



PUTERI HARBOUR KEY FACTS

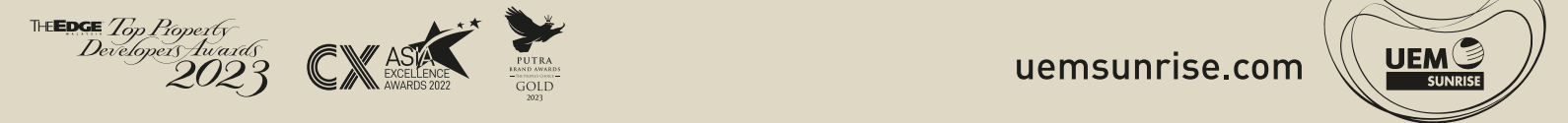
- ◇ Situated near EduCity Iskandar, providing an ideal location for students to network and foster valuable connections.
- ◇ Close to the Puteri Harbour International Ferry Terminal, offering regular services to nearby destinations such as Batam and Bintan Islands in Indonesia.
- ◇ Located near the Malaysia-Singapore Second Link Expressway, attracting Singaporean tourists seeking retail and dining options.
- ◇ In the vicinity of the Johor State New Administrative Centre (JSNAC), encompassing key state government departments and agencies such as the Iskandar Regional Development Authority and the Public Works Department.
- ◇ Benefits from immediate access to regional trading routes, positioned near the Port of Tanjung Pelepas, one of Malaysia's main shipping hubs.

About UEM Sunrise Berhad

UEM Sunrise Berhad is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad. With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri, Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The Company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont' Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended their mark internationally, including Singapore, Canada and, most notably, Australia and South Africa.

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DIREKA SQUARE
 PUTERI HARBOUR
 The **COMMERCE** Series by UEM Sunrise®

2 & 3-Storey Shop Offices

Shaping The Future Of Your Business

Featuring 113 units, DiReka Square transforms retail, dining, and business experiences. Catering to a variety of businesses, from retail shops to service providers, this development is strategically located at the heart of Puteri Harbour. It provides everything you need to succeed, setting a new benchmark for everyday business interactions.



Designed For Greater Business Flexibility And Sustainability

Flexibility

Designed with an open-plan layout, the units cater to a wide array of businesses, with the option of 2 or 3-storey, including the unique 3-storey balcony units.

Visibility

Prime frontage along the main road with strong visibility from road users and pedestrians to improve overall catchment.

Sustainability

Designed to prioritise sustainability with its seamless connectivity to the lush Linear Park through the Festive Boulevard.

Accessibility

Accessibility is improved with the multiple ingress, egress and continuous pedestrian walkway.

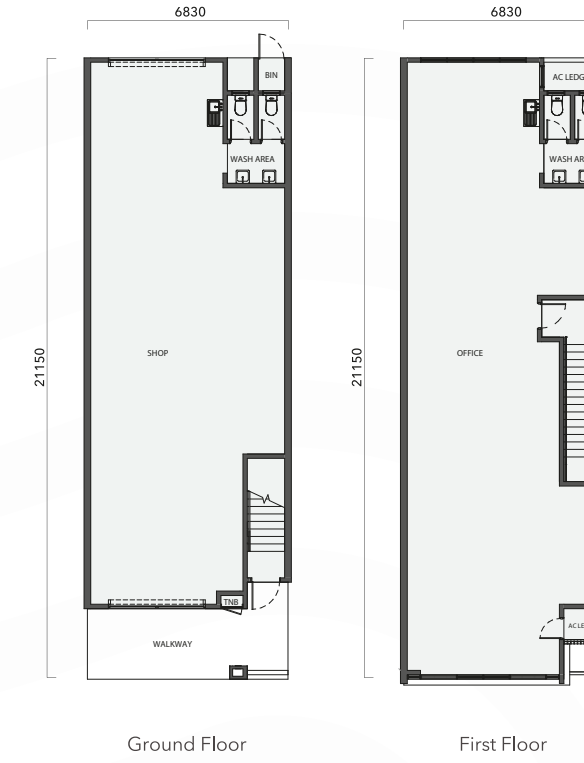
2-STOREY

Floor Plan

Intermediate Unit A1

Lot Size
6.8m x 21.1m (22' x 70')

Built-up Area
Intermediate (Standard):
285.89m² (3,077ft²)



3-STOREY

Floor Plan

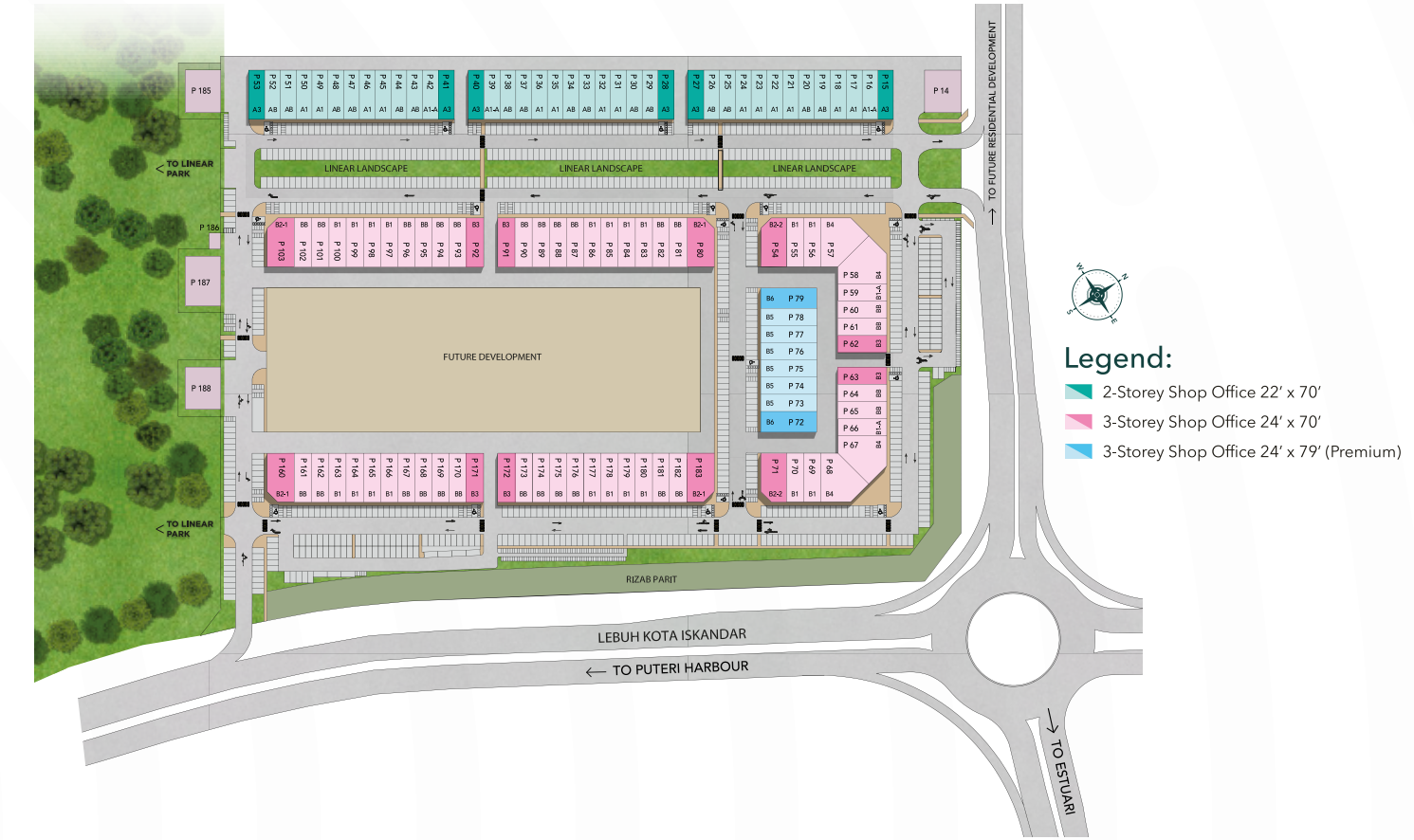
Intermediate Unit B1

Lot Size
7.4m x 21.1m (24' x 70')

Built-up Area
Intermediate (Standard):
462.80m² (4,982ft²)



Site Plan



Specifications

Structure	: Reinforced concrete		
Wall	: Masonry wall		
Roof covering	: Metal roof sheet/ Reinforced concrete flat roof		
Ceiling	: Skim coat/ Plaster & Paint finish		
Windows	: Aluminium framed glass window		
Doors	: Main entrance : Metal grille door/ Roller shutter : Others : Aluminium louvered door/ Timber flush door/ Glass door		
Ironmongery	: Quality locksets		
Wall finishes	: Toilet : Tiles up to 1.5m height : Bin compartment : Tiles : Other areas : Plaster & paint		
Floor finishes	: Walkway / Toilet / Bin compartment : Tiles : Other areas : Cement render		
		Type A1	Type B1
Sanitary & plumbing fittings	: Kitchen sink w/Tap : 2 : Wash basin w/Tap : 4 : Water closet : 4 : Bib tap : 5 : Toilet paper holder : 4	2 4 4 5 4	3 6 6 7 6
Electrical installation	: Distribution board : 2 : Lighting point : 20 : Fan point : 4 : 13A socket point : 14 : Emergency light : 5 : Fibre wall socket : 2 : Keluar sign : 1	2 20 4 14 5 2 1	3 31 6 21 11 3 4