



ULTIMATE BUSINESS HUB IN STRATEGIC LOCATION



Aspira Square is a prime freehold business address that features 59 units of 2 storey and 3 storey shop offices. The first commercial hub in Gerbang Nusajaya is strategically located in close proximity to Johor Bahru city centre and 10km away from Singapore Tuas Checkpoint. The extensive road connectivity ensures easy accessibility via the upcoming Gerbang Nusajaya Interchange which directly links to Malaysia-Singapore Second Link Highway.

Aspira Square is perfectly positioned in the heart of Aspira residential precincts and nearby to the matured Gelang Patah town with excellent population catchment for steady consumer flow. The surrounding established neighbourhood with more than 1000 residences will generate high traffic volume and give your business the boost it needs.



019-758 3700 07-277 9007



Restrictions on Interest: (i) Landlords are not allowed to offer or sell units (parcels) of buildings to be built on the land unless the building has been commenced according to plans approved by the relevant Local Authority. (ii) The parcels of buildings erected on this land upon their transfer to a Bumiputera / Bumiputera Company shall not be subsequently sold, leased or transferred in any event to any non-Bumiputera / Non-Bumiputera Companies without the consent of the Authority, State. (iii) The parcels of buildings erected on this land shall not be sold or transferred in any event to Non-Citizens / Foreign Companies without the consent of the State Authority.



GERBANG NUSAJAYA



# THE VERY FIRST COMMERCIAL HUB IN GERBANG NUSAJAYA

# FREEHOLD



Discover how a business space can also be a lifestyle hub. Located at the young, trendy and well-established place, Aspira Square offers excellent opportunities for business of every kind which includes restaurants, cafes, showrooms, clinics, laundromats, convenience stores, banks and many more. Fusing a modern facade that is eye-catching with versatile layouts, Aspira Square maximizes the potential of your business. The built-up sizes of the shop offices range from 3,017 sq.ft to 6,671 sq.ft.

The newest commercial hub is set for high capital appreciation. The lively ambience and conducive business environment allow for continued business growth. Aspira Square is an exciting development for a successful business and a rewarding future.



## A HAVEN FOR BUSINESSES IN THE MOST LIVEABLE TOWNSHIP

Aspira Square is the place to create a lifestyle that is trendy and sophisticated. There is always something new for you to discover.



## UNPARALLELED CONVENIENCE



Aspira Square is highly visible from the main road of Jalan Tanjung Kupang which allows for maximum exposure. The wide internal road and LED street lights in Aspira Square create a pleasant and welcoming ambience. Ample parking that fronts the commercial units provide a quick access and ultimate convenience to the visitors. Aspira Square gives you a fulfilling retail experience in a relaxing environment that is surrounded by green streetscapes, open spaces and wider pedestrian walkways.

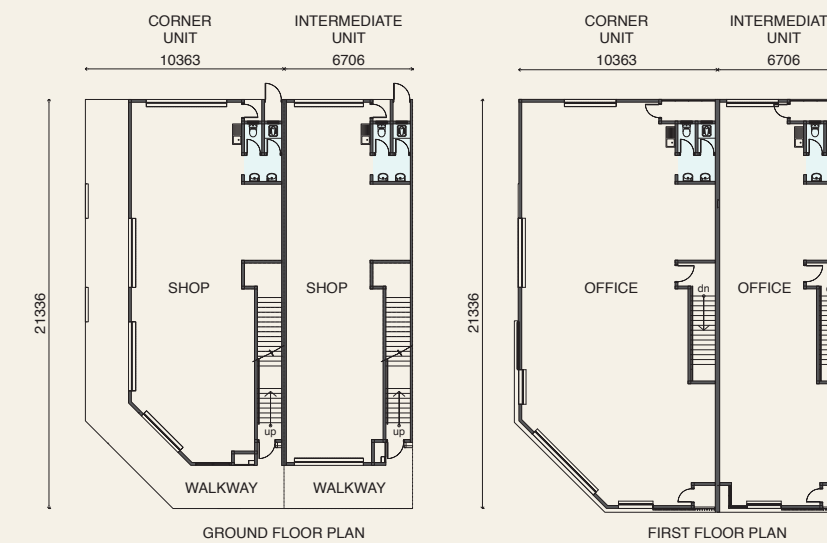


In close proximity to the petrol station which provides greater convenience



### SITE PLAN

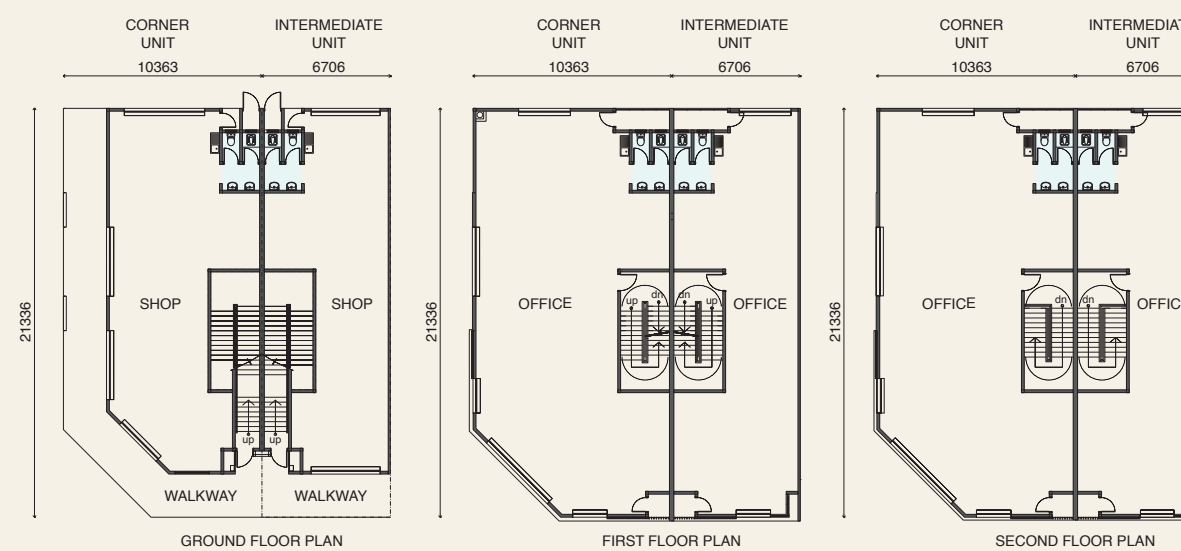
- 22' x 70' Double Storey Shop Office
- 34' x 70' Double Storey Shop Office (Corner)
- 22' x 70' Three Storey Shop Office
- 34' x 70' Three Storey Shop Office (Corner)
- Future Commercial



### 2 STOREY SHOP OFFICE

**CORNER UNIT**  
Land Size : 34ft. x 70ft.  
Built-up Area : 4,471 sq.ft.

**INTERMEDIATE UNIT**  
Land Size : 22ft. x 70ft.  
Built-up Area : 3,017 sq.ft.



### 3 STOREY SHOP OFFICE

**CORNER UNIT**  
Land Size : 34ft. x 70ft.  
Built-up Area : 6,671 sq.ft.

**INTERMEDIATE UNIT**  
Land Size : 22ft. x 70ft.  
Built-up Area : 4,580 sq.ft.