

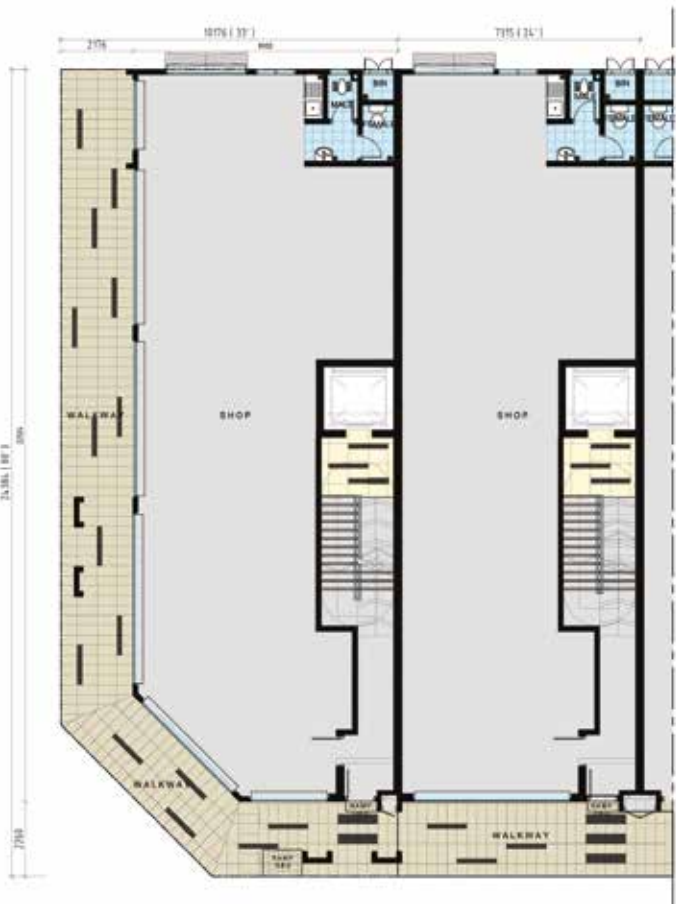
FREEHOLD

THE JEWEL OF
BUSINESS EXCELLENCE

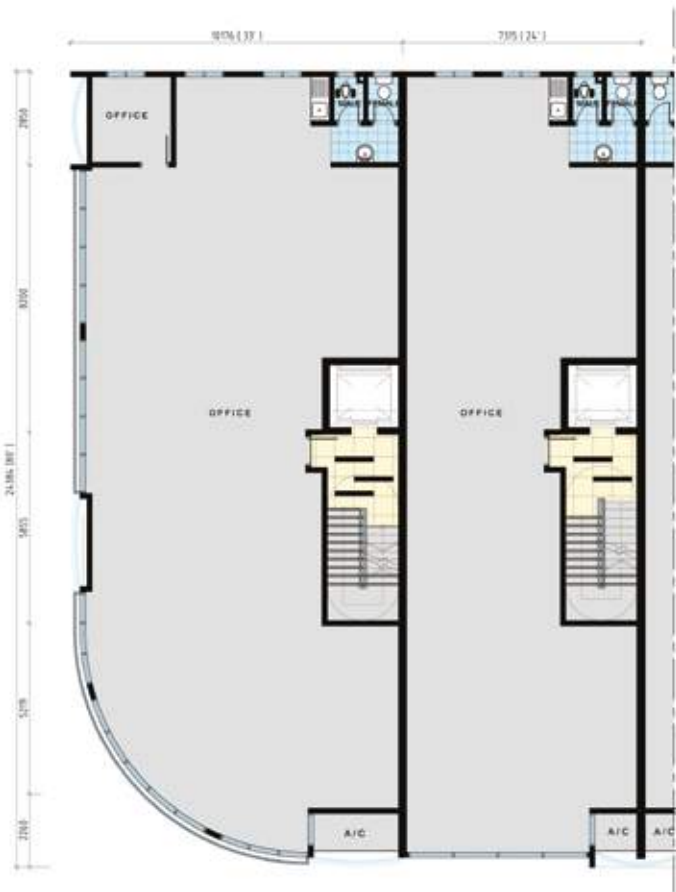
Zircon
3 STOREY SHOP OFFICE

**PRIVATE
LIFT**
for every shop
office unit

**3 STOREY SHOP OFFICE
FLOORPLAN**



GROUND FLOOR PLAN
SCALE 1 : 100



FIRST FLOOR PLAN
SCALE 1 : 100

1 Intermediate
land area
24' x 80'
built-up area
5,699 sqf

2 Corner
land area
33' x 80'
built-up area
8,629 sqf

Total
44 units



SECOND FLOOR PLAN
SCALE 1 : 100



MEZZANINE FLOOR PLAN
SCALE 1 : 100



WIDE
INTERNAL
ROAD

HIGH
CEILING
UPTO
4.5M

AMPLE
PARKING
SPACES

MODERN
BUSINESS
FEATURE

PRIVATE
LIFT



HIGH SPEED
BROADBAND
READY

24
HOURS
SECURITY
PATROLLING



SPECIFICATIONS

STRUCTURE

Reinforced Concrete Structure

WALL

Brick With Cement Render Plaster Finish

ROOFING COVERING

Selected Metal Deck (Ajiya CL-660)

ROOF FRAMING

G.I purlin system

IRONMONGERY

Quality Lockset

WINDOWS

Aluminum Frame Fixed Windows, Aluminium Frame Sliding Windows, Aluminium Frame Top Hung Windows, Aluminium Frame Casement Windows

DOORS

Roller Shutter, 1 Hour Fire Rated Door, Plywood Flush Door, Alumn Grill, M.s Door, Alumn. Louver Door with Glass Panel

CEILING

Skim Coating to Concrete Slab Soffits, Mineral Fibre Ceiling Plaster, Asbestos-free Cement Sheet

FLOOR FINISHES

Shop - Cement Render
Office - Cement Render
Staircase - Cement Render With Nosing Tiles
Toilet / Bin Center - Tiles
Walkway - Tiles

WALL FINISHES

External Wall - Weather resistant paint
Internal Wall - Emulsion Paint
Kitchen/Wet Area - Tiles to 1500mm height, Cement Plaster and Paint
Toilet - Tiles to 1500mm height, Cement Plaster and Paint

SANITARY AND PLUMBING FITTING

Kitchen Sink - 3 nos.
Pedestal WC - 3 nos.
Squatting WC - 3 nos.
Wash Hand Basin - 3 nos.
Basin Tap - 3 nos.
Hose Bib Tap - 3 nos.
Toilet Paper Holder - 3 nos.
Toilet Soap Holder - 3 nos.
Floor Trap - 10 nos

ELECTRICAL INSTALLATION

| | Corner | Intermediate / End |
|--------------------|----------|--------------------|
| Lighting Point | - 49 nos | - 34 nos |
| Ceiling Fan Point | - 2 nos | - 2 nos |
| 13 Amp Power Point | - 26 nos | - 22 nos |
| Telephone Point | - 3 nos | - 3 nos |
| Emergency Light | - 4 nos | - 3 nos |
| Exit Sign Light | - 3 nos | - 2 nos |



OUR PRESTIGIOUS AWARDS



SME SAHABAT NEGARA AWARD



**INTERNATIONAL BRANDING SHOWCASE
PASSION & COMMITMENT LEADERSHIP AWARD**



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ANOTHER QUALITY DEVELOPMENT BY



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