

GROW AND THRIVE IN KOTA TINGGI

There no better time to invest in commercial properties in Kota Tinggi like now. With an upmarket golf development and college just a stone's throw away, you might have a ready market for your product and services. Less than an hour from busy Johor Bahru yet still retaining its green surroundings, M-Niaga Kota Tinggi offers a healthier place for you to grow your business while providing a balanced lifestyle.



Artist's Impression Only

SPECIFICATIONS

Structure	RC Frame		Floor Finishes	Shop	Cement Render	
Wall	Cement Sand Brick		Office	Office	Cement Render	
Roof Covering	Metal Deck Roof/ RC Flat Roof		Toilet	Aircond Ledge	Non slip Ceramic Tiles	
Roof Framing	Proprietary Metal Pitched Roof		Walkway/Staircase	Walkway/Staircase	Cement Render	
Ceiling	Suspended Ceiling, Gypsum Board Ceiling & Skim Coat		Rubbish Compartment	Rubbish Compartment	Cement Render	
Doors	Aluminium Roller Shutter Metal Frame Plywood Flush Door With Lapped Window Metal Frame Fire Rated Door Metal Frame Plywood Flush Door With PVC Lining Metal Frame Plywood Flush Door Metal Door		Sanitary and Plumbing Fittings	Shower Head Pedestal Wc Squatting Wc Bip Tap Wash Basin Soap Holder Tissue Roller Sink Sink Tap	S1 S2 S3	2 2 2 2 2 2 2 2 2
Windows	Fixed Glass & top hung on top Top hung Window		Electrical Installation	Lighting Point Ceiling Fan Point 13 Amp Switch Socket Outlet Fibre Wall Socket	S1 S2 S3	19 6 16 2
Ironmongery	Quality Lockset		Internal Telephone Trunking Cable		Nil	
Wall Finishes	External Internal Toilet Rubbish Compartment	Weather Coat Paint Emulsion 2100 mm Height Ceramic Wall Tiles Full Height Ceramic Wall Tiles	Fencing		Nil	
			*Turfing		Nil	
			*Gas Piping		Nil	

*The above numbers of M&E, Sanitary Fittings and the specifications shall be in accordance to the unit type and to be read as a guidance only.



Artist's Impression Only

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M-NIAGA

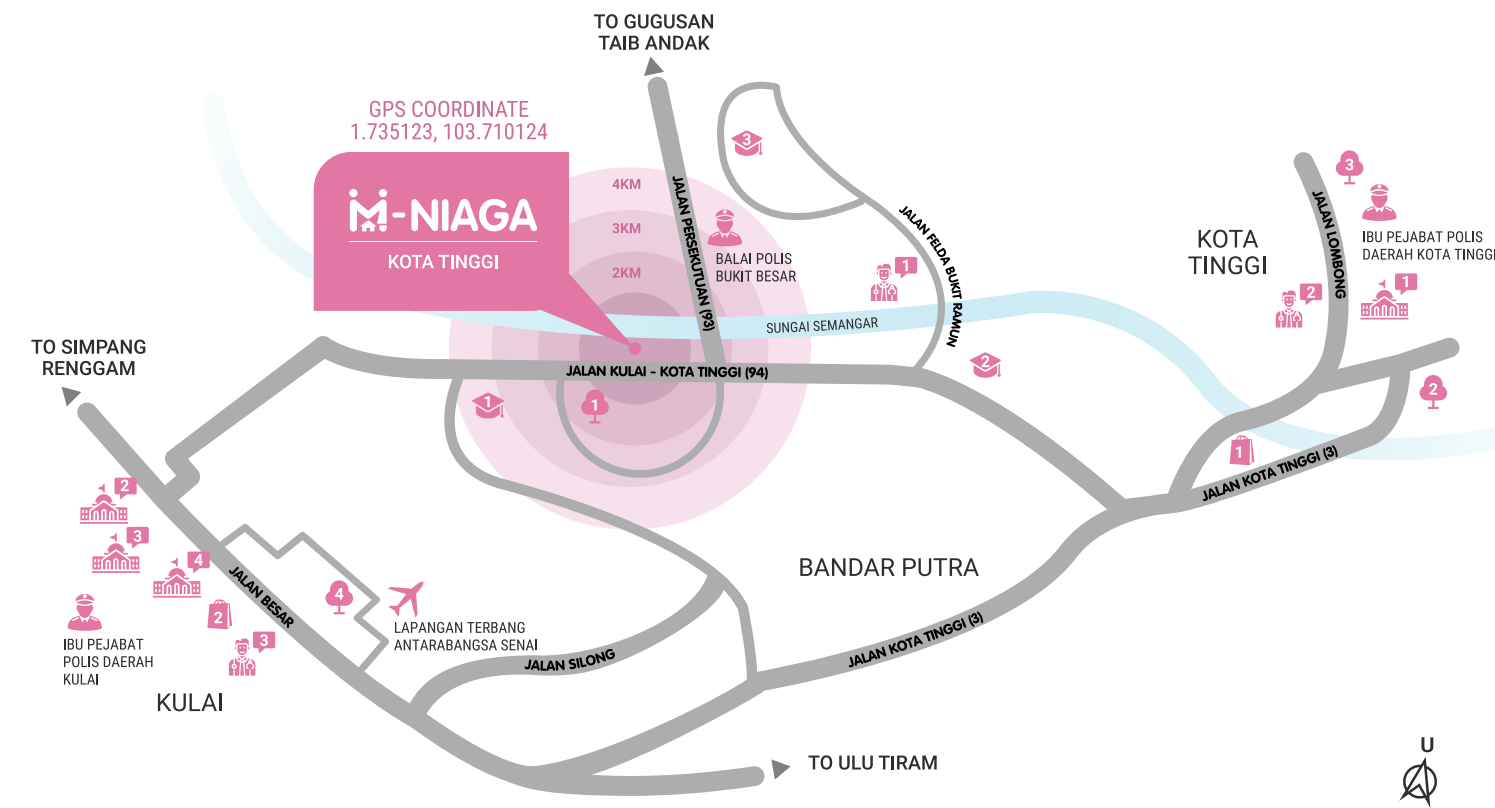
KOTA TINGGI

Double Storey Shop Office



A GROWING TOWNSHIP, AN OPPORTUNITY TO RISE

Strategic location, nearby communities and amenities. These are just few reasons to choose M-Niaga Kota Tinggi's latest commercial development to invest in and/or make it your base for business growth. It is strategically located within walking distance from Residensi Kota Tinggi, it surely has an advantage of being patronised by a large catchment of people from around the area, daily.



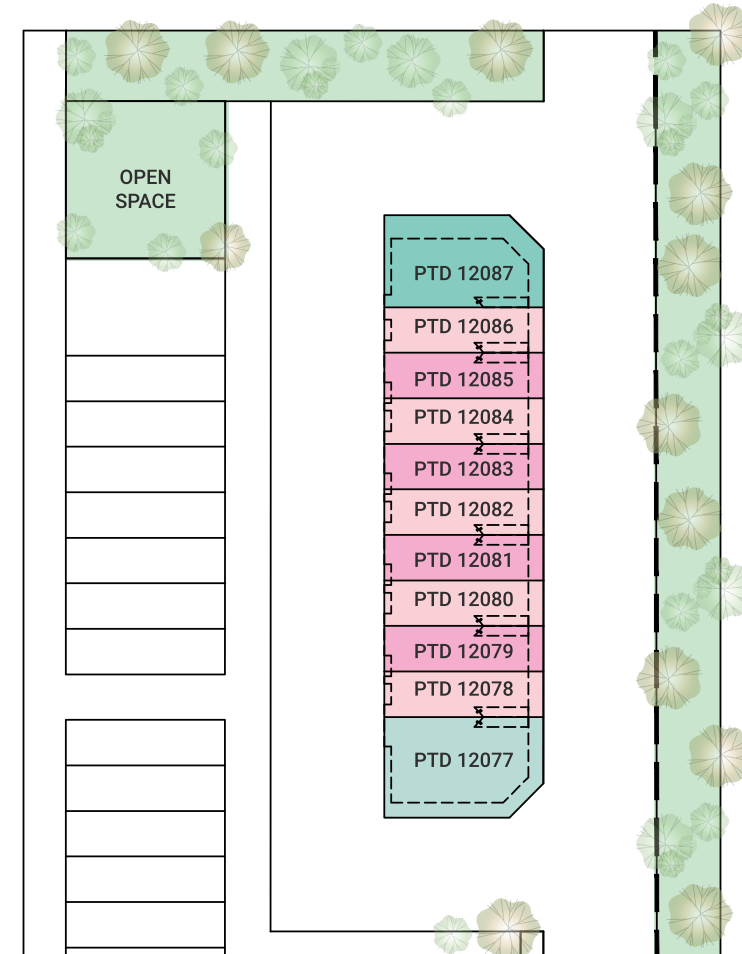
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Education
 1) Kolej Yayasan Pelajaran Johor
 2) SK Sungai Telor
 3) SK Felda Bukit Ramun
- 
Hospital
 1) Klinik Desa Bukit Ramun
 2) Hospital Kota Tinggi
 3) Hospital Temenggong Seri Maharaja Tun Ibrahim
- 
Recreational
 1) Orchard Golf & Country Club
 2) Kota Tinggi Firefly Park
 3) Air Terjun Kota Tinggi
 4) Palm Resort Golf & Country Club
- 
Commercial
 1) Eonsave
 2) AEON Mall Kulai
- 
Government Offices
 1) Majlis Daerah Kota Tinggi
 2) Majlis Perbandaran Kulai
 3) Pejabat Daerah Kulai
 4) Jabatan Pendaftaran Negara Kulai



SPECIAL FEATURES

- Design to fit all your business requirements
- Wide pedestrian walkway
- Flexible spaces for wide range of retailers and businesses
- Large catchment of nearby patrons (625 units)
- Facing the main entry of Residensi Kota Tinggi
- Excellent visibility, accessibility and connectivity

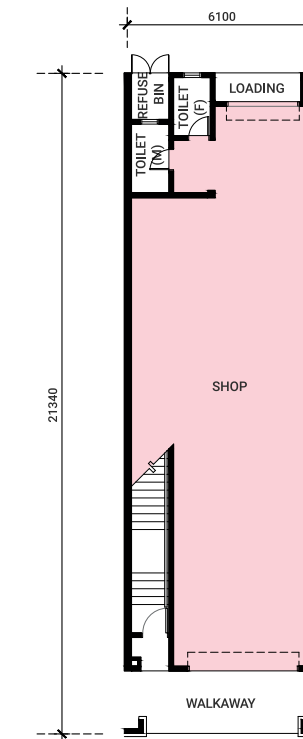
SITE PLAN



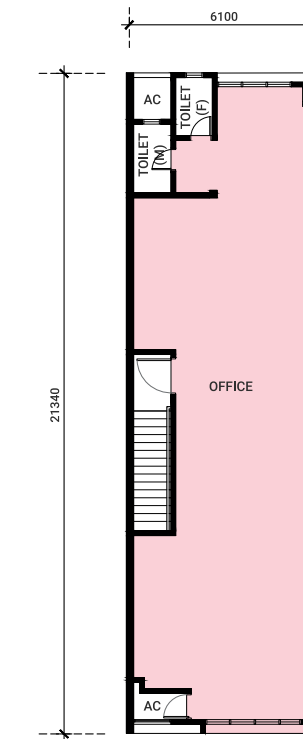
- LEGEND
- TYPE S1
 - TYPE S1 (M)
 - TYPE S2
 - TYPE S3

FLOOR PLAN

TYPE S1 INTERMEDIATE
EST. BUILT-UP AREA: 2,764 SQ. FT. (20'x70')

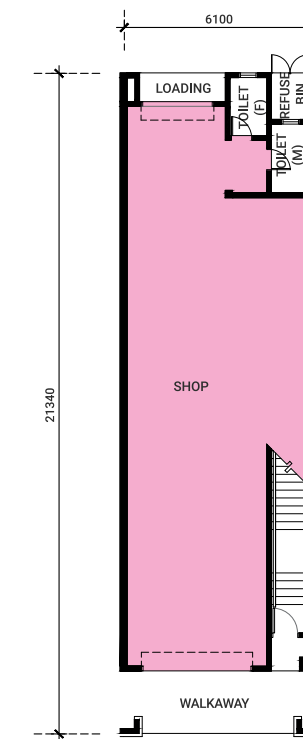


Ground Floor

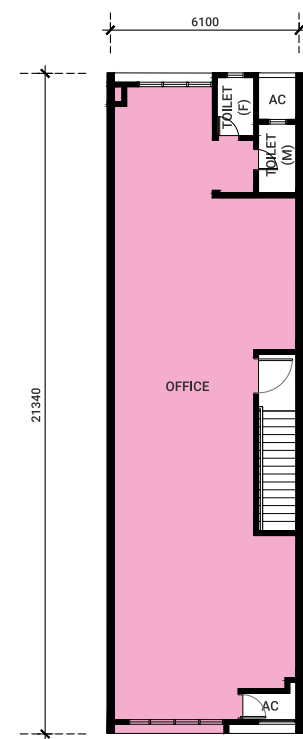


1st Floor

TYPE S1 (M) INTERMEDIATE
EST. BUILT-UP AREA: 2,764 SQ. FT. (20'x70')

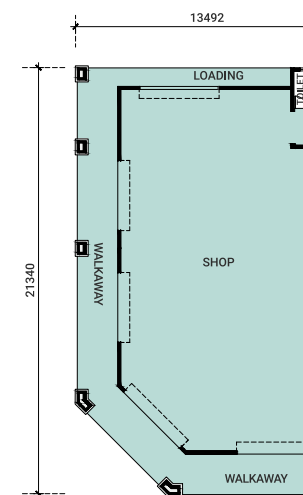


Ground Floor

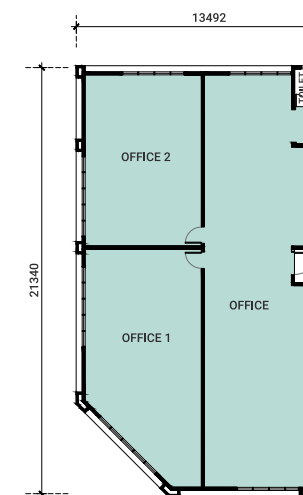


1st Floor

TYPE S2 CORNER
EST. BUILT-UP AREA: 5,803 SQ. FT. (44'x70')

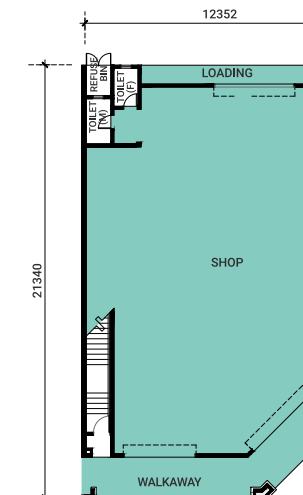


Ground Floor

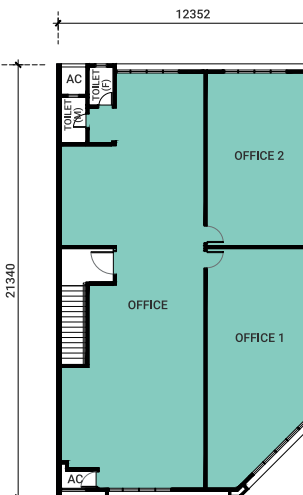


1st Floor

TYPE S3 CORNER
EST. BUILT-UP AREA: 5,289 SQ. FT. (40'x70')



Ground Floor



1st Floor