

FREEHOLD 3.5 KM From Second Link (Singapore)

i-Parc

TANJUNG PELEPAS

LOCATION

3.5 KM From (Singapore) Second Link



PROJECT INFO & DETAILS

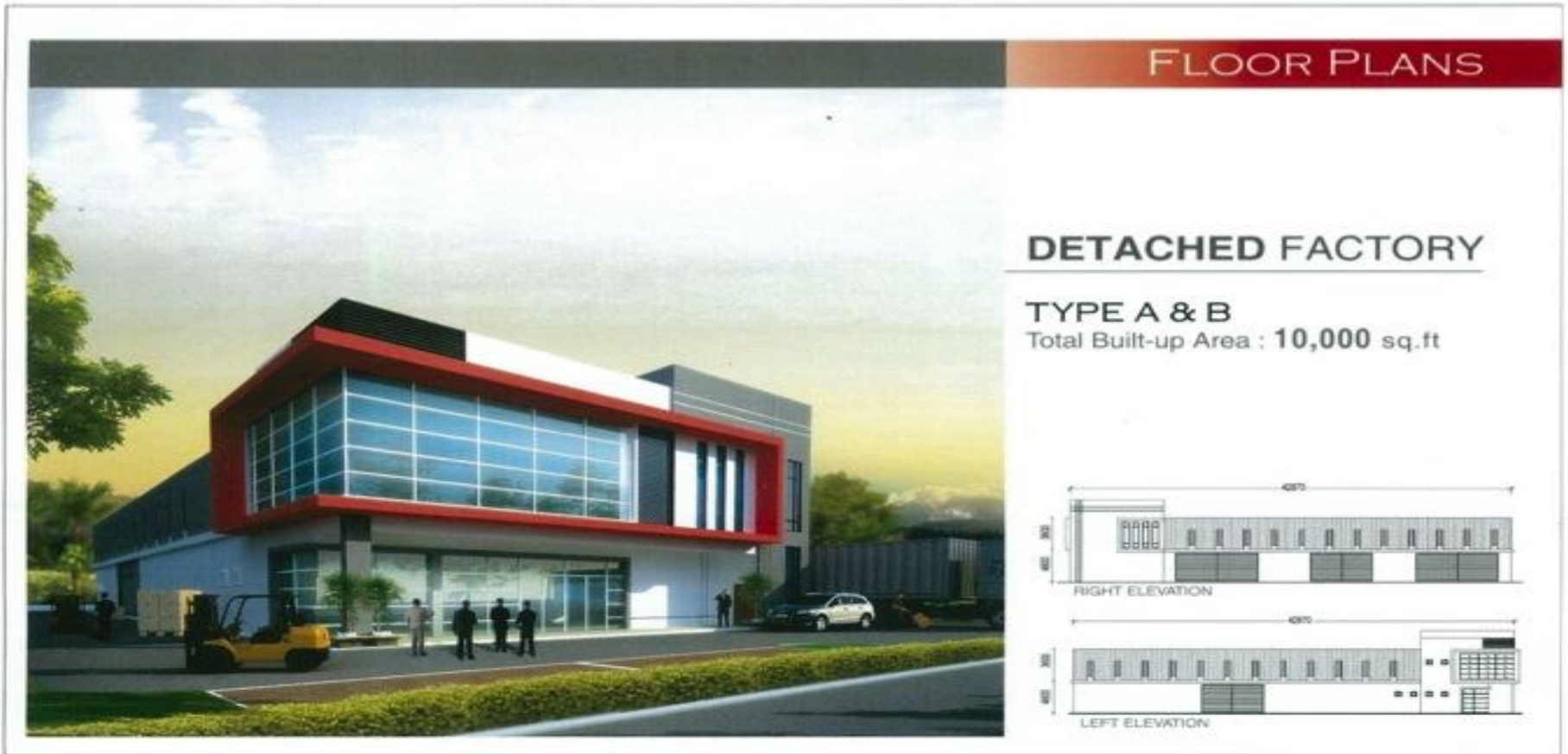
NAME	iParc @ Tanjung Pelepas
STATUS	Freehold
SIZE	210 acres
LOCATION	Exit 313 (2 nd Link), only 1km away from Port of Tanjung Pelepas
CONCEPT	Modern Corporate Industrial Park (4 in 1 with factory, showroom, warehouse, office)
TYPE	Detached, Semi D Factory, Industrial Land & 3 Storey Shop
COMPLETION	2015 - 2016

Proposed Product Composition	Approx. B/U area (sq ft)	Approx. Land Area	No. Of Units	Remarks
Industrial Land	-	from 0.952 acre	8	End users only. 100% sold non bumi
Detached Factory (Light & Medium Ind)	10,000	(19,000-21,780sqf)Std	83	Phase 1 & 2 – 100% sold non bumi . Final phase FD3 opening soon.
Semi-Detached Factory Type A (Light Ind.)	5,075	(7,920sqf) Std 60 'x132'	64	Phase 1 – open for sale
Semi-Detached Factory Type B (Light Ind)	6,475	(7,920sqf) Std 60 'x132	116	Phase 1 – open for sale
3 Storey Shop Offices (C1-38/C2-54)	4,320 / 4,285	24'X60/ 22'x65'	147	Phase 1 - 100% sold non bumi
3 Storey Shop Offices (C2a1-55)	4,285	22' X 65'		Phase 2a1- 100% sold non bumi
3 Storey Shop Offices (C2a2-31)	4,285	22' X 65'	31	Phase 2a2- 100% sold non bumi
3 Storey Shop Offices (C3-23)	4,292	22' X 65'	23	Open For Sale
Petrol Land		0.951 acres	1	Sold
Commercial Plot		0.810 acres	1	Registration
Total Units			474	



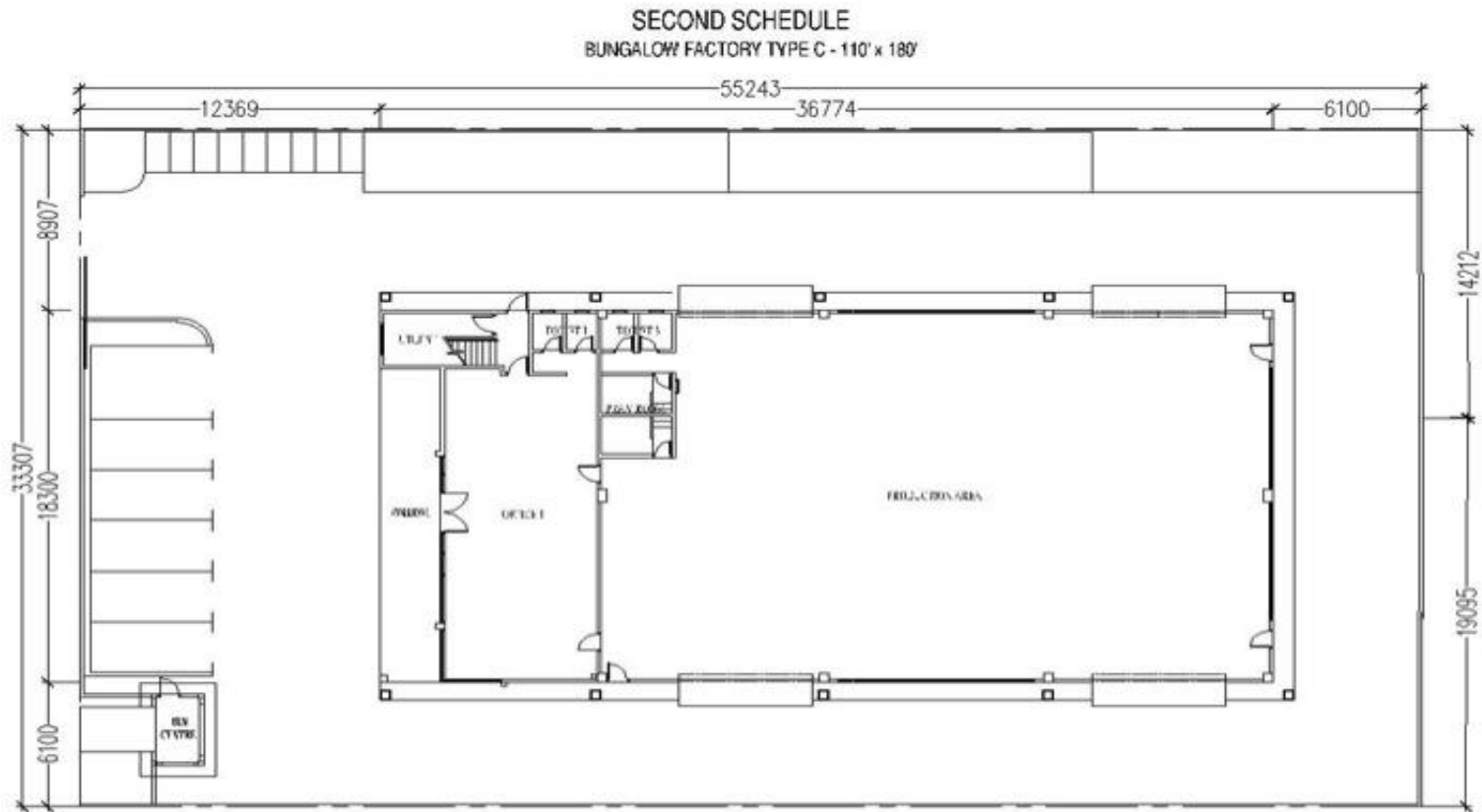
DETACHED FACTORY

@ Type A, B & C (Built Up 10,000sq.ft.)



Selling Price: RM 4,162,650 onwards
Land Area: 19,812 sqft onward

DETACHED FACTORY (Type C)



GROUND FLOOR PLAN

INTERMEDIATE UNIT

D 78

DETACHED FACTORY (Type C)

STRUCTURE	Reinforced Concrete / Steel Structure	
WALL	Brick wall with Plaster / Cladding Wall	
DOORS		
•Entrance	Aluminium Framed Glass Door	
•Bathroom	Timber Flush Door	
•Factory	Roller Shutter	
•Staircase	Fire Rated Door / Timber Flush Door	
•Other Areas	Timber Flush Door	
WINDOWS	Aluminium Framed Glass Window	
CEILING OFFICE	Skim coating / Asbestos-free Cement Board	
FLOOR FINISHES		
•Office	Cement Render	
•Factory	Floor Hardener	
•Bathroom	Ceramic Tiles	
•Staircase	Cement Render with Nosing Tiles	
WALL FINISHES		
•Factory / Office	Plaster & Paint	
•Toilet	Ceramic Tiles at 1.5m high	
SANITARY FITTINGS		
•Sitting W.C.	6 nos	
•Basin with Tap	3 nos	
•Tap	8 nos	
•Toilet Roll Holder	6 nos	
•Compound Tap	1 nos	
IRONMONGERY		Quality Lockset
ELECTRICAL INSTALLATION		
Distribution Board		3 nos
Lighting Point	68 nos	
13A Power Point		34 nos
Power Point for Roller Shutter	4 nos	
Air-cond Point	8 nos	
Auto Gate Point	1 no	
Telephone Point		7 nos
Data Point	7 nos	



SEMI-DETACHED FACTORY



FLOOR PLANS

SEMI-DETACHED FACTORY

TYPE A

Total Built-up Area : 5,075 sq.ft

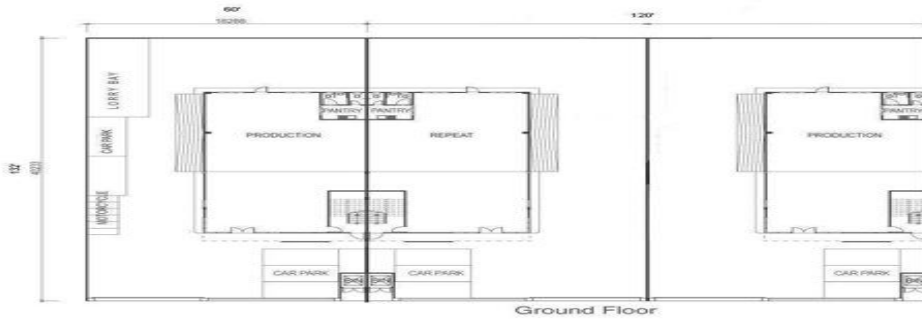
TYPE B

Total Built-up Area : 6,475 sq.ft

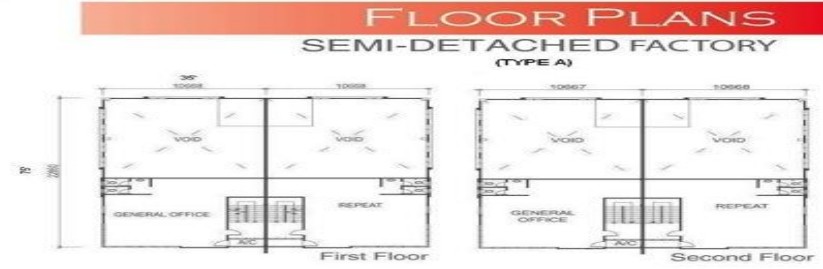


Type A: RM2,384,380 onwards
Type B: RM2,698,752 onwards
(Land Area 7,920sqft)

SEMI-DETACHED FACTORY (Type A&B)



Ground Floor



First Floor

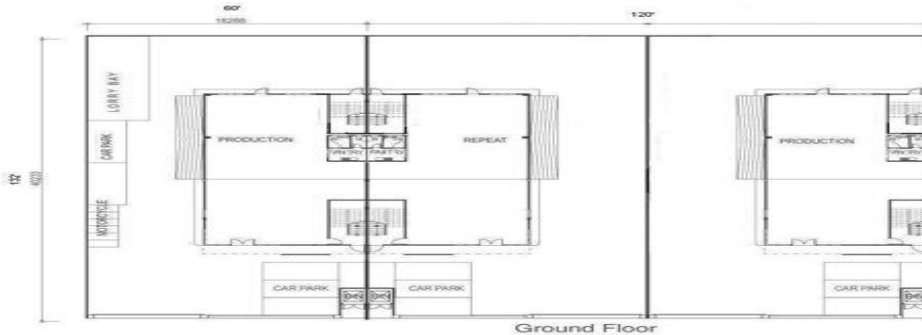
Second Floor

Specification

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall
DOORS	
Main Entrance	Aluminium Frame Glass Door
Warehouse/ Factory	Roller Shutter
Toilet	Flush Door with PVC Lining on one side
Staircase	Fire Rated Doors
Others	Flush Doors
WINDOW	Aluminium Framed Glass Window
CEILING	Asbestos Free Cement Board / Skim Coat plaster (No ceiling at Factory)
FLOORING	
Warehouse/ Factory	Floor Hardener

Office		- Cement Render	
Toilet		- Ceramic Tiles	
Staircase		- Cement Render with	
Nosing Tile			
Other		- Cement Render	
WALL FINISHES		- Plaster and Paint	
Warehouse/ Factory/ Office		- Ceramic Tiles	
Toilet		- Plaster and Paint	
Others			
SANITARY FITTINGS			
Single Bowl Single Drainer Sink with Tap	: 1		
Basin With Tap	: 3		
Sitting WC	: 6		

Toilet Roll Holder	: 6
Tap	: 6
IRONMONGERY	: Quality Lockset
ELECTRICAL SERVICES	
150A MSB	: 1
Distribution Board	: 2
Lighting Point	: 54
13A Power Point	: 21
Power Point for Roller shutter	: 2
Air-Con Point	: 4
Auto Gate Point	: 1
Telephone Point	: 4
Data Point	: 4



Ground Floor



First Floor

Second Floor

Specification

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall
DOORS	
Main Entrance	Aluminium Frame Glass Door
Warehouse/ Factory	Roller Shutter
Toilet	Flush Door with PVC Lining on one side
Staircase	Fire Rated Doors
Others	Flush Doors
WINDOW	Aluminium Framed Glass Window
CEILING	Asbestos Free Cement Board / Skim Coat plaster (No ceiling at Factory)
FLOORING	
Warehouse/ Factory	Floor Hardener

Office		- Cement Render	
Toilet		- Ceramic Tiles	
Staircase		- Cement Render with	
Nosing Tile			
Other		- Cement Render	
WALL FINISHES		- Plaster and Paint	
Warehouse/ Factory/ Office		- Ceramic Tiles	
Toilet		- Plaster and Paint	
Others			
SANITARY FITTINGS			
Single Bowl Single Drainer Sink with Tap	: 1		
Basin With Tap	: 3		
Sitting WC	: 6		

Toilet Roll Holder	: 6
Tap	: 6
IRONMONGERY	: Quality Lockset
ELECTRICAL SERVICES	
150A MSB	: 1
Distribution Board	: 2
Lighting Point	: 70
13A Power Point	: 21
Power Point for Roller shutter	: 2
Air-Con Point	: 6
Auto Gate Point	: 1
Telephone Point	: 5
Data Point	: 5

TYPE - B

SEMI-DETACHED FACTORY
BUILT-UP AREA : 6,475 sq. ft.
LAND AREA : 132' X 60'

SUB-ASSEMBLY/
PRODUCTION AREA

CORPORATE OFFICE

WAREHOUSE

PRODUCTION AREA

PTP
LOGISTIC

N1

DESIGNED FOR OPEN



Work in Progress Update as per : Nov 2014



LAYOUT



LOCATION

Highway network leading to and from



- Port of Tanjung Pelepas** approx. 1km
- Second Link Expressway** approx. 3.5km
- Jurong Port (Singapore)** approx. 12km
- Senai Airport** approx. 30km
- Changi Airport** approx. 40km
- Johor Port (Pasir Gudang)** approx. 45km
- North-South Expressway** approx. 20km



PORT OF TANJUNG PELEPAS



KEY PLAYERS IN PTP



Source: Port Of Tanjung Pelepas (PTP)

TANJUNG BIN PETROCHEMICAL & MARITIME CENTRE

Tanjung Bin Petroleum Terminal has an initial storage capacity of 841,000 cubic meters and is able to handle all tanker sizes including VLCCs.

It currently offers 5 berths, and four 30-inch fuel oil pipelines, plus an additional six, smaller pipelines for clean products.



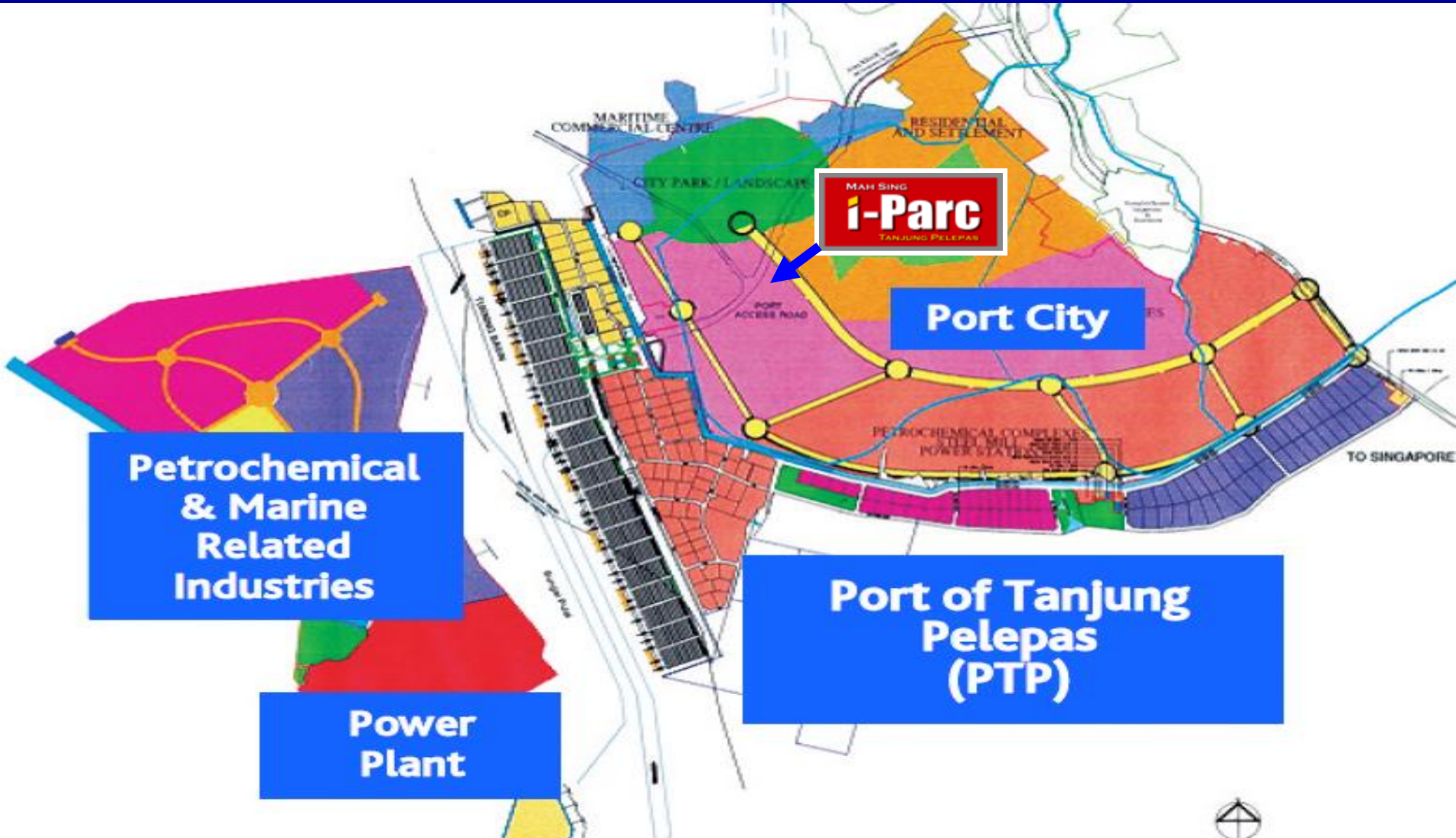
Storage Tank Capacity

3

million cubic metres



Long Term Planning For Flagship C



TANJUNG BIN POWER PLANT



MARITIME CENTRE



ISKANDAR EDUCITY

EduCity



Source: IRDA

Strategically Located For International Market



TARGETED INDUSTRY

INTERNATIONAL SHOWROOM



WAREHOUSE



CORPORATE OFFICE



FACTORY



Please Call

Daphne Wong	9188 9192	CEA Reg no : R 023624E
Joyce Kuah	9677 3900	CEA Reg no : R 023278I
Ricky Teo	9387 4813	CEA Reg no : R 023299A
Sukhvinder Singh	8430 0030	CEA Reg no : R 023334C
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