









2 AND 3 STOREY SHOP OFFICE

- PHASE 3 -

— FREEHOLD —



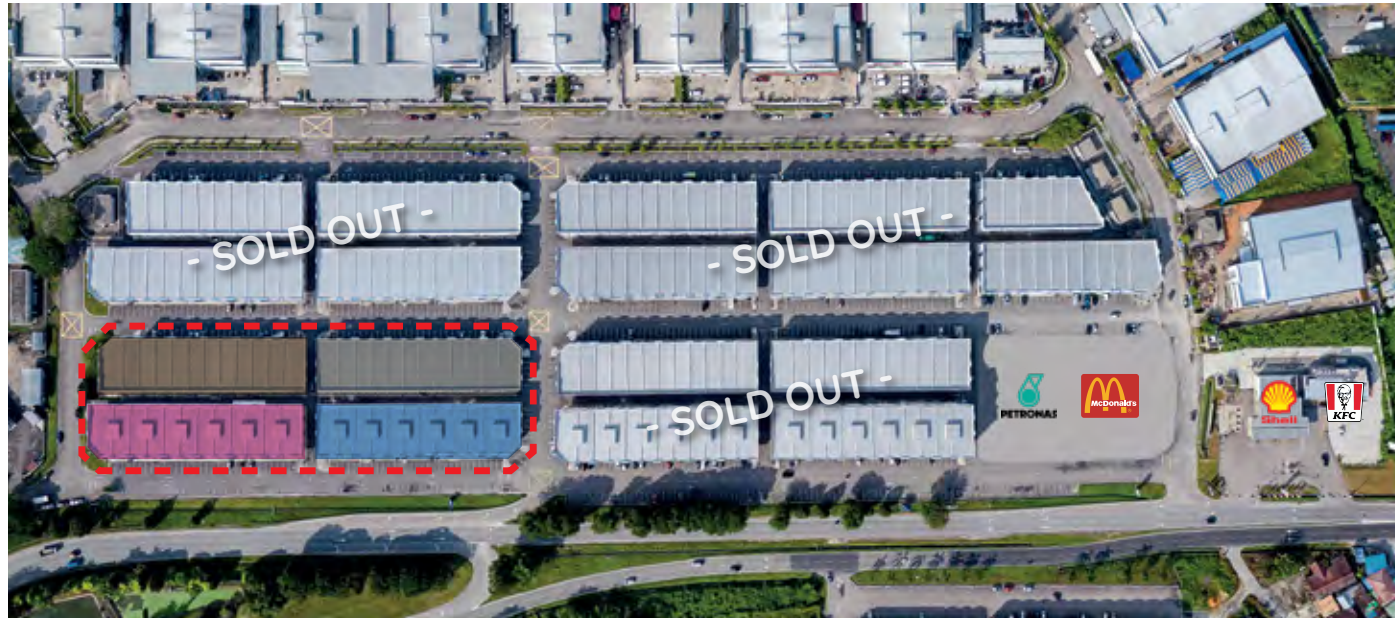
## LEGEND

-  PEKAN NENAS INDUSTRIAL PARK
-  PEKAN SENTRAL
-  WORKER HOSTEL
-  2 Storey Shop Offices
-  3 Storey Shop Offices
-  Phase 3 Shop Offices - 48 Units



Pekan Sentral goes beyond being a traditional business space by transforming into a lifestyle hub. With its prime location, modern facade, versatile layouts, and diverse range of businesses, it provides excellent opportunities for entrepreneurs to establish thriving ventures. Fusing a modern facade that is eye-catching with versatile layouts, the shop offices maximize the potential of your business. The built-up sizes of the shop offices are ranging from 1,385 sq.ft to 1,589 sq.ft. By capitalizing on the young and trendy demographic, businesses can attract a steady stream of customers and benefit from the holistic lifestyle experience offered by Pekan Sentral.

# SITE PLAN |



## LEGEND

- 22'x72'  
3 Storey Shop Offices  
TYPE A, A1, A2
- 22'x70'  
3 Storey Shop Offices  
TYPE B, B1, B2
- 22'x70'  
2 Storey Shop Offices  
TYPE C, C1, C2
- 22'x70'  
2 Storey Shop Offices  
TYPE C, C2, C3
- Phase 3 Shop Offices  
- 48 Units

# BUSINESS COMMUNITY |

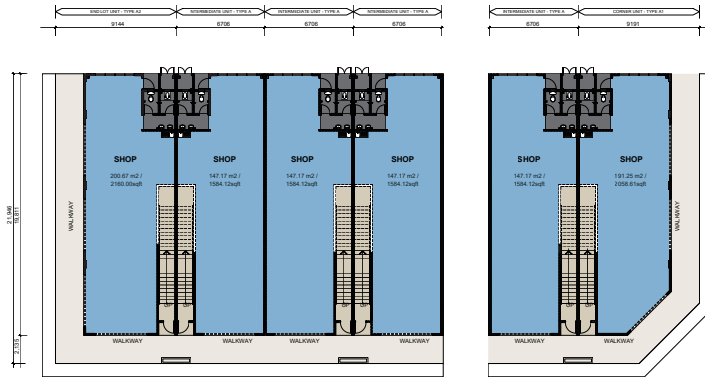


# FLOOR PLAN |

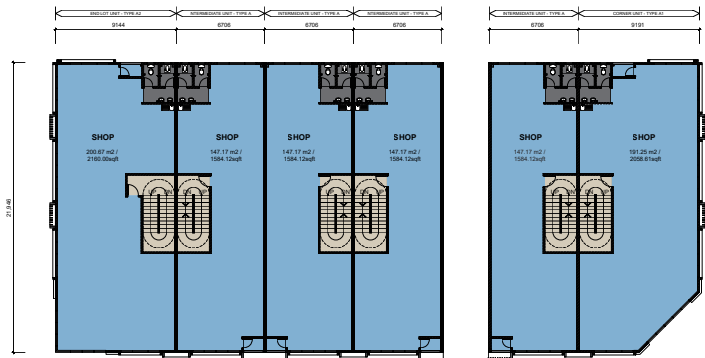
TYPE A, A1, A2

**3 Storey  
Shop Offices**  
| 22' x 72'

**GROUND FLOOR PLAN**  
Scale: 1:100



**1<sup>ST</sup> & 2<sup>ND</sup> FLOOR PLAN**  
Scale: 1:100

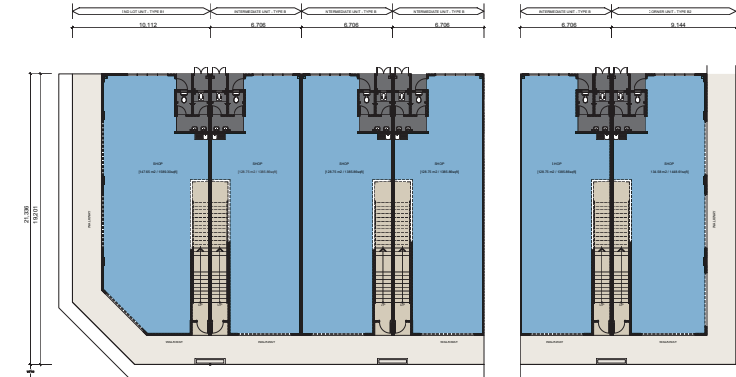


# FLOOR PLAN |

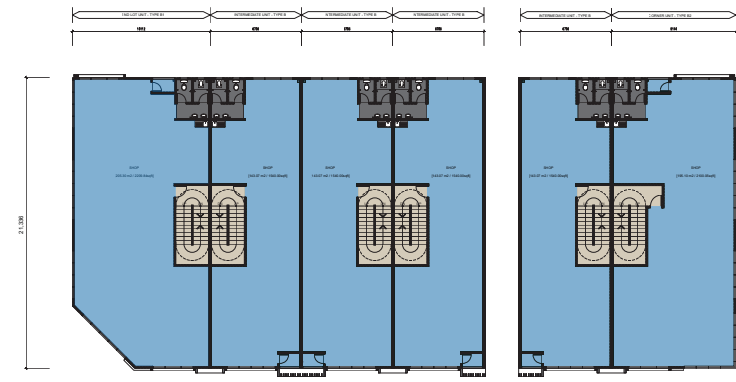
TYPE B, B1, B2

**3 Storey  
Shop Offices**  
| 22' x 70'

**GROUND FLOOR PLAN**  
Scale: 1:100



**1<sup>ST</sup> & 2<sup>ND</sup> FLOOR PLAN**  
Scale: 1:100

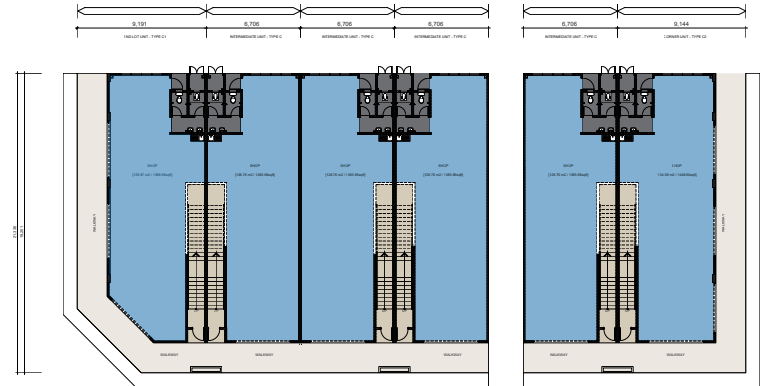


FLOOR PLAN |

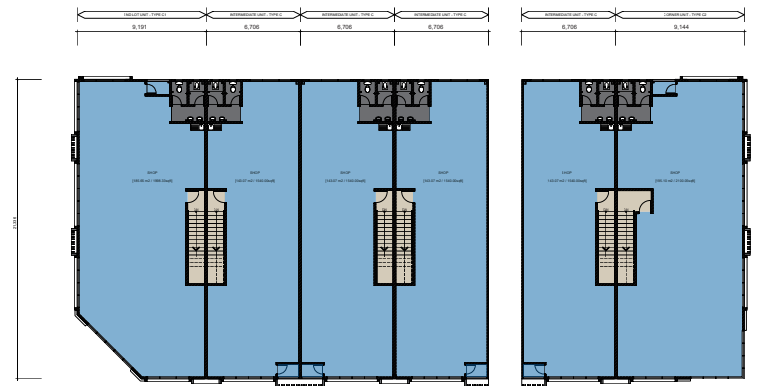
TYPE C, C1, C2

2 Storey  
Shop Offices  
| 22' x 70'

GROUND FLOOR PLAN  
Scale: 1:100



1<sup>ST</sup> FLOOR PLAN  
Scale: 1:100

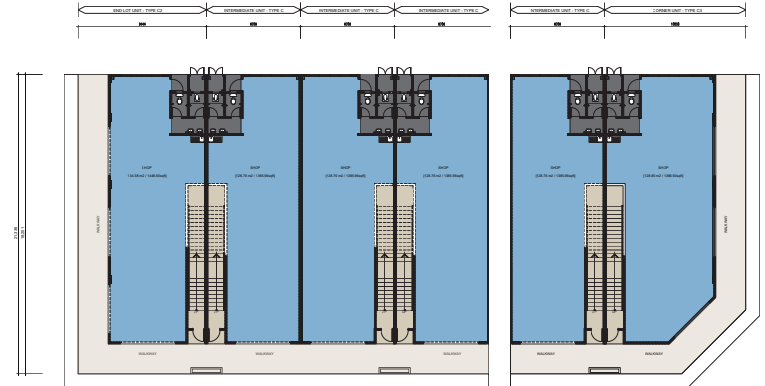


FLOOR PLAN |

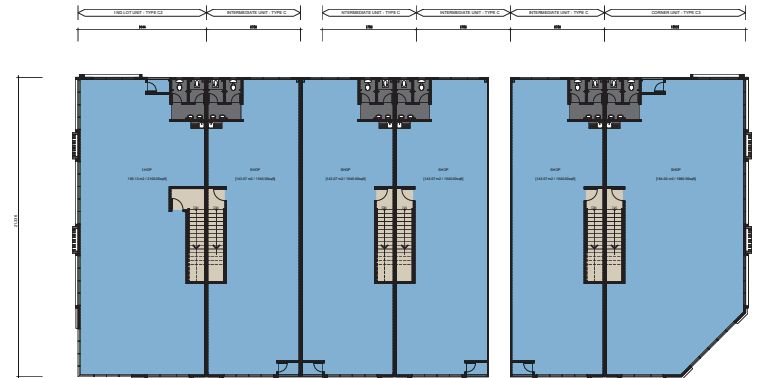
TYPE C, C2, C3

2 Storey  
Shop Offices  
| 22' x 70'

GROUND FLOOR PLAN  
Scale: 1:100



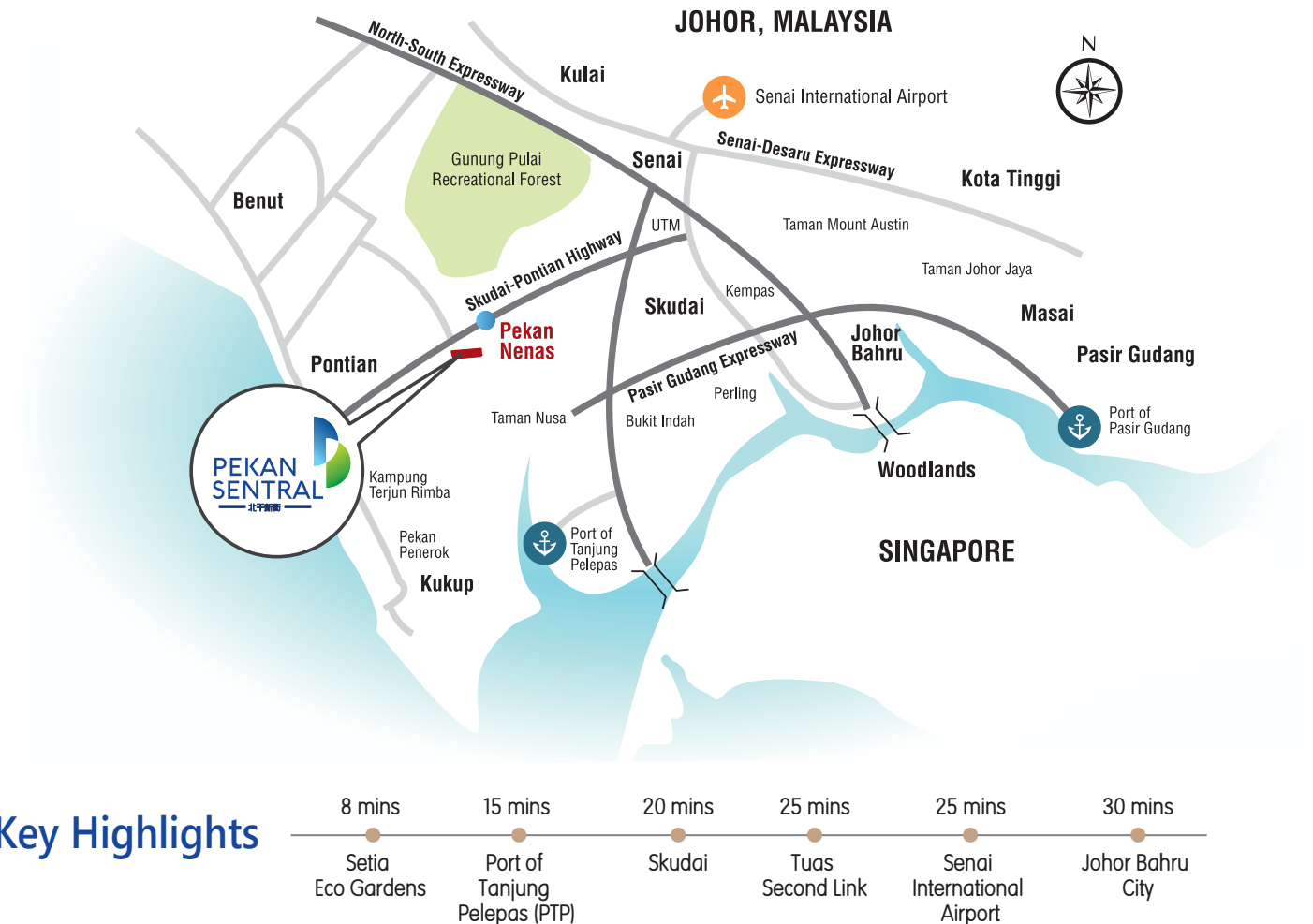
1<sup>ST</sup> FLOOR PLAN  
Scale: 1:100



## BUILDING SPECIFICATION |

|                   |  |
|-------------------|--|
| Structure         | <ul style="list-style-type: none"> <li>Reinforced Concrete Framework</li> </ul>  |
| Walls             | <ul style="list-style-type: none"> <li>Brick Wall / Concrete Wall</li> </ul>   |
| Roof              | <ul style="list-style-type: none"> <li>Metal Deck</li> </ul>   |
| Ceiling           | <ul style="list-style-type: none"> <li>Skim Coat / Ceiling Board</li> </ul>  |
| Doors             | <ul style="list-style-type: none"> <li>Gi Roller Shutter For Ground Floor.</li> <li>Plywood Flush Door, Fire Rated Door, PVC Door &amp; G.I. Door</li> </ul>                                       |
| Windows           | <ul style="list-style-type: none"> <li>Aluminium Framed Glass Window</li> </ul>  |
| Ironmongery       | <ul style="list-style-type: none"> <li>Quality Locksets</li> </ul>   |
| Floor finishes    | <ul style="list-style-type: none"> <li>Shop : Cement Render</li> <li>Toilet : Tiles</li> <li>Bin Centre : Tiles</li> <li>Others : Cement Render</li> </ul>   |
| Wall finishes     | <ul style="list-style-type: none"> <li>Shop : Cement Plaster &amp; Paint</li> <li>Toilet : Tiles 2100mm Height</li> <li>Bin Centre : Tiles</li> <li>Others : Cement Plaster &amp; Paint</li> </ul> |
| Sanitary wares    | <ul style="list-style-type: none"> <li>Quality Wares &amp; Fittings</li> </ul>   |
| Electrical points | <ul style="list-style-type: none"> <li>Lighting Points</li> <li>Sockets Points</li> <li>Fan Points</li> <li>Telephone Points</li> <li>Unifi Points</li> </ul>                                      |

## LOCATION MAP |





**PEKAN  
SENTRAL**  
—— 北干新街 ——

DEVELOPER:

**PARAGON BIZHUB SDN. BHD.**

Co. No. 201701046552 (1260728-A)

Level 10-02, Level 10, Grand Paragon Hotel,  
No.18, Jalan Harimau,

Taman Century, 80250 Johor Bahru, Johor.

**T 607-278 6668 F 607-278 6666**

FOR MORE INFO, PLEASE CALL :

**019-210 3737**

**E enquiry@pgbgroup.com.my**

EXCLUSIVE MARKETING :

 **ACZEON  
PROPERTIES**

  
Ejen Hartanah  
E(3) 1719

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