

S I N  R A N

A V E N U E

An Avenue To Infinite Possibilities

**PARAMOUNT
PROPERTY**

The People's Developer™

BE AHEAD OF THE CURVE

A new addition to the iconic Utropolis Batu Kawan masterplan, Sinaran is the third phase development occupying 7.1 acres of land, anchored by commercial development containing 16 units of 2-storey shop offices and 964 units of serviced apartments.

Sinaran like the name it appropriately suggests, uses a key design feature by playing with illumination and shadows - a design implicating modern minimalism at work.

HIGH POTENTIAL LOCATION

Connected to UOW Malaysia KDU and neighbouring residential blocks.

GROWING CAPTIVE MARKET

Near to Batu Kawan Industrial Park with over 100 factories within proximity.

LOGISTIC ADVANTAGE

Only 1km from the Second Penang Bridge and North-South Highway.



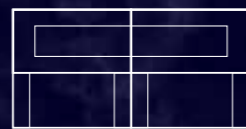
SINARAN AVENUE

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Artist's Impression Only

SINARAN AVENUE AT A GLANCE



16 Units of 2-storey shop offices



27 Feet wide width for grander frontage



15 Feet floor to floor height on ground floor



Designated place for gas tank/exhaust piping route



Corner Units have the flexibility to turn into drive-through/al-fresco dining space



Selected unit comes with balcony

AVENUE SITE PLAN

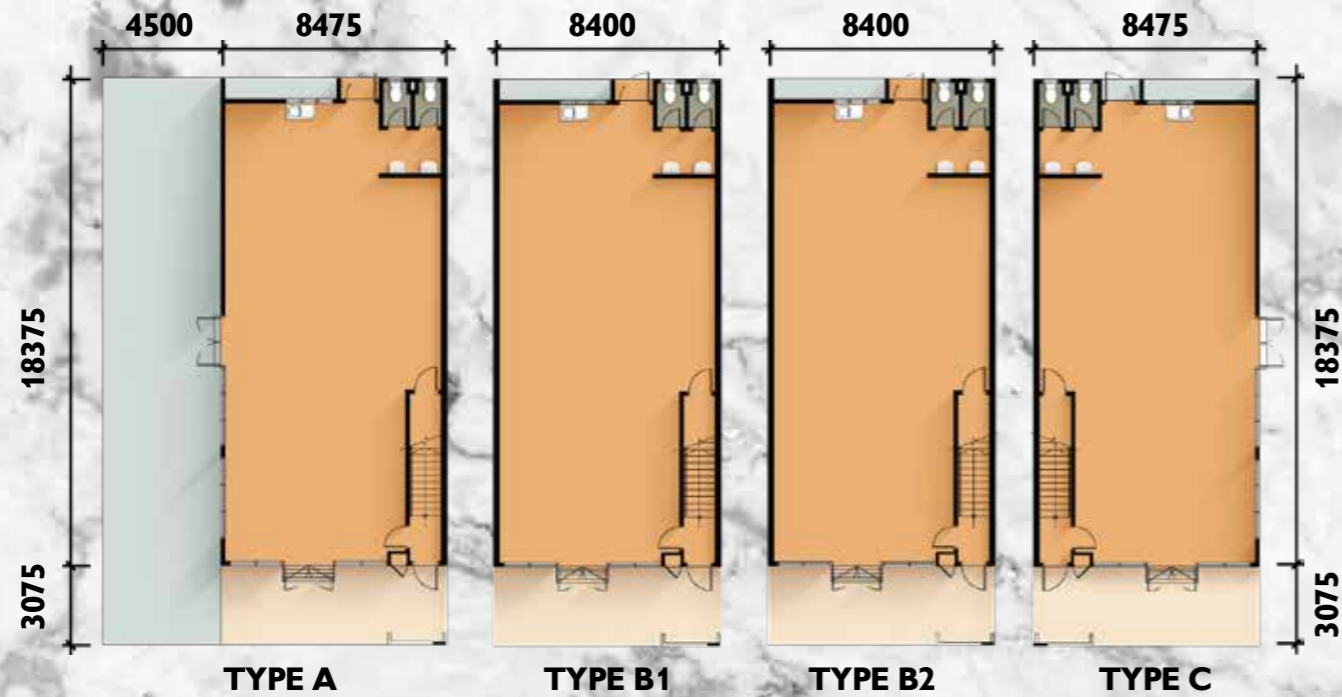


LEGEND:

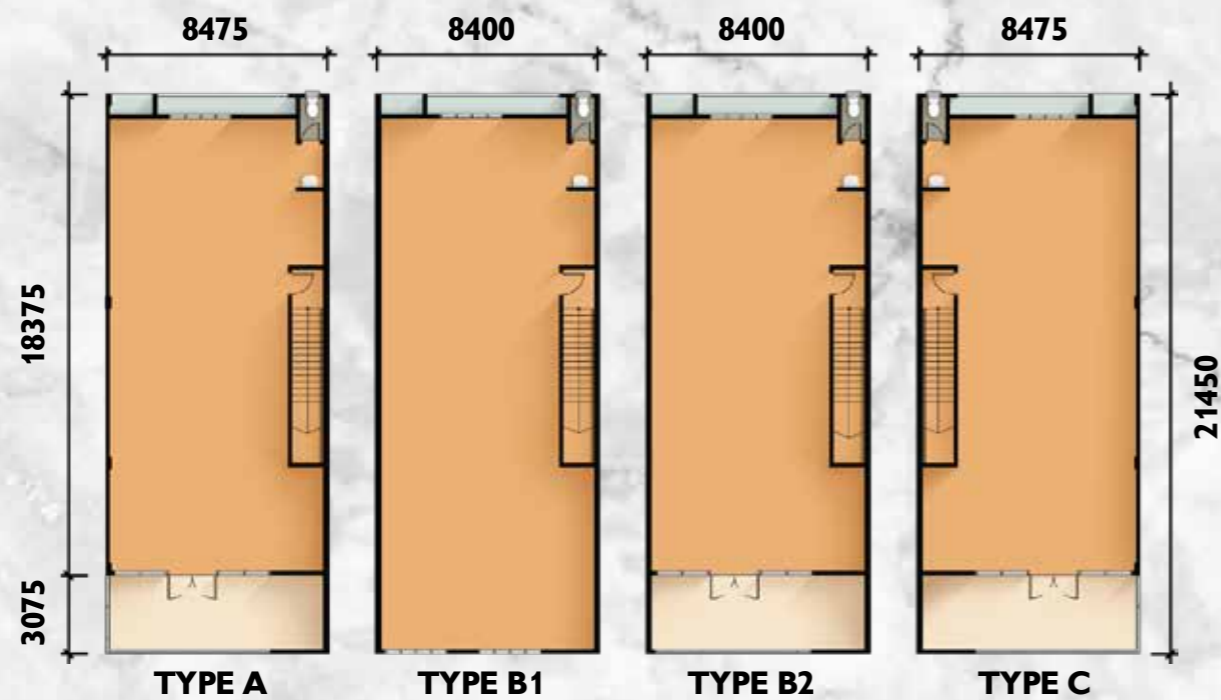
- A
- B1
- B2
- C

*Images are for illustration purposes only.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPE SIZE: **A - 3,918 SQFT** **B1 - 3,875 SQFT** **B2 - 3,875 SQFT** **C - 3,918 SQFT**

SPECIFICATIONS

- Structure : Reinforced Concrete Framework
- Wall : Masonry Wall / Drywall
- Roof Covering : Metal Deck Roof
- Ceiling : Plaster Ceiling / Skim Coat
- Windows : Aluminium Framed Glass Window
- Doors : Timber Flush Door / Fire Rated Door / Metal Door / Aluminium Framed Glass Door
- Ironmongery : Locksets and Accessories
- Wall Finishes : Rendercoat and Paint / Tiles / Skim Coat
- Floor Finishes : Tiles / Cement Rendered
- Sanitary Fitting :

| Description | Type A | Type B1 | Type B2 | Type C |
|-----------------------|--------|---------|---------|--------|
| Kitchen Sink with Tap | 1 | 1 | 1 | 1 |
| Water Closet | 3 | 3 | 3 | 3 |
| Basin with Tap | 3 | 3 | 3 | 3 |
| Hand Bidet with Tap | 3 | 3 | 3 | 3 |

Electrical Installation :

| Description | Type A | Type B1 | Type B2 | Type C |
|-------------------|--------|---------|---------|--------|
| Lighting Point | 27 | 25 | 26 | 27 |
| Ceiling Fan Point | 6 | 5 | 6 | 6 |
| 13A Power Point | 13 | 12 | 13 | 13 |
| Fiber Wall Socket | 1 | 1 | 1 | 1 |

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THE LOCATION

Batu Kawan is Penang's fastest growing Central Business District of the northern region, located at Seberang Perai Selatan, Pulau Pinang, at the east end of Jambatan Sultan Abdul Halim Mu'adzam Shah (Penang 2nd Bridge).

THE PROXIMITY





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