



ECO BUSINESS PARK III

PASIR GUDANG

BUILT FOR VISIONARIES

ECOWORLD
CREATING TOMORROW & BEYOND

A PRIME LOCATION FOR BUSINESS

Easily accessible via major highways, getting to Eco Business Park III is a breeze. The business park is strategically located in the vicinity of well-established townships with comprehensive amenities within reach.



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

SURROUNDING AMENITIES

- /Pasir Gudang Specialist Hospital
- /The Johor Racing Circuit
- /Regency Specialist Hospital
- /Tesco
- /AEON
- /Muzium Layang-layang

BUSINESS COMMUNITIES

- /Panasonic AVC Networks Johor Malaysia Sdn Bhd
- /Evergreen Heavy Industrial Corporation (M) Sdn Bhd
- /White Horse Ceramic Industries Sdn Bhd
- /Idemitsu SM (M) Sdn Bhd
- /Western Digital (M) Sdn Bhd
- /Pantech Stainless & Alloy Industries Sdn Bhd
- /Lotte Chemical Titan (M) Sdn Bhd
- /Holcim (M) Sdn Bhd
- /Petronas RAPID Project

POPULATION

700,000
within 10 km radius



DESIGNED FOR LONG-TERM SUCCESS

Eco Business Park III provides businesses with top-of-the-line facilities in a strategic location at the crossroads of the Asia-Pacific. This self-contained, 248-acre, green commercial and industrial development in the heart of Pasir Gudang, a growing business hub in Iskandar Malaysia, offers established businesses and start-ups the ideal staging grounds to tap into the region's tremendous potential.

INTELLIGENT
GREEN
FEATURES

A CLEAN
& GREEN
ENVIRONMENT

EBP
ONE-STOP
BUSINESS
SOLUTION

Actual Photo

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A PREMIER RETAIL SHOWCASE

Every unit in Eco Business Park III offers a broad space in the front to provide the flexibility to customise a showcase for an extensive variety of products. Additionally, every unit comes with dedicated car parking spaces in addition to ample common parking spaces for customers and visitors. A green pedestrian walkway makes moving around the enclave very easy and enhances the shopping experience.



ATTRACTIVE BUSINESS & INVESTMENT OPPORTUNITIES

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



LEGEND

	2-Storey Shop Offices 24' x 70'		Industrial Semi-Detached Lot Type B1 80' x 160'
	2-Storey Semi-Detached Shop Offices 42' x 117'		Industrial Cluster Lot Type C 60' x 130'
	Industrial Semi-Detached Lot Type A 70' x 170'		Industrial Cluster Lot Type A 60' x 160'
	Industrial Semi-Detached Lot Type B 80' x 170'		Future Development

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INNOVATIVE FLEXI SPACE CONCEPT

This concept synthesises the retail, office, showroom and warehouse concept into a highly synergised building. Every unit features a high ceiling and expansive open plan space on the ground floor, which can be customised to suit your unique requirements.

Potential studio office
Spacious and conducive environment for independent studio office.

7.9m-high Ceiling
Allows for additional mezzanine floor or high-racking system.

Garden Walkways
A green environment with garden walkways and verdant lawns for residents and guests to enjoy.

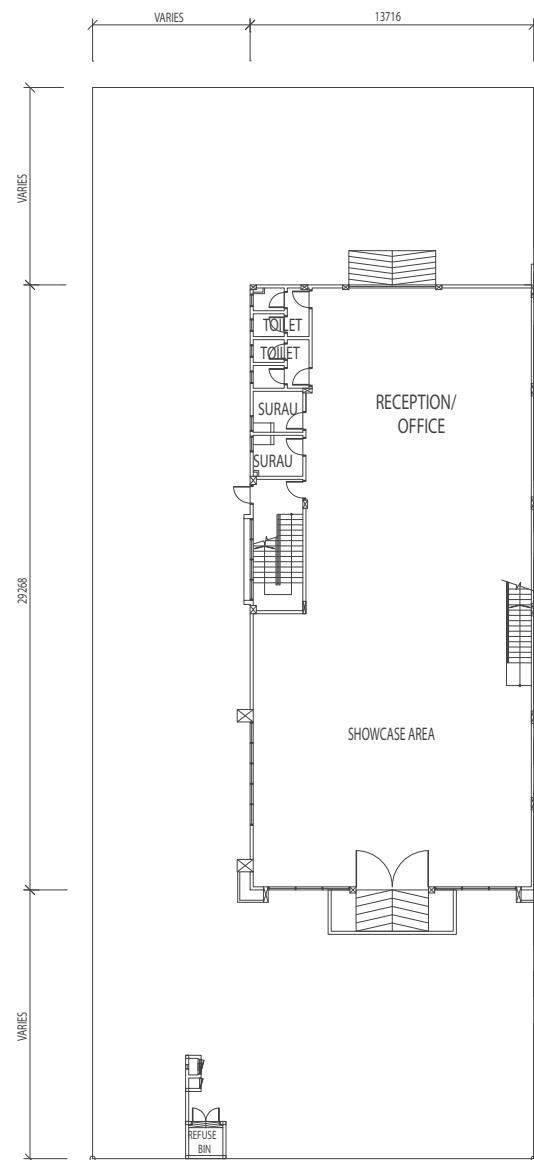
2.5m-wide Verandahs
Spacious, inviting covered walkways for a comfortable shopping experience.



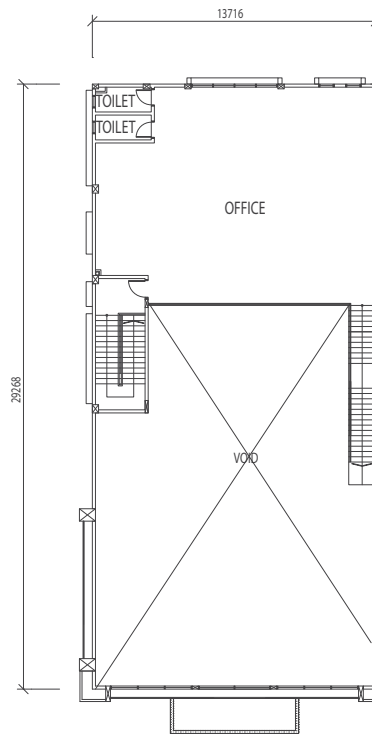
TYPE A

70' x 170'

Semi-D Retail Warehouse



Ground Floor

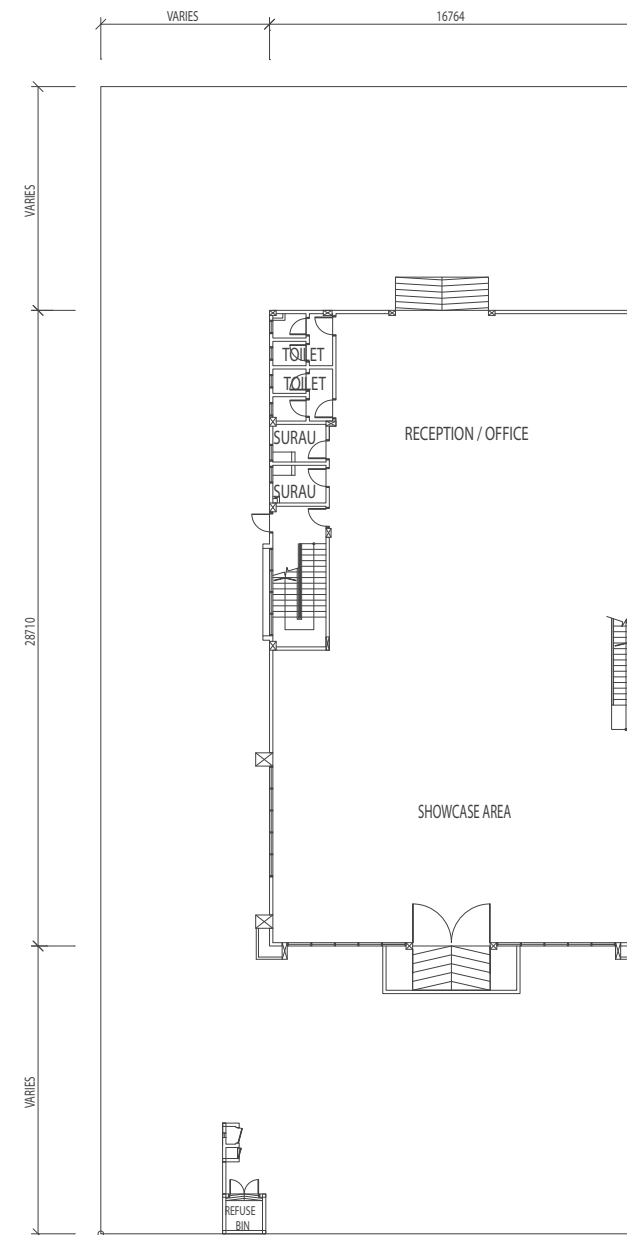


Mezzanine Floor

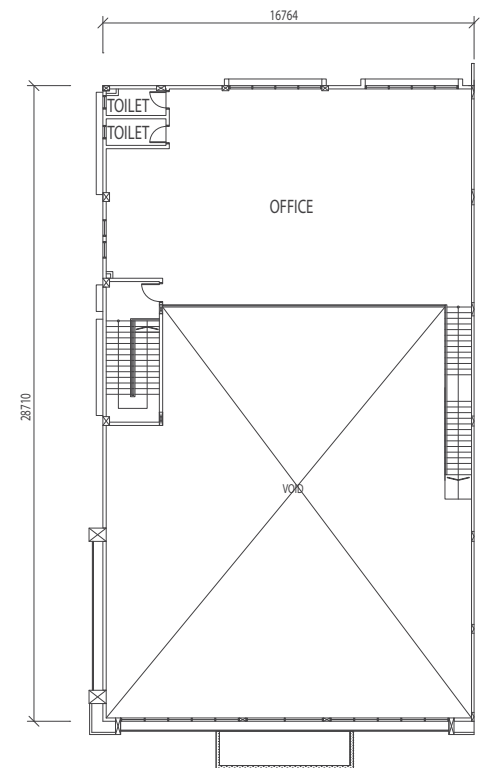
TYPE B

80' x 170'

Semi-D Retail Warehouse



Ground Floor

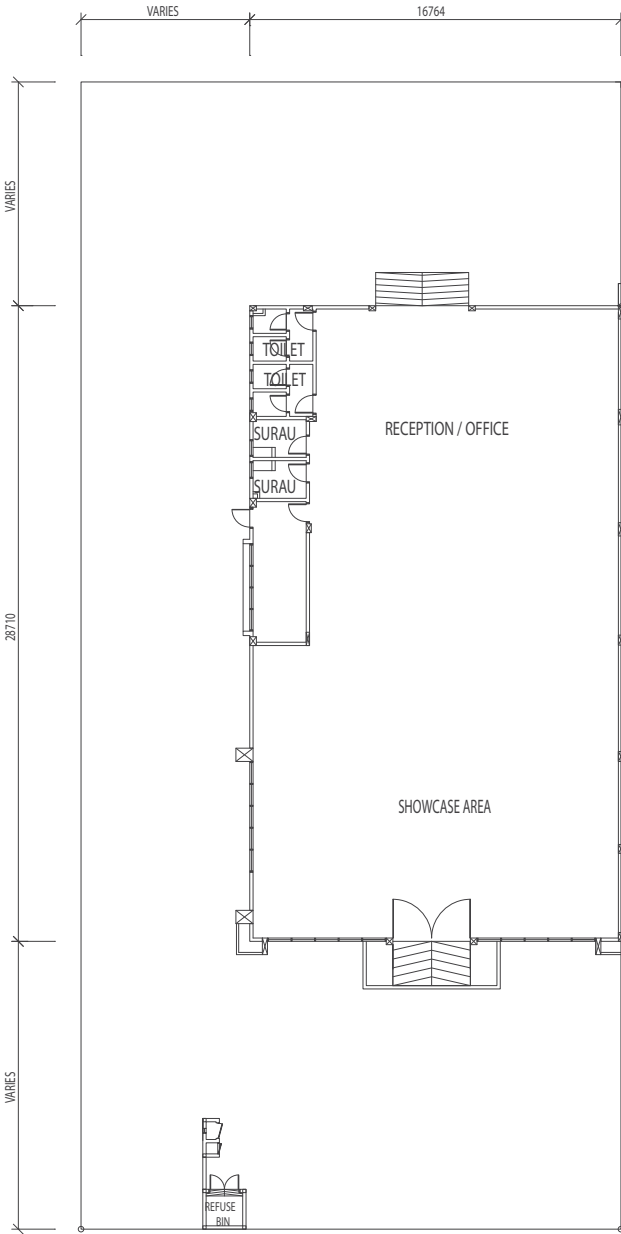


Mezzanine Floor

TYPE B1

80' x 160'

Semi-D Retail Warehouse

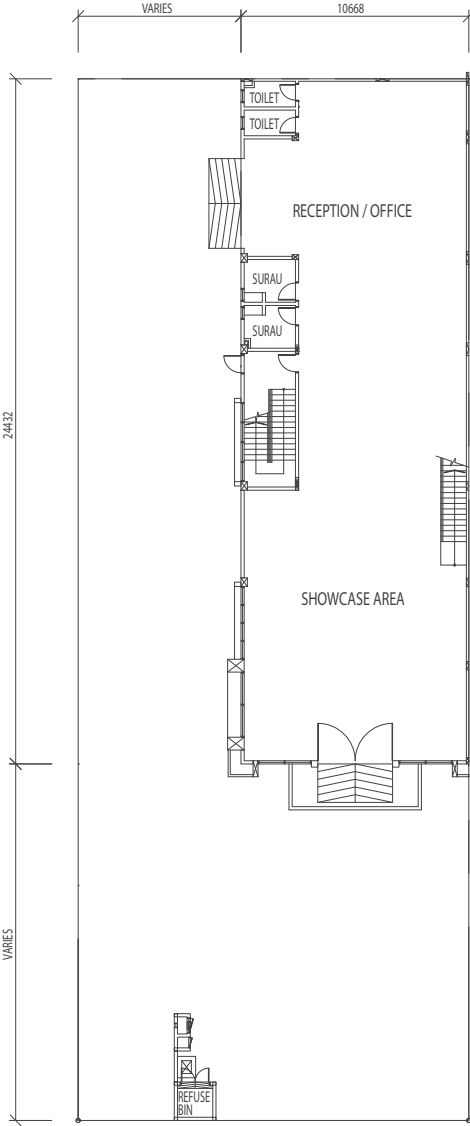


Ground Floor

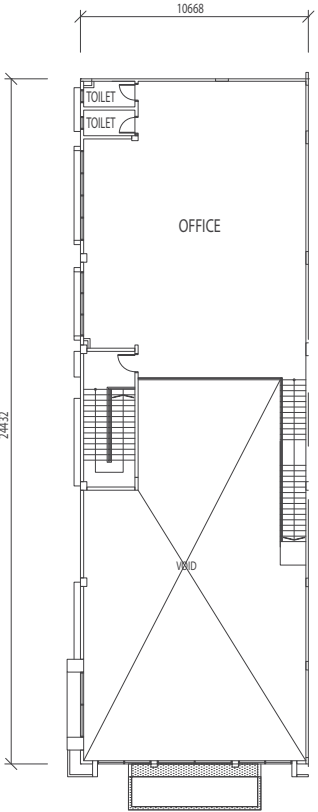
TYPE C

60' x 130'

Cluster Retail Warehouse



Ground Floor



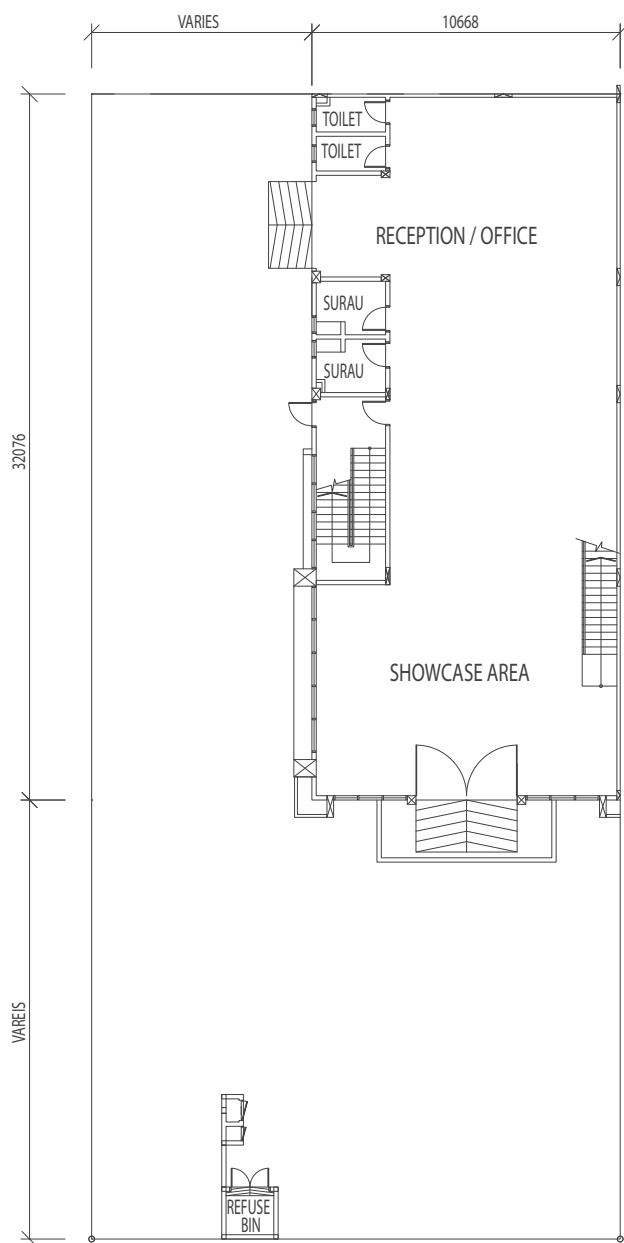
Mezzanine Floor

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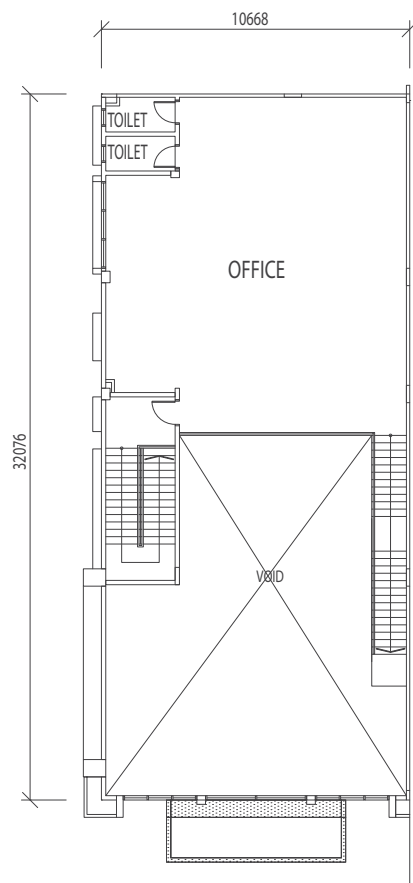
TYPE D

60' x 160'

Cluster Retail Warehouse



Ground Floor



Mezzanine Floor

BUILDING SPECIFICATIONS

Structure	: Reinforced concrete / Steel frame / Steel trusses
Walls	: Brick wall
Roof	: R.C. Flat Roof Metal deck roofing with suitable sisalation
Ceiling	: Class 'O' asbestos-free ceiling board, where indicated
Windows	: Aluminium framed openable & fixed window
Doors	: Frameless glass door / Fire-rated door / Timber flush door / Timber marine ply door with quality locksets. Metal roller shutter
Floor Finishes	: Tile finish for toilet & surau Cement rendering for others
Wall Finishes and Painting	: Weather resistant paint or equivalent externally Elmusion paint internally. Gloss paint to wood and metal surfaces Tile finish for toilet
Sanitary Installation	: Quality sanitary ware with fittings
Electrical Installation	: Three phase (setting at 150 Amp) 415 Volts electrical supply terminating at the main switchboard

BUILT TO GREEN SPECIFICATIONS

GREEN INITIATIVES

ENERGY EFFICIENCY

Achieving energy efficiency is the practice of optimising your energy consumption by reducing waste. Waste leads to inefficiencies and higher electricity costs. By using energy efficient electrical and mechanical appliances, you will be able to spend less on electricity and enjoy more savings.



RENEWABLE WATER

Malaysia is blessed with rain all year round and with this in mind, we have fitted your units with rainwater harvesting systems. This puts renewable water source into good use for a host of daily activities, such as cleaning the front porch, watering the garden, plants and washing your car.



BUILDING ORIENTATION

By studying the local sun path as it rises and sets from East to West, we are able to optimise a building's orientation to prevent excessive heat gains. As a result, your building is designed to ensure that its interior remains cool and comfortable throughout the day.



WATER CONSERVATION

Conserving water is about reducing wastage and optimising its use. We have equipped your units with water efficient fittings such as showerheads, taps, pipes, etc that can help you save water on a daily basis.



WINDOW DESIGN

Determining the positioning and size of the windows in a building involves finding the right balance between outside views, natural light penetration and heat gain. We have optimised your building's window design to ensure that you will be able to enjoy pleasant views and natural lighting without the unwanted heat gain.



NATIVE PLANTS

We believe in including native plants (local plants) in a development's environment as it not only provides greenery, but maintains the natural ecosystem around a neighbourhood. These 'locals' usually require less maintenance and have low water requirements.



GREEN MOBILITY

Besides being able to move around in your neighbourhood freely, we have also installed other alternative connectivity modes to nearby community amenities – a pedestrian only path. Look forward to leisurely strolls around the neighbourhood.



LANDSCAPE IRRIGATION WATER

EcoWorld's developments are known for their beautiful greenery and landscaping. Instead of using treated quality water from the local water supply, we get our water through renewable sources such as ponds and lakes to water the plants in your neighbourhood. This allows for lower maintenance cost and has lesser impact on the overall environment.



NATURAL LIGHTING

There is no better way to light your environment than through the natural rays of the sun. We have designed the exterior of your home to maximise daylight penetration reducing the need to turn on lights during the day.



Note

As at:

Type :

Lot No :

Land Size :

Built Up :

S.P.A Price :

Loan Margin :

Loan Amount :

Loan Tenure :

Interest Rate :

Est. Monthly Instalment :



ECOWORLD GALLERY @ ECO BUSINESS PARK I
ECO TROPICS DEVELOPMENT SDN BHD (316524-U)
Formerly Known as Focal Aims Sdn Bhd
No. 2 & 6, Jalan Ekoperniagaan 1/5, Taman Ekoperniagaan,
81100 Johor Bahru, Johor Darul Takzim, Malaysia.

Enjoy our world-class services and expert assistance every day.
Mondays to Fridays 9am - 6pm
Weekends and Public Holidays 10am - 6pm

☎ **+607 288 2525**
www.ecoworld.my

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