

TOWN

SQUARE

BINTULU



LOCATED STRATEGICALLY ALONG
JALAN TUN AHMAD ZAIDI

**ONLY 1.5KM FROM MEDAN JAYA COMMERCIAL
CENTRE AND PARK CITY COMMERCIAL SQUARE!**

+ SHOP OFFICES

+ SOHO

+ COMMERCIAL MALL

+ CONDOMINIUM

+ SERVICE APARTMENT

+ HOTEL



PHASE 1

**TO MEDAN JAYA
COMMERCIAL
CENTRE**

**TO PARK CITY
COMMERCIAL SQUARE**

JALAN TUN AHMAD ZAIDI

SPECIFICATIONS

STRUCTURE	<ul style="list-style-type: none"> Reinforced concrete framework/ Clay brick wall.
ROOF	<ul style="list-style-type: none"> Generally Metal roofing.
CEILING	<ul style="list-style-type: none"> Exposed RC slab ceiling to ground floor, first floor and five footway. Cement Board ceiling to the toilet area, pre-toilet area and 2nd floor staircases. Gypsum Fibrous Plaster ceiling on metal suspension system to second floor office area.
FLOOR FINISHES	<ul style="list-style-type: none"> Cement render to all areas. Quality floor tiles to front staircase, toilet area, pre-toilet area and ground floor service area. Quality floor tiles to five footway.
WALL FINISHES	<ul style="list-style-type: none"> Selected Quality paint to external walls & internal wall. Ceramic wall tiles to 1500mm high all round for pre-toilet area. Ceramic wall tiles to ceiling high all round for toilet area.
DOORS	<ul style="list-style-type: none"> Aluminium Roller Shutter to ground floor shop front, rear and side entrance where applicable. Fire rated main doors at staircase. Waterproofed plywood Flush door to toilet and a/c ledge area.
ALL WINDOWS	<ul style="list-style-type: none"> Aluminium framed glass top hung windows & fixed glass windows. Aluminium framed vent glass at staircase area.
ELECTRICAL	<ul style="list-style-type: none"> Concealed conduit wiring, socket points & switches.
PLUMBING	<ul style="list-style-type: none"> Concealed plumbing, vitreous china W.C., wash basin and toilet paper holder. Stainless steel single bowl single drain to ground floor area.
STAIRCASE RAILING	<ul style="list-style-type: none"> M.S. Railing.
SUN SCREEN	<ul style="list-style-type: none"> Aluminium screen to Air-con Ledge. Aluminium screen to Window area.

Facilities Include:

- Double Frontage Shop Offices
- Three-storey Shop Offices
- Eight-storey Shop Offices
- Commercial Plaza
- Office Suites & Commercial Building
- SoHo Units
- Hotel and Commercial Complex



LEGEND:

- 3-STOREY SHOP OFFICES (TYPICAL)
- 3-STOREY SHOP OFFICES (DOUBLE FRONTAGE)

PHASE 1 SITE PLAN



rassbass

scrambled
esther's favourite

SKETCHES

MadBay

Urban

L'Etalon

bravissimo

Blue Concept

WINDMILL

break

handway

Red Bull

CONTRACT

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3-STOREY SHOP OFFICES

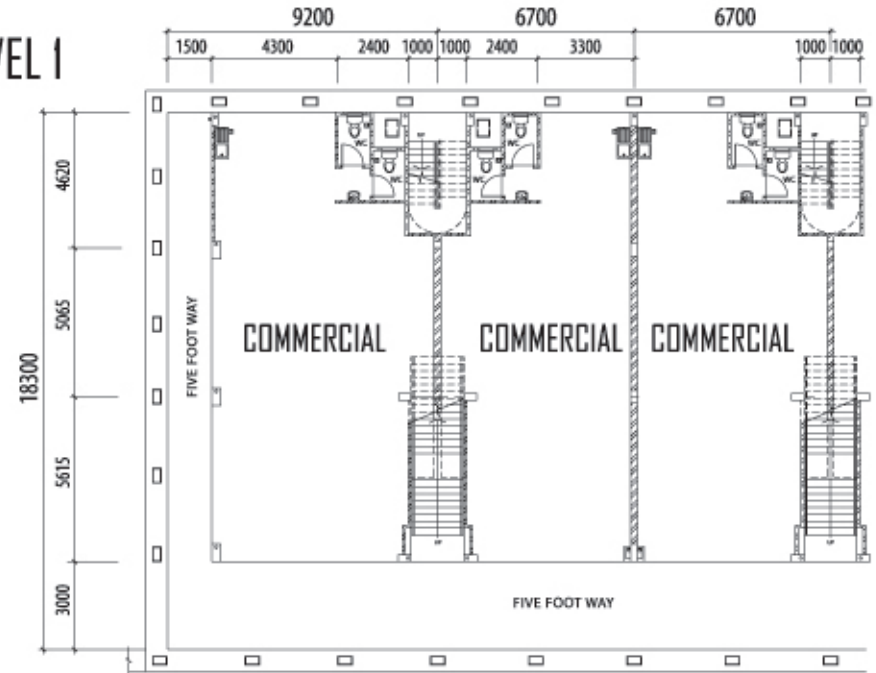
TYPICAL FLOOR PLAN

APPROX. WALLED UP AREA

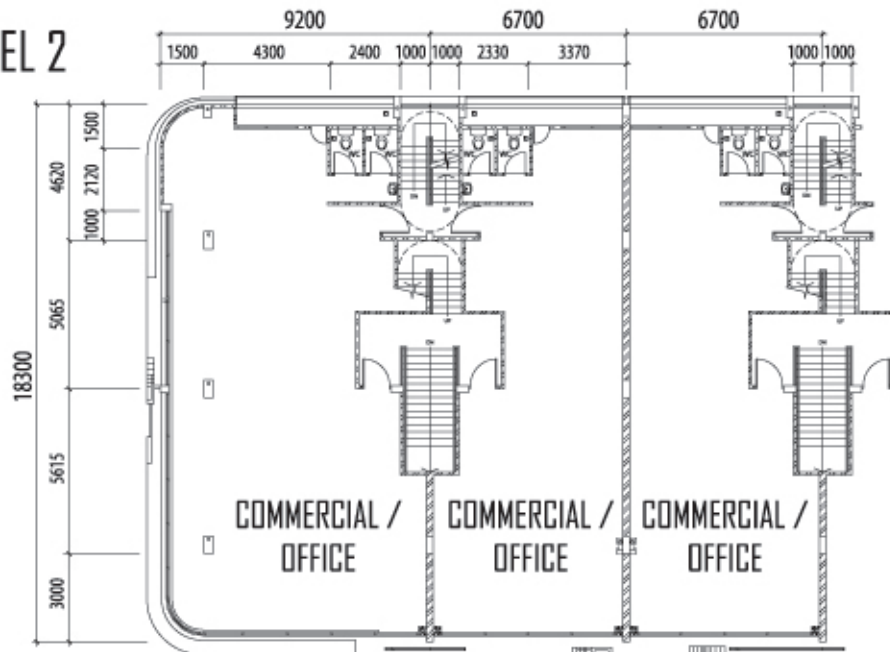
Intermediate Unit
333 m² (3,583.1 ft²)

Corner Unit
434 m² (4,669.8 ft²)

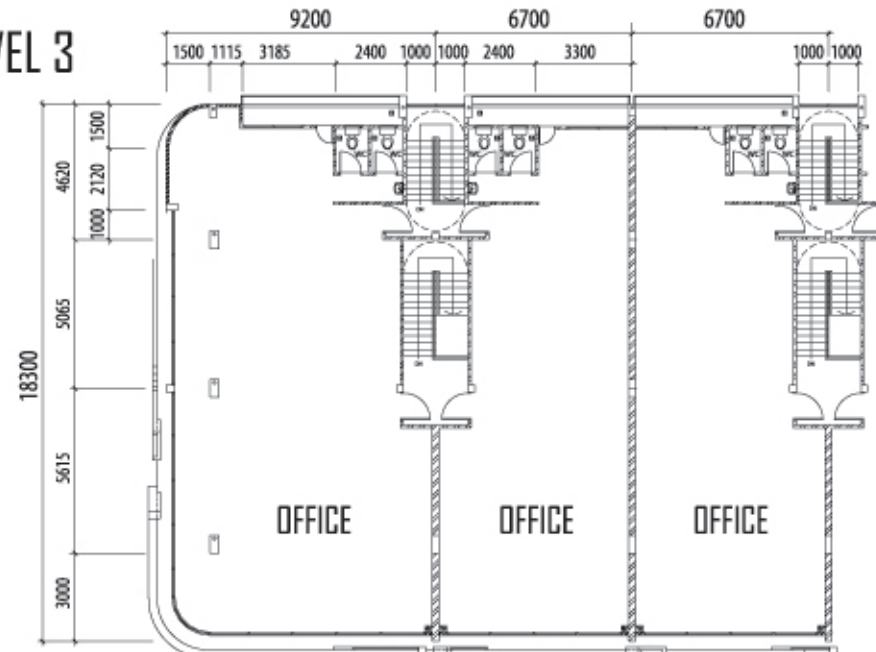
LEVEL 1



LEVEL 2



LEVEL 3





3-STOREY SHOP OFFICES

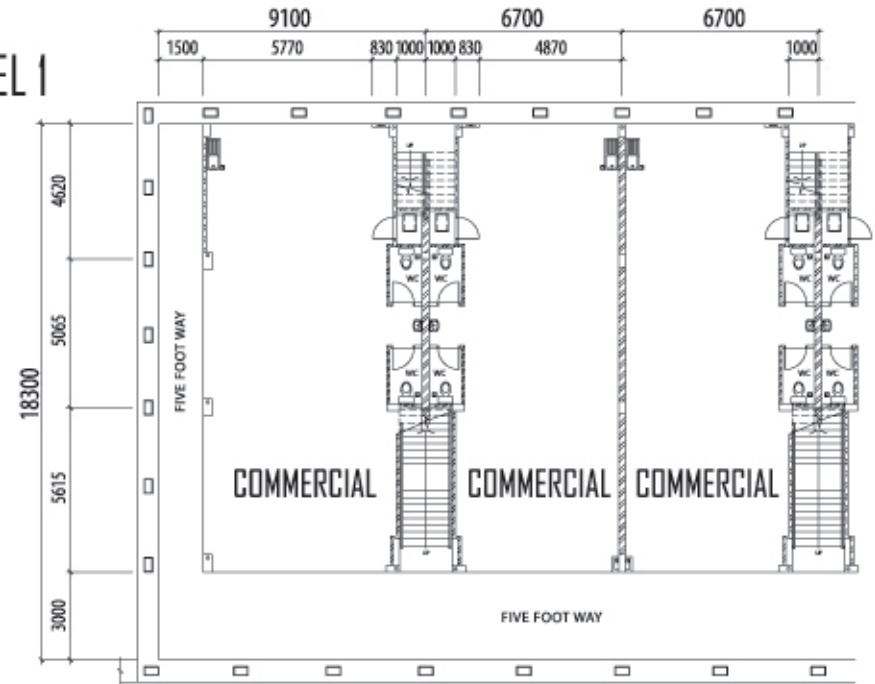
DOUBLE FRONTAGE FLOOR PLAN

APPROX. WALLED UP AREA

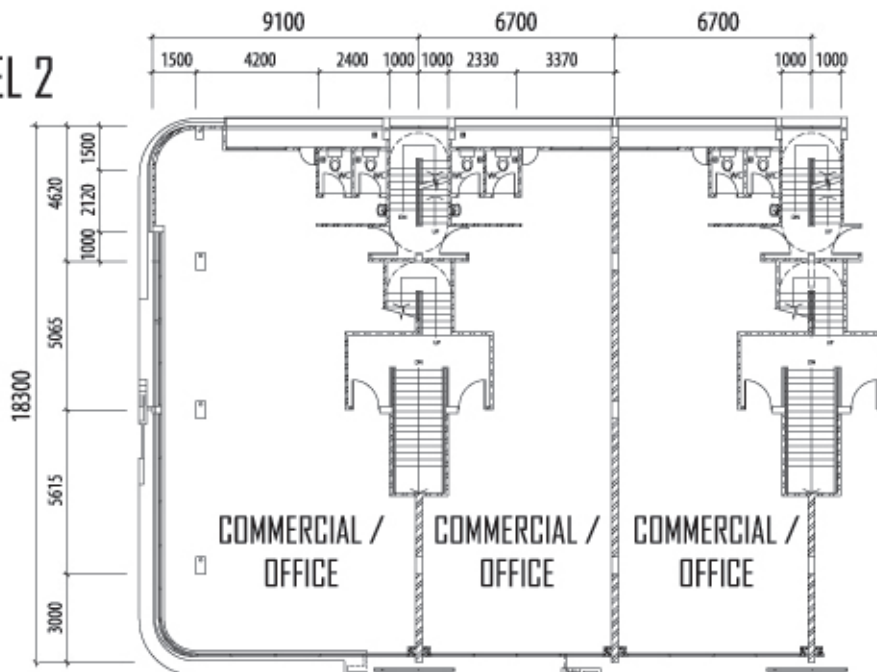
Intermediate Unit
333 m² (3,583.1 ft²)

Corner Unit
429 m² (4,616.0 ft²)

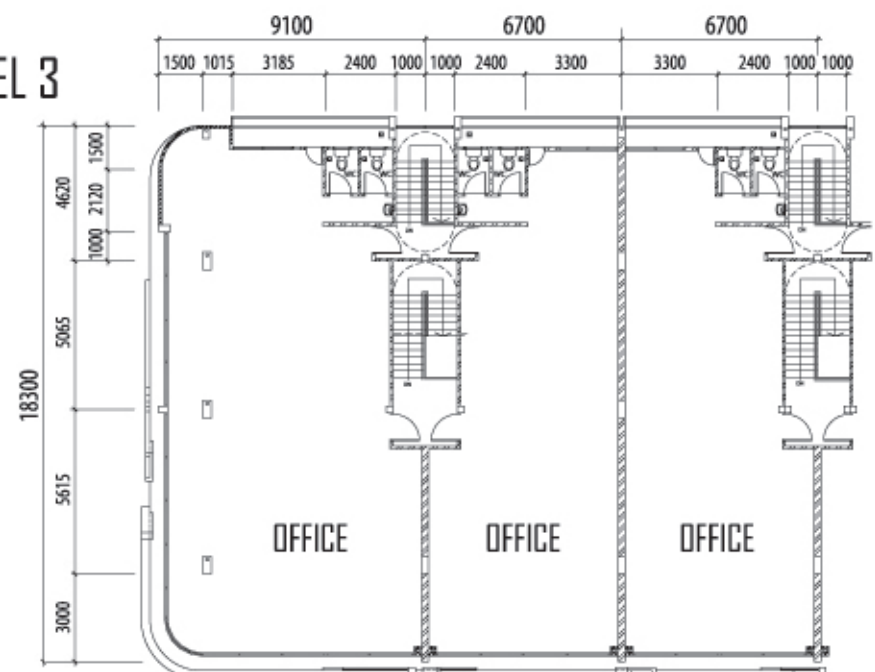
LEVEL 1



LEVEL 2



LEVEL 3





IBRACO BERHAD
(011286-P)

(Exclusive marketing agent for Warisar Sdn Bhd)

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