



# 68<sup>o</sup> Avenue

2 & 3 STOREY SHOP OFFICE  
2&3 层店屋

Gelang Patah's Golden Triangle

# THE BIGGER PICTURE

**Iskandar Puteri** has been earmarked to become the largest fully integrated urban development in Southeast Asia. Being one of the catalyst developments within Iskandar Malaysia, it contributes significant investment, financial and business opportunities to the economic growth and development of the region.



*Kota Iskandar*



*Newcastle University  
Medicine Malaysia,  
EduCity*



*Columbia Asia Hospital*

Iskandar Puteri's location, connectivity, and proximity to Singapore is also in part responsible for its surging economic growth. Seen as the economic catalyst and envisioned as Malaysia's most connected and liveable city, Iskandar Puteri is set on a path for unprecedented growth and is the country's foremost emerging economic zone.



*Puteri Harbour  
International Ferry  
Terminal*

# IT'S ALL ABOUT LOCATION





*SiLC Nusajaya*

Strategically located in Gelang Patah and within 10km of Gerbang Nusajaya, 68° Avenue boasts a prime locale and is surrounded by matured residential and commercial areas. This strategic location is further enhanced by its close proximity to a myriad of amenities and places of interest, as well as ease of access via the Coastal Highway and Malaysia–Singapore Second Link Expressway.

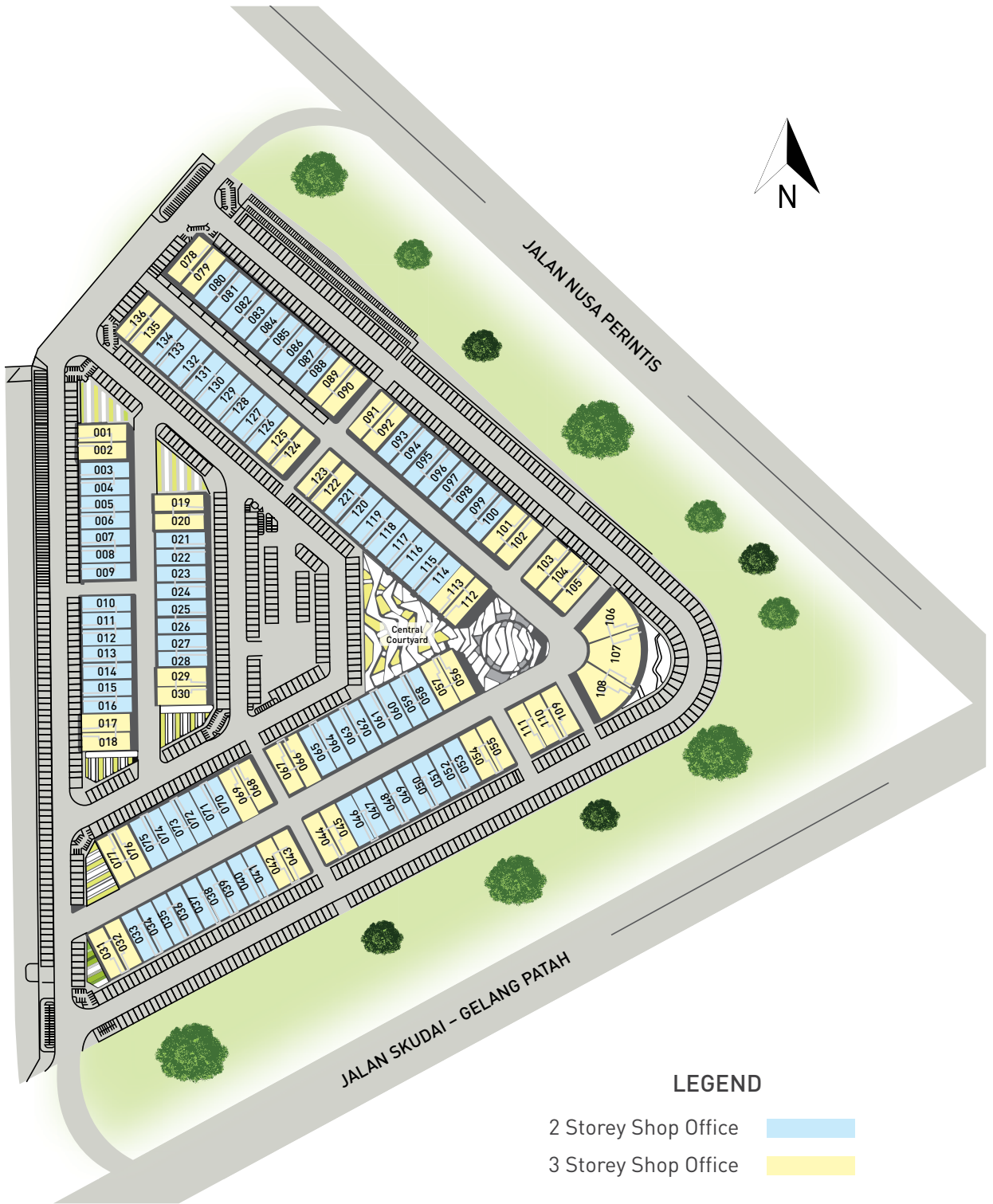


*Fastrack City*

*Nusajaya Tech Park*



# INTRODUCING GELANG PATAH'S GOLDEN TRIANGLE





Artist's Impression



Envisioned as the new lifestyle commercial hub in Gelang Patah, the long awaited 68° Avenue is poised to become Johor Bahru's new urban hotspot. Built on 23 acres of land, this landmark development offers an open green concept and takes place-making to a different level.

The development's unique design features a central courtyard plaza surrounded by the commercial blocks. This courtyard space serves as an open public area which connects the entire development – allowing people to congregate, be it for relaxation or recreation – creating an urban hub for the people.



The development is also well supported by a catchment area with a high population growth rate, together with surrounding amenities such as EduCity, Horizon Hills Golf and Country Club, Puteri Harbour, Bukit Indah, Legoland Malaysia, Gleneagles Medini Hospital, Columbia Asia Hospital and Puteri Harbour International Ferry Terminal, which further adds to its importance and prestige.



## THE UNIQUE CONCEPT BEHIND 68° AVENUE

Intentionally designed with vast open spaces, 68° Avenue reimagines and reinvents public spaces through creative place-making. The main feature of the development is the central courtyard plaza which acts as a hub of activity, drawing throngs of people from the surrounding community – translating to better opportunities for both businesses and owners of 68° Avenue.

### 2 & 3 STOREY SHOP OFFICE

- 66 ft wide main road frontage
- Spacious unit layout
- Public spaces & people places

### 2 & 3 层店屋

- 66尺宽敞路面
- 宽敞的内置布局
- 大众空间及聚集中心







Artist's Impression



Artist's Impression



Artist's Impression

# Typical Units

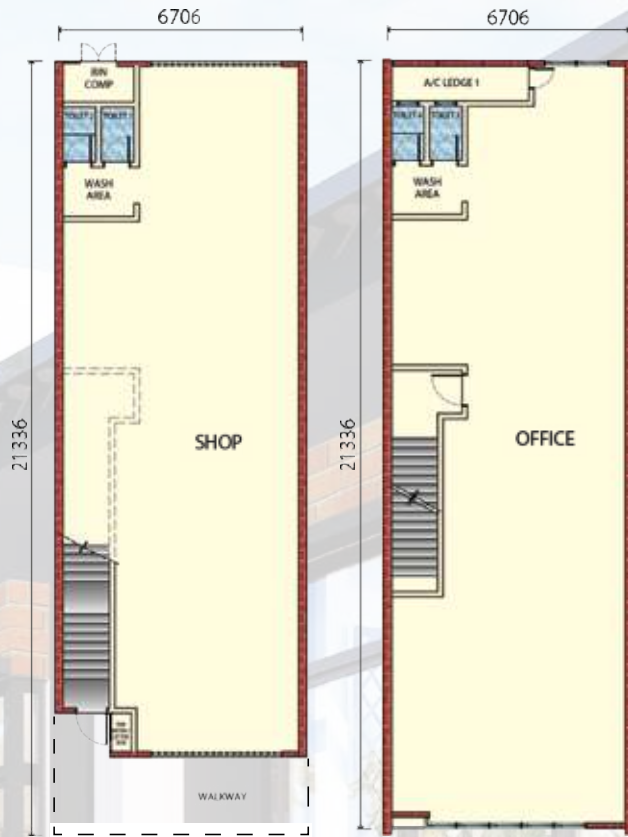
Perfect for any business, these versatile spaces come in many designs and are highly visible from the connecting junction of Gelang Patah and Skudai.



# FLOOR PLAN

**GROUND FLOOR**

**FIRST FLOOR**



**Type A - 2-Storey Typical Unit**  
 Land size: 22' x 70'  
 Built-up: 3,113 sq. ft.

**GROUND FLOOR**

**FIRST & SECOND FLOOR**

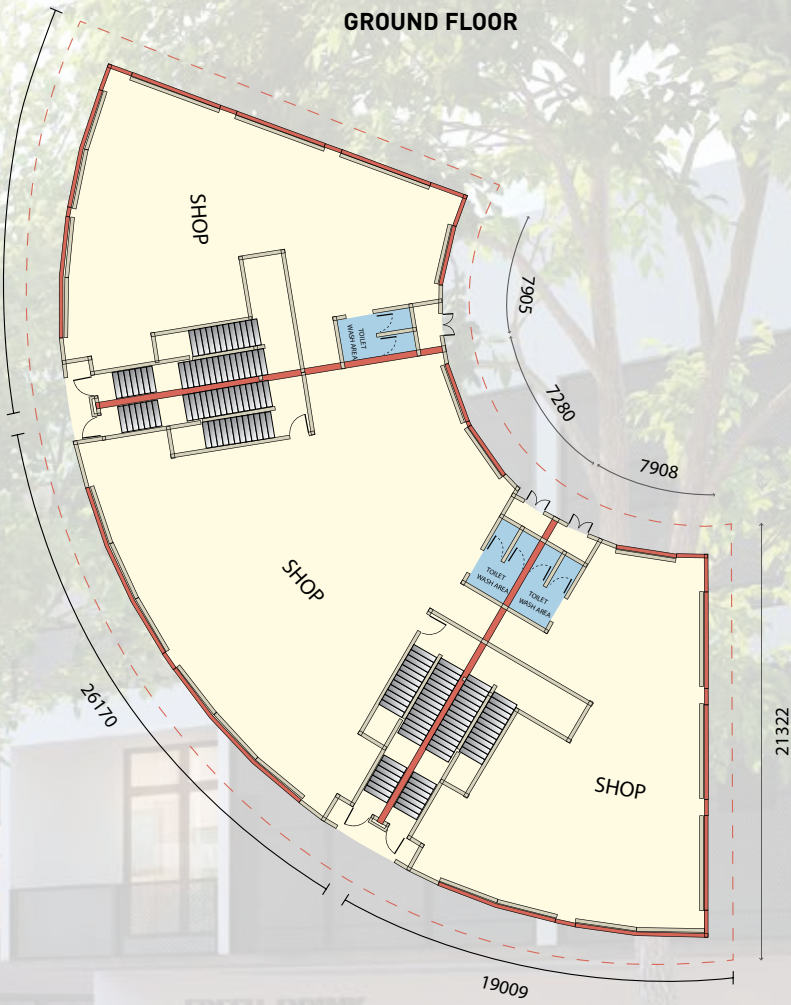


**Type B - 3-Storey Typical Unit**  
 Land size: 24' x 70'  
 Built-up: 4,909 sq. ft.

# Premier Units

An exclusive double frontage with a generous built-up space that is connected to a central courtyard and surrounded by beautifully created landscape and hardscape.





**Type E - Premier Units**  
 Land size: 3,099 – 3,839 sq. ft.  
 Built-up: 8,278 – 11,701 sq. ft.

# SPECIFICATION

## Type 2-Storey, 3-Storey and Premier Units

### STRUCTURE

Reinforced concrete

### WALL

Masonry bricks

### ROOFING COVERING

Selected metal roof sheet / Reinforced concrete  
Flat roof

### CEILING

Generally skim coat / plaster and paint finish to soffit of concrete slab except where covered by ceiling boards or boxed up ceiling in the unit where applicable

### WINDOWS

Aluminium framed glass window

### DOORS

Main entrance – Metal grille door / Roller shutter

### IRONMONGERY

Quality locksets

### FLOOR FINISHES

Toilet / Refuse compartment - Selected tiles  
Other areas - Cement render

### WALL FINISHES

Toilet - Selected tiles up to 1,500mm height from FFL  
Refuse compartment - Selected tiles  
Other areas - Plaster and paint

### SANITARY FITTINGS

Refer to sanitary schedule

### ELECTRICAL FITTINGS

Refer to electrical schedule

## SANITARY FITTINGS

	2-STOREY	3-STOREY	PREMIER UNITS	
			Type F1	Type F2
<b>GROUND FLOOR</b>				
Kitchen sink w/tap	2	3	3	3
Wash basin w/tap	4	6	3	3
Water closet	2	3	3	3
Squatting pan	2	3	3	3
Bib tap	5	7	3	3
Toilet paper holder	4	6	3	3

## ELECTRICAL FITTINGS

	2-STOREY	3-STOREY	PREMIER UNITS	
			Type E1	Type E2
Distribution board	2	3	3	3
Lighting point	17	29	65	47
Fan point	4	6	11	7
13A Socket point	10	16	12	12
Emergency light	5	8	10	8
Fibre wall socket	2	3	3	3
Keluar sign	1	2	4	2

## UEM SUNRISE BERHAD

UEM Sunrise Berhad is one of Malaysia's top property developers with core competencies in macro township development, high rise residential, commercial, retail and integrated developments as well as project management and project and construction services. It is the Master Developer of Iskandar Puteri (formerly known as Nusajaya), one of the five flagship zones and key driver of Iskandar Malaysia and has other award-winning projects in Malaysia's Central Region including Kuala Lumpur's Mont'Kiara enclave, Kuala Lumpur City Centre, Cyberjaya, Shah Alam, Bangi and Seremban. Internationally, UEM Sunrise's presence extends into Singapore, Australia, Canada and South Africa.



*Estuari Gardens, Puteri Harbour*



*Publika Mall, Solaris Dutamas*

*Puteri Harbour Marina*



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Find your  
Happy.

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