

Prime Connectivity

FOR SEAMLESS BUSINESS OPPORTUNITY



- 1 KM
○
Schools
- 3 KM
○
Second Link Expressway
- 3 KM
○
Shopping Malls
- 6 KM
○
North-South Expressway
- 13 KM
○
Hospitals

07 570 2033
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GPS Coordinates • 1.5290654 103.582184 | Waze • Scientex Pulaui



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Sales Gallery Open Daily • Monday to Friday 9 am – 6 pm | Saturday, Sunday & Public Holiday 10 am – 6 pm

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SCIENTEX

P U L A I 3

TAMAN PULAI DUTA

The PULAI UPTOWN

2 STOREY SHOP OFFICE



FREEHOLD

Artist's Impressions Only

Strong DEMOGRAPHICS

Top 3 Household Expenditures



Supermarkets & Grocery Stores



Food & Beverage Dining



Healthcare & Education

TRADE AREA WITHIN 10-KM DRIVE RADIUS



POPULATION FORECAST
340,000 PEOPLE*
 Average growth rate at 3.9%



AVERAGE HOUSEHOLD SIZE
4 PERSONS
 2 Children per household



STRATEGIC LOCATION
 3KM to Second Link
 6KM to North-South Expressway



THRIVING COMMUNITY
 High Population Area



INTEGRATED FREEHOLD TOWNSHIP
 A New Era of Commercial Spaces



MAXIMUM EXPOSURE
 High Visibility & Traffic Flow

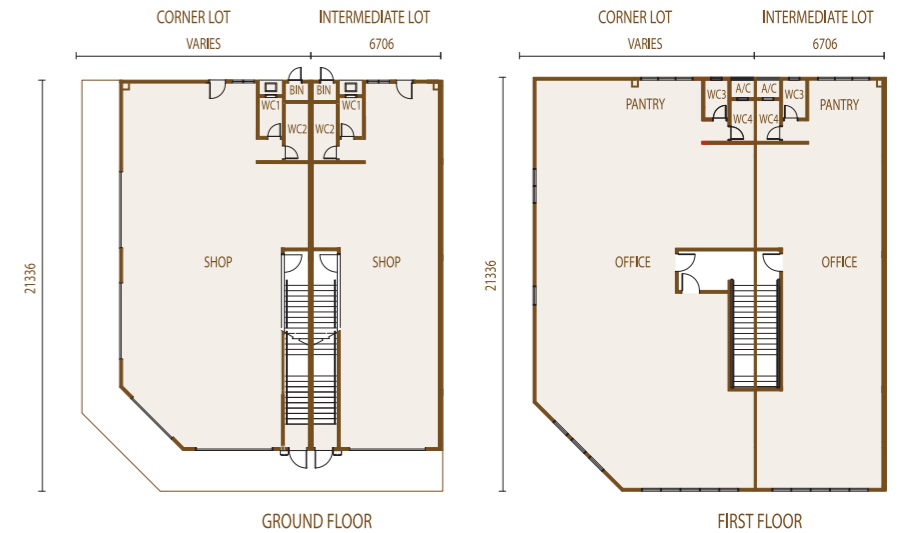


CONVENIENT PARKING
 Ample Space for Your Customers

FLOOR PLAN

Land Area: **22' x 70'**

Built Up Area: **3,080 sq.ft**



SPECIFICATIONS

STRUCTURE	: Reinforced concrete frameworks		
WALL	: Brick / Block 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 sanitary ware complete with fittings		
ELECTRICAL FITTINGS		INTERMEDIATE/ END LOTS	CORNER
	: Lighting Point	18	26
	: Ceiling Fan Point	2	2
	: 13A Power Point	11	12
	: Telephone Point	2	2