



BANDAR UNIVERSITI
BUSINESS CENTRE

OneBU@ Seri Iskandar



SALES OFFICE OPEN DAILY 销售办事处每日开放

[including public holidays / 包括公共假期]

Time : 9.00 am - 5.00 pm

Venue : AGRO-MOD INDUSTRIES SDN BHD
(144430-W)

No. 1, Jalan PP5,
Bandar Universiti Seri Iskandar,
32610 Seri Iskandar, Perak, Malaysia.

2 Storey Shop Offices

双层店铺

Lot Size 地段面积 : 22' X 75'

price from

RM408,800

100%

FREE Legal Fees
include Disbursement
& Stamp Duty

* Terms & conditions apply

免付买卖合约律师费,
杂费和印花税

* 必须符合条款与条件

LOCATION MAP
位置图



WHERE BUSINESS IS FILLED WITH BUZZ AND VIBRANCY

Tap into an ever growing captive market
at a strategic location!

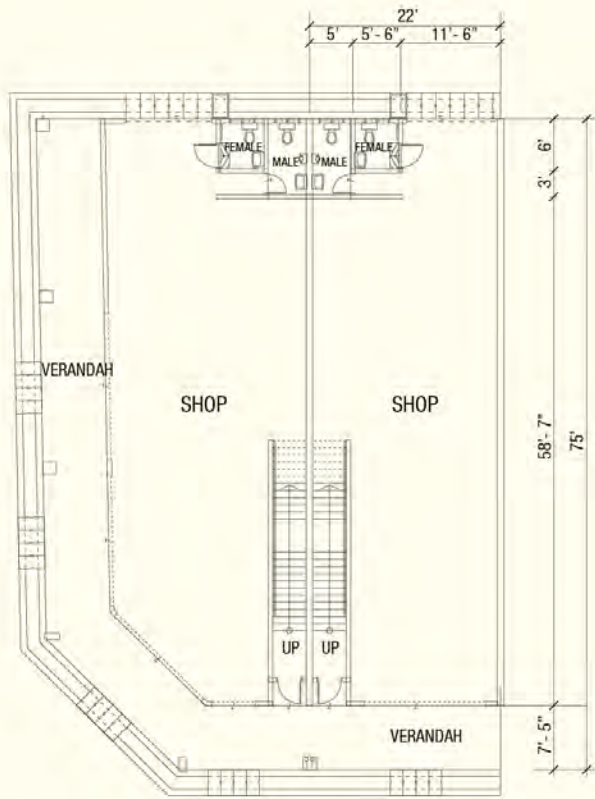
- 2-storey elevation with extra high roofing and ceiling for airy ventilation.
- Wide frontage for more prominent visibility.
- Bustling location with high traffic flow daily.
- Located near to Tesco Superstore.
- Established transportation network accessible via multiple directions.
- Golden Avenue for Investment.

一个繁忙兴旺与活力四射的 商场

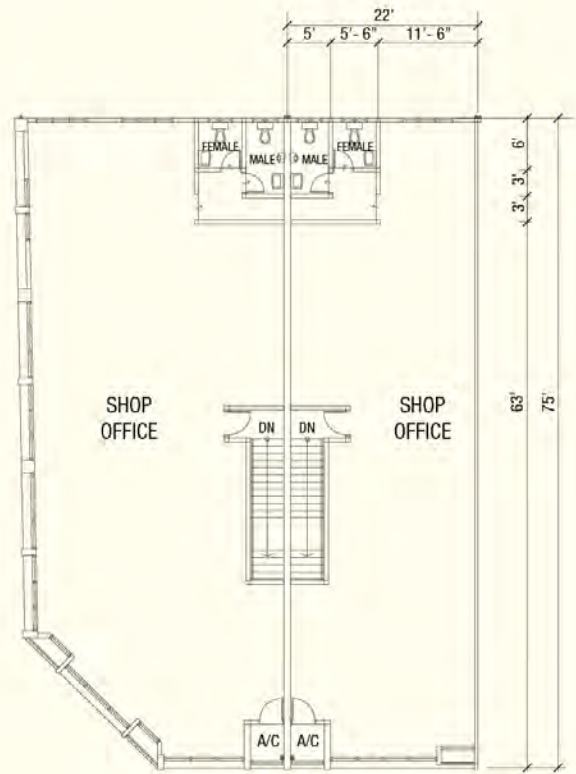
位于策略性地点并日益蓬勃发展的独有市场!

- 两层拥有特高屋顶和天花板的配楼, 空气流通良好。
- 宽阔的正前门, 让店铺更容易看见。
- 成立悠久的运输网络系统通往不同方向的地点。
- 靠近特易购超市。
- 系统完善的交通网络四通八达。
- 黄金投资机会。

FLOOR PLANS 平面图



Ground Floor 底楼



First Floor 一楼

SPECIFICATIONS

STRUCTURE	: Reinforced concrete frame
ROOF	: Metal Roofing
CEILING	: Flat sheet ceiling
WALLS	: Brick Walls
DOORS	: M.S. roller shutter / PVC door
WINDOWS	: Aluminium frame casement window / Top hung window / Fixed panel
FLOOR FINISHES	: Toilets - Ceramic tiles Others - Cement rendering
WALL FINISHES	: Toilets - 5'-0" high wall tiles Others - Cement plastering
SANITARY FITTINGS	: Sitting type W.C - 4 nos. Urinal bowl - 2 nos. Wash basin - 4 nos. Tap point - 4 nos.
ELECTRICAL INSTALLATION	: Light point - 15 nos. 2-Way light point - 1 no. 13 amp power point - 8 nos. Fan point - 4 nos. Telephone point - 2 nos.

建筑规格

结构	: 钢筋混凝土
屋瓦	: 金属屋瓦
天花板	: 平面洋灰板
墙壁	: 砖墙
门	: 卷帘式铁门 / PVC 门
窗	: 滑动铝框玻璃 / 推窗 / 固定玻璃
地面修饰	: 厕所 - 瓷砖 其他 - 洋灰地面
墙面修饰	: 厕所 - 5尺高瓷砖 其他 - 洋灰地面
卫生设备	: 坐厕 - 4 个 尿盆 - 2 个 洗手盆 - 4 个 水喉头 - 4 个
电源装置	: 电灯位 - 15 个 两旁开关电灯位 - 1 个 13安培电插座 - 8 个 风扇位 - 4 个 电话插座 - 2 个



Developer / 发展商
AGRO-MOD INDUSTRIES SDN BHD (144430-W)

Head Office 总公司
C-21, Jalan Medan Selayang 1, Medan Selayang,
68100 Batu Caves, Selangor Darul Ehsan, Malaysia.
Tel : 03-6188 4488
Fax : 03-6188 4487

Ipoh Office 怡保分行
123, Jalan Raja Permaisuri Bainun (Jalan Kampar),
30250 Ipoh, Perak Darul Ridzuan, Malaysia.
Tel : 05-2543 812 (3 hunting line)
Fax : 05-2542 625

FOR ENQUIRIES, PLEASE CALL 有意者请联络查询

605 - 371 1162

www.huayang.com.my

Sales Office 销售办事处
No. 1, Jalan PP5, Bandar Universiti Seri Iskandar,
32610 Seri Iskandar, Perak, Malaysia.
Tel : 05-3711 162
Fax : 05-3711 163