

A large, semi-transparent circular graphic centered on the page. The top half of the circle is a light blue gradient, while the bottom half is a photograph of a sunset or sunrise over a landscape with hills and mountains. Overlaid on the dark blue center of the circle is the text "Create", "Collaborate", and "Celebrate" in a white, sans-serif font.

Create
Collaborate
Celebrate

24 EXCLUSIVE
RETAIL / OFFICES

LIFE A LITTLE HIGHER



Thriving Lifestyle
Amenities Around



Surrounded by
Rich Cultural &
Natural Attractions



Effortlessly
Connected

Brinchang stands as a lively town where daily rhythms unfold among familiar amenities that make life simpler. Streets weave between homes, schools, clinics, and markets, while community spaces and local shops dot the landscape, adding character to every corner. From above, the town feels connected, vibrant, and distinctly highland; a self-contained hub that brings everything within reach.



CentruM
CASPIA

BRINCHANG
TOWN

BRINCHANG
SQUARE

CAMERON
CENTRUM

CENTRUM
CLOVE

MCDONALD'S

CENTRUM
IRIS

CENTRUM
PINWOOD

CENTRUM
ORKEDIA

PRECINCT 6

FROM TAPAH

FROM
SIMPANG
PULAI

BIG RED STRAWBERRY FARM

Famous for its ripe strawberries and hands-on picking experience, this farm offers sweet flavours and scenic views that capture the heart of Cameron Highlands.



KEA FARM MARKET

Colourful rows of fresh vegetables, fruits, flowers, and unique finds ignite creativity. A hub of freshness and local charm, it's perfect for exploring, sourcing ingredients, or sparking inspiration.



Elevated 1,100–1,600m Above Sea Level



Cool, Refreshing 14–25°C Climate



Welcoming Over 1.3 Million Visitors Annually



Breathtaking Mountains & Lush Trails



Strong 73% Occupancy in Pahang*



GOLDEN HILL NIGHT MARKET

As twilight falls, the market comes alive with a plethora of stalls, enticing aromas, and the rhythm of lively chatter. From local snacks to handcrafted treasures, each stall invites discovery and the thrill of unexpected finds.



BOH SUNGEI PALAS TEA CENTRE

Perched among sweeping, verdant plantations, this iconic attraction offers panoramic views and a glimpse into the region's signature landscapes.



CAMERON LAVENDER GARDEN

A colourful escape bursting with various enchanting blooms, winding paths, and gardens made for strolling, photos, and lingering moments.

THE BIGGER PERSPECTIVE

Take in the scene from afar, and the details come together in unexpected ways.

Defined by misty mornings, cool air, fertile slopes and a myriad of attractions, Cameron Highlands is a region layered in colour, experience, and identity.



A STAGE FOR AMBITION

As a key component of Cameron Centrum, Brinchang's largest mixed development, Centrum Caspia presents shoplots and retail spaces across 3.97 acres of prime land, crafted for ambitious businesses seeking a strategic foothold.

Artist's Illustration



3 & 4 Storey Shops



24 Units



Flexible Business Model



Steady Footfall from Local & International Visitors



Designed for Optimum Business Advantage

Nestled among residential hubs and lively hotspots, Centrum Caspia provides the ideal setting for a range of businesses to flourish.



Retail Outlets



Cafes, Diners & Casual Dining Spots



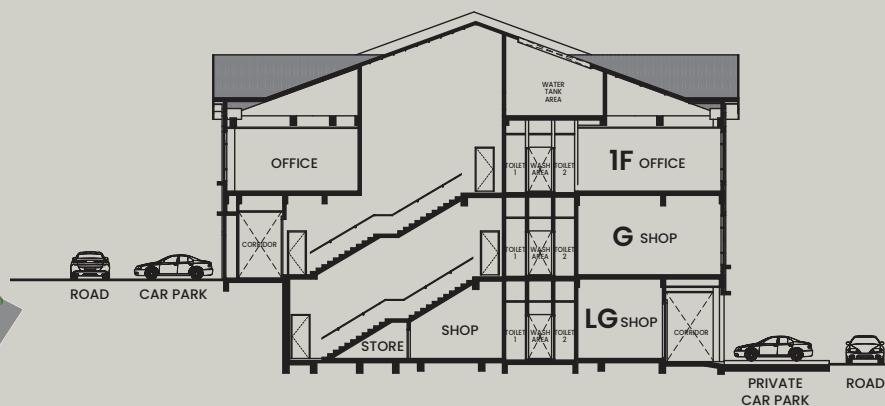
Boutique Fitness & Wellness Studios



MASTER PLAN



PRECINCT 6
(FUTURE LAUNCH)

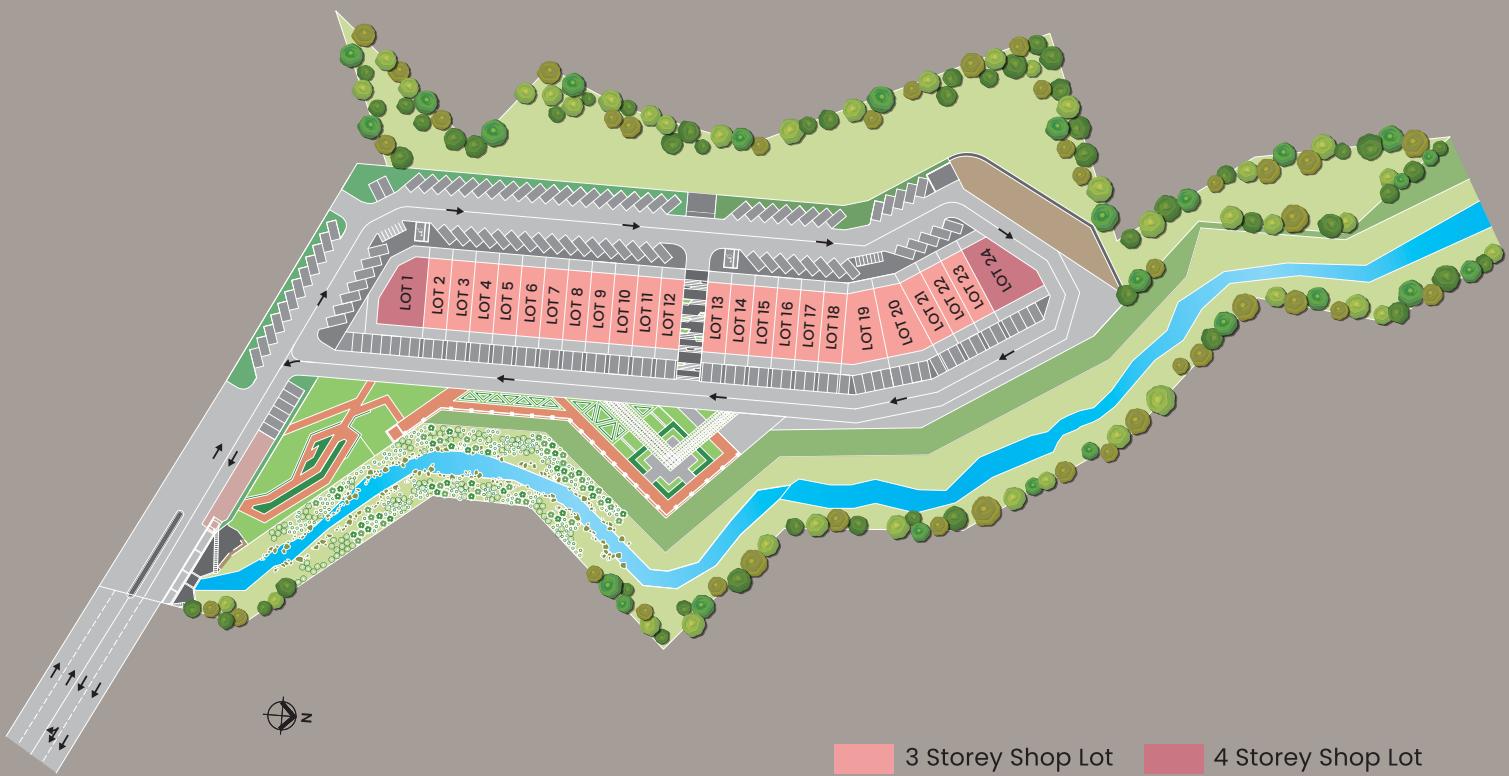


DUAL VENTURES ONE POWERHOUSE

Both Lower Ground and Ground floors enjoy direct road access due to the elevated site, offering excellent visibility and strong rental potential, perfect for two Ground floor businesses under one roof!



SITE PLAN



SPECIFICATIONS

TYPE A

Lot Size:
20' x 95'

Built-up:
4,461 sq.ft.

STRUCTURE	Reinforced Concrete
WALL	Brickwall/Reinforced Concrete Wall
ROOF COVER	Metal Roofing/Concrete Roof Tiles
CEILING	All Toilets
WINDOWS	Aluminium Frame Glass Window
DOOR	Entrance Other Area
IRONMONGERY	Quality Lockset
WALL FINISHES	All Toilets Internal Wall External Wall
FLOOR FINISHES	Shops All Toilets



SANITARY AND PLUMBING FITTINGS:

TYPE	A	A1	A2	A3	A4	A5	A6	B	C
	Typ. Lot	Lot 12	Lot 13	Lot 19	Lot 20	Lot 21	Lot 22 & 23	Lot 1	Lot 24
Wash Basin & Tap	3	3	3	3	3	3	3	4	4
Water Closet	6	6	6	6	6	6	6	8	8
Water Tap & Bidet	6	6	6	6	6	6	6	8	8

ELECTRICAL INSTALLATIONS:

TYPE	A	A1	A2	A3	A4	A5	A6	B	C
	Typ. Lot	Lot 12	Lot 13	Lot 19	Lot 20	Lot 21	Lot 22 & 23	Lot 1	Lot 24
Lighting Point	40	40	40	44	44	41	42	76	76
Ceiling Fan Point	6	6	6	6	6	6	6	8	8
13A Power Point	20	20	20	16	16	20	20	26	26
Distribution Box	3	3	3	3	3	3	3	4	4
Fiber Wall Socket	3	3	3	3	3	3	3	4	4
Ventilation Fan	6	6	6	6	6	6	6	8	8

Lower Ground
Floor

Ground
Floor

First
Floor

THE LOCATION

Close enough to the town's busy flow yet set in a spot that people enjoy spending time in, it gives your business both convenience and crowd.



LBS Sales Gallery Cameron Centrum

10a.m.-6p.m. (Open Daily) | C-2-49, Presint 1, Cameron Centrum, 39100 Brinchang, Cameron Highlands, Pahang Darul Makmur.

cameroncentrum.com.my/centrum-caspia



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