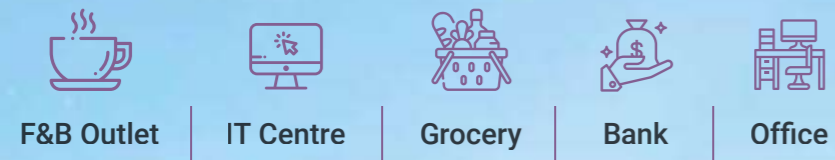


IDEAL COMMERCIAL SPACE WITH VIBRANT LIFESTYLE

M-NIAGA Runggu, a great place for F&B outlets, cafes, retail shops, boutiques, mini marts and lot more. Contemporary and practical layout design allows for constant growth as business opportunities arise.



SPECIFICATIONS

Structure	Reinforced Concrete		Sanitary & Plumbing Fittings	Pedestal WC	1	
Wall	Clay Brick Wall			Wash Hand Basin	1	
	Cement Sand Brick Wall			Basin Tap	1	
				Bib Tap	1	
Roof Covering	Metal Decking Roof		Electric Installation		S / S(M)	S1 / S1(M)
Roof Framing	Lightweight Metal Trusses			Lighting Point	11	14
Ceiling	Plaster Ceiling		Fan Point	3	3	
	Cement Board		13A SSO	6	6	
	Skim Coating and Paint to Exposed R.C. Soffits		Telephone / ICT Point	1	1	
Windows	Aluminum Frame Top Hung Window		Internal Telephone Trunking And Cabling	Concealed		
Doors	Shop	M.S Shutter Door	*Fencing	NIL		
	Toilet	Metal Frame PVC Panel Door		*Turfing	NIL	
Ironmongery	Door	Quality Lockset	*Gas Piping	NIL		
Wall Finishes	External Walls	Weather Coat Paint				
	Internal Walls	Emulsion Paint				
	Toilet	1500mm Height Glazed Ceramic Wall Tiles				
Floor Finishes	Shop	Cement Screed				
	Corridor	Cement Screed				
	Toilet	Non-Slip Ceramic Tiles				

Note: The vendor shall at its own cost and expense install or construct all of the item listed above in accordance to the description set out except for the item or items marked with an * which may be deleted if not applicable



M-NIAGA

RANGGU

Single Storey Shop

M 019-381 6964
 Monday to Sunday (9:00 am - 6:00 pm) (*excluding Selangor Public Holidays)
 E-mail: commercial@pr1ma.my

www.pr1ma.my

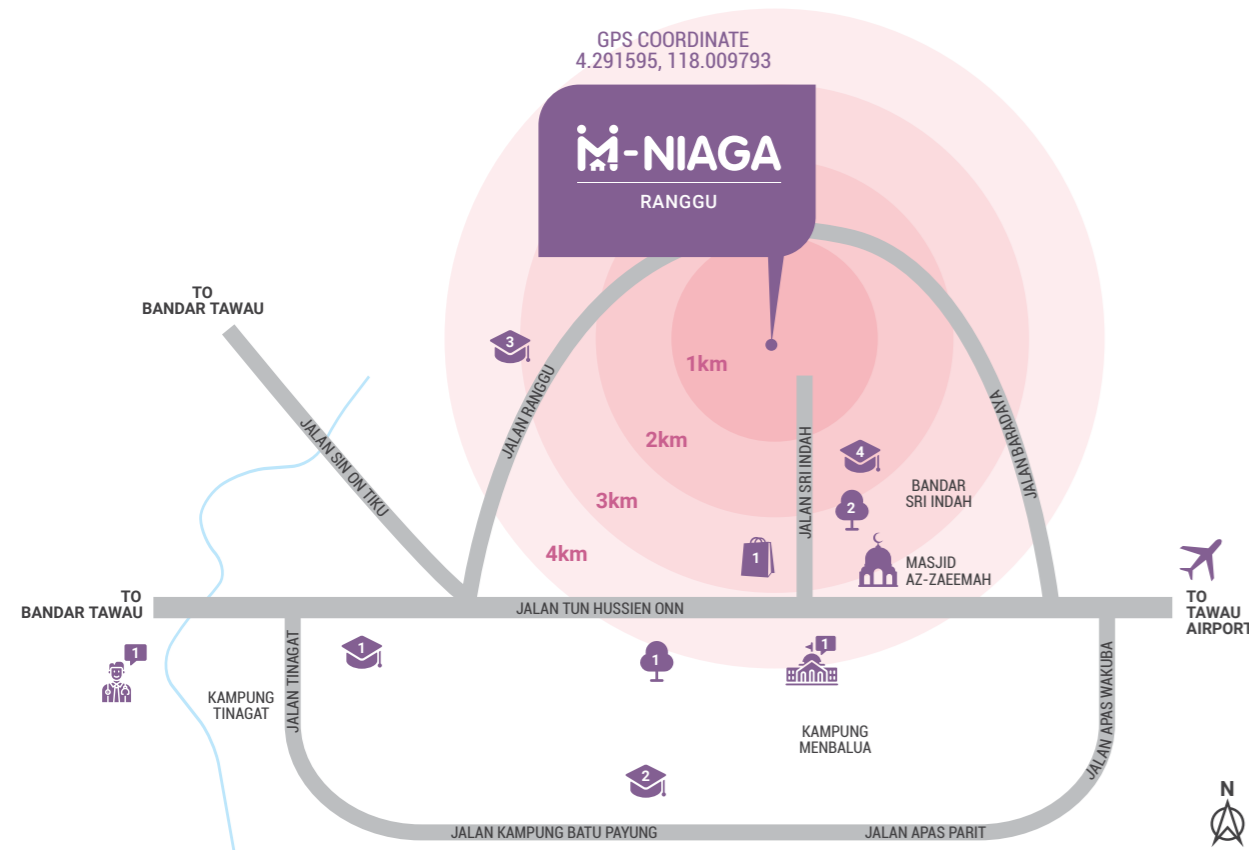







Disclaimer: The material or visual serves as an invitation to get response from the public to preview and register only and is not to be treated as an offer for sale. The information contained in this material or visual is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this material or visual, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Consultants.

Artist's Impression Only

PRIME LOCATION SEAMLESS CONNECTION

Centrally located within the established township, M-NIAGA Ranggu is just minutes away from Tawau, recreational, educational and medical facilities.



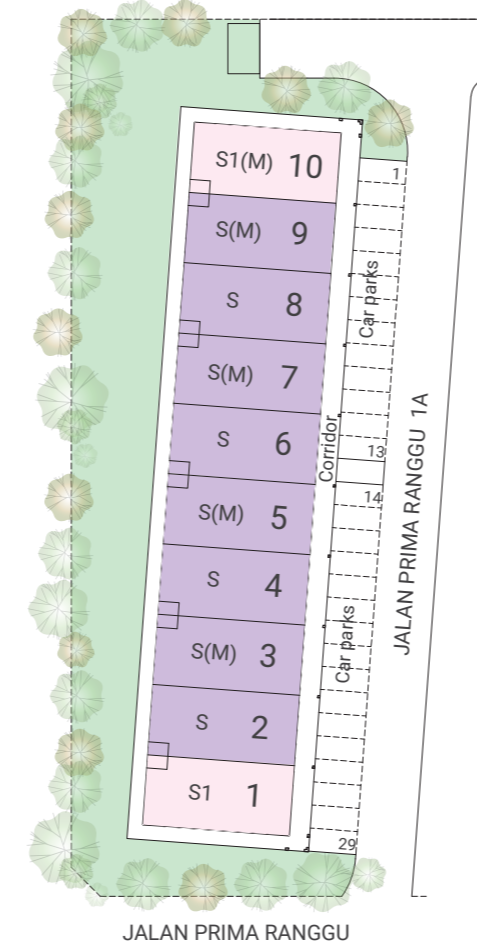
- 
Education
 1 SK Kinabutan Besar
 2 SK Batu Payong
 3 SK Ranggu
 4 SMK Visi
- 
Hospital
 1 Tawau Hospital
- 
Recreational
 1 San Shui Golf And Country Resort
 2 BSI Residents Sports And Recreational Park
- 
Commercial
 1 Pasar Sri Indah
- 
Government Offices
 1 Lembaga Koko Malaysia



SPECIAL FEATURES

- Flexible layout for various business opportunity
- High potential for return on investment
- Matured township with ready population
- Caters to major residents within 4km radius
- Easy access via Jalan Ranggu
- Surrounded by matured amenities
- A vibrant atmosphere with modern & practical design

SITE PLAN



- LEGEND
- TYPE S
 - TYPE S1

FLOOR PLAN

23'x50' | 1,198.33 SQ.FT.



Artist's Impression Only