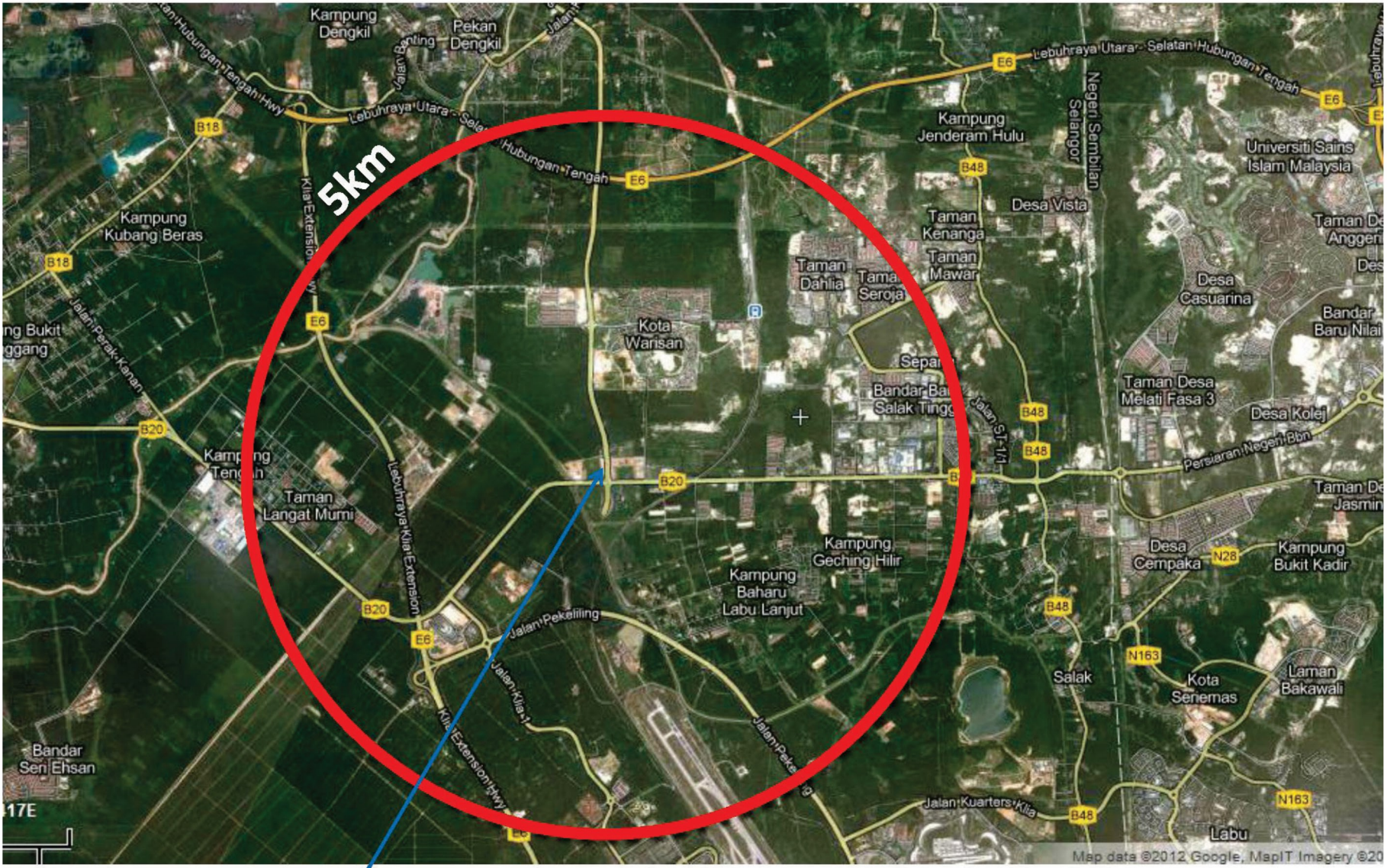




1.0

Development Analysis

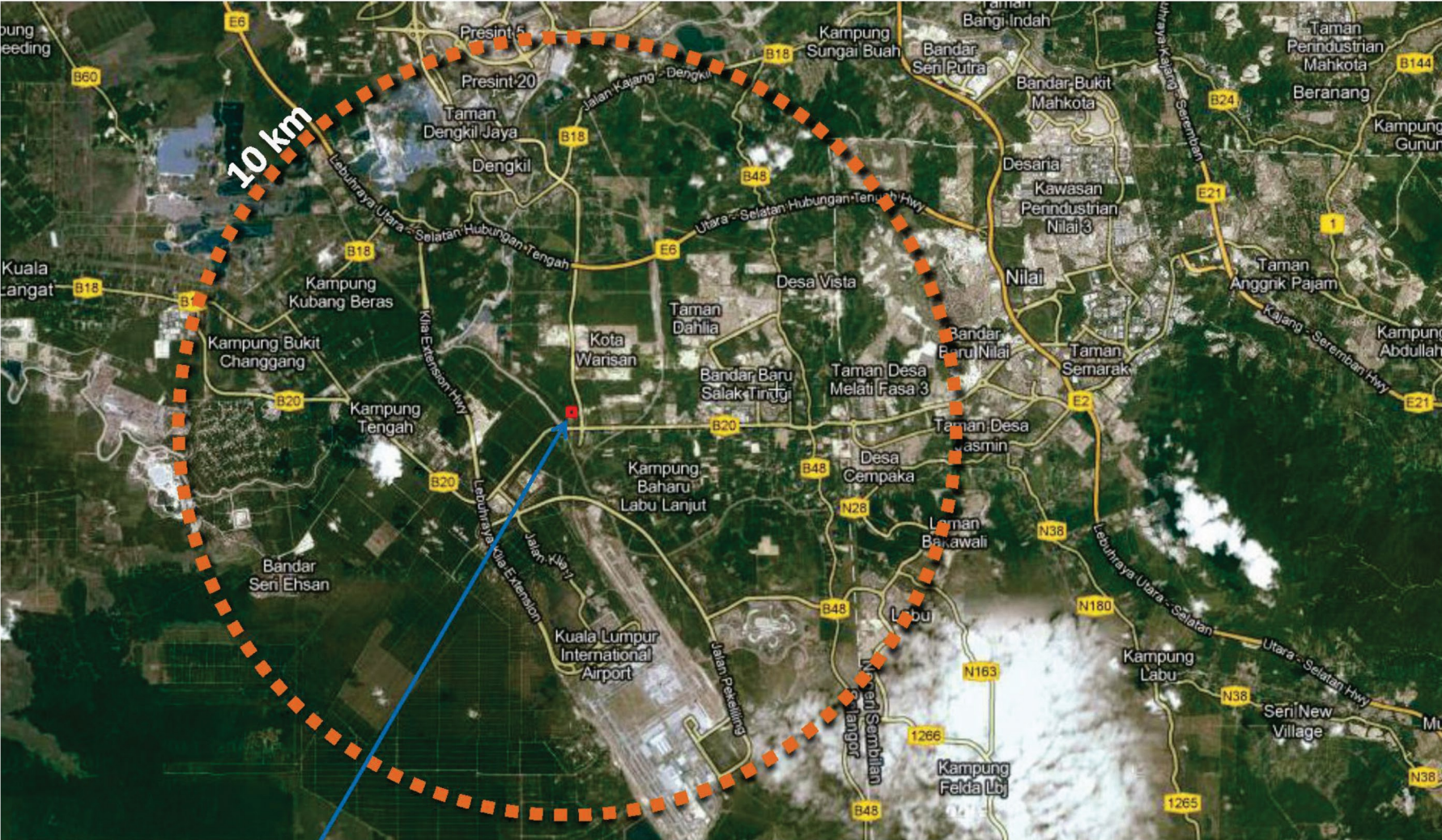
Townships Within 5 KM Radius



Subject
Property

PROPOSED MIX DEVELOPMENT on LOT 19620 (12.09 acres),
@ SEPANG, SELANGOR for ONTIME PRIVILEGE SDN BHD

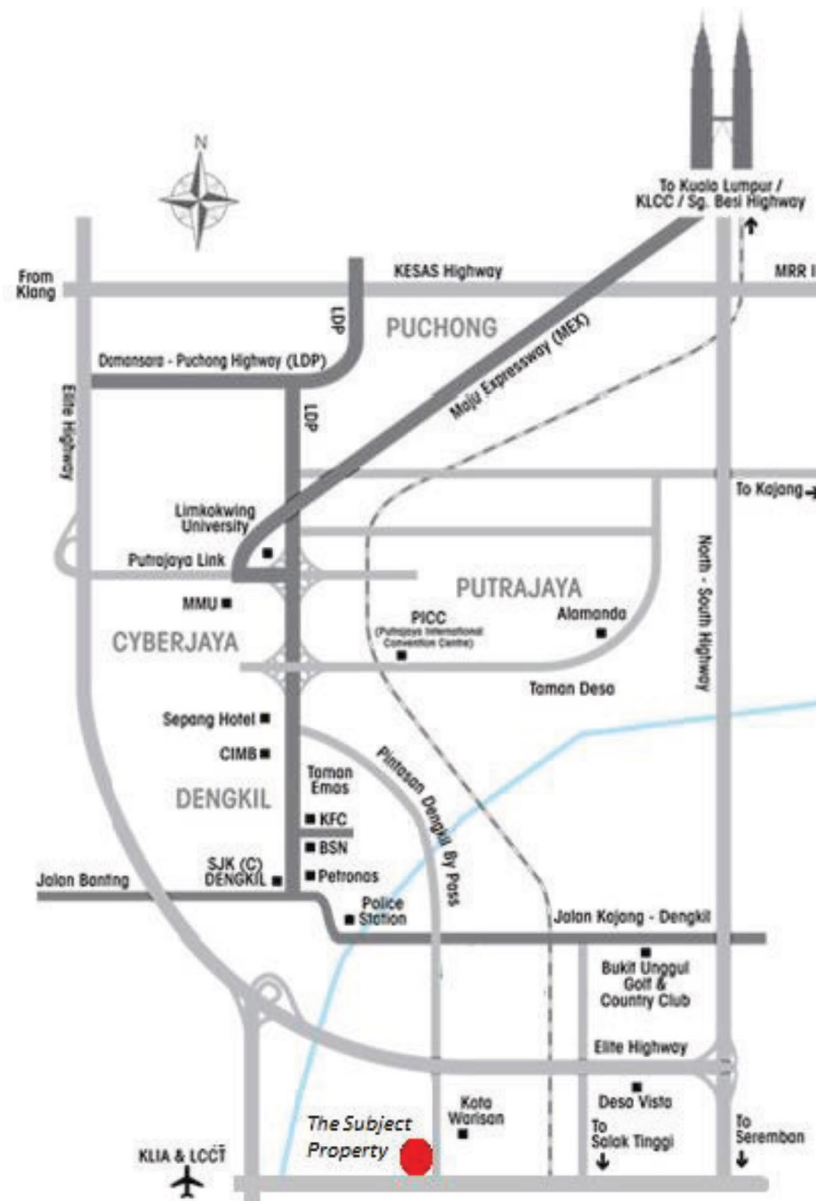
Townships Within 10 KM Radius



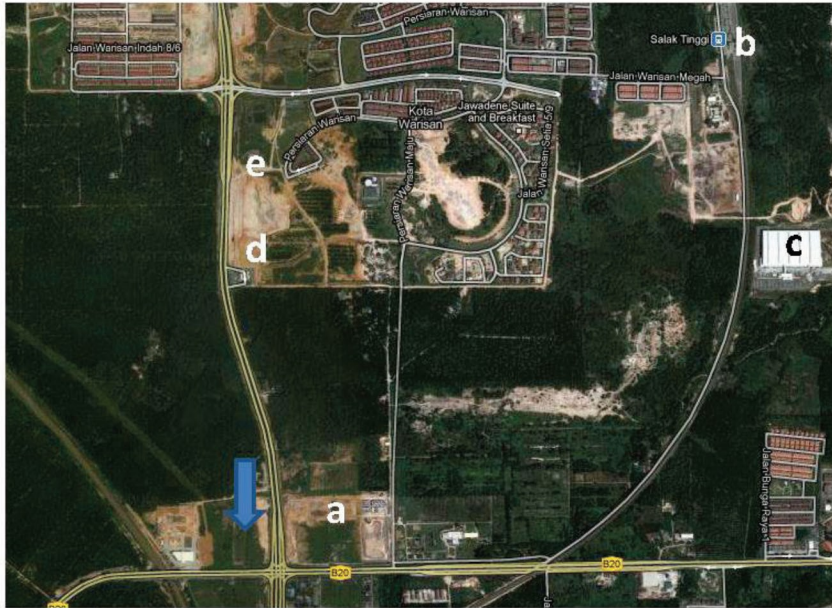
Subject Property

PROPOSED MIX DEVELOPMENT on LOT 19620 (12.09 acres),
 @ SEPANG, SELANGOR for ONTIME PRIVILEGE SDN BHD

Location Map



PROPOSED MIX DEVELOPMENT on LOT 19620 (12.09 acres),
 @ SEPANG, SELANGOR for ONTIME PRIVILEGE SDN BHD



(a) Under construction commercial shops



(b) Existing ERL station



(e) KIP commercial hub @ Kota Warisan (upcoming)



(d) Existing MC Donald restaurant



(c) Giant Hypermarket distribution centre

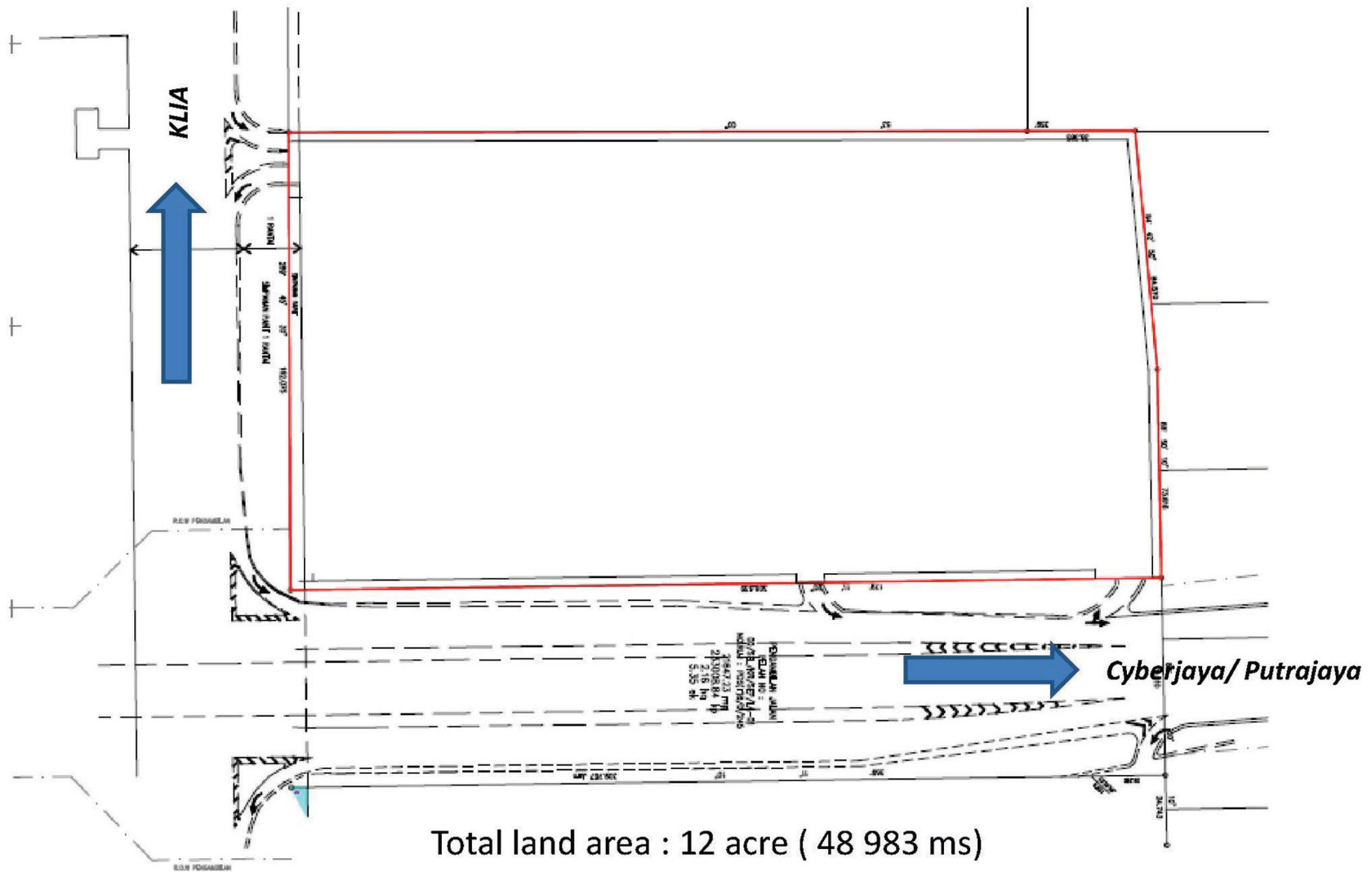


*The subject
property
location*

PROPOSED MIX DEVELOPMENT on LOT 19620 (12.09 acres),
@ SEPANG, SELANGOR for ONTIME PRIVILEGE SDN BHD

ZONE
ARCHITECT

Site Plan



Total land area : 12 acre (48 983 ms)

- Access & Exit shown are only indicative and subject to local authority approval⁷

Strengths of The Subject Property

- Strategic location & well connectivity to highways namely North-South Highway, Elite Highway & Maju Expressway. The latter provide direct access to KLCC in around 40 min.
- Less than 15 min drive to KLIA airport, Putrajaya & Cyberjaya. Putrajaya is the centre of Federal Government departments and Cyberjaya is a Multimedia Super Corridor “MSC” status hub. This town aspires to be the Silicon Valley of Malaysia.
- Closed proximity to KLIA 1 & 2 at about 10 KM away only.
- Express Rail Link “ERL” station located about 4 KM away in 5 min drive. ERL to KL Sentral (a gateway to major KL cities) in 30 min. KL Sentral is a major transportation hub & an integrated commercial, office & retail centre.



2.0

Overall Planning

1.1 Site Plan

Proposed Layout

The aim of the project is to maximize space and functional efficiency through flexible spatial planning. By playing with the interlocking rectangular shapes, pockets of space with their own function and purposes are created.

Green elements interjected within the design and construction creates a pleasant, calm and soothing ambience. Gone are the traditional solid concrete masses which are now replaced by crisps, sleek and modern lines of today's 'a la mode' design with pleasant, bright and airy habitable spaces within.

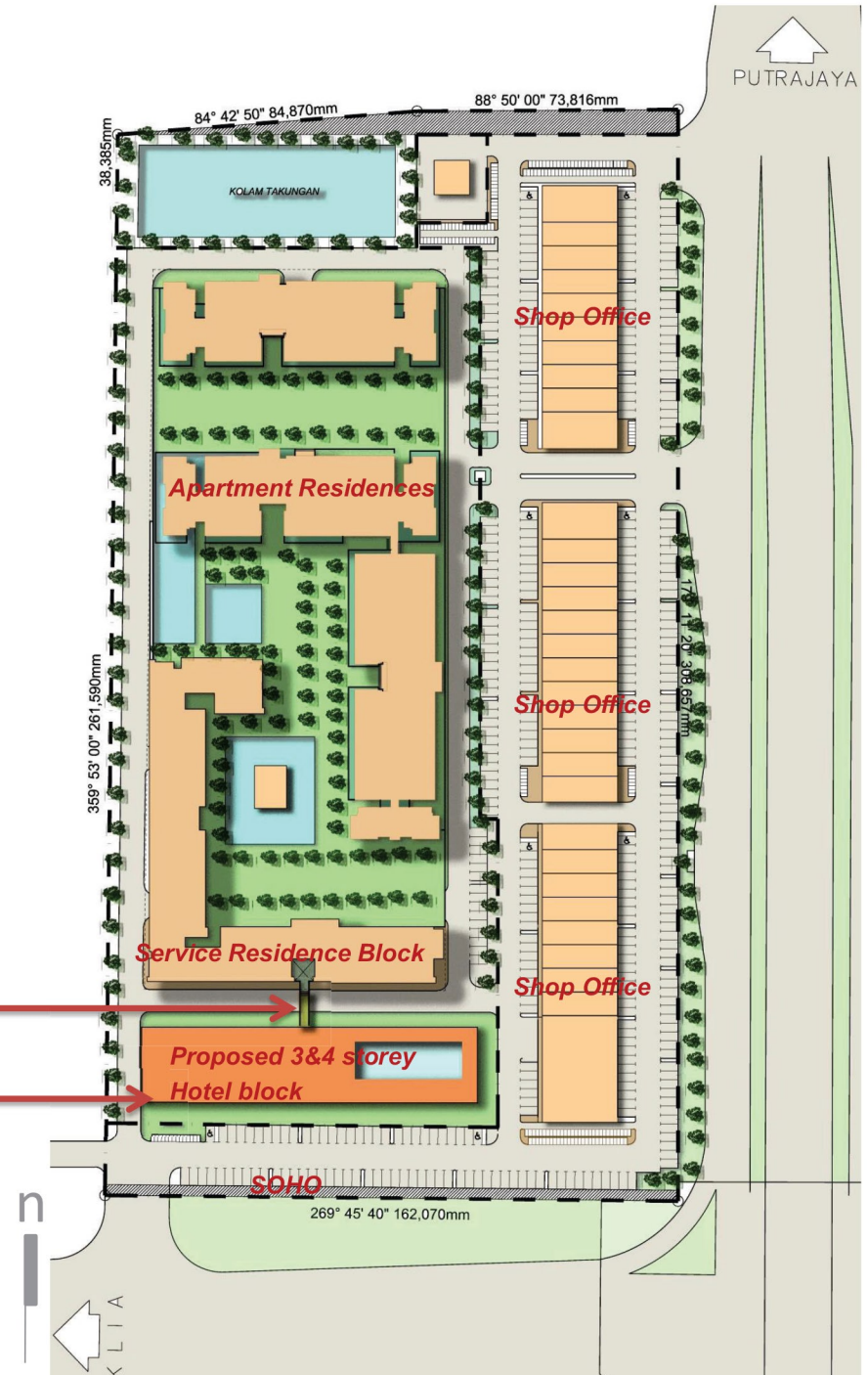
A clear definition of the semi public and private space is achieved by indicating **good circulation** for both pedestrian and vehicles on the whole site. At the **semi-public area**, the entrance for Service Residence and SOHO which consists of waiting area, lift lobby and landscape is intended to be accessible by the tenant's visitor and friends under the supervision of the tenants and security while they can freely park along the Shop Office blocks. **Visitor parking** bays are located on the ground floor podium.

Serenity Park, which is located on top of the podium carpark is created to comply to the 85% green and open space required by the local authority (MPSp). The park will also create a visually spacious and serene statement for the development.

The two blocks of Service Residence and SOHO are elevated from podium parking roof to create a spacious and **unobstructed facilities and recreational space** to be enjoyed by the tenants.

Proposed bridge to link
Hotel to Soho Block

Hotel block size:-
95m x 22m



2.2 Façade Images (Shop Office 9 storeys)

Shop Offices



PROPOSED MIX DEVELOPMENT on LOT 19620 (12.09 acres),
@ SEPANG, SELANGOR for ONTIME PRIVILEGE SDN BHD

ZONE
ARCHITECT

3.1 Facade Images

Hotel and Service Apartment Blocks



3.1 Facade Images

Residence Apartments



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www.tiongnamproperties.com

• Developer: Tiong Nam Logistics Sdn Bhd (496260-T) • Tenure of Land: Freehold • Total No. of Units: 20

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