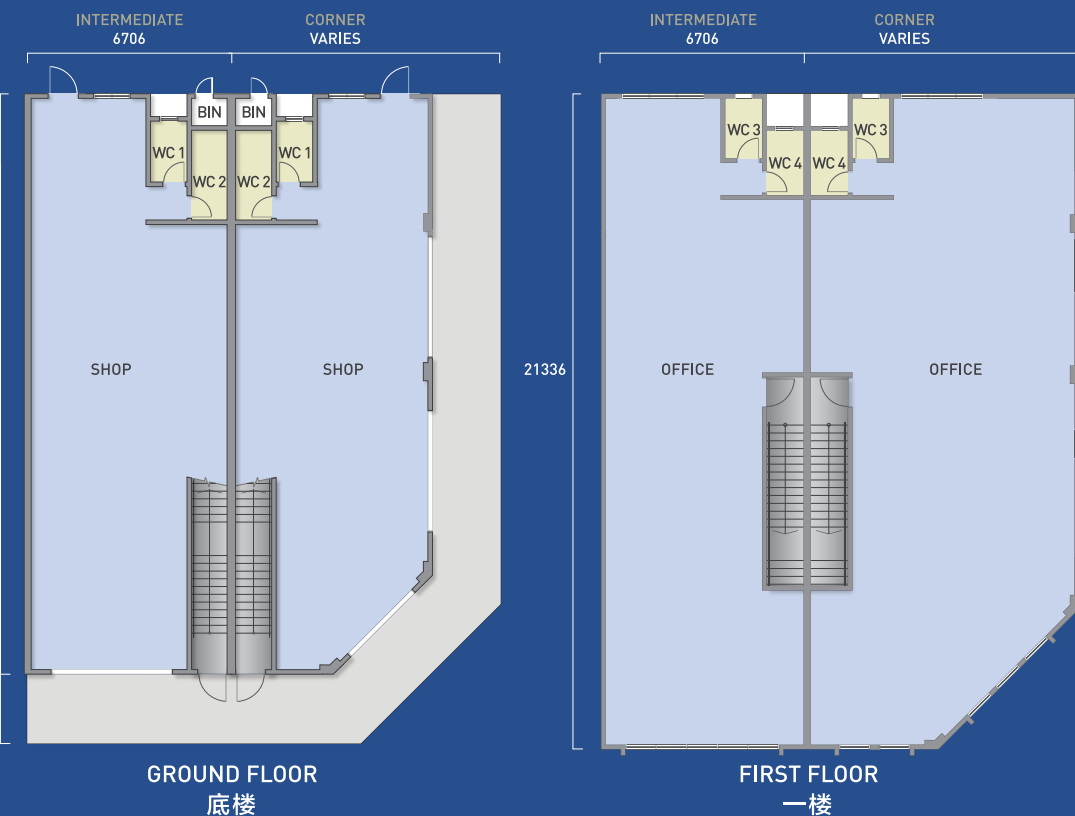


FLOOR PLAN 平面图

STANDARD LAND SIZE 土地面积 22' X 70'
STANDARD BUILT-UP AREA 建筑面积 3,080 sq. ft.

SPECIFICATION 建筑规格

Structure	Reinforced concrete frameworks	
Wall	Brick wall with cement sand plaster on both sides Internal & external walls to be painted with selected emulsion paint	
Roof Covering	Metal roofing sheets	
Ceiling	Asbestos free ceiling board / Skim coat plaster	
Doors	Metal / Plywood / PVC flush door / Metal roller shutter	
Windows	Aluminium framed windows	
Floor Finishes	Shop : Cement render	
	Toilet : Selected tiles	
Wall Finishes	Toilet : Selected tiles to 1.5m high	
Sanitary Fittings	Quality sanitaryware complete with fittings	
Electrical Installation	Intermediate / End Lots	Corner Lot
Lighting Point	18	26
Ceiling Fan Point	2	2
13A Power Point	11	12
Telephone Point	2	2



SCIENTEX[®]
AMBER LAND
TAMAN PULAI MUTIARA 2

PULAI BOULEVARD

AN EMERGING
COMMERCIAL HOTSPOT

崭 | 新 | 商 | 业 | 热 | 点



2 STOREY SHOP OFFICES
双层商店办公楼

Amber Land Berhad 197101000075 (10459-H)

(A Subsidiary of Scientex Berhad)

Pejabat Jualan Taman Pulai Mutiara, Persiaran Pulai Mutiara, Taman Pulai Mutiara,
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SCIENTEX
Healthy Growth • Better Living

Artist Impression Only 画家构想图

Your business, enjoyable by several mature neighborhoods.
 汇聚人气的成熟地段，开启无限商机。



5 Key Success Factors

关键成功因素

High Visibility & High Traffic Flow

高可见度及卓越车流量

Facing main road from Pulai to Gelang Patah and Second Link Expressway (Tuas).
 面向埔来与振林山和第二通道全新道路。

Large Immediate Catchment

高人口地段

Next to matured residential area, estimate 200,000 population within 10KM radius.
 毗邻成熟社区，10公里人口约200,000

Excellent Accessibility

交通便捷 四通八达

Easily accessible via major highways within a convenient distance and several amenities within reach.
 衔接多条主要大路，众多便利设施近在咫尺。

Ample Parking Bays

充足停车位

More than 1,500 parking lots.
 超过1,500个停车位。

Excellent Market Growth Potential

拥有卓越市场增值潜力和投资回报率

A well-planned integrated township with over 9,000 mixed development units that can help drives growth and sustainable returns over time.
 完善的发展规划，全新城镇发展约9,000单位，有助推动邻里商店人潮，实现长期增值力。

STRATEGICALLY PLACED FOR LUCRATIVE RETURNS

策略性地段 高潜能回报



坐标 GPS LOCATION 1.5290654 103.582184
 WAZE TAMAN PULAI MUTIARA (SCIENTEX)