



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



CONTEMPORARY
VICTORIAN
ARCHITECTURE



DESIGNATED
MOBILE
FOOD VENDOR
ZONES

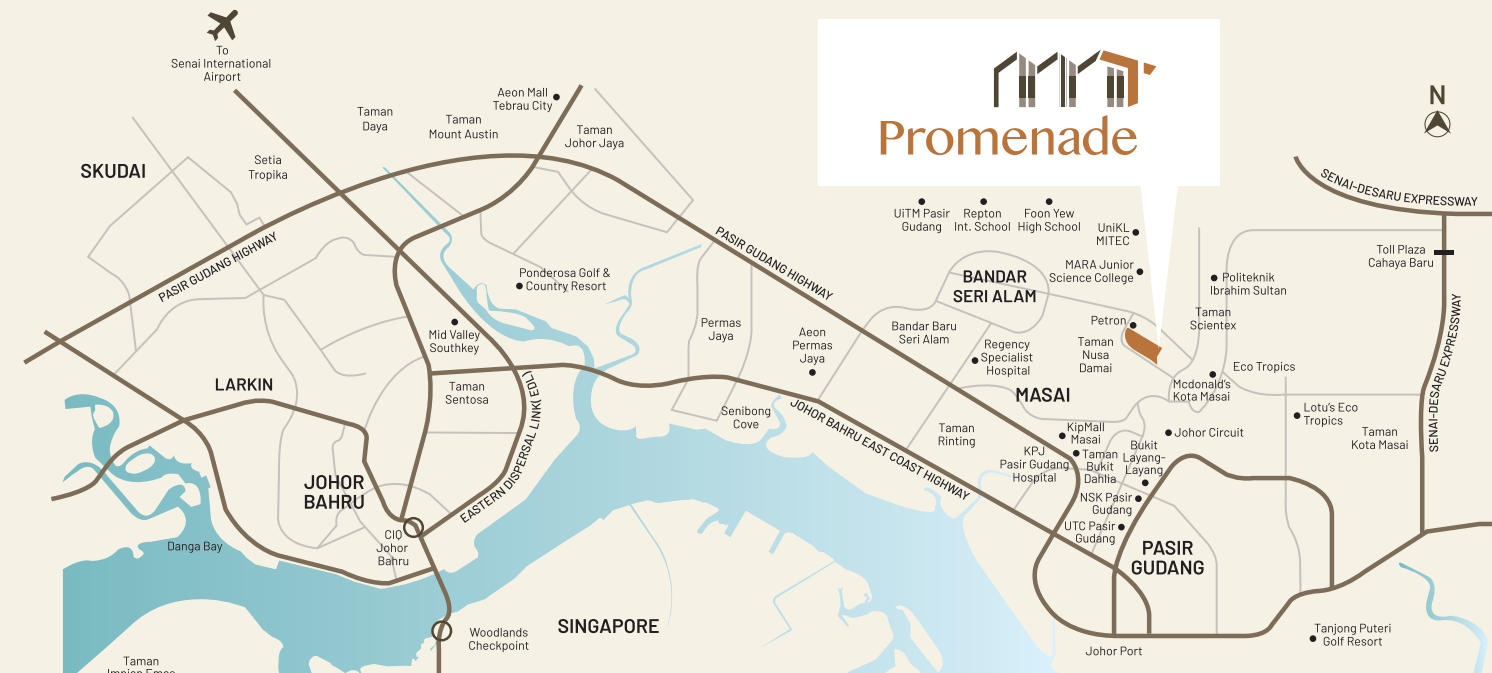
Located in Taman Nusa Damai, Pasir Gudang, PROMENADE is strategically situated within a strong catchment area—a key pillar that will drive business success and thriving communities. The catchment population will also enjoy easy access to PROMENADE, while business owners may leverage on the mature surrounding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

POSITIONED TO REALISE POTENTIAL



DESTINATIONS

2.8 KM	Politeknik Ibrahim Sultan	5.8 KM	UniKL MITEC	9.5 KM	Pasir Gudang Industrial Estate
3.0 KM	Taman Scientex	5.9 KM	UTC Pasir Gudang	14.0 KM	AEON Permas Jaya
4.8 KM	Eco Tropics	6.0 KM	Lotu's Eco Tropics	22.5 KM	CIQ Johor Bahru
5.0 KM	KipMall Masai	7.0 KM	UITM Pasir Gudang	43.0 KM	Senai International Airport
5.2 KM	KPJ Pasir Gudang Hospital				



TEMOKIN Sales Gallery
No. 50, Jalan Jambu 6, Taman Kota Masai,
81700 Pasir Gudang, Johor Darul Ta'zim.
Tel: +603-40441111

FOR MORE INFORMATION
+6010 763 2068
www.temokinpromenade.com



Disclaimer: Whilst every reasonable care has been taken in preparing this brochure, the Developer shall not held responsible for any inaccuracy in its contents. All statements are believed to be correct but are not relied on as a representation of fact. Renderings, digital images and illustrations are artist's impression only and cannot be regarded as representations of facts. All plans, internal layouts, information and specifications are subject to change and shall not form a part of an offer or contract. The Developer reserves the right to modify any parts of the building, housing project, development and/or any unit prior to completion as directed by the building authorities. All plans are subject to amendments as required by Developer's architect, engineers and/or appropriate building authorities.

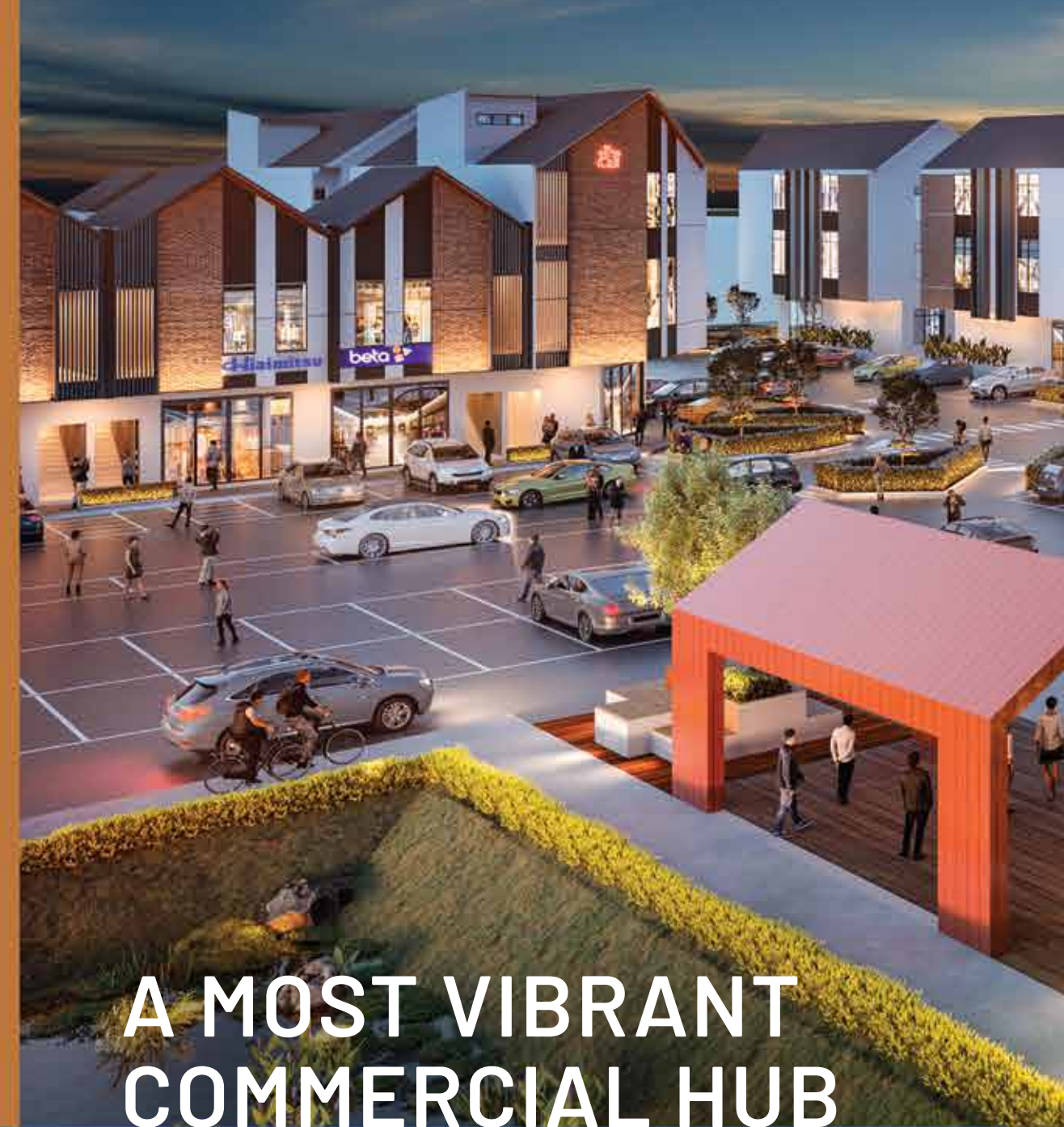


Promenade
2 & 3-STOREY SHOP OFFICE RETAIL

FREEHOLD

22' X 70'

PROMENADE - CRAFTING TIMELESS LEGACY



A MOST VIBRANT COMMERCIAL HUB





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



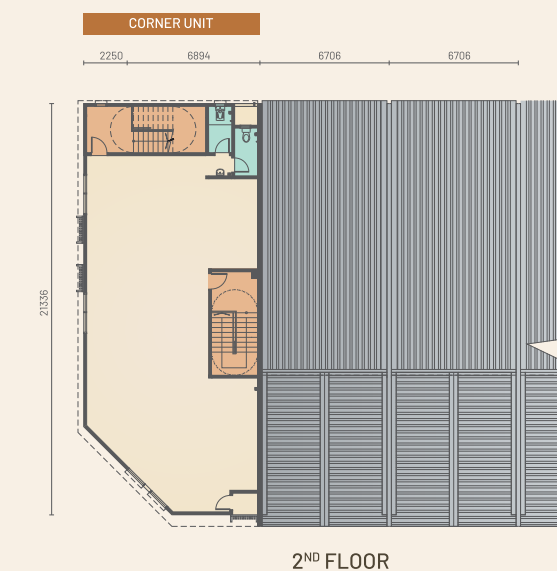
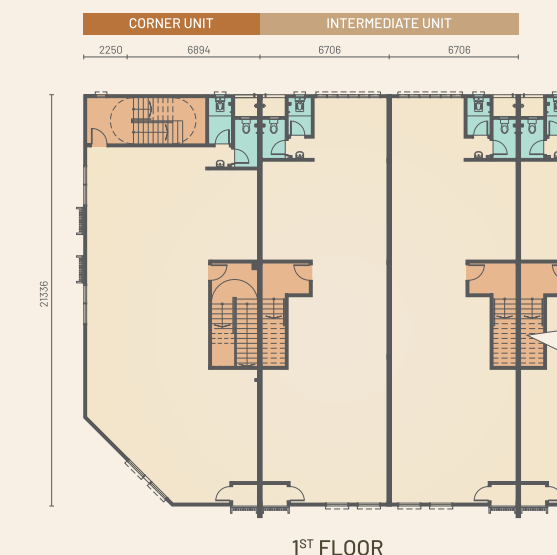
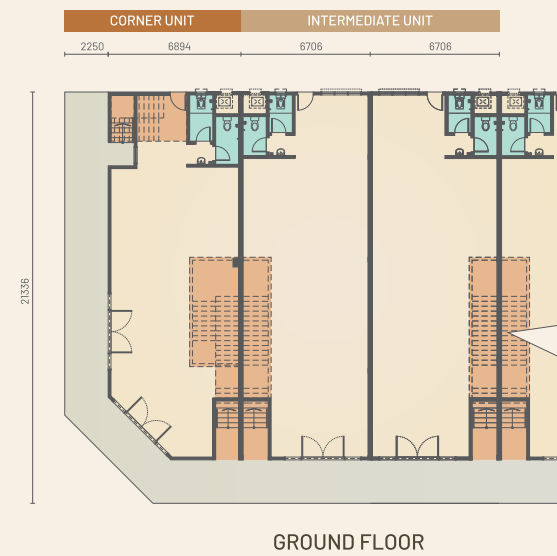
- 2-STOREY SHOP OFFICE RETAIL INTERMEDIATE UNIT
- 3-STOREY SHOP OFFICE RETAIL CORNER UNIT
- 3-STOREY SHOP OFFICE RETAIL CORNER SPECIAL UNIT

LANDSCAPE PLAN

- 1 FOOD TRUCK PARKING
- 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.

