

THE STRATEGIC LOCATION
优越地理位置 FOR YOUR BUSINESS



GALERI JUALAN SCIENTEX TASEK GELUGOR
 5.484847, 100.486872
GALERI JUALAN DIBUKA SETIAP HARI
 ISNIN HINGGA JUMAAT | 9PG. - 6PTG.
 SABTU, AHAD DAN CUTI UMUM | 10PG. - 6PTG.

5 KM MYDIN Maybank POS MALAYSIA SKTM Secret Recipe tealive

10 KM USM TESCO Lotus's sunshine McDonald's KFC Pizza Hut BANKRAKYAT

20 KM PENANG FIRST BRIDGE AEON BIG SUNWAY CARNIVAL MALL FIND YOUR STYLE AEON AUTO-CITY KULIM HI-TECH PARK

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Operation Hours 开放时间 Mon to Fri 周一至周五: 9am - 6pm/ Sat, Sun & PH 周末及公假: 10am - 6pm
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 IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

SCIENTEX[®]

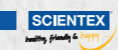
TASEK GELUGOR
 TAMAN TASEK GELUGOR UTAMA

NewTOWN
 @ TASEK GELUGOR

A BURGEONING BUSINESS HUB
 崭新商业中心



2 STOREY SHOP OFFICE | 双层楼店铺 | 22' X 70'





Food & Beverage 餐饮业

Grocery 超商

Clinic 诊所

Boutique 精品店

A NEW BUSINESS ADDRESS WHERE LIFE BUZZES WITH VIBRANCY
全新商业聚点，汇集生机勃勃

4 KEY SUCCESS FACTORS

Excellent Accessibility 交通便捷 四通八达

8KM to North-South Expressway & Kepala Batas
8公里通往南北大道及甲抛峇底

Immediate Business 直接商机

Close proximity to other matured residential area, up to 48,000* population within 10KM radius
成熟城镇近在咫尺，10公里范围内人口高达48,000*

High visibility & traffic flow 高可见度及车流量

Fronting main road from Kepala Batas, more than 12,000* daily traffic flow

间间面向大路，每日车流量高达12,000*

Outstanding Market Growth Potential 卓越市场增值潜力

A well-planned new integrated township with total more than 3,000* developments that will drive the growth and value of your business.

完善的发展规划，全新综合城镇发展总合高达3,000*单位，是商业发展与增值的坚实助力。



Gym 健身中心

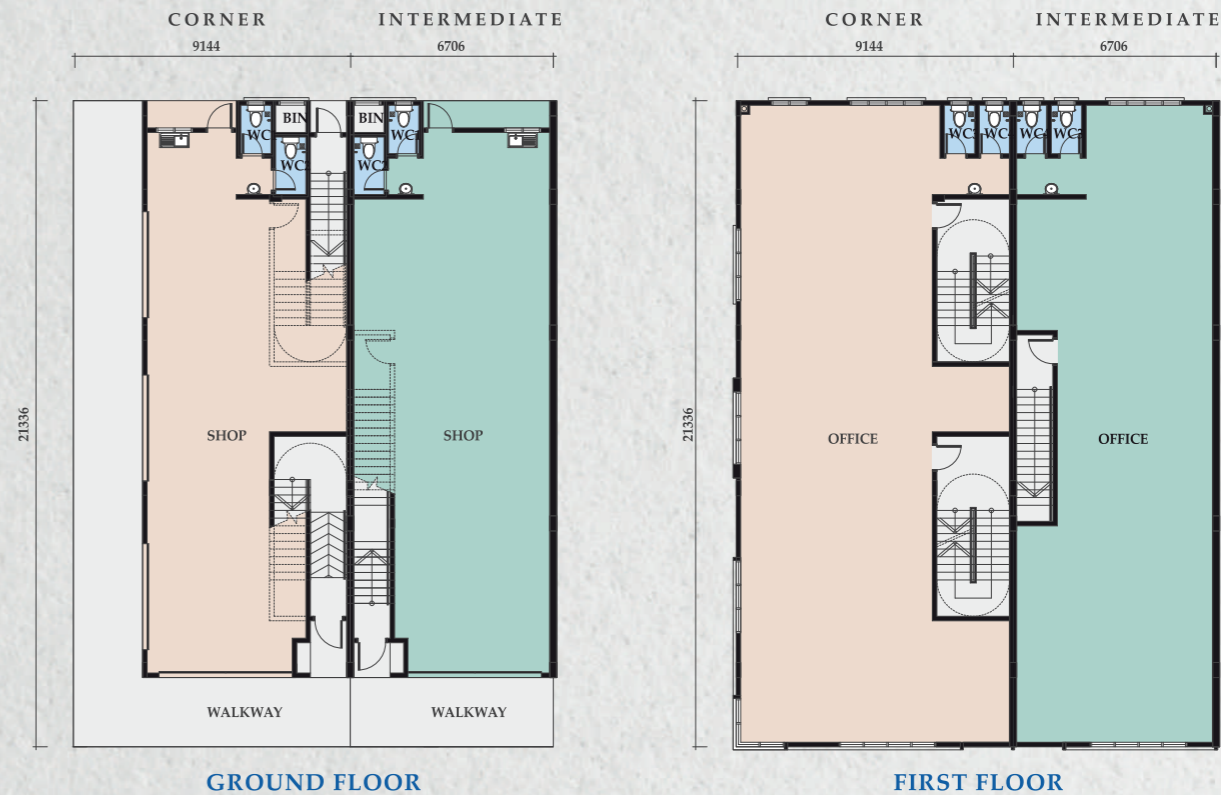


Learning Centre 教育中心

FLOOR PLAN 平面图

STANDARD LAND SIZE
22' x 70'

BUILT-UP AREA
3,080 sq. ft.



SPECIFICATION 建筑规格

Structure	Reinforced concrete frameworks			
Wall	Brick Wall			
Roofing	Metal roofing sheets			
Ceiling	Asbestos free ceiling board / Skim coat plaster			
Windows	Aluminium framed windows			
Doors	Main Entrance	: Roller shutter		
	Rear Entrance	: M.S. door		
	Staircase Entrance	: Fire-rated door at upper floors		
	Others	: Timber flush door / PVC door		
Ironmongery	Approved quality lockset			
Wall finishes	Toilet	: 1500mm high ceramic tiles		
	Others	: Plaster and paint		
Floor finishes	Shop / Office	: Cement render		
	Toilet	: Anti-slip ceramic tiles		
	Others	: Cement render		
Sanitary & Plumbing Fittings	Approved quality sanitary wares & fittings			
Electrical Installation	Type A (Intermediate)	Type B (Corner)	Type C (End)	Type D (Odd)
Lighting Point	22	25	22	43
13A Switch Socket Outlet	12	12	12	15
Telephone Point (FWS)	2	2	2	2