

Suitable For A Wide Range Of Businesses

- Retail Shops • F & B outlets • Beauty salons • Convenience stores
- Professional firms • Education centres



Located In A Thriving Town

Bandar IOI Bahau is a modern township fronting Jalan Mahsan, the main road connecting Bahau and various towns in Negeri Sembilan and Pahang. The township also enjoys a wide range of amenities, with a fast-growing population and conducive business environment.



Managed By:



IOI PROPERTIES

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FREEHOLD

88
SQUARE

Designed To
Maximise Your
Profits



Artist's impression only

2 & 3 Storey Shop Offices



THE GREEN TOWNSHIP FOR REFRESHING LIVING

BUSINESS-FRIENDLY FEATURES

88 Square shop offices enjoy a conducive environment that helps to grow your business. The fast expanding population catchment area is set to open up limitless opportunities that will mean maximum profits for you.



Stylish design



Columnless layout



Ample car parks



Wide internal roads

2 STOREY
SHOP
OFFICES

LOT SIZE FROM
22' x 80'



SPECIFICATIONS

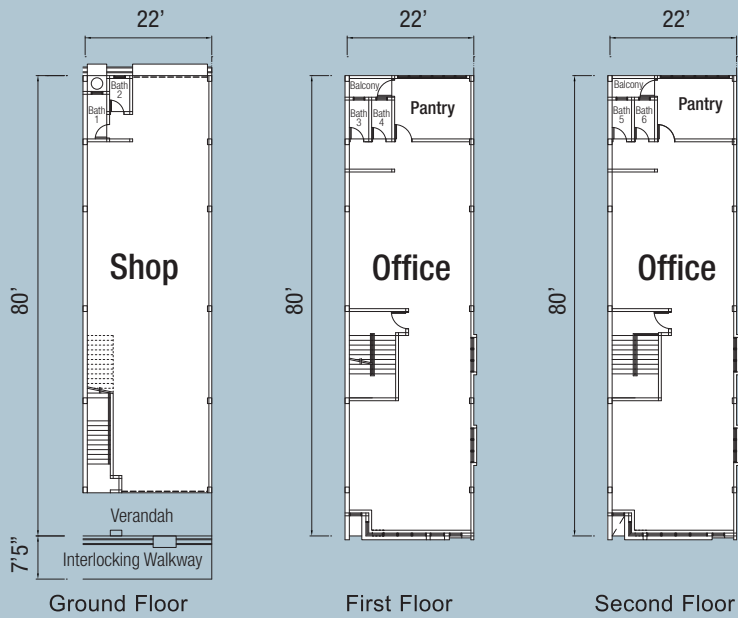
STRUCTURE	: Reinforced concrete frame
WALLS	: Common clay / cement sand brick
ROOF	: Quality metal deck Reinforced concrete flat
CEILING	: Skim coat to soffit of beam and slab Suspended ceiling
DOORS	: Mild steel roller shutter Fire rated door at staircase Plywood flush / PVC door Aluminium framed fixed panel / casement
WINDOWS	
FLOOR FINISHES	
Toilet & refuse chamber	: Quality tiles
Others	: Cement render
WALL FINISHES	
Toilet	: 5' height selected wall tiles
Refuse chamber	: Quality wall tiles
Others	: Plastered & painted
DECORATIONS	
External wall	: Painting / aluminium composite panel
SANITARY FITTINGS	
WC	: 4 nos.
Wash basin	: 4 nos.
ELECTRICAL FITTINGS	
Light point	: 19 nos.
Fan point	: 4 nos.
13 amp point	: 12 nos.
Telephone point	: 2 nos.
ELECTRICITY SUPPLY	
Ground floor	: 3 phase (60 amp)
1st floor	: Single phase (60 amp)



Artist's impression only

3 STOREY
SHOP
OFFICES

LOT SIZE FROM
22' x 80'



SPECIFICATIONS

STRUCTURE	: Reinforced concrete frame	DECORATIONS	
WALLS	: Common clay / cement sand brick	External wall	: Painting / aluminium composite panel
ROOF	: Quality metal deck Reinforced concrete flat	SANITARY FITTINGS	
CEILING	: Skim coat to soffit of beam and slab Suspended ceiling	WC	: 6 nos.
DOORS	: Mild steel roller shutter Fire rated door at staircase Plywood flush / PVC door Aluminium framed fixed panel / casement	Wash basin	: 6 nos.
WINDOWS		ELECTRICAL FITTINGS	
FLOOR FINISHES		Light point	: 30 nos.
Toilet & refuse chamber	: Quality tiles	Fan point	: 6 nos.
Others	: Cement render	13 amp point	: 18 nos.
WALL FINISHES		Telephone point	: 4 nos.
Toilet & refuse chamber	: 5' height selected wall tiles	ELECTRICITY SUPPLY	
Others	: Plastered & painted	Ground floor	: 3 phase (60 amp)
		1st floor	: Single phase (60 amp)
		2nd floor	: Single phase (60 amp)