

## HIGHLY VALUED LOCATION

TPH Link is a strategic location that is anchored by nearby matured communities with excellent catchment while offering superb visibility and unrivalled accessibility.



# tph LINK

Phase 9  
Double Storey Shop Office

2KM

7KM

8KM

22KM

- SMK Kangkar Pulai
- SK Kangkar Pulai 2
- SJK(C) Woon Hwa
- Pulai Springs Golf Resort
- UTM
- AEON Taman Universiti
- Second Link Expressway
- AEON Mall Bukit Indah

Another Prestigious Project By:



DEVELOPER:  
GRANDEUR PARK SDN. BHD. (201863-A)  
53 & 55, Jalan Besi, Taman Sri Putri,  
81300 Skudai, Johor Bahru  
Tel : 07-559 1388

07-559 1388  
www.huayang.com.my

Disclaimer: The information, perspectives, photographs, floor plans and proposed development plan contained in this circular are subject to change and cannot form part of an offer or contract. All renderings and pictures are artist's impression only and all measurements are approximate. While every reasonable care has been taken, Grandeur Park Sdn. Bhd. and its Advertising Agency cannot be held responsible for any inaccuracies.

# SPECTACULAR FRONTAGE MEETS ROBUST LOCATION

TPH Link is strategically located in Kangkar Pulai, fronting the Skudai-Pontian Highway. Set in the thriving Taman Pulai Hijauan township, these double storey shop offices will cater to the needs of matured surrounding townships and is an excellent asset for investment.

LAND AREA  
**22' x 70'**

BUILT-UP AREA  
**2,997** SQ.FT

TOTAL UNITS  
**87**



\*Artist's impression only



Freehold



Broad & well-lit walkways



Contemporary architectural concept & design



Fronting Skudai-Pontian Highway

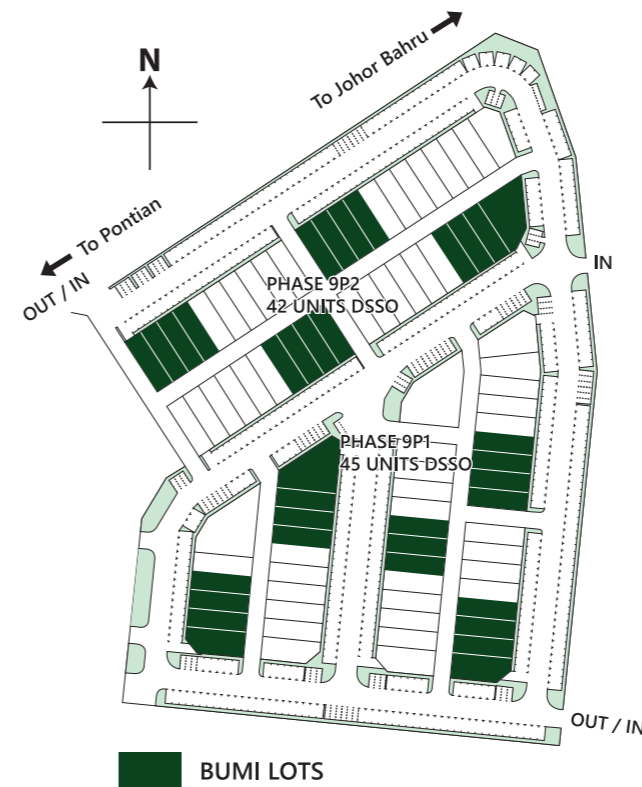


Excellent catchment

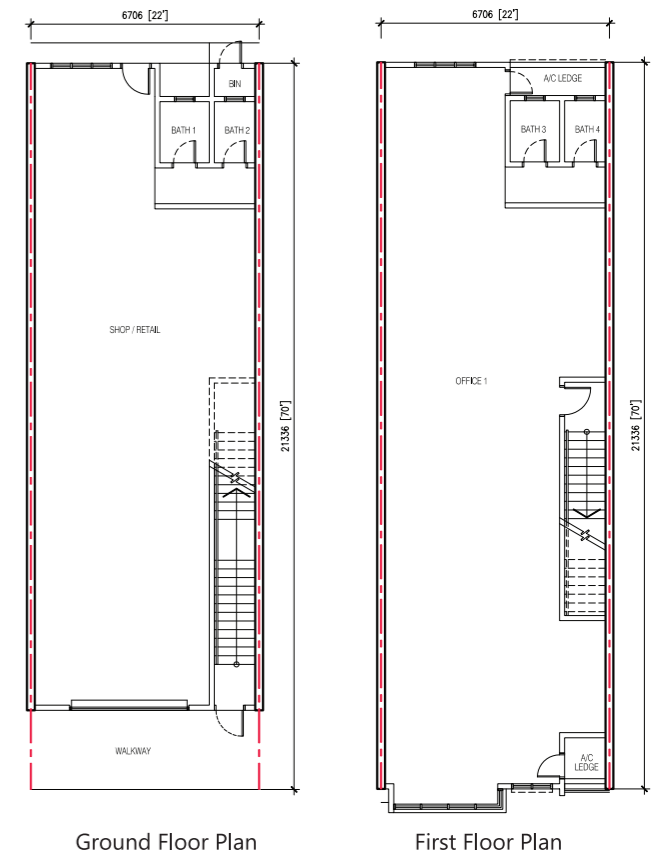
# REDEFINE WHAT'S POSSIBLE

Space. Design. Functionality. And most importantly, flexibility in a strategic location is what defines TPH Link for today's entrepreneurs that seek to nurture and grow their business.

Site Plan



Typical Floor Plan



# SPECIFICATION

Structure	: Reinforced Concrete Structure	Sanitary & Plumbing Fittings	Intermediate/ End unit
Wall	: Clay Brickwall	Kitchen Sink with tap	2 nos
Roof Covering	: Metal Roofing Sheets	Wash Basin	2 nos
Roof Framing	: Lightweight Steel Structure	Tissue Roll Holder	4 nos
Ceiling	: Skimcoat/ Plaster Ceiling/ Suspended Ceiling	Water Closet	2 nos
Windows	: Aluminium Frame Glass Window	Squatting Closet	2 nos
Doors	: Roller Shutter	Bib Tap	4 nos
	: Plywood Flush Door	Electrical installation	Intermediate/End unit
	: PVC Flush Door	Lighting Point	21 nos
	: Fire Rated Door	Telephone Point	2 nos
Ironmongery	: Selected Quality Lockset	13A Switch Socket Outlet	10 nos
Wall Finishes		Fan Point	4 nos
Bathroom 1,2,3 & 4	: Ceramic Wall Tiles at 1500mm high	Sign "Keluar"	2 nos
External	: Plaster & Paint	Emergency Light	4 nos
Internal	: Skimcoat & Paint	Painting	: Emulsion paint for internal
Floor Finishes	: Floor tiles for toilet and bin compartment		: Weather shield paint for external
Others	: Cement render		

All technical specifications provided for minimum requirements as per building plan submission. Subject to variations, modification and substitutions as required by authorities or recommended by the Architect or Engineer.