

# CORPORATE IMAGE REDEFINED

Lot 8 - The hottest niche in  
Kota Damansara

CORPORATE OFFICE

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SHOWROOM

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FACTORY OUTLET

**NOUVELLE**  
INDUSTRIAL PARK  
**LOT 8**  
KOTA DAMANSARA





# A FACTORY WITH MODERN LANGUAGE

Artist's Impression

## 3-STOREY SEMI-DETACHED CORPORATE FACTORY



CORPORATE OFFICE



FACTORY SHOWROOM



FACTORY OUTLET

### STYLISH. CUTTING EDGE. CONTEMPORARY IN EVERY ASPECT

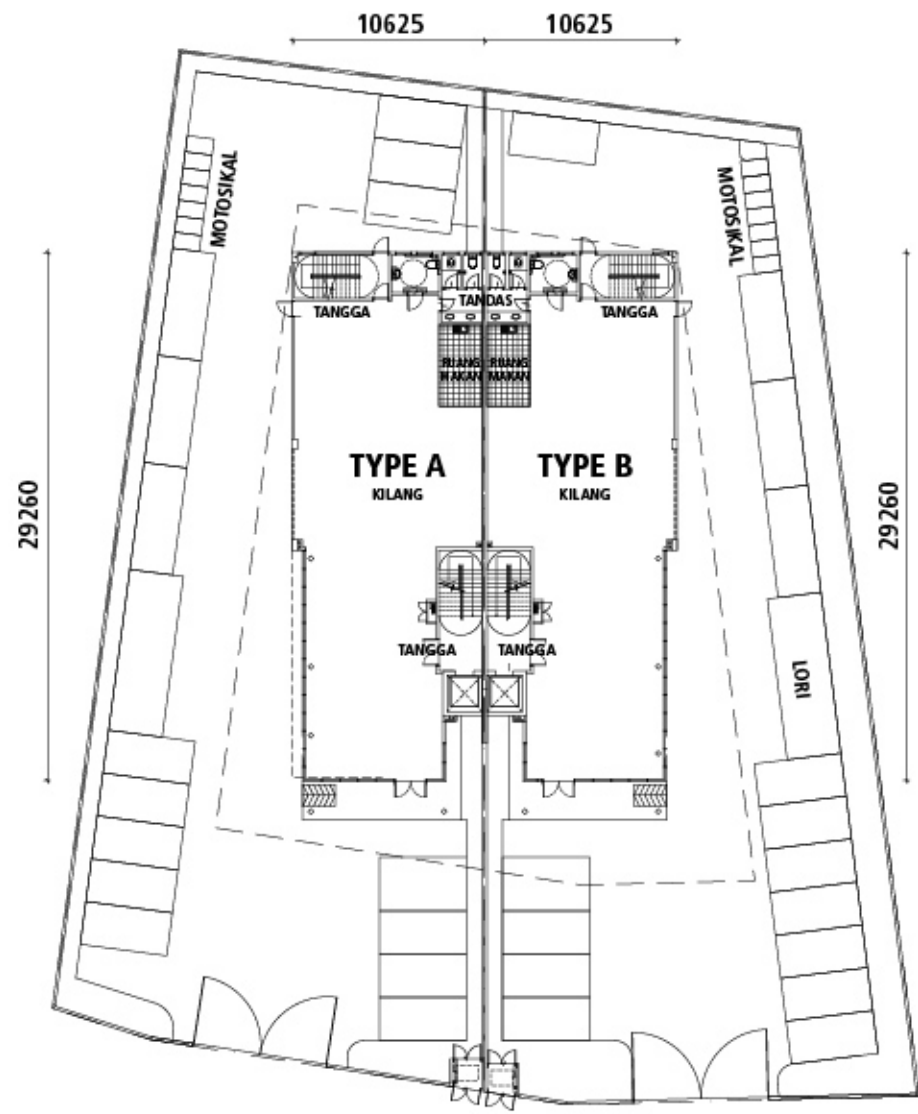
**Nouvelle Lot 8** has been designed to reflect "the idea for the future" - modern, sophisticated, sustainable and functional. The architecture bears the testament to this. It is built with economic and ecological responsibilities in mind, providing your business cutting-edge advantage to realise the vision of today and face the challenge of tomorrow.

#### A Green Industrial Icon For Kota Damansara

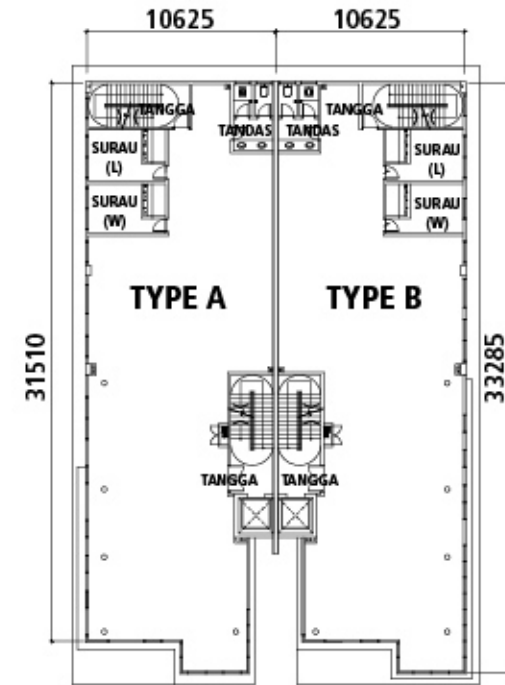
- Grasscrete surface for parking lots to minimise heat exposure
- Rain water harvesting system to reduce on the dependence of treated water as well as your water bill
- Lush landscaped roof garden to reduce heat gain through roof
- Modern design with full-height glazing panel boasts a great view



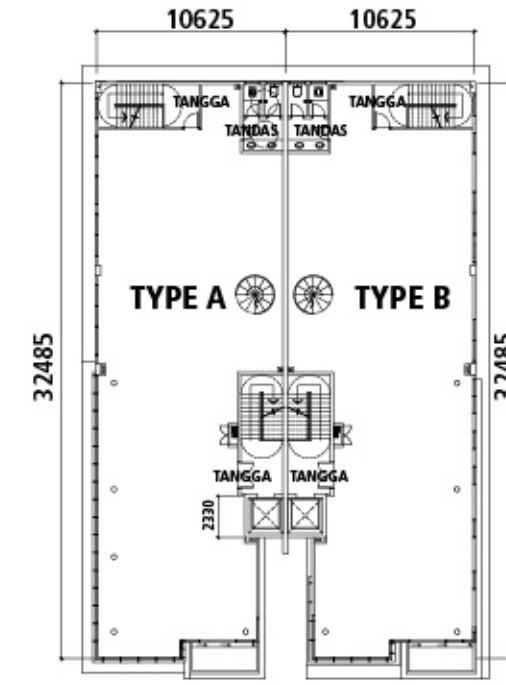
# TYPE A & B



GROUND FLOOR

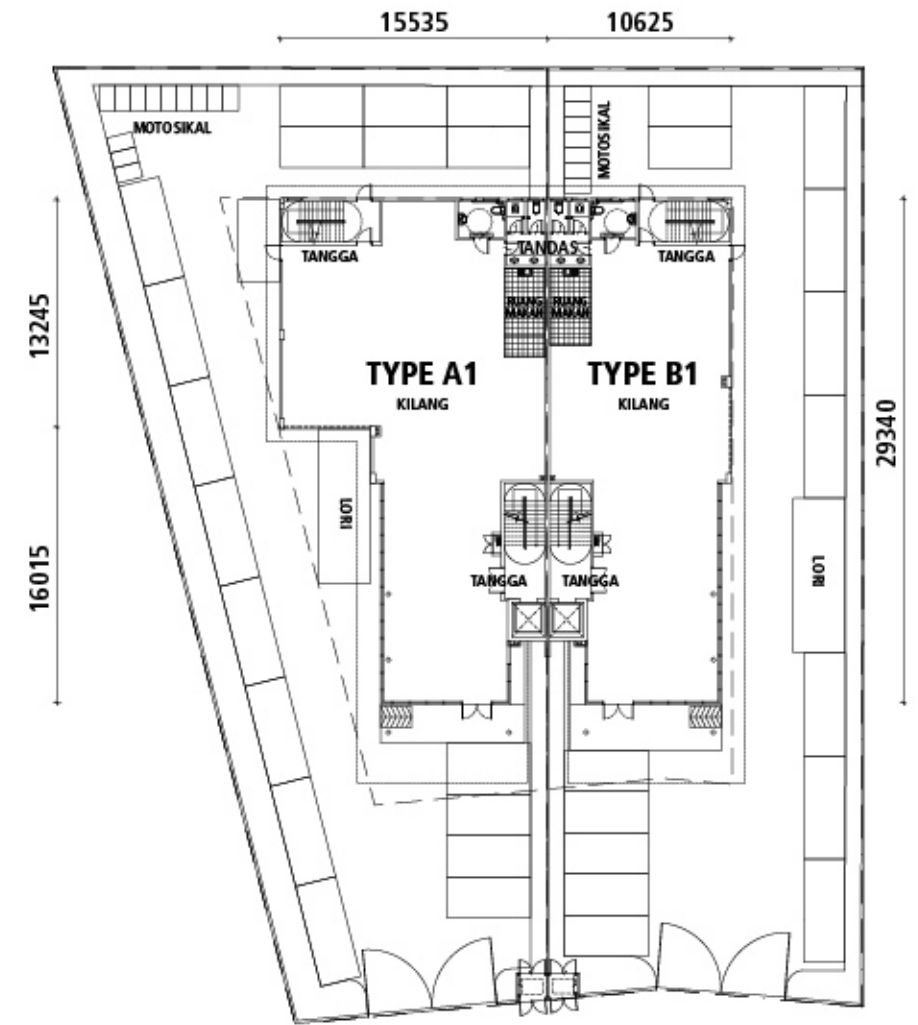


FIRST FLOOR

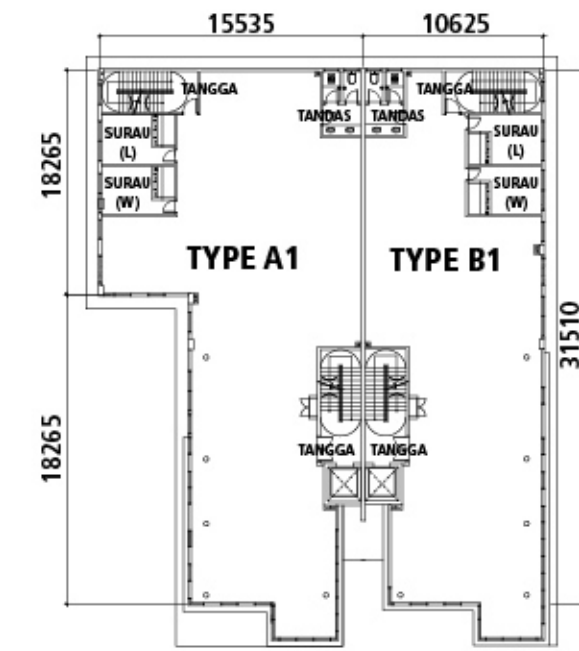


SECOND FLOOR

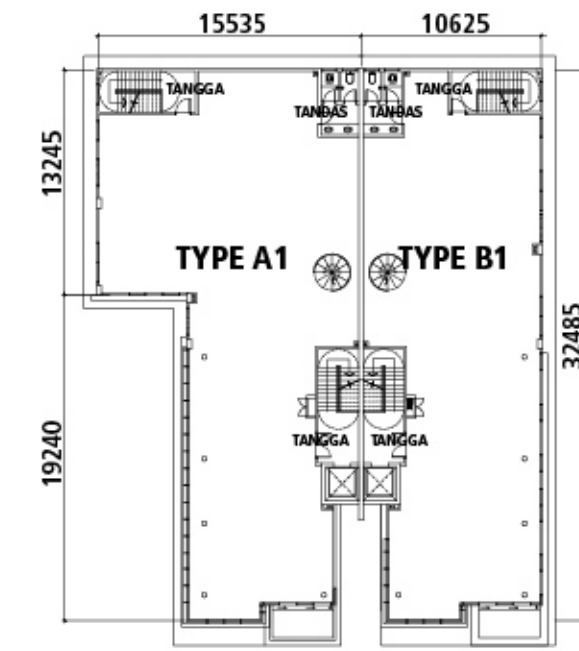
# TYPE A1 & B1



GROUND FLOOR

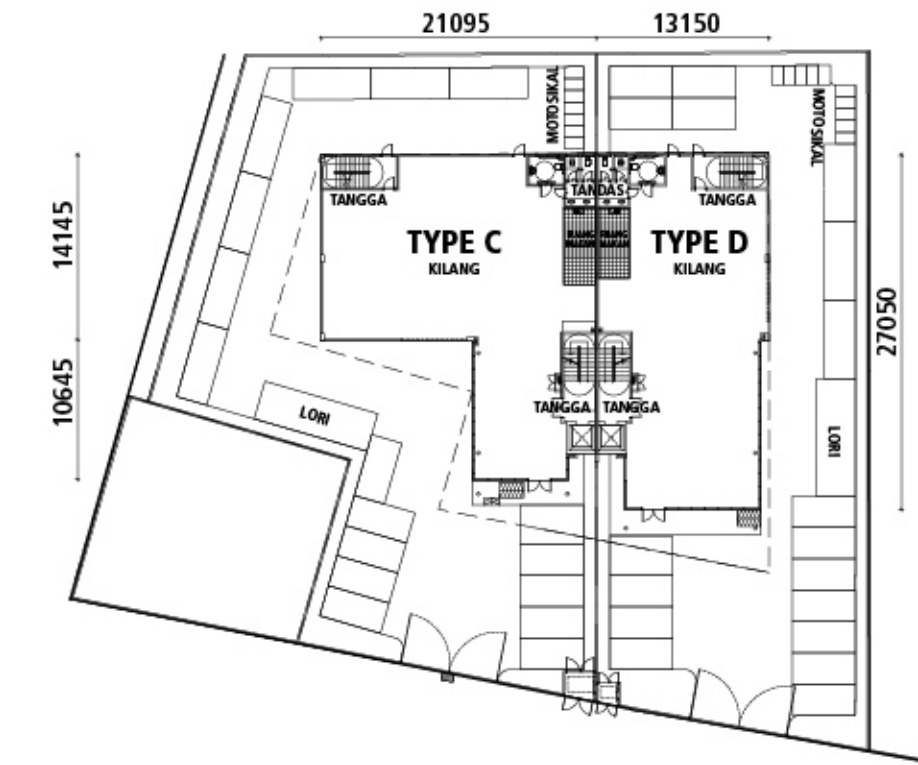


FIRST FLOOR

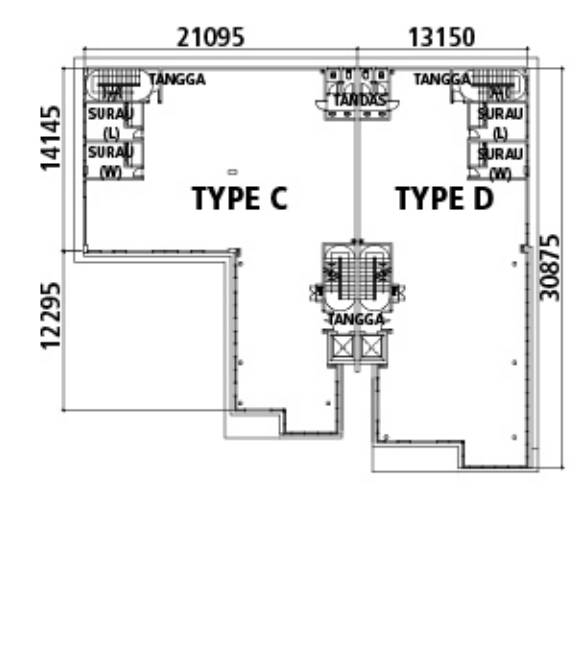


SECOND FLOOR

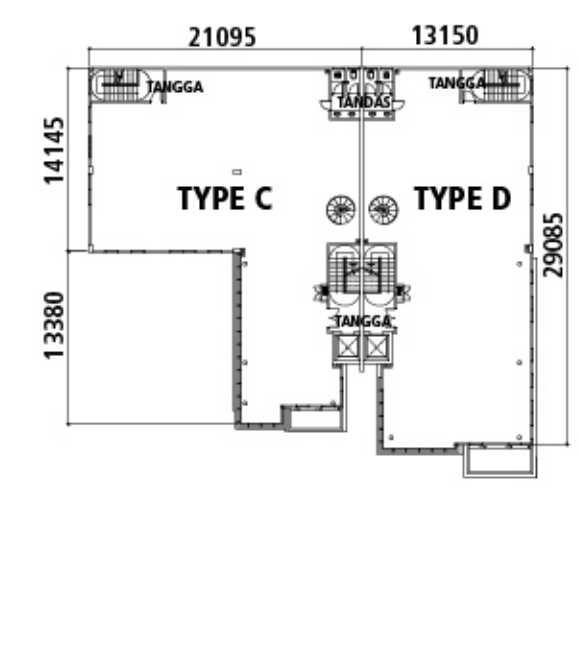
# TYPE C & D



GROUND FLOOR

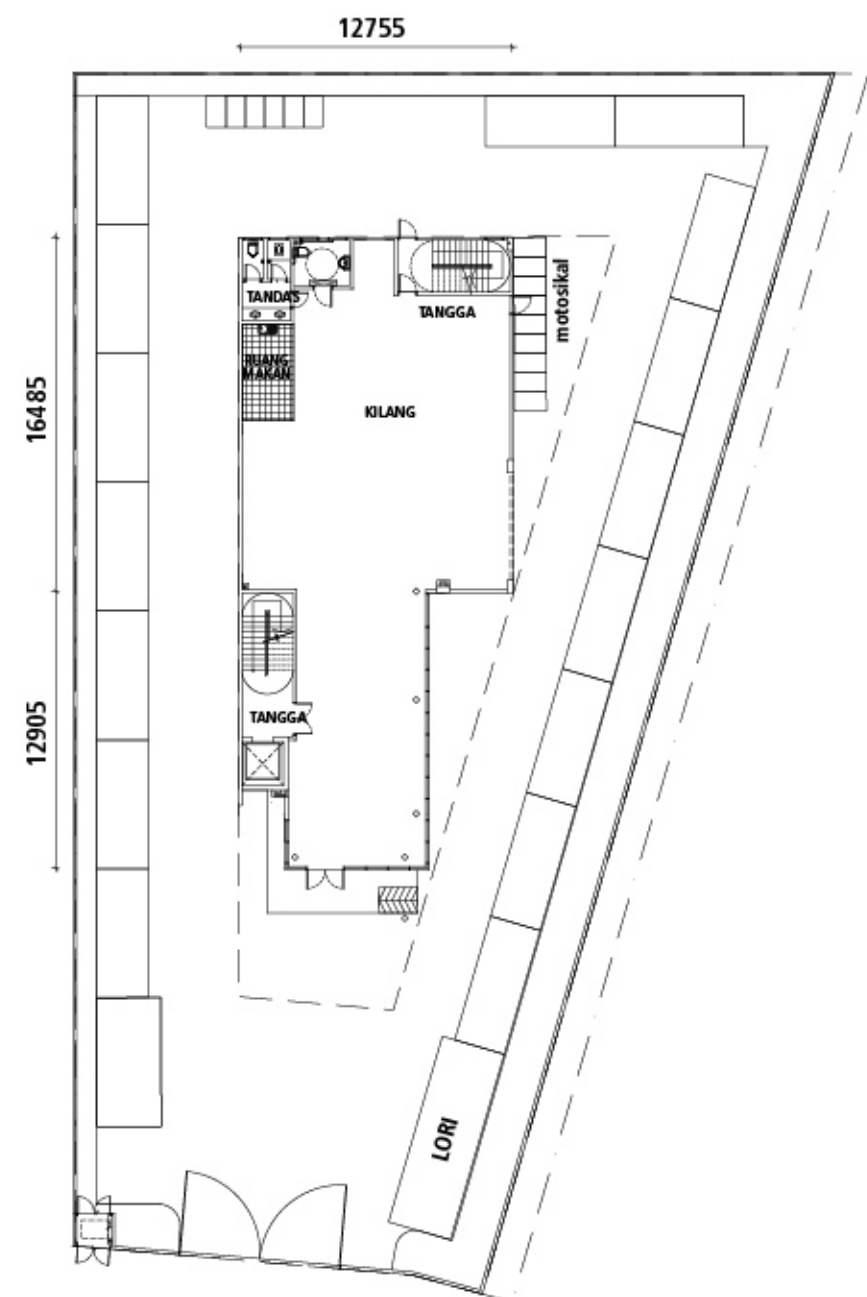


FIRST FLOOR

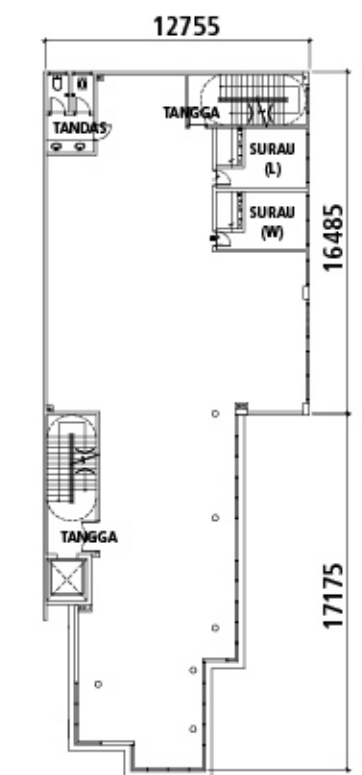


SECOND FLOOR

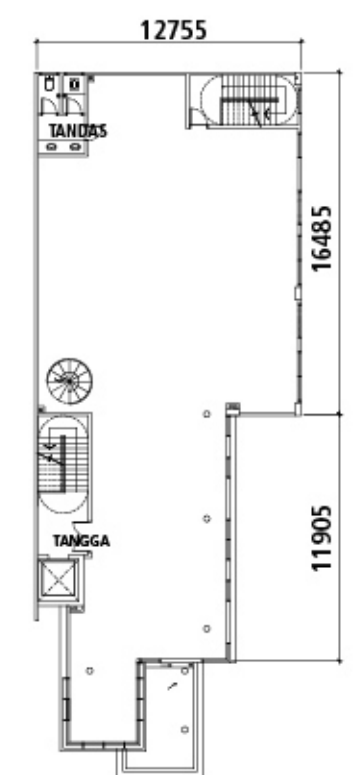
# TYPE E



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## SPECIFICATIONS

- STRUCTURE**  
Reinforced concrete structure frame

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- WALL**  
Common bricks

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- CONCRETE FLAT ROOF**  
Metal deck roofing c/w insulation

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- CEILING**  
Ground Floor : skim coat  
First Floor : skim coat  
Second Floor : skim coat / suspended 2' x 4' ceiling

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- TOILET CEILING FINISH**  
Suspended 2' x 4' ceiling

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- FLOOR FINISH**  
Ground Floor : cement render  
First Floor : cement render  
Second Floor : cement render

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- TOILET FLOOR FINISH**  
Homo. / ceramic tiles

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- STAIRCASE FLOOR FINISH**  
Homo. / ceramic tiles

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- WALL FINISH**
  - Internal : Homo. / ceramic tiles
  - Toilet : Homo. / ceramic tiles
  - other areas : Plaster & paint
  - External : Plaster & paint
  - Plaster & paint

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- WINDOWS**  
Aluminium glazing system

- STAIRCASE**  
Homo. / ceramic tiles with nosing tiles  
Cement render with nosing tiles

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- DOORS**
  - Motorised roller shutter
  - Staircase entrance : fire door / solid door
  - Toilet : plywood flush doors

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- SANITARY FITTINGS**

	Type A	Type B	Type A1	Type B1	Type C	Type D	Type E
Wash basins	7	7	7	7	7	7	7
Sitting W.C.	6	6	6	6	6	6	6
Squat W.C.	1	1	1	1	1	1	1

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- PASSENGER LIFT**  
1 No. (11 persons)

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- GOODS LIFT**  
1 No. (3 tons - Type C only)

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- ELECTRICAL FITTINGS**

	Type A	Type B	Type A1	Type B1	Type C	Type D	Type E
Incoming Power Supply (ATPN)	200	200	200	200	200	200	200
Lighting Points (Nos)	74	74	85	76	85	75	76
13A Power Point (Nos)	54	54	54	54	54	54	54
15A Power Point for Roller Shutter (Nos)	1	1	1	1	1	1	1

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- GATE & FENCING**  
Mild Steel Gate & 1800mm high brickwall

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- DESIGN LOADING**

Ground Floor	: 5 kN/m2
First Floor	: 5 kN/m2
Second Floor	: 5 kN/m2
Roof	: 5 kN/m2



// 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



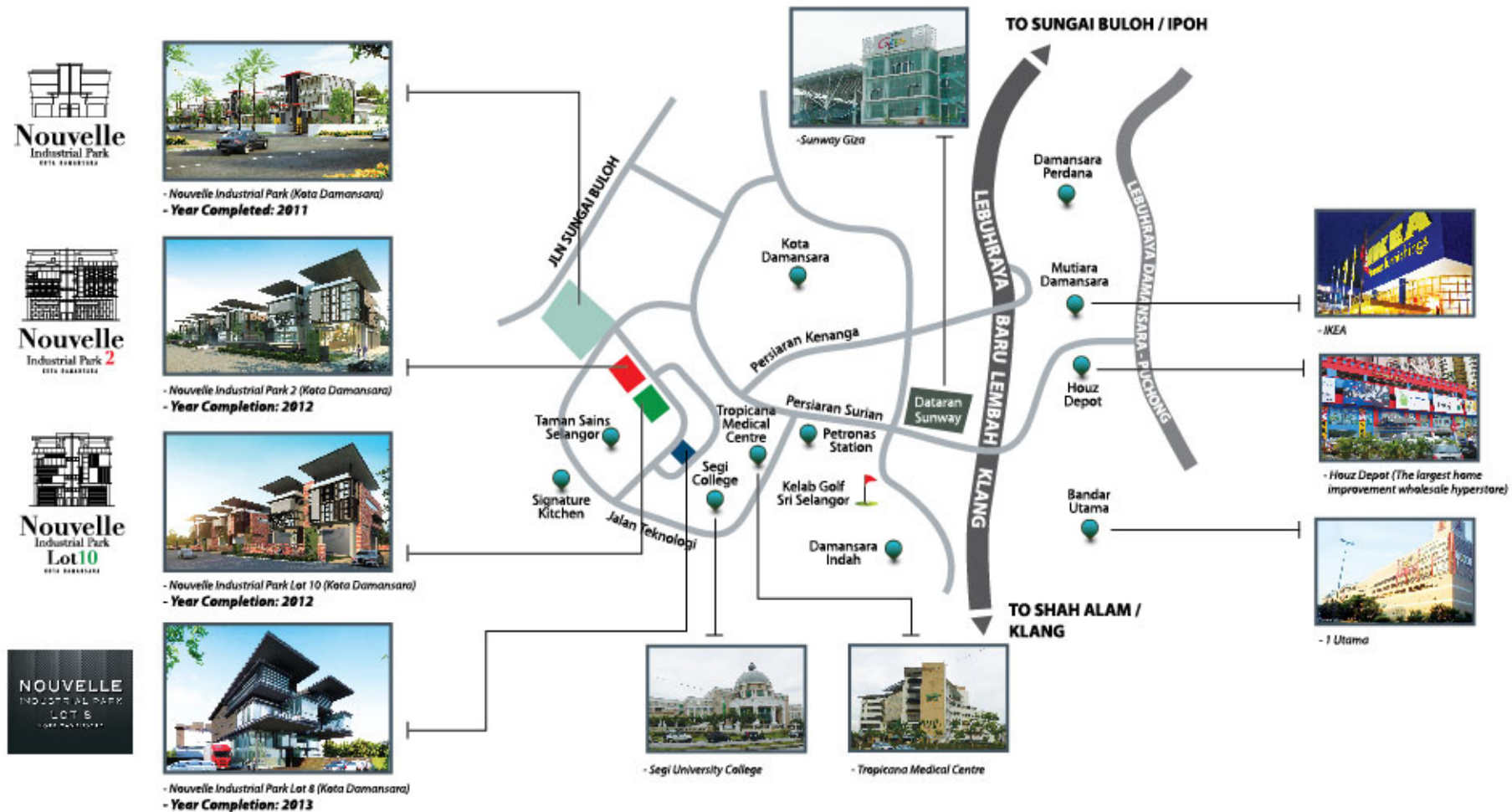
LOT NO.	TYPE	LAND SIZE (sq.ft)	BUILT-UP (sq.ft)
01	A	12,170	10,390
02	B	12,299	10,390
03	A1	12,879	12,255
04	B1	10,652	10,390
05	C	13,816	13,320
06	D	11,610	11,940
07	E	16,312	10,792



# LOCATION MAP

## ONE OF THE BEST BUSINESS ADDRESSES IN KLANG VALLEY

Kota Damansara offers comprehensive amenities and a complete transportation system as well as a pool of well-educated and well-trained human resources which are essential to your business operation. If you have been waiting for an ideal location, the wait is over. This is an opportunity you cannot afford to miss.



Another Contemporary Boutique Development By:



Developer:

**Nouvelle Lot 8 Sdn. Bhd.** (875164-W)

No.18 & 18-1, Block 2, Jalil Link, Jalan Jalil Jaya 2, Bukit Jalil, 57100 Kuala Lumpur

tel: 03-8993 9911 fax: 03-8993 9922

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