



THE VIBRANT
NEW
COMMERCIAL HUB

F R E E H O L D

四季大道

SENTRAL AVENUE

3 STOREY SHOP OFFICES

REACH OUT TO YOUR TARGET CUSTOMERS
WITH **PINPOINT PRECISION**

'Sentral' Location in Bandar Nusajaya



DESIGNED TO STAY AHEAD IN BUSINESS 时尚灵活设计

SENTRAL AVENUE

3 STOREY SHOP OFFICES

is an exceptional commercial hub with superior architectural design and more free space for various types of business from corporate offices, retail outlets, banks, hotels, showrooms, SOHO, restaurants, fast food outlets, convenience shops, private colleges, medical clinics to mini marts.

四季大道的独特完美设计提供宽阔空间，适于从事任何行业，如企业办事处、零售单位、银行、酒店、陈列室、个人办公室、餐厅、快餐店、便利店、私人学院、医药诊所或迷你市场等等。

Land Area:
22' x 75'

Built-up Area:
Intermediate 3 storey, from 4,950 sq. ft.



THE VIBRANT NEW COMMERCIAL HUB 蓬勃崭新的商业枢纽

Introducing a new dimension in prime commercial space that has created new excitement among those seeking a prime business address in Nusajaya. Welcome to **SENTRAL AVENUE**, a commercial location that offers growth, prosperity, infrastructure and diverse business opportunities.

位于振林山显著地段，一个全新繁华的商业中枢为您开启辉煌事业前景。欢迎来到四季大道，地点卓越、发展蓬勃及基建完备的热门营业商址，是您抢夺商机的最佳据点。



WHAT MAKES US EXCEPTIONAL? 为何我们独树一帜?

- 60 ft. wide inner road with generous parking space and multiple entrances from Gelang Patah Lima Kedai Main Road
- All units are fronting the soon to be upgraded Gelang Patah Lima Kedai Main Road to capture incoming and ongoing traffic flow for maximum exposure
- Corner units with extra floor area that permits flexibility in business layout
- Growing catchment population & choice amenities within 10km radius including numerous hypermarkets, Nusajaya police stations, private hospital, EduCity with world renowned institutions and Kota Iskandar
- Within 10 mins. to Southern Industrial & Logistics Clusters (SiLC) & Nusa Cemerlang Industrial Parks
- 5 mins. to Gelang Patah town & 15 mins. to Second Link / Singapore
- 60尺宽的内部道路有充足的停车位，可经由多个入口由Jalan Gelang Patah Lima Kedai 进入
- 所有店面面向即将提升的Jalan Gelang Patah Lima Kedai，从而引进来往繁忙的车流量及提升产业曝光率
- 角头单位额外宽大面积增添业务的灵活规划
- 增长快速的人口及完善的设施都在方圆10公里内，包括著名霸级市场、Nusajaya警察局、私立医院、聚集世界知名大学的教育城及Kota Iskandar
- 10分钟至Southern Industrial & Logistics Clusters (SiLC)及Nusa Cemerlang工业园
- 5分钟至Gelang Patah市区及15分钟至第二通道 / 新加坡



AN ENVIABLE LOCATION
WITH **EXCELLENT ACCESSIBILITY**

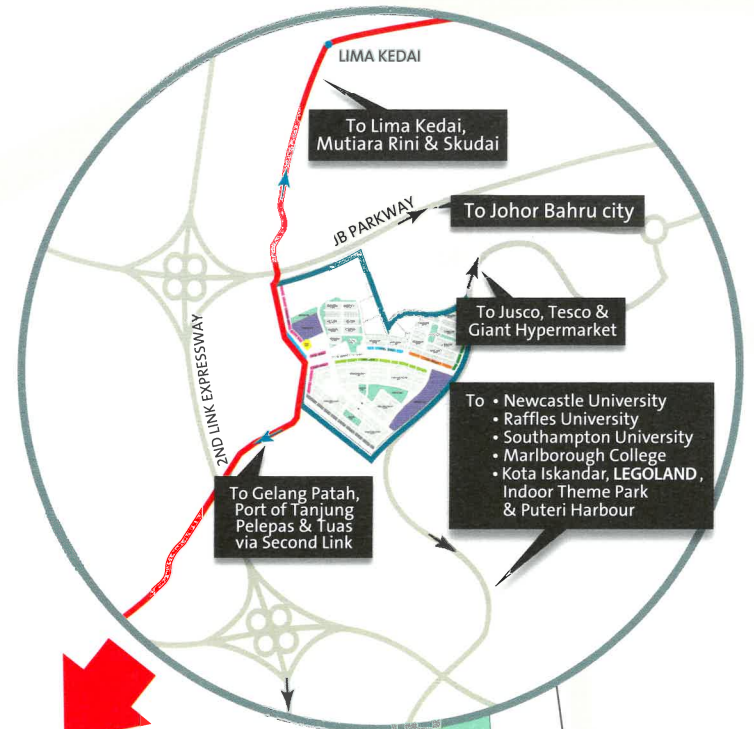
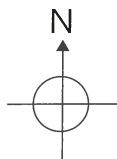
TO LIMA KEDAI, MUTIARA RINI & SKUDAI

JB PARKWAY

JALAN LIMA KEDAI GELANG PATAH

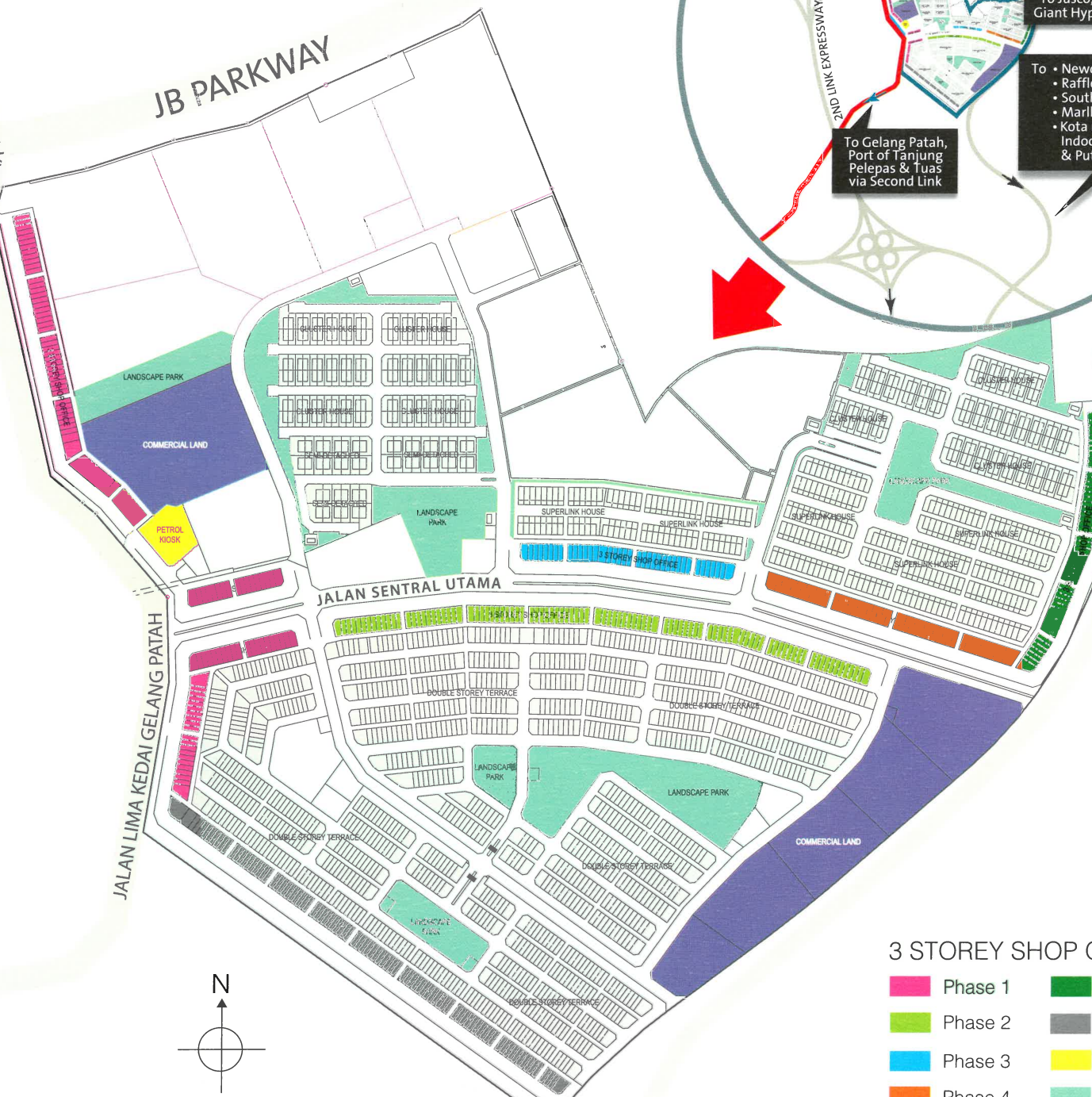
JALAN SENTRAL UTAMA

HORIZON HILLS



3 STOREY SHOP OFFICE

- Phase 1
- Phase 5
- Phase 2
- Future Phases
- Phase 3
- Petrol Kiosk
- Phase 4
- Landscape Park



SPECIFICATION

INTERMEDIATE LOT

STRUCTURE	:	Reinforced concrete frame
BRICKS	:	Brick wall
ROOF	:	Metal roof
ROOF STRUCTURE	:	Timber trusses
CEILING	:	Skim coat to floor slab
FIRST FLOOR	:	'Asbestos free' ceiling board

FLOOR FINISHES		
All Toilets	:	Ceramic tiles
Bin Compartment	:	Ceramic tiles
Others	:	Cement render

WALL FINISHES		
Bin Compartment	:	Ceramic tiles
Toilet	:	Ceramic tiles to 5ft. height
Others	:	Cement plastered and painted

DOORS	:	M.S. roller shutter
	:	Timber doors
	:	Timber flush doors

WINDOWS	:	Aluminum framed glass panel windows
	:	Fixed louvers glass windows
	:	Top hung windows

LOCKS	:	Selected quality lock set
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SANITARY FITTINGS		
Sitting W.C	:	3
Squatting W.C	:	3
Basin	:	6
Toilet Roll Holder	:	6
Kitchen Sink	:	3

ELECTRICAL FITTINGS & ELECTRICAL SUPPLY

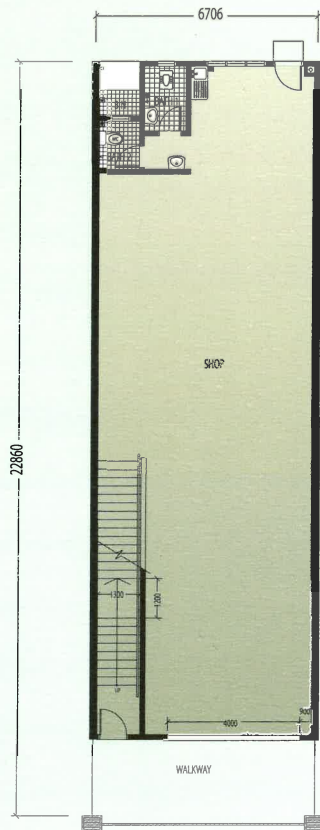
13amp Power Point	:	21
Lighting Point	:	33
Ceiling fan Point	:	7
10 pairs local distribution panel	:	3
KELUAR sign	:	2
Emergency light	:	2

PAINTING

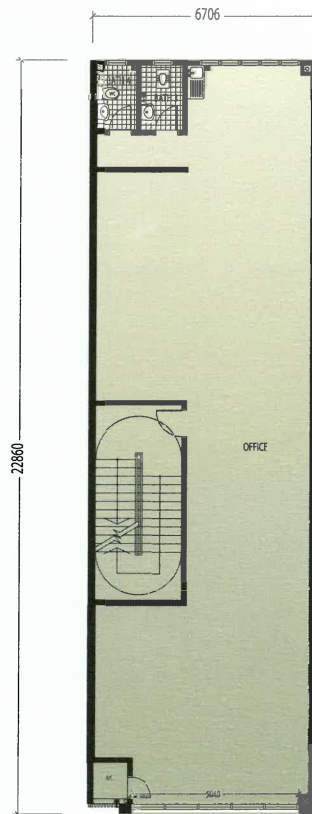
External	:	Weather resistant paint
Internal	:	Emulsion paint
Timber & Metal Works	:	Gloss paint

Note - All the above items are subject to variations, modification and substitution as required by the Authorities or recommended by the Architect or Engineer.

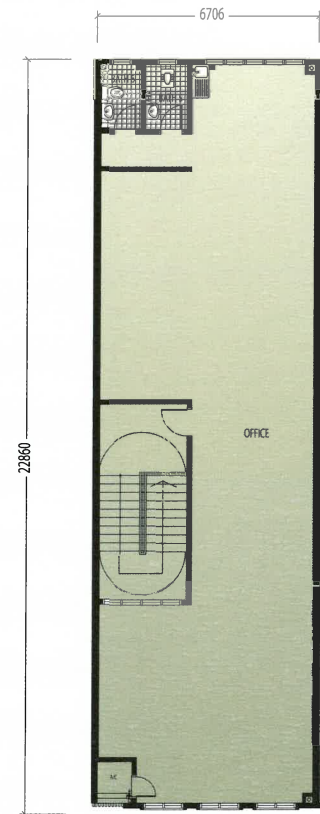
Intermediate Lot



GROUND FLOOR PLAN



1st FLOOR PLAN



2nd FLOOR PLAN



Another Prestigious Project by:



Corporate Office:

Country View Resources Sdn. Bhd. (523855-A)

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