

REDEFINE YOUR BUSINESS, BE AT THE CENTRE OF CONVENIENCE

M-Niaga Pelangi Indah is situated in the heart of Residensi Pelangi Indah, a prime neighbourhood within 2km radius. A highrise residential development with high population density is just next door to this commercial development, promising assured traffic of both existing and prospective customers.



SINGLE STOREY
SHOP OFFICE



AMPLE PARKING
SPACE



WIDE FRONTAGE
DESIGN



READY POPULATION
CATCHMENT



SPACIOUS AND
PRACTICAL LAYOUT



Artist's Impression Only

SPECIFICATIONS

Structure	Reinforced Concrete Frame		Sanitary and Plumbing Fittings	Bathrooms	All Type
Wall	Cement Sand Brick			Sitting Wc	1 Nos
Roof Covering	Nil			Hand Wash Basin	1 Nos
Roof Structure	Nil			Shower Head	1 Nos
Ceiling	Skim Coat & Paint			Bib Tap	1 Nos
Doors	Natural Anodised Aluminium Roller Shutter Metal Frame Plywood Flush Door Metal Frame Waterproof Plywood Flush Door			Pillar Tap	1 Nos
Windows	Aluminium Frame Top Hung Window		Electrical Installation	All Retail (Except Retail 7 & 8)	Retail 7 Retail 8
Ironmongery	Quality Lockset			Lighting Point	12 Nos 36 Nos 11 Nos
Wall Finishes	External	Weather Coat Paint		Air Cond Point	4 Nos 10 Nos 4 Nos
	Internal Toilet	Cement Render Ceramic Tile up to 2100 mm High		Ceiling Fan Point	3 Nos 12 Nos 4 Nos
Floor Finishes	Retail	Cement Render		13 Amp Switch Socket	10 Nos 24 Nos 14 Nos
	Toilet	Ceramic Tile		Outlet	
				Fibre Wall Socket	1 Nos 1 Nos 1 Nos
			Internal Telephone Trunking & Cabling	Nil	
			Fencing	Nil	
			Turf	Nil	
			Gas Piping	Nil	

*All drawings & documents are subject to variation, modification & substitution as recommended by architect and / or by the appropriate authority.



Artist's Impression Only



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M-NIAGA

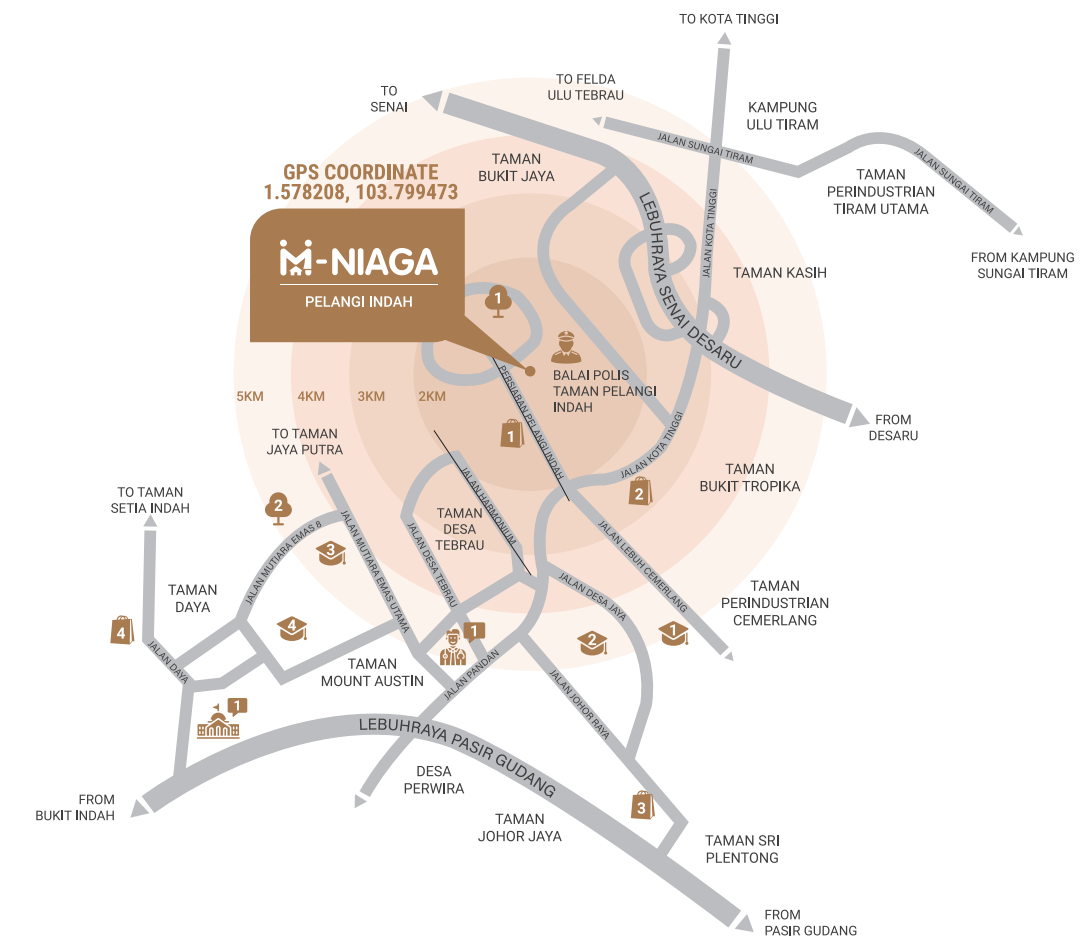
PELANGI INDAH






Single Storey Shop Office



THE IDEAL HUB FOR YOUR BUSINESS GROWTH

Sustain and grow. No matter what type of business yours is, or what stage your business is at, this dynamic business and leisure hub is the most ideal place for you. Be part of the growing community with us today.



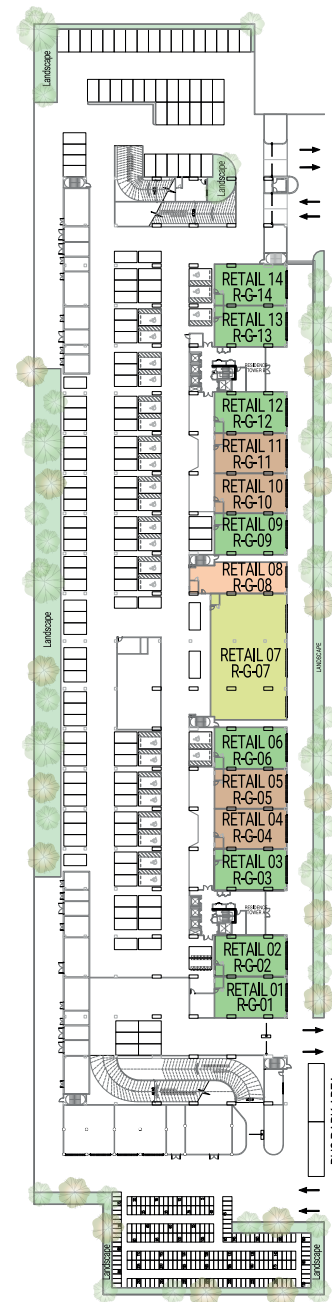
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Education
 1. SMK Taman Desa Jaya
 2. SMK Agama Johor Bahru
 3. Sunway College Johor Bahru
 4. SMK Taman Mount Austin
- 
Hospital
 1. Hospital Sultan Ismail
- 
Recreational
 1. Taman Pelangi Indah Lake & Park
 2. Austin Heights Wate & Adventure Park
- 
Commercial
 1. Mydin Pelangi Indah
 2. Eonsave
 3. Giant Plentong
 4. Eonsave
- 
Government Offices
 1. JPJ Johor



SPECIAL FEATURES

- Versatile layout for various business practices
- Abundance of opportunities and investment potentials
- Surrounded by matured residential neighbourhood with ready catchment
- Wide frontage for maximum visibility
- Strategically located with unrivalled connectivity

SITE PLAN

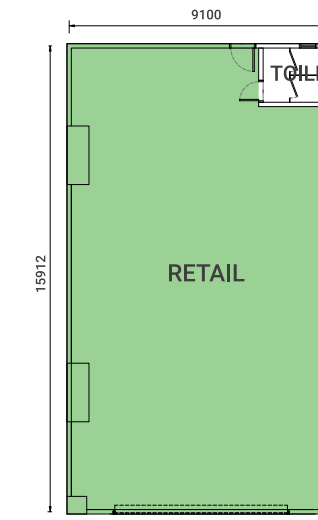


LEGEND

- RETAIL 1, 2, 3, 6, 9, 12, 13 & 14
- RETAIL 4, 5, 10, 11
- RETAIL 7
- RETAIL 8

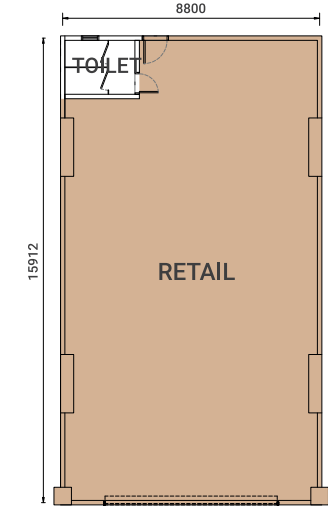
FLOOR PLAN

RETAIL 1, 2, 3, 6, 9, 12, 13 & 14
 EST. BUILT-UP AREA: 1,558 SQ. FT. (30'x52')



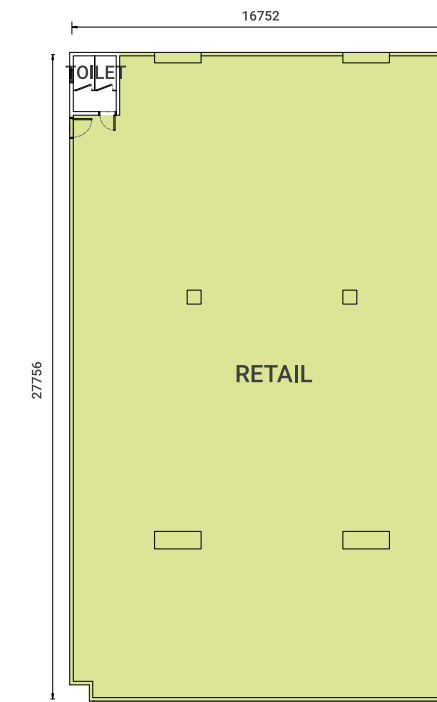
Ground Floor

RETAIL 4, 5, 10 & 11
 EST. BUILT-UP AREA: 1,506 SQ. FT. (29'x52')



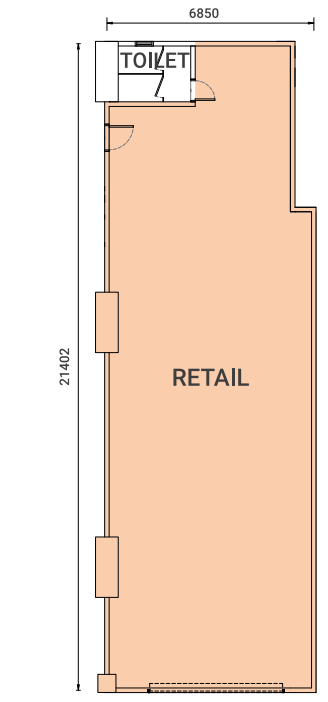
Ground Floor

RETAIL 7
 EST. BUILT-UP AREA: 5,004 SQ. FT. (54'x91')



Ground Floor

RETAIL 8
 EST. BUILT-UP AREA: 1,536 SQ. FT. (22'x70')



Ground Floor