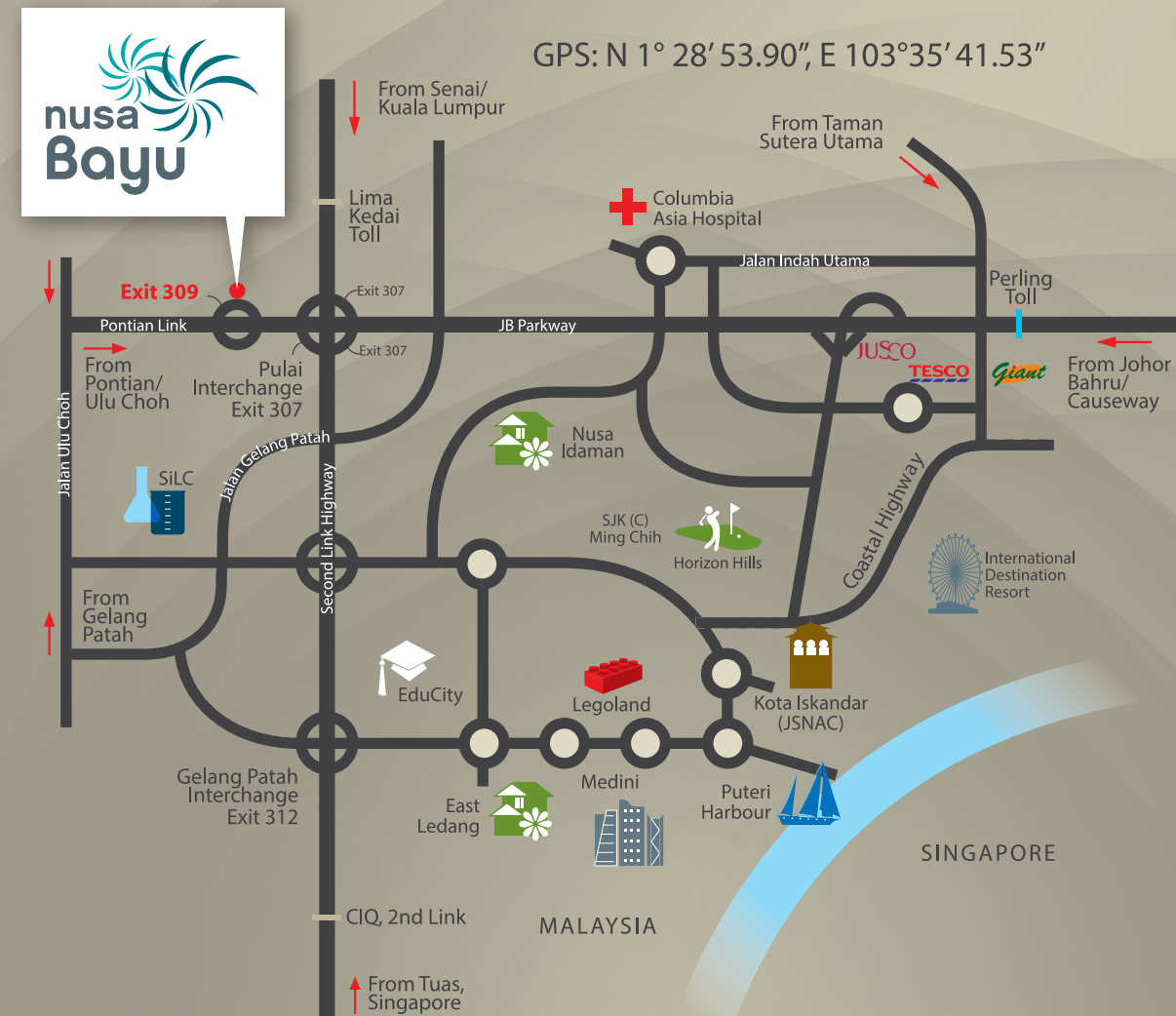


Peluang Pelaburan Terbaik



Incredible Investment Opportunity

Nusa Bayu shop office's excellent location offers a huge opportunity for investment. Located in a thriving area close to surrounding popular destinations and amenities like SiLC Nusajaya, Puteri Harbour, EduCity, Medical City and other international attractions, these shop offices have the potential for high return on investment.

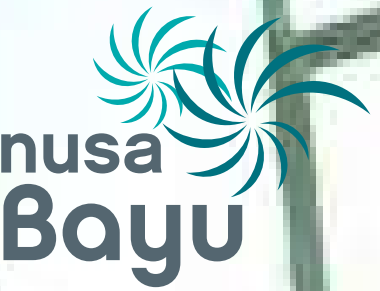


Sales Gallery Open Daily 10am - 6pm
 No 1, Lingkaran Bayu, Nusa Bayu, 79250 Nusajaya,
 Johor. Fax: +607-551 6196
www.nusabayu.com

Developer NUSAJAYA HEIGHTS SDN BHD (314518-A)
 Nusajaya Centre, No 8, Ledang Heights, 79250 Nusajaya, Johor.

For ENQUIRIES, please call:

551 6191 551 6194
551 6192 551 6195
551 6193

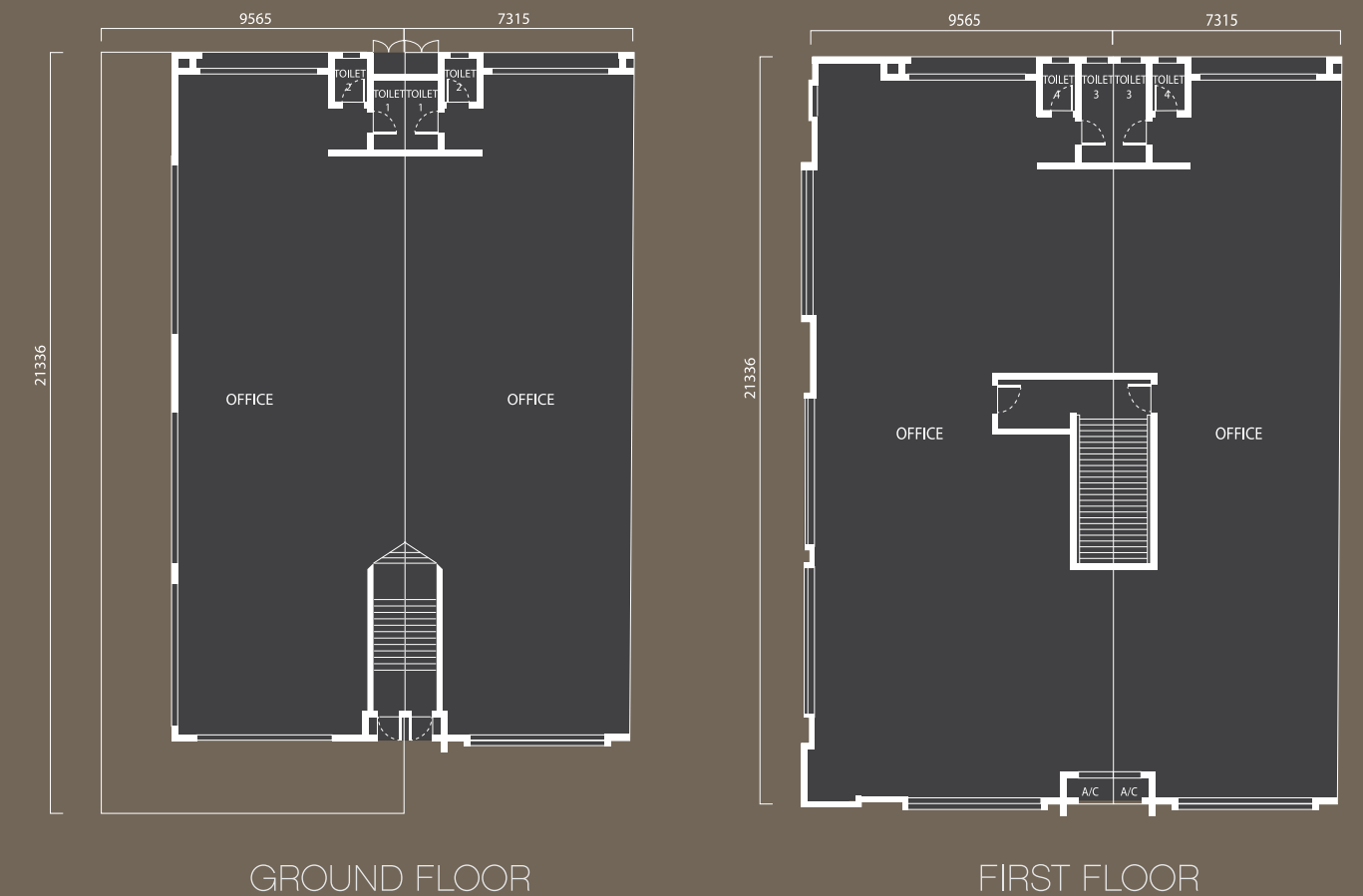


PHASE 1A
 KEDAI PEJABAT 2 TINGKAT



KEDAI PEJABAT 2 TINGKAT | 24 kaki x 70 kaki

Artist's impression



SPECIFICATIONS

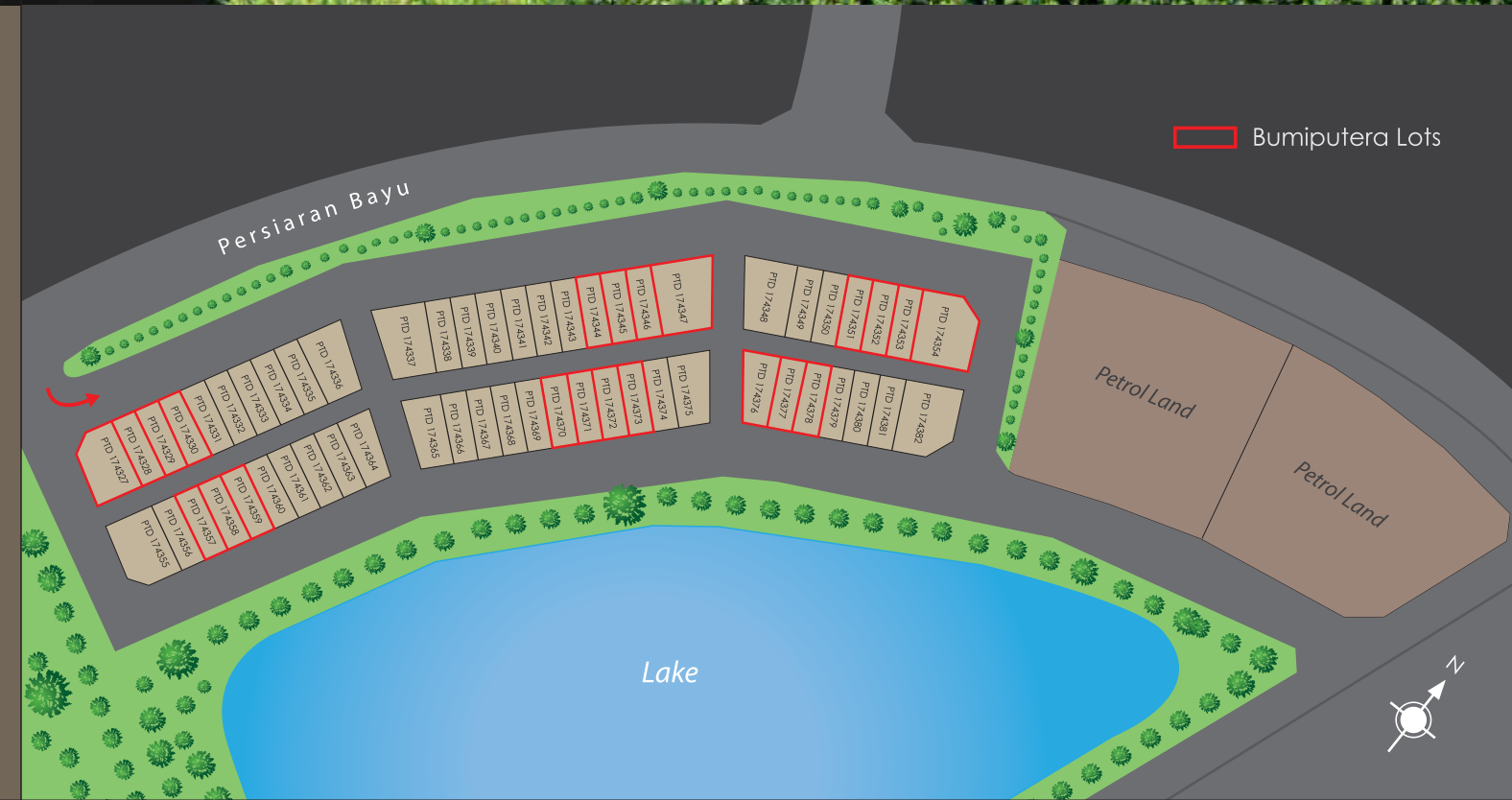
Structure	Reinforced Concrete		
Wall	Masonry Wall		
Roof	Selected roof sheet with metal roof truss		
Ceiling			
- Ground Floor	Skim Coat Finish		
- First Floor	Skim Coat Finish, Plaster Ceiling		
Windows	Aluminum frame glass window		
Doors			
- Main entrance	Timber Panel Door		
- Others	Timber Flush Door, Fire Rated Door, Roller Shutter		
Locks	Quality Locksets		
Floor Finishes			
- Verandah & Staircase	Cement Render		
- Shop	Cement Render		
- Office	Cement Render		
- Toilet & Pantry	Ceramic Tiles		
- Bin Compartment	Ceramic Tiles		
Wall Finishes			
- Toilet & Pantry	Ceramic Tiles		
- Bin Compartment	Ceramic Tiles		
- Others	Plaster & Paint		
Sanitary Fittings		Ground Floor	First Floor
- Toilet & Pantry	Water Closet	2 nos	2 nos
	Hand Bidet	2 nos	2 nos
	Kitchen Sink w/tap	1 no	1 no
	Wash Basin	1 no	1 no
	Shower Rose	1 no	1 no
Electrical Fittings			
	Distribution Board	1 no	1 no
	Lighting point	9 nos	9 nos
	Fan Point	3 nos	3 nos
	13A Socket Point	6 nos	6 nos
	Telephone Point	1 no	1 no



KEDAI PEJABAT KOMERSIL

COMMERCIAL SHOP OFFICES

Primed to attract business, Nusa Bayu shop offices are strategically situated in the commercial and residential vibrancy of Nusajaya. The double-storey shop office is designed to create a conducive environment for working, inspiring productivity and thus helping to drive business opportunities.



All plans and information contained herein are subject to change and/ or amendments as directed by the relevant authorities/ architects and cannot form any part of an offer or contract. All illustrations are artist's impressions only.