

SPECIFICATIONS

Structure	Reinforced Concrete		Sanitary & Plumbing System	Shop	Office
Wall	Reinforced Concrete Wall / Cement Sand Brick		Water Closet	2	2
Roof	Reinforced Concrete Flat Roof		Wash Hand Basin	2	2
Roof Frame	Reinforced Concrete		Bidet Spray	2	2
Ceiling	Expose Concrete Slab With Skim Coat Plaster Board Ceiling At Bathrooms		Aluminium Kitchen Sink	1	1
Window	Aluminum Frame Glass Casement Window		Kitchen Sink Tap	1	1
	Aluminum Frame Glass Louvers Window		Electric Installation	Shop	Office
Door	Timber Flush Door With Metal Frame		Ceiling Lighting Point	13	13
	Timber Fire Door With Metal Frame		Ceiling Fan Point	3	2
	PVC Door With Metal Frame		13A Switch Socket (300mm from finish floor level)	6	6
	Aluminium Roller Shutter With Metal Frame		Fibre Wall Socket Outlet	1	1
Lockset	Quality Lockset		Internal Telephone Trunking And Cable		
Wall Finish	External Wall	Weathershield Paint	Fencing	NIL	
	Internal Wall	Emulsion Paint	Turfing	NIL	
	Bathrooms	Ceramic Tile Up To 2100mm High	Gas Piping	NIL	
Floor Finish	Sink	Ceramic Tile Up To 1500mm High			
	Shop	Cement Render			
	Office	Cement Render			
	Bathrooms	Non-Slip Tiles			
	Staircase	Cement Render With Nosing Tiles			

*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



019-381 6964

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

www.pr1ma.my

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M-NIAGA

BANDAR BUKIT MAHKOTA

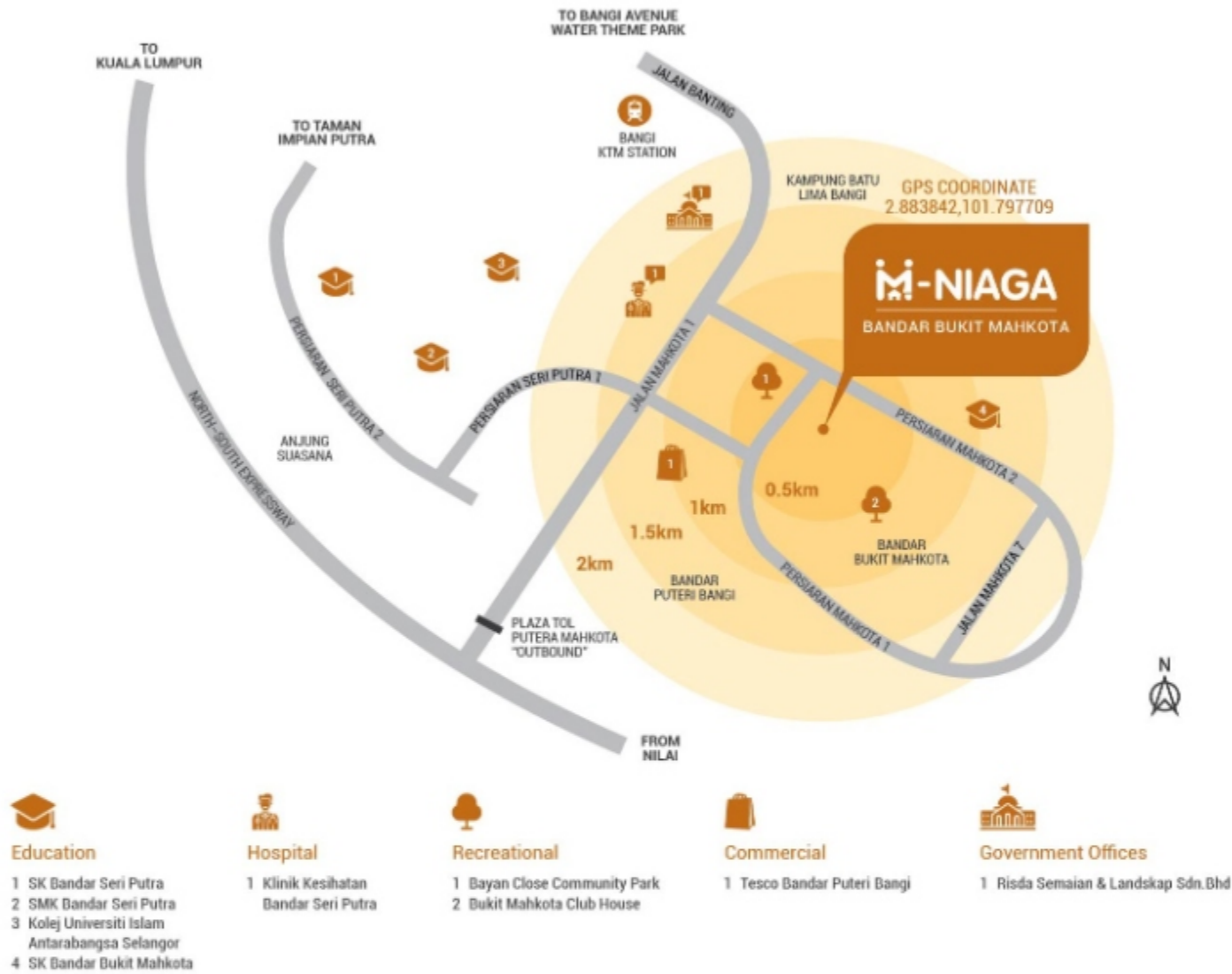
Single Storey Shop & Double Storey Shop Office



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GREAT CONNECTIVITY WITH BLOSSOMING NEIGHBOURHOODS

M-NIAGA Bandar Bukit Mahkota is surrounded by amenities and connected to lifestyle destination with easy access to public transport and major highways.



A NEW FOOD, CONVENIENCE, SHOPPING & LEISURE DESTINATION

Entertain, relax or dine in the midst of urban vibrancy. Experience the ultimate convenience at M-NIAGA Bandar Bukit Mahkota with the best of leisurely comforts here.

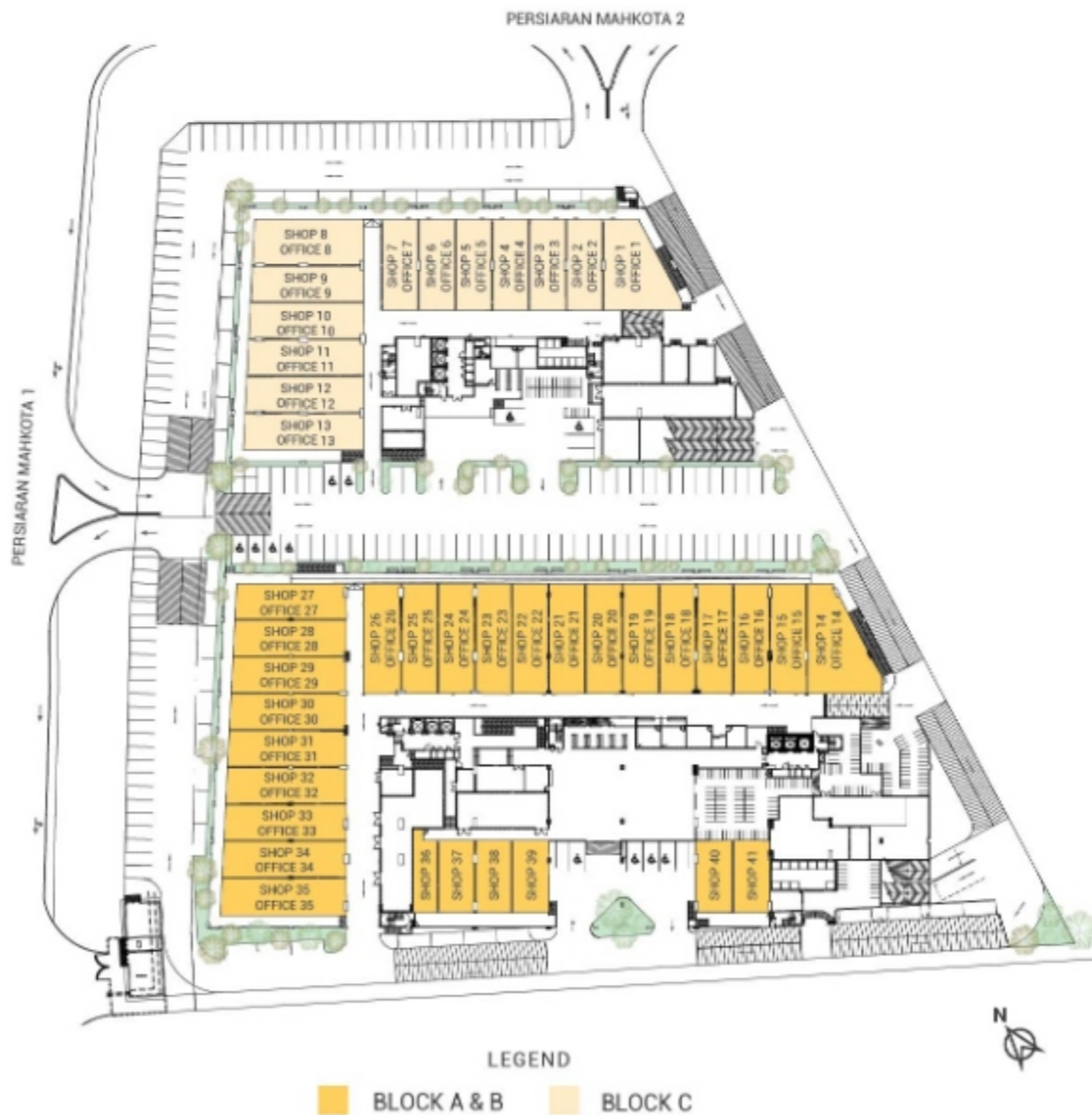




SPECIAL FEATURES

- Flexible layout for various business opportunity
- High potential for return on investment
- Matured township with ready population
- Caters to major residents within 2km radius
- Fronting Persiaran Mahkota 1 & 2 with high visibility
- Easy access with major highways
- Only 1km to Tesco Bandar Puteri Bangi & 4km to KTM Bangi

SITE PLAN



FLOOR PLAN

BLOCK A & B - Single Storey

UNIT 1-37

937 SQ.FT.



Level 1

BLOCK A & B - Double Storey

UNIT 1-15

1,421 SQ.FT.

1,561 SQ.FT.



Level 1



Level 2

BLOCK A & B - Double Storey

UNIT 1-14

1,927 SQ.FT.

2,444 SQ.FT.



Level 1



Level 2

BLOCK C - Double Storey

UNIT 1-2

1,174 SQ.FT.

1,227 SQ.FT.



Level 1



Level 2