

# SPECIFICATIONS

Structure	RC Frame	Floor Finishes	Shop	Cement Render	
Wall	Cement Sand Brick		Office	Cement Render	
Roof Covering	Metal Decking Roof		Toilet	Non Slip Ceramic Tiles	
Roof Framing	Proprietor Metal Pitched Roof		Aircond Ledge	Cement Render	
Ceiling	Gypsum Board, Skim Coat & Cement Board		Walkway / Staircase	Cement Render	
Doors	Aluminium Roller Shutter Metal Frame Fire Rated Door Metal Frame Flush Door		Rubbish Compartment	Ceramic Tiles	
Windows	Fixed Glass & Top Hung On Top Top Hung Window Obscured Fixed Glass Window	Sanitary & Plumbing Fittings	Type	A1	A2
Ironmongery	Quality Lockset		Sitting WC	4	4
Wall Finishes	External Weather Coat Paint Internal Emulsion Toilet 2100mm Height Rubbish Compartment Full Height Ceramic Wall Tiles		Bip Tap	4	4
			Wash Basin	3	3
			Soap Holder	4	4
			Tissue Holder	4	4
		Electric Installation	Type	A1	A2
			Lighting Point	19	19
			Ceiling Fan Point	6	6
			13 Amp Switch Socket Outlet	6	6
			Fibre Wall Socket	2	2
		Internal Telephone	Provided		
		Trunking Cable			



Actual Photo

# M-NIAGA

## BINTAWA RIVERFRONT

### Double Storey Shop Offices



**019-381 6964**

Monday to Sunday (9:00 am - 6:00 pm)  
E-mail: commercial@pr1ma.my

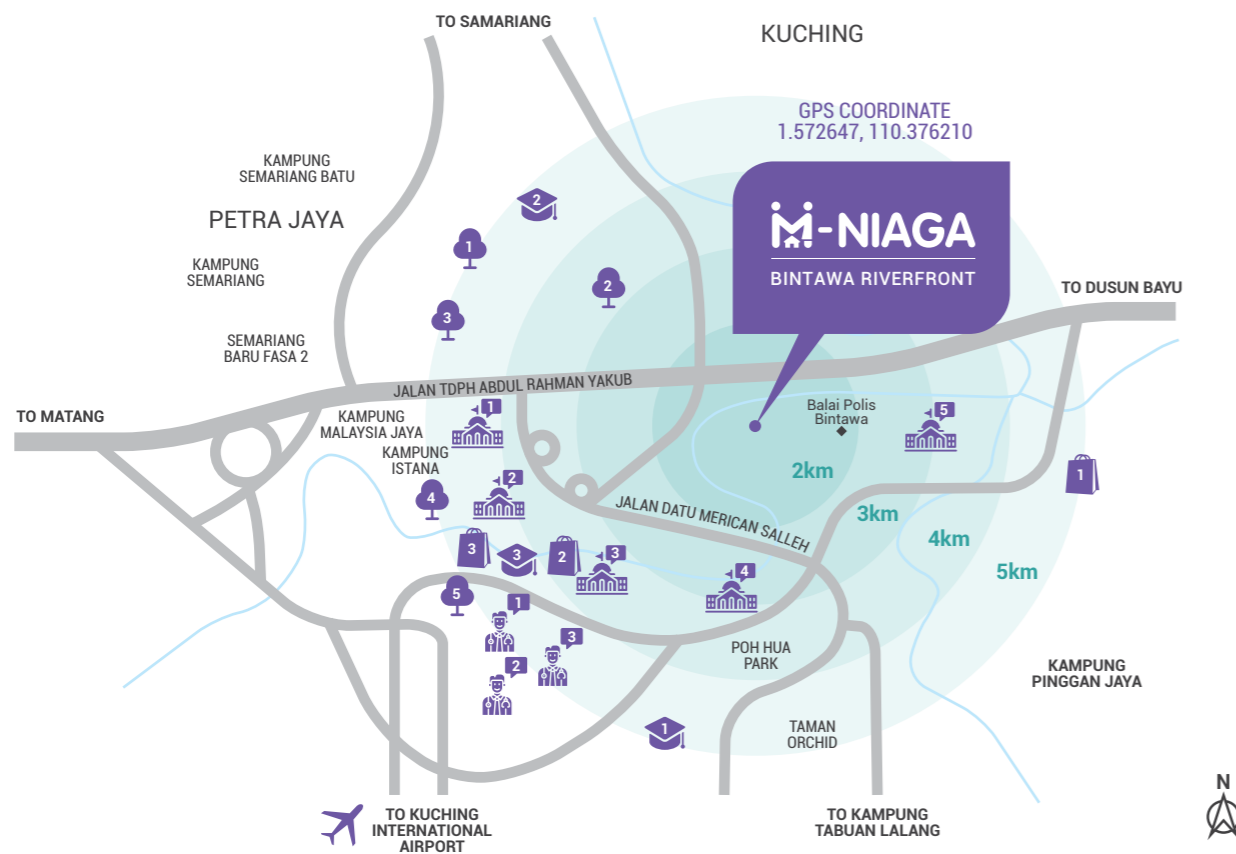
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# READY POPULATION CATCHMENT & GREAT CONNECTIVITY




M-NIAGA Bintawa Riverfront is an Urban Shop Office which boasts amazing catchments from Bintawa and neighbouring Residensi Bintawa Riverfront. Located close to Kuching City Centre gives it prominence in locality & connectivity.



- |                                                                                                                                        |                                                                                                                                                 |                                                                                                                                                                                                     |                                                                                                                                                                   |                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      |                                                              |                                                                                                                  |                                                                                |                                                                                                                                                              |
| <b>Education</b>                                                                                                                       | <b>Hospital</b>                                                                                                                                 | <b>Recreational</b>                                                                                                                                                                                 | <b>Commercial</b>                                                                                                                                                 | <b>Government Offices</b>                                                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li>1 Swinburne University</li> <li>2 Tunku Putra School</li> <li>3 Segi College Sarawak</li> </ul> | <ul style="list-style-type: none"> <li>1 Hospital Umum Sarawak</li> <li>2 Timberland Medical Centre</li> <li>3 Borneo Medical Centre</li> </ul> | <ul style="list-style-type: none"> <li>1 Kelab Golf Sarawak</li> <li>2 Sarawak Stadium</li> <li>3 Museum Kuching</li> <li>4 Taman Rekreasi Wisma Bapa Malaysia</li> <li>5 Museum Sarawak</li> </ul> | <ul style="list-style-type: none"> <li>1 Borneo Convention Centre Kuching</li> <li>2 Centrepoint Shopping Centre</li> <li>3 Riverside Shopping Complex</li> </ul> | <ul style="list-style-type: none"> <li>1 Ministry of Local Government &amp; Housing</li> <li>2 Sarawak State Government</li> <li>3 UTC Kuching</li> <li>4 Sarawak Immigration Enforcement Office</li> <li>5 Kuching South City Council</li> </ul> |

# THE NEW BUSINESS FOCAL POINT

M-NIAGA Bintawa Riverfront will feed a pool of population waiting to tap into enterprising and investing opportunities. Designed with more than mere aesthetics in mind, M-NIAGA Bintawa Riverfront is the ideal business environment to nurture growth and well-being for all businesses and their personal within.

-   
F&B Outlet
-   
IT Centre
-   
Grocery
-   
Bank
-   
Office

-   
**2 STOREY SHOP OFFICES**
-   
**AMPLE PARKING SPACE**
-   
**WIDE FRONTAGE DESIGN**
-   
**ESTIMATED 6,000-7,000 POPULATION CATCHMENT**
-   
**COMPLETED WITH CCC**



Actual Photo

Actual Photo

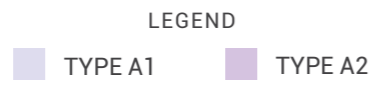
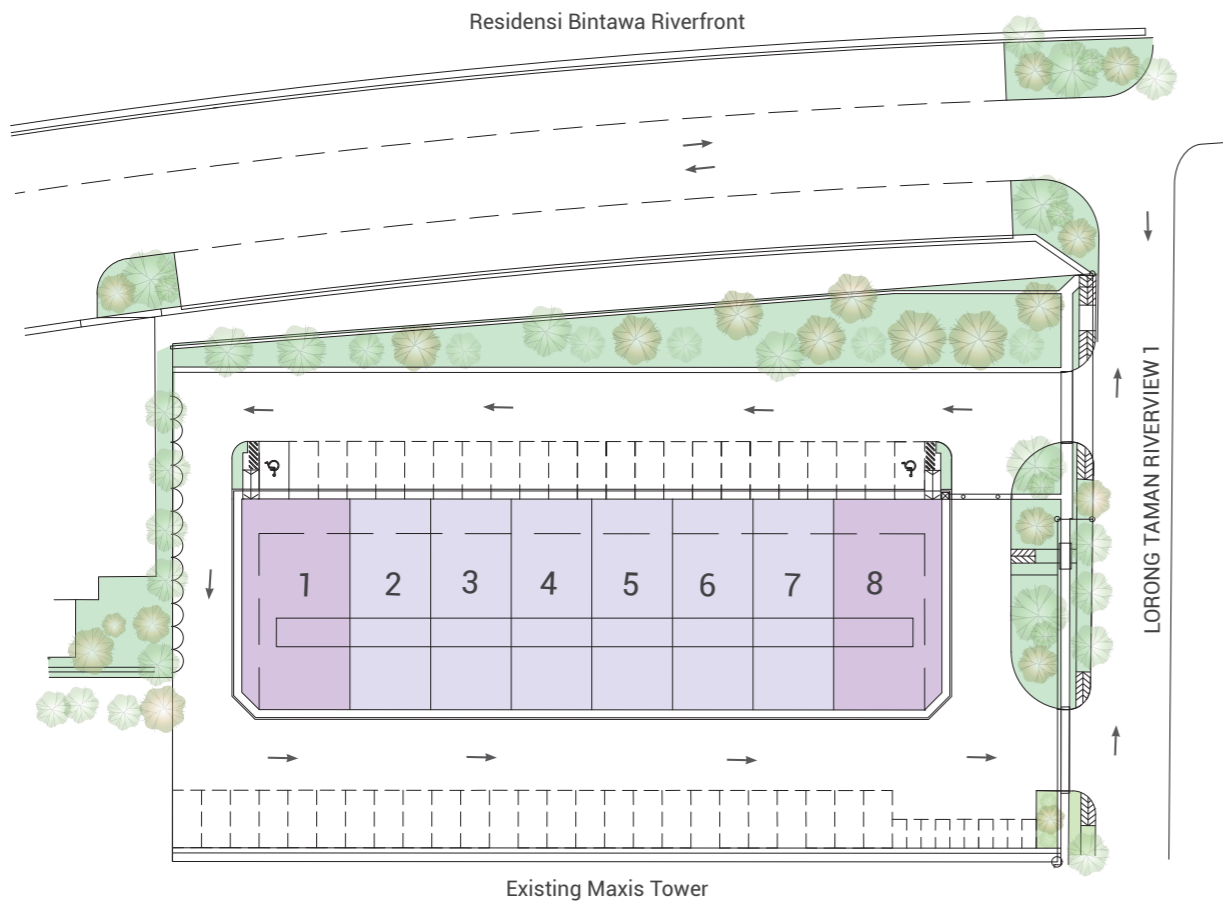


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## SPECIAL FEATURES

- Matured township with ready population
- High visibility with excellent frontage
- Large window expanse to maximize natural light penetration
- Complete with ample parking bays
- Spacious and practical layout providing flexibility
- Wide pedestrian and landscaped pathways
- Equipped with individual utility meter & signage
- Easy access to Kuching Town Center
- A vibrant atmosphere with clean & modern design
- Surrounded by various commercial outlets to jump-start your business

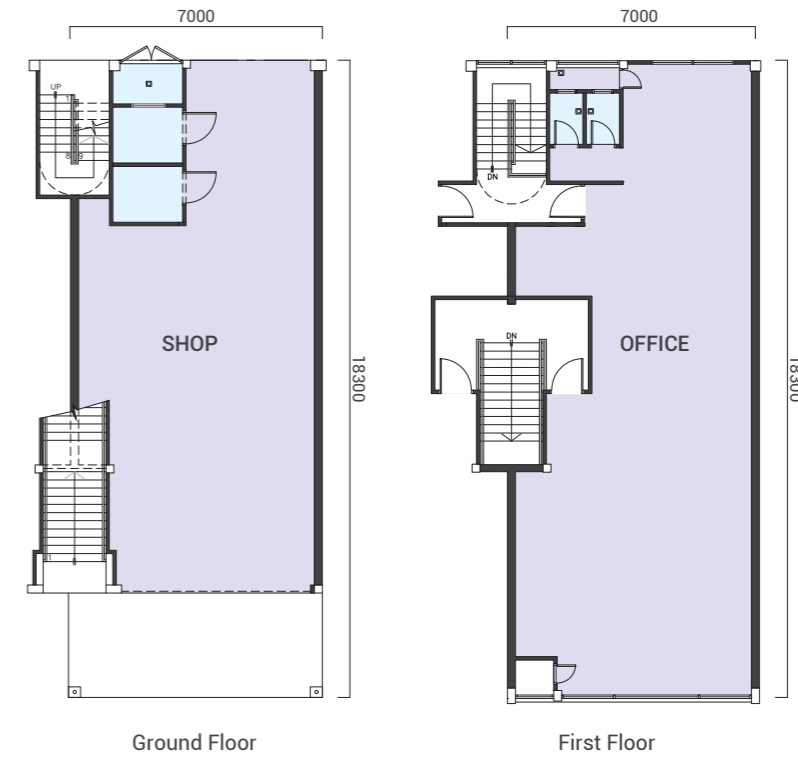
## SITE PLAN



## FLOOR PLAN

### TYPE A1

INTERMEDIATE | 22'x60' | 2,766 SQ.FT.



### TYPE A2

CORNER LOT | 30'x60' | 3,702 SQ.FT.

