

FREEHOLD



THE JEWEL OF
BUSINESS EXCELLENCE

Zircon
3 STOREY SHOP OFFICE

OUR PRESTIGIOUS AWARDS



SERI AUSTIN 御景园
Simply Better

DYNASTY VIEW SDN BHD (644369-M)
A wholly-owned subsidiary of UMLAND
Seri Austin Sales Gallery
Jalan Seri Austin 1, Taman Seri Austin,
81100 Johor Bahru, Johor.
Fax: 07-351 3202

 **07 354 1111**
OPEN DAILY 8.30AM - 5.30PM
(including Sunday & Public Holiday)

ANOTHER QUALITY DEVELOPMENT BY
UMLAND
United Malayan Land Bhd



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www.umland.com.my
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Zircon

THE JEWEL OF BUSINESS EXCELLENCE

PREMIER CORPORATE ADDRESS

Zircon is the Premier Corporate Address at Strategic Location with Convenient Accessibility and Abundance Catchments surrounded by Matured Township, strategically located within the popular growth corridor at Tebrau Hotspot in the center of Iskandar Malaysia, with convenient accessibility and 250,000 catchments in the radius of 5-10 km.



TEBRAU
CORRIDOR
HOTSPOT



EXCELLENT ACCESSIBILITY

Strategically located in the Tebrau Corridor hotspot of Iskandar Malaysia, giving its investor easy accessibility to the North-South Highway, Eastern Dispersal Link, Pasir Gudang and Tebrau Highway. It is truly most livable and vibrant enclave which offers the best of Johor's premium and affordable properties.

from

Seri Austin township



Senai Airport
Desaru



Pasir Gudang
Tebrau Highway



North-South Highway
Eastern Dispersal Link



JB Town & Custom
Singapore

PRIME
BUSINESS
DISTRICT

A VIBRANT
BUSINESS LOCATION
UNLIKE ANY OTHERS

BUSINESS



WORK



FINE DINING



SHOPPING

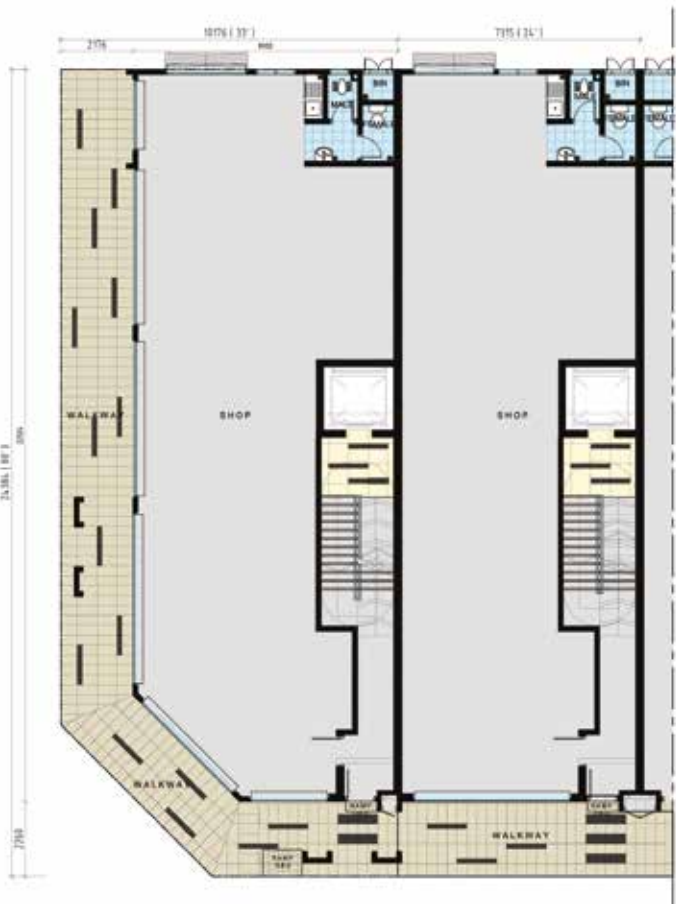


WITH APPROXIMATE POPULATION OF
250,000
CATCHMENTS
WITHIN THE RADIUS OF 5-10 KM

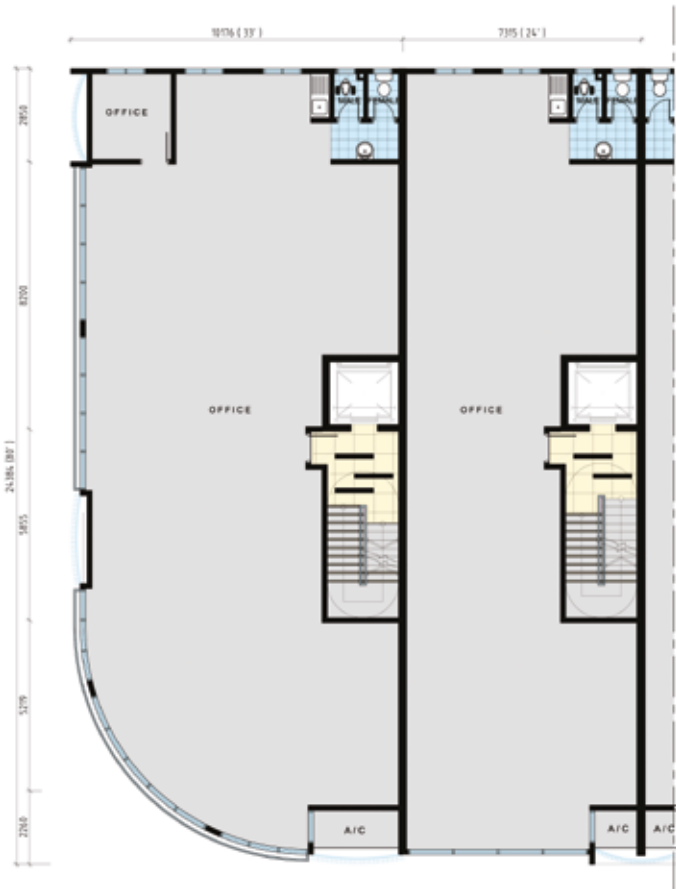


**PRIVATE
LIFT**
for every shop
office unit

**3 STOREY SHOP OFFICE
FLOORPLAN**



GROUND FLOOR PLAN
SCALE 1 : 100

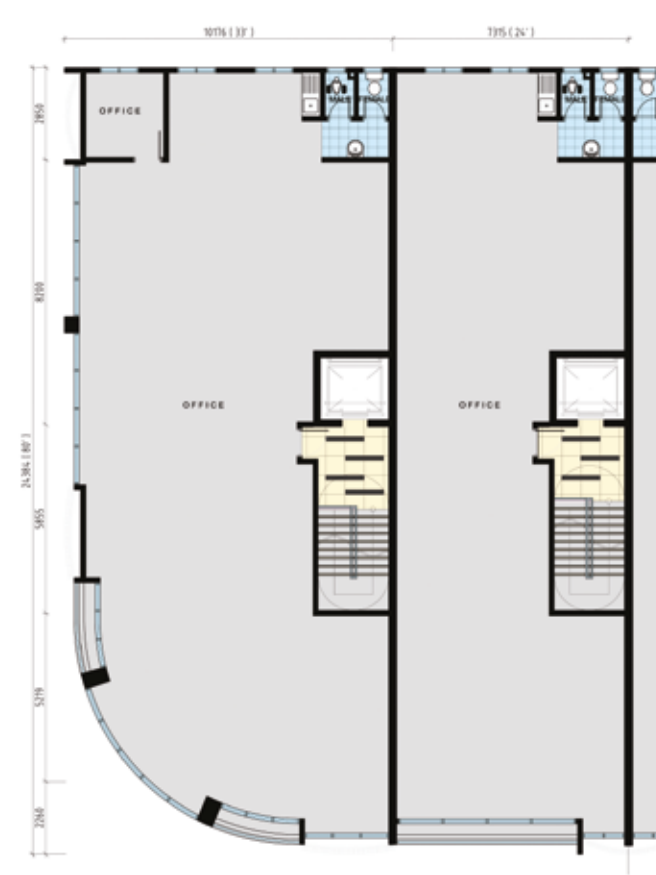


FIRST FLOOR PLAN
SCALE 1 : 100

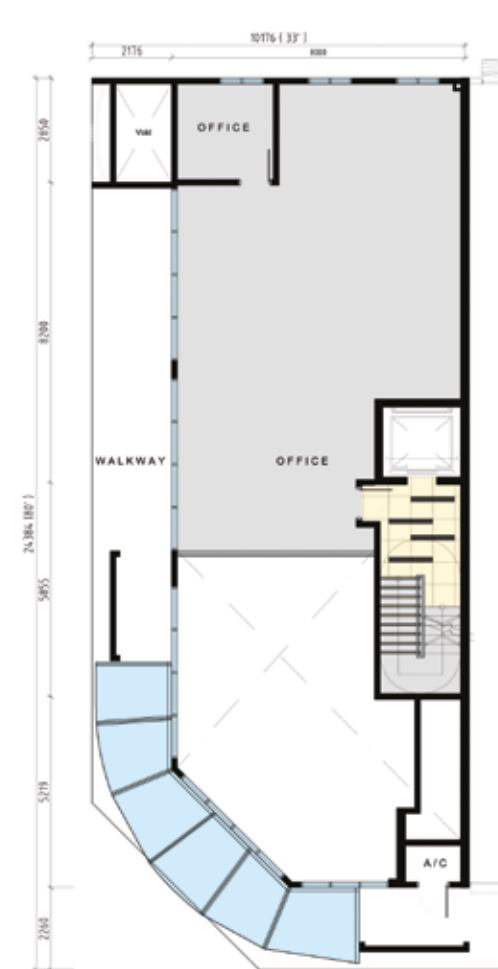
1 Intermediate
land area
24' x 80'
built-up area
5,699 sqf

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



PRIVATE
LIFT

MODERN
BUSINESS
FEATURE



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