

TAMAN PERINDUSTRIAN YAYASAN

高级半独立工厂

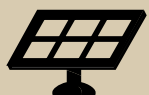
PREMIUM SEMI-D FACTORY

STARTING FROM RM1.48M

1ST
IN
SEGAMAT
JOHOR



LIMITED UNITS! EARLY BIRD BENEFITS!



FREE
Solar Panel
(Tax Incentive)



FREE
Sale & Purchase
Agreement



Next to Lebuhraya
Segamat - Kuantan

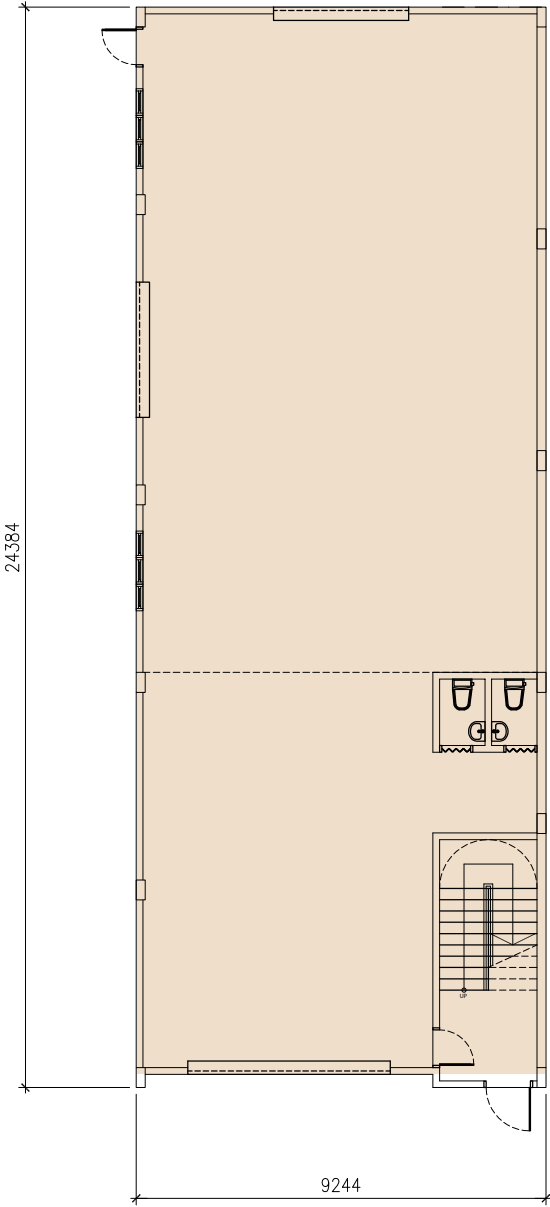


Sustainable
Growth
Within The ECER

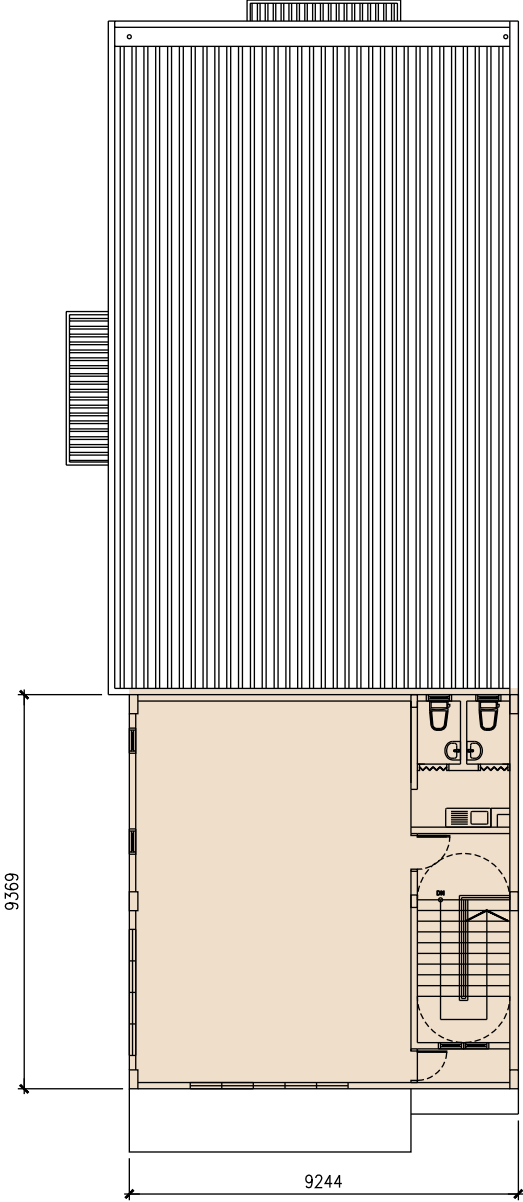
A Prestigious Project By:

LESTARIA

INTRODUCING
PHASE 1A & 1B



Ground Floor
[30' X 80']



First Floor
[30' X 30']

Build-up Area 3,300 sqft
Lot Size [50' X 150' - 255']

SPECIFICATIONS

Structure		: Reinforced Concrete / Steel
Wall		: Mansonry / Metal
Roof Covering		: Concrete / Metal
Roof Framing		: Metal
Ceiling		: Skim Coat / Cement Board / Aluminium Foil
Windows		: Aluminium Frame
Door	Main Entrance	: Fire Rated
	Other Doors	: Metal Roller Shutter / Timber Flush
Ironmongeries		: Lockset with Accessories
Wall Finishes	Factory	: Metal / Plaster & Paint
	Office	: Plaster & Paint
	Toilets	: Tiles / Plaster & Paint
Floor Finishes	Factory	: Floor Hardener
	Office	: Cement Render
	Toilets	: Tiles
	Staircase	: Cement Render with Nosing Tiles
Sanitary and Fittings	Toilets	: Sanitary Wares & Fittings
Fencing		: Mansory / Mild Steel / Chain Link
Electrical Installation	Electrical Supply	: 100 amp / 3 Phases
	Lighting Point	: 35 nos
	13A Switch Socket Outlet	: 15 nos
	20A SPN Isolator	: 4 nos
	Ceiling Fan Point	: 3 nos
	Fiber Wall Socket	: 2 nos
	Emergency Light	: 9 nos
	Exit Sign	: 8 nos
Miscellaneous		: Refuse Compartment / TNB Compartment / Letter Box

厂富三代，家业兴旺

Factories of Prosperity, Generation of Wealth



Within 10km radius

- Majlis Perbandaran Segamat
- SENA Specialist Hospital Segamat
- Stesen KTMB Segamat
- All Major Banks
- Billion Pasaraya Yayasan Segamat
- Nirwana Pasaraya Yayasan Segamat

KUALA
LUMPUR

WE ARE HERE

PREVIOUSLY
COMPLETED
PROJECT

TAMAN
YAYASAN



OUR SALE
GALLERY
IS HERE



KUANTAN

NO 12, TINGKAT BAWAH,
JALAN PKY 3,
PUSAT KOMERSIL YAYASAN,
85000 SEGAMAT JOHOR

JOHOR
BAHRU

EASY CONNECTIVITY VIA LEBUHRAYA SEGAMAT - KUANTAN



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