

ECO Biz

KOTA MASAI

The Ultimate Business Location

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YOUR BUSINESS.

Enjoyable by several mature neighbourhoods.



Situated in Kota Masai, a mega township with a myriad of mature residential areas.



Built fronting the main road for optimum and maximum visibility.

Conveniently Surrounded By Amenities In A Strategic Location



Johor Port	6 minutes	Pasir Gudang	5 minutes
Tanjung Langsat Port	10 minutes	Masai Town Centre	5 minutes
Johor Bahru City Centre	20 minutes	Tanjung Puteri Golf Resort	10 minutes
North-South Highway	20 minutes	Regency Specialist Medical Centre	10 minutes
Desaru and Pengerang	25 minutes	TESCO	10 minutes
Senai International Airport	30 minutes	AEON	15 minutes

*Travel durations are calculated estimations only. They may vary depending on traffic and road conditions.

Focal Aims Sdn. Bhd. (116224-U) [AN ECOWORLD SUBSIDIARY COMPANY]
20, Jalan Bacang 38, Kota Masai, 81700 Pasir Gudang, Johor.

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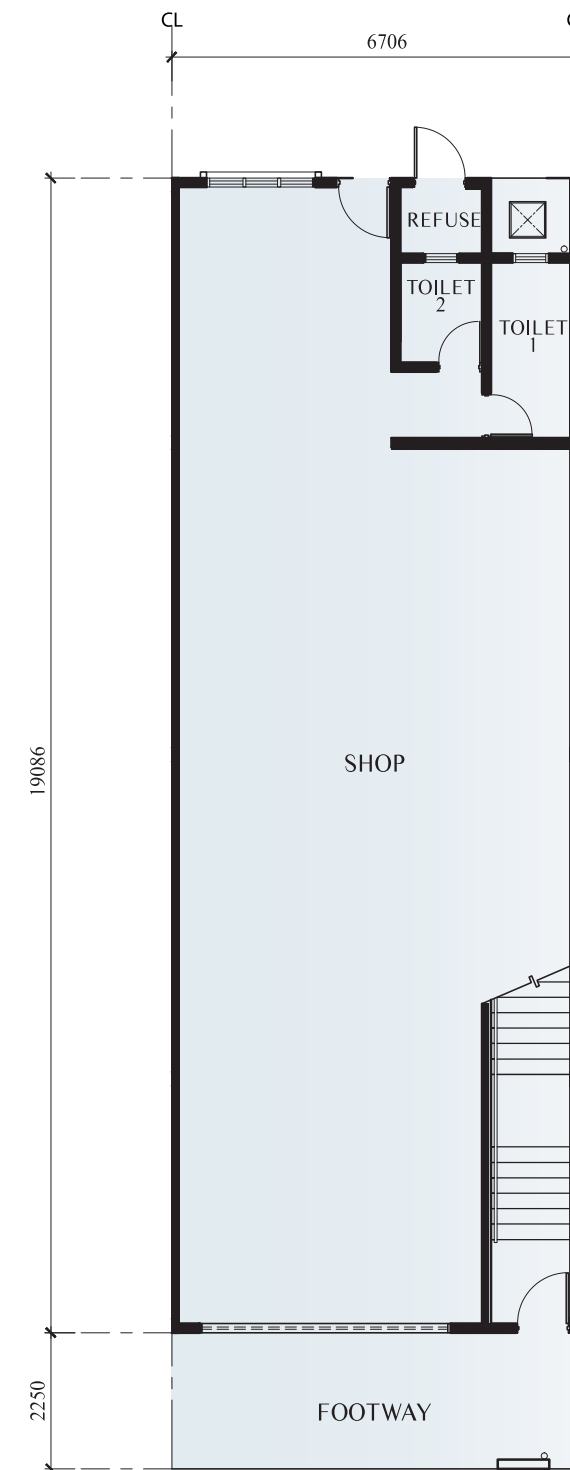
All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.

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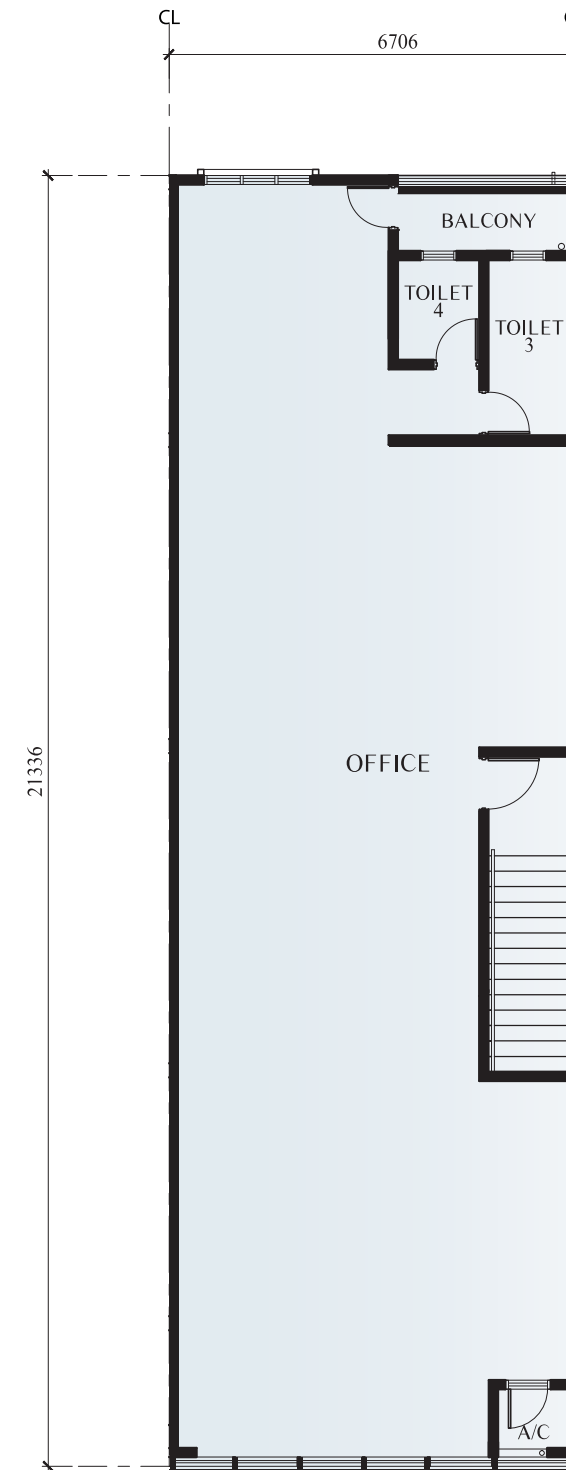


An advantageous and high-potential location to invest in.

Standard Floor Plan



Ground Floor Plan



First Floor Plan

Specifications

Ground Floor	:	Shop			
First Floor	:	Office			
Structure	:	Reinforced Concrete Frame			
Wall	:	Brickwall			
Roof	:	Metal Deck Roofing Sheet / Reinforced Concrete Flat Roof			
Ceiling	:	Ground Floor		- Skim Coating & Painted	
		First Floor		- Plastered Ceiling Board	
Floor Finishes	:	Others		- Cement Render	
		Toilets		- Ceramic Tiles	
		Refuse (Ground Floor)		- Ceramic Tiles	
Wall Finishes	:	Toilets		- 1.5mm High Ceramic Tiles	
		Others		- Cement Plaster And Paint	
		Refuse (Ground Floor)		- Ceramic Tiles	
Painting	:	External		- Weather Resistant Paint	
		Internal		- Emulsion Paint	
		Timber & Metal Works		- Gloss Paint	
Doors	:	Metal Roller Shutter, Metal Grille Door			
		Timber Flush Door, Fire Rated Door, PVC Door			
Windows	:	Aluminium-Frame Windows			
Locks	:	Selected Quality Lockset			
Sanitary Fittings	:	Water Closet		- 4 Nos	
		Wash Hand Basin With Tap		- 2 Nos	
		Toilet Roll Holder		- 4 Nos	
		Bib Tap		- 4 Nos	
		Kitchen Sink		- 2 Nos	
Electric Fittings		Intermediate / End Lot / Special End Lot	Special Odd End Lot	Special Even End Lot	Corner Lot
Lighting Point		16 Nos	23 Nos	20 Nos	24 Nos
Power Point (13A)		8 Nos	10 Nos	11 Nos	11 Nos
Fan Point		2 Nos	4 Nos	3 Nos	4 Nos
Internal Telephone	:			- 2 Nos	
Trunking And Cabling					

Note: All the above items are subject to variations, modification and substitution as required by the Authorities or recommended by the Architect or Engineer.