

2 STOREY SHOP OFFICE

22' X 70' | 34 UNITS

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Senai - Desaru
Expressway (E22) 3 Km

Located at entrance &
exit point of Bandar Tiram



Easily accessible from
main road

Immediate catchment from
existing & future residential
developments



High visibility

Near new Klinik Kesihatan
Tiram



Fronting main road
Jalan Kota Tinggi - JB.

Design - column free facade



Freehold

F&B



GROCERIES



GYMNASIUM

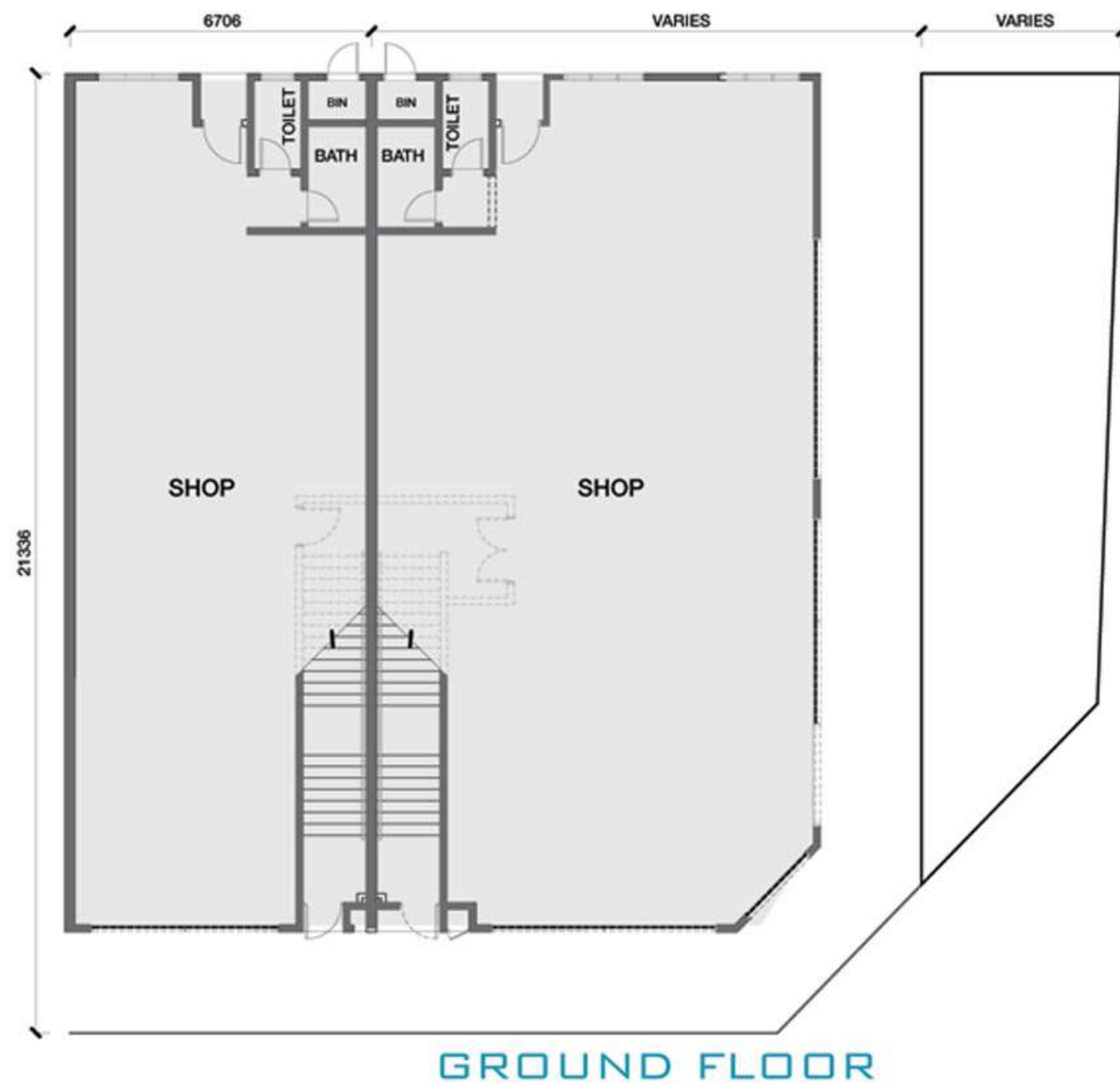
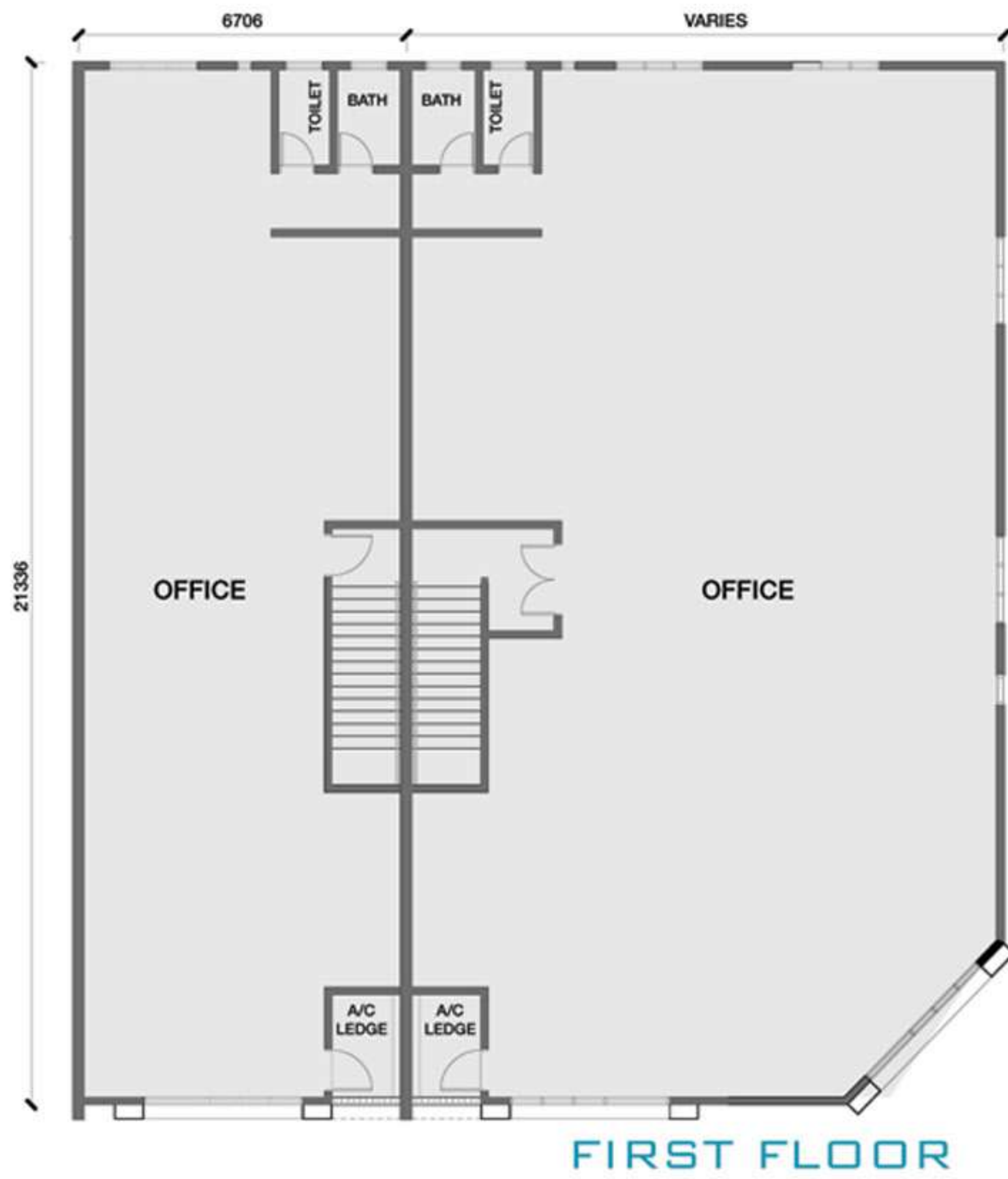


SHOPPING



E





- STRUCTURE** : Reinforced Concrete Frame
- WALL** : Clay Brick
- ROOFING COVERING** : Metal Deck
- ROOF FRAMING** : Steel
- CEILING** : Skim Coat
: Suspended Fibre Board
- WINDOWS** : Aluminium Framed Glass Window
- DOORS** : Grille Door
: Plywood Door
: Fire Rated Door
: Roller Shutter
- IRONMONGERY** : Lever
: Knob
- WALL FINISHES**
Toilet, Bath : 2100mm Height Ceramic Tiles
: Cement Plaster and Emulsion Paint
- Others : Cement Plaster and Emulsion Paint
- FLOOR FINISHES**
Shop : Cement Render
Office : Cement Render
Staircase : Cement Render
Bath : Ceramic Tiles
Toilet : Ceramic Tiles
Bin : Ceramic Tiles
Corridor : Cement Render
Corridor(Corner Lot) : Cement Render and Interlocking
Others : Cement Render
- SANITARY AND PLUMBING FITTINGS**
Bath : Water Closet
: Wash Hand Basin
: Shower Rose
: Tap
- Toilet : Water Closet
: Tap
- Pantry : Set of Sink
: Tap
- ELECTRICAL INSTALLATION**

Items	Corner Lot	Intermediate Lot	End Lot
Lighting Point	36	23	23
Power Point	10	10	10
Fan Point	10	6	6

- INTERNAL TELECOMMUNICATION TRUNKING & CABLING** : 2 Units

BANK



BAKERY



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LAYOUT PLAN



LOCATION PLAN

JLAND

Kompleks Mutiara Johor Land, Jalan Bukit Mutiara,
Bandar Dato' Onn, 81100 Johor Bahru.
Tel : 07 - 356 4888 Fax : 07 - 356 4889

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jland.com.my

BANDAR TIRAM SALES GALLERY
Lot 146913, Jln Tiram / Kota Tinggi,
Bandar Tiram 81800, Ulu Tiram, Johor.



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