AzzA

Kawasan Perindustrian
Kelisa Mewah

Cluster I Semi D I Bungalow

Factory



Factory Site Plan



PHASE 1

SEMI D FACTORY 80' X 112'	= 46 UNIT
CLUSTER FACTORY 42' X 80'	= 64 UNIT
ODD SHAPE FACTORY	= 2 UNIT

PHASE 2

SEMI D FACTORY 80' X 112'	= 78 UNIT
SEMI D FACTORY 60' X 100'-118'	= 38 UNIT
CLUSTER FACTORY 42' X 80'	= 116 UNIT

PHASE 3

ODD SHAPE FACTORY	= 18 UNIT

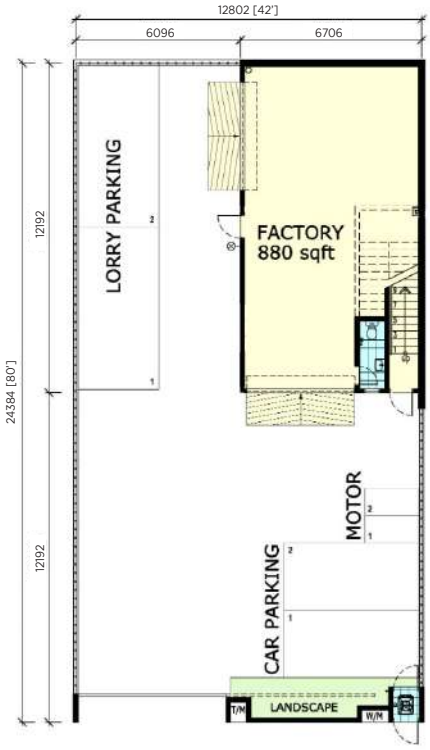
Cluster Factory

42’ x 80’

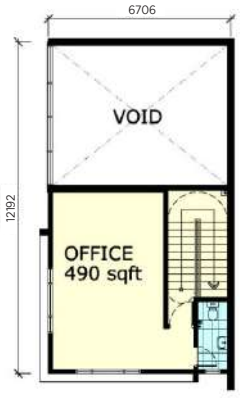


SLEEK DESIGN

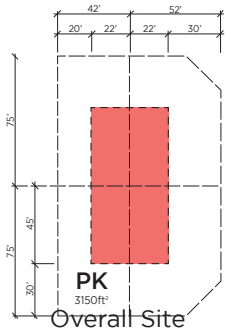




GROUND FLOOR



FIRST FLOOR



Overall Site

Area Calculation

Ground Floor : 880 sqft

First Floor : 490 sqft

Total Built up Area : 1,370 sqft

Land Area 3,360 sqft

Motorized Roller Shutter Point

Floor Loading at Production/ Warehouse area : 10KN/m2

Production/Warehouse area Minimum Height : 7.6 m

Semi D Factory

60’ x 100’

MODERN & ELEC



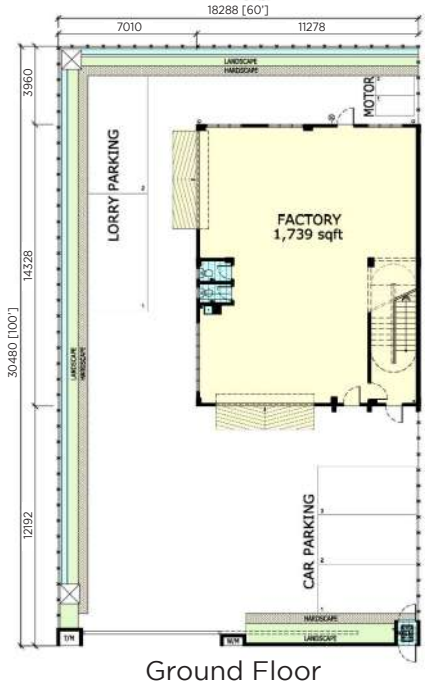
Front View



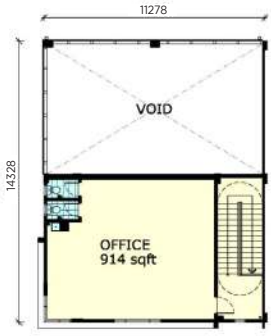
Semi D

Side View

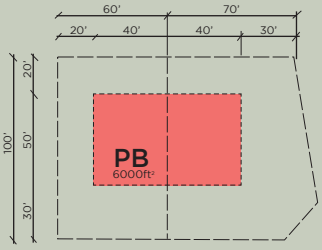




Ground Floor



First Floor



Overall Site

Area Calculation

Ground Floor : 1,739 sqft

First Floor : 914 sqft

Total Built up Area : 2,653 sqft

Land Area 6,000 sqft

Motorized Roller Shutter Point

Floor Loading at Production/ Warehouse area : 20KN/m2

Production/Warehouse area Minimum Height : 8.2 m

GANT



Front View

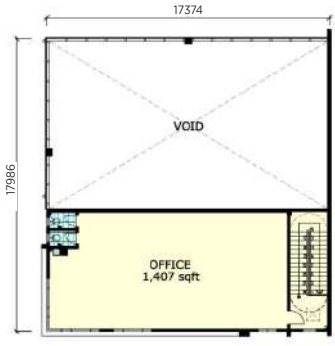
Factory 80’ x 112’

Side View

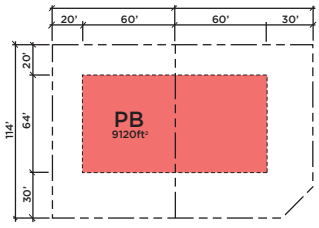




Ground Floor



First Floor



Overall Site

Area Calculation

Ground Floor : 3,364 sqft

First Floor : 1,407 sqft

Total Built up Area : 4,771 sqft

Land Area 8,960 sqft

Motorized Roller Shutter Point

Floor Loading at Production/ Warehouse area : 20KN/m2

Production/Warehouse area Minimum Height : 8.4 m

Bungalow Factory

117’ x 161’

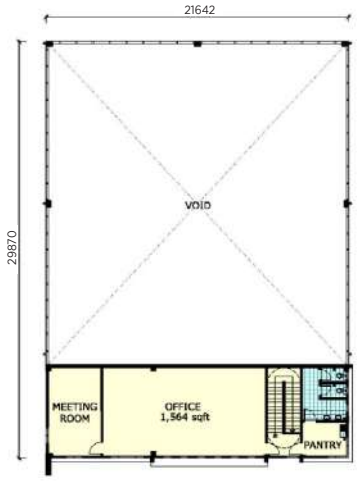


COMTEMPORY FACADE

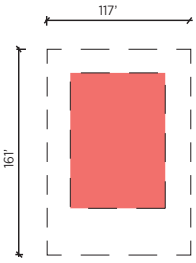




GROUND FLOOR



FIRST FLOOR



Overall Site

Area Calculation

Ground Floor : 6,958 sqft

First Floor : 1,564 sqft

Total Built up Area : 8,522 sqft

Land Area 18,837 sqft

Motorized Roller Shutter Point

Floor Loading at Production/ Warehouse area : 30KN/m2

Production/Warehouse area Minimum Height : 9.9 m

Specifications

CLUSTER (42' X 80')

Structure	: Reinforced Concrete
Wall	: Brickwork / Metal Cladding
Roofing	: Metal Roofing / Concrete Slab
Ceiling	: Skim Coat / Ceiling Board
Window	: Aluminum Framed Glass Window / Louver Window
Door	: Timber Flush Door / PVC Door / Fire Rated Door / Roller Shutter
Ironmongeries	: Quality Locksets
Sanitary and Water Supply Installation	: Quality Sanitary Ware with Fittings

Floor Finishes

Factory	: Concrete Floor
Office	: Cement Render
Toilets	: Ceramic Tiles
Staircase	: Cement Render
Driveway	: Concrete Floor
Refuse Chamber	: Ceramic Tiles
Other Areas	: Cement Render

Wall Finishes

Factory	: Metal Cladding / Plaster and Paint
Toilets	: Ceramic Tiles / Plaster and Paint
Refuse Chamber	: Ceramic Tiles / Plaster and Paint
Others	: Plaster and Paint

Electrical Installation

Electricity Supply	: 100 Amp Three Phase 400 Volts 50 Hz
Lighting Point	: 11 nos
Ceiling Fan Point	: 2 nos
13A Power Point	: 8 nos
Air-conditioning Point	: 1 nos

Internal Telecommunication

Fiber Wall Socket	: 1 nos

Miscellaneous

Fencing	: Galvanized / Brick / Chain Link
Painting	: Weather Shield / Emulsion Paint
Letter Box	: Aluminum Letter Box

BUNGALOW (117' X 161')

Structure	: Reinforced Concrete
Wall	: Brickwork / Metal Cladding
Roofing	: Metal Roofing / Concrete Slab
Ceiling	: Skim Coat / Ceiling Board
Window	: Aluminum Framed Glass Window / Louver Window
Door	: Timber Flush Door / PVC Door / Glass Door / Fire Rated Door / Roller Shutter
Ironmongeries	: Quality Locksets
Sanitary and Water Supply Installation	: Quality Sanitary Ware with Fittings

Floor Finishes

Factory	: Concrete Floor
Office / Surau / Pantry	: Cement Render
Toilets	: Ceramic Tiles
Staircase	: Cement Render
Driveway	: Concrete Floor
Refuse Chamber	: Ceramic Tiles
Other Areas	: Cement Render

Wall Finishes

Factory	: Metal Cladding / Plaster and Paint
Toilets	: Ceramic Tiles / Plaster and Paint
Refuse Chamber	: Ceramic Tiles / Plaster and Paint
Others	: Plaster and Paint

Electrical Installation

Electricity Supply	: 300 Amp Three Phase 400 Volts 50 Hz
Lighting Point	: 27 nos
Ceiling Fan Point	: 2 nos
13A Power Point	: 18 nos
Air-conditioning Point	: 2 nos

Internal Telecommunication

Fiber Wall Socket	: 1 nos

Miscellaneous

Fencing	: Galvanized / Brick / Chain Link
Painting	: Weather Shield / Emulsion Paint
Letter Box	: Aluminum Letter Box

SEMI-D (80' X 112')

Structure	: Reinforced Concrete
Wall	: Brickwork / Metal Cladding
Roofing	: Metal Roofing / Concrete Slab
Ceiling	: Skim Coat / Ceiling Board
Window	: Aluminum Framed Glass Window / Louver Window
Door	: Timber Flush Door / PVC Door / Fire Rated Door / Roller Shutter
Ironmongeries	: Quality Locksets
Sanitary and Water Supply Installation	: Quality Sanitary Ware with Fittings

Floor Finishes

Factory	: Concrete Floor
Office	: Cement Render
Toilets	: Ceramic Tiles
Staircase	: Cement Render
Driveway	: Concrete Floor
Refuse Chamber	: Ceramic Tiles
Other Areas	: Cement Render

Wall Finishes

Factory	: Metal Cladding / Plaster and Paint
Toilets	: Ceramic Tiles / Plaster and Paint
Refuse Chamber	: Ceramic Tiles / Plaster and Paint
Others	: Plaster and Paint

Electrical Installation

Electricity Supply	: 200 Amp Three Phase 400 Volts 50 Hz
Lighting Point	: 13 nos
Ceiling Fan Point	: 2 nos
13A Power Point	: 14 nos
Air-conditioning Point	: 2 nos

Internal Telecommunication

Fiber Wall Socket	: 1 nos

Miscellaneous

Fencing	: Galvanized / Brick / Chain Link
Painting	: Weather Shield / Emulsion Paint
Letter Box	: Aluminum Letter Box

SEMI-D (60' X 100')

Structure	: Reinforced Concrete
Wall	: Brickwork / Metal Cladding
Roofing	: Metal Roofing / Concrete Slab
Ceiling	: Skim Coat / Ceiling Board
Window	: Aluminum Framed Glass Window / Louver Window
Door	: Timber Flush Door / PVC Door / Fire Rated Door / Roller Shutter
Ironmongeries	: Quality Locksets
Sanitary and Water Supply Installation	: Quality Sanitary Ware with Fittings

Floor Finishes

Factory	: Concrete Floor
Office	: Cement Render
Toilets	: Ceramic Tiles
Staircase	: Cement Render
Driveway	: Concrete Floor
Refuse Chamber	: Ceramic Tiles
Other Areas	: Cement Render

Wall Finishes

Factory	: Metal Cladding / Plaster and Paint
Toilets	: Ceramic Tiles / Plaster and Paint
Refuse Chamber	: Ceramic Tiles / Plaster and Paint
Others	: Plaster and Paint

Electrical Installation

Electricity Supply	: 150 Amp Three Phase 400 Volts 50 Hz
Lighting Point	: 13 nos
Ceiling Fan Point	: 2 nos
13A Power Point	: 14 nos
Air-conditioning Point	: 1 nos

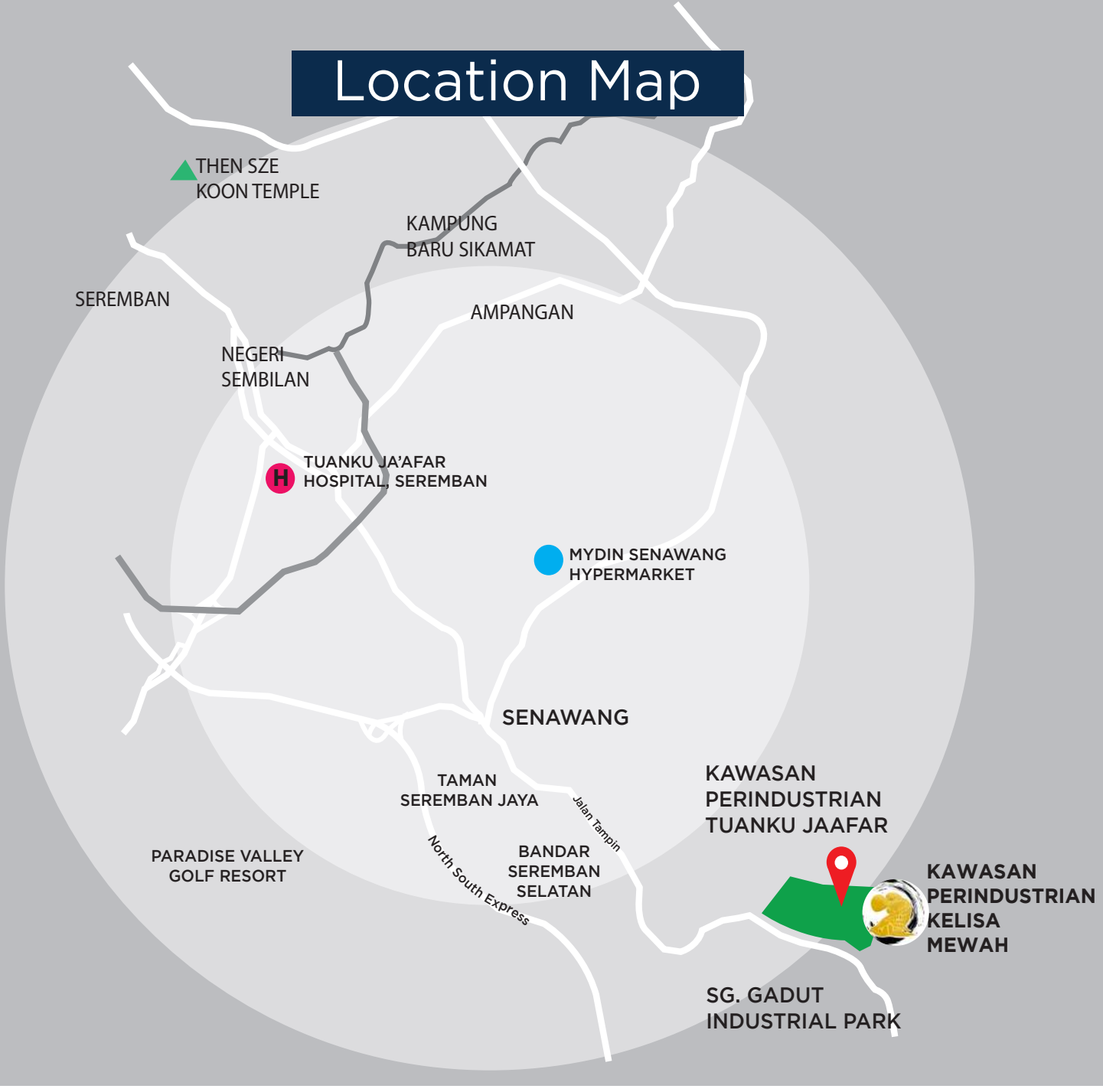
Internal Telecommunication

Fiber Wall Socket	: 1 nos

Miscellaneous

Fencing	: Galvanized / Brick / Chain Link
Painting	: Weather Shield / Emulsion Paint
Letter Box	: Aluminum Letter Box

Location Map



Exclusively Marketed by:

AzzA

Developer:
Azza Mewah Sdn. Bhd. (461945-T)
19, Jalan IDA 1, Perindustrian Desa Aman, 52200 Kuala Lumpur, Malaysia.
Tel : +603 6277 7622 Fax : +603 6277 9622 Web : xxxxxxx.com

Pemaju: Azza Mewah Sdn Bhd (461945-T) • No. Lesen Pemaju: 19719-6/11-2023/0769(L) • Pihak Berkuasa yang meluluskan Pelan Bangunan: Majlis Bandaraya Seremban • No Rujukan Pelan Bangunan: Bil(11) dlm.MBS.KB1 - 13/18 • Jenis Pegangan Tanah: Pegangan Sementara • Bebanan Tanah: Tiada • Tarikh dijangka siap: Phase 1 (2024), Phase 2 (2025), Phase 3 (2026) • Jumlah unit: 362 unit • Harga: RM866,451.00(min) - RM4,610,144.00(maks) • Sekatan Kepentingan: Tiada