



A MOST PRIZED BINTULU ADDRESS

Hagen Avenue is set to complement the vibrant lifestyles of those living and working in its surrounding areas. Nearby amenities provide great convenience to owners and visitors alike. It is perfectly positioned for exciting investment and growth within the borders of Bintulu.

-  4km to The Spring Shopping Mall
-  2.4km to Boulevard Shopping Mall
-  20km to Bintulu Airport
-  3.4km to ParkCity Commercial Square






HAGEN
AVENUE

WHERE BUSINESSES THRIVE



BINTULU OFFICE
No.1, Survey Lot 8453, Bintulu Town Square,
Jalan Tun Ahmad Zaidi, 97000 Bintulu, Sarawak.

FOR MORE INFORMATION
086-339 098

www.ibraco.com


 Ibraco Berhad

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SPA APPROVAL NO. : P/9D/798-2012 Disclaimer: All illustrations and color 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.

REALISE YOUR DREAMS

THE COMMERCIAL HUB OF BINTULU



Work, eat, shop and play—you can now do it all in one spot, at Hagen Avenue. Set to redefine urban lifestyle, Hagen Avenue will excite with its collection of commercial shops and office spaces. Convenient for families, trendy for friends, inspiring for executives; live it up at Hagen Avenue.



BUILT WITH DISTINCTION

Hagen Avenue is heralded as one of Bintulu's most vibrant commercial and corporate destinations. It has added convenience by being strategically located within a multi-phase development, offering vibrant lifestyle options.



SEIZE YOUR DESIRES

PRIME
LOCATION
IN BINTULU

SUSTAINABLE
INTEGRATED
DEVELOPMENT

WELL-
PLANNED
TOWNSHIP

EASY ACCESS
FRONTING
MAIN ROAD

AMPLE
PARKING
SPACE

Hagen Avenue comprises a well thought out mix of commercial shoplots at ground level, as well as commercial and office spaces of various layouts and sizes. This extends valuable options and flexibility for business owners to match the nature of their operations to a greater degree. Ample natural light flows into each unit, highlighting the sleek building façade.

3-STOREY SHOP
IDEAL SPACE
FOR ASPIRING
ENTREPRENEURS

4-STOREY SHOP
MORE SPACE
FOR EXPANDING
BUSINESSES

8-STOREY COMMERCIAL & OFFICE TOWER
LARGE WORKSPACE
FOR CORPORATE AND
COMMERCIAL ACTIVITY

BUSINESS SUCCESS FOR THE AMBITIOUS



SITE PLAN



Start each day with the intention to seize success on a professional and personal level. Hagen Avenue — comprising three components—is the perfect platform for business-minded individuals of today to kick-start their dreams and aspirations.

With an attractive market catchment of the surrounding residential neighbourhoods, commercial businesses can thrive at a sustainable level through healthy footfall and the benefit of observing market trends more intimately.

Hagen Avenue is a continuation of the highly successful first phase of Bintulu Town Square—a vibrant and exciting collection of contemporary shop offices, designed to cater to the demands of discerning urbanites.



3-STOREY SHOP

TYPICAL FLOOR PLAN

WALLED UP AREA

Level 1 from 1,102 sqft
Level 2 from 1,319 sqft
Level 3 from 1,319 sqft

KEY FACTS

- Only 19 units
- Ample parking spaces
- All floors for commercial usage
- Ready market from residential, & business/working communities

INTERMEDIATE TYPICAL



CORNER TYPICAL



4-STOREY SHOP

TYPICAL FLOOR PLAN

WALLED UP AREA

Level 1 from 2,686 sqft
Level 2 from 3,371 sqft
Level 3 from 3,371 sqft
Level 4 from 3,371 sqft

KEY FACTS

- Only 2 units
- Flexible open spaces
- Lifts provided
- Ample natural light

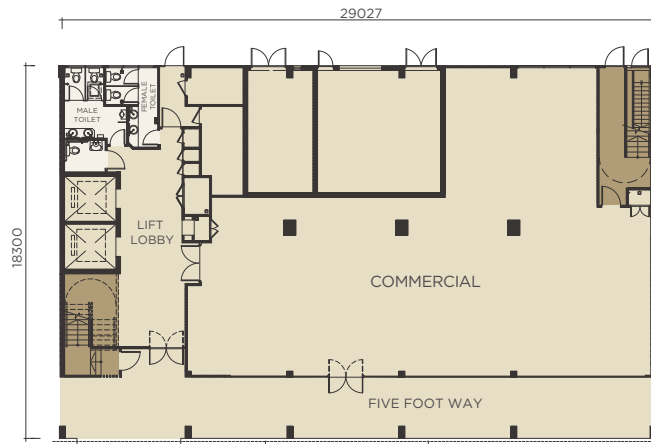


8-STOREY COMMERCIAL AND OFFICE TOWER

TYPICAL FLOOR PLAN

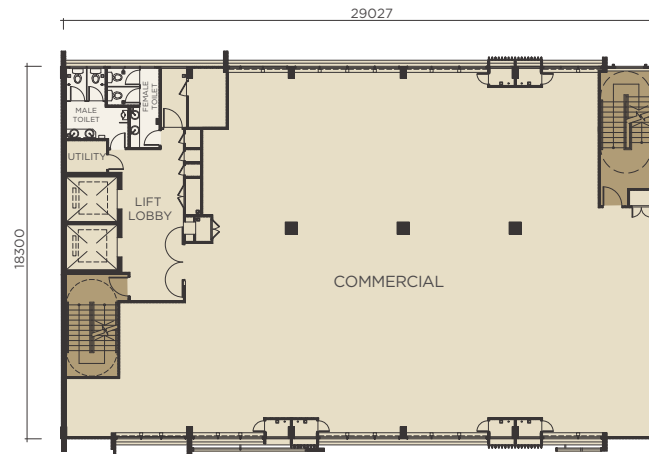
KEY FACTS

- Only 1 unit
- Modern designs
- Ample natural light
- Office/commercial usage



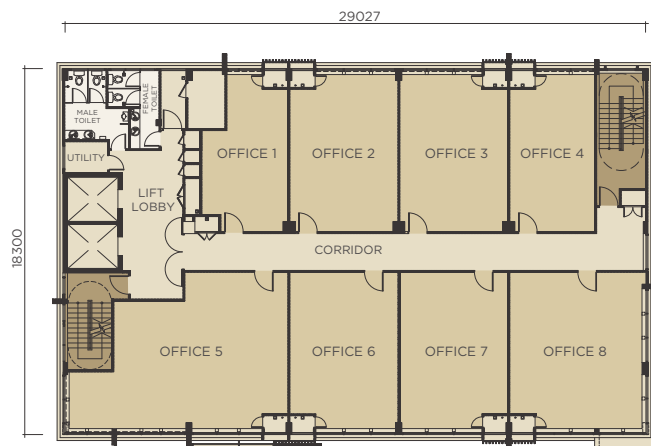
LEVEL 1

WALLED UP AREA
2,863 sqft



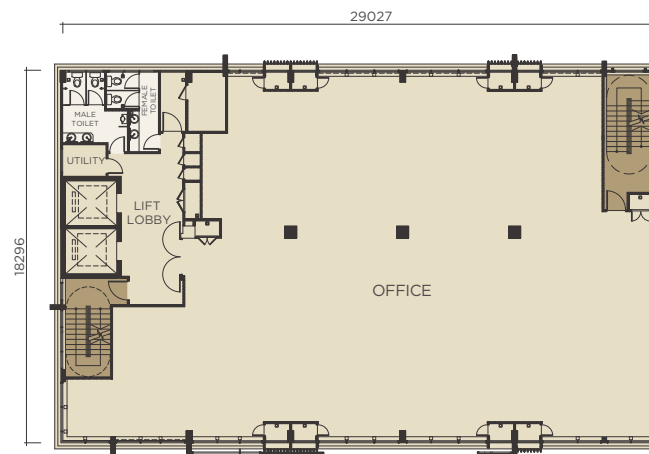
LEVEL 2 & 3

WALLED UP AREA
4,650 sqft



LEVEL 4 & 5

WALLED UP AREA
From 323 sqft (strata)
From 3,886 sqft (total)



LEVEL 6-8

WALLED UP AREA
4,661 sqft

SPECIFICATIONS

3-STOREY SHOP AND 4-STOREY SHOP

| | |
|--------------------------|---|
| STRUCTURE | Reinforced concrete framework/clay brick wall |
| ROOF | Metal roofing |
| CEILING FINISHES | Reinforced concrete slab ceiling - 3 storey : Level 1 & 2 - 4-storey : Level 1 to 3 Plaster ceiling - 3-storey : Level 3 - 4-storey : Level 4 & lift lobby for all levels Moisture-resistant ceiling - Toilet |
| WINDOW | Aluminium framed windows with tinted glass |
| DOORS | Aluminium roller shutter - Level 1, Shop front, rear & side entrance where applicable Glass door - 4-storey : Level 1 lift lobby Fire rated main door - 3-storey : Level 2 & 3 - 4-storey : Level 2 - 4 Timber flush panel door where applicable - Toilet |
| FLOOR FINISHES | Cement render - All areas except toilets Quality floor tiles - Five footways, front staircase, toilets & pre-toilet areas |
| WALL FINISHES | Weather shield paint - External walls Emulsion paint - Internal walls Ceramic wall tiles to ceiling height - Toilet |
| PLUMBING | Concealed plumbing, water closet & wash basin |
| ELECTRICAL | Concealed conduit wiring, socket points and switches |
| STAIRCASE RAILING | Painted mild steel railing |

8-STOREY COMMERCIAL AND OFFICE TOWER

| | |
|--------------------------|--|
| STRUCTURE | Reinforced concrete framework/clay brick wall |
| ROOF | Metal roofing |
| CEILING FINISHES | Reinforced concrete slab ceiling - Level 1 to 3, 6 & 7 Plaster ceiling - Level 4, 5, & 8, & lift lobby for all levels Moisture-resistant ceiling - Toilets |
| WINDOW | Aluminium framed windows with tinted glass |
| DOORS | Glass door with fixed glass - Level 1, shop front, & rear where applicable Glass door - Level 1 lift lobby Fire rated main Door - Level 2 to 8 Timber flush panel door - Toilets where applicable |
| FLOOR FINISHES | Cement Render - All areas except toilets Quality floor tiles - lift lobby, five footways, front staircase, toilets & pre-toilet areas |
| WALL FINISHES | Weather shield paint - External walls Emulsion paint - Internal walls Ceramic wall tiles to ceiling height - Toilet |
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