



Nouvelle
Industrial Park
KOTA PUTERI

3-Storey Semi-Detached Factory:
Corporate Offices | Showrooms | Warehouses | Factories



Artist's Impression only

An Emerging Innovative Industrial Hub

Nouvelle Industrial Park is not just another industrial park. It is env the home to a vibrant, dynamic and premier innovation led industria will be the first choice location for industrial investment in Northern E This industrial park houses well-designed flexible use factories set a lush landscaping offering the joy of working within a park environme

新兴工业革新中心

Nouvelle工业园岂止是一个工业园；它不仅是雪兰莪北部一个充满活力与生机勃勃的核心工业社区，也是工业界的不二投资选择。园区内翠玉环绕，高水平、时尚和精明的工厂就如徜徉在大自然怀中，让园内的广大人员在生意和工作之余，可随时随地享受自然的赋予。

Rest & Relax Bench



Landscape Garden



Badminton Court



Round-the-clock Security





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Well-designed 4 in 1 Function Semi-D Factories

Prominent and spacious warehouse storage/production/showroom area.
Contemporary and flexible open plan design provides the flexibility to adapt to changing needs.

- 1 High Ceiling**
39 ft high ceiling for the utmost flexibility and maximize utilization of space
- 2 Direct Drive Through**
Drive through concept of direct trailer access via front entrance to permit loading and unloading under shelter
- 3 Heavy Duty Floor**
Heavy duty floor for maximum loads to cope with multifunctional demands
Ground floor: 5kN/m² 1st floor: 2.5kN/m² 2nd floor: 2.5kN/m²
- 4 Ample Power Supply**
3 phase : 150 AMP power supply to meet your requirements
- 5 Green Features**
Rainwater harvesting system to reduce environmental impact and save water bills
- 6 Motorized Roller Shutter**
Each unit comes with two free motorized roller shutter
- 7 Motorized Autogate**
Each unit comes with a free motorized autogate
- 8 66ft Road Access To Every Factory Unit**
Wide road access of 66ft
- 9 5ft External Brickwall Fencing**
5ft high external brickwall fencing safeguarding your property
- 10 External Emergency Staircase - Maximizing internal Space**
Emergency staircase placed externally to maximize space availability
- 11 Hose Reel**
Provision to every unit for fire safety requirements
- 12 Round The Clock Security**
24 hours security offered for first 12 months by developer for your peace of mind



External Emergency Staircase - Maximizing internal Space 户外紧急楼梯
External staircase maximizing space availability
提供额外空间的运用

为您精工设计的4合1多功能半独立式工厂

优越格局/宽敞的货仓/生产线区
拥有潮尚及灵活的开放设计，以提供空间弹性的变化

- 1 挑高天花板**
39尺高的豁然灵动空间
- 2 前门直通概念**
此概念，让拖挂车可以从前门直入上卸货
- 3 高负荷率地面**
高负荷能量可应付业务的需求
底层：5kN/平方米
1楼：2.5kN/平方米
2楼：2.5kN/平方米
- 4 充足的电源**
3 phase : 150 AMP电源提供，以符合需要
- 5 节源设施**
雨水采集系统协助减低水费
- 6 自动卷帘门**
每间厂附送自动卷帘门
- 7 自动电门**
每间厂附送自动电门
- 8 面向66尺宽的大路**
门前66尺宽大路，无比便捷
- 9 5尺高外围墙**
5尺高围墙守护您的产业
- 10 户外紧急楼梯**
提供额外空间的运用
- 11 防火喉**
每间单位附送防火喉，给您额外的安全措施
- 12 全天候保安**
发展商提供首12个月24小时保安，确保您高枕无忧



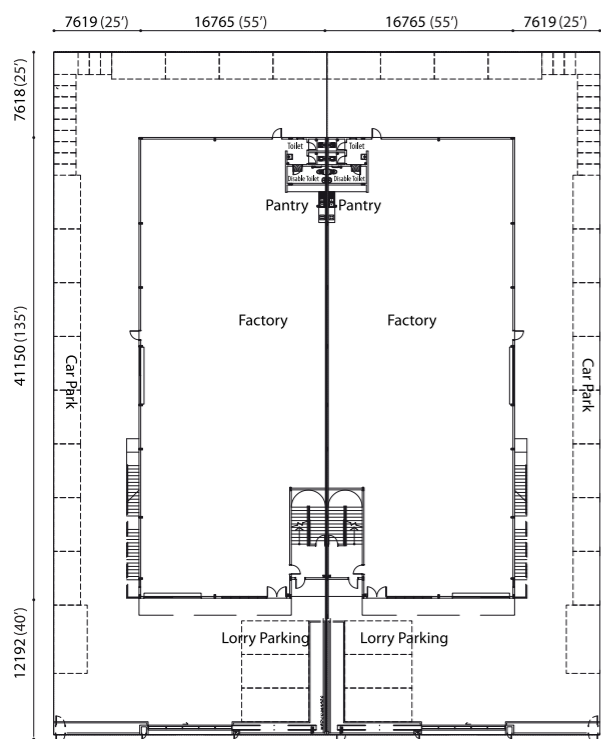
TYPE B
3-Storey Semi-Detached Factory

Artist's Impression only



TYPE C
3-Storey Semi-Detached Factory

Artist's Impression only

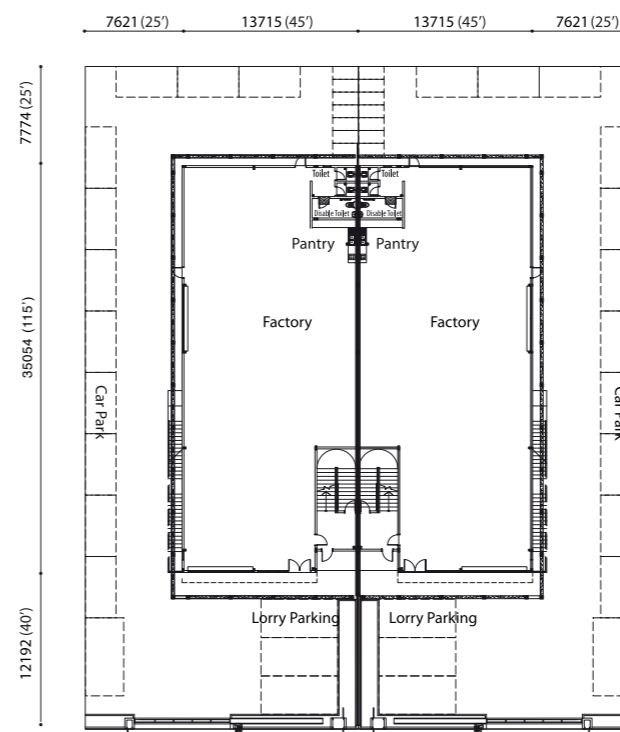


TYPE A & B
3-Storey Semi-Detached Factory
Built-up Size 12,048 sq.ft.
Land Size From 16,000 to 34,450 sq.ft.



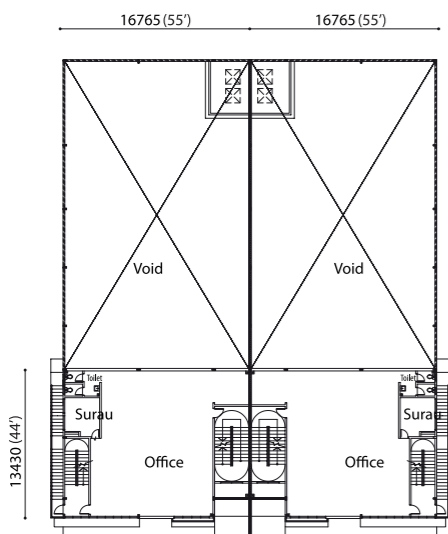
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Ground Floor Plan

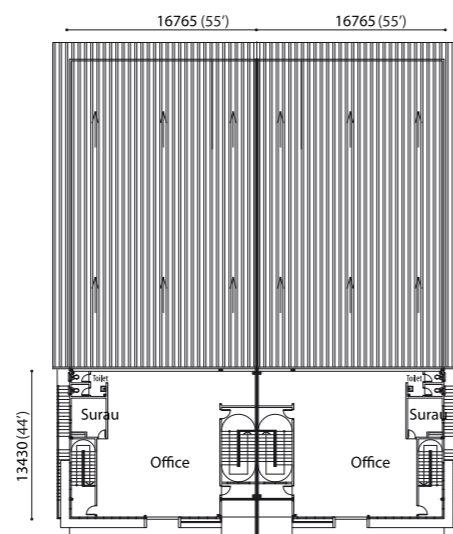


TYPE C
3-Storey Semi-Detached Factory
Built-up Size From 8,005 to 12,085 sq.ft.
Land Size From 11,900 to 25,150 sq.ft.

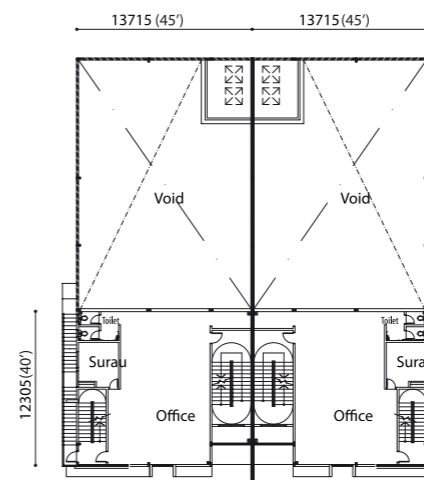
Ground Floor Plan



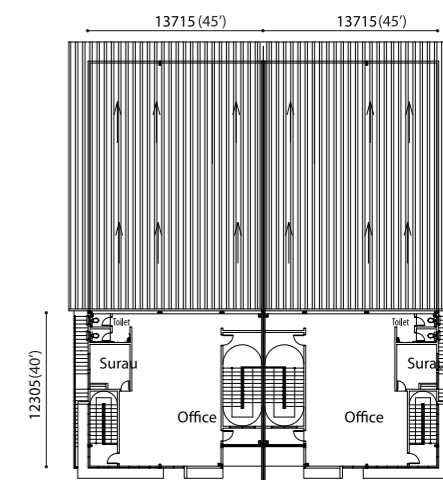
First Floor Plan



Second Floor Plan



First Floor Plan



Second Floor Plan

Strategic Location in the Northern Corridor

Nouvelle Industrial Park is strategically located in Kota Puteri which is served by an excellent network of link roads and highways which are:

- **E35 Guthrie Corridor Expressway (GCE)**
- **E1 North-South Expressway (PLUS)**
- **E32 West Coast Expressway (WCE)**
- **E25 KL-Kuala Selangor Expressway (LATAR)**
- **Proposed KL Outer Ring Road (KLORR)**

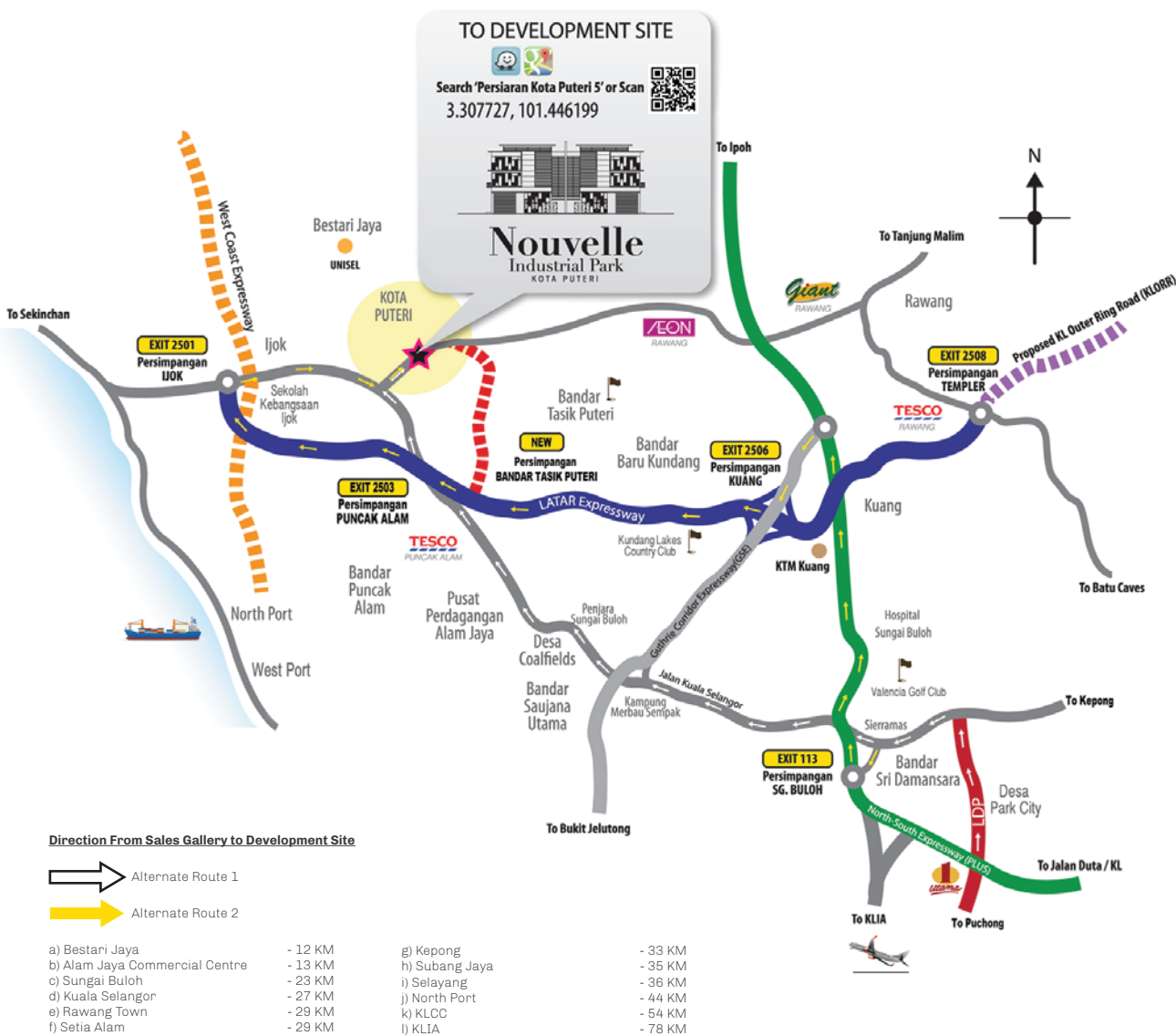
This development is in the vicinity of the vibrant growing North Klang Valley neighbourhood comprising Bandar Tasik Puteri, Bestari Jaya, Bandar Puncak Alam, Desa Coalfields, Alam Jaya Commercial Centre, Rawang, Kundang, Sungai Buloh and Bandar Saujana Utama.

北部地区最具战略性地点

Nouvelle 工业园盘踞于Kota Puteri, 占据庞大交通网络优势, 包括: 全新落实的吉隆坡 - 瓜雪高速公路 (LATAR) 所带来的便利及未来的西海岸大道 (West Coast Expressway)。其他主要高速公路包括:

- **E35 Guthrie Corridor Expressway (GCE)**
- **E1 North-South Expressway (PLUS)**
- **E32 West Coast Expressway (WCE)**
- **E25 KL-Kuala Selangor Expressway (LATAR)**
- **Proposed KL Outer Ring Road (KLORR)**

这项发展也为临近社区, 包括 Bandar Tasik Puteri, Bestari Jaya, Bandar Puncak Alam, Desa Coalfields, Alam Jaya Commercial Centre, Rawang, Kundang, Sungai Buloh 及 Bandar Saujana Utama 带来无限的机遇。



NEW AGE INGENUITY

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