



2 1/2 & 3
STOREY
SHOP OFFICE
22' x 87'

kempas
town centre
your modern neighbourhood business centre
Johor Bahru

PHASE 3

Virtual Gallery





STRUCTURE	Reinforced Concrete
WALL	Clay Bricks
ROOF COVERING	Metal Deck
ROOF FRAMING	Steel
CEILING	Skim Coat, Suspended Fibre Board, Asbestos Ceiling Sheet
WINDOWS	Aluminium Frame Glass Window, Fixed Louvres Glass Window
DOORS	Fire Rated Door, Plywood Flush Door, Plywood Flush Door C/W PVC Lining, Roller Shutter, Metal Door
IRON MONGERY	
WALL FINISHES	
Bathroom	2100mm High Ceramic Tiles / Emulsion Paint
Bin Compartment	Full Heigh Ceramic Tiles
Miscellaneous	Cement Plaster & Emulsion Paint
PLUMBING AND SANITARY FITTINGS	
Bathroom	Pedestal Water Closet, Squatting WC Pan, Soap Holder, Toilet Roll Holder, Shower Rose, Bip Tab
Pantry	1 unit Aluminium Sink
INTERNAL TELEPHONE TRUNKING & CABLING INSTALLATION	3 Points
ELECTRICAL INSTALLATION	

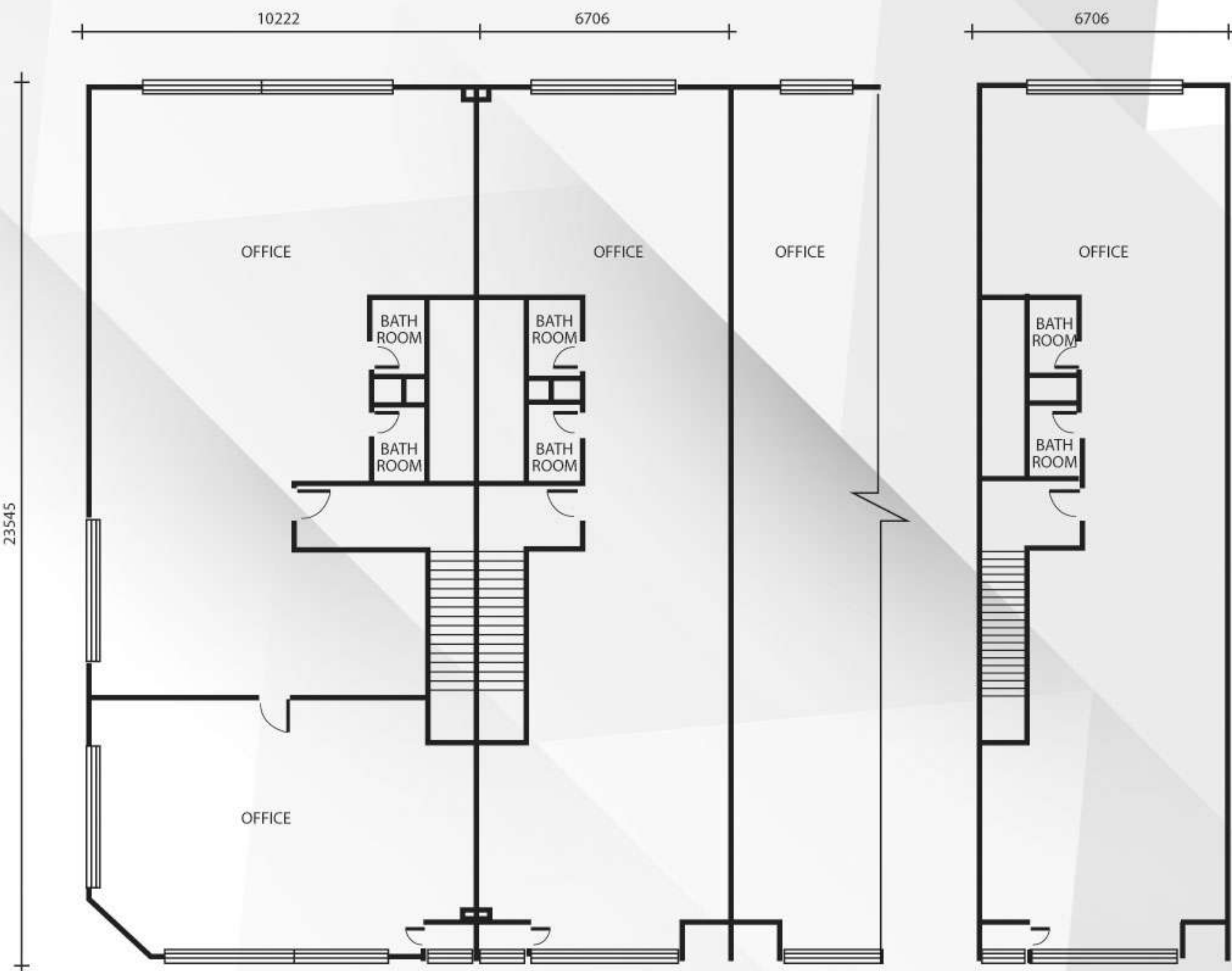
	TYPE B2			TYPE B1		
	Intermediate Lot	End Lot	Corner Lot	Intermediate Lot	End Lot	Corner Lot
Lighting Point	32	32	41	35	35	44
Fan Point	8	8	9	10	10	12
Power Point	24	24	26	27	27	27
Air-cond Point	8	8	8	9	9	9
Exhaust Fan	6	6	6	6	6	6

3

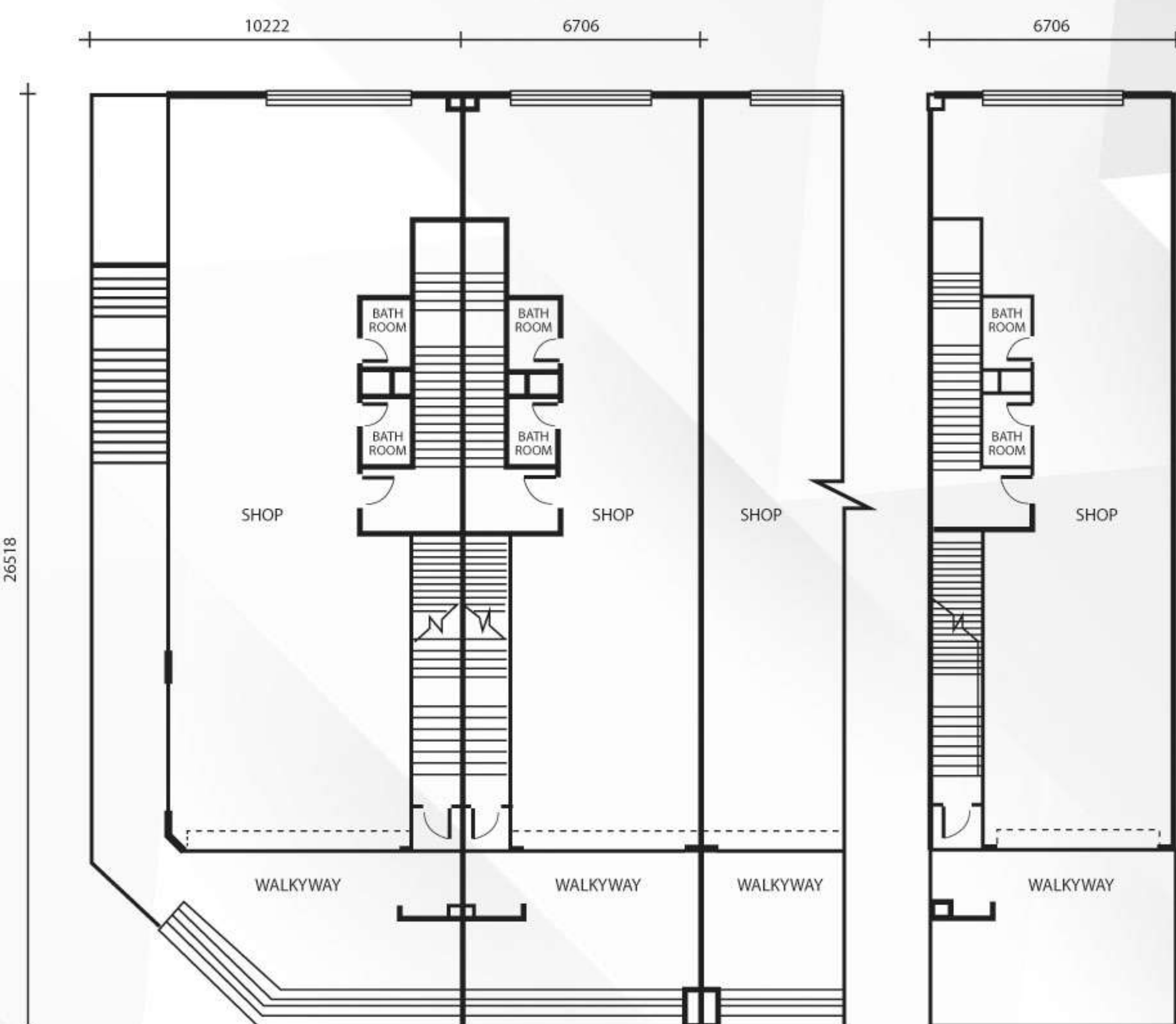
STOREY SHOP OFFICE

22' x 87'

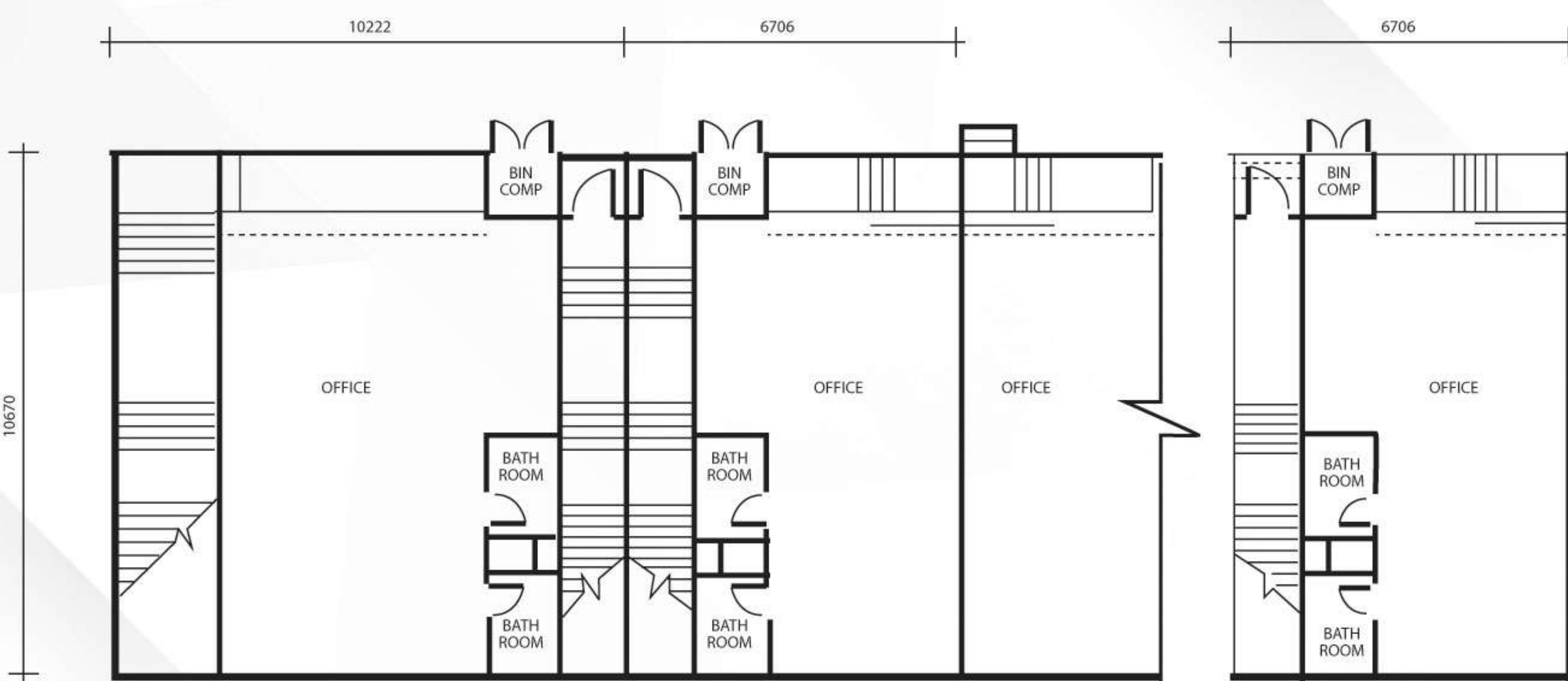
Built-up Area From 5,223 sq.ft



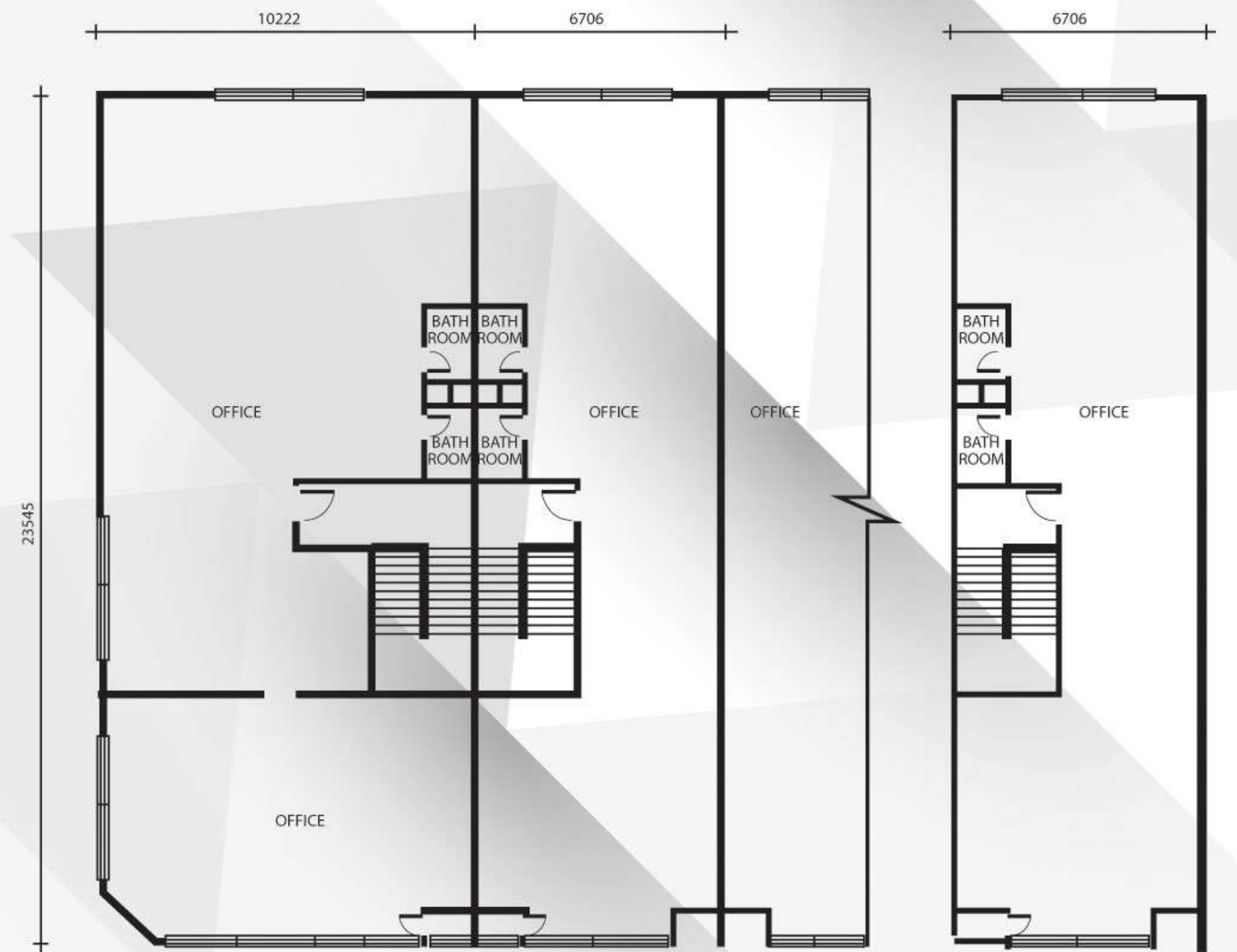
First Floor



Ground Floor



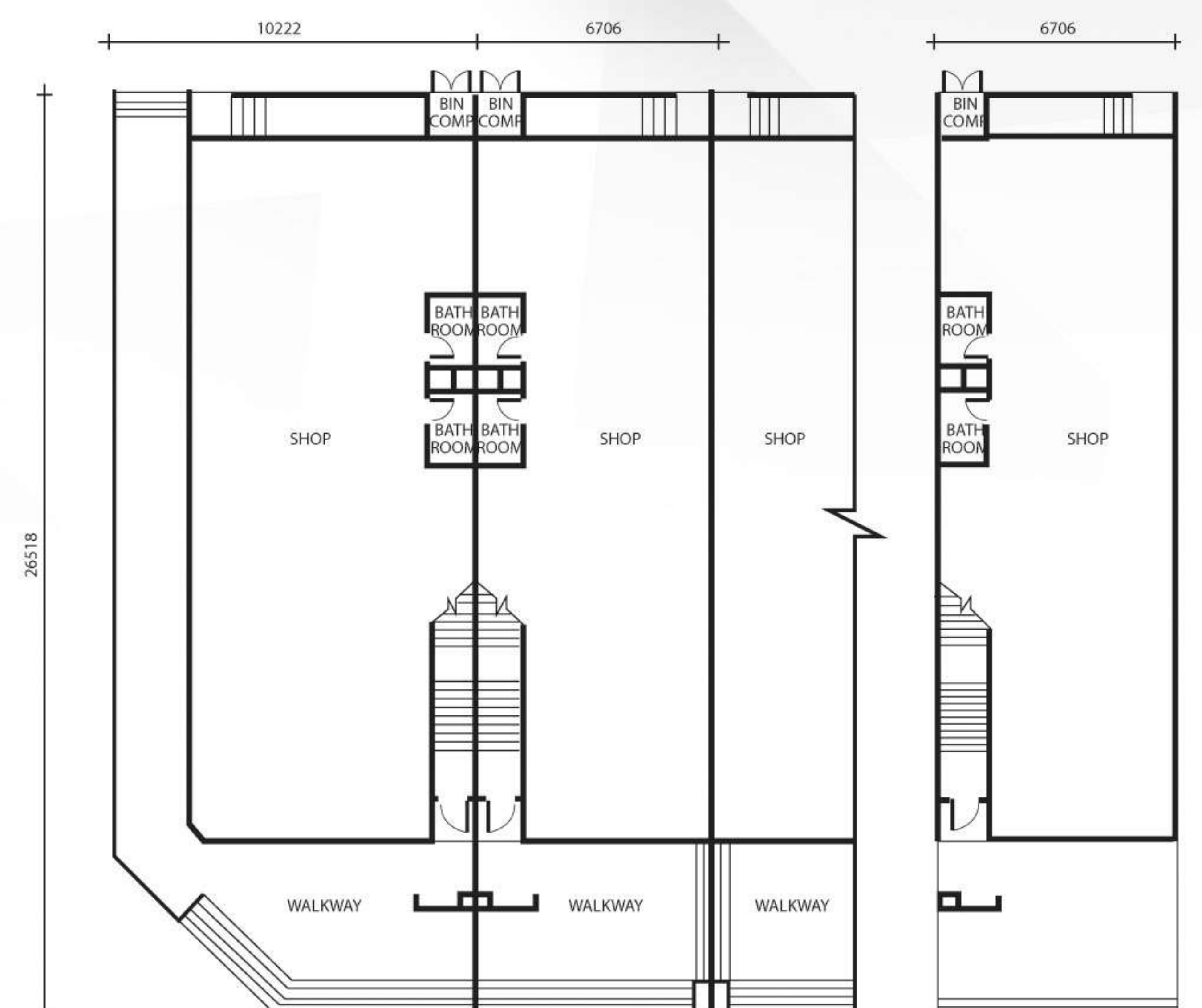
Lower Ground



Second Floor



First Floor



Ground Floor

2 1/2

STOREY SHOP OFFICE

22' x 87'

Built-up Area From 4,339 sq.ft



@mart Kempas



Maslee Express

Nearby



School



Government Agencies



Hospital



Food & Beverages



Convenience Store



JLAND

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