

Located at Tropika Industrial Park, the proposed site is a strategic place to start up a business where it is surrounded by mutually developed industrial area which also bounded by housing estates.

Developed By **AMERALD LAND (M) SDN. BHD.**
970622-D

LOT 177297

Lot Size: 3,827sqm/ 41,195sqft

Ground Floor: [REDACTED]

First Floor: [REDACTED]

Total Build Up: [REDACTED]

Provided Car Park: 12 bays (1 OKU)

Provided Motorcycle Park: 21 bays

Provided Lorry Park: 4 bays

For Enquiry:

Malaysia Office No: +607-8263999

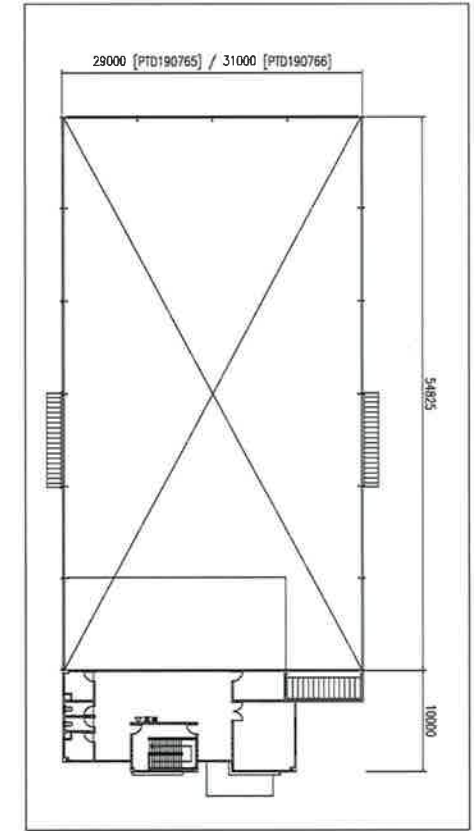
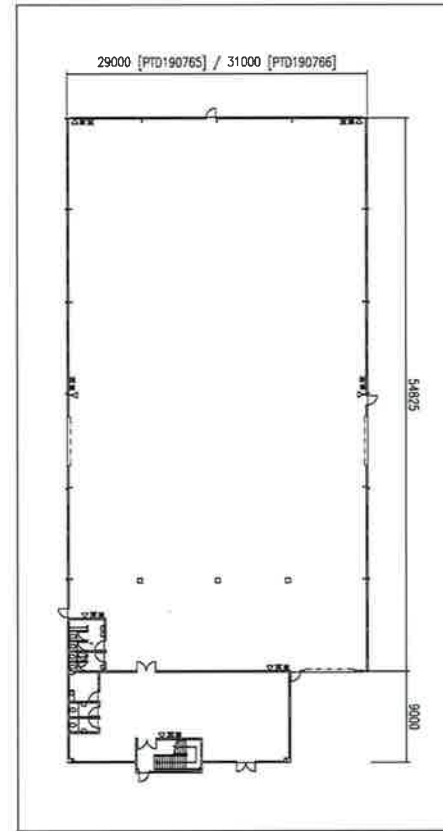
Singapore Office No: +65-65787167

www.ameraldland.sg

TYPICAL GROUND FLOOR PLAN



SITE PLAN



TYPICAL FIRST FLOOR PLAN

LOT 177298

Lot Size: 3,780sqm/ 40,688sqft

Ground Floor: [REDACTED]

First Floor: [REDACTED]

Total Build Up: [REDACTED]

Provided Car Park: 13 bays (1 OKU)

Provided Motorcycle Park: 23 bays

Provided Lorry Park: 4 bays

LAND AREA & BUILD UP AREA BREAKDOWN

DESCRIPTION	PTD 177297		PTD 177298	
	Sqm	Sqft	Sqm	Sqft
Land size	3,827.00	41,194.83	3,780.00	40,688.91
Building Foot Plinth	1,785.00	19,214.21	1,913.00	20,592.03
Road & Open Space	2,042.00	21,980.62	1,867.00	20,096.88
Build Up: Ground Floor				
Office	161.00	1,733.05	179.00	1,926.80
Ultility Room	9.00	96.88	9.00	96.88
Male Toilet (office)	4.50	48.44	4.50	48.44
Female Toilet (office)	4.50	48.44	4.50	48.44
Production	1,573.38	16,936.28	1,683.13	18,117.65
Male Toilet (Production)	11.52	124.00	11.52	124.00
Female Toilet (Production)	7.20	77.50	7.20	77.50
Staircase	30.39	327.13	30.39	327.13
1st Floor				
Office	96.21	1,035.63	114.21	1,229.39
Meeting Room 1	43.05	463.40	43.05	463.40
Meeting Room 2	15.45	166.31	15.45	166.31
Male Prayer Room	9.00	96.88	9.00	96.88
Female Prayer Room	9.00	96.88	9.00	96.88
Male Toilet	4.50	48.44	4.50	48.44
Female Toilet	4.50	48.44	4.50	48.44
Mezzanine Floor	196.95	2,120.02	213.65	2,299.78
TOTAL BUILD UP	2,180.15	23,467.72	2,342.60	25,216.36