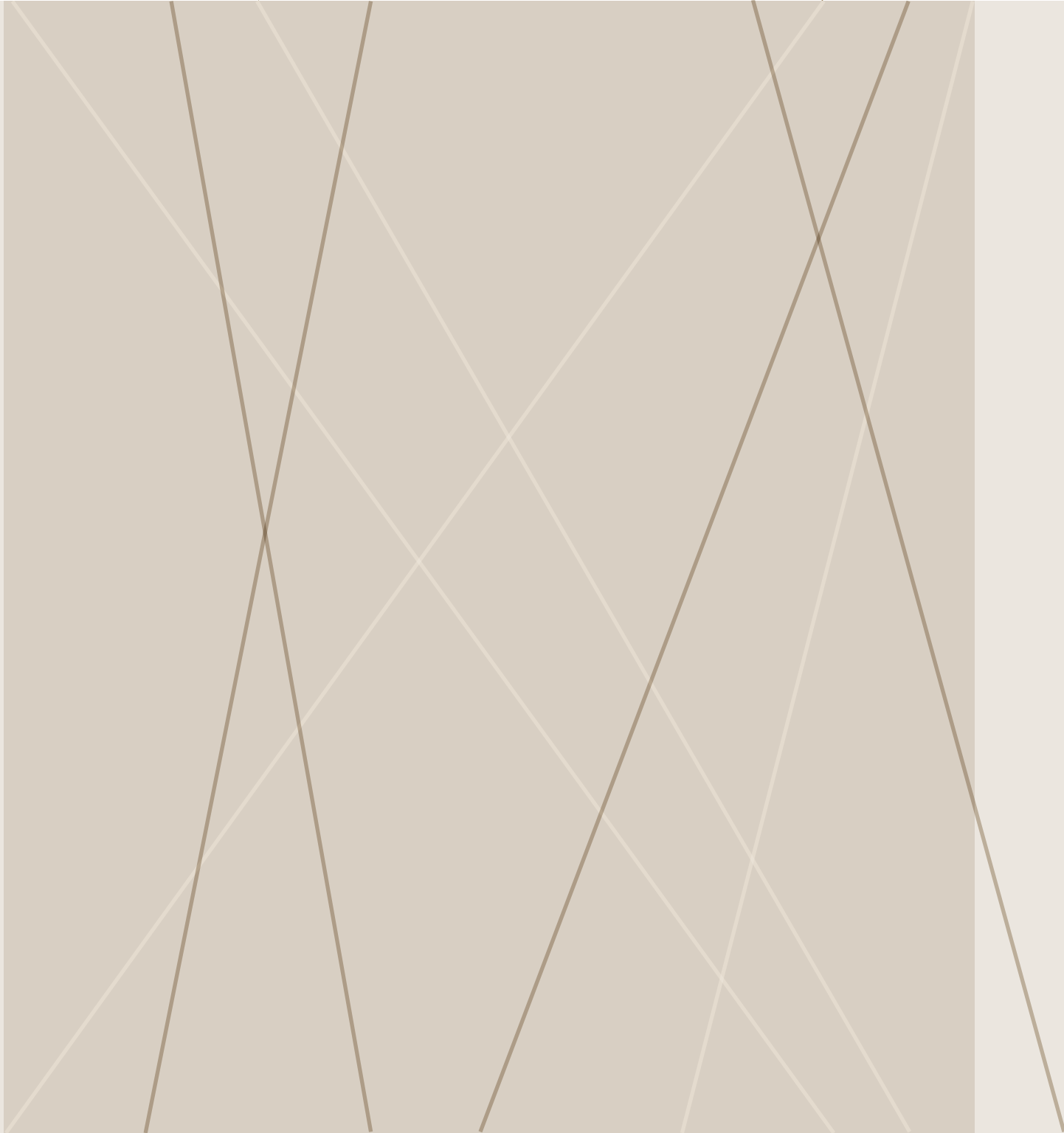


Nouvelle

Industrial Park

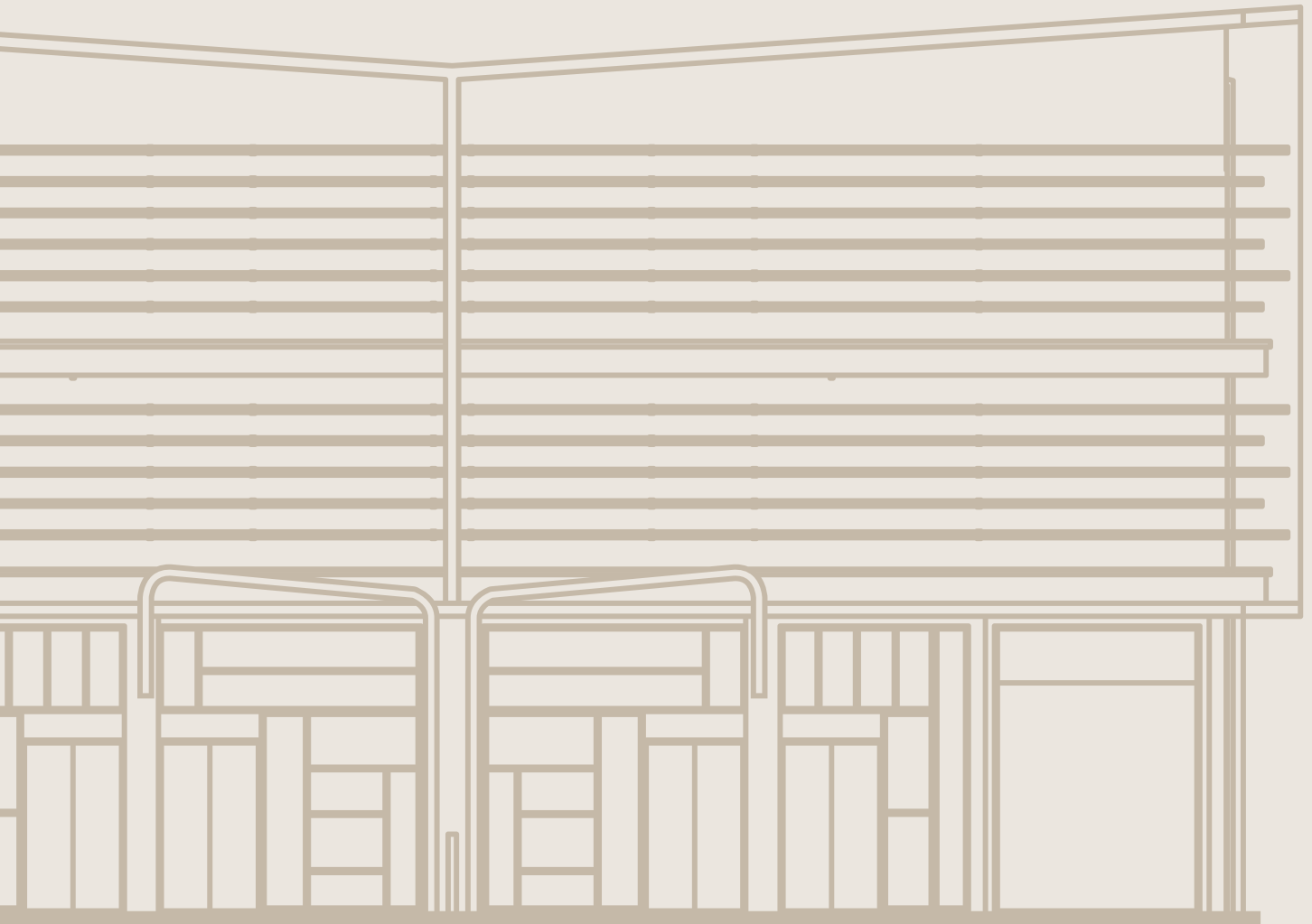
B A L A K O N G



*Elevate Your
Business Into Eminence*



Distinction. Prominence. Eminence
EVERYTHING YOUR BUSINESS IS, AND MORE



presented by

Hai Ming Exsim Development Sdn Bhd

A Joint Development by:

HAI MING



Group of Companies

Be it prestigious townships or architecturally innovative industrial parks, Hai Ming Exsim Development Sdn Bhd strives to make LIFE thrive within its creations. With this in mind, we are committed to not only create structures where people can advance, but also an economic hub where business can grow, minds flourish and ideas brought to fruition.

To achieve this, we bring together a team of highly skilled and like-minded talents who are the driving force behind our efficient and seamless process. Our experience with property development, ownership and management spans more than 3 years, and provides a broad background to Hai Ming Exsim Development Sdn Bhd core business of developing and adding value to property projects with a focus on people-centric investment properties.

At the heart of Hai Ming Exsim Development Sdn Bhd is a proactive approach to sustainable development, a commitment to world-class design and towards working hand in hand with both the public and private sector in making breathing life into our creations.



Nouvelle Industrial Park Balakong

THE FUTURE OF YOUR AUSPICIOUS
BUSINESS HUB IS NOW.



Every venture begins with a promise. It is no different with Nouvelle Industrial Park Balakong - we're determined to get you started on the right foot, with the ideal premise.

At the heart of the modern industrial architecture that is Nouvelle Industrial Park Balakong is a structure that fulfills your economic needs while laying the foundation for a profitable horizon.

Each expansive unit in Nouvelle Industrial Park Balakong is extensively wholesome, practical and functional that paves the way for dynamic business operation including seamless administration, increased productivity, enhanced innovation as well as improved marketing, warehousing and logistics.







The Perfect
Fusion Of Fruitful
PROSPERITY



HAI MING

HAI MING

HAI MING
100, Jalan ...
...
...

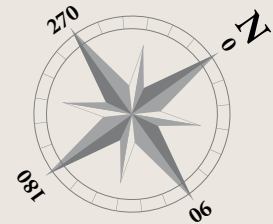
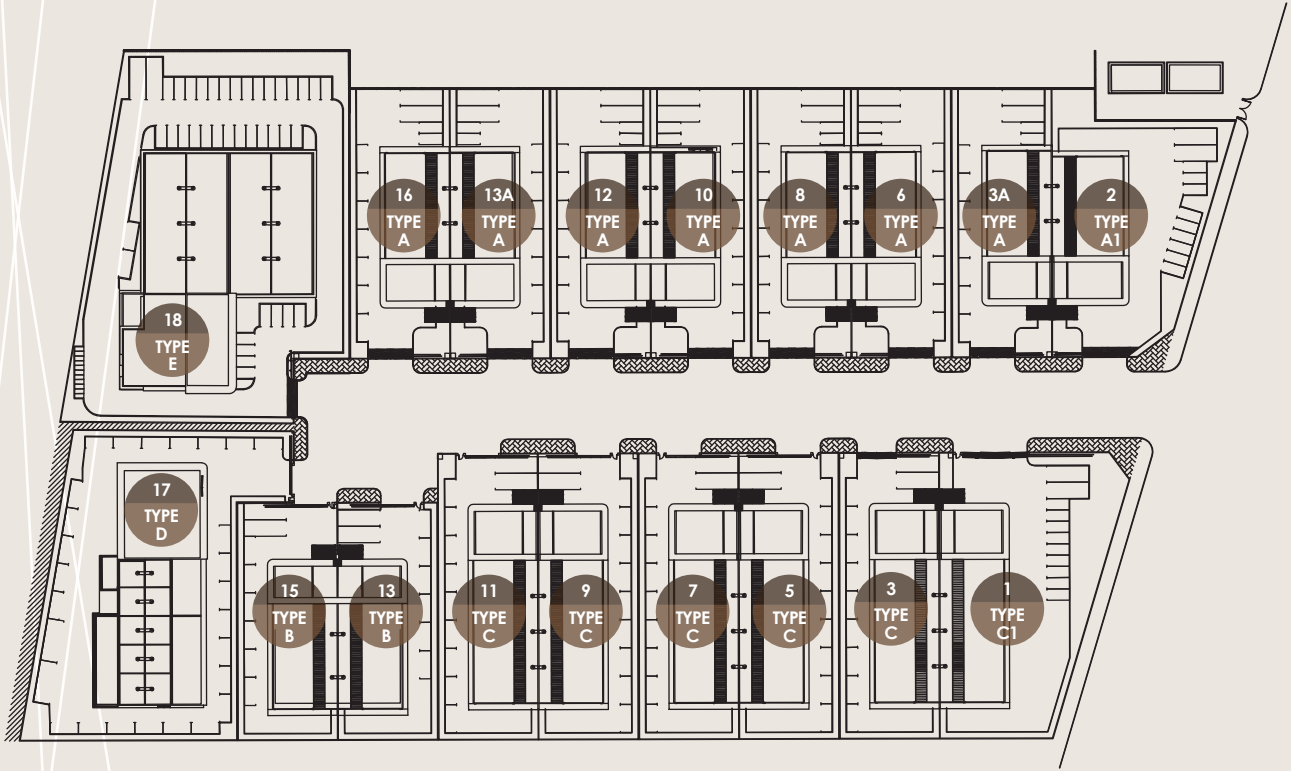


Nouvelle Industrial Park Balakong

AT THE PINNACLE OF
STRATEGIC EXCELLENCE

- **Strategic location** in the heart of Balakong, a major industrial hub
- Area boasts of readily available pool of skilled talents
- **Futuristic design** with environmentally-conscious features
- **Convenient amenities** and quality finishing
- Spacious **FREEHOLD** land size ranging from 11,620 sqf - 45,015 sqf
- Expansive built-up area from 6,907 sqf - 20,913 sqf
- **Limited** to 18 units
- Security guarded

MASTER SITE PLAN



LOT CHART

LOT NO.	TYPE	LAND SIZE (sqf)	BUILT-UP (sqf)
1	C1	21,588	9,067
2	A1	18,502	7,770
3	C	14,000	9,067
3A	A	14,995	7,278
5	C	14,000	9,067
6	A	15,005	7,278
7	C	14,000	9,067
8	A	15,016	7,278
9	C	14,000	9,067
10	A	15,027	7,278
11	C	14,000	9,067
12	A	15,037	7,278
13	B	11,620	6,907
13A	A	15,048	7,278
15	B	11,620	6,907
16	A	15,059	7,278
17	D	30,908	14,557
18	E	45,015	20,913



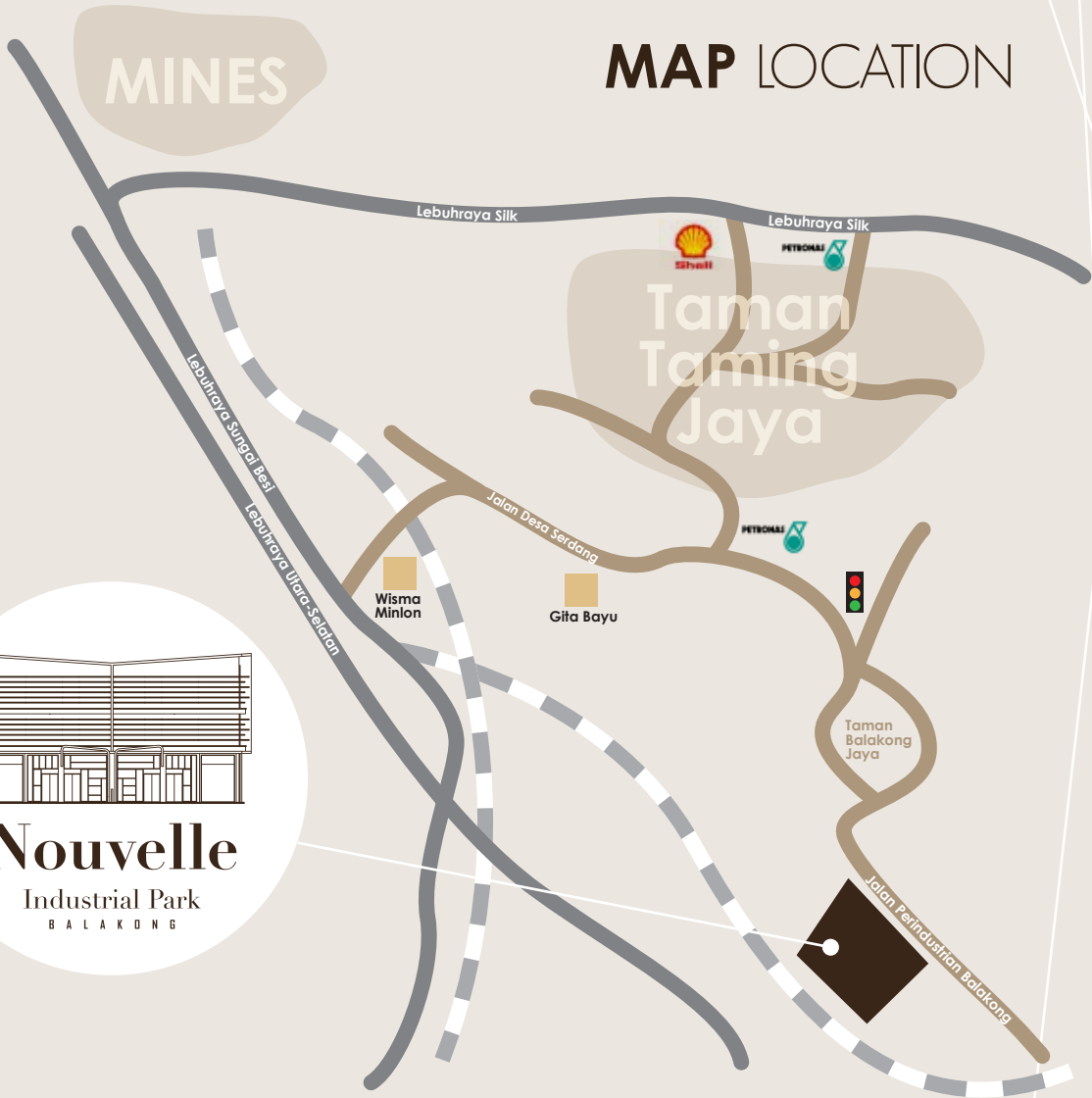


Strategic Growth Begins Here

NOUVELLE INDUSTRIAL PARK BALAKONG'S PRIME LOCATION IS ONE OF THE MOST SOUGHT-AFTER ADDRESS IN MALAYSIA'S INDUSTRIAL MARKET AND OFFERS A WEALTH OF CONVENIENCE IN TERMS OF TRANSPORTATION AND FACILITIES.

MINES

MAP LOCATION



- Located near prime commercial zone
- Good Business Opportunities & Developing Area
- Excellent connectivity and amenities, surrounded by well-developed townships, commercial and industrial areas
- A stone's throw away from noteworthy retail and business hub:
Mines Resort City that consists of The Mines Shopping Mall,
Palace of the Golden Horses, MINES Waterfront Business Park
and Malaysia International Exhibition & Convention Centre (MIECC)



Prestigious Townships.

Preeminent Properties.

Architecturally Innovative Industrial Parks.

EXSIM DEVELOPMENT'S EXPANDING PORTFOLIO
SHOWCASES OUR POSITION AS MALAYSIA'S PREMIER
PROPERTY DEVELOPERS.




Nouvelle
Industrial Park
KOTA DAMANSARA



Nouvelle
Industrial Park **2**
KOTA DAMANSARA



Nouvelle
Industrial Park
Lot 10
KOTA DAMANSARA




Nouvelle Kemuning
Industrial Park
BUKIT RIMAU



Nouvelle Kemuning
Industrial Park
PHASE 2
BUKIT RIMAU



The
Treez
Jalil Residence @ Bukit Jalil
Green For Life

THE **Leafz**
BUKIT RIMAU




TWIN ARKZ
BUKIT JALIL

SPECIFICATION

Structure

Reinforced concrete

Roofing

Metal deck roofing c/w insulation

Ceiling

Asbestos - free flat ceiling/ skim coating

Wall

Brick wall with cement plastering

Wall finishes

Toilet - Homogenous / Ceramic tiles
(Full Height)

Others - Generally plastered & painted

Floor Finishes

Ground floor

Toilet - Homogenous / Ceramic Tiles
Others - Cement rendered

First floor

Toilet - Homogenous / Ceramic Tiles
Others - Cement Render

Second Floor

Toilet - Homogenous / Ceramic Tiles
Others - Cement Render

Painting

Exterior Walls - Weather Resistant Paint

Interior Walls - Emulsion Paint

Windows

Aluminium Framed Window

Door

Metal Frame Plywood Flush Door

Metal Framed Fire rated door

Aluminium Frame Glass Door

Motorised Roller Shutter

Sliding Door

Staircase

Homogenous / Ceramic Tiles with nosing tiles

Sanitary Fittings

Ground Floor

Wash Basin 2 Nos.

W.C. 1 Nos.

Squatting 1 Nos.

First Floor

Wash Basin 2 Nos.

W.C. 2 Nos.

Second Floor

Wash Basin 2 Nos.

W.C. 2 Nos.

A Joint Development By:

HAI MING



Developer Office:

HAI MING EXSIM DEVELOPMENT SDN. BHD. (138888-V)

NO. 18 & 18-1, BLOCK 2, JALIL LINK, JALAN JALIL JAYA 2, BUKIT JALIL, 57000 KUALA LUMPUR

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