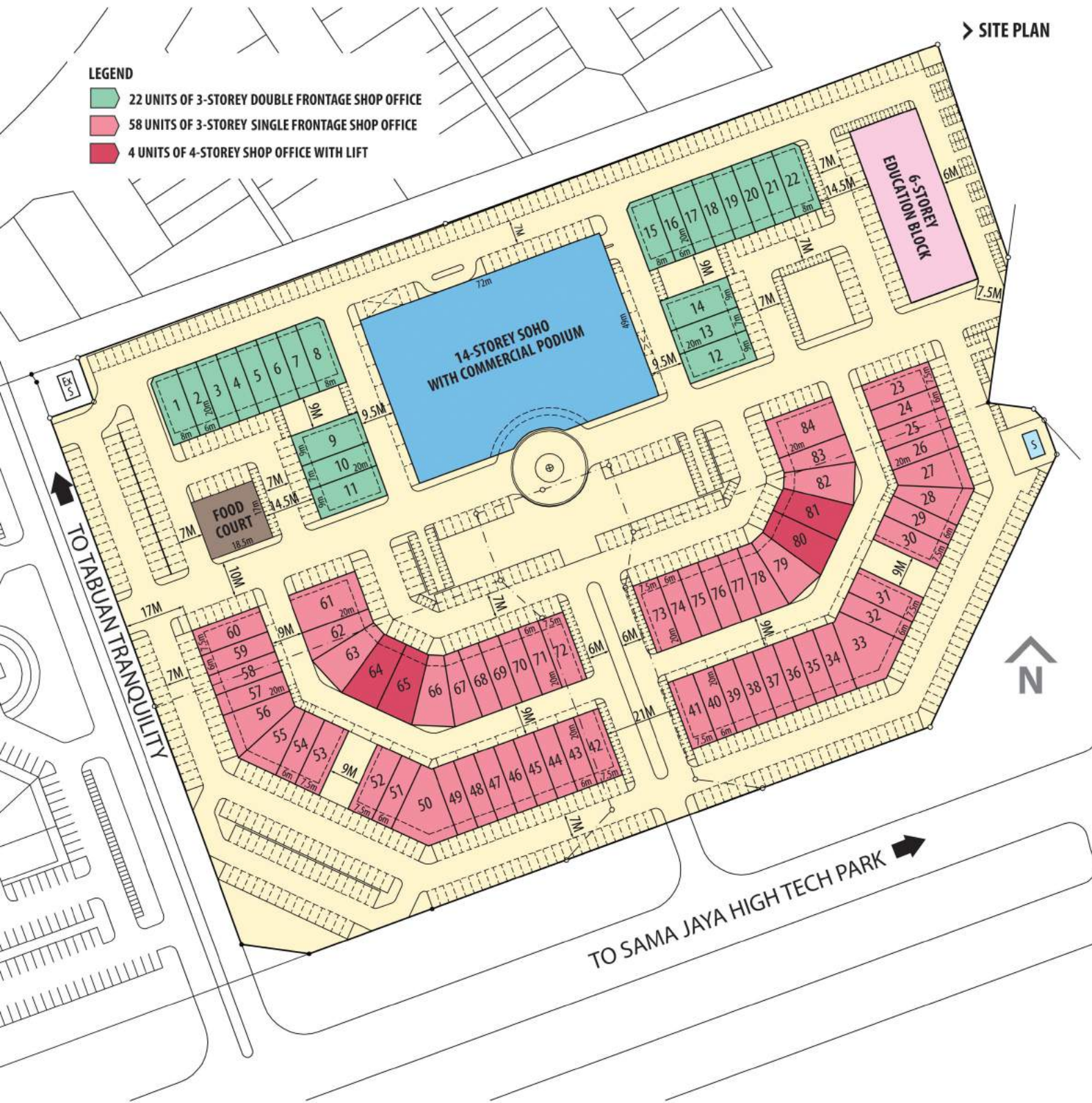
- Excellent Accessibility via Kuching-Samarahan Expressway, Jalan Stutong, Jalan Setia Raja, Jalan Tabuan Tranquility.
- Surrounded by matured Tabuan Tranquility residential neighbourhood & Sama Jaya High Tech Park.

- Huge customer potential from Kuching & Kota Samarahan.
- Emerging hotspot area.

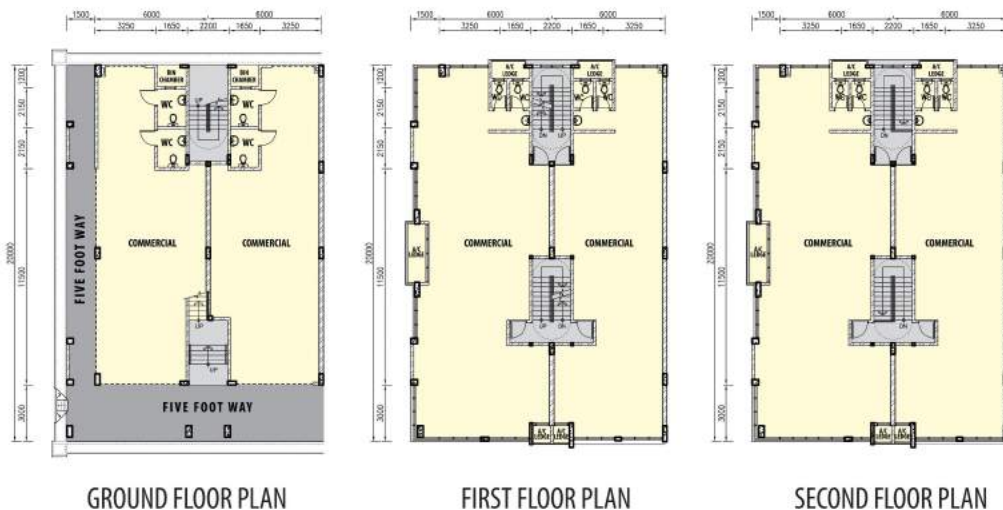


LEGEND

- 22 UNITS OF 3-STORY DOUBLE FRONTAGE SHOP OFFICE
- 58 UNITS OF 3-STORY SINGLE FRONTAGE SHOP OFFICE
- 4 UNITS OF 4-STORY SHOP OFFICE WITH LIFT

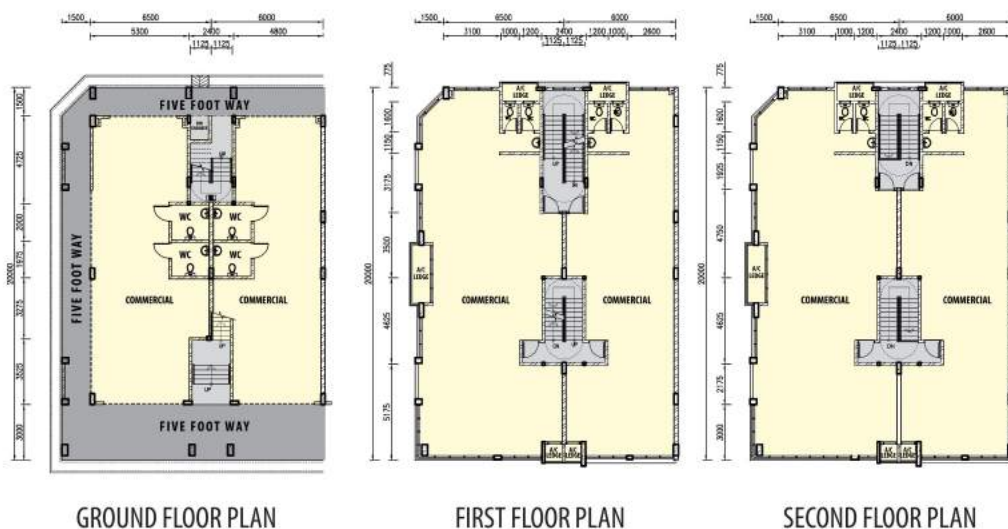


> TYPICAL SINGLE FRONTAGE FLOOR PLAN



TOTAL WALLED UP AREA | **CORNER:** From 3,515 sq.ft. | **INTERMEDIATE:** From 3,301 sq.ft.

> TYPICAL DOUBLE FRONTAGE FLOOR PLAN



TOTAL WALLED UP AREA | **CORNER:** From 4,123 sq.ft. | **INTERMEDIATE:** From 3,217 sq.ft.

> SPECIFICATION

Structure

- Reinforced concrete framework / clay brick wall.

Roof

- Metal roofing and RC slab.

Ceiling Finishes

- RC Slab ceiling to ground, first floor and five footway.
- Fibrous gypsum plaster ceiling to the 2nd floor.
- Cement board ceiling to toilets & wash hand area.

Floor Finishes

- Cement render to all areas.
- Quality floor tiles to front staircase.

Wall Finishes

- Selected weather shield paint to external walls.
- Selected emulsion paint to internal walls.
- Ceramic wall tiles to ceiling height all round for toilets and one wall fronting basin.

Doors

- Aluminium Roller Shutter to ground floor shop front, rear and side entrance where applicable.
- Fire rated main doors.
- Timber flush panel door with waterproofed ply to toilets.

All windows

- Aluminium Framed Glass Windows.

Electrical

- Concealed conduit wiring, socket points and switches.

Plumbing

- Concealed plumbing, w.c. and wash basin.

Staircase Railing

- M.S. railing

Grilles to A/C ledge

- Aluminium louvre screen.



IBRACO BERHAD
(011286-P)

For enquiries, please call

082 361 111

Come and visit our sales gallery

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www.ibraco.com



SPA Approval No.: P/ID/865-15

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.

► LOCALITY PLAN

