

Most Practical Features 最具完善设施

RC Floor
at production area
生产处地面
铺於钢筋水泥

Modern
facade & premium
quality design
摩登的外观,
高水准的设计

Electrical power
supply-3 phase 100amp for
Package A & 60amp for Package B
拥有3相式电力供应·配套A拥有100安
培电力·配套B拥有60安培
电力

Underground
cabling system
地下电缆系统

Tinted glass
windows
有色玻璃窗

Broad access road
宽阔的道路

High level at
production area
生产处拥有高的
屋顶



Most Versatile 最具实用性
Applicable To Your Diverse Business Needs
您各种业务要求



**1 1/2
Storey Terrace Factory**
一层半排厂

Land Size 土地面积:
29.5' x 164'
Built-up Area 建筑面积:
4,976 sq.ft 平方尺
10 units 单位

配套
Package A

Land Size 土地面积:
29.5' x 85'
Built-up Area 建筑面积:
3,322 sq.ft 平方尺
14 units 单位

配套
Package B

Most Potential 最具潜力

- ◆ FREEHOLD land tenure will guarantee a long term investment security.
- ◆ Individual Title available.
- ◆ Suitable for Multi-Purpose Usage – eg. SMI factories.
- ◆ Convenient Accessibility & Connectivity.
- ◆ With maximum infrastructure accorded to Iskandar Malaysia.
- ◆ Good value investment.
- ◆ Economic stimulus packages by the government.

永久地契·确保长久投资收益。
个别地契。
宜作多用途工厂·如中小型企业。
交通便利·可轻易抵达。
马来西亚依斯干达特区所提供之最大的基础设施。
投资价值极高。
政府推动的多项刺激经济配套。

**In The 最受欢迎的地点
Most Sought After
Location**

FREEHOLD 永久地契

Further information, kindly call / 询问更多详情, 请联络:

07-225 5888
016-721 1021
www.daiman.com.my

Developer 发展商:
LEMBARAN MURNI SDN. BHD.
(A wholly owned subsidiary of Daiman Development Berhad, a well-known developer with more than 30 years' experience in building quality properties in Johor.)
Main Office 总公司:
Level 52, Meriana Landmark,
No. 12, Jalan Ngee Heng, 80000 Johor Bahru,
Johor, Malaysia.
Tel: 07-225 5888 Fax: 07-225 5999
Email: enquiry@daiman.com.my

Specifications

STRUCTURE
Reinforced concrete framework

ROOF
Coloured metal roofing with purlins

WALLS
Clay bricks with cement plaster

CEILING
Ground Floor : Skim coat finish to soffit of concrete slab
Mezzanine Floor : Mineral fiberboard ceiling

WINDOWS
Aluminium frame glass windows

DOORS
M.S roller shutter / metal door / plywood flush door / PVC door / fire-rated door

FLOOR FINISHES
Cement screed except baths & w.c with ceramic tiles

WALL FINISHES
Emamel paint to wood & metal surfaces
Cement based / Emulsion paint to brick wall
Baths & w.c ceramic tiles at 1500mm high

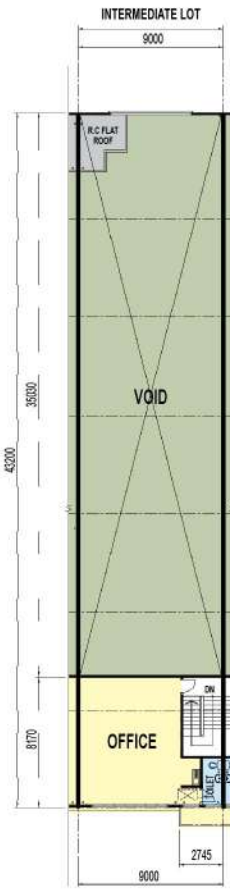
SANITARY INSTALLATION
1 no. of 400-galons water storage tank
1 no. of sitting w.c
1 no. of squatting w.c
2 nos. of wash basin
2 nos. of stainless steel sink
1 no. of shower

FENCING
PVC coated chain-link fencing at 1500 mm high with m.s gate at entrance

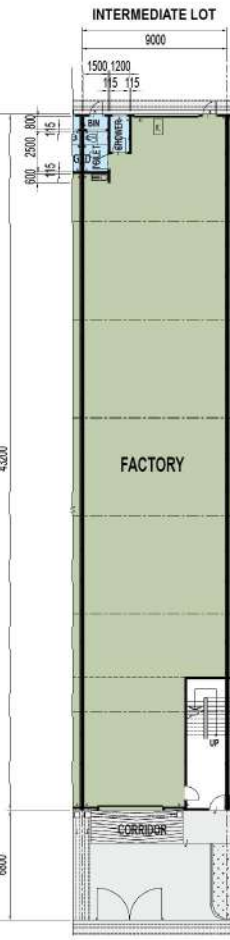
ELECTRICAL INSTALLATION

	Type B1	Type C1
Lighting point	18 nos	18 nos
Air-cond point	2 nos	2 nos
13A small power point	16 nos	16 nos
Telephone point	1 no	1 no
Emergency light point	6 nos	10 nos
Wall light point	1 no	1 no
High bay lighting point	5 nos	12 nos
"Keluar" sign point	3 nos	3 nos

配套
Package
A



Mezzanine Floor Plan 阁楼



Ground Floor Plan 底楼

建筑规格

结构
钢筋混凝土

屋顶
彩色工业钢瓦及钢铁架

墙壁
红砖及抹灰

天花板
一楼 : 混凝土水泥抹灰修饰
中层楼 : 矿物纤维天花板

窗
铝框玻璃窗

门
铝质卷门/铁门/夹板门/朝胶门/防火门

地面饰料
浴室及厕所均铺上瓷砖, 其余为水泥

墙面饰料
木质及金属以光面漆修饰
内墙用乳胶漆, 外墙用灰水漆
浴室及厕所均铺上1500mm高瓷砖

卫生设备
1个400加仑储水槽
1个坐式马桶
1个蹲式马桶
3个洗手盆
2个不锈钢洗漆槽
1个花洒

范围
1500 mm 高PVC 篱笆网及铁门牌

电源设备

	B1型	C1型
电灯头	18个	18个
冷气插头	2个	2个
电话插头	16个	16个
紧急电灯头	1个	1个
墙壁电灯头	6个	10个
墙壁电灯头	1个	1个
高仓照灯头	5个	12个
"出口"标志灯头	3个	3个

Specifications

STRUCTURE
Reinforced concrete framework

ROOF
Coloured metal roofing with purlins

WALLS
Clay bricks with cement plaster

CEILING
Ground Floor : Skim coat finish to soffit of concrete slab
Mezzanine Floor : Mineral fiberboard ceiling

WINDOWS
Aluminium frame glass windows

DOORS
M.S roller shutter / metal door / plywood flush door / PVC door / fire-rated door

FLOOR FINISHES
Cement screed except baths & w.c with ceramic tiles

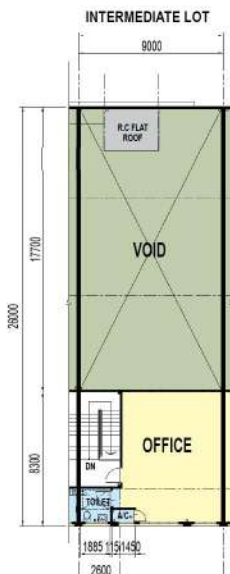
WALL FINISHES
Emamel paint to wood & metal surfaces
Cement based / Emulsion paint to brick wall
Baths & w.c ceramic tiles at 1500mm high

SANITARY INSTALLATION
1 no. of 400-galons water storage tank
1 no. of sitting w.c
2 nos. of squatting w.c
3 nos. of wash basin
1 no. of stainless steel sink
2 nos. of shower

ELECTRICAL INSTALLATION

	Type A	Type B	Type C	Type D
Lighting point	23 nos	18 nos	20 nos	20 nos
Air-cond point	2 nos	2 nos	2 nos	2 nos
13A small power point	10 nos	11 nos	14 nos	14 nos
Telephone point	1 no	1 no	1 no	1 no
Emergency light point	5 nos	5 nos	7 nos	5 nos
Wall light point	2 nos	2 nos	2 nos	2 nos
High bay lighting point	6 nos	6 nos	11 nos	8 nos
"Keluar" sign point	5 nos	5 nos	7 nos	5 nos
Isolator point	4 nos	4 nos	4 nos	5 nos

配套
Package
B



Mezzanine Floor Plan 阁楼



Ground Floor Plan 底楼

建筑规格

结构
钢筋混凝土

屋顶
彩色工业钢瓦及钢铁架

墙壁
红砖及抹灰

天花板
一楼 : 混凝土水泥抹灰修饰
中层楼 : 矿物纤维天花板

窗
铝框玻璃窗

门
铝质卷门/铁门/夹板门/朝胶门/防火门

地面饰料
浴室及厕所均铺上瓷砖, 其余为水泥

墙面饰料
木质及金属以光面漆修饰
内墙用乳胶漆, 外墙用灰水漆
浴室及厕所均铺上1500mm高瓷砖

卫生设备
1个400加仑储水槽
1个坐式马桶
2个蹲式马桶
3个洗手盆
2个不锈钢洗漆槽
2个花洒

电源设备

	A型	B型	C型	D型
电灯头	23个	18个	20个	20个
冷气插头	2个	2个	2个	2个
电话插头	10个	11个	14个	14个
紧急电灯头	1个	1个	1个	1个
墙壁电灯头	5个	5个	7个	5个
墙壁电灯头	2个	2个	2个	2个
高仓照灯头	6个	6个	11个	8个
"出口"标志灯头	5个	5个	7个	5个
隔窗装置头	4个	4个	4个	5个

All measurements are approximate and all illustrations are artist's impression. All plans, layouts, information and specifications contained herein cannot form part of an offer or contract. 此图所載一切圖則資料均屬概算及圖則, 以及圖則有尺寸及圖則, 均非合約, 所有圖則資料均屬概算及圖則, 均非合約, 所有圖則資料均屬概算及圖則, 均非合約。

Strategically Set Within
座落于依斯干达区



Site Plan 位置平面图



Most Convenient 最具便利

- Located just 5 km from Senai International Airport.
离士乃国际机场仅5公里。
- In the heart of the established Senai Industrial Estate.
座落于士乃工业区中心点。
- Senai Cargo Hub & Senai Multimodal Centre in the vicinity will boost the value of the surrounding areas.
士乃航空货运枢纽与士乃多式联运货运中心的存在,以及在飞机场所属范围内,这些因素将促进周边地区的价值。
- Strategically set within The Senai-Skudai Zone of Iskandar Malaysia. 具有策略性位置的士乃士姑来地区,所在地点为马来西亚依斯干达特区。
- Accessible to and from交通便利可通往
 - North-South Expressway 南北高速公路
 - Second Link Expressway 第二通道高速公路
 - Senai-Desaru Expressway 士乃、迪沙鲁高速公路
- A direct link connecting 可直接连接
 - Tanjung Pelepas Port (40 km) 伯乐巴斯第二港口(40 公里)
 - Johor Port (48km) 巴西古当港口(48 公里)
 - Tanjung Langsat Port (50km) 丹絨浪沙港口(50 公里)
 - Woodlands, Singapore (35km) 离兀兰,新加坡(35 公里)
 - Tuas, Singapore (40km) 大士通道,新加坡(40 公里)

LEMBARAN MURNI SDN. BHD.
234062-X
(A wholly owned subsidiary of Daiman Development Berhad)

TAMAN PERINDUSTRIAN
MURNI SENAI
大馬士乃工業園

The Most Flexible
Factory Spaces
充满灵活空间感的工厂