

## SPECIFICATIONS

Structure	RC Frame		Sanitary & Plumbing Fittings	Type	A1	A2	A3	A4
Walls	Cement Sand Brick & Clay Brick				B1	B2	B3	B4
Roof Covering	Metal Deck		Bath 1 & 2					
Roof Framing	Proprietor Steel Frame / RC Flat Roof		WC Pedestal		1	1	1	1
Ceiling	Ground Floor	Skim Coat / Plaster & Paint	Bib Tap		1	1	1	1
	First Floor	Colorbond Steel Sheet	Wash Basin		1	1	1	1
	Water Closet	Cellulose Fibre Cement Panel	Basin Tap		1	1	1	1
			Tissue Roller		1	1	1	1
Windows	Aluminum Frame Glass Louvre		Kitchen Sink		1	1	1	1
	Aluminum Frame Aluminum Grill		Kitchen Tap		1	1	1	1
	Aluminum Frame Glass Panel							
Doors	Main Entrance	Steel Frame Roller Shutter Door	Electric Installation	Type	A1	A3	B1	B3
	Rear Door	Metal Frame Solid Core Door			A2	A4	B2	B4
	Fire Stair Door	Metal Frame Fire Rated Solid Core Door	Lighting Point		16	13	15	13
			Ceiling Fan Point		2	2	2	2
WC / AC	Metal Frame Timber Flush Door	13 amp Switch Socket		5	5	5	5	
Ironmongery	Mid End Quality Lockset		Internal Telephone	Concealed				
Wall Finishes	Internal Wall	Emulsion Paint	Trunking And Cabelling					
	External Wall	Weather Coat Paint	Fencing	NIL				
	WC	Ceramic Tiles @2.4m High	Turf	NIL				
Floor Finishes	Shop Lot	Cement Render	Gas Piping	NIL				
	WC	Ceramic Tiles						
	AC	Waterproof Cement Render						
	Walkway	Ceramic Tiles						



# M-NIAGA

## A'FAMOSA

### Stratified Shoplot



019-381 6964

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

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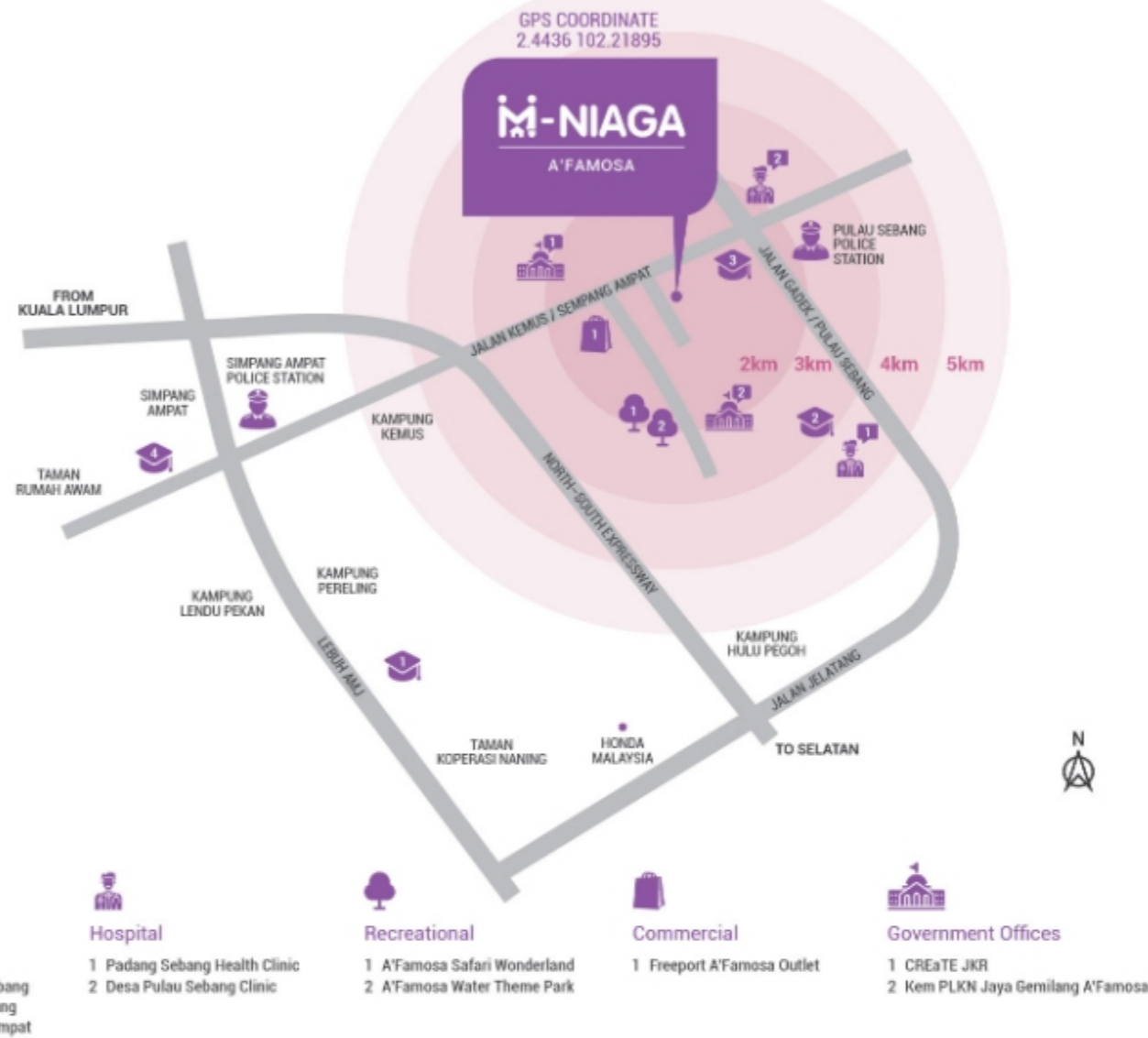
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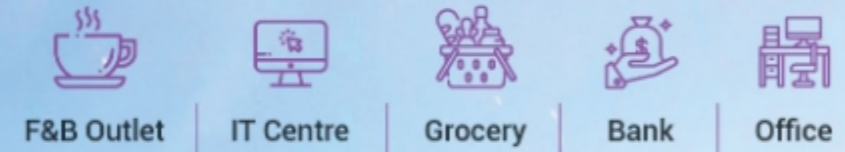
## PRIME LOCATION WITH GREAT CONNECTIVITY

M-NIAGA A'Famosa, a new lifestyle hub and commercial place with an authentic resort charm. Right next to A'Famosa Resort with easy access to & from major roads and highways. An investment hotspot with potential for capital appreciation and passive income.



## A BUSTLING COMMERCIAL HUB

Introducing M-NIAGA A'Famosa, the ideal location for endless business opportunities. Featuring 8 spacious types of lot sizes to suit every single type of business needs - from restaurants to grocery stores, cafes, banks and more.





## SPECIAL FEATURES

- Flexible layout for various business opportunity
- High potential for return on investment
- Matured township with ready population
- Caters to major residents within 5km radius
- Excellent visibility which fronting Jalan Kemus
- Easy access with major highways

## SITE PLAN



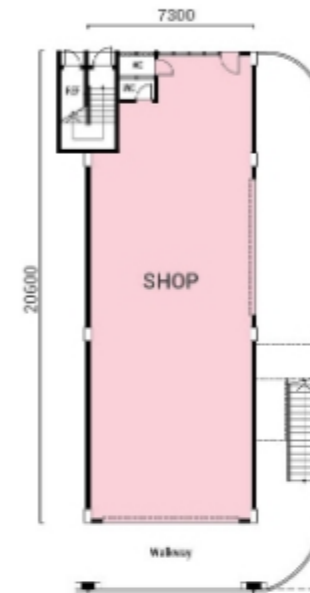
### LEGEND

- TYPE A1 & B1
- TYPE A2 & B2
- TYPE A3 & B3
- TYPE A4 & B4

## FLOOR PLAN

24'x67'7" | 1,560 SQ.FT.

TYPE A1  
CORNER LOT



Ground Floor

TYPE B1  
CORNER LOT



First Floor

TYPE A2  
CORNER LOT



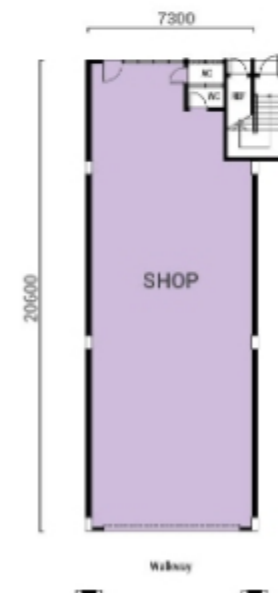
Ground Floor

TYPE B2  
CORNER LOT



First Floor

TYPE A3  
INTERMEDIATE



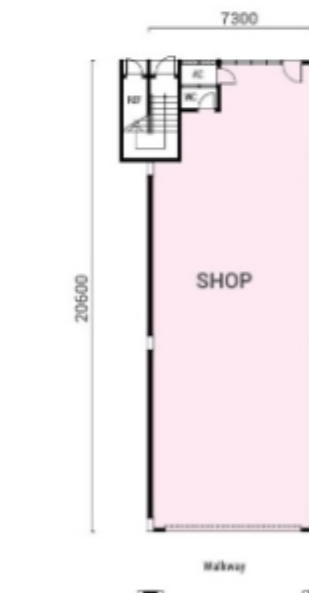
Ground Floor

TYPE B3  
INTERMEDIATE



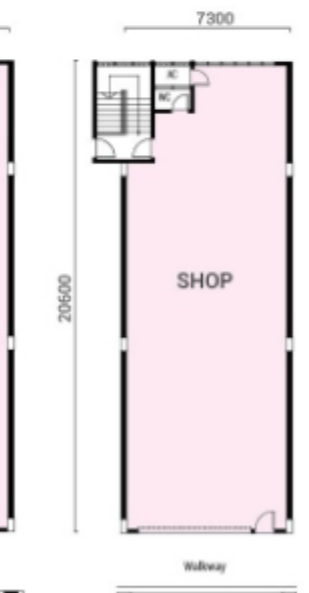
First Floor

TYPE A4  
INTERMEDIATE



Ground Floor

TYPE B4  
INTERMEDIATE



First Floor