



Promenade

2 & 3-STOREY SHOP OFFICE RETAIL

FREEHOLD

22' X 70'

PROMENADE - CRAFTING TIMELESS LEGACY





# A MOST VIBRANT COMMERCIAL HUB



Promenade is a vibrant new commercial development that stands as a well-concerted retail hub, which encourages all things under the wonderful umbrellas of social and commercial activity. The goal here is to create attractive and functional spaces that cater to the needs of business owners, as well as for the organic growth of lively communities.



250,000 CATCHMENT  
POPULATION AND  
20,000 DAILY  
VEHICLES



STRATEGICALLY  
SITUATED IN  
A WELL-ESTABLISHED  
RESIDENTIAL AREA



HIGH DEGREE  
OF  
WORKSPACE  
CUSTOMISATION



ICONIC  
VICTORIAN  
ARCHITECTURE



DESIGNATED  
MOBILE  
FOOD VENDOR  
ZONES\*

\* SUBJECT TO AUTHORITIES' APPROVAL





## THE HUB OF EXTRAORDINARY LIFESTYLES



## A WORLD OF NEW BUSINESS POSSIBILITIES

Explore a world of business opportunities at PROMENADE. Our dynamic commercial development boasts versatile and adaptable spaces that cater to diverse industries. PROMENADE is the top choice for tastemakers, with its strategic location and high visibility. Positioned in a mature residential area, our development may attract constant foot traffic, ensuring your business success.



SITE PLAN



- 2-STOREY SHOP OFFICE RETAIL INTERMEDIATE UNIT
- 3-STOREY SHOP OFFICE RETAIL CORNER UNIT
- 3-STOREY SHOP OFFICE RETAIL CORNER SPECIAL UNIT

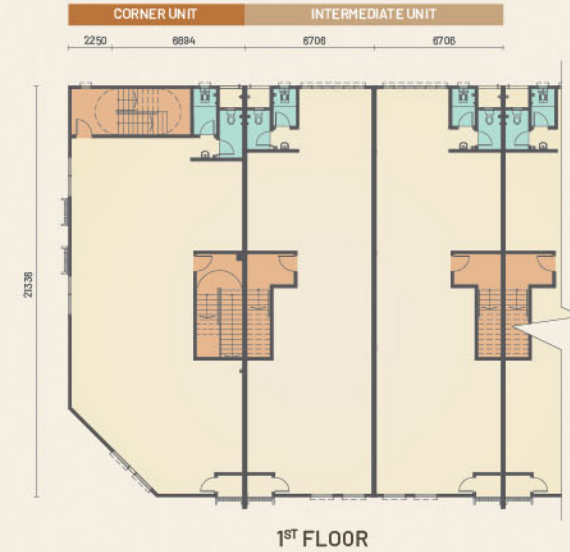
LANDSCAPE PLAN

- 1 FOOD TRUCK PARKING\*  
\*Subject to authorities' approval
- 2 BOULEVARD
- 3 PARKLET
- 4 WALKWAY
- 5 SEATING AREA
- 6 PAVILION



FLOOR PLAN

22' X 70'  
SIZE FROM  
3,080 SQ.FT. - 9,573 SQ.FT.



SPECIFICATIONS

Structure	Reinforced Concrete				
Wall	Clay Brick / Cement Sand Brick /				
	Facing Brick / R.C Wall				
Roof Covering	Reinforced Concrete / Metal Deck Roofing				
Ceiling	Skim Coat and Paint / Fibrous Glass Ceiling				
Windows	Aluminium Frame Glass Window				
Doors					
Front Door	Frameless Double Swing Glass Door				
	come with Fixed Glass				
Rear Door	Metal Grill Door				
Internal Door	Fire Rated Door (Staircase Area)				
	PVC Door (Toilet)				
	Timber Flush Door (AC Ledge)				
Ironmongery	Selected Quality Lockset and Ironmongery				
Wall Finishes	(a) Skim Coat / Plaster and Paint				
	(b) 1500mm High Wall Tiles (Toilet Area)				
Floor Finishes	(a) Power Float (shop)				
	(b) Floor Tiles (toilet)				
	(c) Cement Render (footway)				
	(d) Cement Render (staircase)				
Sanitary and Plumbing Fittings					
Description	2 Storey		3 Storey		
Water Closet	4		6		
Bib Tap	4		6		
Basin c/w Tap	2		3		
Electrical Installation					
Description	2 Storey Intermediate & End Unit	3 Storey Corner Unit (Type 1)	3 Storey Corner Unit (Type 2)	3 Storey Corner Unit (Type 3)	3 Storey Corner Unit (Type 4)
Distribution Box (3 phase - 60A)	2	3	3	3	3
Ceiling Lighting Point	21	35	41	43	35
Wall Lighting Point	1	1	1	1	1
13 Amp Socket Outlet	10	15	18	17	15
Ceiling Fan Point	4	6	9	8	6
Fiber Wall Socket	2	3	3	3	3
Emergency Light	6	12	12	12	12
Keluar Sign	4	8	9	9	9

\* All electrical wirings are concealed / exposed conduit / trunking where applicable.  
Note: All items mentioned above are subject to amendments and substitutions as may be required by the relevant approving authorities or the project architect.





Located in Taman Nusa Damai, Pasir Gudang, PROMENADE is strategically situated within a strong catchment area—a key pillar that will drive business success and thriving communities. The catchment population will also enjoy easy access to PROMENADE, while business owners may leverage on the mature surrounding infrastructure.

# POSITIONED TO REALISE POTENTIAL

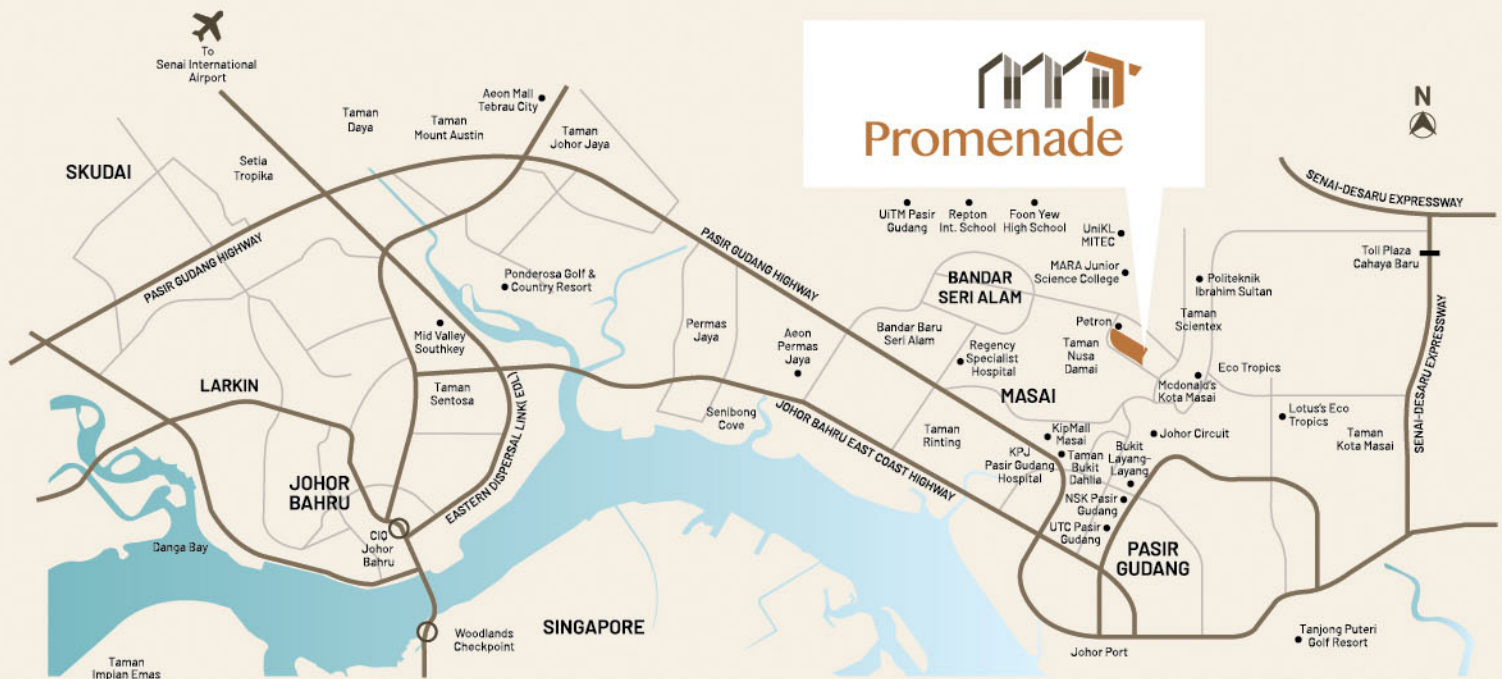


## DESTINATIONS

2.8 KM Politeknik Ibrahim Sultan  
3.0 KM Taman Scientex  
4.8 KM Eco Tropics  
5.0 KM KipMall Masai  
5.2 KM KPJ Pasir Gudang Hospital

5.8 KM UniKL MITEC  
5.9 KM UTC Pasir Gudang  
6.0 KM Lotus's Eco Tropics  
7.0 KM UiTM Pasir Gudang

9.5 KM Pasir Gudang Industrial Estate  
14.0 KM AEON Permas Jaya  
22.5 KM CIQ Johor Bahru  
43.0 KM Senai International Airport



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