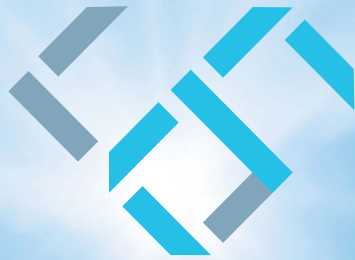


永久地契 FREEHOLD



EMINENCE

3-STOREY COMMERCIAL CENTRE  
WITH BASEMENT  
三层商业中心附地下层

Rise to  
**EMINENCE**

For Dynamic Business Hub

开拓辉煌事业于繁华商业中枢







Make your business address shine with EMINENCE in Kulai. EMINENCE 3-storey commercial centre with basement are located within the thriving Senai-Skudai corridor of Iskandar Malaysia.

With only **6 LIMITED EDITION UNITS** located along the Senai-Kulai main road, discover a limited opportunity to own an eminent part of most dynamic commercial centre.

开启您的辉煌事业于古来繁华中枢。EMINENCE 附地下层的三层商业中心坐落于策略性的地理位置，位于大马依斯干达士乃 – 士姑来长廊。

仅有 **6 间限量单位** 沿着古来大道旁，发掘在最繁华的商业区域仅有限量的投资良机！

- Enjoy good visibility from the Senai-Kulai main road that will enhance business exposure  
卓越地点，面向繁忙大路的显著位置，商机无限

- Basement with private car park  
地下层附私人停车位

- Ideal for various industries: corporate offices, financial centre, education hub, retail shops, boutique, specialty stores, F&B, bistro & showroom  
适于各行业进驻：  
企业办公室，金融中心，教育中枢，零售店、精品服饰、专卖店、餐饮美食及陈列室

- Up to 82' wide frontage  
店铺门面宽达82尺

SPECIFICATIONS

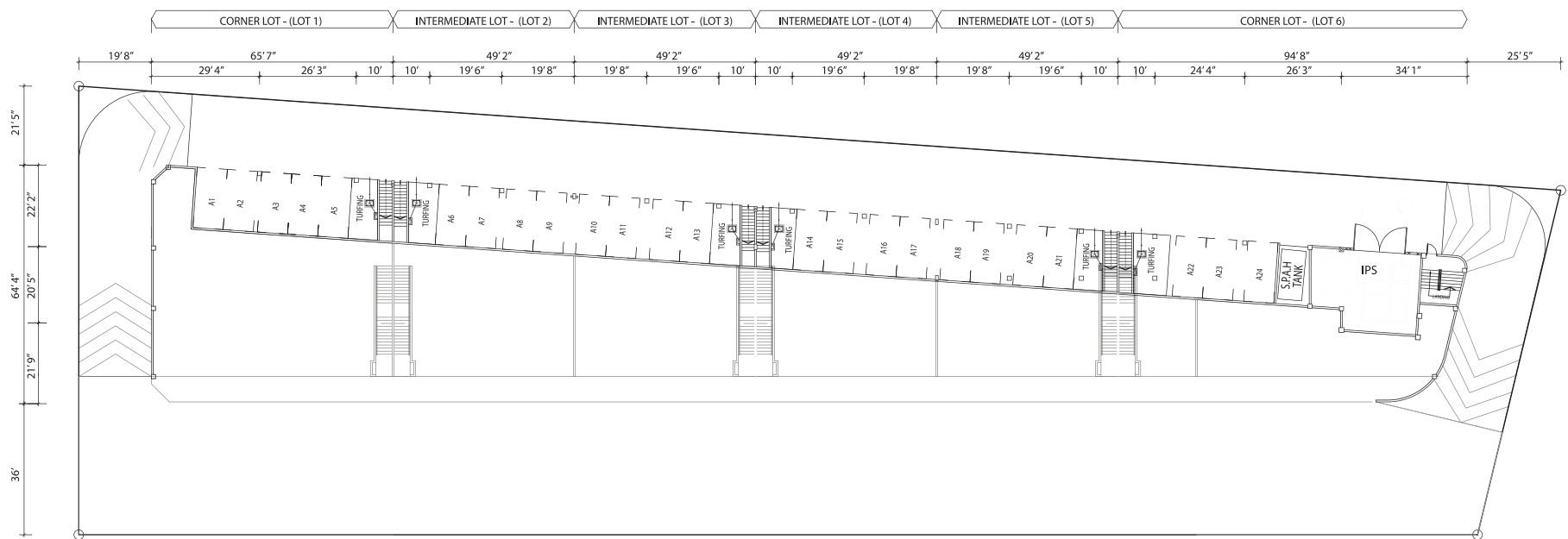
STRUCTURE	: Reinforced Concrete Structure
WALL	: Brick Wall
CEILING	: Skim Coat : Ceiling Board
ROOF COVERING & FRAMING	: Metal Roofing & Steel Structure
WINDOWS	: Aluminium Frame Fixed Glass : Aluminium Frame Top Hung : Aluminium Frame Casement Window
DOORS	: M.S. Roller Shutter : Plywood Door : Fire Door : MS Grill Door
IRONMONGERY	: Quality Lockset
WALL FINISHES	
Bath 1, Bath 2 & Bath 3	: 1500mm High Wall Tiles
FLOOR FINISHES	
All Bathroom & Corridor	: Tiles
Shop, Office & Other Areas	: Cement Render

建筑规格

结构	: 钢筋混凝土骨架
墙壁	: 砖墙
天花板	: 涂层抹灰 : 天花板
屋顶及构架	: 金属屋顶及钢铁结构
窗	: 铝框固定玻璃窗 : 铝框高窗 : 铝框推窗
门	: 滚轴拉门 : 三夹板门 : 防火门 : 铁门
锁具	: 优质锁
墙壁修饰	
浴室1,2&3	: 铺砌瓷砖至1500mm高
地面修饰	
所有浴室及走廊	: 铺砌瓷砖
店铺, 办公室及其他地区	: 洋灰地面

SANITARY FITTINGS						
Wash Basin	: 3 nos.					
Shower Rose	: 3 nos.					
Toilet Roll Holder	: 3 nos.					
Water Closet	: 3 nos.					
Soap Holder	: 3 nos.					
Bib Tap	: 3 nos.					
Electrical Fittings	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Lighting Point	67 nos.	53 nos.	53 nos.	47 nos.	44 nos.	76 nos.
Telephone Point	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.
13 Amp SSO	15 nos.	14 nos.	14 nos.	14 nos.	14 nos.	19 nos.
Air-cond Point	4 nos.	4 nos.	4 nos.	4 nos.	4 nos.	4 nos.
Ceiling Fan Point	8 nos.	5 nos.	5 nos.	5 nos.	5 nos.	11 nos.
Emergency Light	11 nos.	9 nos.	9 nos.	9 nos.	9 nos.	13 nos.
Keluar Sign	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.	7 nos.
PAINTING	: Emulsion Paint For Internal					
	: Weather Shield Paint For External					

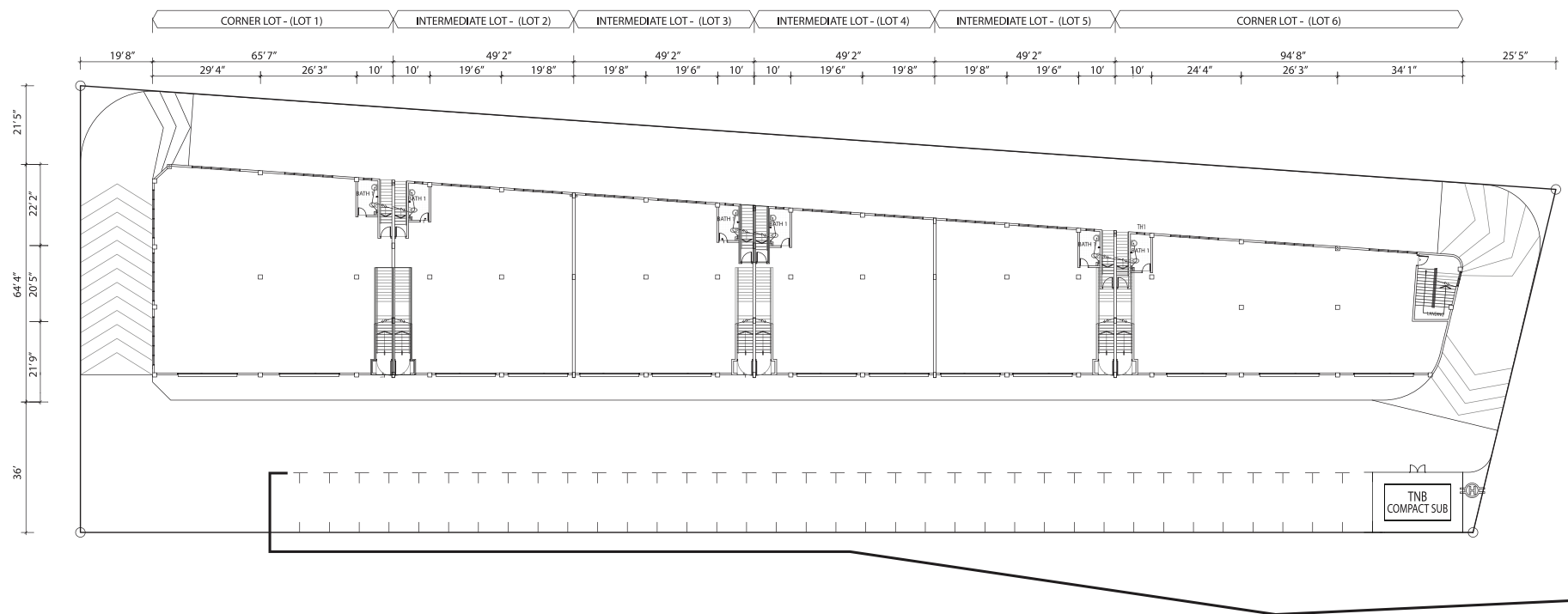
卫生设备:						
洗手盆	: 3 个					
花洒	: 3 个					
厕纸架	: 3 个					
马桶	: 3 个					
肥皂架	: 3 个					
水龙头	: 3 个					
电源设备	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
电灯位	67 个	53 个	53 个	47 个	44 个	76 个
电话位	3 个	3 个	3 个	3 个	3 个	3 个
13安倍电插座	15 个	14 个	14 个	14 个	14 个	19 个
冷气位	4 个	4 个	4 个	4 个	4 个	4 个
天花板风扇位	8 个	5 个	5 个	5 个	5 个	11 个
紧急电灯位	11 个	9 个	9 个	9 个	9 个	13 个
出口指示	3 个	3 个	3 个	3 个	3 个	7 个
漆料	: 内墙乳胶漆					
	: 外墙晴雨漆					



BASEMENT FLOOR PLAN 地下层平面图

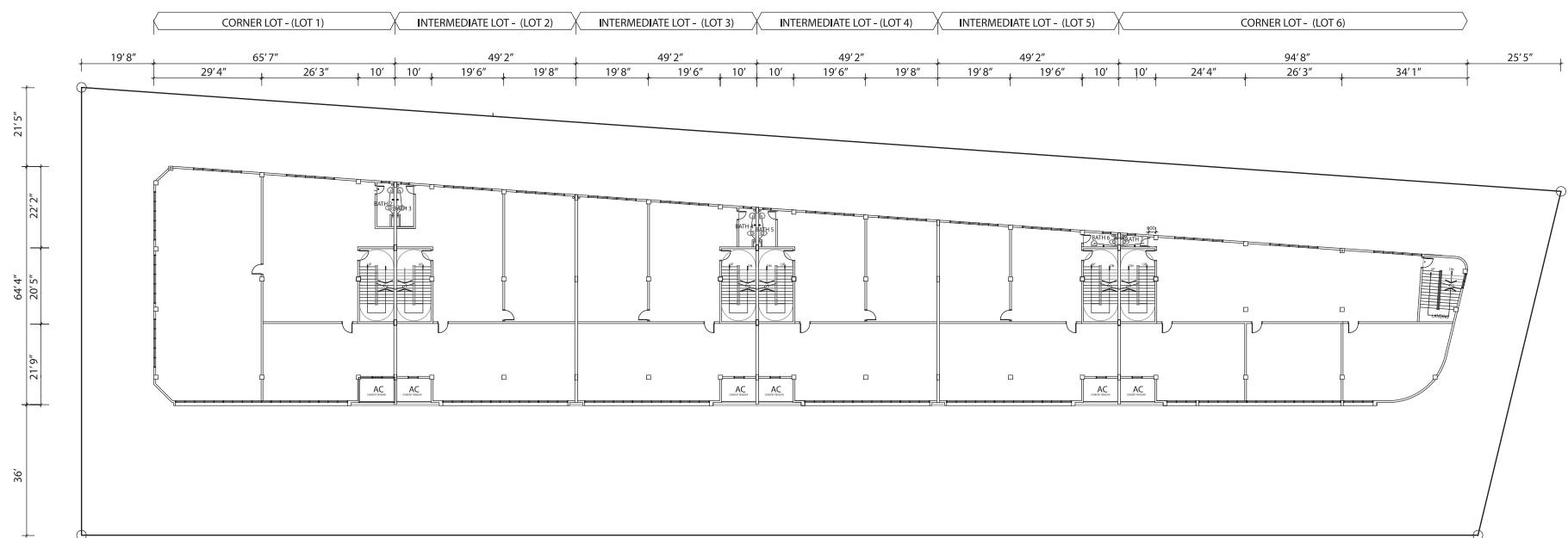
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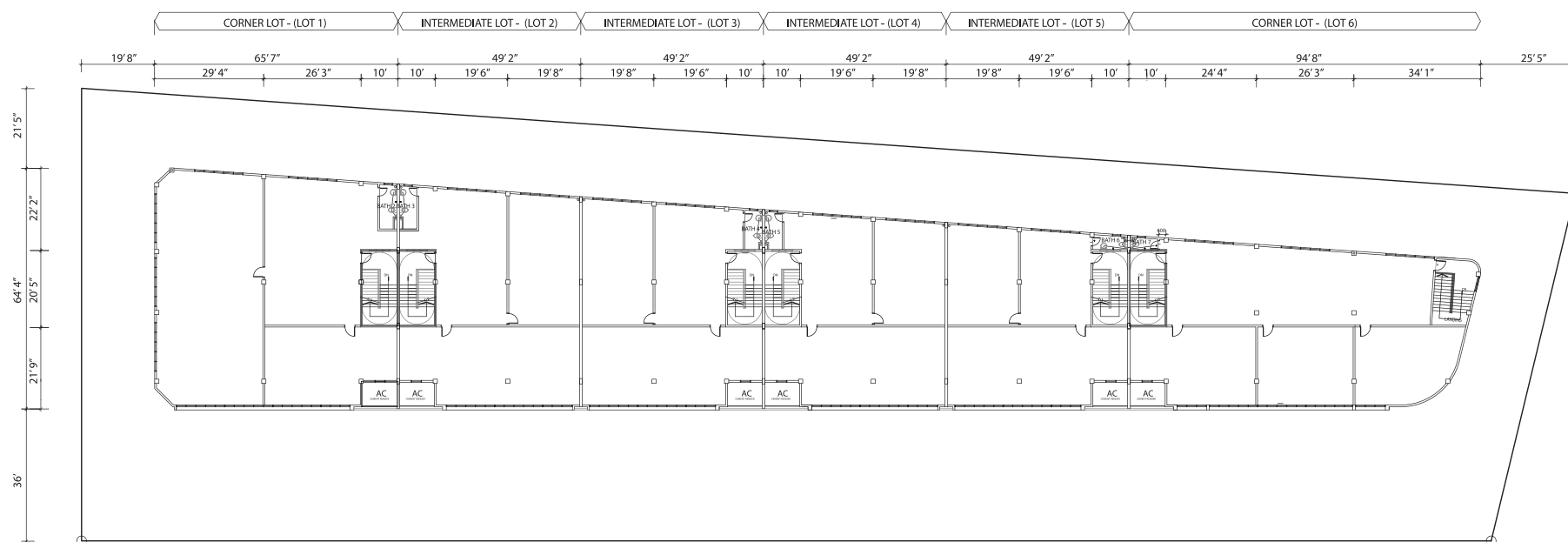
GROUND FLOOR PLAN 底楼平面图

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1ST FLOOR PLAN 一楼平面图

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## 2ND FLOOR PLAN 二楼平面图

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EMINENCE

50 min.  
分钟



Desaru  
迪沙鲁

25 min.  
分钟



Pasir Gudang  
巴西古当

10 min.  
分钟



North-South  
Expressway  
南北大道

8 min.  
分钟



Johor Premium  
Outlets  
柔佛名牌商品城

3 min.  
分钟



IOI Mall & AEON  
shopping mall, Kulai  
IOI Mall及古来  
AEON购物中心

8 min.  
分钟



Senai  
International Airport  
士乃国际机场

25 min.  
分钟



Johor Bahru city centre  
新山市中心

30 min.  
分钟



Woodlands & Tuas  
checkpoints in Singapore  
新加坡兀兰及大士关卡

Another Prestigious Development by  
另一卓越发展项目



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Developer 发展商:

**NICE FRONTIER SDN. BHD.** (199401014059)  
Subsidiary of IOI Properties Group Bhd IOI 旗下子公司 (201301005964)

No.1-1 & 2-3, Level 1 & 2, D'Putra Suites Tower,  
Lebuh Putra Utama, Bandar Putra, 81000 Kulai,  
Johor Darul Takzim.

Fax 传真: +607 5959 227

Email 电邮: sales.jb@ioigroup.com

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