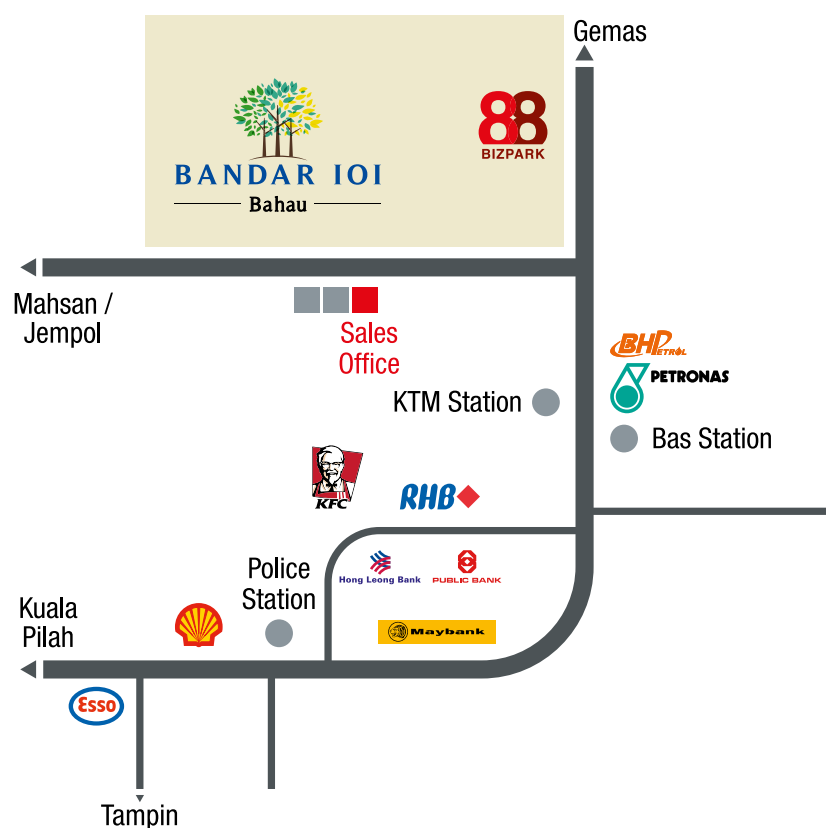


The Signature Township Of Bahau

The first-ever concept township development in Bahau, Bandar IOI is master-planned to be an ecologically balanced township that harmonises with the existing natural landscaping. When fully developed, Bandar IOI will become the new and thriving hub of Bahau with attractively designed homes, shops, commercial hubs and light industries.

IOI 市鎮

一個前所未有的市鎮發展計劃。IOI 市鎮以生態平衡、協調市鎮與原有的自然景觀規劃而成。當全面開發後，IOI 市鎮將成為馬口蓬勃發展的新中心地標，有着安全與舒適的居家、熱鬧的商店、繁忙的市場及輕工業區，會是您安居樂業的好地方。



☎ **06-454 7628**
www.ioiproperties.com.my

FREEHOLD
 永久地契

88
BIZPARK

Semi-Detached & Terraced Light Industry
 BANDAR IOI, BAHAU

半獨立及毗連輕型工業

**Set Up Your Business In The
 Light Industry Area Of Bandar IOI, Bahau**

將您的事業建立在馬口IOI市鎮的輕工業區



Managed by:



IOI PROPERTIES

Developer:

Jutawan Development Sdn. Bhd. (71298-W)

PT3348, Jalan Medang Utama,
 Taman Medang, 72100 Bahau, Negeri Sembilan.

Tel: 06-4547628, 019-2866101 Fax: 06-4543866

E-mail: bahau.marketing@ioigroup.com



All information contained herein including the specifications, plans, measurements and illustrations are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate and illustrations are artist's impressions only.
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Equipped With Competitive Advantages

If you are looking for a well-planned light industrial space, check out 88 Bizpark semi-detached and terraced light industry. Besides many practical features, you will also have access to abundant manpower resources, township amenities and excellent connectivity - competitive advantages that will give your operations a profitable edge.

完全具備競爭性的優勢

如果您正在尋找一個策劃周詳的輕型工業空間，請馬上造訪 88 Bizpark 半獨立和毗連輕型工業。這裏不但配備了許多實用功能，人力資源充足，鎮裏的設施齊全 - 提供您天時地利人和的絕對優勢。



Artist's Impression only.

1½-Storey Terraced Light Industry 一層半毗連輕型工業

Land size 地段面積 : 24' x 90' & 24' x 100'

Built-up area 建築面積 : About 3,550 sq. ft. & 3,790 sq. ft.



Artist's impression only.





Important Features

- Strategic location
- Easy access from Jalan Mahsan
- Direct connection to Mahsan-Rompin bypass
- Ample parking for trucks at centralised parking lot
- Wide internal road
- High ceiling - 16 ft. (grd floor) & 12 ft. (1st floor)
- Column-free layout
- Large working & office area
- 3 phase 100A power supply (Terraced Corner & Semi-Detached)
- 3 phase 60A power supply (Terraced)
- Roller shutter at 3 sides on the ground floor (Semi-Detached)
- Roller shutter at front & back (Terraced)
- Food court nearby

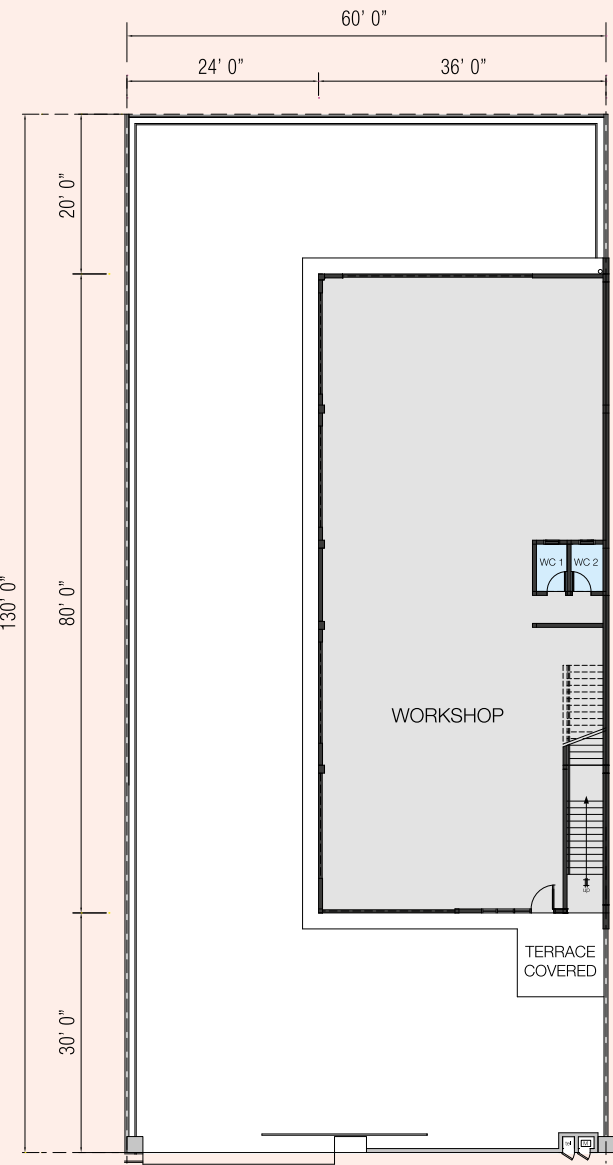
獨特優點

- 策略的地點
- 面向馬身大路
- 可直通馬身 - 弄邊大道
- 集中式卡車停車場，充足的停車位
- 寬敞的內部道路
- 特高的底樓 - 16英尺高
高聳的 1 樓 - 12英尺高
- 設計開放寬敞
- 寬闊的運作與辦公區
- 毗連角落單位及半獨立: 3相100A電源供應
- 毗連式: 3相60A電源供應
- 半獨立式: 底樓三面都備有滾軸卷簾門
- 毗連式: 前後備有滾軸卷簾門
- 美食中心

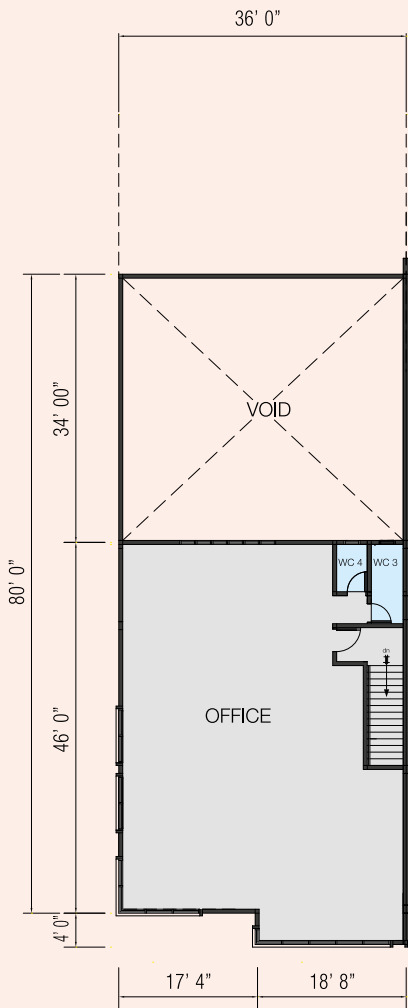


1½-STOREY SEMI-DETACHED LIGHT INDUSTRY 一層半半獨立輕型工業

Land size 地段面積: 60’ x 130’ | Built-up area 建築面積: About 4,610 sq. ft.



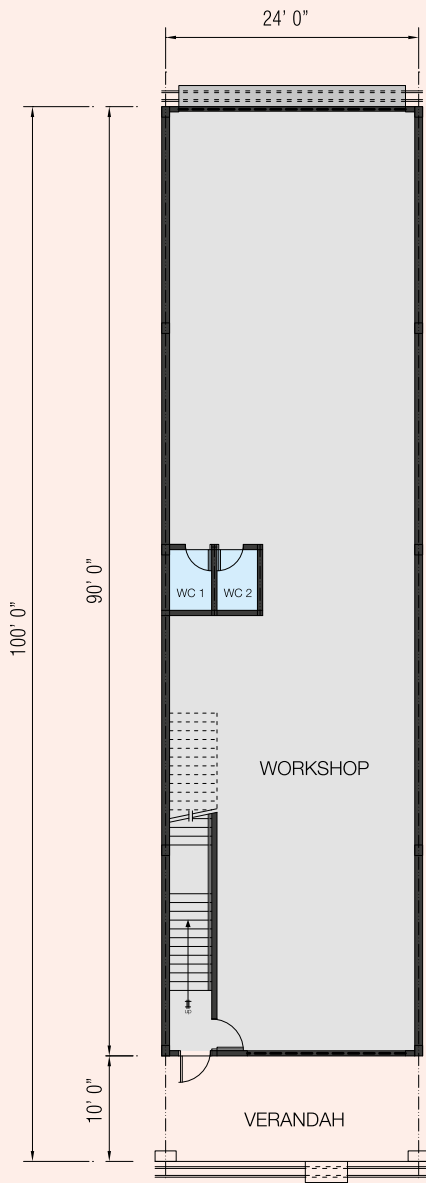
Ground Floor 底樓



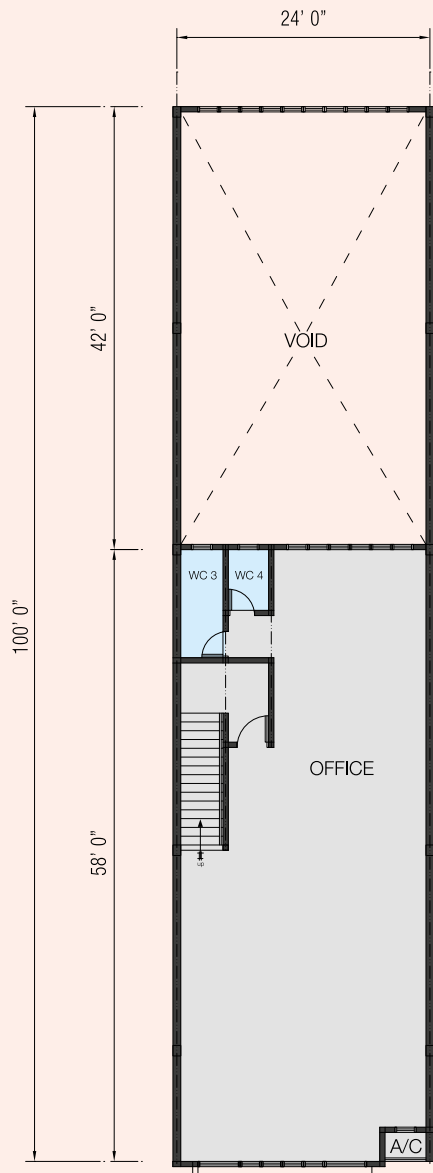
First Floor 一樓

1½-STOREY TERRACED LIGHT INDUSTRY 一層半毗連輕型工業

Land size 地段面積: 24’ x 100’ | Built-up area 建築面積: About 3,790 sq. ft.



Ground Floor 底樓



First Floor 一樓

Specifications 建筑材料

STRUCTURE	:	Reinforced concrete frame
WALLS	:	Common clay / Cement sand brick
ROOF	:	Selected metal deck roofing / RC flat roof
CEILING	:	RC floor slab / Suspended ceiling boards at office area only
WINDOWS	:	Natural anodized aluminum window frame
DOORS	:	Mild steel roller shutter Fire rated door at staircase Plywood flush / PVC door
FLOOR FINISHES	:	
Toilet & refuse chamber	:	Selected quality floor tiles
Others	:	Cement render
WALL FINISHES	:	
Toilet	:	5 feet height selected quality wall tiles
Refuse chamber	:	Selected quality wall tiles
Others	:	Plastered and painted

SANITARY FITTINGS	:	
WC	:	4 nos.
Wash basin	:	4 nos.
ELECTRICAL FITTINGS	:	
Light point	:	24 nos.
Wall light point	:	2 nos.
13A metal clad SSO	:	8 nos.
13A switch outlet	:	8 nos.
Air-cond point	:	2 nos.
Telephone point	:	4 nos.
Electricity supply	:	3 phase (100A)

Specifications 建筑材料

STRUCTURE	:	Reinforced concrete frame
WALLS	:	Common clay / Cement sand brick
ROOF	:	Selected metal deck roofing
CEILING	:	RC floor slab / Suspended ceiling boards at office area only
WINDOWS	:	Natural anodized aluminum window frame
DOORS	:	Mild steel roller shutter Fire rated door at staircase Plywood flush / PVC door
FLOOR FINISHES	:	
Toilet & refuse chamber	:	Selected quality floor tiles
Others	:	Cement render
WALL FINISHES	:	
Toilet	:	5 feet height selected quality wall tiles
Refuse chamber	:	Selected quality wall tiles
Others	:	Plastered and painted

SANITARY FITTINGS	:	
WC	:	4 nos.
Wash basin	:	4 nos.
ELECTRICAL FITTINGS	:	
Light point	:	16 nos.
13A metal clad SSO	:	8 nos.
13A switch outlet	:	8 nos.
Air-cond point	:	2 nos.
Telephone point	:	4 nos.
Electricity supply	:	3 phase (60A) - Intermediate 3 phase (100A) - Corner Unit