



SARJANA
PROMENADE
BANDAR UNIVERSITI PAGOH

22'X70' | 2 & 3 STOREY LIFESTYLE SHOPS



AN OVERVIEW

A well-connected integrated mixed development, Bandar Universiti Pagoh is easily accessible by all major means of transportation. It is excellently located for access to all of Malaysia and its neighbours via the highways, international airports, rail network and major seaports. The proposed high-speed rail transit where there will be a dedicated Pagoh station will enhance Bandar Universiti Pagoh's connectivity, making it the ideal location for businesses to develop, grow and succeed.

- Spanning over 4,082 acres
- Centrally located between Kuala Lumpur and Singapore
- Located off the Pagoh Interchange on the North-South Expressway in the district of Muar, Johor
- Supported by residential, industrial and commercial zones



“ Bandar Universiti Pagoh is an **important catalyst** in the development of Northern Johor and will progress in tandem with the growth already happening in the south. ”

As Malaysia's higher education hub, Bandar Universiti Pagoh will be home to four institutions of higher learning where 11,000 future talent will converge: International Islamic University Malaysia (IIUM), Universiti Tun Hussein Onn Malaysia (UTHM), Universiti Teknologi Malaysia (UTM) and Politeknik Tun Syed Nasir. This translates to a ready workforce of talent with the right knowledge, skill and expertise businesses require.

Add on world-class infrastructure, Bandar Universiti Pagoh offers a friendly and secure business environment that investors can look forward to.

Township Planning Concepts

Economic



A Progressive Knowledge Hub

Encouraging human resources and generating sustainable, high yield, value-added economic building blocks.

Social



Young and Vibrant Gen-Z Town

Emerging youth in any community is a transformation trigger in trends, values and outlook. The new township will beat with a new pulse as the demographics and psychographics take on the fresh young set.

Environment



Water as an Essential Element

Extensive water parks and a waterfront retail promenade are distinctive features of this township. Not only will these water bodies provide a cooling effect in our tropical environment, their added value as refreshing landscape and venues for events will be highly appreciated.

THE MASTERPLAN



The integrated higher education hub in Malaysia



More than 200 acres of active and well preserved water bodies



Business parks with advanced facilities and extensive infrastructure

THE CENTRE OF SOUTH AND CENTRAL MALAYSIA



Proposed Kuala Lumpur-Singapore High Speed Rail (HSR) station



Bandar Universiti Pagoh

	Bukit Gambir Interchange	15.7 km	<	Pagoh Interchange	500 m	<		Yong Peng (North) Interchange	44.2 km			
	Kuala Lumpur International Airport	180 km	<	Melaka International Airport	70 km	<		Senai International Airport	143 km	>	Changi Airport Singapore	209 km
	Port Klang	217 km	<	Tanjung Bruas Melaka	87 km	<		Tanjung Pelepas Johor	155 km	>	Johor Port	168 km
	Gemas (Eastern & Western line interchange)	97.7 km	<			<		Segamat Station	55 km	>		

THE HEART OF PAGOH EDUCATION HUB

INTERNATIONAL ISLAMIC
UNIVERSITY MALAYSIA

WIDE PEDESTRIAN
AND CYCLING PATHS

LANDSCAPED
GREEN PROMENADE

UNIVERSITI TUN
HUSSEIN ONN MALAYSIA



GRAND
ENTRANCE

AMPLE
PARKING
SPACES



SARJANA PROMENADE

2&3 STOREY LIFESTYLE SHOPS

A modern icon set to create a dynamic atmosphere in Bandar Universiti Pagoh

- Lot size starting from 22' X 70'
- Glass window facades for impressive displays
- Wide corridors for extra comfort
- Convenient shopfront parking bays and pathways
- A recreational area complete with a landscaped green promenade
- Fibre optic high-speed internet connection



"An artist's impression"



GREAT CONNECTIVITY

- Easily accessible via the Pagoh Interchange Toll Plaza
- Centrally located between Kuala Lumpur and Singapore



A GROWING COMMUNITY

- Thriving with students and families
- Conveniently located between universities and the student village



SUSTAINABLE FEATURES

- Ample public green spaces
- Wide pedestrian and cycling paths to encourage healthy living



A CATALYST FOR GROWTH

- Potential businesses for great investment opportunities
- Proposed station for the Kuala Lumpur Singapore High Speed Rail (HSR)



"An artist's impression"

SITE PLAN



FLOOR PLANS

Type A1(2)
2 Storey Shop
Intermediate Unit
3,088 sqft

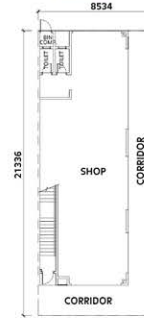


FIRST FLOOR



GROUND FLOOR

Type E2(2)
2 Storey Shop
End Unit
3,923 sqft

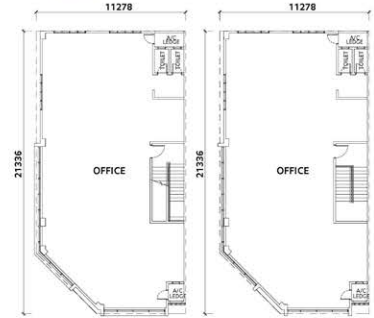


FIRST FLOOR



GROUND FLOOR

Type C1(3)
3 Storey Shop
Corner Unit
7,217 sqft



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



GREEN PROMENADE

*An artist's impression

SPECIFICATIONS

STRUCTURE	:	Reinforced Concrete Frame		
WALL	:	Masonry		
ROOF COVERING	:	Metal Deck		
ROOF FRAMING	:	Metal		
CEILING	:	Plaster : Cement Board : Skim Coat		
WINDOWS	:	Aluminium Framed Glass Panel		
DOORS	:	Roller Shutter : Fire Rated Door : Timber Flush Door : Mild Steel Door with Fixed Louvers : Mild Steel Grille Door		
IRONMONGERY	:	Locksets with accessories		
WALL FINISHES				
	Toilet / Wash Hand Basin Area	: Ceramic Tiles up to 1500mm Height/ Plaster and Paint		
	Miscellaneous	: Plaster and Paint		
FLOOR FINISHES				
	Shop	: Cement Render		
	Office	: Cement Render		
	Staircase	: Cement Render c/w Nosing Tiles		
	Toilet	: Ceramic Tiles		
	Corridor	: Porcelain Tiles		
	Refuse Compartment	: Ceramic Tiles		
	Miscellaneous	: Cement Render		
SANITARY INSTALLATION				
	Toilet	: Sanitary wares and fittings		
ELECTRICAL INSTALLATION	(PHASE 1 & PHASE 2)			
Description	Corner	Intermediate	End (Type 1)	End (Type 2)
Power Point	24	16	16	16
Lighting Point	58	30	36	30
Fan Point	3	3	3	3
Air-Cond Point	9	6	6	6
Fibre Wall Socket	3	2	2	2
INTERNAL TELEPHONE TRUNKING & CABLING	:	Provided		
MISCELLANEOUS	:	Letter Box / TNB Meter Compartment / Water Meter / Refuse Compartment		

Note : The Vendor shall, at its own cost and expense, install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an * which may be deleted if not applicable.

Note : End Type 1 (28' x 70') End Type 2 (22' x 70')

06 984 2222

1800 88 1118

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