

LOCATION IS EVERYTHING



AN EXPECTED 8% RETURN ON INVESTMENT

IDEAL FOR BUSINESS
NEAR TO BANKS,
HOTELS, SHOPPING
MALLS, HOSPITAL &
GOVERNMENT
AGENCIES.

IDEAL FOR LEISURE
FRONTING A
LANDSCAPED PARK
AND NEAR TO
SHOPPING MALLS.

TO PUT YOUR BUSINESS ON THE MAP
CALL OUR SALES OFFICE FOR
MORE INFORMATION

+605-243 3092
+605-243 3093

MFCB
Property Division

DEVELOPER
GOMBAK LAND SDN BHD
146984-X

IPOH OFFICE
12-1, PERSIARAN GREENTOWN 10, PUSAT PERDAGANGAN GREENTOWN
30450 IPOH T 605-243 3092 F 605-243 3094

ALL INFORMATION AND SPECIFICATIONS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED AND CANNOT FORM PART OF AN OFFER AND CONTRACT. ALL TERMS ARE SUBJECT TO VARIATIONS, MODIFICATIONS AND SUBSTITUTIONS AS RECOMMENDED BY THE COMPANY'S ARCHITECT AND/OR ENGINEER OR THE RELEVANT APPROVING AUTHORITY. RENDERINGS AND ILLUSTRATIONS ARE ARTIST'S IMPRESSIONS ONLY AND CANNOT BE REGARDED AS THE REPRESENTATION OF FACT. FLOOR AREA ARE APPROXIMATE MEASUREMENTS AND SUBJECT TO FINAL SURVEY.



IPOH'S PREMIER COMMERCIAL &
FINANCIAL BUSINESS HUB

MAKE IT
YOUR BUSINESS
TO BE A PART OF IT

DUAL FRONTAGE 4-STOREY SIGNATURE SHOP OFFICE WITH LIFTS



UNIT SIZES

25FT x 70FT | 25FT x 74FT | 25FT x 80FT

SPECIFICATIONS (TYPICAL UNIT)

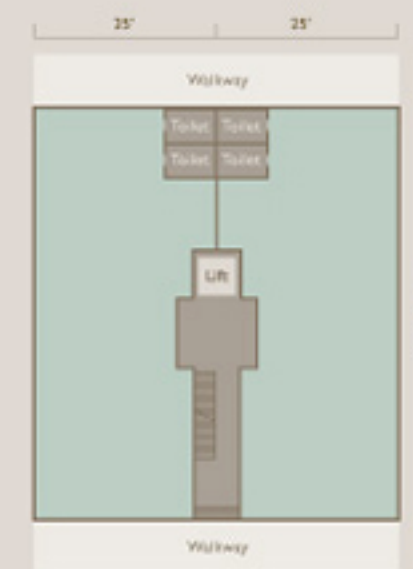
Structure	Reinforced concrete
Brick	Clay bricks and cement sand bricks
Roofing Tiles	Concrete roof tiles
Ceiling	Ground to 2nd Floor – Concrete slab 3rd Floor – Cement sheet
Windows	Aluminium casement windows
Doors	Shop main doors – M.S. roller shutter Others – Plywood flush door
Locks	Quality cylindrical lockset
Decoration	Walls generally plastered and painted with emulsion paint
Flooring	Toilets – Ceramic tiles Others – Ceramic rendered
Wall Tiles	Toilets – Ceramic tiles

SANITATION INSTALLATION

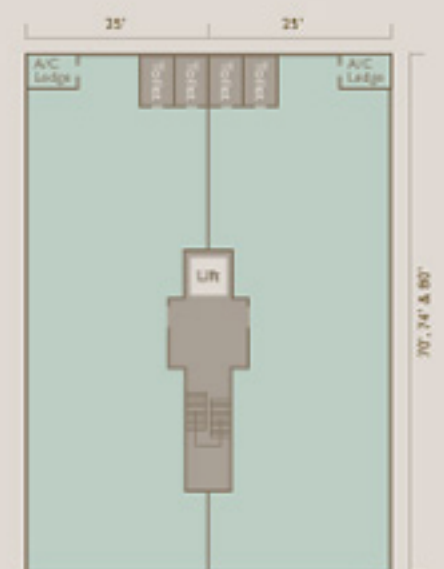
	Ground Floor	1st Floor	2nd Floor	3rd Floor
Sitting WC	2	2	2	2
Wash Basin	2	2	2	2
Urinal	1	1	1	1

ELECTRICAL FITTINGS

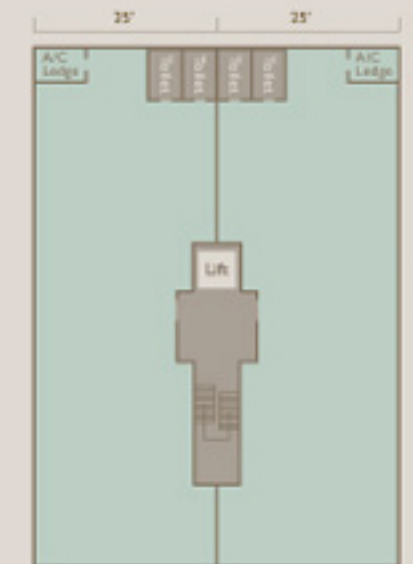
	Ground Floor	1st Floor	2nd Floor	3rd Floor
Lighting Point	11	13	13	13
13 Amp Power Point	7	7	7	7
Fan Point	2	2	2	2



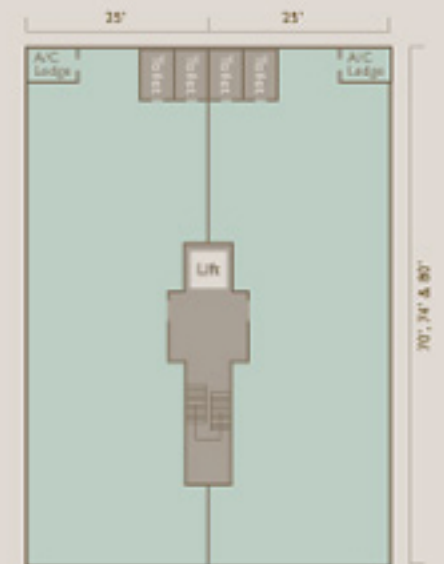
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



PHASE 5 NEW LAUNCH

AMPLE CAR PARKS
AND
BASEMENT PARKING
AVAILABLE

- LOCATED OPPOSITE DEWAN BANDARAYA IPOH
- NEAR GOVERNMENT DEPARTMENTS & GENERAL HOSPITAL
- EASILY ACCESSIBLE FROM JLN DATO SERI AHMAD SAID & JLN SULTAN ABDUL JALIL
- SOUGHT-AFTER ADDRESS FOR CORPORATE, INSURANCE AGENCIES & BROKERAGE FIRMS
- CENTRAL LOCATION FOR TELCOMMUNICATIONS, BROADCASTING COMPANIES, BANKS & FINANCIAL INSTITUTIONS
- NEARBY SHOPPING MALLS: PARKSON GRAND & GREENTOWN MALL
- SYUEN HOTEL & EXCELSIOR HOTEL WITHIN REACH

