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
- Holcom (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.
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.
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'
- 2-Storey Semi-Detached Shop Offices: 42' x 117'
- Industrial Semi-Detached Lot Type A: 70' x 170'
- Industrial Semi-Detached Lot Type B: 80' x 160'
- Industrial Cluster Lot Type C: 60' x 130'
- Industrial Cluster Lot Type A: 60' x 160'
- 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.

- **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.

- **Potential studio office**
  Spacious and conducive environment for independent studio office.
TYPE A
70' x 170'
Semi-D Retail Warehouse

TYPE B
80' x 170'
Semi-D Retail Warehouse

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### TYPE B1
80' x 160'

**Semi-D Retail Warehouse**

- **Ground Floor**
  - Reception / Office
  - Showcase Area
  - Toilet
  - Surau
  - Refuse Bin

### TYPE C
60' x 130'

**Cluster Retail Warehouse**

- **Ground Floor**
  - Reception / Office
  - Showcase Area
  - Toilet
  - Surau

- **Mezzanine Floor**
  - Office

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**TYPE D**

60' x 160'

Cluster Retail Warehouse

**BUILDING SPECIFICATIONS**

- **Structure**: Reinforced concrete / Steel frame / Steel trusses
- **Walls**: Brick wall
- **Roof**: R.C. Flat Roof
  - Metal deck roofing with suitable isolation
- **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
  - Elmulsion 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

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BUILT TO GREEN SPECIFICATIONS

GREEN INITIATIVES

ENERGY EFFICIENCY
Achieving energy efficiency is the practice of optimizing 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 designed our units with rainwater harvesting systems. This pure renewable water source is good 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, we can use this to our advantage to ensure maximum light gain during the day. 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 waste and optimizing its use. We have installed water efficient fittings such as showerheads, toilets, etc. that can help you save water on a daily basis.

WINDOR DESIGN
Determining the position and size of the windows in a building involves finding the right balance between outside view, natural light penetration and heat gain. We have enhanced our building’sérieur through the use of large windows to allow for maximum passive solar and natural lighting without the unwanted heat gain.

NATIVE PLANTS
We believe in including native plants (local plants) in a development’s environment as they not only provide beauty but also contribute to natural systems such as a neighborhood. These ‘local’ plants require less maintenance and help local water replenishment.

GREEN MOBILITY
Besides being able to move around in your neighborhood freely, we have also installed other alternative connectivity modes to make certain that your life revolves around the neighborhood.

LANDSCAPE IRRIGATION WATER
EnviroWorld’s developments are savvier for their beautiful greenery and landscaping. Instead of using treated quality water from the local water supply, we get our water through rainwater harvesting system which is purely and safe to water the plants in your landscape. This allows for fewer maintenance costs and has lesser impact on the overall environment.

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

Note

Type :
Lot No :
Land Size :
Built Up :
S.P.A Price :
Loan Margin :
Loan Amount :
Loan Tenure :
Interest Rate :
Est. Monthly Instalment :

For reference only. The information is subject to change without prior notice.