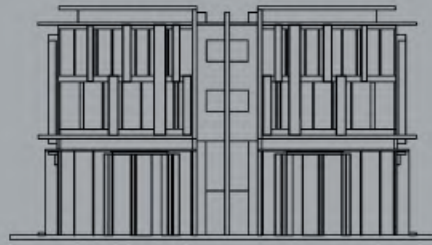


Nouvelle Kemuning
Industrial Park
PHASE 2
BUKIT RIMAU

The Highly Anticipated Property
CORPORATE FACTORY
Design Beyond Art





Nouvelle Kemuning
Industrial Park
PHASE 2
BUKIT RIMAU



EXECUTIVE
OFFICE



FACTORY
SHOWROOM



CORPORATE
FACTORY

ADVANTAGES YOU EXPECT

This is a high quality premise with individualized architecture adapted to technical and specification of modern industrial economy. It represents perfectly what a modern industrial architecture is.

Each unit in **Nouvelle Kemuning Industrial Park** comes with spacious, practical and functional layouts that offer great opportunities for planning the flows around production, administration, marketing, warehousing and logistic.

3-STOREY SEMI-DETACHED FACTORY

- Situated right amidst the region's fast developing area
- Opportunities to tap into a large pool of experienced and skilled workers
- Optimal ventilation, lighting and visibility
- Futuristic design with environmentally-conscious features
- Great and convenient interior, quality finishes with doorstep conveniences
- Built-up area: 7,140 sf - 10,700 sf
- Land size: 10,018 sf - 15,720 sf

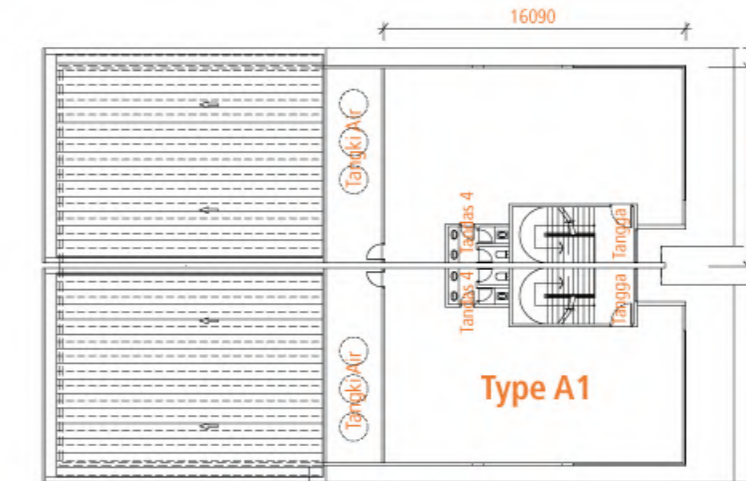
Lot No	Type	Lot Size (sq.ft)	Built-Up (sq.ft)
1	A6	12,428	9,565
2	A1	10,544	7,415
3	A1	10,544	7,415
4	A1	10,544	7,415
5	A8	10,544	9,585
6	A7	10,018	10,500
7	A9	15,720	8,495
8	A1	10,544	7,415
9	A1	10,544	7,415
10	A1	10,544	7,415
11	A8	10,544	9,585
12	A7	10,018	10,500
13	A2	10,243	7,140
14	A2	10,060	7,140
15	A2	10,060	7,140
16	A2	10,060	7,140
17	A2	10,060	7,140
18	A10	13,695	10,700



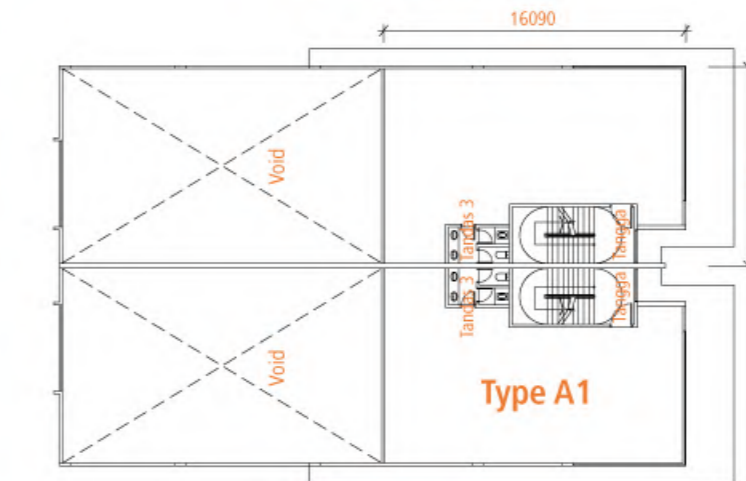
FREEHOLD

Artist's Impression

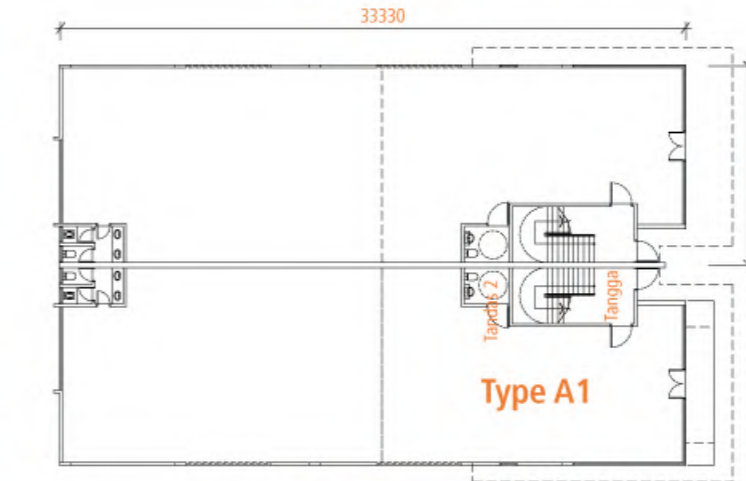
FLOOR PLAN



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SPECIFICATIONS



- Structure**
Reinforced concrete
- Roofing**
Metal deck roofing c/w roof insulation
- Ceiling**
Asbestos-free flat ceiling / skim coat
- Wall**
Brick wall with cement plastering
- Wall Finishes**
Toilet - homogeneous tiles (full height)
Others - generally plastered & painted
- Floor Finishes**
Ground Floor
Toilet - homogeneous tiles
Others - cement render
First Floor
Toilet - homogeneous tiles
Others - cement render
Second Floor
Toilet - homogeneous tiles
Others - cement render
- Painting**
Exterior Walls - weather resistant paint
Interior Walls - emulsion paint
- Windows**
Aluminium frame window
Aluminium frame fixed louvers
- Door**
M.S. frame plywood flush door
Motorised roller shutter
Auto gate
- Staircase**
Homogeneous tiles
- Sanitary Fittings**
Ground floor
Wash basin - 2 Nos.
W.C. - 1 No.
Squatting - 1 No.
First Floor
Wash basin - 2 Nos.
W.C. - 2 Nos.
2nd Floor
Wash basin - 2 Nos.
W.C. - 2 Nos.
- Electrical Fittings**
Lighting point - 50 Nos.
Power point - 30 Nos.
Phone point - 5 Nos.

Note: All the above items are subject to variations, modifications and substitutions as required by the Authorities or recommended by the Architect or Engineer.

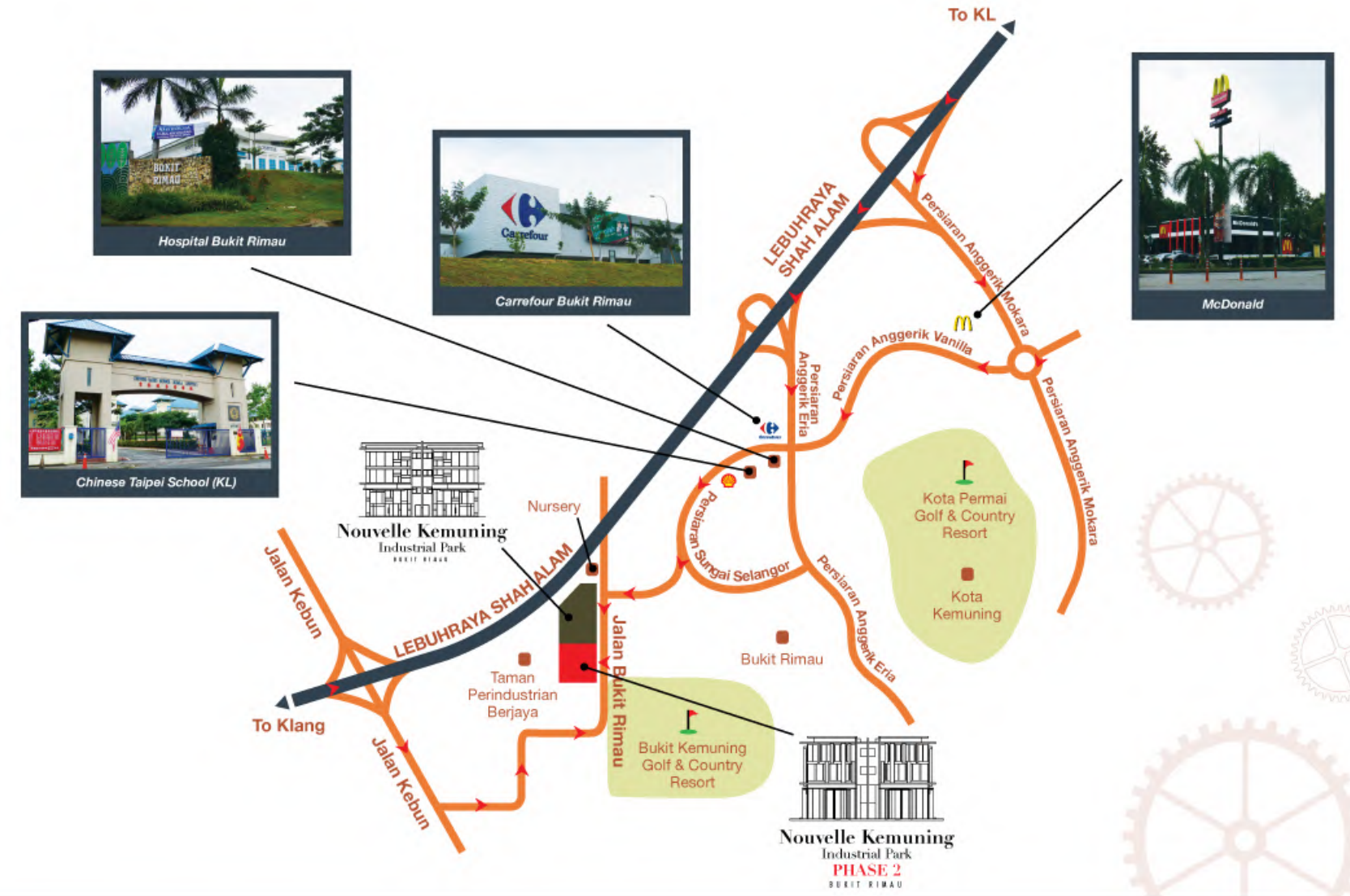
SITE PLAN



SECURITY CONCEPT

SECURED BUSINESS COMMUNITY

- Limited units to prevent unnecessary congestion
- Open layout for practical flexibility
- Guarded for better security and assurance



AN INSTANT LANDMARK

- Located at the doorstep of the fastest growing part of Shah Alam and next to the vibrant lifestyle community, Bukit Rimau
- Offering a choice address for ambitious entrepreneurs
- Excellent connectivity and amenities with elegant architecture
- Ease of travel to major destinations in the Klang Valley via major highway networks

A Joint Development By:



Developer: **GAINVEST EXSIM DEVELOPMENT SDN. BHD.** (918098-A)
No.69, Jalan SS6/10, Kelana Jaya, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia.

SALES GALLERY:
No.18, Block 2, Jalan Jalil Jaya 2, Bukit Jalil 57000 Kuala Lumpur.

Hotline : 016-307 8888, 019-268 8661

All photos and illustrations are artist's impressions only. Any information and specifications contained herewith are subject to change and/or amendments as required by all the relevant authorities or statutory bodies.