

# Nouvelle

Industrial Park **2**  
KOTA DAMANSARA

## WINNING SOLUTIONS

Comprehensive Under One Roof

CORPORATE OFFICE | SHOWROOM | FACTORY OUTLET



## GREEN DESIGN CONCEPT

- Southeast-Northwest orientation with glass facade facing Southeast
- Large cantilever overhang to cut off the hot morning sun
- Double roof (giant umbrella) feature to minimize direct heat gain from the top
- Roof acts as rainwater collection tray for water recycling use
- Unique roof deck provides a multi-functional space and a spectacular view as well

- Brise Soleil (sun breaker) to reduce sun penetration to glass wall

- Passenger elevator fully satisfies the vertical mobile requirements for the modern corporate factory

- Lush trees to cool space down

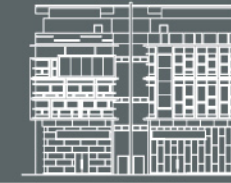
- High shading coefficient reflected tinted glass to reduce heat gain

- Grasscrete surface to minimize surface floor heat

Other green features: rainwater harvesting tank, sunguard weathershield paint, water save W.C

## WINNING CONCEPT A Factory With Modern Language

Artist's Impression



# Nouvelle Industrial Park 2

(Kota Damansara)

## 3-STOREY SEMI-DETACHED CORPORATE FACTORY

### WINNING COMBINATION A Wealth Of Modern Design Features

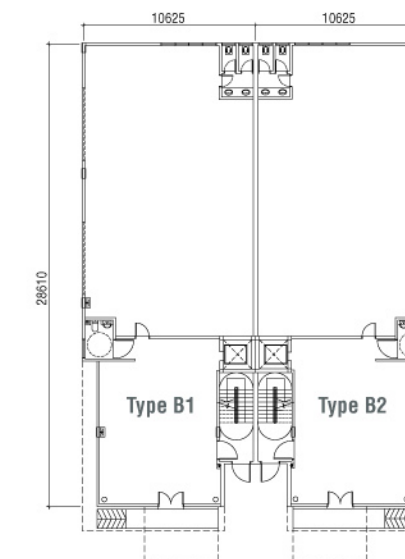
- A wealth of green features to make business more cost-efficient and to protect the environment
- Nouvelle features a stylish, extensive glazing and contemporary designed facade with a flat roof
- A fusion of modernism, structuralism, efficiency and economy
- It's your 'all-in-one' business address with Corporate Factory, Executive Office and Factory Showroom functioning as one
- Wide and spacious built-up and land area that designed to cater to your growing business:

Land size: 9,975 - 17,657 sq.ft. , Built-up area: 10,599 - 17,517 sq.ft

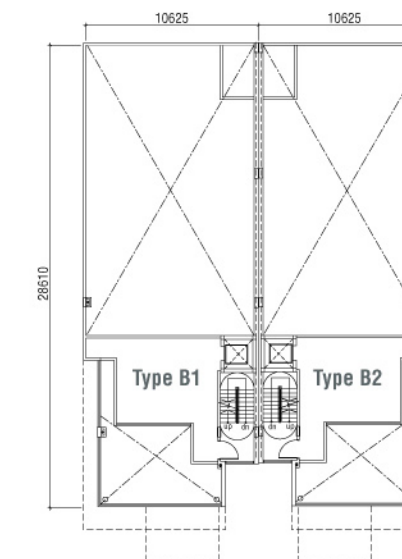
- Large and versatile space aims to cater to both light and medium industries

Type	Land size (sq.ft)	Built-Up (sq.ft)	Roof Garden (sq.ft)
A	14,009	13,353	1,947
B1	9,975	10,599	1,517
B2	9,975	10,599	1,517
C	17,657	17,517	2,593

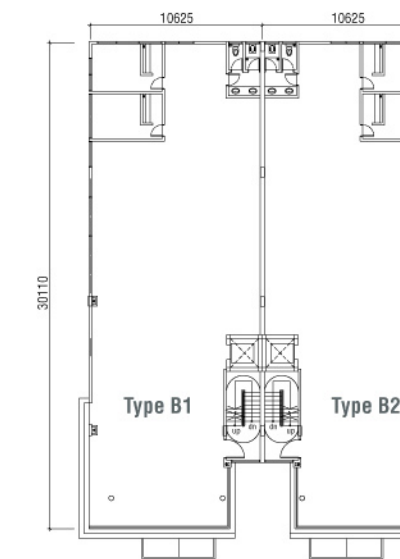
## FLOOR PLAN



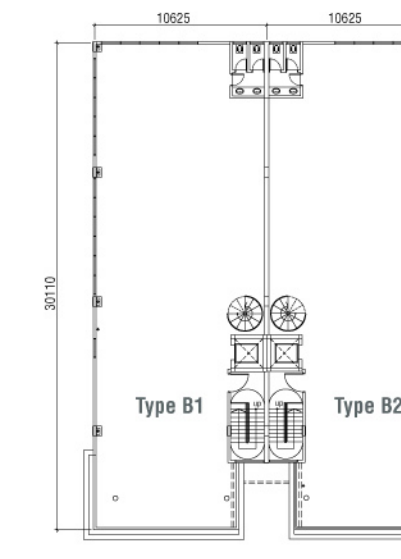
Ground Floor (Type B1 & B2)



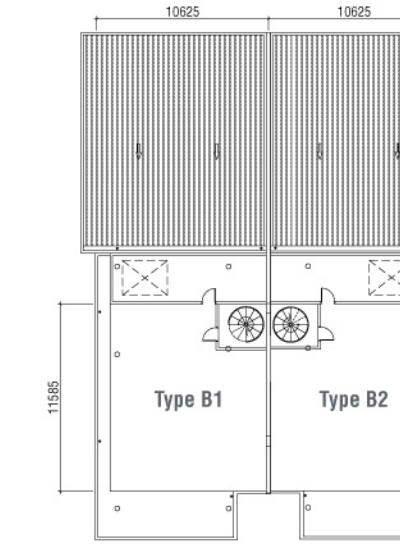
Mezzanine Floor (Type B1 & B2)



First Floor (Type B1 & B2)



Second Floor (Type B1 & B2)



Roof Garden (Type B1 & B2)

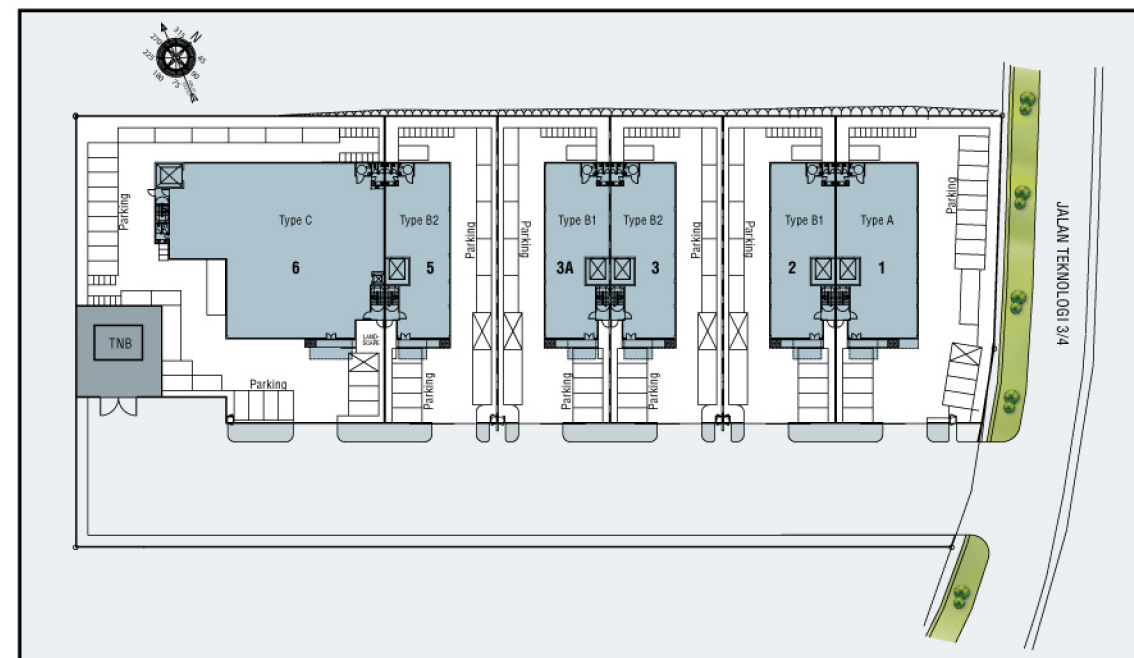
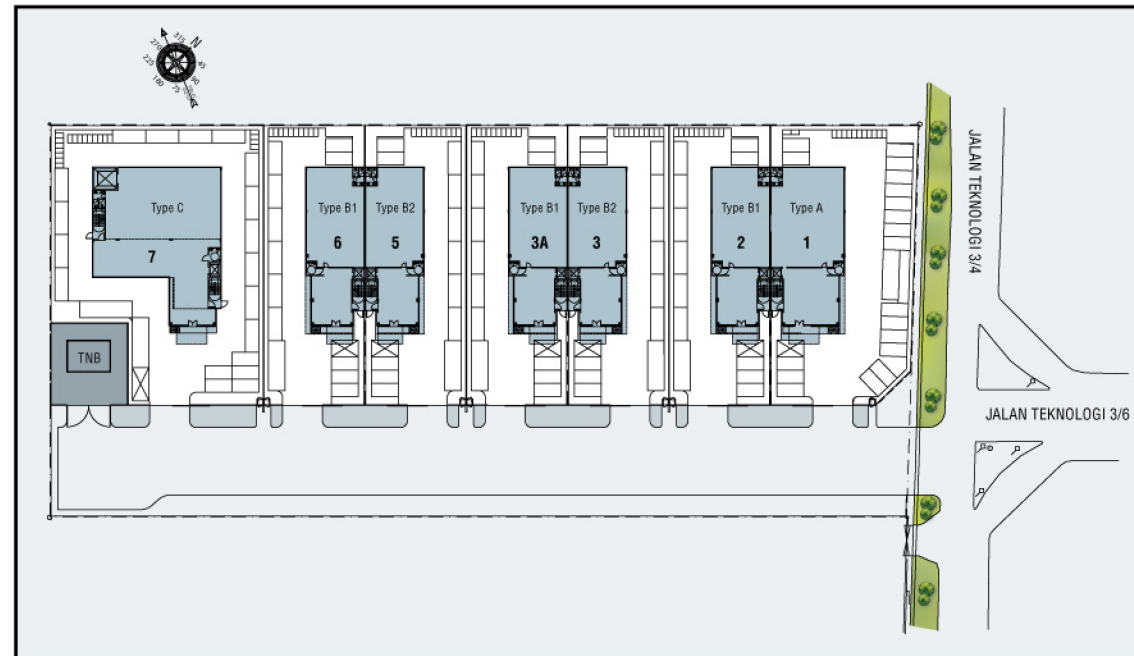


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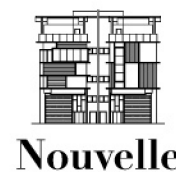
## SPECIFICATIONS

<b>Structure</b>	: Reinforced concrete structure frame																
<b>Wall</b>	: Common bricks																
<b>Roof</b>	: Metal deck roofing c/w insulation																
<b>Ceiling</b>	: Ground Floor - skim coat Mezzanine - skim coat First Floor - skim coat Second Floor - skim coat / suspended 2' x 4' ceiling Roof Garden - metal strip ceiling																
<b>Floor Finish</b>	: Ground Floor - cement render Mezzanine - cement render First Floor - cement render Second Floor - cement render Roof Garden - cement render																
<b>Toilet Floor Finish</b>	: Homo. tiles																
<b>Staircase Floor Finish</b>	: Homo. tiles																
<b>Wall Finish</b>	: Internal - Toilet - homo. tiles - other areas - plaster & paint External - Plaster & paint / metal sheet cladding																
<b>Windows</b>	: Aluminium glazing system																
<b>Doors</b>	: motorised roller shutter Staircase entrance - fire door / solid door Toilet - plywood flush doors																
<b>Sanitary Fittings</b>	<table border="1"> <thead> <tr><th></th><th>Type A</th><th>Type B1 &amp; B2</th><th>Type C</th></tr> </thead> <tbody> <tr><td>Wash basins</td><td>- 7</td><td>7</td><td>10</td></tr> <tr><td>Sitting W.C.</td><td>- 6</td><td>6</td><td>9</td></tr> <tr><td>Squat W.C.</td><td>- 1</td><td>1</td><td>1</td></tr> </tbody> </table>		Type A	Type B1 & B2	Type C	Wash basins	- 7	7	10	Sitting W.C.	- 6	6	9	Squat W.C.	- 1	1	1
	Type A	Type B1 & B2	Type C														
Wash basins	- 7	7	10														
Sitting W.C.	- 6	6	9														
Squat W.C.	- 1	1	1														
<b>Passenger Lift</b>	: 1 No. (11 persons)																
<b>Goods Lift</b>	: 1 No. (3 tons - Type C only)																
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<b>Gate &amp; Fencing</b>	: MS autogate & 1800mm high brickwall																
<b>Design Loading</b>	: Ground Floor - 5 kN / sqm Mezzanine - 2.5 kN / sqm First Floor - 5 kN / sqm Second Floor - 2.5 kN / sqm Roof Garden - 2.5 kN / sqm																

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



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**Nouvelle**  
Industrial Park  
Lot 10  
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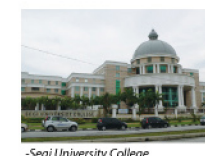
## WINNING LOCATION A Unique Advantage Over Your Industry Peers

Nouvelle is well placed to capitalize on the potential of the Greater KL, an initiative under the government's Economic Transformation Programme. In another word, Nouvelle's geographic location now represents a significant asset. It is a location for business opportunities in the Klang Valley.

Highly developed transport network in the fast growing Kota Damansara provides Nouvelle-based companies with an edge in serving their customers in and around the Klang Valley quickly and effectively.



-Nouvelle Industrial Park (Kota Damansara)



-Segi University College



-Tropicana Medical Centre



Another Contemporary Boutique Development By:

Developer:  
**Nouvelle Lot 4 Sdn. Bhd.** (877107-X)  
**Nouvelle Lot 10 Sdn. Bhd.** (893109-H)  
No.18, Block 2, Jalan Jalil Jaya 2, Bukit Jalil 57000 Kuala Lumpur  
tel: **012 366 0702** (Mr. A.K. Lim), **03 8993 9911** fax: **03 8993 9922**

Project Financier:  
(Nouvelle Industrial Park 2)  
**EON BANK**

Project Financier:  
(Nouvelle Industrial Park Lot 10)  
**Maybank**

All photos and illustrations are artist's impressions only. Any information and specifications contained herewith are subject to changes and / or amendments as required by all the relevant authorities or statutory bodies.



**Nouvelle**  
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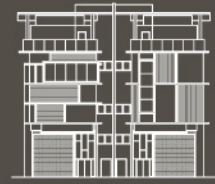
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# Nouvelle Industrial Park Lot 10

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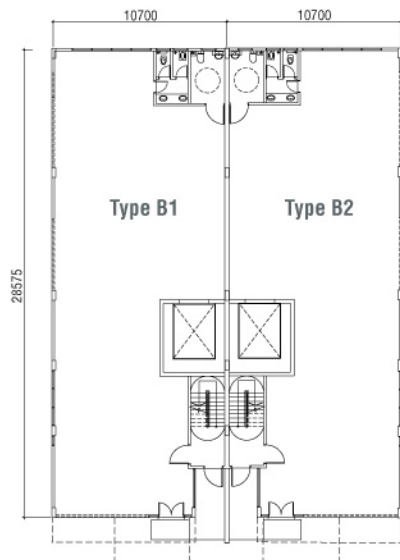


3-STOREY SEMI-DETACHED CORPORATE FACTORY

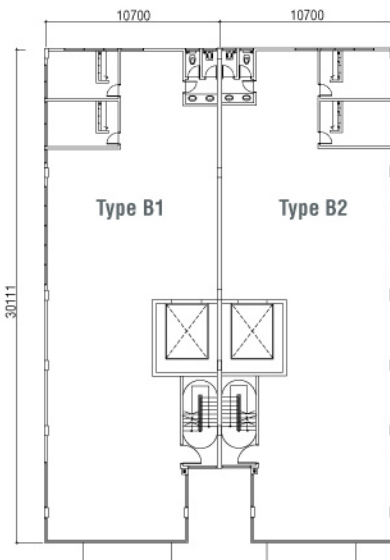
**WINNING DESIGN** Exceptionally Well-planned And Efficient Factory

Type	Land size (sq.ft)	Built-Up (sq.ft)	Roof Garden (sq.ft)
A	14,000	12,600	1,625
B1	9,845	9,996	1,195
B2	9,845	9,996	1,195
C	23,683	29,837	3,776

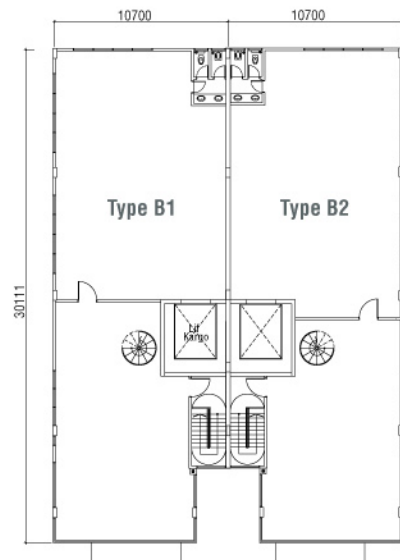
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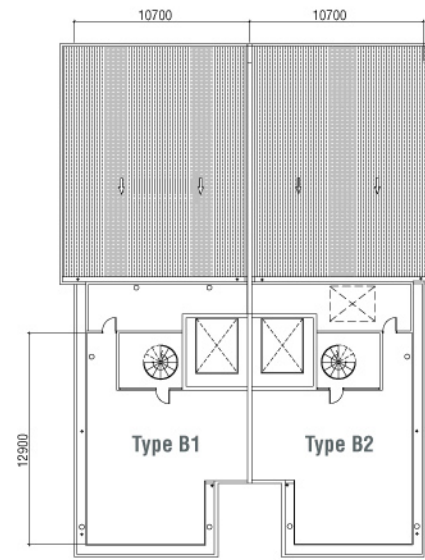
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Roof Garden (Type B1 & B2)

## GREEN DESIGN CONCEPT

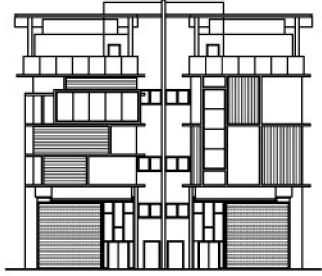
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- Unique roof deck provides a multi-functional space and a spectacular view as well
- Brise Soleil (sun breaker) to reduce sun penetration to glass wall
- Low emission glass to reduce UV transmission
- Cargo lift to empower your logistic chain
- Lush trees to cool space down

■ High shading coefficient reflected tinted glass to reduce heat gain  
 Other green features: rainwater harvesting tank, sunguard weathershield paint, water save W.C



**WINNING ARCHITECTURE** Green Building Design Leads To Cost Savings

Artist's Impression



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Industrial Park  
**Lot10**  
KOTA DAMANSARA



# WINNING ADDRESS

New Age Industrial Revolution

CORPORATE OFFICE | SHOWROOM | FACTORY OUTLET