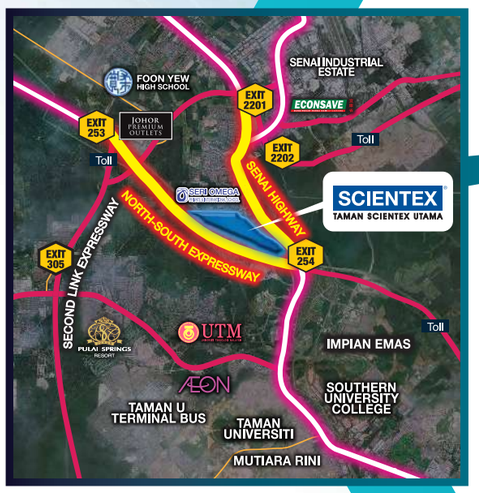
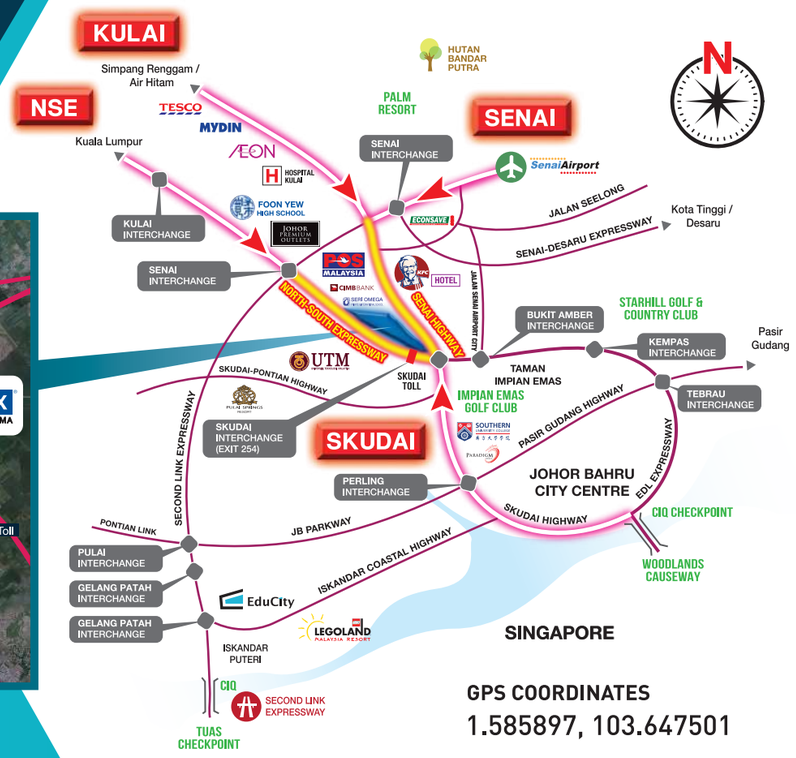
CONNECTED TO EVERYWHERE

贯 穿 东 西 南 北





GPS COORDINATES
1.585897, 103.647501

CAR SHOWROOM 汽车展销厅 | CAFETERIA 咖啡厅 | OFFICE 办公室 | CLINIC 诊所 | GROCERY 商店

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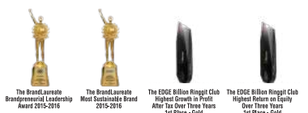


SCIENTEX healthy, friendly & happy

FREEHOLD
永久地契

SCIENTEX®
TAMAN SCIENTEX UTAMA

SENAI AVENUE

3 STOREY SHOP OFFICE | 三层楼店铺
22' x 70'

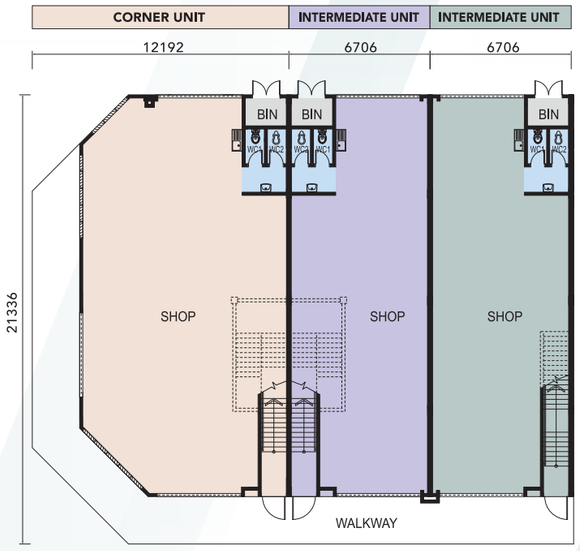
THE ONLY NEW SHOPS FRONTING
SENAI HIGHWAY

唯 一 全 新 店 铺 面 向 士 乃 高 速 公 路

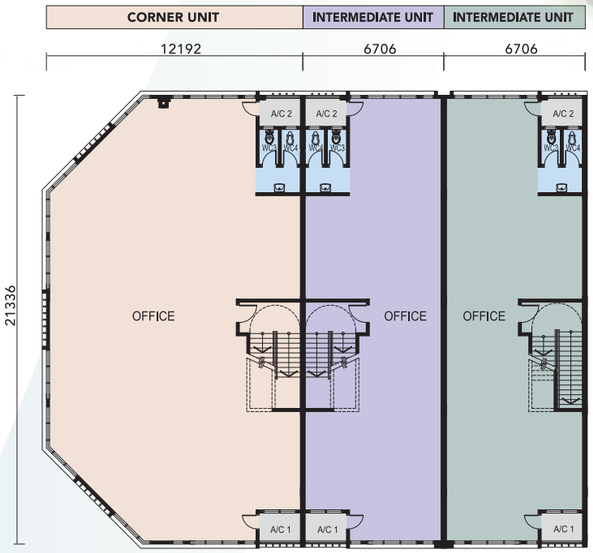
Artist's Impression Only
画家构想图

EASY ACCESS
2 MAIN ENTRANCES 直接通往两个主要出入口*

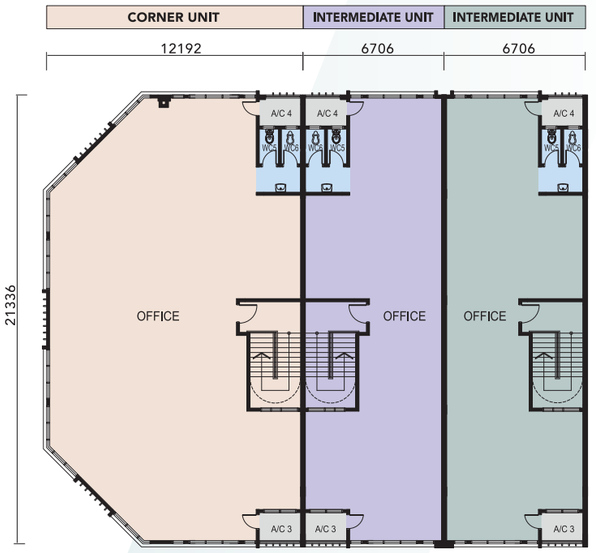
FLOOR PLAN 平面图



GROUND FLOOR



1ST FLOOR



2ND FLOOR

SPECIFICATION 建筑规格

STRUCTURE	: Reinforced concrete frameworks
WALL	: Brick / Block wall with cement sand plaster / Skim on both sides : Internal & external walls to be painted with selected emulsion paint
ROOF COVERING	: Metal roofing sheets
CEILING	: Ceiling board / Skim coat plaster
DOORS	: Metal / Plywood / PVC flush door / Metal roller shutter
WINDOWS	: Metal framed windows
FLOOR FINISHES	: Shop : Cement render : Toilet : Selected tiles
WALL FINISHES	: Toilet : Selected tiles to 1.5m high
SANITARY FITTINGS	: Quality sanitary ware complete with fittings

ELECTRICAL FITTINGS	Intermediate/ End/ Odd	Corner	Corner (CD)
Lighting Point	29 nos	44 nos	33 nos
Ceiling Fan Point	3 nos	3 nos	3 nos
13A Power Point	15 nos	17 nos	17 nos
Telephone Point	3 nos	3 nos	3 nos

5 KEY BENEFITS 大特点

ELEVATE YOUR BUSINESS TO THE NEXT LEVEL
让您的业务展翅高飞

New integrated township with a total development over 1,500* units
处于1,500*间产业发展中心点

Surrounded by established community with population catchment up to 80,000* within 5KM radius
毗邻成熟社区，5公里周围人口高达80,000*（直接商机）

Highly visible vicinity and 180,000* of daily traffic flow
位于士乃城镇中心点，高可见度及每日车流量约180,000*

Strategically located between Senai Highway and North-South Expressway
策略性地点，位于士乃高速公路与南北大道之间

More than 1,000 parking lots
超过1,000个停车位