

Nexus 28 Industrial Park is a dynamic ecosystem designed for the future of business. With high ceilings that allow for expansive operations and modern aesthetics that inspire creativity, this park fosters innovation and collaboration. Featuring advanced smart system infrastructure and sustainable practices, Nexus 28 sets a new standard in industrial development, ensuring that businesses thrive while contributing to a greener planet.





AT THE HEART OF INDUSTRIAL GROWTH

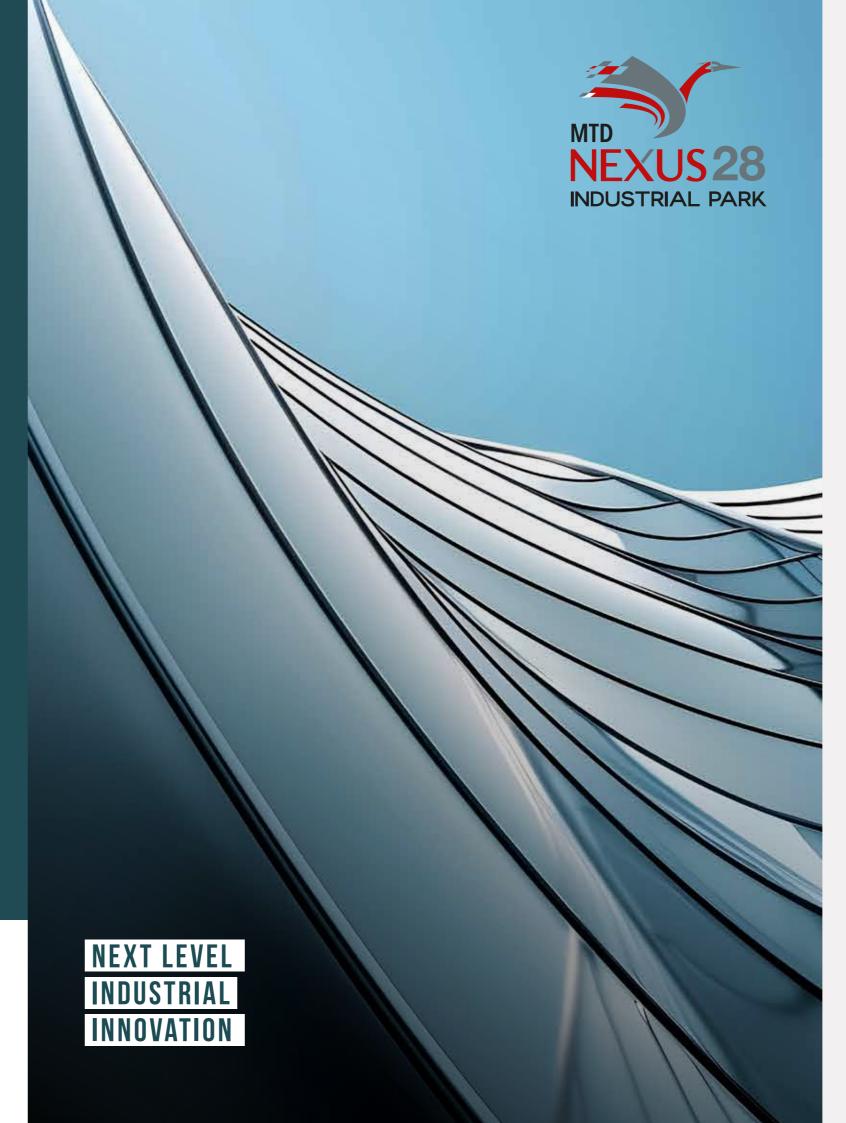
Nexus 28 Industrial Park is conveniently located in Ayer Keroh, Melaka, providing easy access to major highways and transportation routes. Enjoy seamless connectivity to key urban centers and essential services, making it the perfect choice for businesses looking to thrive.



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an ienderings de thins's impliessant only. As acte modes and initiales, inclinate minings, equipment and or applications be putiested in the published materials are purely creative ideas of our consultants to assist a prospect in designing the space. All dimensions, built-ups and/or plans are approximate and may vary from the actual unit. All details and specifications are subject to change without prior notice at the developer's discretion. Kindly refer to the Sale & Purchase Agreement for the accurate specifications. While every reasonable care has been taken in preparing this visual, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.





THE **NEXUS** OF TOMORROW'S INDUSTRIES







MELAKA - THE PERFECT ECOSYSTEM TO DRIVE GROWTH

Melaka offers a vibrant and skilled workforce, making it an ideal investment destination. With a strong focus on manufacturing and high employment levels, the region supports a dynamic economy. This favorable labor market fosters innovation and collaboration, creating a landscape where talent meets opportunity, paving the way for sustainable growth and success.











Total GDP of



A PRIME INVESTMENT FOR THE FUTURE



Cement Render

Hardener

Investment Tax Allowance (ITA):

Eligible investors may receive a tax allowance of up to 100% on qualifying capital expenditure.

High and Wide

Motorised

Roller Shutter

Pioneer Status:

Additional Neutral

Wiring for Smart

System connection

Certain industries may qualify

for Pioneer Status, offering up Companies investing in research and to a 100% tax exemption on income for five years.



Double Deduction on R&D Expenses:

development can benefit from double deductions on qualifying expenses.

Underground Cable

Without Overhead

Obstruction



Low Corporate Tax Rates: Competitive corporate tax rates,

3 Phase

(60 Amp/100 Amp)

Power Supply

often lower than the standard rate, for qualifying businesses in specific sectors.



6m High

Volume

Factory Space

Tax Exemptions for **Export-Oriented Industries**:

Businesses focused on exporting goods may receive tax exemptions or reduced rates.

Investing in Nexus 28 Industrial Park comes with a host of enticing tax incentives designed to support your business growth, making it truly a prime destination for forward-thinking

enterprises, here are some notable incentives among others:

Roof Structure -

Allowable for PV Solar

Panel Installation



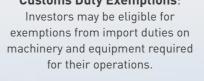
Customs Duty Exemptions:

Investors may be eligible for

Harvesting

Brick Wall

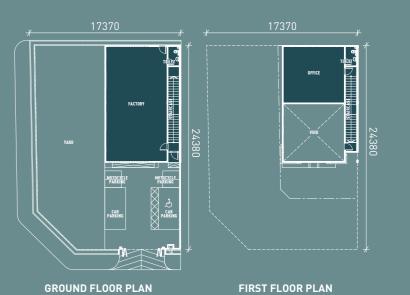


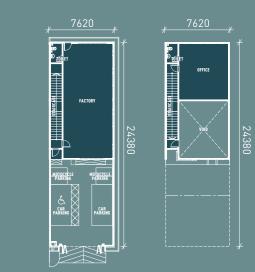




FLOOR PLAN







GROUND FLOOR PLAN FIRST FLOOR PLAN

