



ECOWORLD GALLERY @ ECO BUSINESS PARK III
ECO TROPICS DEVELOPMENT SDN. BHD. (316524-U)
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Enjoy our world-class services and expert assistance every day.
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ECOARENA

TWO-STOREY SEMI-D COMMERCIAL LOTS

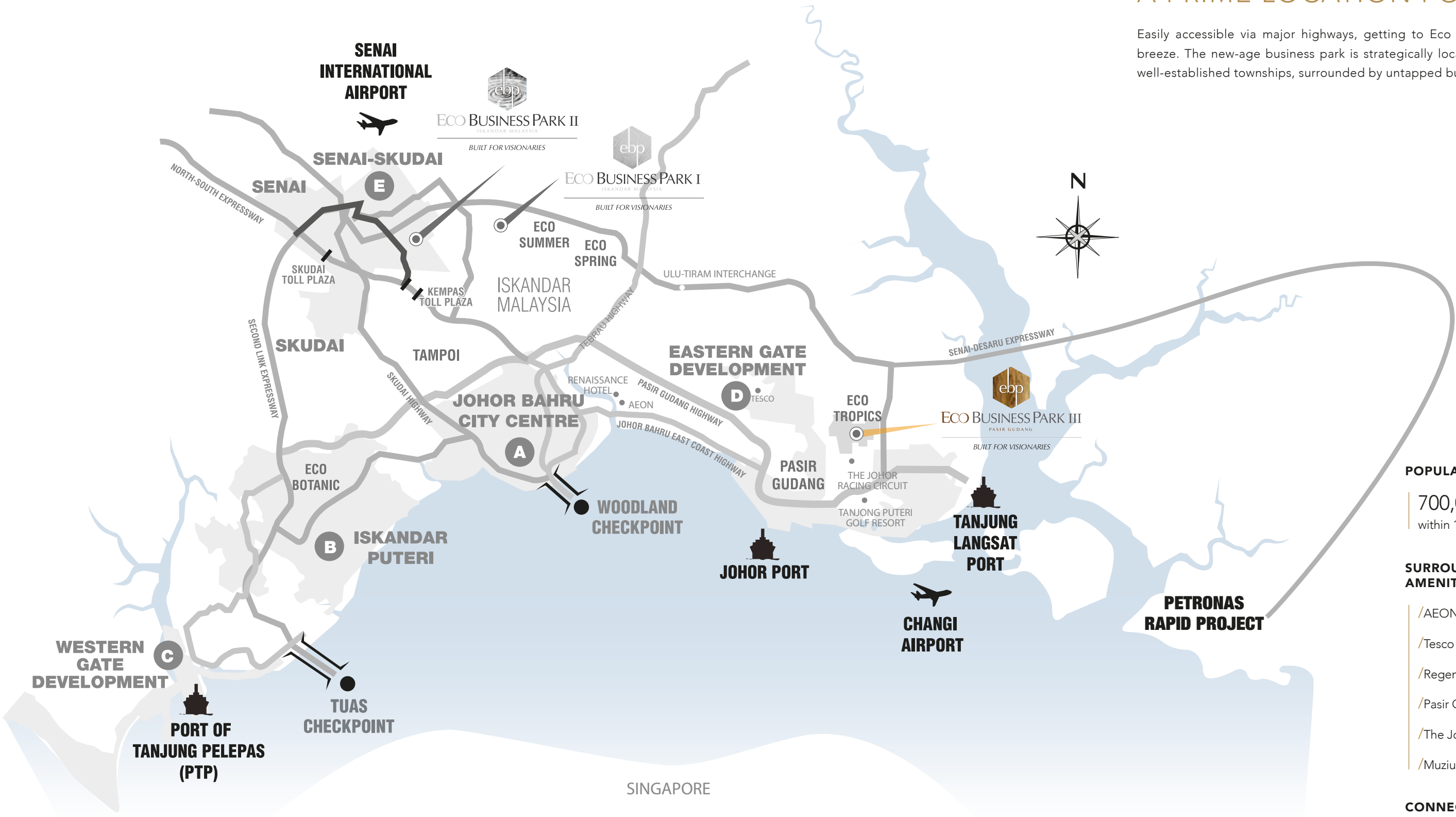


ECO BUSINESS PARK III
PASIR GUDANG

BUILT FOR VISIONARIES

A PRIME LOCATION FOR BUSINESS

Easily accessible via major highways, getting to Eco Business Park III is a breeze. The new-age business park is strategically located in the vicinity of well-established townships, surrounded by untapped business opportunities.



- POPULATION**
- 700,000 within 10 km radius
- SURROUNDING AMENITIES**
- /AEON
 - /Tesco
 - /Regency Specialist Hospital
 - /Pasir Gudang Specialist Hospital
 - /The Johor Racing Circuit
 - /Muzium Layang-layang

- CONNECTIVITY**
- /3 km to Senai-Desaru Expressway
 - /7 km to Pasir Gudang Highway
 - /7 km to Johor Port
 - /20 km to Eastern Dispersal Link Expressway
 - /25 km to Johor-Singapore Causeway
 - /50 km to Senai International Airport
 - /60 km to Changi International Airport

A NEW BUSINESS PATH WITH SEMI-D COMMERCIAL LOTS

The new Semi-D commercial lots of Eco Business Park III create an age-inclusive community through pedestrianised lanes and a traffic-friendly design concept. Each double-volume, high-ceiling unit feature extensive spaces, complemented by ample outdoor surroundings and parking spaces – in trend with new business concepts. These splendid units are perfect for pharmacies, food & beverage, specialty stores, or grocery outlets.



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MAXIMUM BUSINESS EXPOSURE



The Semi-D commercial lots are strategically placed, ensuring excellent front visibility to high-volume traffic. A grand, inviting façade ensures your business looks attractive and outstanding from every direction, while the highly-customisable unit interiors allow you space and flexibility to create elaborate, eye-catching displays.



ATTRACTIVE BUSINESS & INVESTMENT OPPORTUNITIES

Eco Business Park III is situated next to Eco Tropics, an upcoming 744-acre master-planned development. It is easily connected to a multitude of main roads and highways that will bring your businesses to locations all over the country, and the region.



- LEGEND
- 2-Storey Semi-Detached Shop Offices 42' x 117'

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MULTIPLE BUSINESS OPPORTUNITIES

Each unit's spacious set-up encourages a split-business use that integrates any combination of F&B, studio, shop or service. This means you can run your bookshop with a café, complement your dance studio with a music shop, or run gourmet classes next to your restaurant.

SPACIOUS EXTERIORS

A sprawling outside space ideally-sized for hosting promotional or marketing events. Host a street festival, pitch a tent for a year-end sale, or place tables and chairs for cosy alfresco dining experiences.

DOUBLE-VOLUME CEILING HEIGHT

A wondrous double-volume ceiling creates ventilation and an environment that is comfortable and relaxed. Create wonderful displays, or ambitious two-storey décor – it's up to your creativity.

MULTIPURPOSE VERANDAH

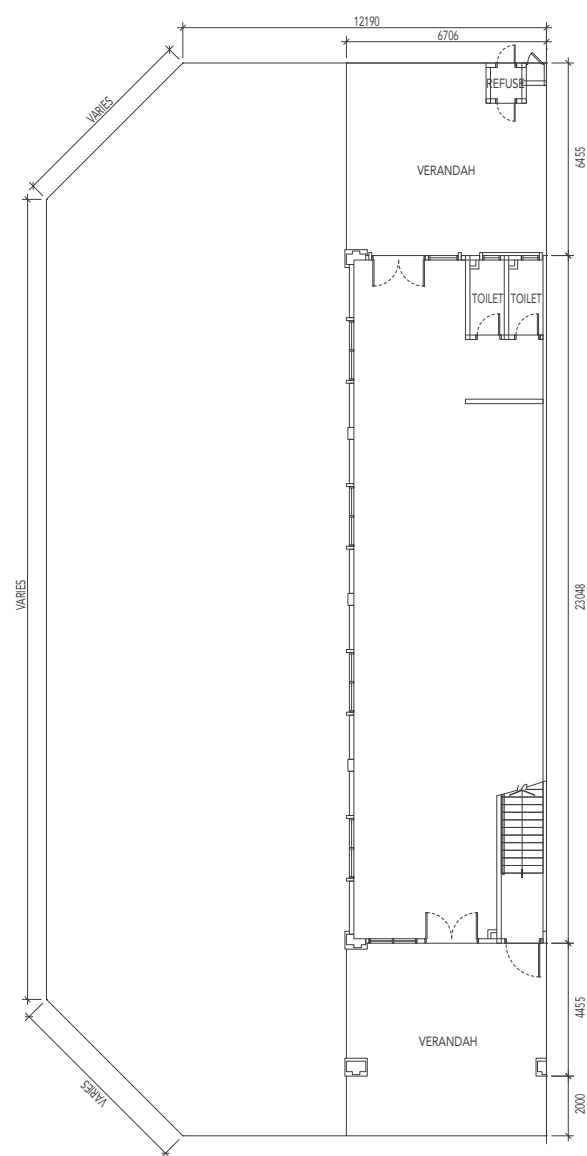
Let the large verandah space greet your guests with comfortable chairs, sturdy tables, running water features or stylish décor. Create a space that is picture-perfect and welcoming, a space where one can relax, take pictures, or simply sit and chit-chat.



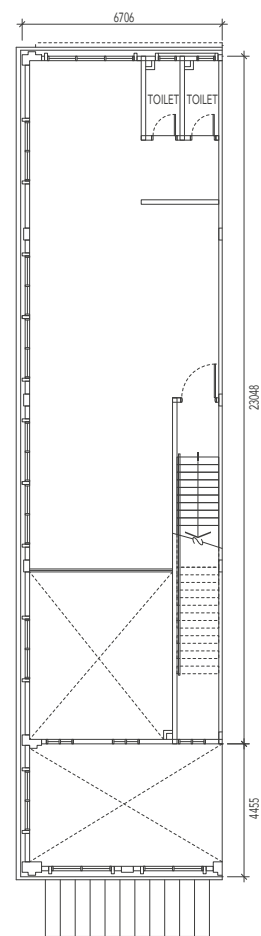
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SEMI-D

42' x 117'



Ground Floor Plan



First Floor Plan

BUILDING SPECIFICATIONS

Structure	Reinforced Concrete Framework	
Wall	Brick Wall	
Roofing Covering	Metal Roof	
Roof Framing	Metal Roof Truss	
Ceiling	Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat	
Windows	Aluminum Frame Window / Fixed Glass Panel Window / Fixed Louvres Window	
Doors	Aluminum Frame Glass Door, Metal Grill Door, Plywood Flush Door, Fire Rated Door	
Ironmongery	Quality Lockset	
Wall Finishes	Toilet	Ceramic Tiles
	Refuse [Ground Floor]	Ceramic Tiles
	Others Area	Cement Plaster & Paint
Floor Finishes	Toilet	Ceramic Tiles
	Staircase Area	Cement Render
	Refuse [Ground Floor]	Ceramic Tiles
	Verandah	Ceramic Tiles
	Other Area	Cement Render
Sanitary Fittings	Wash Basin	4 nos
	Toilet Roll Holder	4 nos
	Water Closet	4 nos
Electrical Installation	Lighting Point	25 nos
	Power Point (13A)	18 nos
	Ceiling Fan Point	4 nos
Internal Telephone	2 nos	
Trunking And Cabling		

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