

1-Storey Commercial Shops

Seize This Rare Opportunity
for Your Next Business Venture!



Banyan
Avenue
1-STOREY SHOP OFFICE

Not too big. Not too small.
Just the right size for your business!

Featuring only 55 units, Banyan Avenue is designed to offer entrepreneurs the opportunity to realise their business dreams with a lower entry cost compared to a double-storey commercial unit. Strategically located within the established neighbourhood of Bukit Banyan, your business will benefit from the ready captive market here.



Dual frontage commercial shops with roller shutters

Surrounded by **highly populated residences**

Extra high shop facade for prominent visibility

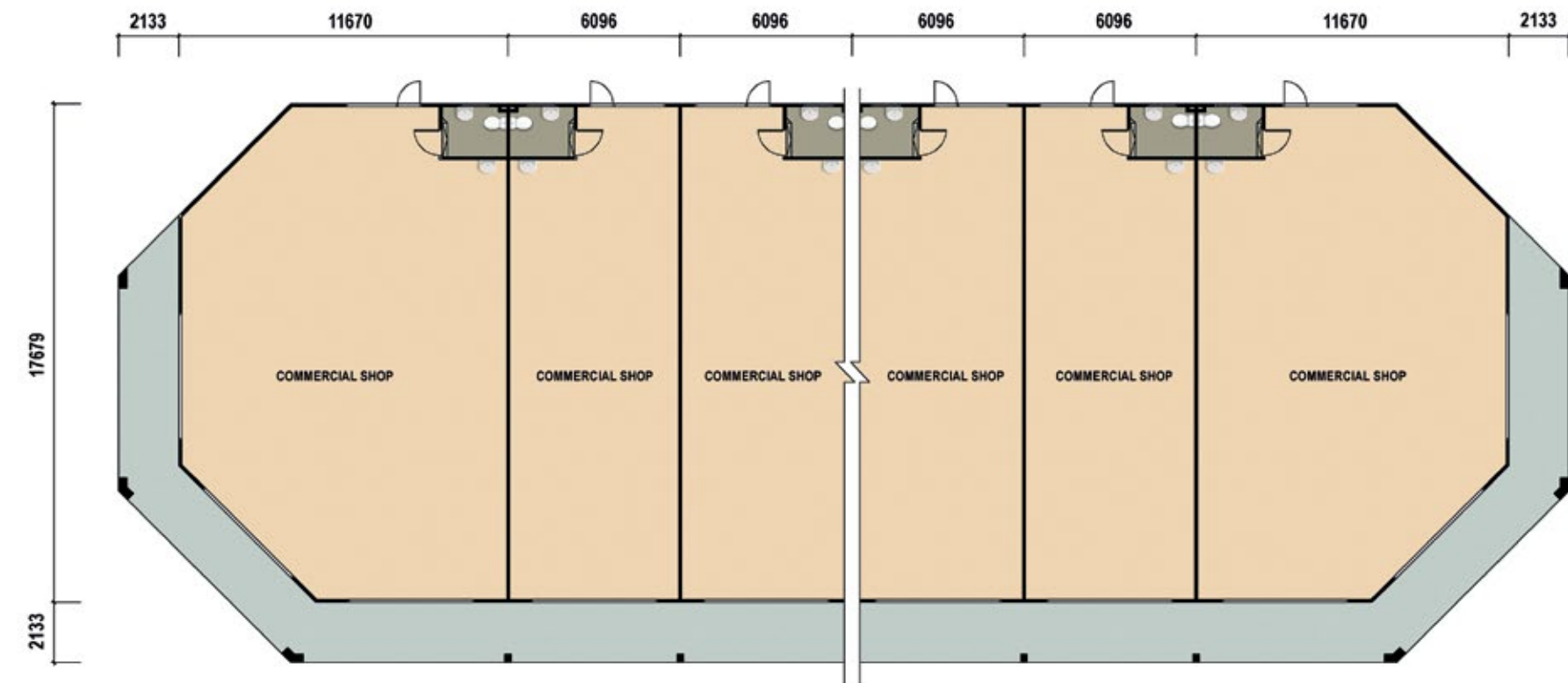
Ample parking bays right in front of the units

Well-planned traffic flow to all commercial shops



1-Storey Commercial Shops Lot Size: 20' x 65' Built-Up Area: 1,160 sq ft

Floor Plan



Specifications

| | |
|------------------|--|
| STRUCTURE | Reinforced concrete framework |
| WALL | Acotec panel / cement sand bricks |
| ROOFING | Metal roofing sheet |
| CEILING | Asbestos-free cement sheet ceiling / plaster ceiling |

FLOOR FINISHES

| | |
|----------|---------------|
| Shop | Cement render |
| Toilet | Ceramic tiles |
| Verandah | Ceramic tiles |

WALL FINISHES

| | |
|----------|-------------------|
| External | Weathercoat paint |
| Internal | Emulsion paint |
| Toilet | Full height tiles |

WINDOWS

Natural anodised aluminium frame glass panel windows

SANITARY INSTALLATION

| | |
|---------------------|--------|
| Water Closet | 1 No. |
| Wash Basin | 2 Nos. |
| Toilet Paper Holder | 1 No. |
| Toilet Tap Point | 1 No. |
| Kitchen Tap Point | 1 No. |

DOORS

Roller shutters for all entrances
Timber flush doors for toilets

LOCKS

Cylindrical push-button locks without keys for toilets

ELECTRICAL INSTALLATION

| | |
|--------------------------------------|---|
| Light Points | 18 Nos. (for corner units) 7 Nos. (for intermediate & end units) |
| 13 Amp Power Points | 8 Nos. |
| Ceiling Fan Points | 3 Nos. |
| Fibre Wall Socket (for UNIFI) | 1 No. |
| Single Phase Electricity | |

ADDITIONAL FEATURES

Anti-termite soil treatment

NOTE : All items mentioned above are subject to variations, modifications and substitutions as recommended by the Architect.

Master Plan

- Bungalows
- 2-Storey Semi-Detached Homes
- 2-Storey Terrace Homes
- Hill Park Condos
- Low Cost Apartments
- Low Medium Cost
- Medium Cost
- Commercial Shops



Location Map



Paramount Property Gallery @ Bukit Banyan
 Paramount Property (Utara) Sdn Bhd 197601001963 (27914-T)
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 08000 Sungai Petani, Kedah Darul Aman, Malaysia.

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