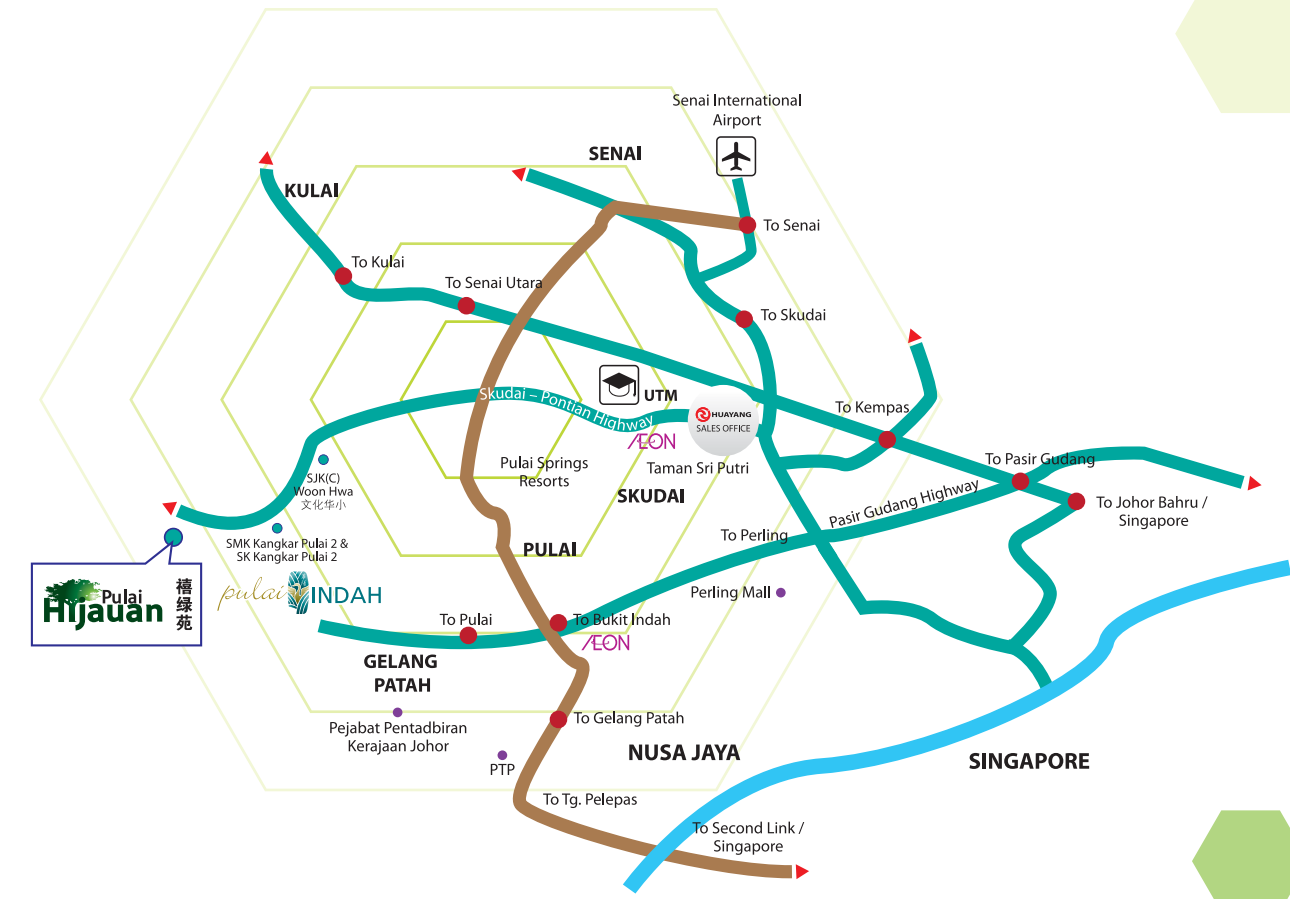




# Stragically link to



- 10 MINUTES**  
Pulai Springs Golf Resort  
Universiti Teknologi Malaysia
- 15 MINUTES**  
AEON, Taman Universiti
- 20 MINUTES**  
AEON, Bukit Indah  
Gelang Patah  
2nd-Link Expressway  
Tuas Checkpoint, Singapore  
Senai International Airport



# Prime location of Pulai Indah

Ever increasing population catchment of more than 30,000 people within 10km radius

**07-559 1388**

[www.huayang.com.my](http://www.huayang.com.my)

Sales Office Opening Hours: 9am - 5pm



Developer:  
**GRANDEUR PARK SDN. BHD.** (201863-A)  
Johor Bahru Office: 53 & 55, Jalan Besi, Taman Sri Putri, 81300 Skudai, Johor Bahru  
Tel 07-559 1388 Fax: 07-556 0388 Email: jb@huayang.com.my

Head Office: C-21, Jalan Medan Selayang 1, Medan Selayang, 68100 Batu Caves, Selangor  
Tel: 03-6188 4488 Fax: 03-6188 4487 Email: kl@huayang.com.my

**Come & visit our permanent booth @Angsana (in front of Pizza Hut)  
10am - 9.30pm daily**



FREEHOLD





Double Storey  
Shop Office  
22' x 70'

# Multi-functional building design

catered to suit a variety of business needs, from office to IT shop; cafe to gym, this is where you can work and play at the same time.



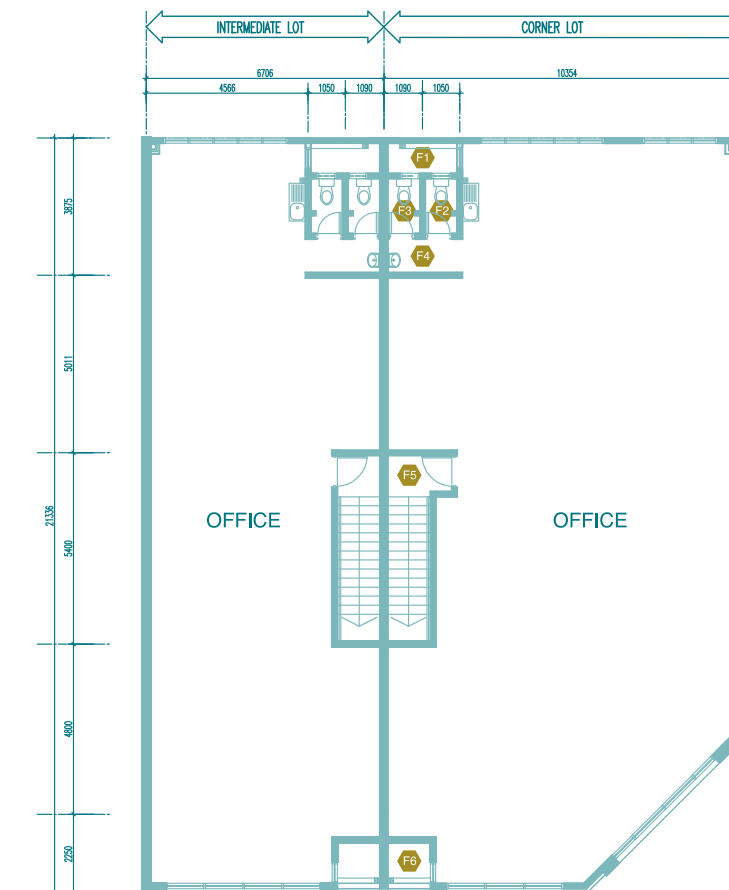
## SPECIFICATION

Structure	Reinforced Concrete		
Wall	Clay bricks / Sand bricks		
Roofing Covering	Metal roofing sheet		
Roof Framing	Light weight metal frame		
Ceiling	Cement plaster to concrete slab, Asbestos free ceiling to First floor		
Windows	Aluminium frame glass window		
Doors	Mild steel roller shutter, Timber door, Plywood flush door		
Ironmongery	Selected lockset		
Wall Finishes	External wall: Weatherbond Internal wall: Emulsion paint Toilet and bin compartment wall tiles height: 1500mm		
Floor Finishes	Ceramic floor tiles to toilet and bin compartment, Cement render to others		
Sanitary and Plumbing Fittings	Water storage tank: 2 nos. Sitting w.c.: 4 nos. Wash hand basin with tap: 2 nos. Bib tap: 4 nos. Kitchen sink with tap: 1 no. Rainwater harvesting tank: 1 no.		
Electrical Installation	Corner unit	Intermediate unit	End unit:
Lighting point:	25 nos.	18 nos.	18 nos.
Ceiling fan point:	4 nos.	4 nos.	4 nos.
Power point:	12 nos.	12 nos.	12 nos.
Telephone point:	2 nos.	2 nos.	2 nos.
Internal Telephone Trunking and Cabling	UPVC conduit		
Fencing	Nil		
Turfing	Nil		

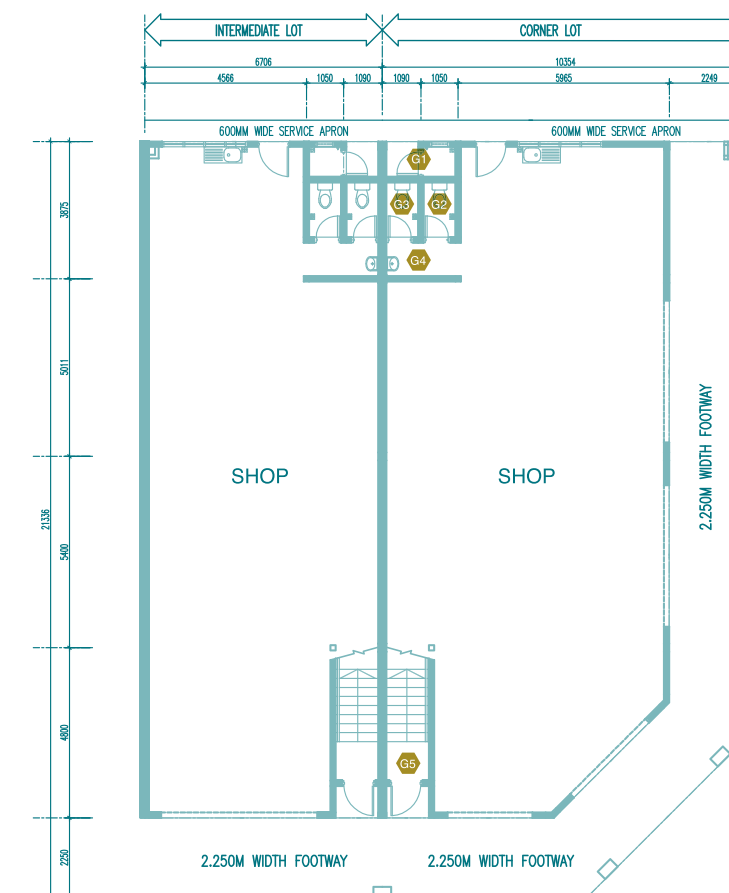
## 建筑结构

结构	钢筋混凝土		
墙	土砖/沙砖		
屋顶	覆盖金属屋顶板		
屋顶框架	轻金属框架		
天花板	石膏水泥混凝土板, 无石棉天花板 (一楼)		
窗户	铝合金框玻璃窗口		
门	碳钢卷帘, 木材门, 平面合板木门		
锁具	特选锁具		
墙壁修饰	室外: 防护漆 室内: 乳胶漆 卫生间及垃圾间铺砌1.50米高度墙砖		
地面修饰	厕所及垃圾收集处: 铺砌瓷砖 其他: 铺砌水泥		
卫浴设备	储水箱: 2 坐式马桶: 4 卫浴水槽水龙头: 2 水龙头: 4 厨房水槽水龙头: 1 雨水储水箱: 1		
电源装置	角头单位	中间单位	中间角头单位
电灯处:	25	18	18
吊扇处:	4	4	4
电源处:	12	12	12
电话处:	2	2	2
电话源头装置及电缆	UPVC管		
围篱	无		
草皮	无		

## FLOOR PLAN



**FIRST FLOOR**  
 F1 A/C Ledge 1    F2 WC3    F3 WC4  
 F1 Common Area 1    F2 Staircase    F3 A/C Ledge 2



**GROUND FLOOR**  
 G1 Bin Compartment    G2 WC1    G3 WC2  
 G4 Common Area    G5 Staircase