



Artist's Impressions Only

Spanning across 1,100 acres, Sendayan TechValley is a high-tech industrial park with a strong focus on sustainability, renewable resources, new technology and advanced communication services and facilities. Comprised of industrial and retail lots as well as factory spaces, the development is designed to cater to small, medium and industrial-level businesses of all kinds. With strategic proximity to a ready catchment of approximately 5,000 workers and a growing population of 120,000 in Bandar Sri Sendayan, Sendayan TechValley epitomises vibrance and rejuvenation within the manufacturing and business sectors.

SPECIFICATIONS

Structure	Reinforced Concrete																
Wall	Cement Sand Bricks																
Roof	Metal Deck Roofing																
Ceiling	Plaster Ceiling / Skim Coat																
Windows	Aluminium Frame Glass Window																
Doors	Entrance Others	M.S. Roller Shutter Plywood Flush Door / Fire Rated Door															
Floor Finishes	Factory Office Pantry (Corner Lot) Staircase A/C Ledge Toilets Verandah Refuse Compartment Others	Cement Power Float Cement Power Float Cement Power Float Tiles Cement Render Tiles Cement Power Float Tiles Concrete Finish															
Wall Finishes	Toilet Refuse Compartment Pantry Others	≈ Tiles to 2.10m Height Full Height Tiles ≈ Tiles @ Sink Wall Weather Shield + Sealer (External) / Emulsion Paint (Internal)															
Sanitary Installation	Wash Basin Sitting WC Squatting WC Shower Point Kitchen Sink	3 Units 2 Units 1 Unit 1 Unit 2 Units															
Electrical Installation	Light Point Power Point (13 AMP) Ceiling Fan Point Telephone / Data Point	<table border="1"> <thead> <tr> <th>Intermediate Lot</th> <th>End Lot</th> <th>Corner Lot</th> </tr> </thead> <tbody> <tr> <td>16 Nos.</td> <td>23 Nos. 22 Nos.</td> <td>21 Nos.</td> </tr> <tr> <td>8 Nos.</td> <td>10 Nos. 9 Nos.</td> <td>9 Nos.</td> </tr> <tr> <td>2 Nos.</td> <td>2 Nos. 2 Nos.</td> <td>2 Nos.</td> </tr> <tr> <td>2 Nos.</td> <td>2 Nos. 2 Nos.</td> <td>2 Nos.</td> </tr> </tbody> </table>	Intermediate Lot	End Lot	Corner Lot	16 Nos.	23 Nos. 22 Nos.	21 Nos.	8 Nos.	10 Nos. 9 Nos.	9 Nos.	2 Nos.	2 Nos. 2 Nos.	2 Nos.	2 Nos.	2 Nos. 2 Nos.	2 Nos.
Intermediate Lot	End Lot	Corner Lot															
16 Nos.	23 Nos. 22 Nos.	21 Nos.															
8 Nos.	10 Nos. 9 Nos.	9 Nos.															
2 Nos.	2 Nos. 2 Nos.	2 Nos.															
2 Nos.	2 Nos. 2 Nos.	2 Nos.															
Electrical Supply	3-Phase Power Supply																

SENDAYAN
TechValley
MALAYSIA

STV
BIZ

1 1/2-STOREY FACTORY OFFICE

SENDAYAN TECHVALLEY USHERING A NEW ERA FOR INDUSTRY

- World-Class Facilities, Services & Amenities
- Estimated Investment of RM4.5 Billion
- Hosts More Than 50 Companies From Malaysia, China, Denmark, France, Germany, Italy, Japan, South Korea, Taiwan, Thailand, USA And Yemen

Nurturing Environments, Enriching Lives.

1800 88 2688

www.techvalley.com.my

Disclaimer: All renderings contained in this advertisement are artist's impressions only. 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, the owner, developer and manager cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the sale and purchase agreement.



The self-sustaining city

STV BIZ

BUSINESS NEEDS IN BRILLIANT SPACES

1½-STOREY FACTORY OFFICE

- Lot Size: from 24' x 80'
- Built-Up Area: from 2,641 sq. ft.



Freehold & Excellent Visibility



Exclusive 32 Units Only



Liveable & Sustainable



Clean & Pollution-free



Floor Loading
GF 20kN/m²
MF 3.5kN/m²



Spacious Functional Layouts



Dual Frontage with Ample Parking Space



Ceiling Heights of up to 6.9m



Wide Driveway for Trucks & Containers

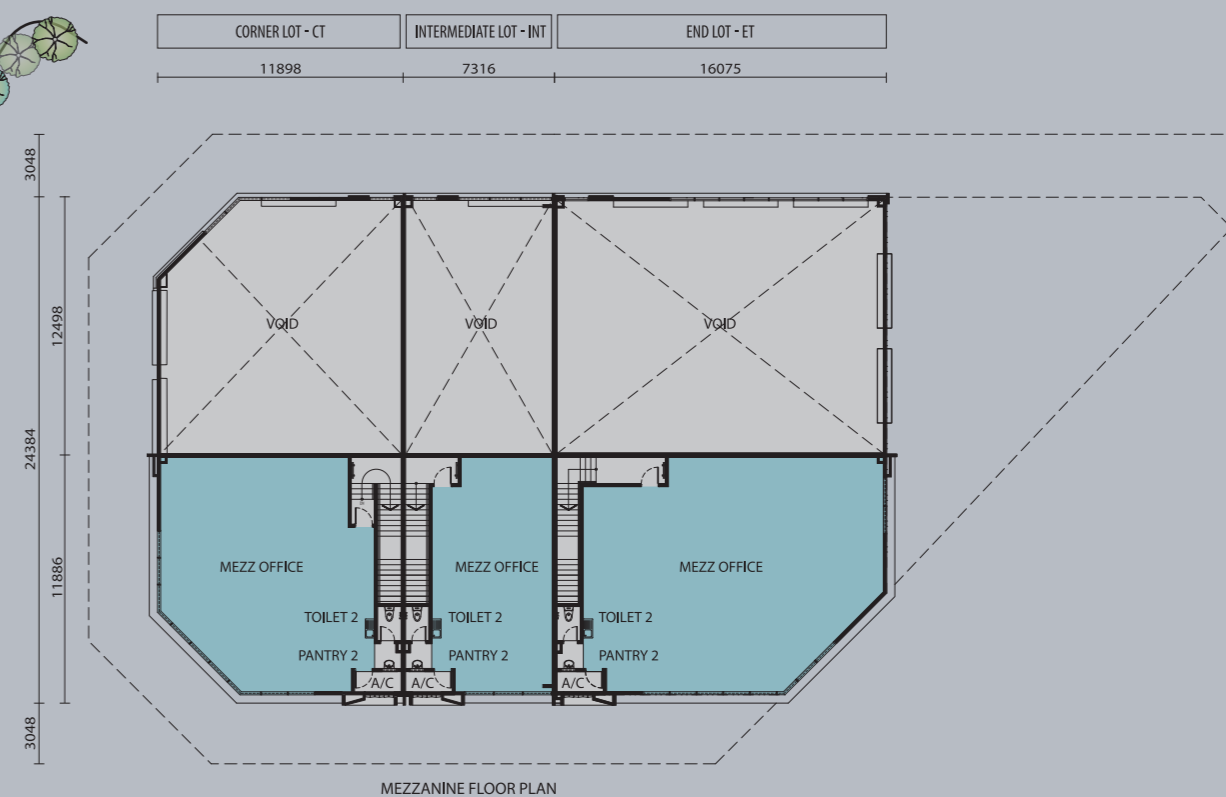
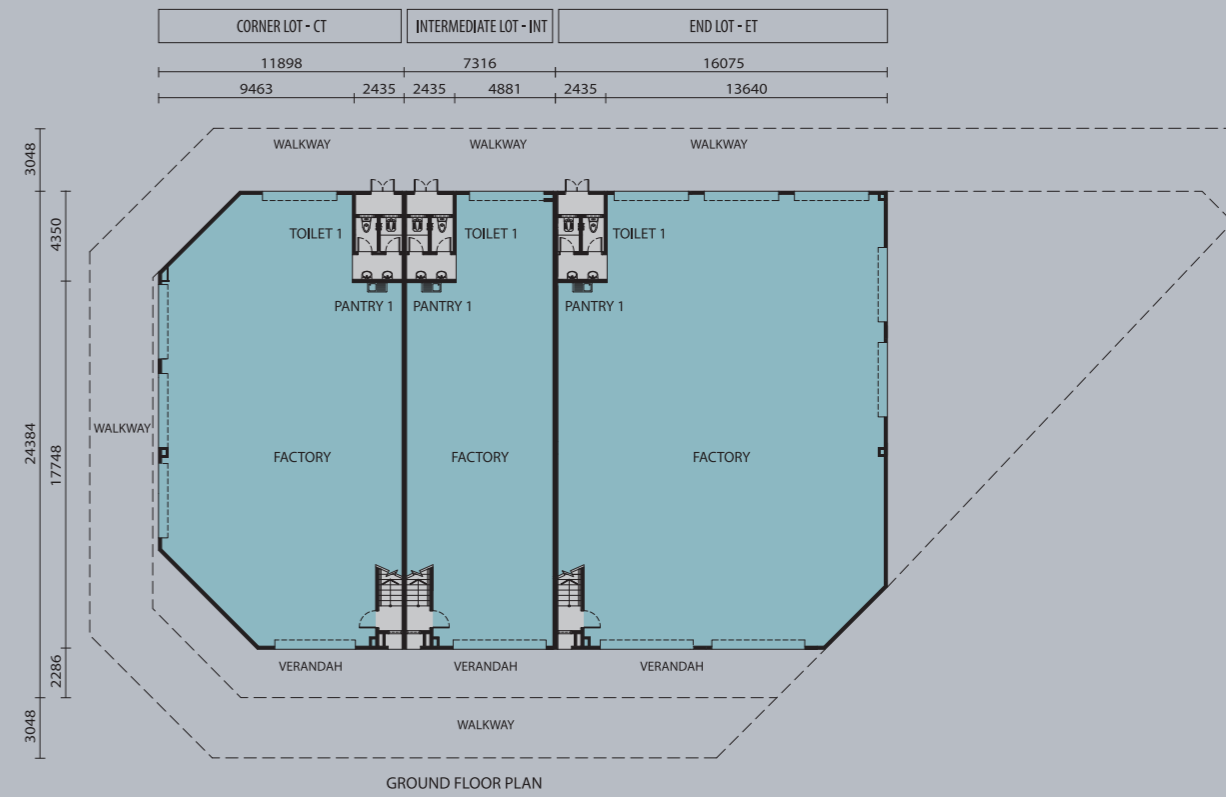


Crafted for Multi-purpose Usage

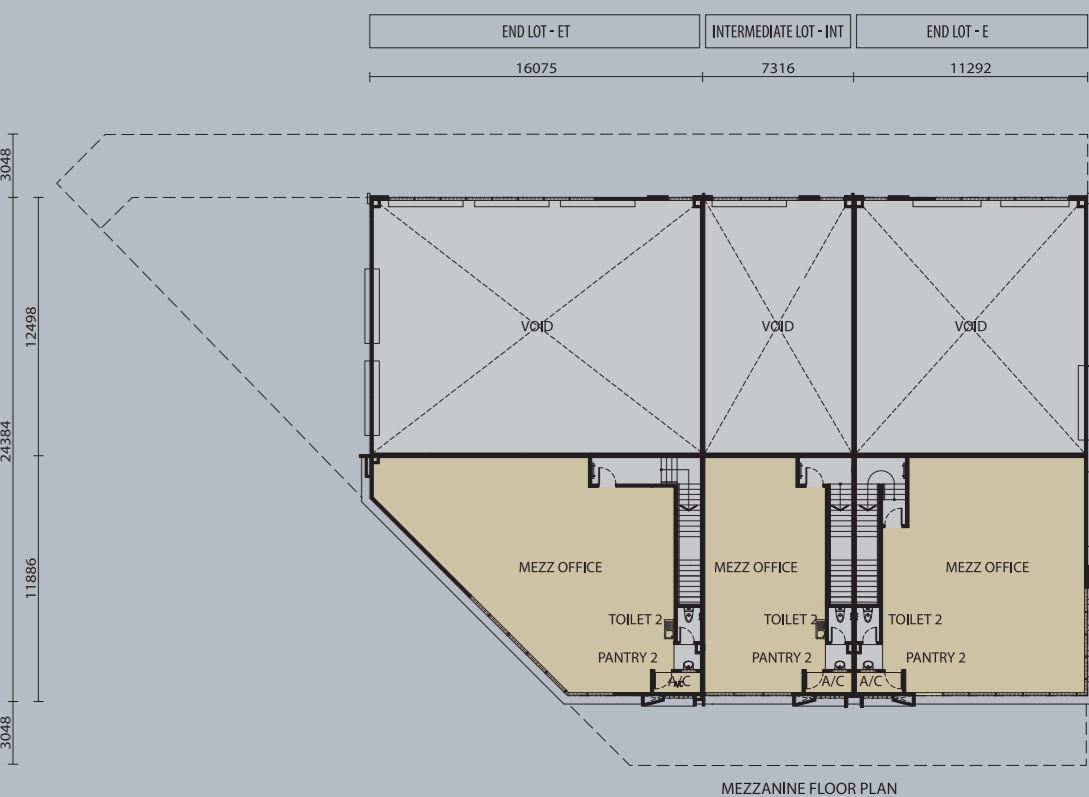
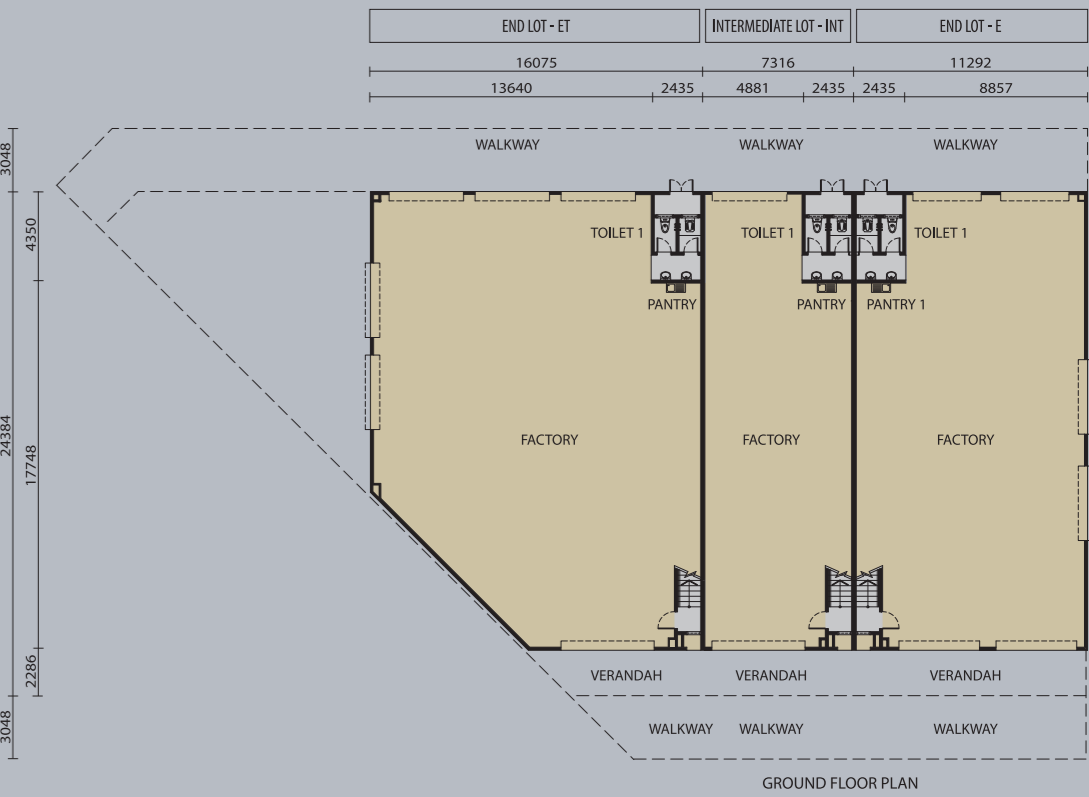


FLOOR PLANS

TYPE **A** Built-up area from 2,641 sq. ft.
FROM 24' x 80' 18 Units

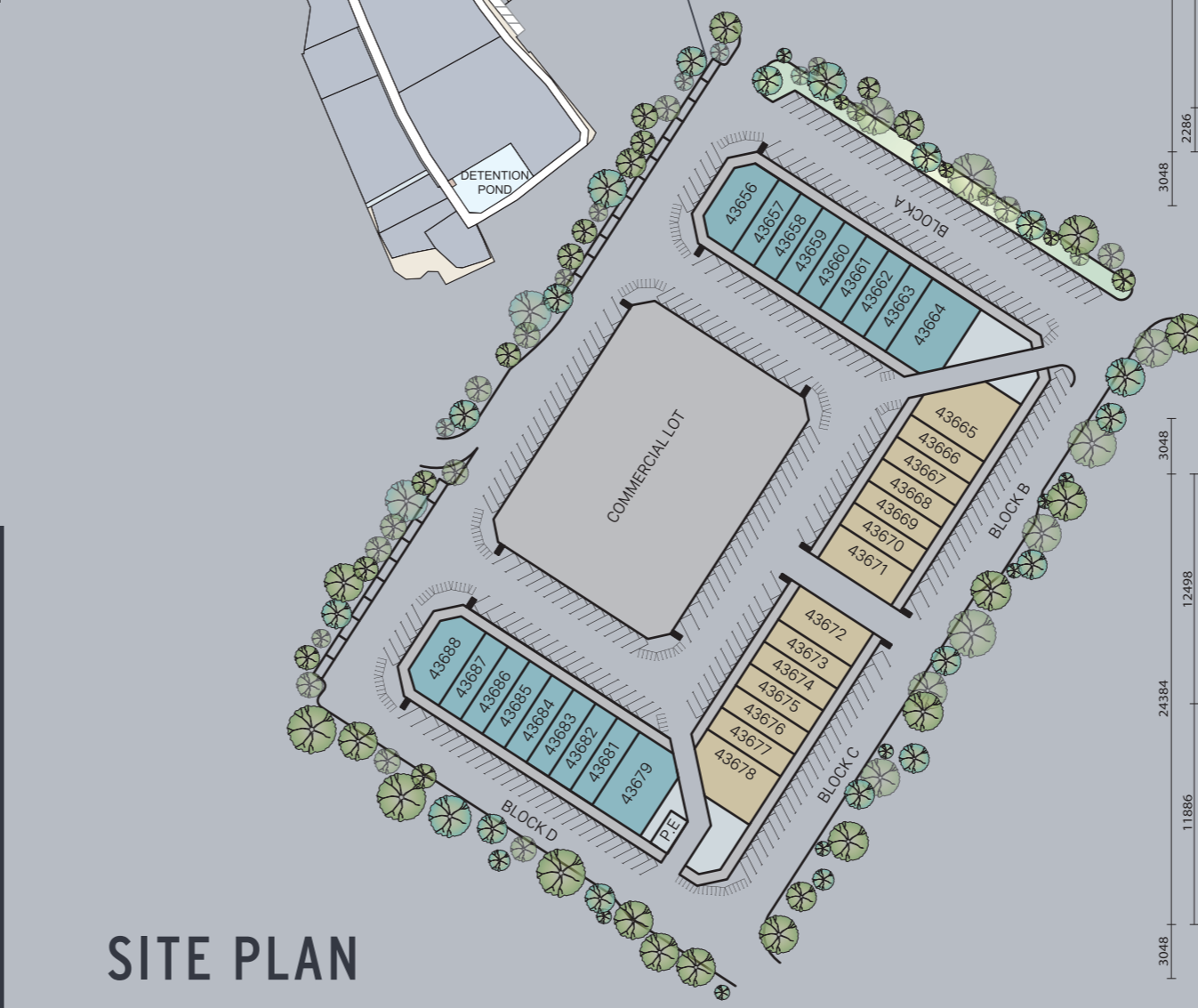
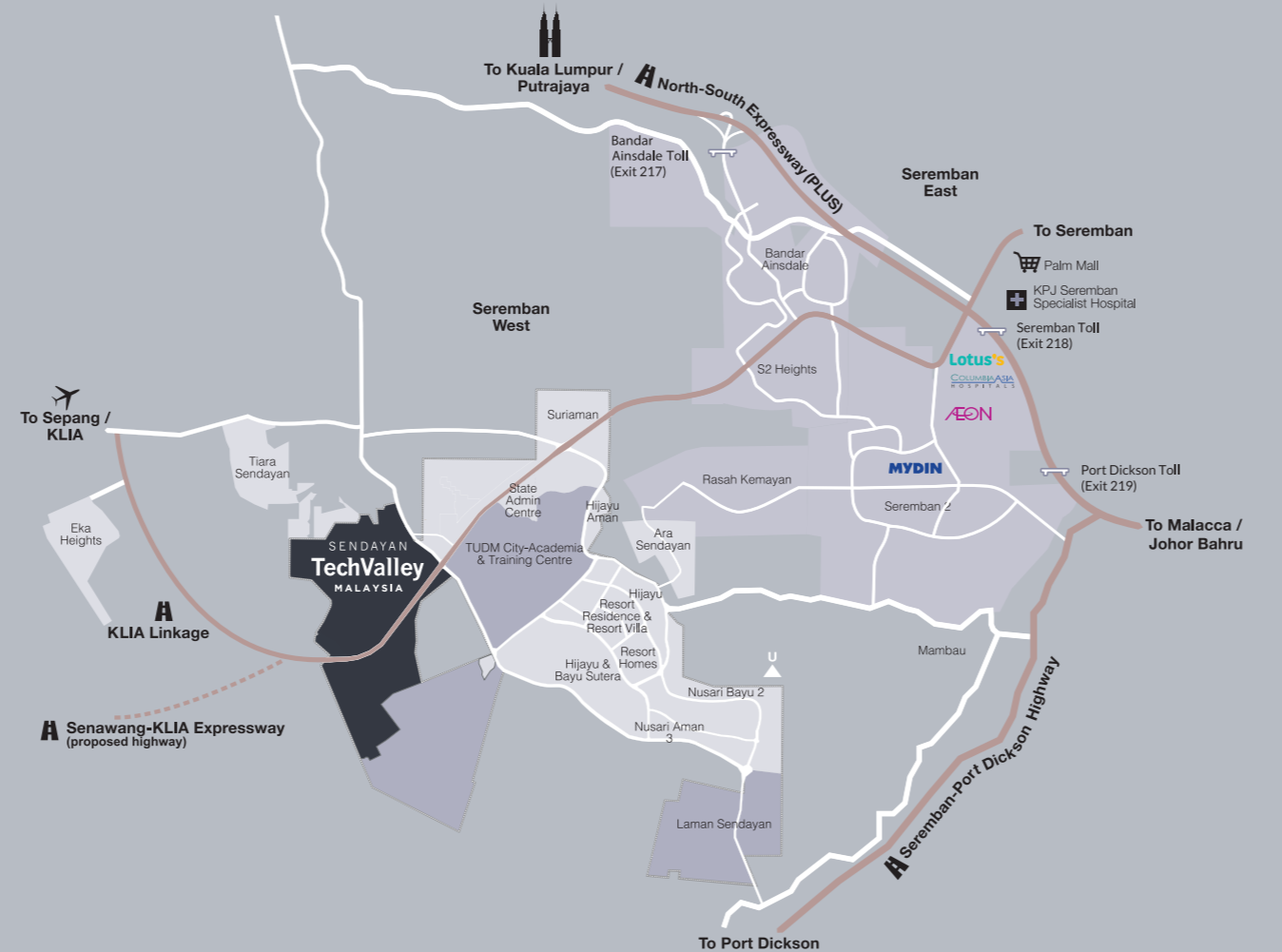


TYPE **B** Built-up area from 2,641 sq. ft.
FROM 24' x 80' 14 Units



ESTABLISHED PRIVILEGES FOR ABSOLUTE SUCCESS

With excellent road networks, enjoy easy access to a variety of destinations, including KLIA and KLIA2.



SITE PLAN

LEGEND
TYPE A TYPE B

Designed to sustain the overall industrial park, these contemporary office factory lots are built for business success. They also offer convenience for Seremban TechValley's population with options for F&B, logistical support and other small businesses.



Artist's Impressions Only