

COMMON GROUND

PUSAT KOMERSIAL LOBAK

[LIMITED EDITION]

[RE] STYLE MODERN LANDMARK

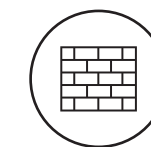
A **UNIQUE AND VIBRANT LANDMARK** nearby the vicinity of Seremban. Beautifully streamlined, modern and stylish facade adorning every nook and corners with **EASY ACCESSIBILITY AND CONNECTIVITY**, creating a prosperous vibe for growing businesses or creating trendy lifestyle hub.



LIMITED
UNITS



CENTRALLY
LOCATED



UNIQUE
CRAFTED



ACCESSIBILITY

A person is walking away from the camera on a cobblestone street. They are wearing light-colored trousers, a light blue button-down shirt, a dark jacket, and dark shoes. A tan messenger bag is slung over their shoulder. The background is a blurred city street with traffic lights and buildings. A large, semi-transparent circular graphic with a pink-to-blue gradient is overlaid on the right side of the image, containing white text.

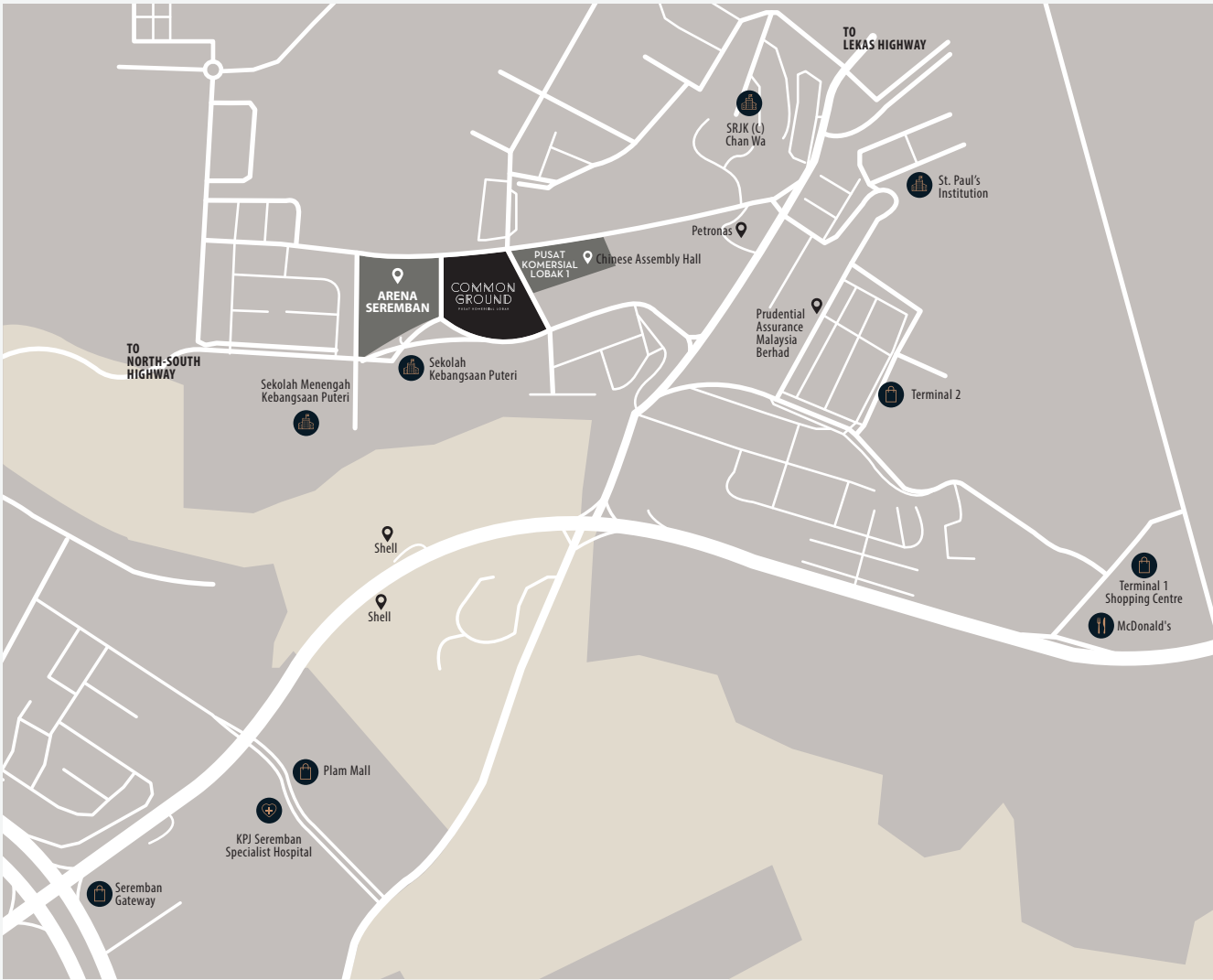
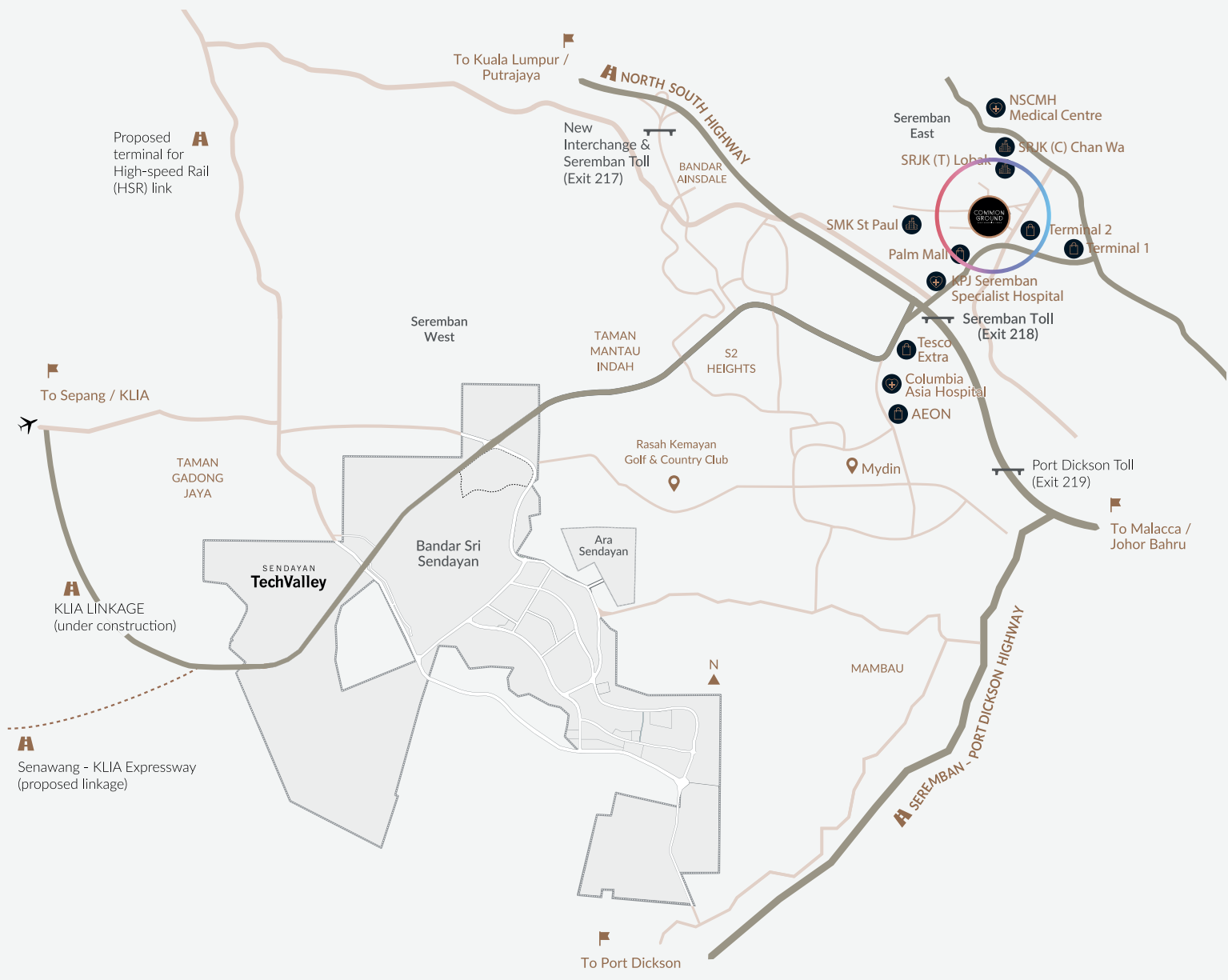
WELCOME TO IDEAS THAT WILL CHANGE THE WAY YOU LOOK AT LIFESTYLE

Highly visible with strong catchment opportunities, the seamless combination of business and lifestyle provides an exciting blend of vibrancy for all ages. Work, shop or simply lounge around enjoying a sumptuous spread or favourite beverages, this is the place to be.

[RE] CONNECT

Located within matured and growing neighbourhoods of Seremban, **Common Ground, Pusat Komersial Lobak** is easily accessible with almost perfect connection to its surrounding areas. Complemented by various amenities and facilities, this is truly a coveted address to be owned.

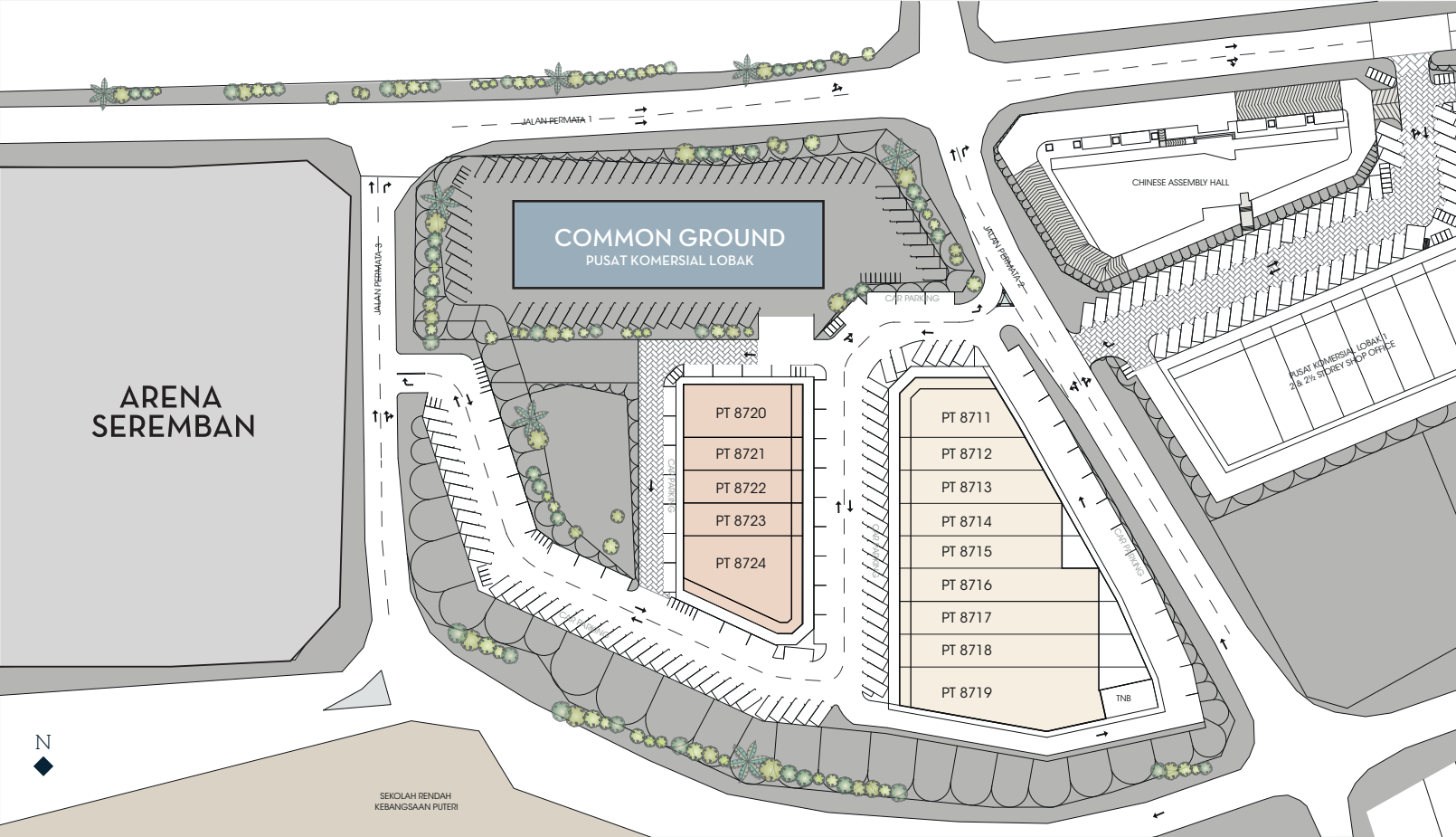
WHERE EVERYTHING IS HAPPENING



- SCHOOLS**
 - SRK Puteri
 - SMK Puteri
 - SMK St Paul
 - SRJK (C) Chan Wa
 - SRJK (T) Lobak
- HEALTHCARE**
 - KPJ Hospital
 - NSCMH
 - Colombia Asia Hospital
- SHOPPING MALL**
 - Palm Mall
 - Tesco Extra
 - Terminal 1
 - Terminal 2
- ACCESSIBILITY**
 - Plus Highway via exit 218
 - Lekas Highway
- TOLL**
 - New Interchange Seremban Toll (Exit 217)
 - Seremban Toll (Exit 218)
 - Port Dickson Toll (Exit 219)

[RE] MARKABLE

Surrounded by beautiful landscape and a remarkable common ground to bring out the best for each and every ventures. Astounding opportunities, abundance of greeneries, making it the perfect location for your expanding empire.



THIS EXCITING
DEVELOPMENT
TO MAKE
THE MOST OF THE
LIVING EXPERIENCE...



ARENA SEREMBAN

The latest sports complex especially for basketball, complemented by hotel, hostel as well as an apartment building, providing a ready and steady stream of visitors and customers.



COMMON GROUND SEREMBAN

Regular containers transformed into a hip and lively spot under the open sky to satisfy your cravings and indulgences. A lifestyle of today.



CREATIVELY DESIGNED COLLABORATIVE SPACE

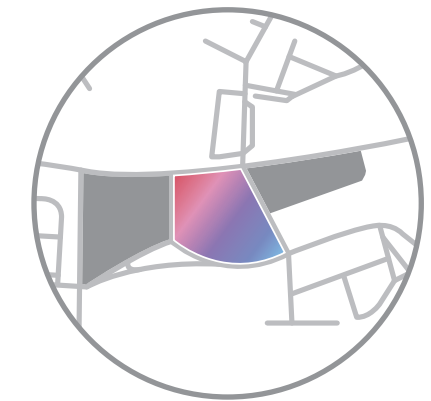
Attractive, stylish and modern facade for a truly vibrant and happening environment. Perfect for leisure or turning a business into empire.

The information contained herein is subject to change without notification, as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information. For avoidance of doubt, please always refer to the SALES AND PURCHASE AGREEMENT.

A SPECIAL
PLACE
CONCEIVED
WITH HIGH
QUALITY



[RE] CAPTIVATE



Food, beverages, trendy outfit, lifestyle outlet or simply providing the basic necessity. Customers will be captivated and spoiled by the multitude of choice, enabling your business to expand and grow into the dream empire.



[RE] FRESH

The architecture of **Common Ground, Pusat Komersial Lobak** puts a new icon in Seremban and offers guests some of the most exciting outdoor dining and entertainment spaces.





[RE] NEWAL

Diversity of people and culture, plus innumerable leisure and business opportunities, make it irresistible.





A definite sought-after address you can be proud of. A roaring business opportunities.



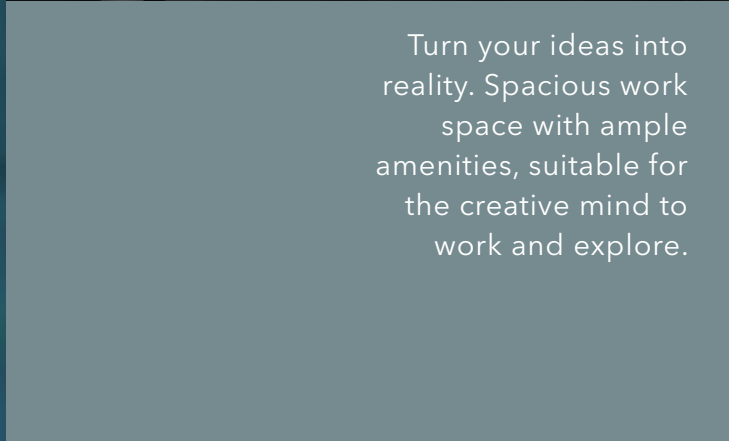
Enjoy the bountiful array of casual dining and share a sweet moment over an intimate dinner with your loved ones.



Break some sweat at The Arena or simply enjoy being a spectator on the sideline before adjourning for a well-deserved treat. Take your pick.



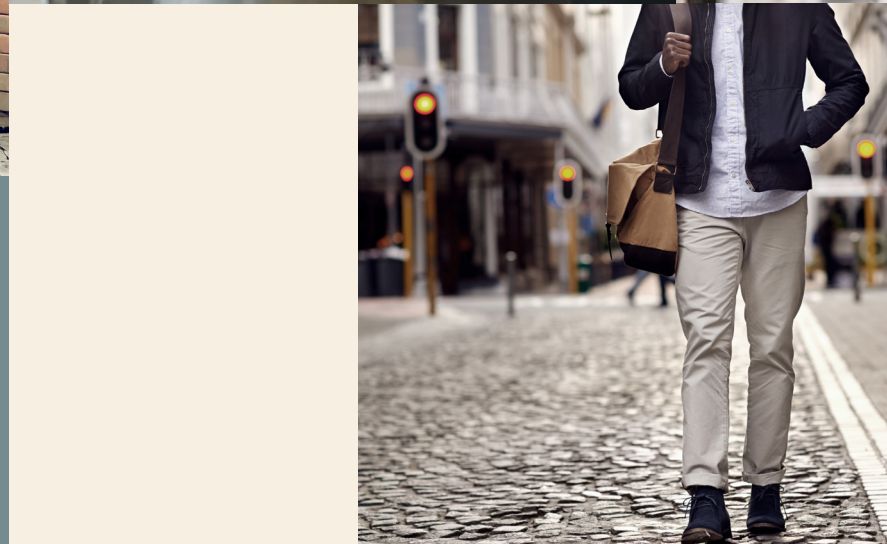
Beautiful nuances enhancing the uniqueness of the design. Lovely design to complement any imaginative ventures.



Turn your ideas into reality. Spacious work space with ample amenities, suitable for the creative mind to work and explore.



Bonding time with best friends. Shop till you drop, find the best offering, and exchange some stories over a cup of coffee.

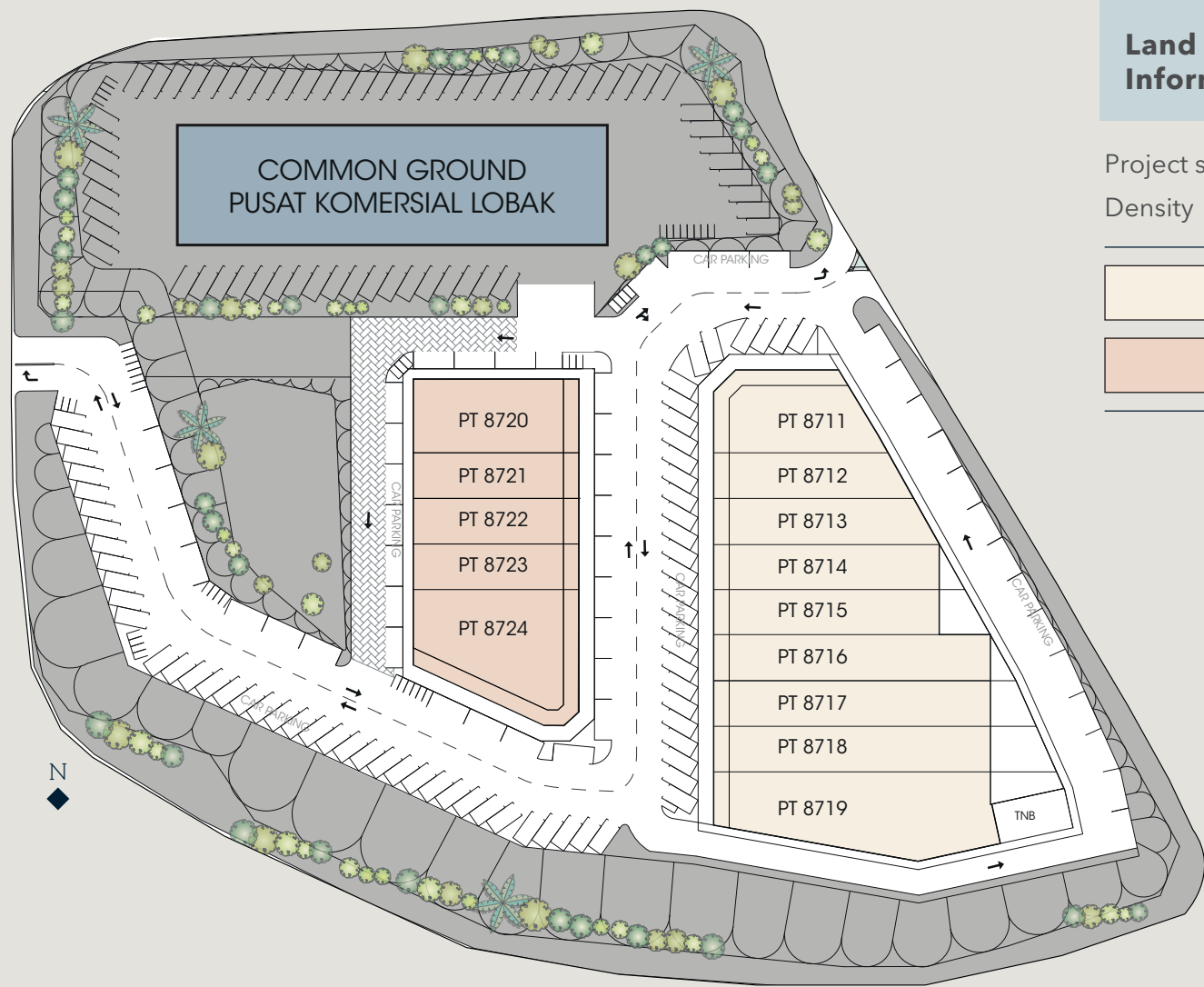


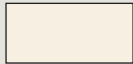
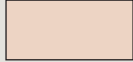
A limited edition and truly coveted address. An awesome blend of vibrant lifestyle and opportunities. The choice is yours.



A
NEW
CONTEMPORARY
CLASSIC

[SITE PLAN]



Land Utilization Information	
Project site area	8 acres
Density	14 units
	TYPE A
	TYPE B

2-Storey Shop Office (Intermediate)	
PT 8712 \ PT 8713 \ PT 8714 \ PT 8715 \ PT 8716 PT 8717 \ PT 8718 \ PT 8721 \ PT 8722 \ PT 8723	
Lot Size : From 22' x 80'	
Built Up : From 3,213 sq.ft.	
Total	10 units

2 & 2.5-Storey Shop Office (Corner & End Lot))	
PT 8711 (2.5-Storey Corner Lot) PT 8719 (2-Storey End Lot) PT 8720 (2.5-Storey End Lot) PT 8724 (2-Storey Corner Lot)	
Total	4 units



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[THE AWARD - WINNING DEVELOPER]

We are Matrix Concepts. Incorporated since 1997, we are an established developer in building homes and commercial properties.

Our integrated projects merge the aspects of working and living to cater to every lifestyle.

Along our journey to deliver quality products, we have received numerous accolades within the industry and beyond.

2017

THE EDGE BILLION RINGGIT CLUB - GOLD, HIGHEST RETURN ON EQUITY OVER 3 YEARS

Matrix Concepts Holdings Berhad

THE EDGE BILLION RINGGIT CLUB - SILVER, HIGHEST RETURNS TO SHAREHOLDERS OVER 3 YEARS

Matrix Concepts Holdings Berhad

PROPERTY INSIGHT PRESTIGIOUS DEVELOPER AWARD - BEST SUSTAINABLE TOWNSHIP DEVELOPMENT

Bandar Sri Sendayan

PROPERTY INSIGHT PRESTIGIOUS DEVELOPER AWARD - BEST FAMILY LIVING DEVELOPMENT

Residensi SIGC

THE STAR PROPERTY MALAYSIA AWARD - THE CORNERSTONE AWARD BEST LANDED DEVELOPMENT

Elymus @ Resort Homes

2016

PROPERTY INSIGHT PRESTIGIOUS DEVELOPER AWARD - BEST TOWNSHIP DEVELOPER

Matrix Concepts Holdings Berhad

NOBLE EXCELLENCE AWARDS NATIONAL BEST TOWNSHIP DEVELOPMENT OF THE YEAR

Bandar Sri Sendayan

SOUTH EAST ASIA PROPERTY AWARDS (MALAYSIA)

Elymus @ Resort Home awarded Best Housing Development (Central Malaysia)

SOUTH EAST ASIA PROPERTY AWARDS (MALAYSIA)

Matrix Concepts Holdings Berhad awarded Special Recognition in Corporate Social Responsibility (CSR)

THE EDGE BILLION RINGGIT CLUB

Matrix Concepts Holdings Berhad (Member)

THE BRANDLAUREATE SMEs BEST BRANDS AWARD - SIGNATURE BRAND IN EDUCATION 2015/2016

Matrix Global Schools

HR ASIA - BEST COMPANIES TO WORK FOR IN ASIA

Matrix Global Schools

2015

THE EDGE BILLION RINGGIT CLUB

Matrix Concepts Holdings Berhad (Member)

HR ASIA - BEST COMPANIES TO WORK FOR IN ASIA

Matrix Global Schools

2014

FORBES ASIA 200 BEST UNDER A BILLION

Matrix Concepts Holdings Berhad (One of the best small and midsize companies in Asia Pacific with annual revenue under USD1 billion)

THE BRANDLAUREATE SMES CORPORATE BRANDING AWARD

Matrix Global Schools (Education - International Schools)

SME100 FAST MOVING COMPANIES AWARD

Matrix Global Education Sdn. Bhd.

SME RECOGNITION PLATINUM ENTREPRENEUR AWARD

Dato'Lee Tian Hock

THE EDGE BILLION RINGGIT CLUB

Matrix Concepts Holdings Berhad (Member)

2013

GREEN BUILDING INDEX (GBI) GOLD STANDARD (PROVISIONAL) CERTIFICATE

d'Tempat Country Club

WORLD SENSE OF PLACE - SUSTAINABLE TOWNSHIP OF THE YEAR

Bandar Sri Sendayan

LISTED ON MAIN BOARD OF BURSA MALAYSIA



Developer
MATRIX CONCEPTS SDN BHD
(295708-V)
A Member Of
MATRIX CONCEPTS HOLDINGS BERHAD (414615-U)

Head Office
Wisma Matrix, No.57, Jalan Tun Dr. Ismail,
70200 Seremban, Negeri Sembilan D.K. Malaysia
T +606 764 2688 F +606 764 6288

Matrix Galleria @ d'Tempat
PT 12653, Jalan Pusat Dagangan Sendayan 1
71950 Bandar Sri Sendayan, Negeri Sembilan D.K. Malaysia
T +606 792 2868 F +606 792 2878
GPS Coordinate Code 2.674820, 101.863722

1800 88 2688



