

FREEHOLD  
永久地契

711 units  
serviced apartment  
711间服务式公寓

Paradigm Mall, JB  
新山佰乐泰购物广场



# PLATINO AVENUE

5-STOREY SHOP OFFICE\*  
5层店铺办公楼\*

**Perfect Location for your Business Success!**

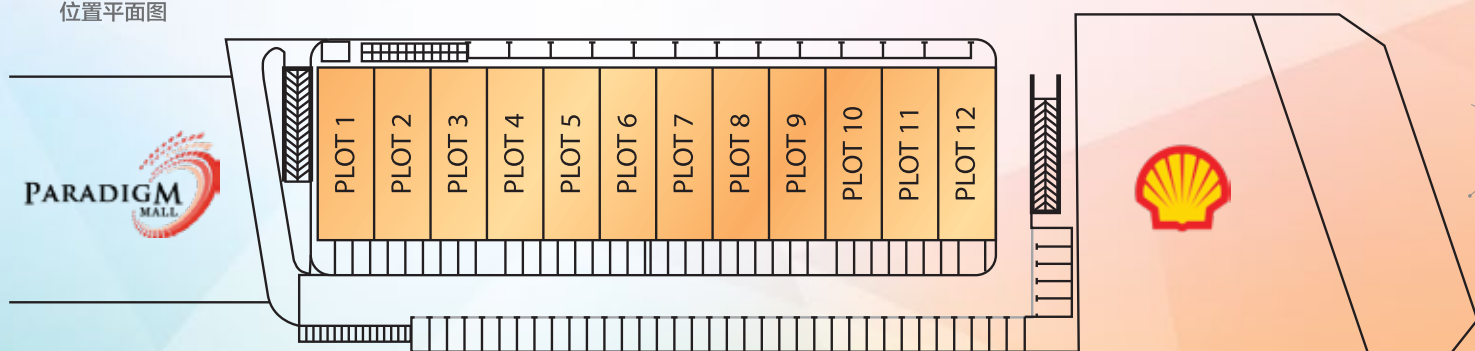
**完美地点创造辉煌商业据点！**

# Vibrant Address with Great Business Opportunity

## 充满商机与活力的新地标

仅有 **12** 间\*  
units only\*

SITE PLAN  
位置平面图



New commercial hub  
with contemporary design  
崭新设计商业中心



Next to Paradigm Mall, JB  
毗邻新山佰乐泰购物广场



711 units of serviced apartments  
within walking distance  
711间服务式公寓仅在步行距离之内

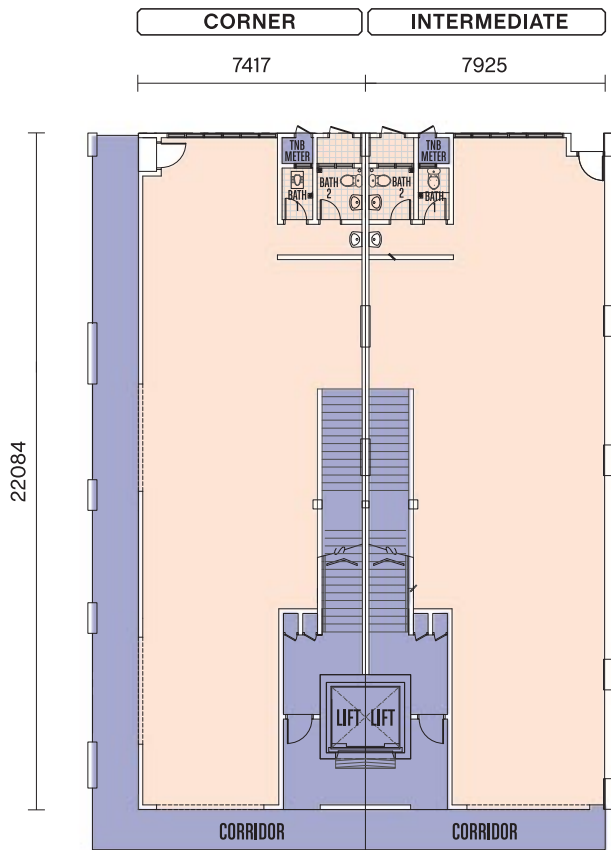


Prime location fronting  
Skudai highway  
面向士姑来大道的黄金地段

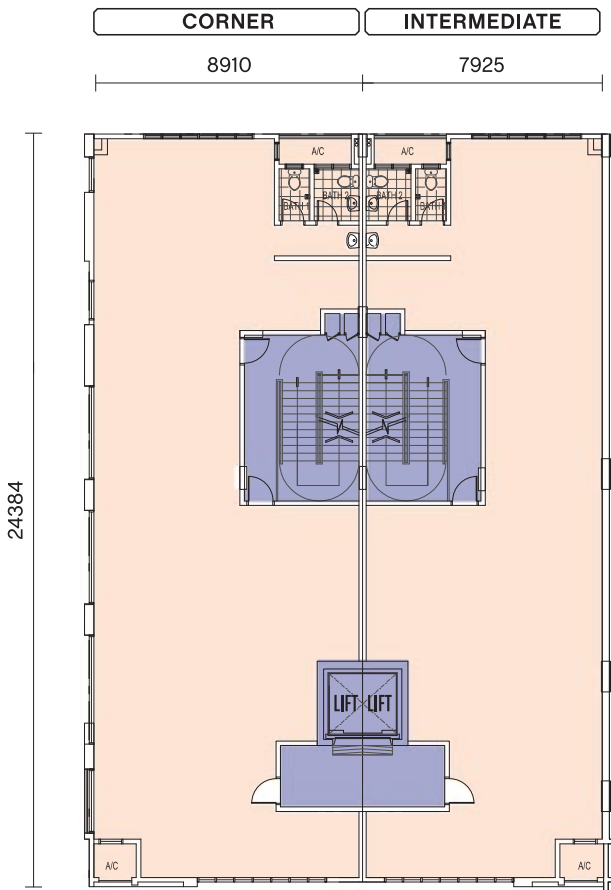


Surrounded by matured,  
highly populated townships  
成熟发展的城镇环绕着

FLOOR PLAN  
平面图



Ground Floor / 底层



1st - 4th Floor 楼

# SPECIFICATIONS

## 建筑规格

|                              |                                                                         |                                                                                        |                                                                            |
|------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| STRUCTURE 结构                 | Reinforced Concrete 钢筋混凝土骨架                                             |                                                                                        |                                                                            |
| WALL 墙壁                      | Brickwall 砖墙                                                            |                                                                                        |                                                                            |
| MAIN ROOF 屋顶                 | Reinforced Concrete / R.C Flat Roof / Metal Deck 钢筋混凝土骨架 / 混凝土平顶 / 金属平顶 |                                                                                        |                                                                            |
| CEILING 天花板                  | Skim Coat / Ceiling Board 涂层抹灰 / 天花板                                    |                                                                                        |                                                                            |
| FLOOR FINISHES 地面修饰          | Shop / Office 店铺 / 办公楼                                                  | Cement Render 洋灰地面                                                                     |                                                                            |
|                              | Toilets 厕所                                                              | Tiles 瓷砖                                                                               |                                                                            |
|                              | Others 其他                                                               | Cement Render 洋灰地面                                                                     |                                                                            |
| WALL FINISHES 墙壁修饰           | Shop / Office 店铺 / 办公楼                                                  | Cement Plaster & Paint 抹灰及油漆                                                           |                                                                            |
|                              | Toilets 厕所                                                              | Tiles Up To 2100mm High, Other Area: Cement Plaster & Paint 铺砌瓷砖至2100mm高 / 其他区域: 抹灰及油漆 |                                                                            |
|                              | Others 其他                                                               | Cement Plaster & Paint 抹灰及油漆                                                           |                                                                            |
| DOORS 门                      | Main Entrance Ground Floor 主要入口                                         | Aluminium Roller Shutter 铝制拉门                                                          |                                                                            |
|                              | Back Entrance Ground Floor 后面入口                                         | Flush Door 平面门                                                                         |                                                                            |
|                              | Toilets 厕所                                                              | PVC Flush Door PVC平面门                                                                  |                                                                            |
|                              | Others 其他                                                               | Selected door 精选门                                                                      |                                                                            |
| WINDOWS 窗                    | Aluminium Framed Glass Window 铝框玻璃窗                                     |                                                                                        |                                                                            |
| LOCKS 锁具                     | Selected Quality Lock Set 精选优质锁具                                        |                                                                                        |                                                                            |
| SANITARY FITTINGS 卫生设备       | Pedestal W.C. 马桶                                                        | 2 nos 个                                                                                |                                                                            |
|                              | Wash Hand Basin 洗手盆                                                     | 2 nos 个                                                                                |                                                                            |
| ELECTRICAL INSTALLATION 电源设备 |                                                                         | Shop / Office Ground Floor 店铺 / 办公楼 底楼                                                 | Shop / Office 1 <sup>st</sup> Floor - 4 <sup>th</sup> Floor 店铺 / 办公楼 一楼至四楼 |
|                              | Light Point 电灯位                                                         | 12 nos 个                                                                               | 11 nos 个                                                                   |
|                              | Ceiling Fan Point 风扇位                                                   | 2 nos 个                                                                                | 2 nos 个                                                                    |
|                              | Power Point 电插座                                                         | 9 nos 个                                                                                | 9 nos 个                                                                    |
|                              | Telephone Point 电话插座                                                    | 1 no 个                                                                                 | 1 no 个                                                                     |

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Platino Avenue is an exclusive low density business hub designed for your new business venture. Platino Avenue comprised of **12 units\*** of contemporary design 5 storey shop office with prime location fronting Skudai highway and next to Paradigm Mall, Johor Bahru make it the most sought after business address in Johor Bahru.

Platino Avenue 为设计独特的低密度商业中枢，为您的辉煌事业开创全新局面。建筑新颖的5层店铺办公楼设有**12个完美单位\***，面向士姑来大道及毗邻新山佰乐泰购物商场的卓越地点，成为新山区最炙手可热的营商旺址。

## Outstanding Features

### 卓越特点

- Spacious interior with high ceiling  
室内挑高设计 空间宽敞明亮
- Served by established infrastructure with excellent highway connectivity  
完善的公路设施
- Every units served by lifts  
附有电梯设备至各个单位
- Flexible layout  
结构灵活的设计
- Basement car park  
底层停车场

### Target industries includes:

目标商业用户包括：



Retails outlets  
零售店



Offices  
办公室



Cafes  
咖啡厅



Medical Suites^  
医疗中心^



Showrooms  
陈列室



Restaurants  
餐厅

## Excellent accessibility and connectivity

### 交通优势及策略地点

Strategic links to major highways like the North-South Expressway, Senai-Desaru Expressway and Second Link Expressway with direct access to JB city centre and major townships – Taman Perling, Taman Sutera Utama, Bukit Indah, Iskandar Puteri etc.

策略性衔接各主要大道如南北大道、士乃-迪沙鲁快速公路及马新第二通道，可直接通往新山市中心和和其他主要城镇 – 柏伶花园、五福城、武吉英达、依斯干达公主城等等



**2 mins.**  
Pasir Gudang Highway  
巴西古当大道

**5 mins.**  
Second Link Expressway  
马新第二通道

**7 mins.**  
North-South Highway  
南北大道

**10 mins.**  
CIQ / JB Sentral  
新山关卡/新山中央车站

Another Prestigious Development by  
另一卓越发展项目



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Developer 发展商

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IOI Properties – Johor

\*Strata shop office 分层式店铺办公楼 ^Subject to authority approval 尚待批准