



Nouvelle
Industrial Park
KOTA DAMANSARA

Signature
OFFICE + SHOWROOM + FACTORY OUTLET



3-Storey Semi-Detached Factory

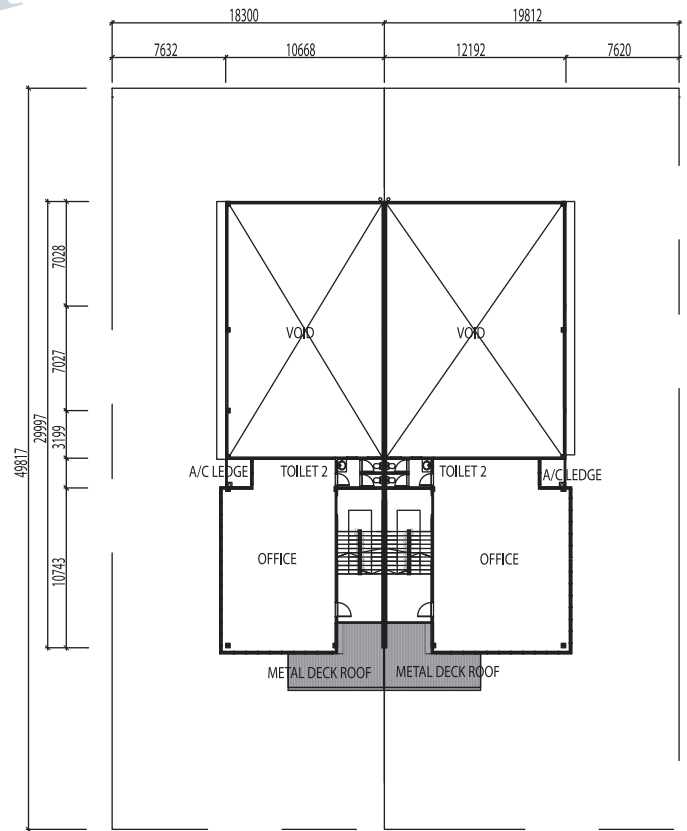
PRODUCT FEATURES

- Featuring an aesthetically pleasing façade with flat roofs and large glass panels, Nouvelle showcases the finer features of today's factories
- Artfully designed to cater every need, Nouvelle Industrial Park offers the versatility of having your own all-in-one factory, office and showroom
- Built-up areas of 5,502 sq. ft. to 5,620 sq. ft.
- Lot sizes of 9,813 sq. ft. to 10,187 sq. ft.
- Large built-up and land areas make the Nouvelle suitable for both light and medium industries, be it from home improvement chains to automotive outlets
- Total of 21 units only



Artist's Impression

Floor Plan

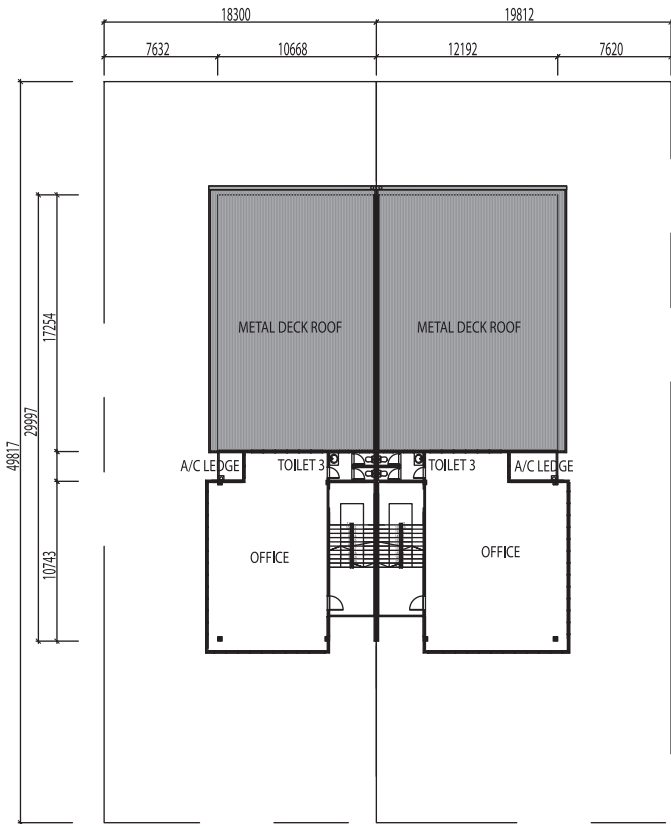


1st FLOOR (TYPE A & C)

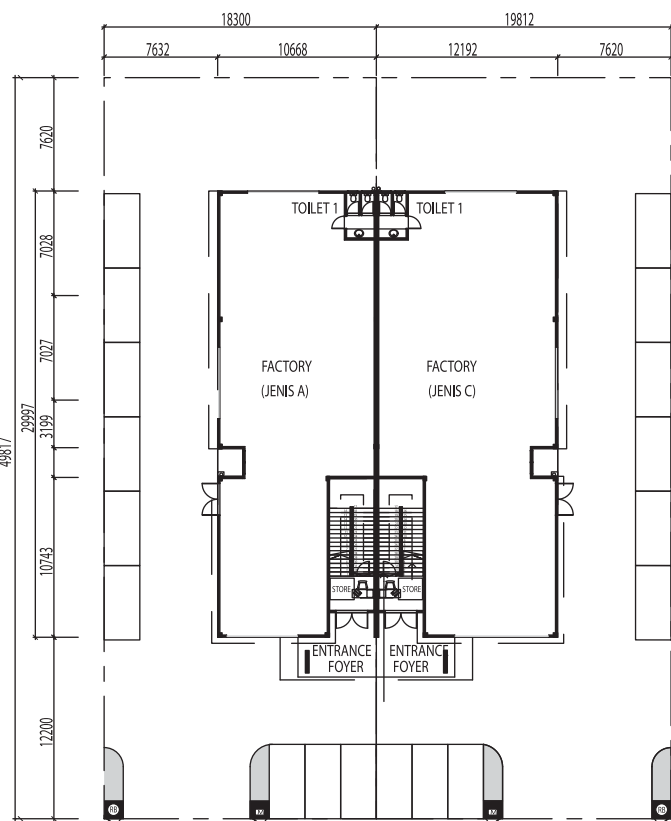
Modern Design - Showroom Concept



Specifications



2nd FLOOR (TYPE A & C)



GROUND FLOOR (TYPE A & C)

- Structure : Reinforced concrete
- Roofing : Metal decking roofing
- Ceiling : Asbestos-free flat ceiling / skim coat
- Wall : Brick wall with cement plastering

- Wall Finishes : Toilet - glazed tiles at 1,524mm (5'0") Ht
Others - generally plastered & painted

- Floor Finishes : Ground Floor
Toilet - ceramic tiles
Others - cement render

First Floor
Toilet - ceramic tiles
Others - cement render

Second Floor
Toilet - ceramic tiles
Others - cement render

- Painting : Exterior Walls - weather resistant paint
Interior Walls - emulsion paint

- Windows : Aluminium frame window
Aluminum frame fixed louvers

- Door : M.S. frame plywood flush door
M.S. roller shutter

- Staircase : Ceramic tiles

- Sanitary Fittings : Ground floor
Wash basin - 1 No.
Sitting W.C. - 2 Nos.

First Floor
Wash basin - 1 No.
Sitting W.C. - 2 Nos.

2nd Floor
Wash basin - 1 No.
Sitting W.C. - 2 Nos.

- Electrical Fittings : Ceiling lighting point - 29 Nos.
Wall lighting point - 5 Nos.
Power point - 15 Nos.
Phone point - 5 Nos.
A/C point - 2 Nos.

Note: All the above items are subject to variations, modifications and substitutions as required by the Authorities or recommended by the Architect or Engineer.

Strategic Location



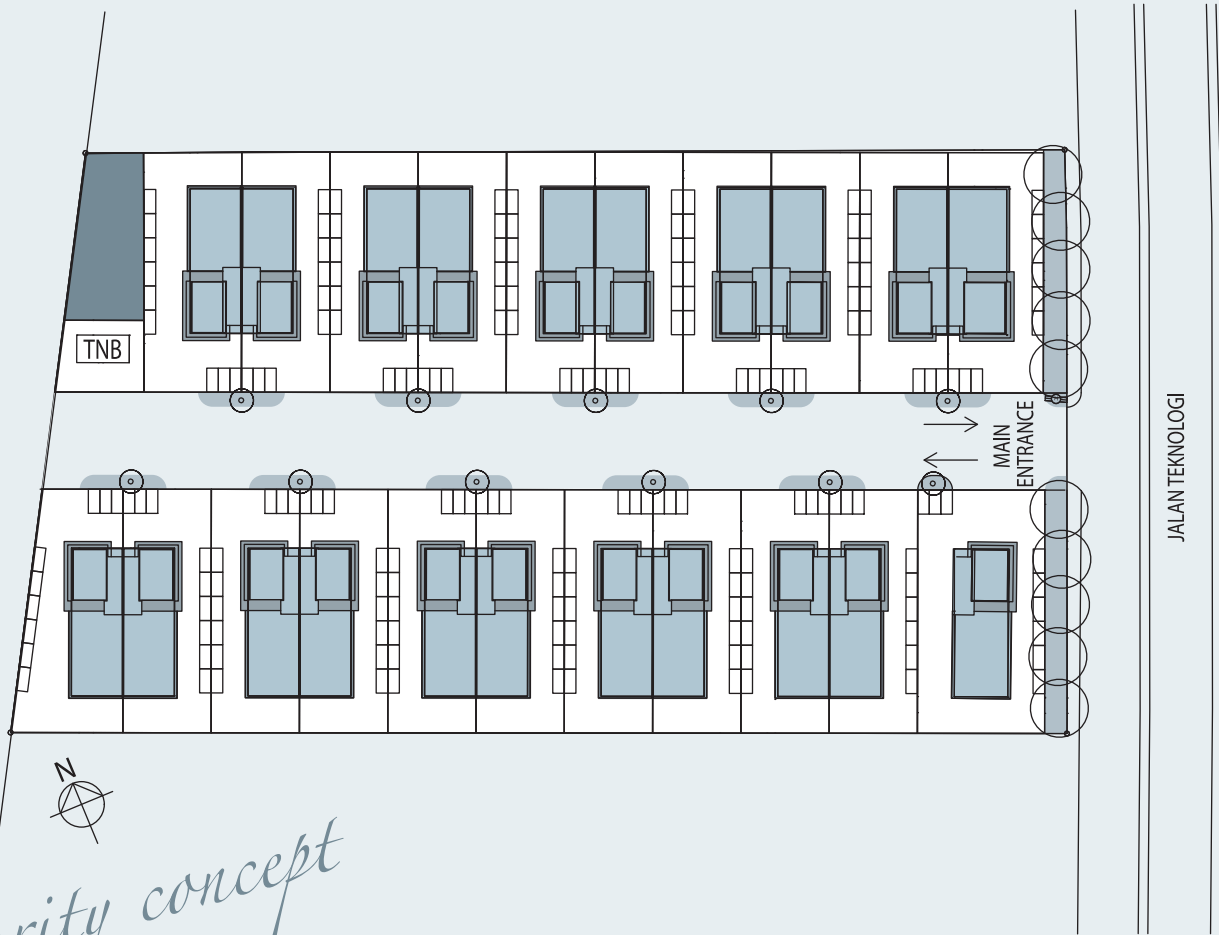
Surrounded by a network of major highways including the NKVE and North-South Highway

Ready and existing infrastructure and amenities allows for immediate appreciation of your investment

Located in an established industrial area, operations are made convenient with services such as medical, banking and transportation all readily available



Site Plan



Security concept



Meticulously planned from the onset, many factors were taken into consideration.

- Limited units to prevent unnecessary congestion
- Open layout for practical flexibility
- Gated for better security and assurance

Nouvelle Development Sdn. Bhd.

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