

Another Prestigious
Development Project by:

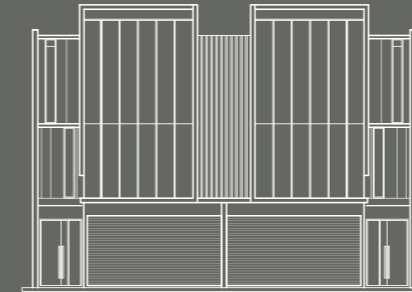


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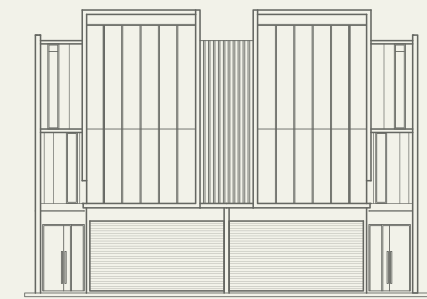
Nouvelle

Industrial Park

M E R U

A VIBRANT INDUSTRIAL PARK OF INFINITE POSSIBILITIES

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Nouvelle

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M E R U



Artist Impressions



Artist Impressions



At Exsim Development, every venture we undertake utilises technology in an intelligent and organic manner for the advancement of mankind.

Being born in the age of technology is definitely a marvellous blessing. Today, technology is already a vital component in many aspects of our lives. It has made a prominent entrance into our lives and has undoubtedly proven its existence to loom and boom for consistent advancement.

We delve through the depth of mankind's accumulated brilliance and ingenuity to address the issues that buildings have to contend with, while carefully preserving a precious gift which no amount of technology can supersede— Mother Nature's masterpiece.

We initiated our portfolio in property development with commercial and industrial projects in Kota Damansara.

The overwhelming response from buyers is a testament to how we are revolutionising the property industry landscape. By constantly raising our ingenuity, we certainly believe that our well-thought-of projects can and will be of the new age excellence while sustaining our environment at the same time.

So come with us and take one step into the future and at the same time, a step back to nature.



Nouvelle Industrial Park @ MERU

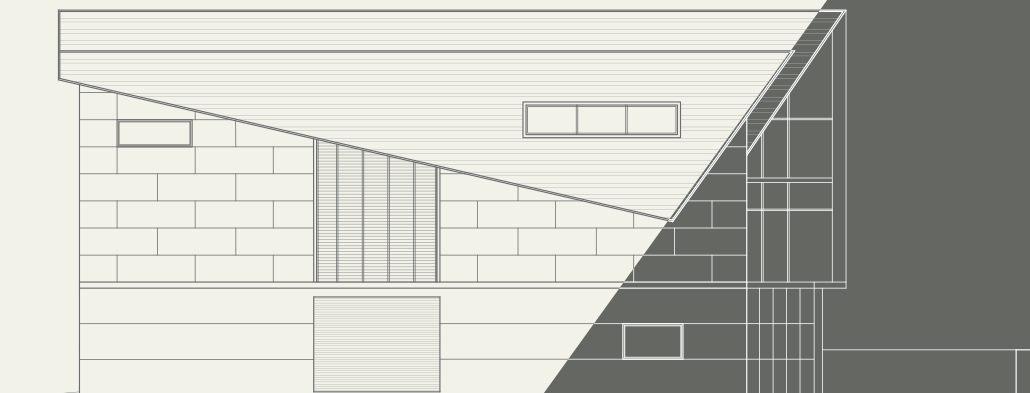
The Corporate Address That Redefines You

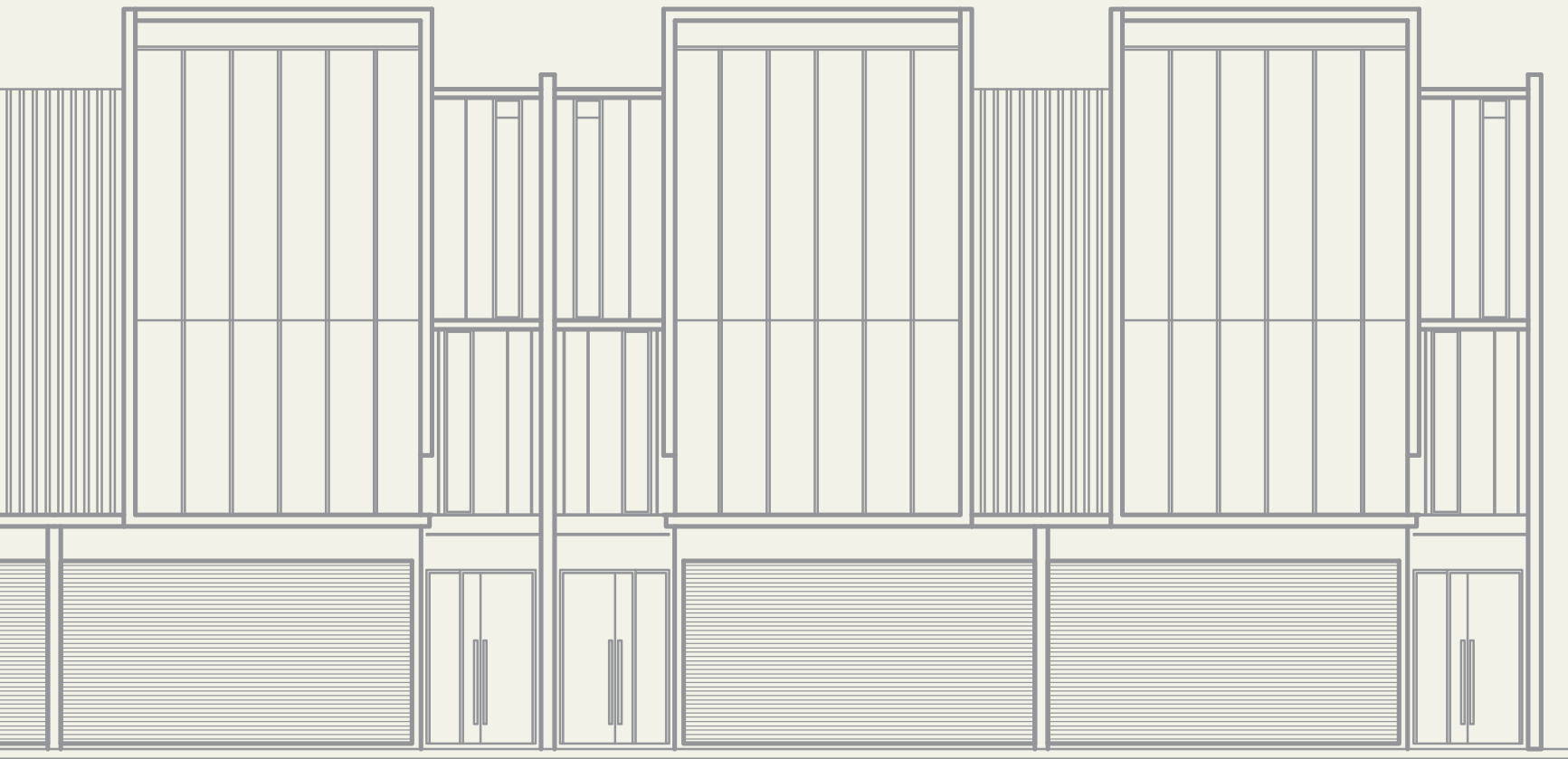
Nouvelle Industrial Park @ Meru is set to become a prime and strategic industrial development within Klang District.

Offering innovative and modern designs, Nouvelle Industrial Park Meru sets itself apart from the other traditional industrial estate near its surroundings.

Incorporating practicality and versatility with a bold modern facade, each unit is a masterpiece in its own right.

With design practicality and great accessibility, you will be able to immerse a variety of businesses and industrial processes into each premise. The layouts and designs are tailored for entrepreneurs and industrialists, taking into account everyday businesses requirements from accessibility and infrastructure to internal business demands like administration, production, manufacturing, distribution and logistics.



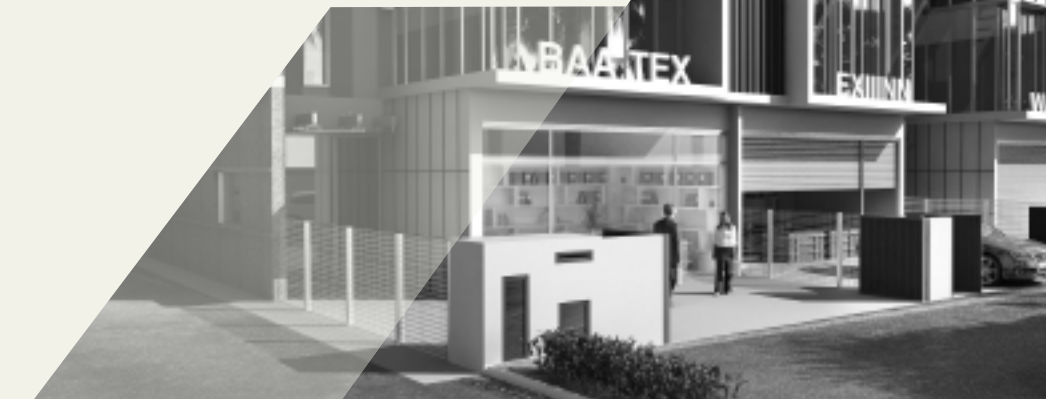


Contemporary is redefined at a new level

Nouvelle Industrial Park Meru is not just another industrial development. It is a well and meticulously planned ultramodern industrial park which meets the highest industrial expectations. It incorporates the latest innovations into a sleek, efficient and distinct architectural package which will become the industry's benchmark and reference.

Every element is designed to meet the highest industrial expectation. The high ceiling provides advantages for the ground floor and warehouse area.

Similar luxury for the other floor creates a roomy feel of a corporate address. The optimum built-up increases its versatility whether for manufacturing, warehousing, showroom or corporate office. Materials selected for the construction are among the finest. Full length windows across the modern facade offer never ending natural lights. In short, each industrial unit is a masterpiece of innovation and perfection.



The Address with Unlimited Potential

Quality, modern and well-planned industrial and commercial properties are rare commodities. As greater Kuala Lumpur expands to the west, Meru will be the next Setia Alam / Shah Alam. Nouvelle Industrial Park @ Meru is the divine opportunity for multinationals, local manufacturers and investors.

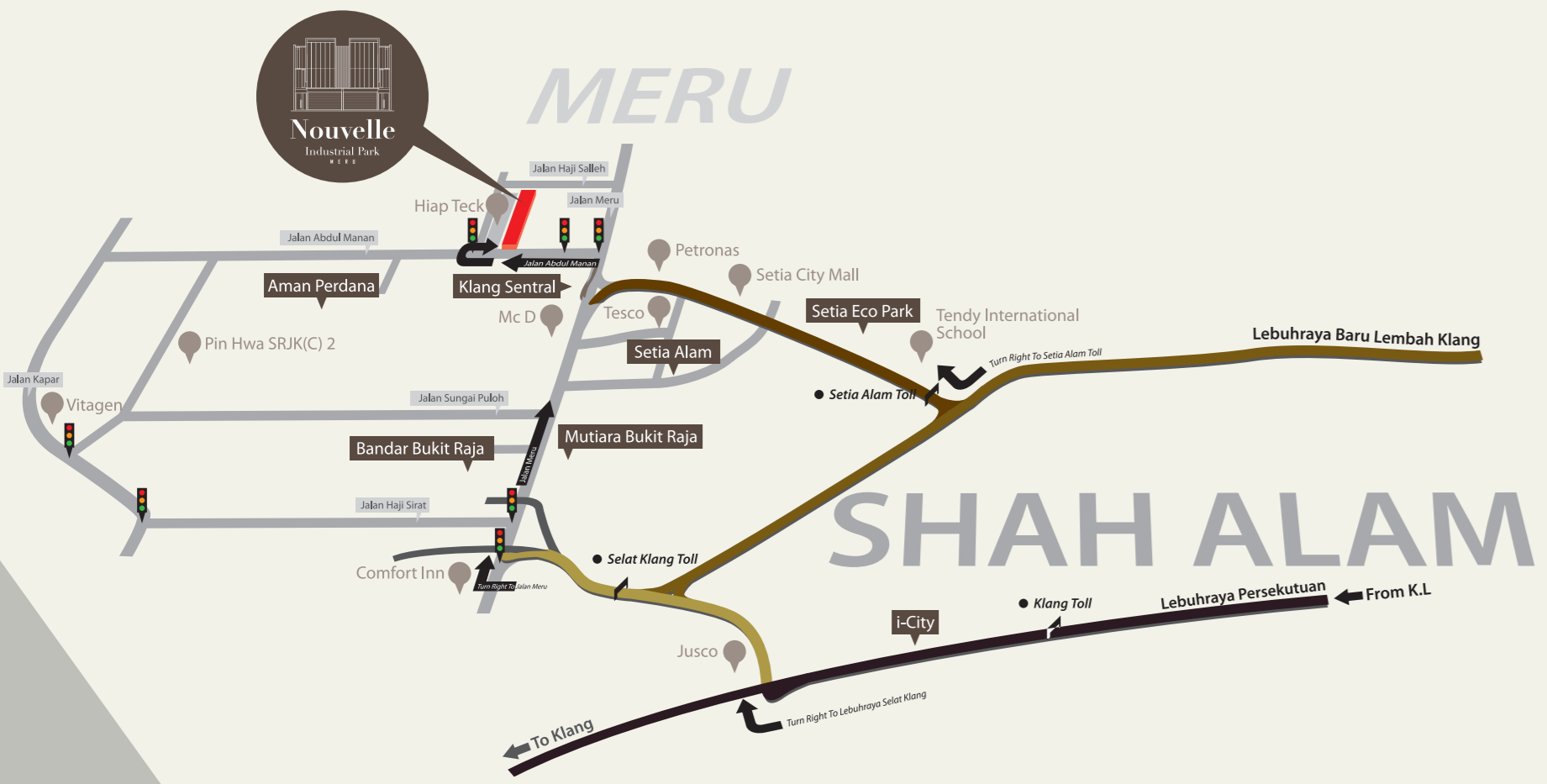
Located less than 8km from the heart of Klang town centre and enveloped by established townships, and commercial areas, Nouvelle Industrial Park @ Meru is a jewel with a huge potential for property appreciation. Surrounded with bustling and vibrant activities of many multinationals and local businesses, Nouvelle Industrial Park @ Meru is certainly an irresistible choice for the discerning few.

FREEHOLD



• FREEHOLD

- An established and vibrant industrial and manufacturing hub for locals and multinationals
- Excellent connectivity and accessibility to all major highways complete with public and commercial amenities
- Spacious industrial unit with modern facade with built-up area from 4,380 sqft
- High ceiling for optimal space (Ground floor 23ft, 1st floor 13ft)
- Wide frontage, compound and access roads
- Motorised roller shutters for the convenience of forklift access
- Guarded with 24 hour security guard services (Complimentary for 1 year)
- Limited 47 units
- Double loading bays including a private loading area for extra convenient
- Equipped with 1 tonne goods hoist
- Suitable for corporate office, showroom and warehouse



Accessibility and Convenience at your doorstep

Connectivity, logistics ease and conveniences are key considerations for any industrialists, big or small. Nouvelle Industrial Park Meru lies on the fringes of one of the most integrated road networks in the country. Built on a 10-acre site, Nouvelle Industrial Park @ Meru is accessible via the New Klang Valley Expressway (NKVE), Federal Highway Route 2, South Klang Valley Expressway, the New North Klang Straits Bypass, and KESAS Highway.

Port

Location	Distance	Time
1) North Port	19KM	20mins.
2) West Port	34KM	37mins.
3) KLIA	61KM	43mins.

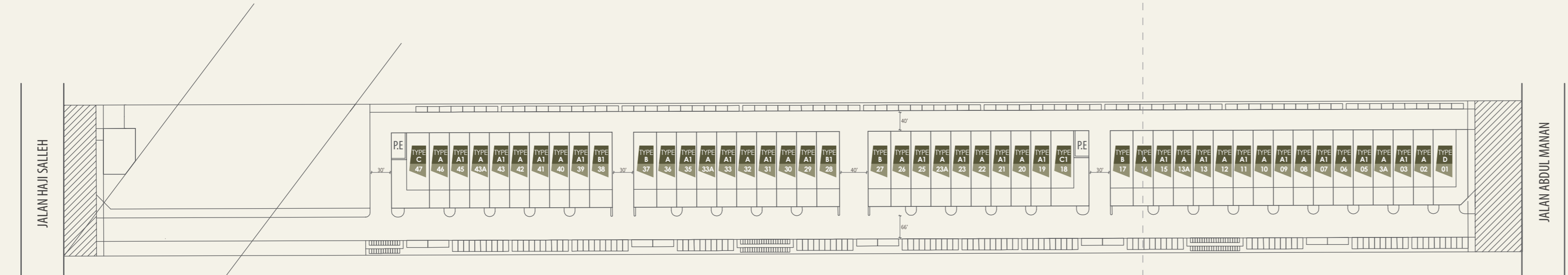
Amenities

Location	Distance	Time
1) Klang Sentral	2KM	5mins.
2) Giant Jalan Meru	2KM	5mins.
3) Setia City Mall	5KM	9mins.
4) Klang Parade, Meru	7KM	10mins.
5) Jusco Bukit Raja	9KM	16mins.
6) Sunway Pyramid	26KM	26mins.
7) One Utama Shopping Mall	29KM	25mins.
8) KLCC	41KM	41mins.

Highway

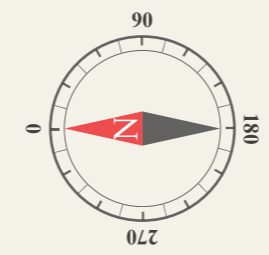
1. NKVE
2. Federal Highway
3. Selat Klang Highway
4. Guthrie Corridor Expressway





LOT NO.	TYPE	LAND SIZE	BUILT-UP (sqft)	PRIVATE LOADING AREA (sqft)	TOTAL (sqft)
01	D	48' x 105'	4,988	905	5,893
02	A	28' x 105'	4,380	780	5,160
03	A1	28' x 105'	4,380	780	5,160
3A	A	28' x 105'	4,380	780	5,160
05	A1	28' x 105'	4,380	780	5,160
06	A	28' x 105'	4,380	780	5,160
07	A1	28' x 105'	4,380	780	5,160
08	A	28' x 105'	4,380	780	5,160
09	A1	28' x 105'	4,380	780	5,160
10	A	28' x 105'	4,380	780	5,160
11	A1	28' x 105'	4,380	780	5,160
12	A	28' x 105'	4,380	780	5,160
13	A1	28' x 105'	4,380	780	5,160
13A	A	28' x 105'	4,380	780	5,160
15	A1	28' x 105'	4,380	780	5,160
16	A	28' x 105'	4,380	780	5,160
17	B	32' x 105'	4,988	905	5,893
18	C1	53' x 105'	4,988	905	5,893
19	A1	28' x 105'	4,380	780	5,160
20	A	28' x 105'	4,380	780	5,160
21	A1	28' x 105'	4,380	780	5,160
22	A	28' x 105'	4,380	780	5,160
23	A1	28' x 105'	4,380	780	5,160
23A	A	28' x 105'	4,380	780	5,160

LOT NO.	TYPE	LAND SIZE	BUILT-UP (sqft)	PRIVATE LOADING AREA (sqft)	TOTAL (sqft)
25	A1	28' x 105'	4,380	780	5,160
26	A	28' x 105'	4,380	780	5,160
27	B	32' x 105'	4,988	905	5,893
28	B1	32' x 105'	4,988	905	5,893
29	A1	28' x 105'	4,380	780	5,160
30	A	28' x 105'	4,380	780	5,160
31	A1	28' x 105'	4,380	780	5,160
32	A	28' x 105'	4,380	780	5,160
33	A1	28' x 105'	4,380	780	5,160
33A	A	28' x 105'	4,380	780	5,160
35	A1	28' x 105'	4,380	780	5,160
36	A	28' x 105'	4,380	780	5,160
37	B	32' x 105'	4,988	905	5,893
38	B1	32' x 105'	4,988	905	5,893
39	A1	28' x 105'	4,380	780	5,160
40	A	28' x 105'	4,380	780	5,160
41	A1	28' x 105'	4,380	780	5,160
42	A	28' x 105'	4,380	780	5,160
43	A1	28' x 105'	4,380	780	5,160
43A	A	28' x 105'	4,380	780	5,160
45	A1	28' x 105'	4,380	780	5,160
46	A	28' x 105'	4,380	780	5,160
47	C	53' x 105'	4,988	905	5,893

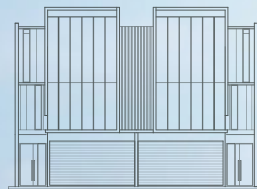


Master SITE PLAN

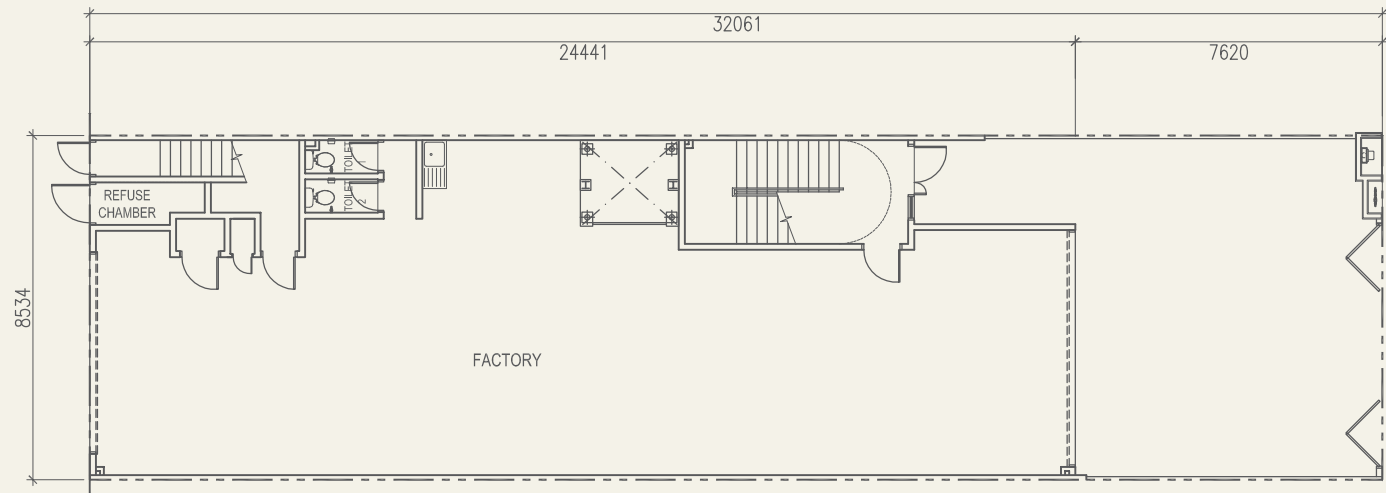
Lot CHART



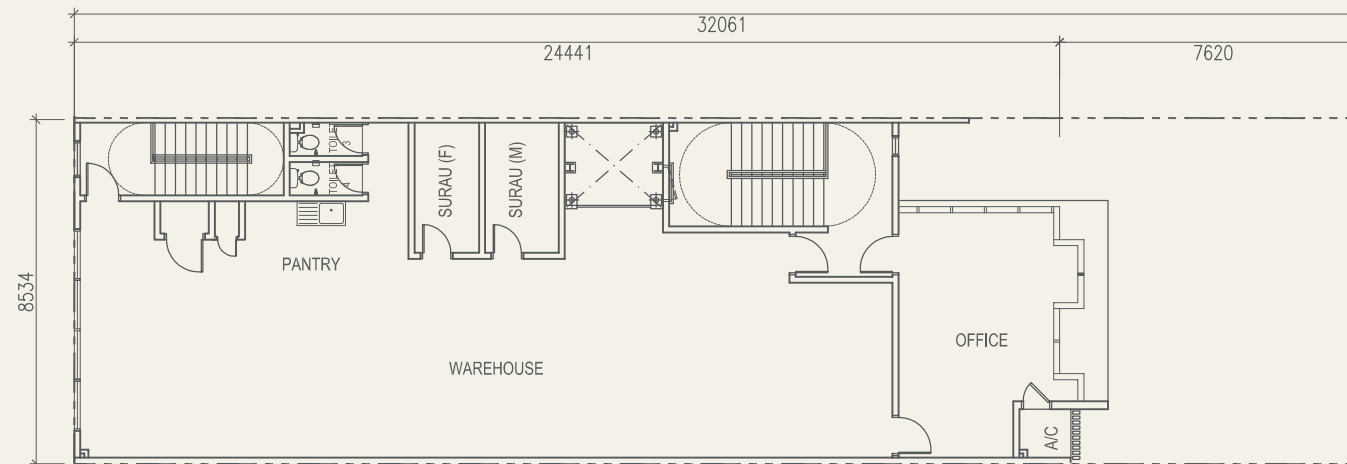
2-STOREY CORPORATE LINK FACTORY
A TRUE ARCHITECTURE EXCELLENCE



Nouvelle
Industrial Park
MERU



Ground Floor

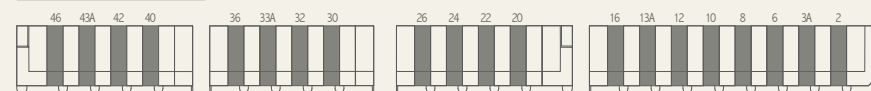


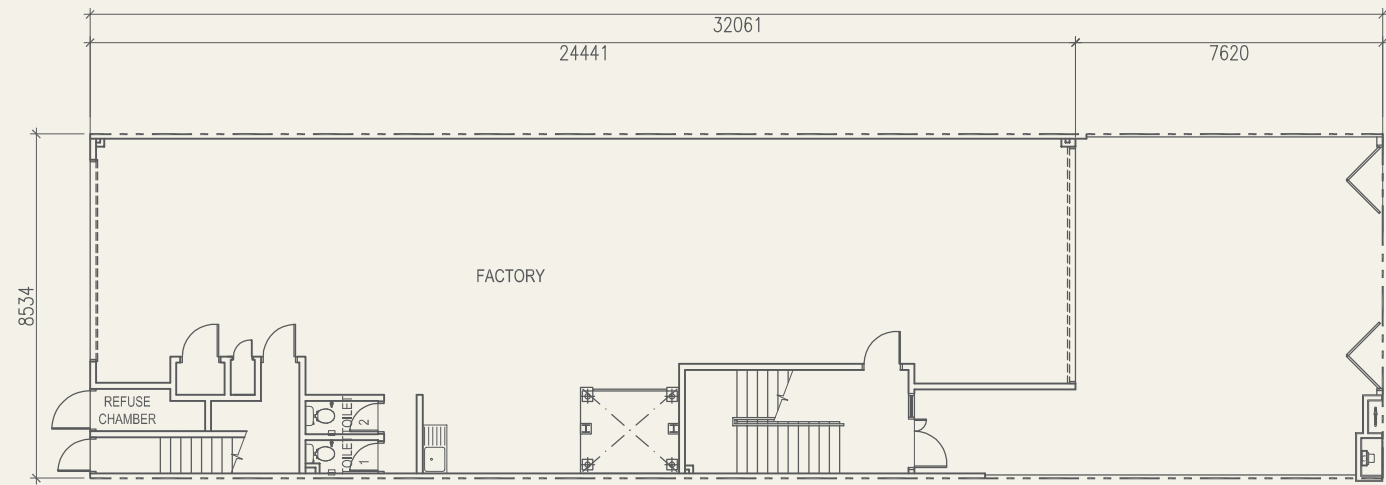
First Floor

Type A

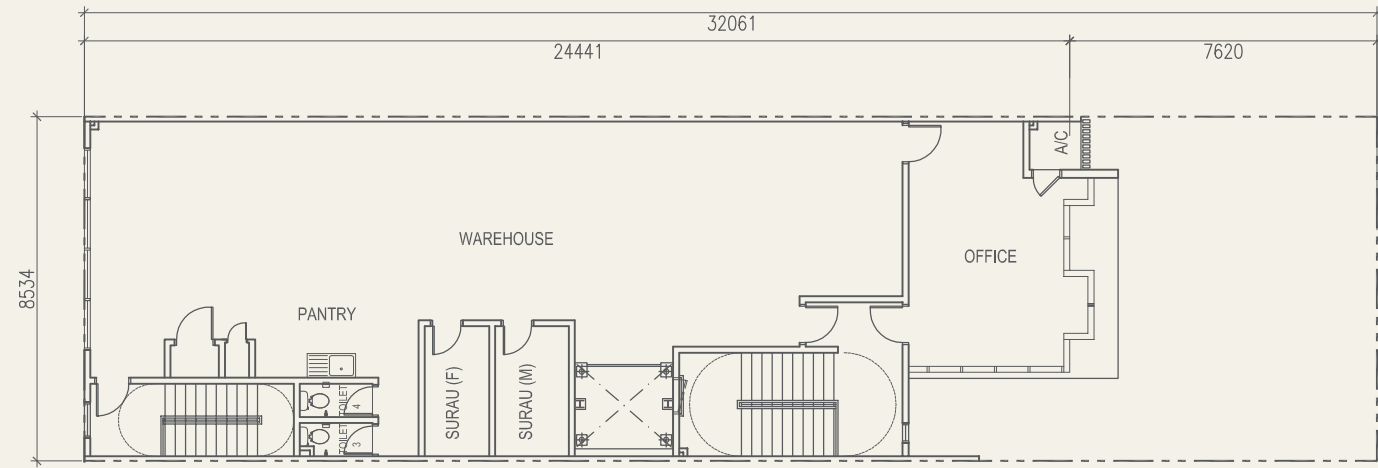
Land Size 28' x 105'
Built-up 4,380 sqft
Private Loading Area 780 sqft

TYPE A location





Ground Floor

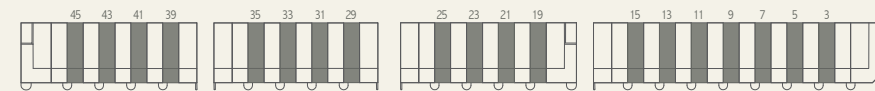


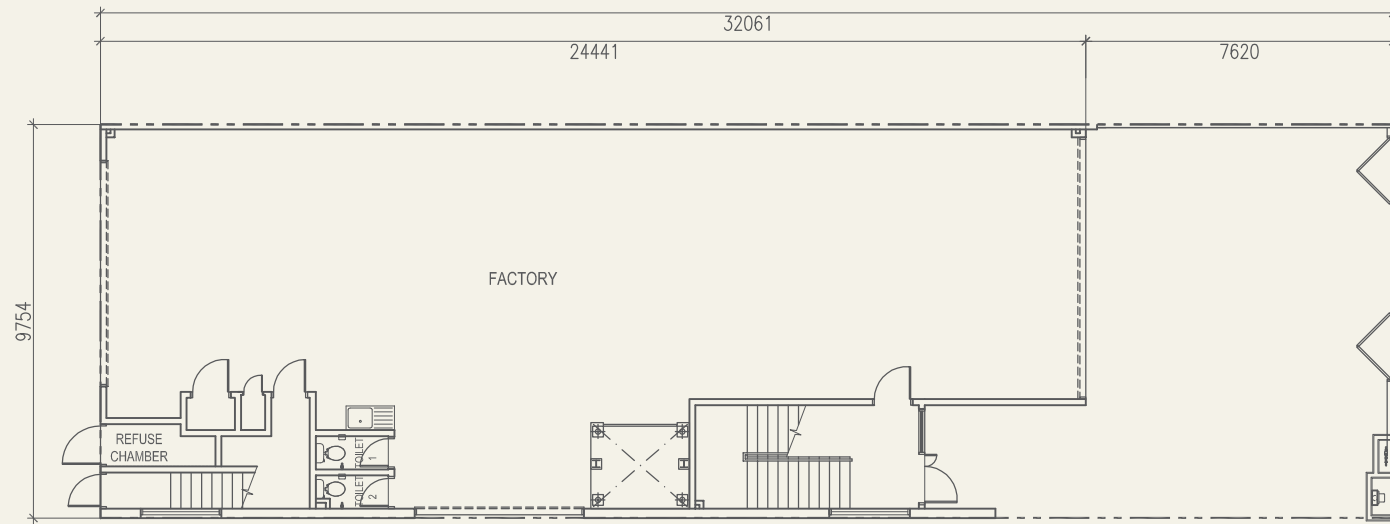
First Floor

Type A1

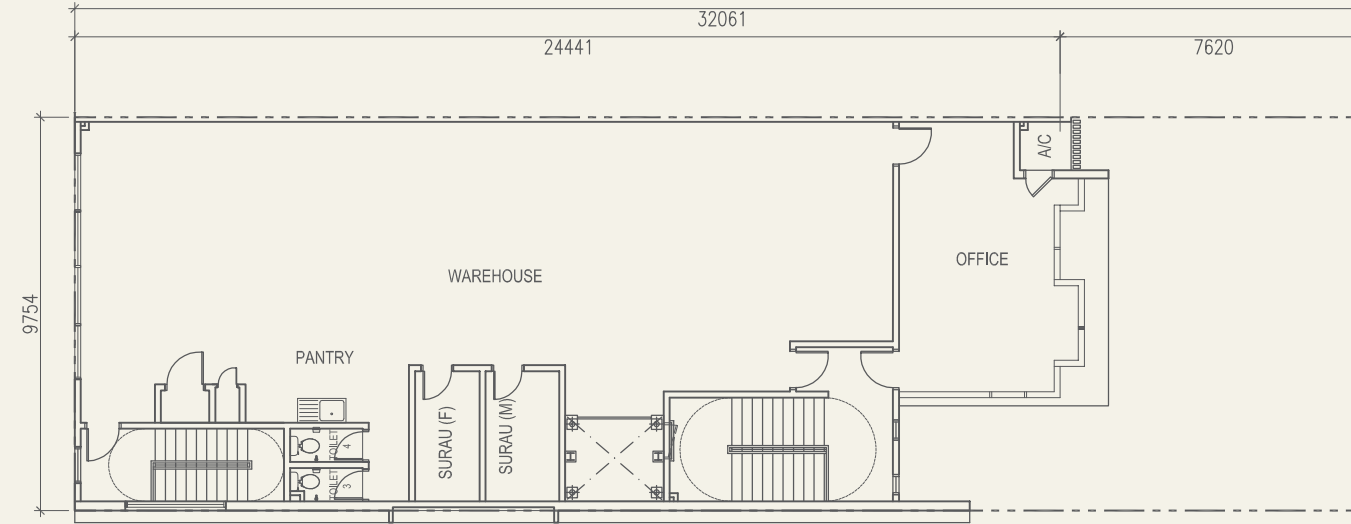
Land Size 28' x 105'
Built-up 4,380 sqft
Private Loading Area 780 sqft

TYPE A1 location





Ground Floor

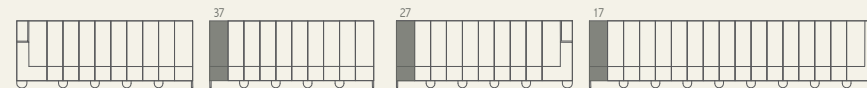


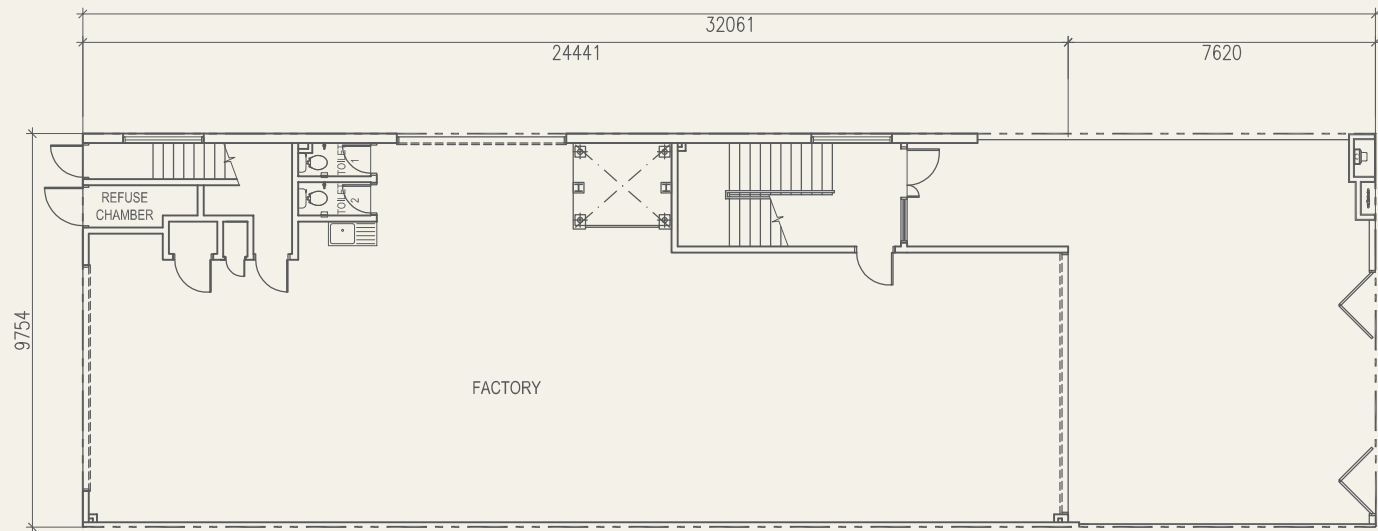
First Floor

Type B

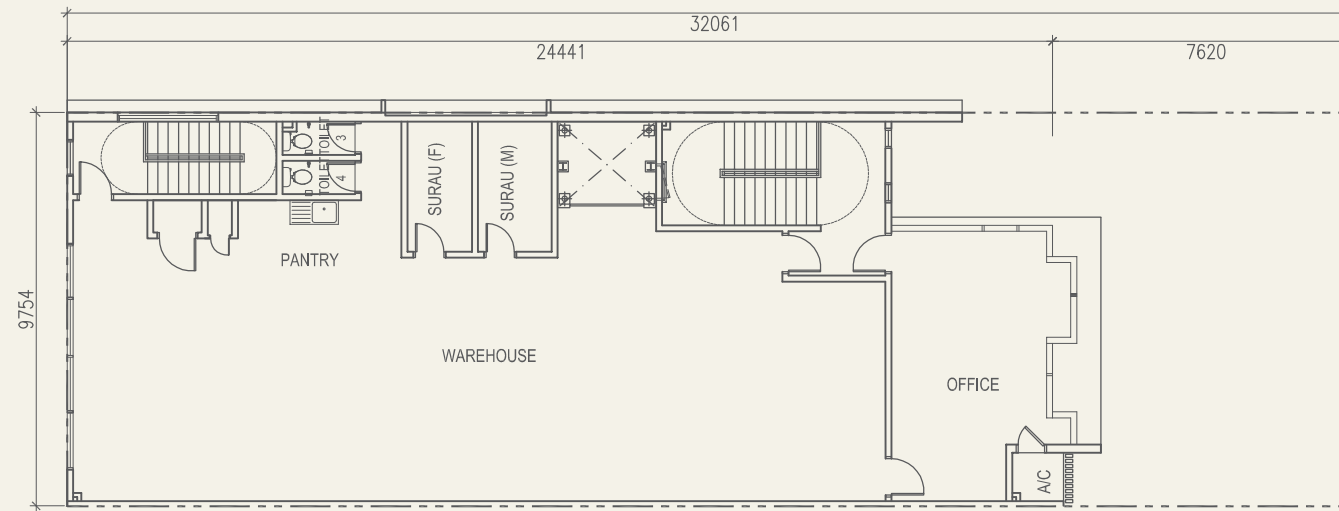
Land Size 32' x 105'
Built-up Area 4,988 sqft
Private Loading Area 905 sqft

TYPE B location





Ground Floor

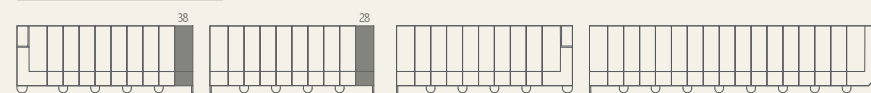


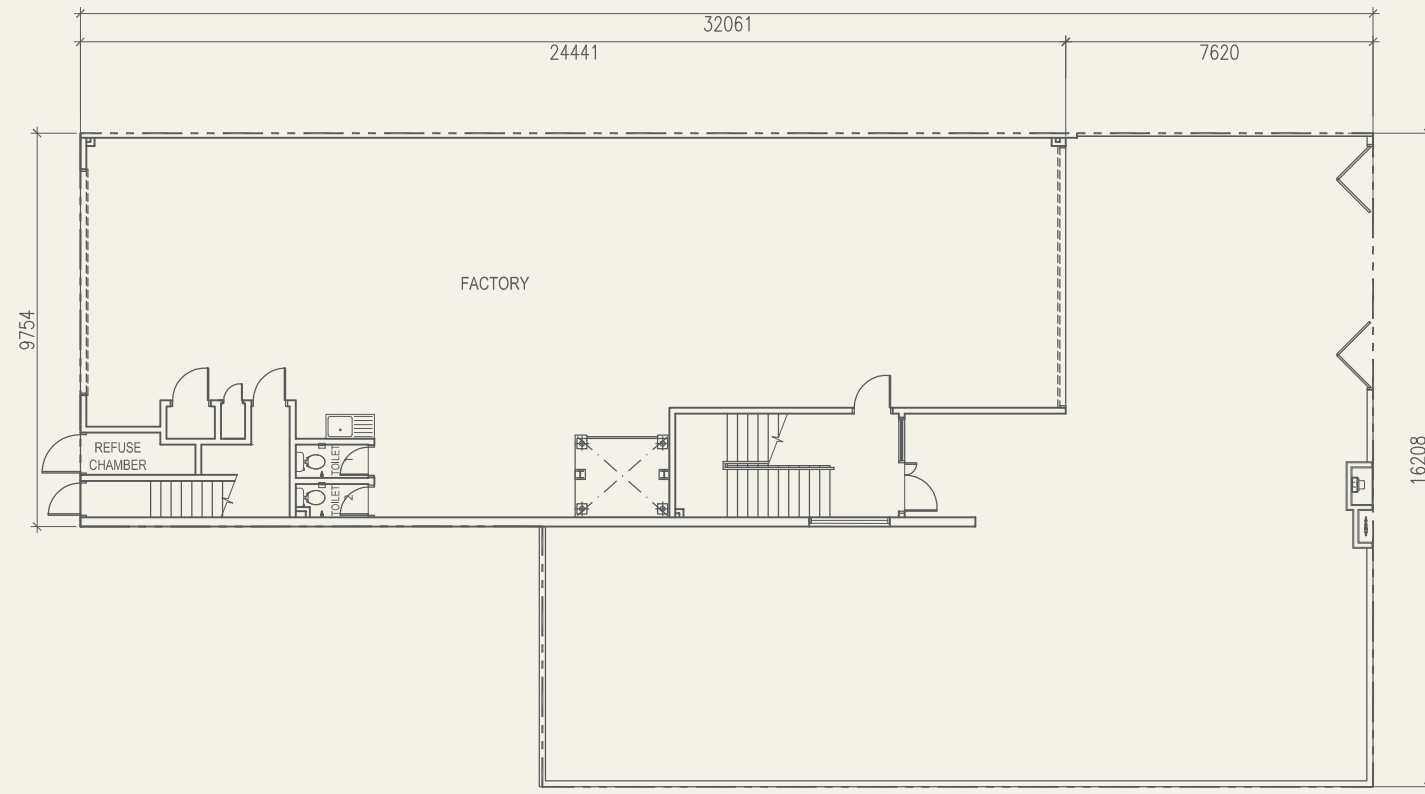
First Floor

Type B1

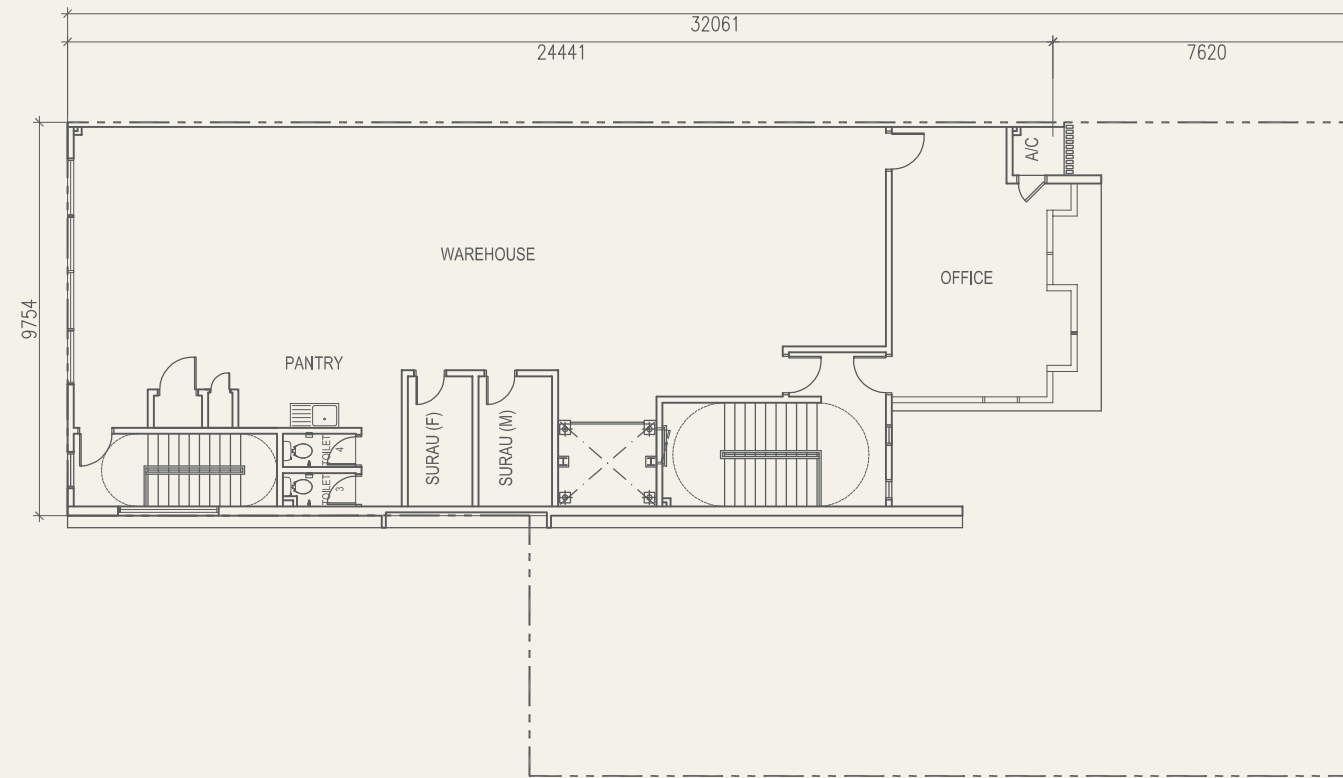
Land Size 32' x 105'
Built-up Area 4,988 sqft
Private Loading Area 905 sqft

TYPE B1 location





Ground Floor

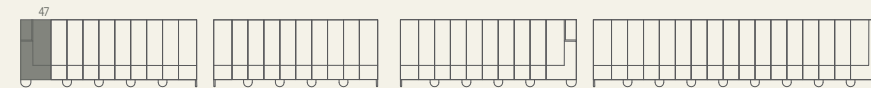


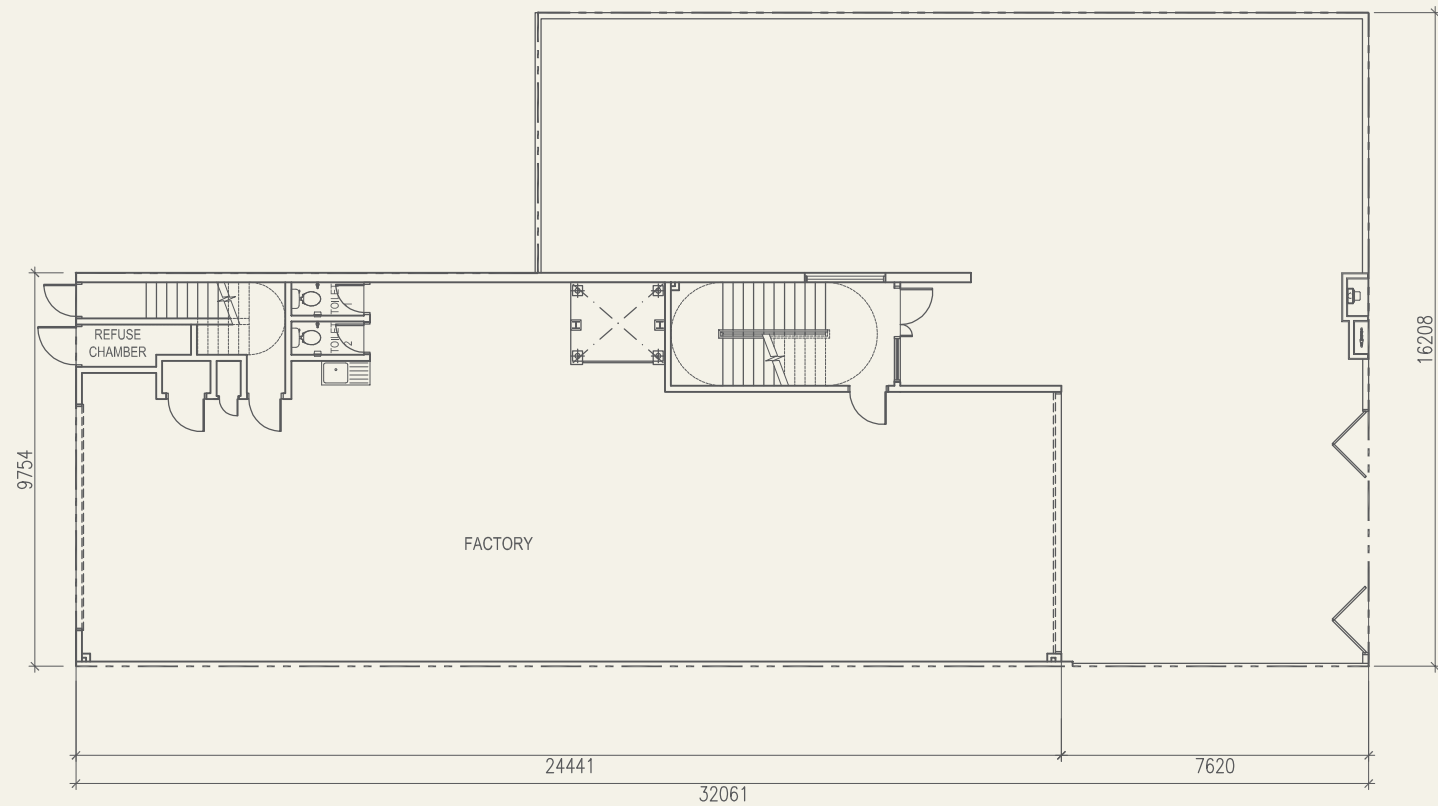
First Floor

Type C

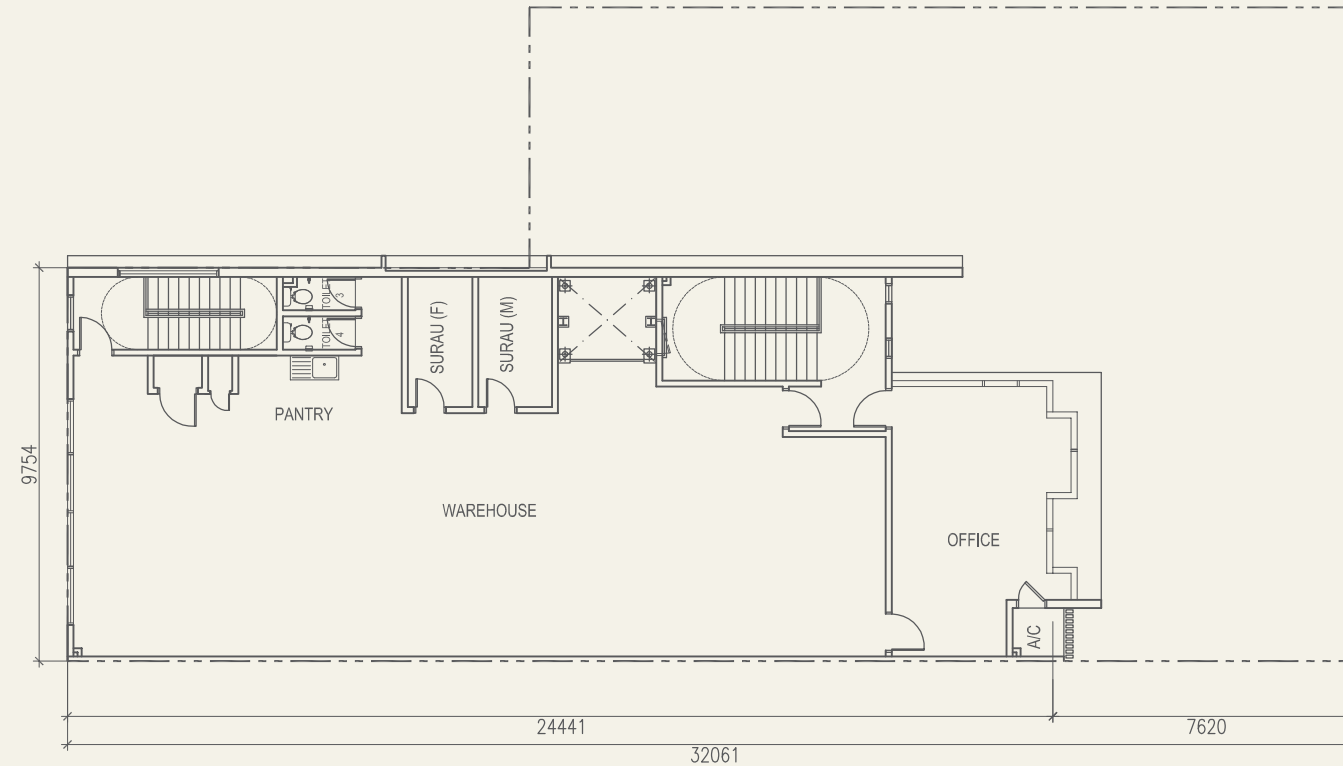
Land Size 53' x 105'
Built-up Area 4,988 sqft
Private Loading Area 905 sqft

TYPE C location





Ground Floor

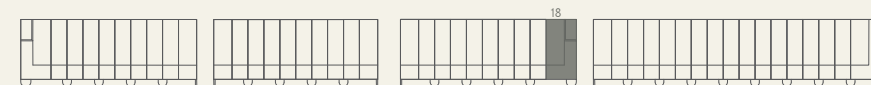


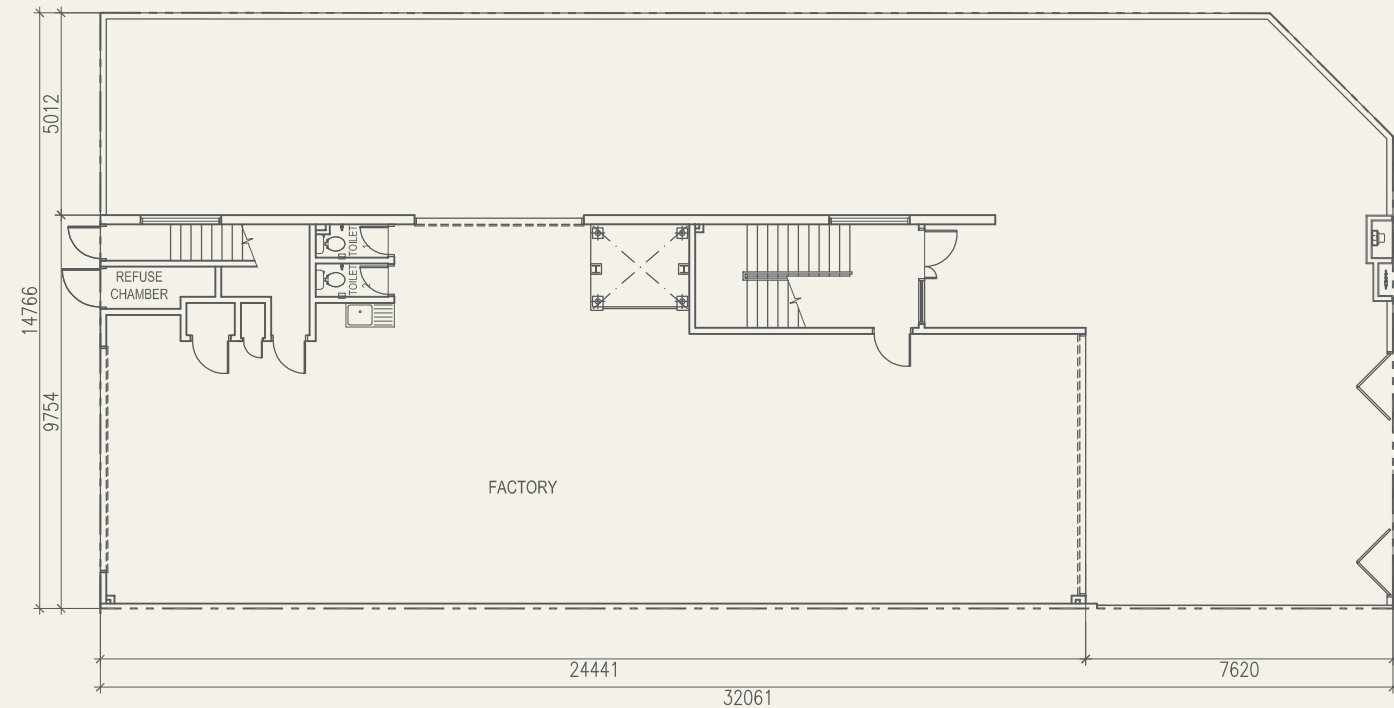
First Floor

Type C1

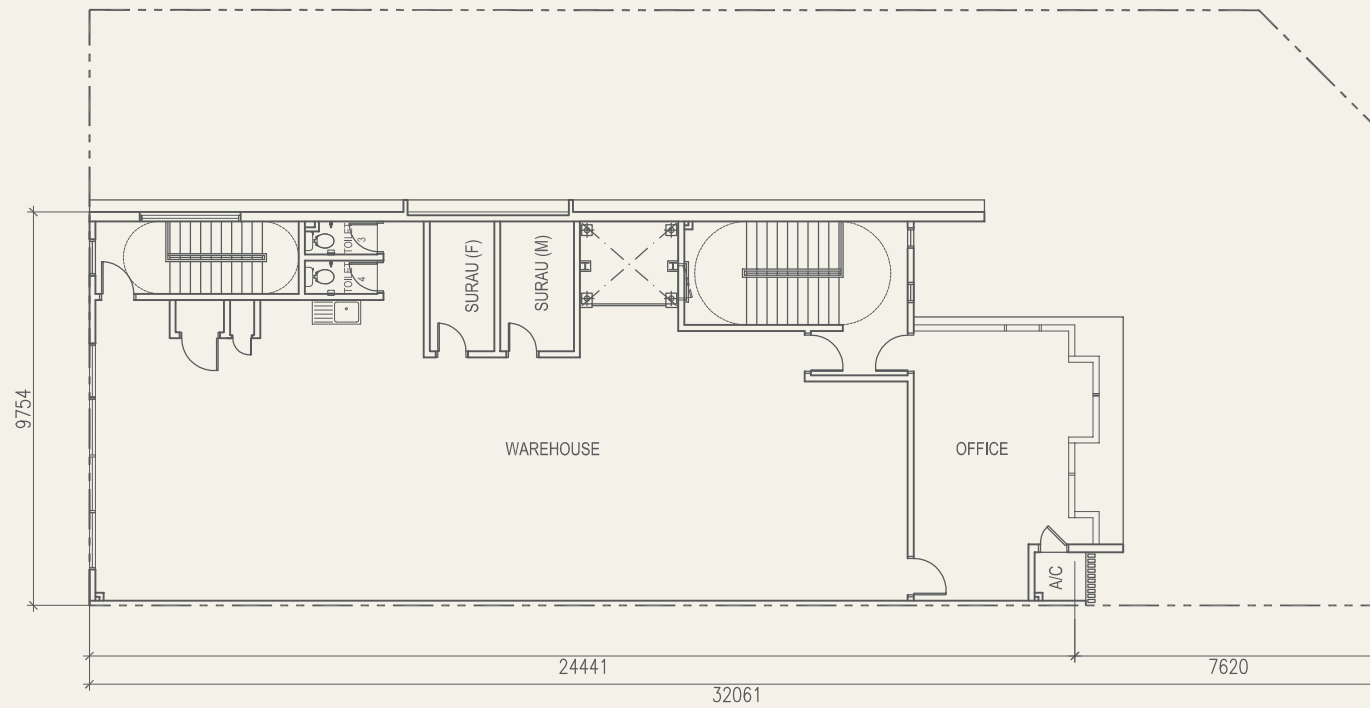
Land Size 53' x 105'
Built-up 4,988 sqft
Private Loading Area 905 sqft

TYPE C1 location





Ground Floor

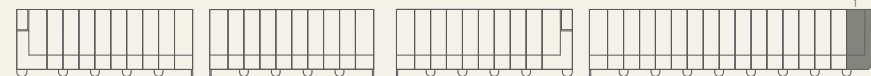


First Floor

Type D

Land Size 48' x 105'
Built-up Area 4,988 sqft
Private Loading Area 905 sqft

TYPE D location





Artist Impressions

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We aspire to be one of the reputable developers in the property market that deliver superior quality products to our customers to generate value appreciation for their investment

We strive for cost efficiency while maintaining high productivity to ensure optimum return of investment for our customers and investors

We strive to achieve quality standard in our development with stringent and quality certification by recognized assessment body

We are committed to continuously carry out Research & Development studies for inspiring and latest innovative concept, ideas and design and implements the best into our development



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SPECIFICATION

Structure

Reinforced concrete columns and beams structure

Wall

Brick wall with cement plastering

Roof

Metal deck roof with insulation and reinforced concrete slab

Ceiling

Skim coat finish and asbestos – free flat board

Windows

Aluminium framed

Doors

Metal framed plywood flush door

Metal framed fire rated door

Frameless glass door

Motorised roller shutter

Wall Finishes

Toilet - Ceramic tiles

Others - Plaster & paint

Painting

Exterior Walls - Weather resistant paint

Interior Walls - Emulsion paint

Floor Finishes

Toilet - Ceramic tiles

Others - Cement render

Warehouse (Ground floor) - Floor hardener with powerfloat

Warehouse (First floor) - Cement render

Staircase 1 - Ceramic tiles with nosing tiles

Staircase 2 - Ceramic tiles with nosing tiles

Sanitary and Plumbing Fitting

Ground Floor

Sink 1 No.

Water closet 2 Nos.

First Floor

Sink 1 No.

Water closet 2 Nos.





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