

ABOUT UEM SUNRISE BERHAD

UEM Sunrise Berhad ("UEM Sunrise") is the new company name of UEM Land Holdings Berhad. It is listed on the Main Market of Bursa Malaysia Securities Berhad and is the largest property development company by market capitalisation. UEM Sunrise is the flagship company for the real estate investment and property development businesses of UEM Group Berhad ("UEM Group") and Khazanah Nasional Berhad ("Khazanah"). UEM Group is wholly-owned by Khazanah, the investment holding company of the Government of Malaysia.

The Company, the master developer of Nusajaya is currently undertaking the development of Nusajaya, one of the five flagship zones of Iskandar Malaysia, Johor into Southeast Asia's newest regional city. Upon completion, it will be the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to economic growth and development in the Johor region.



A member of UEM Group



GPS Coordinates: N 1°28'27.7", E 103°38'11.0"



LEGOLAND® Malaysia



Puteri Harbour



EduCity™

Nusa Idaman is set within Nusajaya, the rapid growing integrated city in Malaysia. It is surrounded by township amenities, prominent landmarks and popular destinations.

- LEGOLAND® Malaysia
- AEON Shopping Centre
- EduCity™
- Columbia Asia Hospital
- East Ledang
- Danga Bay
- Singapore Causeway
- Major Highways
- Horizon Hills Golf & Country Club
- 343-acre Forest Reserve

NUSA IDAMAN SALES GALLERY
PTD 177941, Jalan Persiaran Idaman, Taman Nusa Idaman, 79100 Nusajaya, Johor

Developer
Nusajaya Development Sdn Bhd (394938-M)
Nusajaya Centre, 8 Ledang Heights, 79250 Nusajaya, Johor.

07-232 6191

www.nusaidaman.com Open Daily 9 am - 6 pm (Weekends & Public Holidays 10 am - 6 pm)

All information contained herein are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All drawings and specifications are subject to change by the relevant Authority, Engineer or Architect. All illustrations are artist's impressions only.



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A signature development of
NUSAJAYA
Malaysia

NUSA IDAMAN

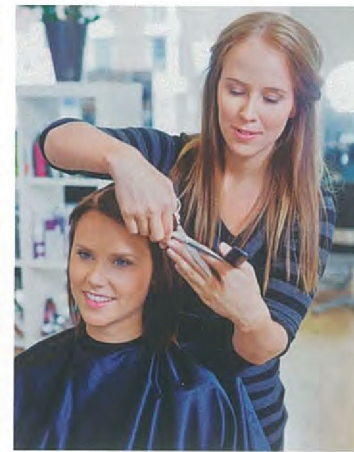
Invest In The
Region's Fastest
Developing City

Phase 1B

3-STOREY SHOP-OFFICES

Freehold

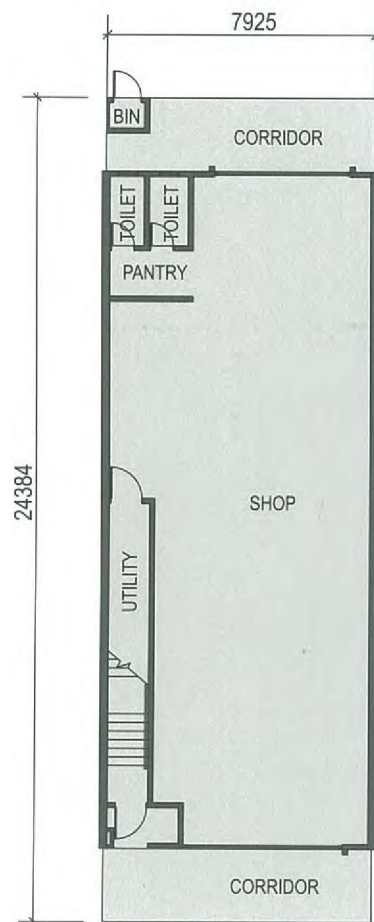
Lot size:
26' x 80'



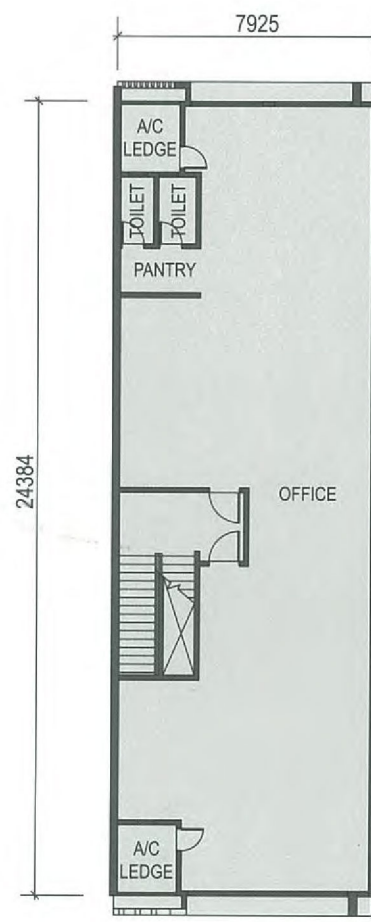
Invest in Nusa Idaman Phase 1B today and see your business boom, thanks to the fast growing population in Nusajaya - the premier and largest fully integrated urban development in South-East Asia.

OUTSTANDING FEATURES:

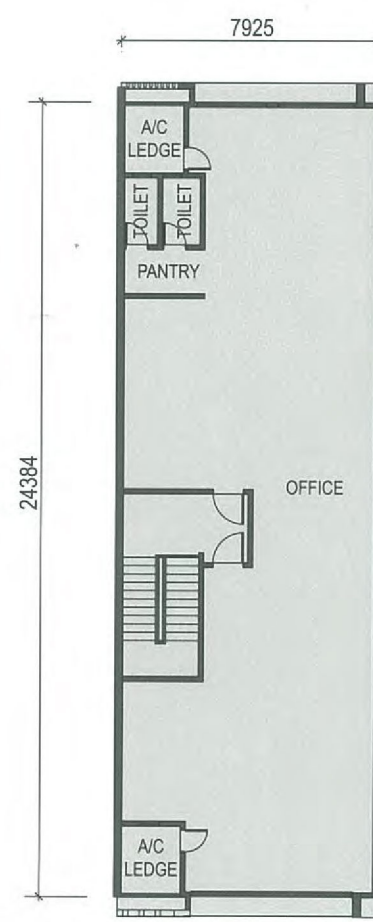
- Suitable for all businesses
- Spacious layout
- High visibility
- Ready market
- Modern design
- Fronting main road



Ground Floor



First Floor



Second Floor

FLOOR PLAN

SPECIFICATIONS

STRUCTURE	: Reinforced concrete frame
WALL	: Masonry wall
ROOF	: Metal deck roof
ROOF STRUCTURE	: Lightweight metal structure
CEILING	: Skim coat finish & suspended ceiling board
WINDOWS	: Aluminum frame fixed glass window Aluminum frame top hung glass window Aluminum frame fixed louvered glass window
DOORS	: Mild steel door grill Plywood flush door Marine plywood flush door Fire rated door Non motorized aluminium roller shutter
IRONMONGERY	: Quality lockset
WALL FINISHES	: Shop area - Cement plaster and paint Office area - Cement plaster and paint Toilet - Ceramic tiles & cement plaster and paint above Refuse bin - Ceramic tiles inside Pantry - Cement plaster and paint Others - Cement plaster and paint

FLOOR FINISHES	: Shop area - Cement render Office area - Cement render Toilet - Ceramic tiles Pantry - Cement render Refuse bin - Ceramic tiles inside Others - Cement render
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SANITARY & PLUMBING FITTINGS	: Water closet	3 nos
	: Squatting pan	3 nos
	: Hand wash basin with tap	3 nos
	: Bib tap	7 nos
	: Kitchen sink with tap	3 nos

ELECTRICAL INSTALLATIONS	Corner lot	Intermediate lot	End lot
Lighting point	: 42 nos	35 nos	36 nos
Fan point	: 11 nos	9 nos	9 nos
13A power point	: 28 nos	24 nos	24 nos
15A power point	: 11 nos	9 nos	9 nos
Telephone point	: 3 nos	3 nos	3 nos
Internet point	: 3 nos	3 nos	3 nos

** All drawings and specifications are subject to changes by relevant Authorities, Engineers & Architects