

TAMAN PERINDUSTRIAN YAYASAN

# 高级半独立工厂

PREMIUM SEMI-D FACTORY

STARTING FROM RM1.48M

1<sup>ST</sup>  
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



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

## SPECIFICATIONS

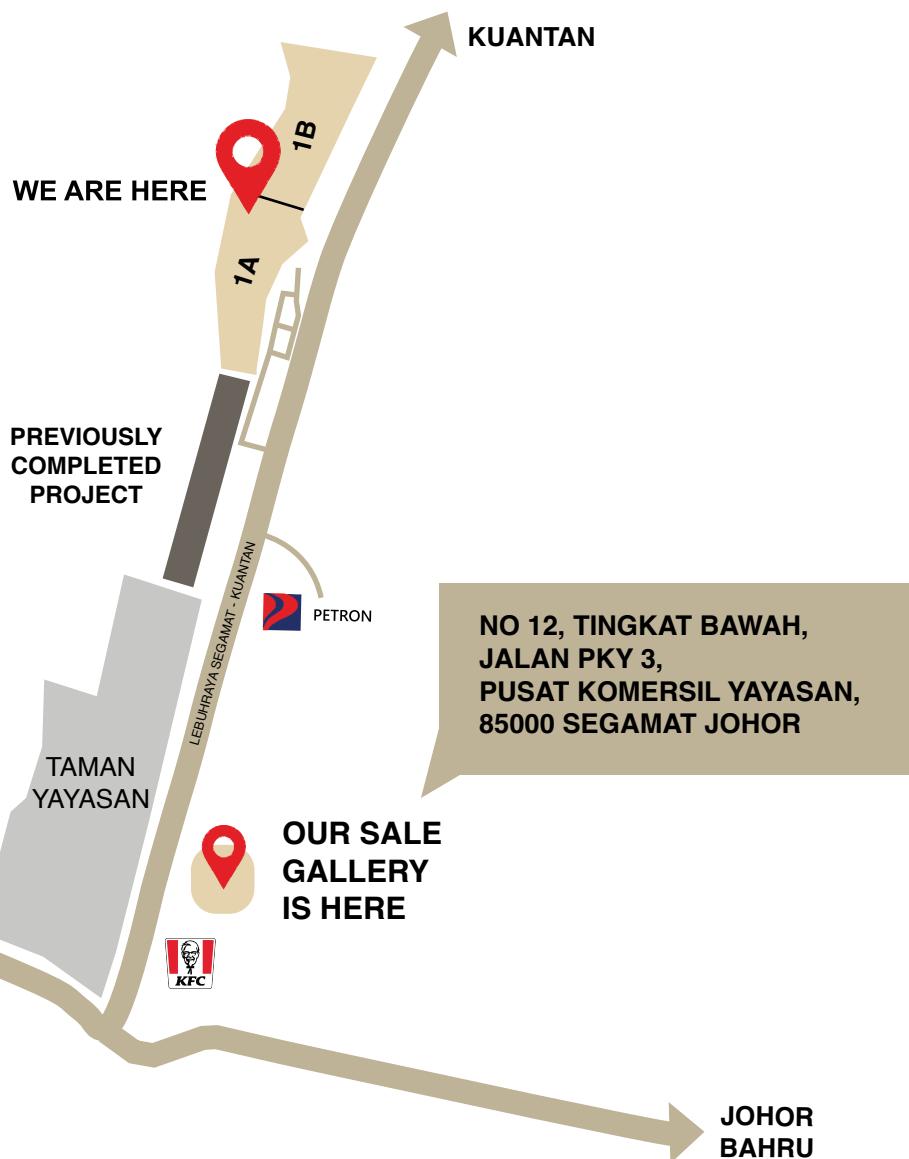
Structure	: Reinforced Concrete / Steel	
Wall	: Masonry / Metal	
Roof Covering	: Concrete / Metal	
Roof Framing	: Metal	
Ceiling	: Skim Coat / Cement Board / Aluminium Foil	
Windows	: Aluminium Frame	
Door	Main Entrance	: Fire Rated
	Other Doors	: Metal Roller Shutter / Timber Flush
Ironmongeries		: 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		: Masonry / 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



## EASY CONNECTIVITY VIA LEBUHRAYA SEGAMAT - KUANTAN



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