



bbbc
BUKIT BANYAN
BUSINESS CENTRE

A Premium Address
Made for Business

PARAMOUNT
PROPERTY

The People's Developer™

Welcome new and lucrative opportunities in an award-winning township

Bukit Banyan Business Centre (BBBC) is strategically located along the prominent entrance into the well-established Bukit Banyan residential neighbourhood.

Featuring a modern design concept for business, BBBC distinguishes itself from all other commercial offerings in the area. It will soon be the stylish commercial hotspot in Sungai Petani, attracting the ready captive market from within Bukit Banyan and the entire surrounding population.



Eastern Bypass

Wisma Paramount

Bukit Banyan Hill Park



Artist's impression is for illustration purposes only and may subject to change.

Prime location with a ready captive market

Well-planned 520-acre green township

Providing your business with a ready catchment of over 4,000 homes.

The award-winning Bukit Banyan Hill Park





A public park and a recreational hotspot that attracts visitors from all around Sungai Petani.

Well-connected via the Eastern Bypass

The advantage of extending your business reach to all parts of Sungai Petani.



LEGEND 2-Storey Shop Offices

Type A	Type B
	
Lot Size 20' x 80'	Lot Size 20' x 70'
Built-up Area 2,758 sq ft	Built-up Area 2,428 sq ft
	
Malay Lots	Malay Lots



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Contemporary features
that empower your business



Modern façade & design concept

Design that appeals to current and next generation of consumers.



Dual frontage with full-height glass panels

Bright ambience for your business with prominent view from the outside.



Extra wide alfresco space with motorised shades

17 ft wide open plaza perfect for outdoor dining or to extend your business outside.



Versatile layout & built-up choices

Functional for a wide range of commercial, retail and office needs.

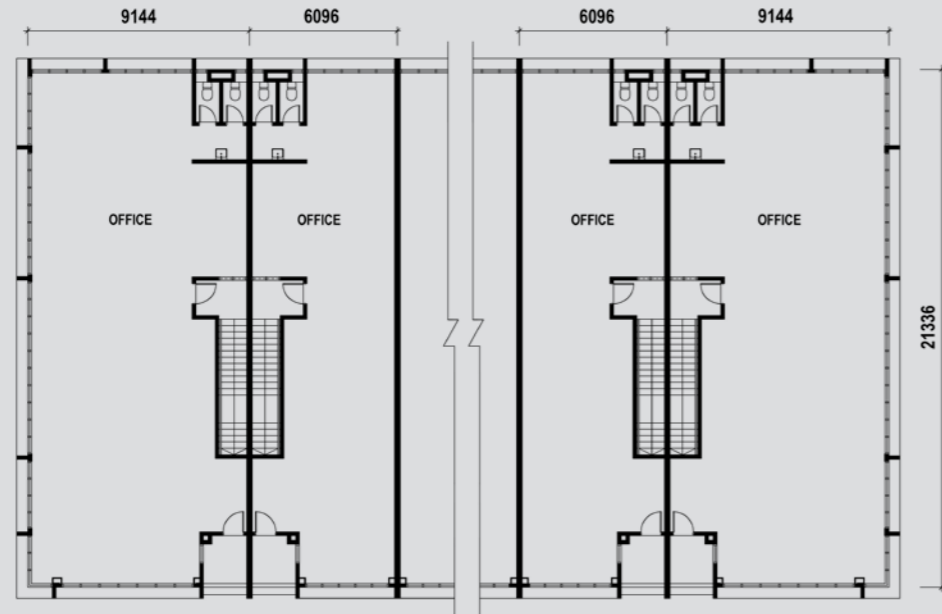


Convenient access & parking bays

Well-planned traffic flow to all units with extra wide road access.

2-Storey Shop Offices (Type A)

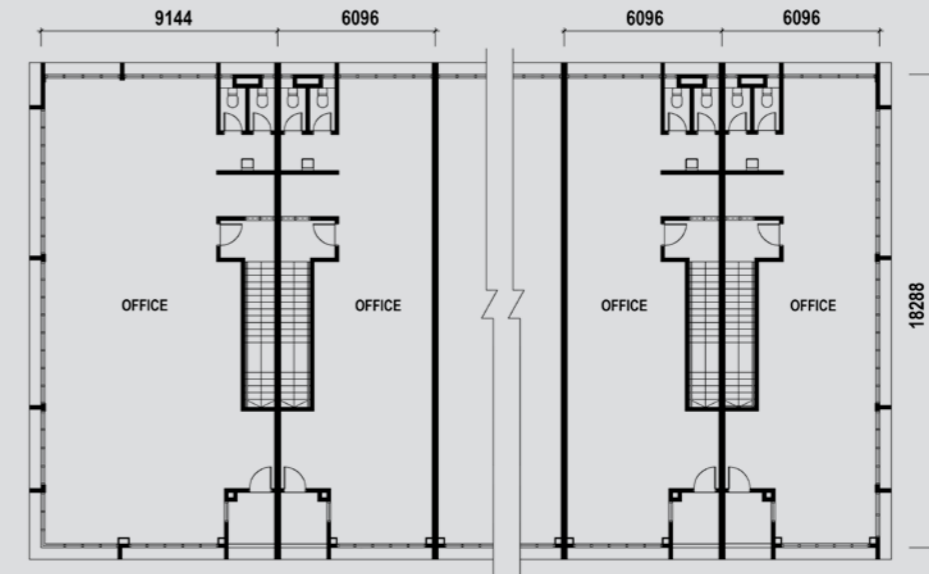
Lot Size: 20' x 80'
Built-up Area: 2,758 sq ft



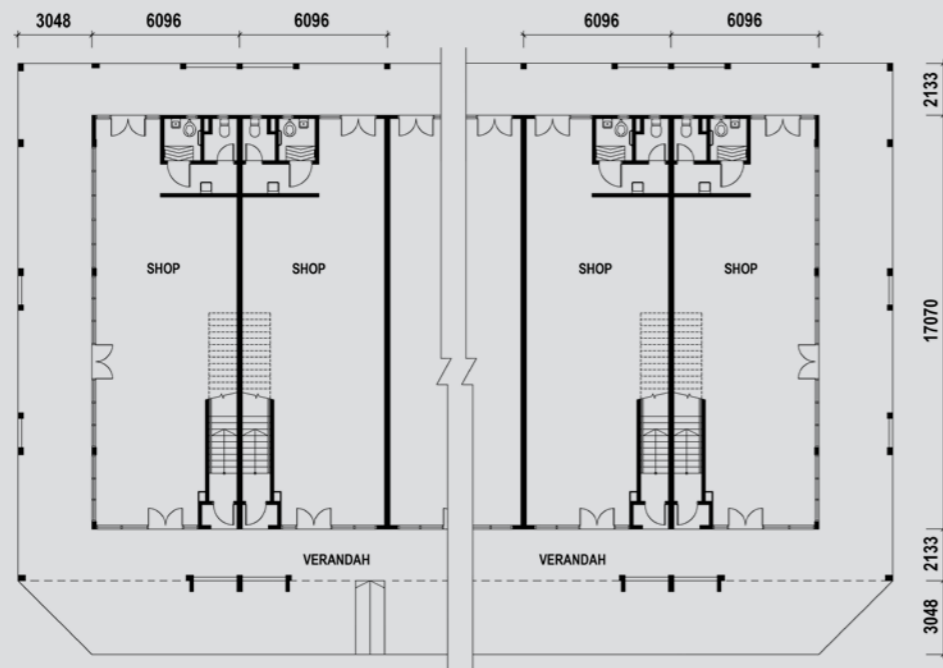
First Floor

2-Storey Shop Offices (Type B)

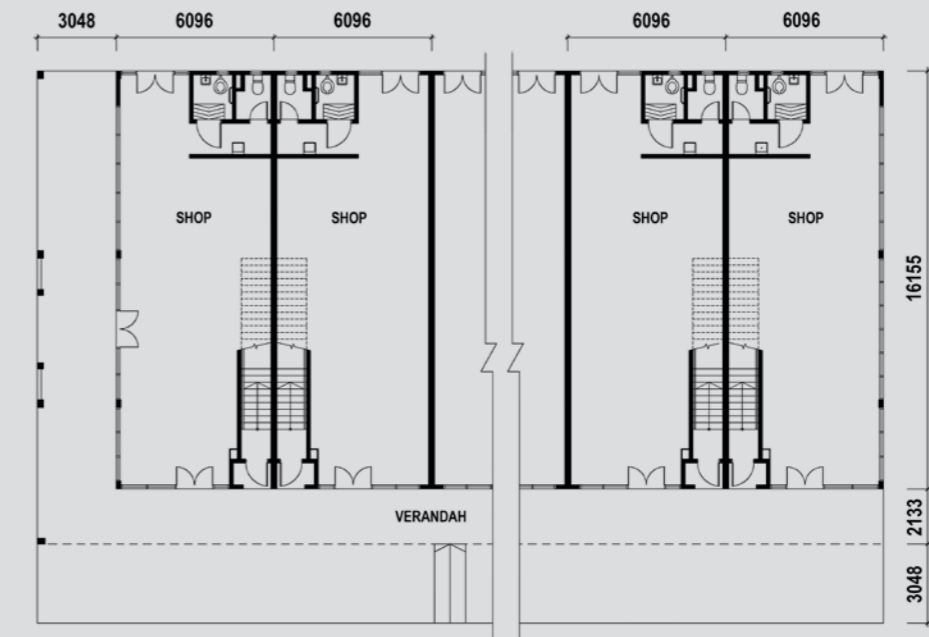
Lot Size: 20' x 70'
Built-up Area: 2,428 sq ft



First Floor



Ground Floor



Ground Floor

Specifications

STRUCTURE	Reinforced concrete framework
WALL	Cement sand bricks
ROOFING	Metal roofing sheet
CEILING	Asbestos-free cement sheet ceiling / Skimcoat & paint

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 tiles

SANITARY INSTALLATION

Water closet	4 Nos.
Wash basin	3 Nos.
Toilet paper holder	4 Nos.
Toilet tap point	4 Nos.
Kitchen tap point	2 Nos.

DOORS

- Glass door to main door & rear entrance.
- Side glass door for corner unit only.
- Metal door to staircase entrance.
- Fire rated door to 1st floor entrance & plywood flush doors to toilets.
- Metal door to 1st floor terrace.

LOCKS

- Lever lock to fire door.
- Cylindrical push-button locks without keys for all toilets.
- Latch lock for metal door at 1st floor terrace.

WINDOWS

Powder coated aluminium frame casement, top hung & fixed tinted glass panel windows.

ELECTRICAL INSTALLATION

Light points	Type A - 19 Nos. (22 nos. for corner unit)
	Type B - 18 Nos. (21 nos. for corner unit)
13 Amp power points	13 Nos.
Ceiling fan points	6 Nos.
Fibre wall socket (for UNIFI)	1 No.
3-phase electricity for ground floor	
1-phase electricity for 1st floor	

ADDITIONAL FEATURES




Canopy shade at plaza area	1 No.
Anti-termites soil treatment	

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

Connecting you to prospects from all directions

Bukit Banyan Business Centre is well-connected via the Eastern Bypass. The convenient location offers logistic advantage as well as potential customer reach to your business operation, making it a strategic choice as your preferred commercial address.



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Paramount Property Gallery @ Bukit Banyan
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