

LET YOUR BUSINESS SOAR IN SANDAKAN'S LATEST GROWTH AREA

This is your golden opportunity to invest in the growing community of Borneo Cove. Take advantage of ready market and let your business thrive. M-Niaga Borneo Cove is set to be the focal point of myriad leisure and commercial activity. Minutes away from the coast, this growth area will benefit from traveler traffic too



SPECIFICATIONS

Structure	Reinforced Concrete		Sanitary & Plumbing Fittings	Type A	Type B
Wall	Brick Wall		Basin	1	1
Roof Covering	Metal Roofing Sheet / Concrete Slab		Water Closet	1	1
Roof Framing	Metal Roofing Trusses / Concrete Slab		Bid Tap	1	1
Ceiling	Skim Coat & finished with paint / Mineral Fibre Board (Prima plank)		Toilet Roll Holder	1	1
Windows	Aluminium Frame Glass Panel		Electrical Installation	Type A	Type B
Doors	Main Entrance	Aluminium Roller Shutter Door	Lighting Point	11	13
	Toilet	Steel Frame Waterproof plywood Flush Door	Ceiling Fan Point	3	3
			13A Socket Point	6	6
			Fibre Wall Socket Point	1	1
Ironmongery	Doors	Quality Locksets	Internal Telephone Trunking And Cabling	Concealed	
Wall Finishes	External Walls	Weather Coat Paints	*Fencing	NIL	
	Internal Walls	Emulsion Paint	*Turfing	NIL	
	Toilet	Ceramic Tiles up to 1500mm high	*Gas Piping	NIL	
Floor Finishes	Shop areas	Cement Sand Screed			
	Corridor / Terrace	Non-Slip Porcelain Tiles			
	Toilet	Non-Slip Porcelain Tiles			

Note *ALL DRAWINGS & DOCUMENTS ARE SUBJECT TO VARIATION, MODIFICATION & SUBSTITUTION AS RECOMMENDED BY ARCHITECT AND / OR BY THE APPROPRIATE AUTHORITY.



M-NIAGA

BORNEO COVE

Stratified Shoplot



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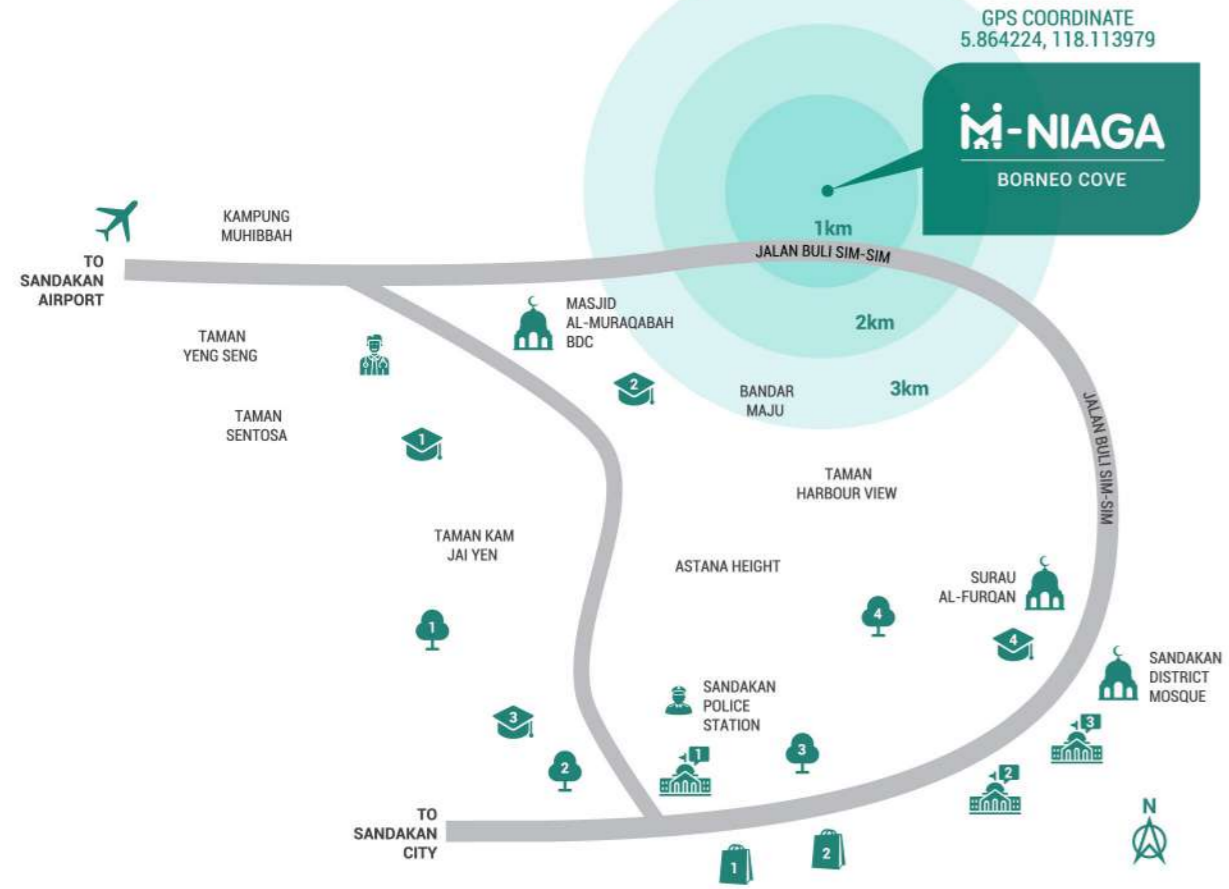


GET A HEAD START IN SANDAKAN

Investing in Borneo Cove business area could be your best business decision, as your business has a ready catchment from the nearby residential properties. Leverage the residential boom by growing your business at M-Niaga Borneo Cove. Take advantage of the quality designs and finishings, as well as excellent connectivity to Sandakan's important destinations.

GPS COORDINATE
5.864224, 118.113979

M-NIAGA
BORNEO COVE



- Education
 - 1 SMK Sandakan
 - 2 SJK (C) Chi Hwa
 - 3 SMK St. Michael's
 - 4 SK Tanjung Papat 1
- Hospital
 - 1 Duchess of Kent Hospital, Sandakan
- Recreational
 - 1 Trig Hill
 - 2 Padang Bandaran Sandakan
 - 3 Turtle Island Park
 - 4 Sim Sim Hill Top
- Commercial
 - 1 Gentingmas Mall
 - 2 Harbour Mall
- Government Offices
 - 1 Sandakan City Council
 - 2 Jabatan Kastam Diraja Malaysia
 - 3 APMM Sandakan



SPECIAL FEATURES

- Quality commercial designs that are calculated to draw crowds
- Spacious layouts for rapidly-growing businesses and retailers
- Wide frontage for maximum visibility
- Strategically located and seamlessly connected to nearby major amenities
- Within walking distance from Residensi Borneo Cove (999 units of apartment)
- 1.8km from Residensi Sandakan City Centre (250 units of apartment)

SITE PLAN



- LEGEND
- TYPE A
 - TYPE B

FLOOR PLAN

