



KINRARA NIAGA | Shopoffice

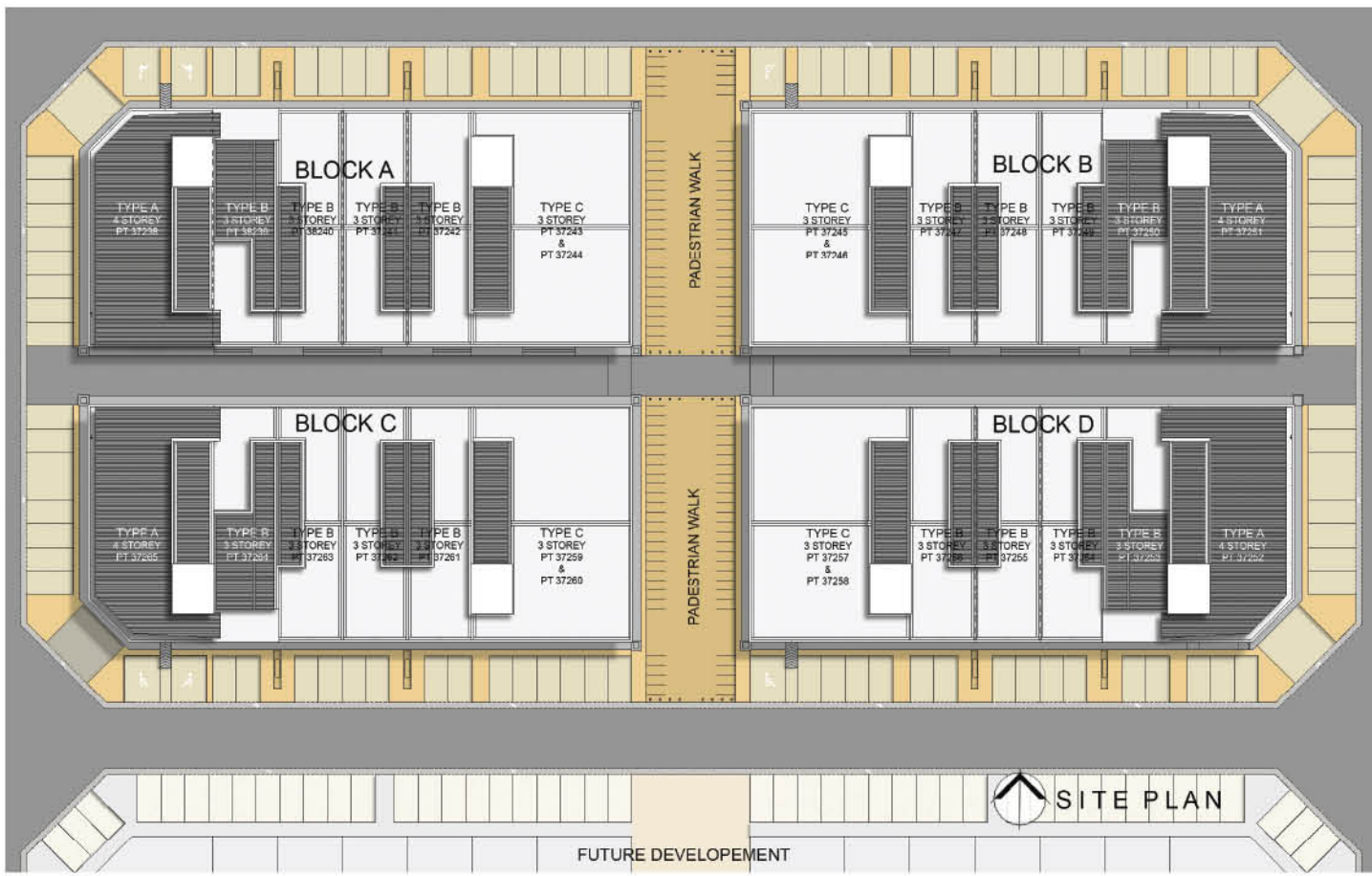


INTRODUCING KINRARA NIAGA SHOPOFFICE

More space for your business.

Sempoa shopoffice, the next sought-after business address. A modern double-frontage shopoffice with column free corridors and a balcony on each unit. Sempoa offers huge corner units, a combined space of the end and the intermediate unit, for the growth and expansion of your business.

- 3 & 4 storey ShopOffice
- Located in Bandar Kinrara
- Catchment of over 14,000 residents
- Accessibility via major roads and highways; LDP, MRR2, NKVE and NPE



24 units of 3 & 4 Storey ShopOffice

Lot Size: 22'x80'

Built up: 5,649 - 13,857 sq.ft.

Land Area: 1,760 - 5,007sq.ft.

Selling Price: RM1,995,888 - RM5,031,888



SPECIFICATION

Type	3/4 Storey Shop / Offices
Lot Size	22' x 80' (Standard Lot)
Structure	Reinforced Concrete Frame
Roof	Concrete Slab & Metal Decking Roof
Ceiling	Skim Coat / Plaster Ceiling / Aluminium strip panel ceiling for shop / office
Wall	Clay Bricks for Party Walls & Cement Sand Bricks for Internal Walls

FLOOR FINISHES

Corridor	Homogenous Tiles
Shop Area	Homogenous Tiles
Office Area	Homogenous Tiles
Toilets	Homogenous Tiles
Staircase	Homogenous Tiles
Lift Lobby for 4 storey unit	Granite Finishes

WALL FINISHES

Internal Wall	Plaster & Paint
External Wall	Plaster & Paint
Toilets	Homogenous Tiles up to full Height
Lift Lobby for 4 storey unit	Granite Finishes

DOORS

Shop-Front	Natural Anodised Bronze Frame with tinted Glass Panel Door
Shop-Rear	Natural Anodised Bronze Frame with tinted Glass Panel Door
Office	1 Hour Fire Rated Door
Toilets	Flush Door with PVC Laminated Internally
Rubbish Compartment	Metal Door
All Riser and Air-Cond Compartment	Flush Door

ELECTRICAL INSTALLATION (3 PHASE SWIRING)

TELEPHONE INSTALLATION Under Floor Trenching System

MISCELLANEOUS

Mild Steel Grille Roller Shutter Door
Letter Box
TNB Meter
Water Meter
Garbage Compartment



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