

# SOLARIS

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**1 ½ Storey Shop Office**

一层半店铺办公楼



太子丽景园

**FREEHOLD**

永久地契

# EXCELLENT CHOICE FOR RISING ENTREPRENEURS

## 企业家的首选

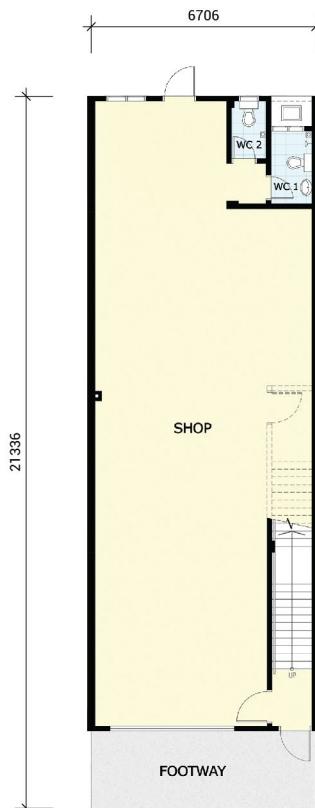
Solaris, a 1 and 1/2-storey shop office is great place for any kind of business venture. Solaris has great accessibility and is strategically located just a mere 2KM from the Kulai Toll Plaza. This offers easy access to the major cities in Malaysia via the North-South Expressway (NSE). The location's easy accessibility makes the Solaris shop offices an excellent choice for your business.

Solaris一层半店铺办公楼是您创业或投资的首选。地理位置优越，距离古来收费站仅咫尺之遥，衔接南北大道，可轻松通往马来西亚各大城市。立即在Solaris开创您的未来。

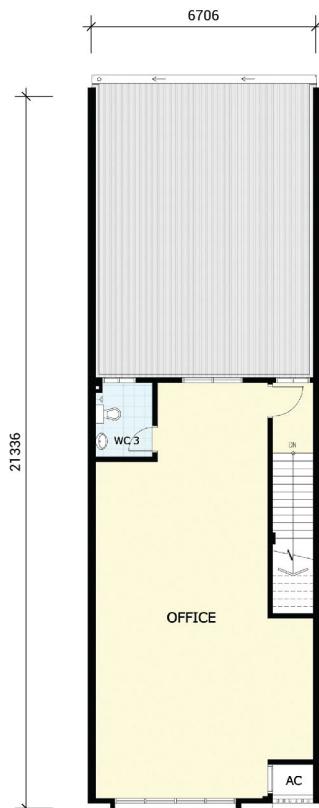


Artist's impression only 构想图

GROUND FLOOR  
INTERMEDIATE | 底楼  
中间单位



FIRST FLOOR  
INTERMEDIATE | 一楼  
中间单位



Lot Size  
单位面积  
22' x 70'



Built-up Area from  
建筑面积从  
2,456 sq. ft.



2km to the  
North-South Expressway  
Interchange (Kulai Toll)  
2公里至南北大道交通枢纽  
(古来收费站)



Last Phase  
Shop Office  
最后一期店铺办公楼

## SPECIFICATIONS

Structure	Reinforced Concrete Framing			
Wall	Bricks			
Roof Covering	Metal Roofing Sheets / Reinforced Concrete Slab			
Roof Framing	Metal Roof Truss			
Ceiling	Fibre Cement Board with Paint / Skim Coat with Paint to Soffit of Reinforced Concrete Slab			
Windows	Aluminum Framed Glass Windows			
Doors	Roller Shutters / PVC Doors / Fire Rated Door / Metal Door / M.S. Grille Door			
Ironmongeries	Selected Locksets			
Wall Finishes	Internal Wall	Plaster & Paint Up to Ceiling Level		
	External Wall	Plaster & Paint		
	Toilet	Tiles At 1500mm High, Plaster & Paint Up to Ceiling Level		
Floor Finishes	Shop / Office	Hardener Cement		
	Toilet	Tiles		
	Others	Cement Render		
Sanitary And Plumbing Fittings		Intermediate Lot	Corner Lot Type CA	Corner Lot Type CB, CC
	W.C.	3 nos	3 nos	3 nos
	Basin	2 nos	2 nos	2 nos
	Shower Rose	2 nos	2 nos	2 nos
	Toilet Paper Holder	3 nos	3 nos	3 nos
	Bib Tap	3 nos	3 nos	3 nos
Electrical Installation			15 nos	15 nos
	Lighting Point		24 nos	15 nos
	Fan Point	3 nos	3 nos	3 nos
	13A Power Point	8 nos	9 nos	8 nos
	Emergency Light	3 nos	3 nos	3 nos
	Distribution Box	2 nos	2 nos	2 nos
Internal Telephone Trunking & Cabling	Fibre Wall Socket Point			

## 建筑规格

结构	钢筋混凝土结构			
墙壁	砖块			
屋顶覆盖	金属面板 / 混凝土板			
屋顶框架	金属屋架			
天花板	涂漆纤维水泥板			
窗户	石膏砂浆层用于钢筋混凝土板的底层			
门	铝框玻璃窗			
锁具	卷帘门 / 塑料门 / 防火门 / 金属门 / 铁制格栅门			
墙面修饰	优质锁具			
	内墙	抹灰并粉刷至天花板		
	外墙	抹灰并粉刷		
	厕所	瓷砖铺设至1500mm高, 抹灰并粉刷至天花板		
地面修饰	店铺 / 办公室	硬化水泥		
	厕所	瓷砖		
	其他	水泥抹面		
卫生装置		中间单位	角头单位 户型 CA	角头单位 户型 CB, CC
	马桶	3 个	3 个	3 个
	洗手盆	2 个	2 个	2 个
	花洒	2 个	2 个	2 个
	卫生纸支架	3 个	3 个	3 个
	水龙头	3 个	3 个	3 个
电源装置			中间单位	末端单位 户型 EA, EB, EC
	电灯位	15 个	24 个	15 个
	风扇位	3 个	3 个	3 个
	13A电源插座	8 个	9 个	8 个
	紧急照明灯	3 个	3 个	3 个
	配电箱	2 个	2 个	2 个
内部通信线槽与电缆	光纤墙壁插座			



A Township Developed By  
另一卓越发展项目  
**IOI Properties Group Berhad**

Developer  
发展商  
**Legend Advance Sdn. Bhd.**  
(199501022920)(352023-D)  
Subsidiary of IOI Properties Group Bhd. 旗下子公司  
(20130105964)(1035807-A)

**Marketing & Sales Office**  
销售与办事处

IOI Galleria (Part of PTD 86173),  
Jalan Putra 4, Bandar Putra,  
81000 Kulai, Johor.

Email 电邮 : [sales.jb@ioiproperties.com.my](mailto:sales.jb@ioiproperties.com.my)



IOI Galleria @  
Bandar Putra Kulai



Scan here for more info  
扫码以获得更多信息

**IOI GALLERIA @ BANDAR PUTRA KULAI**

Open Daily 销售展厅每日营业 9AM ~ 5PM

**+607-5959 155**

[ioiproperties.com.my/solaris](http://ioiproperties.com.my/solaris)

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