



IBRACO BERHAD
(011286-P)

TT3 SOHO

MODERN LIVING MADE POSSIBLE



TT3 SOHO

TT3 SOHO is a 14-Storey SOHO with 167 residential and commercial podium, ideal for small and medium entrepreneurs seeking a "all-in-one" living lifestyle. It is complemented with a 2-storey commercial plaza, **TT3 SOHO Commercial**, that brings daily convenience to the doorsteps of its residents, within our reknown TT3 Plaza.

TT3 Plaza comprises 80 units of 3-storey shop offices, 4 units of 4-storey shop offices with lift accessibility and wider frontages, a standalone food court, a 6-storey educational block, and a 14-storey SOHO (Small Office Home Office) development. All floors for the shop offices are approved for commercial usage.

TT3 Plaza and TT3 SOHO are strategically located at the popular township of Tabuan Tranquility, comprising more than 1,200 exclusive residential units, and minutes away from essential amenities and healthy outdoor recreational spaces – The Stutong Forest Park, Stutong Community Market, Giant Hypermarket, a host of eateries and retail outlets, banking, healthcare centres and educational institutions, as well as Kuching International Airport.



FOOD COURT



EDUCATION HUB



SOHO COMMERCIAL PODIUM



SHOPLOTS

LOCATED AT MATURED
TOWNSHIP OF TABUAN
TRANQUILITY

ENJOY THE
CONVENIENCE OF
LIVING & SHOPPING
UNDER THE SAME ROOF

SAFETY IS PRIORITY

Feel safe in the knowledge that your property is being monitored 24 / 7.

WARM UP

Be the envy of your mates. Get a complete workout at the gym with its fitness equipment.

COOL DOWN

Water is simply soothing. Destress. Chill.
Enjoy a dip in the swimming pool and jacuzzi.

TURN FRUSTRATION INTO JOY

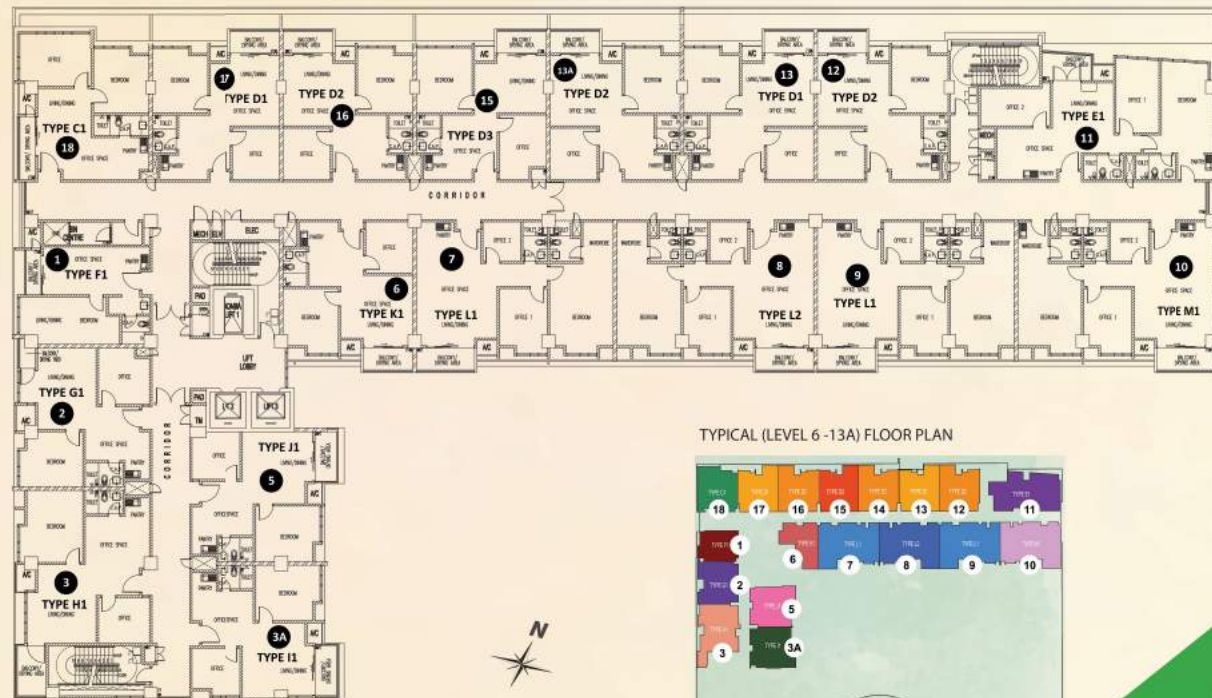
Stop driving round and round. The multi-storey car park has ample spaces, saving you from a major headache - and fuel wastage.

CONVENIENCE AND LIVING

Availability of commercial podium at the doorstep.

BUILDING DESCRIPTION

- STRUCTURE:** Reinforced concrete.
- WALL:** Red clay brick to external and internal wall.
- ROOF:** Selected metal roofing sheet (main roof).
- DOORS:** Main entrance - timber door.
Other doors - timber flush door.
- WINDOWS:** Powder coated 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 and rooms.
Moisture resistance fibrous plaster ceiling to toilets.
- PLUMBING:** Concealed plumbing, w.c. and wash basin.



UNIT LEVEL	City View			Pool View							City View							
	1	2	3	3A	5	6	7	8	9	10	11	12	13	13A	15	16	17	18
13A	TYPE F1 478 SQFT	TYPE G1 676 SQFT	TYPE H1 793 SQFT	TYPE I1 679 SQFT	TYPE J1 678 SQFT	TYPE K1A 669 SQFT	TYPE L1A 1,017 SQFT	TYPE L2A 1,017 SQFT	TYPE L1A 1,017 SQFT	TYPE M1A 1,008 SQFT	TYPE E1 962 SQFT	TYPE D2A 682 SQFT	TYPE D1A 682 SQFT	TYPE D2A 682 SQFT	TYPE D3B 674 SQFT	TYPE D2A 682 SQFT	TYPE D1A 682 SQFT	TYPE C1 684 SQFT
13	TYPE F1 478 SQFT	TYPE G2 673 SQFT	TYPE H2 793 SQFT	TYPE I2 679 SQFT	TYPE J2 679 SQFT	TYPE K1 669 SQFT	TYPE L2 1,017 SQFT	TYPE L1 1,017 SQFT	TYPE L3 1,017 SQFT	TYPE M2 1,008 SQFT	TYPE E1 962 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE D3A 679 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE C2 678 SQFT
12	TYPE F1 478 SQFT	TYPE G2 673 SQFT	TYPE H2 793 SQFT	TYPE I2 679 SQFT	TYPE J2 679 SQFT	TYPE K1 669 SQFT	TYPE L2 1,017 SQFT	TYPE L1 1,017 SQFT	TYPE L2 1,017 SQFT	TYPE M2 1,008 SQFT	TYPE E1 962 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE D3A 679 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE C2 678 SQFT
11	TYPE F1 478 SQFT	TYPE G1 676 SQFT	TYPE H1 793 SQFT	TYPE I1 679 SQFT	TYPE J1 678 SQFT	TYPE K1 669 SQFT	TYPE L1 1,017 SQFT	TYPE L2 1,017 SQFT	TYPE L1 1,017 SQFT	TYPE M1 1,008 SQFT	TYPE E1 962 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE D3 679 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE C1 684 SQFT
10	TYPE F1 478 SQFT	TYPE G1 676 SQFT	TYPE H1 793 SQFT	TYPE I1 679 SQFT	TYPE J1 678 SQFT	TYPE K1 669 SQFT	TYPE L1 1,017 SQFT	TYPE L2 1,017 SQFT	TYPE L1 1,017 SQFT	TYPE M1 1,008 SQFT	TYPE E1 962 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE D3 679 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE C1 684 SQFT
9	TYPE F1 478 SQFT	TYPE G2 673 SQFT	TYPE H2 793 SQFT	TYPE I2 679 SQFT	TYPE J2 679 SQFT	TYPE K1 669 SQFT	TYPE L2 1,017 SQFT	TYPE L1 1,017 SQFT	TYPE L2 1,017 SQFT	TYPE M2 1,008 SQFT	TYPE E1 962 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE D3A 679 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE C2 678 SQFT
8	TYPE F1 478 SQFT	TYPE G2 673 SQFT	TYPE H2 793 SQFT	TYPE I2 679 SQFT	TYPE J2 679 SQFT	TYPE K1 669 SQFT	TYPE L2 1,017 SQFT	TYPE L1 1,017 SQFT	TYPE L2 1,017 SQFT	TYPE M2 1,008 SQFT	TYPE E1 962 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE D3A 679 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE C2 678 SQFT
7	TYPE F1 478 SQFT	TYPE G1 676 SQFT	TYPE H1 793 SQFT	TYPE I1 679 SQFT	TYPE J1 678 SQFT	TYPE K1 669 SQFT	TYPE L1 1,017 SQFT	TYPE L2 1,017 SQFT	TYPE L1 1,017 SQFT	TYPE M1 1,008 SQFT	TYPE E1 962 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE D3 679 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE C1 684 SQFT
6	TYPE F1 478 SQFT	TYPE G1 676 SQFT	TYPE H1 793 SQFT	TYPE I1 679 SQFT	TYPE J1 678 SQFT	TYPE K1 669 SQFT	TYPE L1 1,017 SQFT	TYPE L2 1,017 SQFT	TYPE L1 1,017 SQFT	TYPE M1 1,008 SQFT	TYPE E1 962 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE D2 682 SQFT	TYPE D3 679 SQFT	TYPE D2 682 SQFT	TYPE D1 682 SQFT	TYPE C1 684 SQFT
5	Facilities Floor													TYPE B1 821 SQFT	TYPE B1 821 SQFT	TYPE B1 821 SQFT	TYPE B1 821 SQFT	TYPE A1 788 SQFT
3A	Covered Car Parks																	
3	Covered Car Parks																	
2	Commercial Podium																	
1	Commercial Podium																	

TT3 SOHO

MODERN LIVING MADE POSSIBLE



IBRACO BERHAD
(011286-P)

For enquiries please call

082 361 111

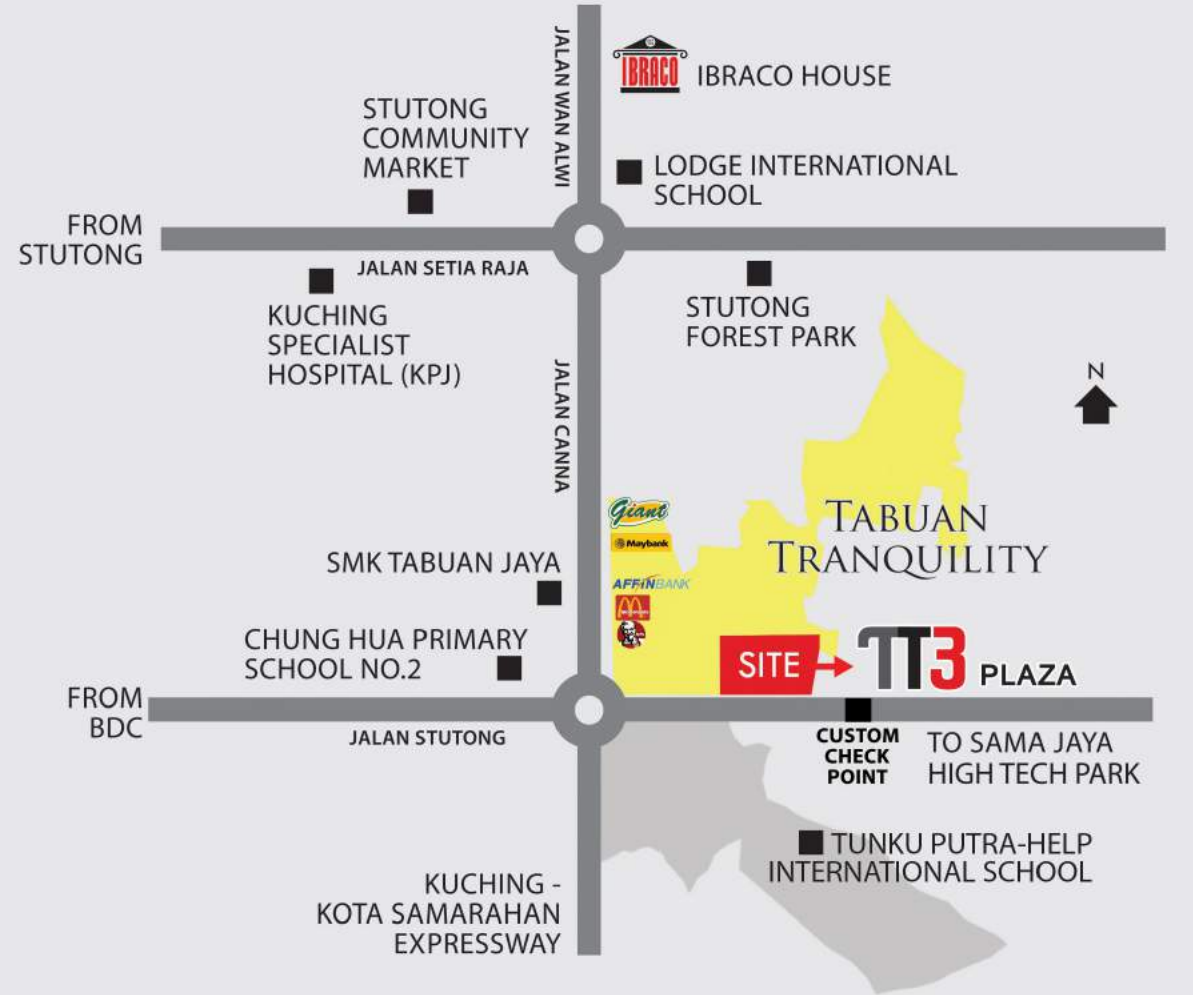
Come and visit our sales gallery

IBRACO HOUSE No.898, Jalan Wan Alwi,
Tabuan Jaya, 93350, Kuching, Sarawak, Malaysia



DISCLAIMER: ALL ILLUSTRATIONS AND COLOUR SCHEMES ARE ARTIST'S IMPRESSION ONLY. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE 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. ** TERMS & CONDITIONS APPLY.

LOCALITY PLAN



HOUSING DEVELOPER'S LICENSE: L0049/KP/HD/01/2016/0021 VALIDITY PERIOD: 05.09.16 - 04.09.20 • ADVERTISEMENT AND SALE PERMIT, P0045/KP/HD/01/2016/0021; VALIDITY PERIOD:06.09.16 - 04.09.20 . APPROVAL AUTHORITY FOR BUILDING PLAN: MBKS • SPA APPROVAL NO.: P/ID/865-15 • PRICE FROM:RM250,000 TO RM473,000 • APPROVED BUILDING PLAN NO: B.P.15/2016 • EXPECTED DATE OF COMPLETION:36 MONTHS FROM THE DATE OF SPA • LAND TENURE:PERPETUITY MASTER TITLE



www.ibraco.com