



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.



  
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.



## 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.



## 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.



## 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.

\*As of 2024, according to [www.tourism.gov.my](http://www.tourism.gov.my)





Artist's Illustration

## 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.



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

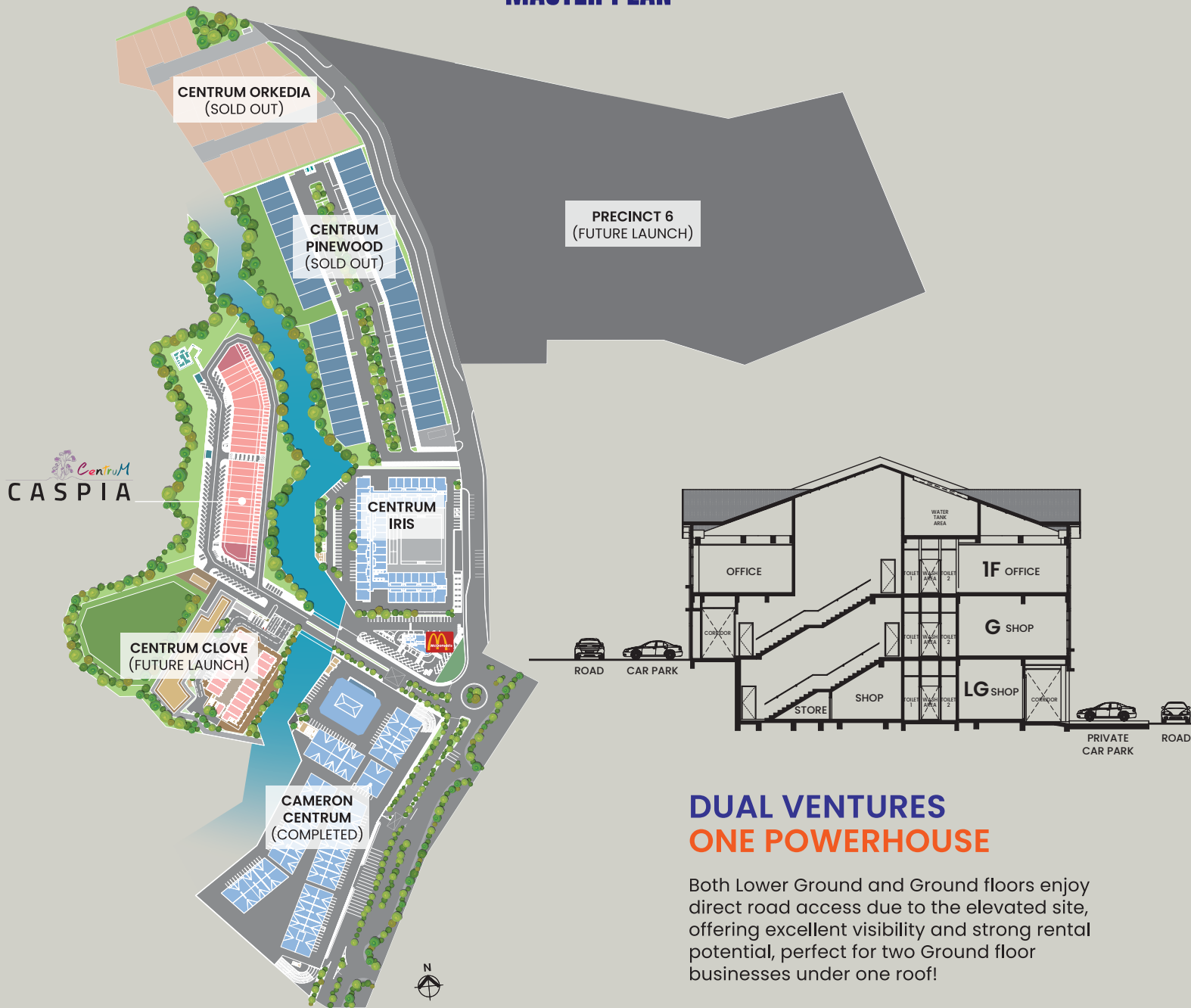


Boutique Fitness & Wellness Studios





# MASTER PLAN



## 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!



Artist's Illustration



SITE PLAN



3 Storey Shop Lot      4 Storey Shop Lot

SPECIFICATIONS

TYPE A      Lot Size: 20' x 95'      Built-up: 4,461 sq.ft.

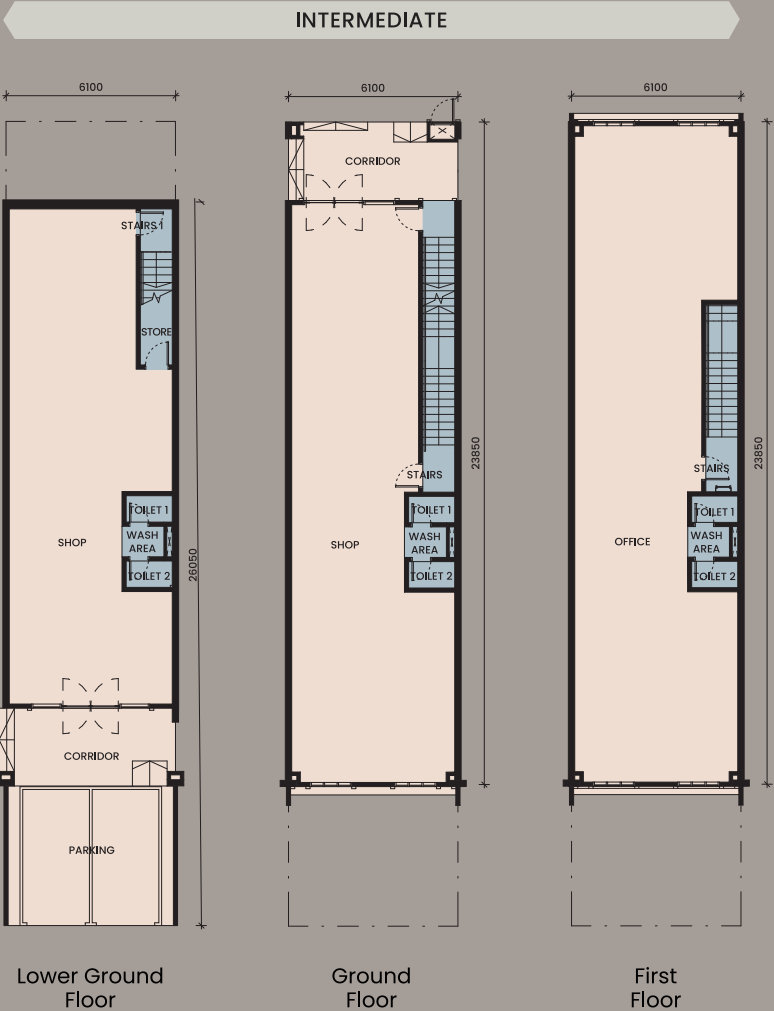
STRUCTURE	Reinforced Concrete	
WALL	Brickwall/Reinforced Concrete Wall	
ROOF COVER	Metal Roofing/Concrete Roof Tiles	
CEILING	All Toilets	- Plaster Ceiling
WINDOWS	Aluminium Frame	
	Glass Window	
DOOR	Entrance	- Glass Door
	Other Area	- Flush Door
IRONMONGERY	Quality Lockset	
WALL FINISHES	All Toilets	- Tiles
	Internal Wall	- Plaster/Skim Coat & Paint
	External Wall	- Plaster & Paint Finish
FLOOR FINISHES	Shops	- Cement Render
	All Toilets	- Tiles

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	





## 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.



### EDUCATION

- 290m SK Brinchang
- 780m Tadika Brinchang
- 810m SJK (C) Brinchang



### SHOPPING

- 100m Cameron Centrum
- 410m Billion Shopping Centre
- 480m Brinchang Square
- 3km Golden Hill Night Market
- 3.3km Kea Farm Market



### RECREATION

- 680m Brinchang Forest
- 870m Coral Hill
- 1.1km Rock Garden Mossy Forest
- 1.6km Cactus Valley
- 1.7km Big Red Strawberry Farm
- 2.3km Sultan Ahmad Shah Golf Club
- 3.1km The Sheep Sanctuary
- 7.5km BOH Sungei Palas Tea Centre
- 9km Cameron Lavender Garden



### HEALTHCARE

- 6.8km Sultanah Hajjah Kalsom Hospital



## 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](http://cameroncentrum.com.my/centrum-caspia)



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