

Tropicana Business Park

ISKANDAR Malaysia

Façade Design – Terrace Factory

Imbued with sustainable innovation



Façade Design - Semi Detached Factory

Imbued with sustainable innovation



Façade Design - Detached Factory

Imbued with sustainable innovation



Located in the Flagship C of Iskander Malaysia



Products Details.

Terrace (2 Storey)

Built-Up

5,400 sf – 6,100 sf

Land Size

From 3,000sf-5,495sf
(30'x100')

Semi-Detached (2 Storey)

Built-Up

8,800sf

From 10,985 sf – 17,924 sf

Land Size

From 10,985sf-17,924sf
(65'X170') & (75'x170')

Detached (2 Storey)

Built-Up

10,900 sf – 12,000 sf

Land Size

Form 16,476sf-22,980 sf

Business Park (FREEHOLD)

C&H Properties Pte Ltd CEA Licence No: L3007139C Approved code: AC/028/2015 Issued date: 30/1/2015



Prepare by ST C&H JB Task Force

Easily accessible via wide road network from Singapore & Johor Bahru's

Key Locations



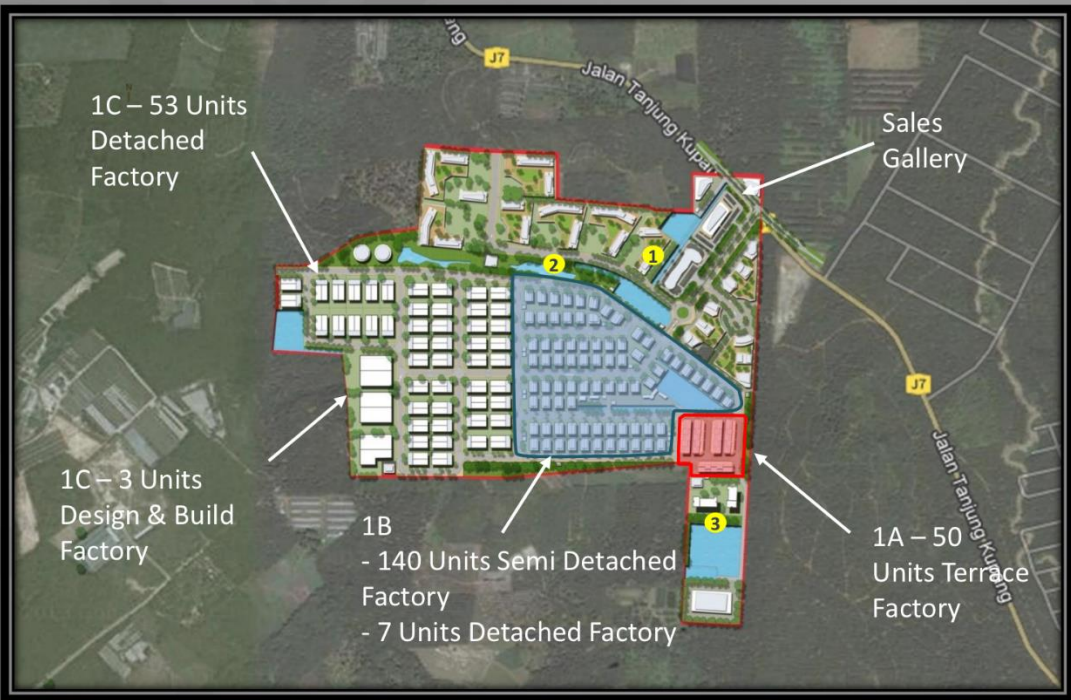
Approx. 15 min to 2nd Link

Approx. 15 min to Port of Tanjung Pelepas

Approx. 25 min to Senai International Airport

Approx. 30 min to Johor Bahru City Center

Site Plan



No	Description
1	Future Commercial Development
2	Garden
3	Supporting Facilities For Industrial

FREEHOLD

Master plan incorporate retail, commercial & industrial components

Business Park (FREEHOLD)



Development Brief

- Development Size
- Development Type

Major township development with 308 Acres (120 Acres for Phase 1A & 1B)

- Industrial Lots
- Commercial Shop Offices
- Hypermarket
- Corporate Offices

- Land Tenure
- Excellent Accessibility

Freehold

- North-South Expressway through Gelang Patah Interchange
- Only 15 minutes to Singapore via Tuas Interchange
- 15 minutes to Tanjung Pelepas Seaport
- 25 minutes to Senai International Airport
- 30 minutes from Johor Bahru City Centre
- 40 minutes to Johor Port

Features & Amenities

- Safety & Security:
- Traffic system:

Guarded neighbourhood with perimeter fencing.
100' 4 lanes main entrance and 66' internal lanes of efficient circulation system access with spacious non-congested flow of traffic

- Green Buildings design:

Efficient industrial plot layout and passive building orientation

- Energy efficiency:

Passive solar design, Solar street lamps; Solar power plant.

- Water conservation:

Rainwater harvesting and grey water recycling to buildings (enhance landscape and ecology)

- Sustainable materials:

The use of prefabricated materials and structures to maximise speed and efficiency of construction, improve affordability and minimising material wastage through maximising thermal performance while minimising carbon emissions produced through embodied energy.

Products Details

Terrace Factories – 50 units	
Design Options	Built-Up
2 Storey with Loft Terrace	5,440 sf – 6,100 sf
Land Size	From 3,000 sf– 5,495 sf (30' x 100')

Semi-Detached Factories – 140 units	
Design Options	Built-Up
2 Storey with Loft Semi Detached	8,800 sf
Land Size	From 10,985 sf– 17,924 sf (65' x 170') & (75'x170')

Detached Factories – 7 units	
Design Options	Built-Up
2 Storey with Loft Semi Detached	10,900 sf – 12,000 sf
Land Size	From 16,476 sf – 22,980 sf

Categories of Industries Permitted

- Supporting Services, Consumer Goods
- Electronics, Supporting Services
- Logistics & Warehousing
- Pharmaceuticals & Medical Devices, Food Processing
- Precision Engineering, Electronics
- Supporting Services
- Engineering Services

Business Park (FREEHOLD)



Work in Progress

Update as per : 13 Nov 2014



Specifications

Specifications:

Floor Heights:	9.0M (Ground Production), 5.2M (Ground Office), 3.5M (Mezzanine Floor), 3.3M (Loft Floor)
Floor Loading:	25KN/m ² (Ground) & 10KN/m ² (Other floors)
Electricity:	3 Phase 150A (Terrace), 3 Phase 300A (Semi Detached) 3 Phase 600A (Detached)
Roller Shutter:	Motorized (3.3M Height)

Materials:

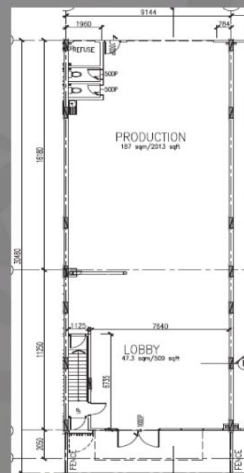
Structure:	RC frame & slab
Floor:	RC slab in cement render with hardener (Ground Production), porcelain tiles (Lobby & Office), Cement render (Loft)
Walls:	Cement or clay bricks.
Ceiling:	Plaster boards.
External:	Plaster & paint .
Windows:	Aluminium frame & low emission glass.
Roof:	Metal strip ceiling with laminated tempered glass sky lights.
Gate & Fencing:	Sliding automatic steel gate & galvanized steel mesh.
Driveway:	Cement render with hardener.

Façade Design – Terrace Factory

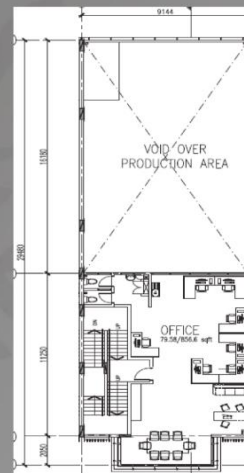
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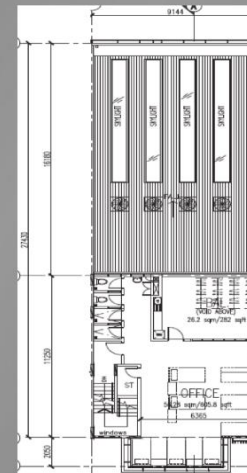
Floor Plan - Terrace Factory



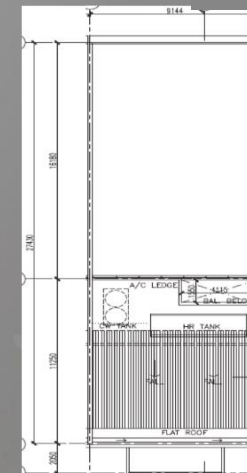
Ground Floor
3,000 sq. ft.



Mezzanine Floor
1,220 sq. ft.

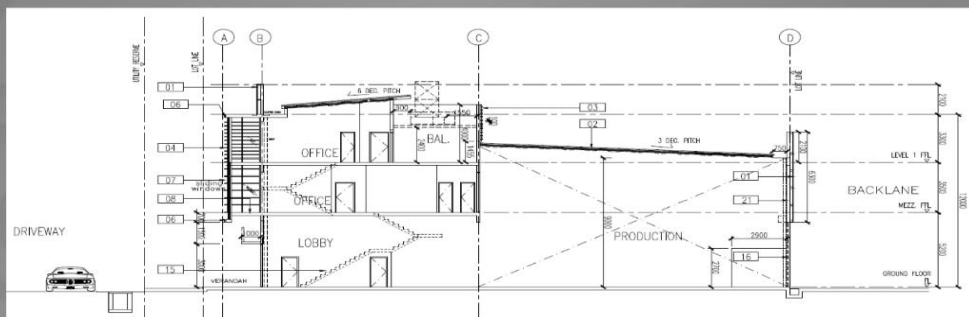


First Floor
1,220 sq. ft.

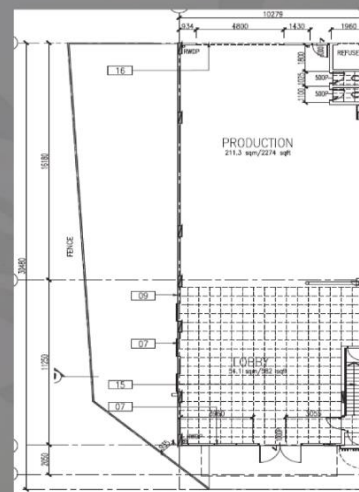


Roof

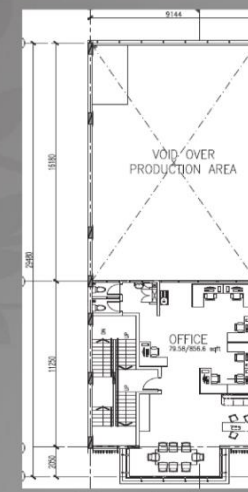
Section Plan – Terrace Factory (Corner Unit)



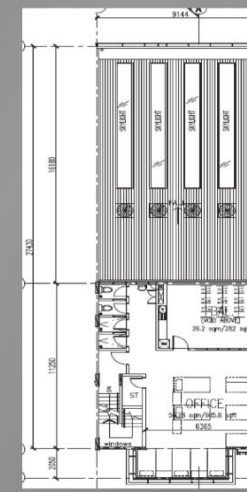
Lot Size :	Various
Ground Floor	3,318 sq. ft.
Mezzanine Floor	1,391 sq. ft.
First Floor	1,391 sq. ft.
Total built up	6,100 sq. ft.



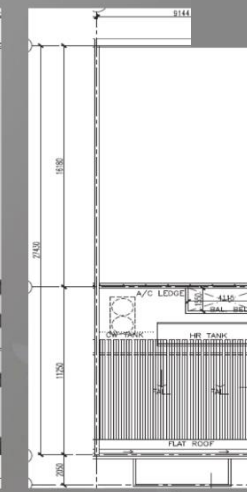
Ground Floor
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First Floor
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Roof

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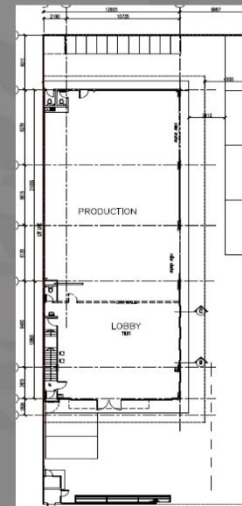


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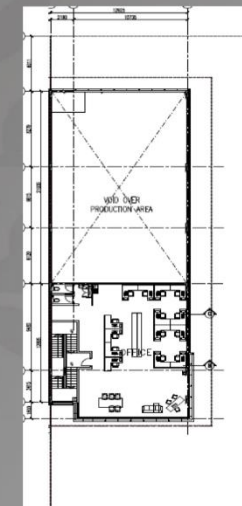
Façade Design – Semi Detached Factory imbued with sustainable innovation



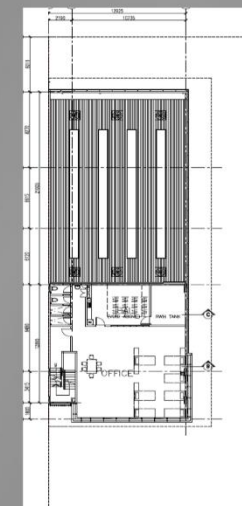
Floor Plan - Semi Detached Factory (Type 1)



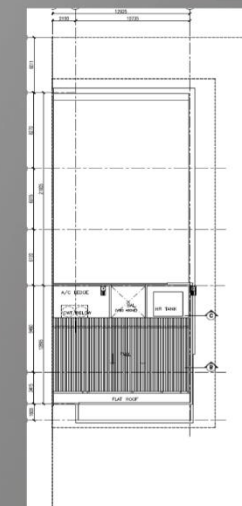
Ground Floor
4,991 sq. ft.



Mezzanine Floor
1,986 sq. ft.



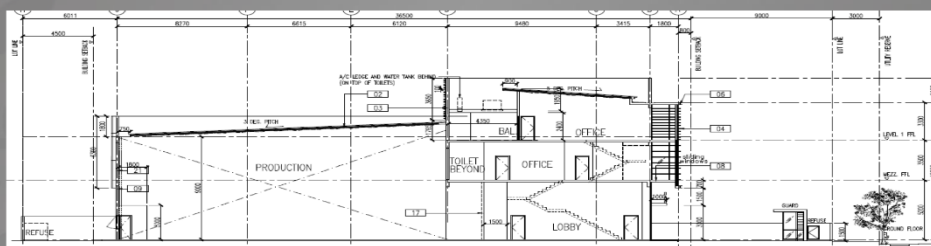
First Floor
1,823 sq. ft.



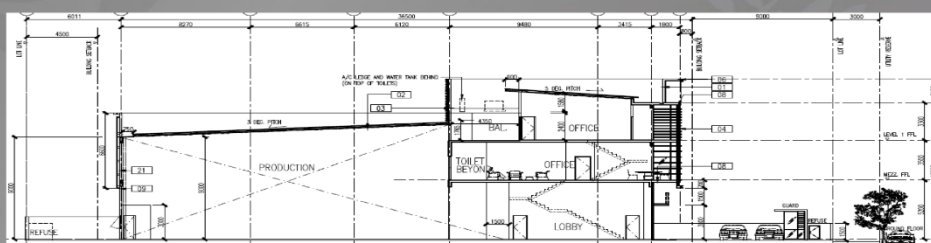
Roof

Section Plan - Semi Detached Factory

TYPE 1

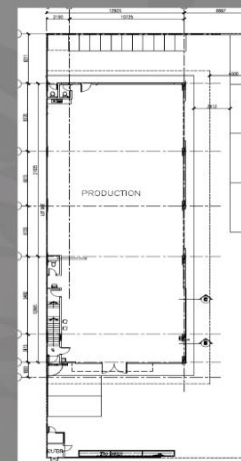


TYPE 2

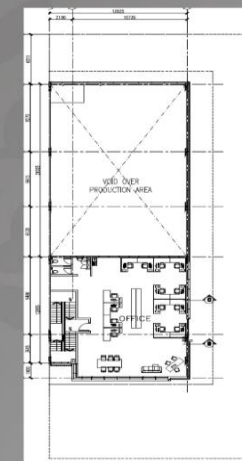


Type 1 & Type 2	
Lot Size : 65'/75' x 170'	
Ground Floor	4,991 sq. ft.
Mezzanine Floor	1,986 sq. ft.
First Floor	1,823 sq. ft.
Total built up	8,800 sq. ft.

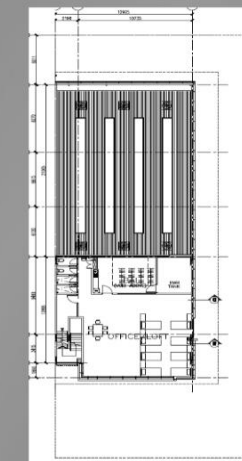
Floor Plan - Semi Detached Factory (Type 2)



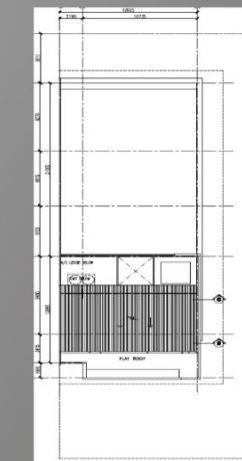
Ground Floor
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First Floor
1,823 sq. ft.



Roof

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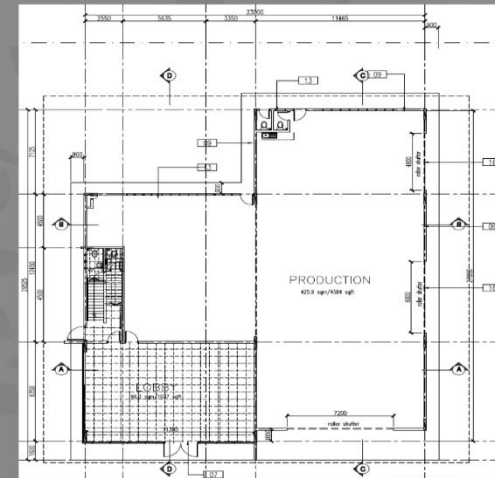
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Façade Design – Detached Factory

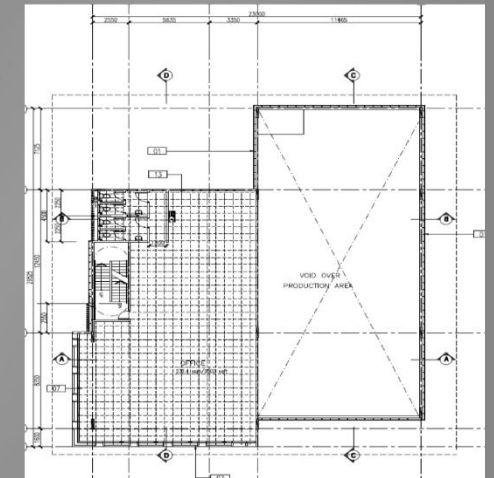
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Floor Plan - Detached Factory (Type 1)

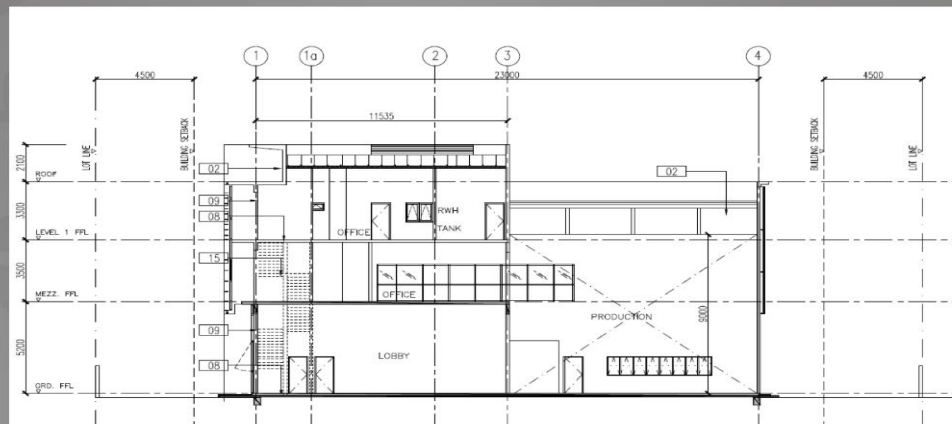


Ground Floor
6,442 sq. ft.

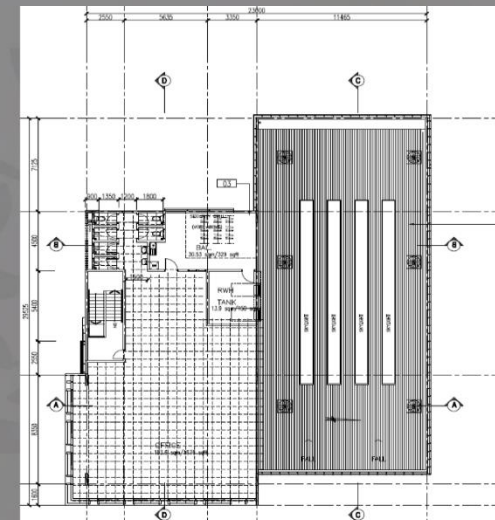


Mezzanine Floor
2,854 sq. ft.

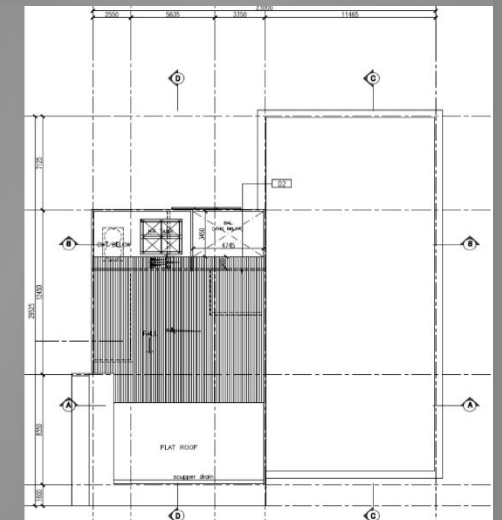
Section Plan - Detached Factory (Type 1)



Type 1	
Lot Size : 16,476 sf – 22,980 sf	
Ground Floor	6,442 sq. ft.
Mezzanine Floor	2,854 sq. ft.
First Floor	2,704 sq. ft.
Total built up	12,000 sq. ft.



First Floor
2,704 sq. ft.



Roof

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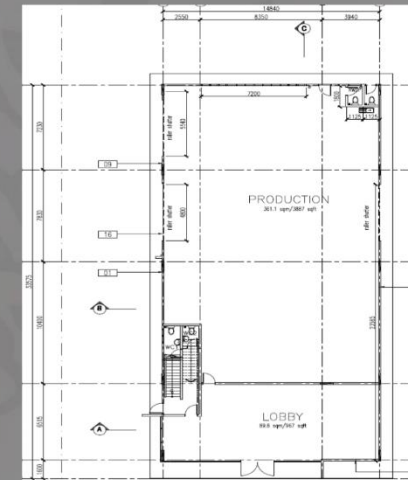
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Façade Design – Detached Factory

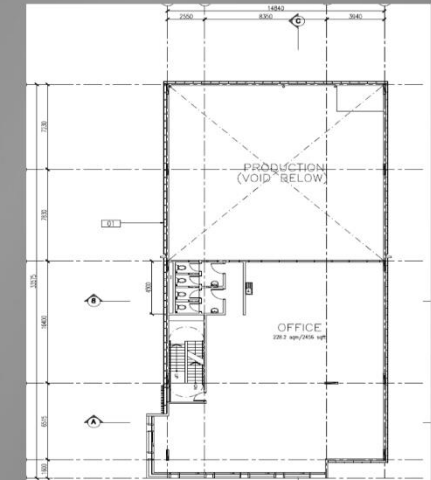
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Floor Plan - Detached Factory (Type 2)

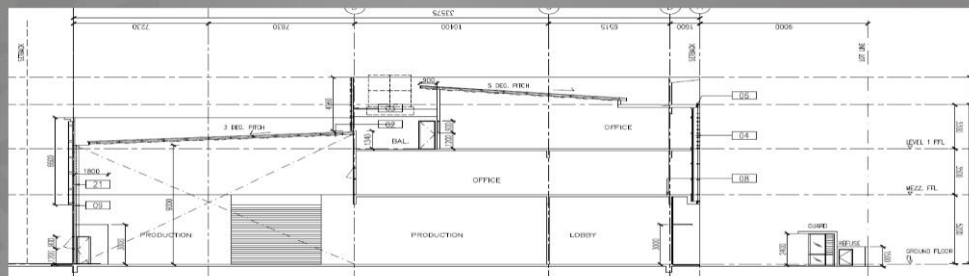


Ground Floor
5,440 sq. ft.



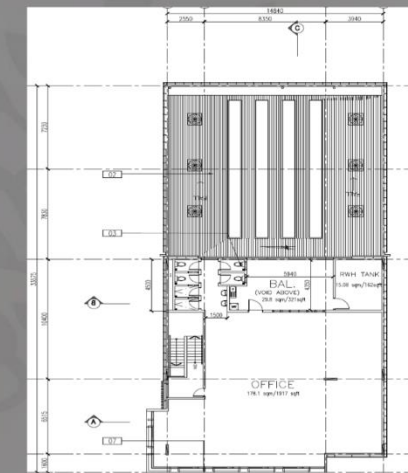
Mezzanine Floor
2,730 sq. ft.

Section Plan - Detached Factory (Type 2)

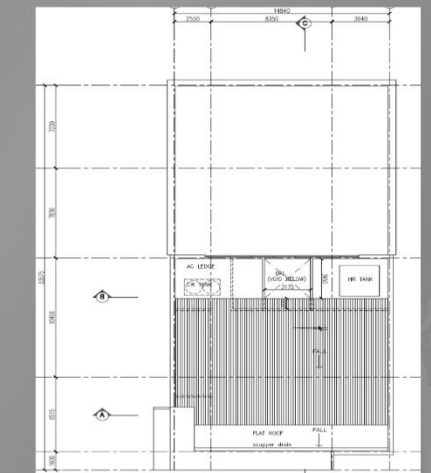


Type 2	
Lot Size : 18,319 sf – 22,799 sf	
Ground Floor	5,440 sq. ft.
Mezzanine Floor	2,730 sq. ft
First Floor	2,730 sq. ft.
Total built up	10,900 sq. ft.

Floor Plan - Detached Factory (Type 2)



First Floor
2,730 sq. ft.



Roof

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