



banyan square

2-storey shop office

FREEHOLD



1st commercial precinct in a premier elevated township

Architected with a column-free facade and contemporary design, Banyan Square features urban 2-storey shop offices with impressive 22 ft extra wide frontage that enhances its visibility. Its strategic location within the existing population of Bukit Banyan accords your business with a ready and affluent market to tap into. Give your business the added advantage today. Invest in a strategic address and look forward to lucrative profits.

22ft extra wide frontage
enhances business visibility

Column-free facade
with contemporary design

Ready market catchment
from existing residents and
surrounding communities



Specifications

STRUCTURE

Reinforced concrete.

WALL

Clay bricks / cement sand bricks.

ROOFING

Metal roofing sheet.

CEILING

Asbestos-free cement sheet on first floor.
Plaster and paint on ground floor.

WINDOWS

Aluminium framed windows.

DOORS

Roller shutter door to front and metal door to rear.
Plywood flush door and fire rated door to others.

LOCKS

Quality locks.

FLOOR FINISHES

Shop : Cement render
Office : Cement render
Toilet : Ceramic tiles
Verandah : Ceramic tiles

WALL FINISHES

External : Weathercoat paint
Internal : Emulsion paint
Toilet : Full height wall tiles

PLUMBING & SANITARY FITTINGS

Ground Floor

Pedestal W.C. : 2 nos.
Wash basin : 2 nos.
Toilet roll holder : 2 nos.
Toilet tap point : 2 nos.
Kitchen sink : 1 no.
Kitchen tap point : 1 no.

First Floor

Pedestal W.C. : 2 nos.
Wash basin : 1 no.
Toilet roll holder : 2 nos.
Toilet tap point : 2 nos.
Kitchen sink : 1 no.
Kitchen tap point : 1 no.

ELECTRICAL INSTALLATION

3-Phase power supply

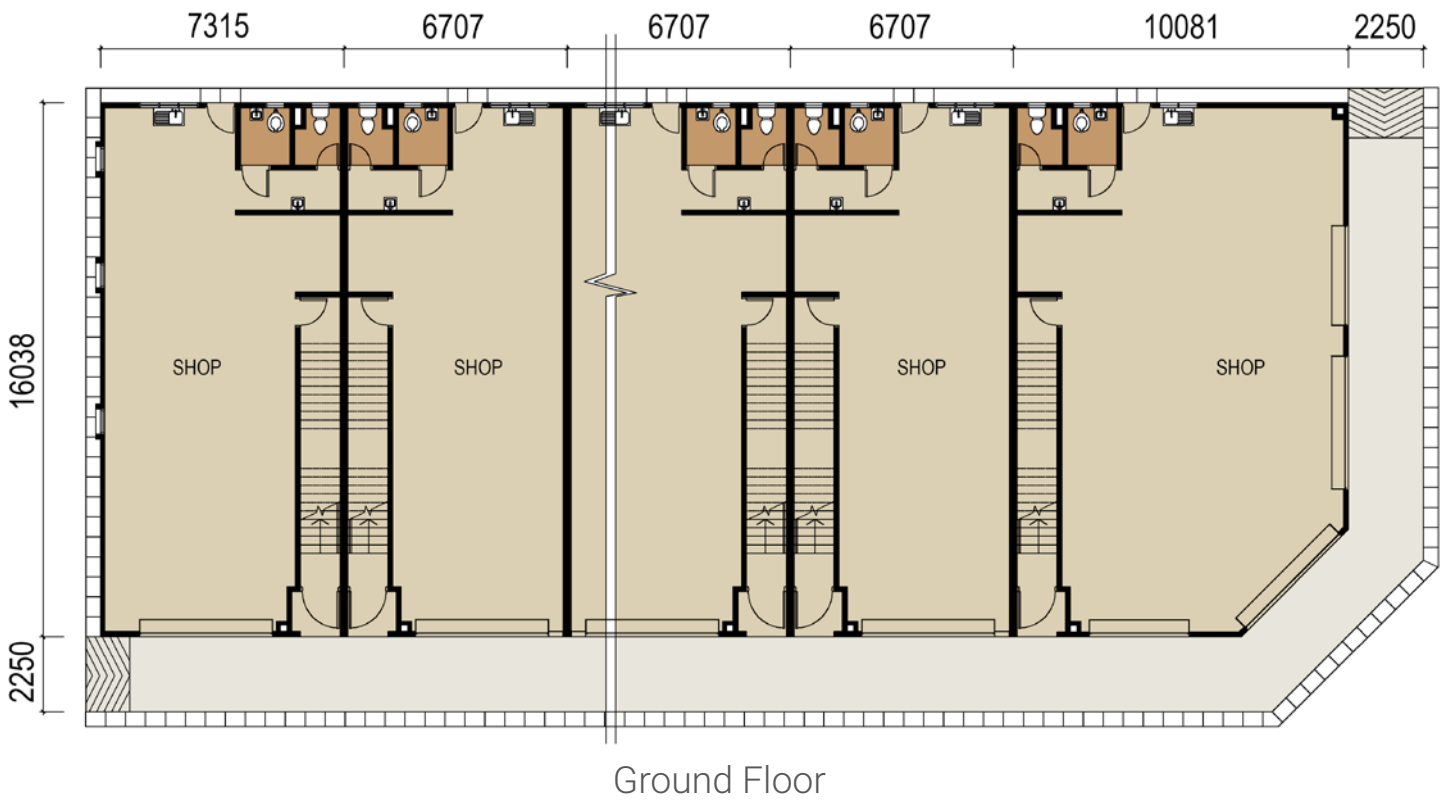
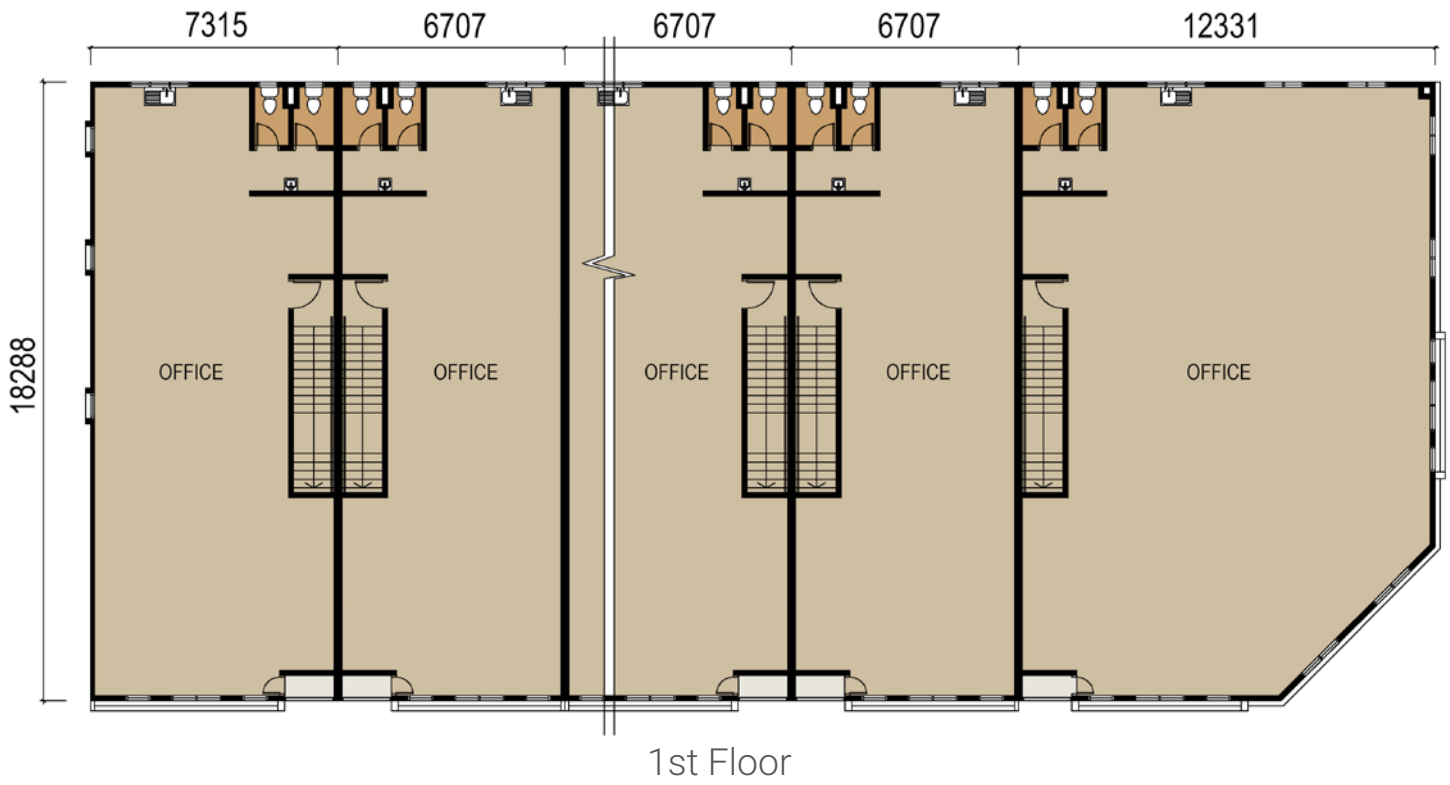
Ground Floor

Light point : 11 nos.
13 Amp power point : 6 nos.
Ceiling fan point : 3 nos.

First Floor

Light point : 8 nos.
13 Amp power point : 6 nos.
Ceiling fan point : 3 nos.





Lot Size: **22' x 60'**

Built-up Area: **2,560 sq.ft.**

Price: from **RM459,934**

5% discount for malay lots

Master Plan



- | | | | |
|--------------------|------------------------------|------------------------|------------------|
| BUNGALOWS | 2-STOREY SEMI-DETACHED HOMES | 2-STOREY TERRACE HOMES | HILL PARK CONDOS |
| LOW COST APARTMENT | LOW MEDIUM COST | MEDIUM COST | SHOP OFFICES |



- Education - SK Taman Ria (3.5km), SMK Taman Ria Jaya (2.5km), SK Tasek Apong (4.9km) & SMK Bandar Sungai Petani (4.9km)