



TIONG NAM

BUSINESS PARK | SILC, NUSAJAYA • JB



PREMIUM SHOP OFFICES

We are COMMITTED TO GREATER SUCCESS

As a name synonymous with iconic commercial and industrial properties, **Tiong Nam Properties Group** of Companies is proud to add the **Tiong Nam Business Park @ SiLC, Nusajaya, Johor Bahru** to its fold.

The premium shop office development spanning across 19.39 acres of **FREEHOLD** land will feature 59 premium three and four-storey shop offices.

Build-up size: 24ft x 80ft - 35ft x 116ft

Situated in a highly populated locale, each development would be well suited for retail, dining, entertainment, accommodation, servicing and office working purposes.



- Premium Quality
- Contemporary Design
- Prime Location



We are DEDICATED TO BUILDING THE BEST

At the core of our design is a modern and contemporary aesthetic fitted with exceptional facilities and superior finishing using only prime materials.

With a height of 4.5 sq meters, the ground floor of the unit is ideal for use as a retail space or showroom, while the upper floors will comfortably fit corporate offices as well as more showrooms. Units with four floors are equipped with passenger lifts for added comfort.

With a fine eye for detail in the construction, as well as competitive pricing, this ensures only compatible and appropriate businesses operate in the area, enhancing your business image and contributing to greater appreciation of the value of the property in future.



We are AT THE HEART OF THE ACTION

Key to the success of Tiong Nam Business Park @ SiLC, Nusajaya is its prime location.

The densely populated area enjoys easy access from many major highways and several bustling townships that are home to entertainment venues, healthcare facilities and education campuses.

Serviced by major highways:

- ▶ Second Link Expressway
- ▶ Coastal Highway

Within the surrounding area:

- ▶ Townships: Nusa Bayu, Gelang Patah, Kota Iskandar, Puteri Harbour
- ▶ Entertainment venues: Traders Hotel, Legoland, Theme Park
- ▶ Education campuses: Newcastle University, Raffles University, University of Southampton Malaysia Campus
- ▶ Healthcare facilities: Columbia Asia Hospital

With the Iskandar Project in full swing, the government-led programme is set to transform Southern Johor into a regional hub for the educational, healthcare, financial, tourism and logistics industry. There is no better time and opportunity to invest in the area.

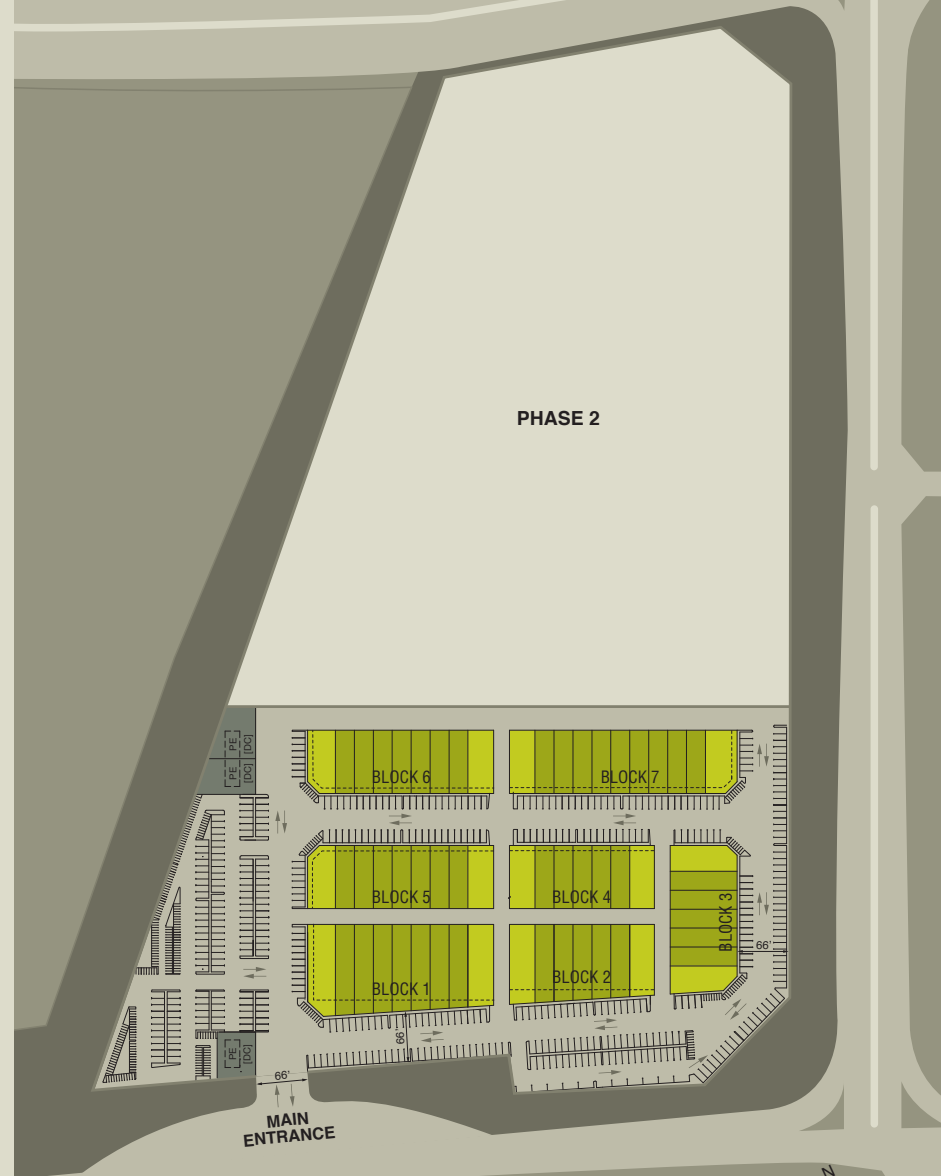


SPECIFICATION

GROUND FLOOR	Shop (24' X 80')		
STRUCTURE	Reinforced Concrete Structure		
WALL	Brickwall		
ROOF COVERING	Nil		
ROOF FRAMING	Nil		
CEILING	Concrete Slab Asbestos Free Ceiling		
WINDOWS	Aluminium Frame Glass		
DOORS	Roller Shutter PVC Door MS Door		
IRONMONGERY	Quality Lockset		
WALL FINISHES			
Toilet & Utility Refuse Chamber	1500mm High Ceramic Wall Tiles Ceramic Tiles		
FLOOR FINISHES			
Toilet & Refuse Chamber Other Areas	Ceramic Tiles Cement Render		
SANITARY FITTINGS			
Kitchen Sink	1 No.		
Wash Basin	1 No.		
Shower Rose	1 No.		
Toilet Roll Holder	2 Nos.		
Water Closet	2 Nos.		
Soap Holder	2 Nos.		
Kitchen Tap	1 No.		
Basin Tap	1 No.		
Bip Tap	2 Nos.		
ELECTRICAL FITTINGS	Corner Unit	Intermediate Unit	End Unit
Light Point	15 Nos.	12 Nos.	15 Nos.
Power Point (13A)	6 Nos.	5 Nos.	6 Nos.
Fan Point	2 Nos.	2 Nos.	2 Nos.
Telephone Point	1 Nos.	1 Nos.	1 Nos.
INTERNAL TELEPHONE TRUNKING AND CABLING	1 No.		
PAINTING	Emulsion Paint		

Note: All the above specifications are subject to change to comply with Government Authorities / Engineer's and / or Architect's requirements

SITE PLAN



For enquiries, please call

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• Developer: Tiong Nam Logistics Sdn Bhd (496260-T) • Tenure of Land: Freehold • Total No. of Units: 59

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