

IDEAL COMMERCIAL SPACE WITH VIBRANT LIFESTYLE

M-NIAGA Runggu, a great place for F&B outlets, cafes, retail shops, boutiques, mini marts and lot more. Contemporary and practical layout design allows for constant growth as business opportunities arise.



SPECIFICATIONS

| | | | | | | |
|----------------|--|---|---|-----------------|------------|----|
| Structure | Reinforced Concrete | | Sanitary & Plumbing Fittings | Pedestal WC | 1 | |
| Wall | Clay Brick Wall | | | Wash Hand Basin | 1 | |
| | Cement Sand Brick Wall | | | Basin Tap | 1 | |
| Roof Covering | Metal Decking Roof | | Electric Installation | Bib Tap | 1 | |
| Roof Framing | Lightweight Metal Trusses | | | S / S(M) | S1 / S1(M) | |
| Ceiling | Plaster Ceiling | | | Lighting Point | 11 | 14 |
| | Cement Board | | | Fan Point | 3 | 3 |
| | Skim Coating and Paint to Exposed R.C. Soffits | | 13A SSO | 6 | 6 | |
| Windows | Aluminum Frame Top Hung Window | | Telephone / ICT Point | 1 | 1 | |
| Doors | Shop | M.S Shutter Door | Internal Telephone Trunking And Cabling | Concealed | | |
| | Toilet | Metal Frame PVC Panel Door | *Fencing | NIL | | |
| Ironmongery | Door | Quality Lockset | *Turfing | NIL | | |
| Wall Finishes | External Walls | Weather Coat Paint | *Gas Piping | NIL | | |
| | Internal Walls | Emulsion Paint | | | | |
| | Toilet | 1500mm Height Glazed Ceramic Wall Tiles | | | | |
| Floor Finishes | Shop | Cement Screed | | | | |
| | Corridor | Cement Screed | | | | |
| | Toilet | Non-Slip Ceramic Tiles | | | | |

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



Artist's Impression Only

M 019-381 6964
Monday to Sunday (9:00 am - 6:00 pm) (*excluding Selangor Public Holidays)
E-mail: commercial@pr1ma.my

www.pr1ma.my

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M-NIAGA

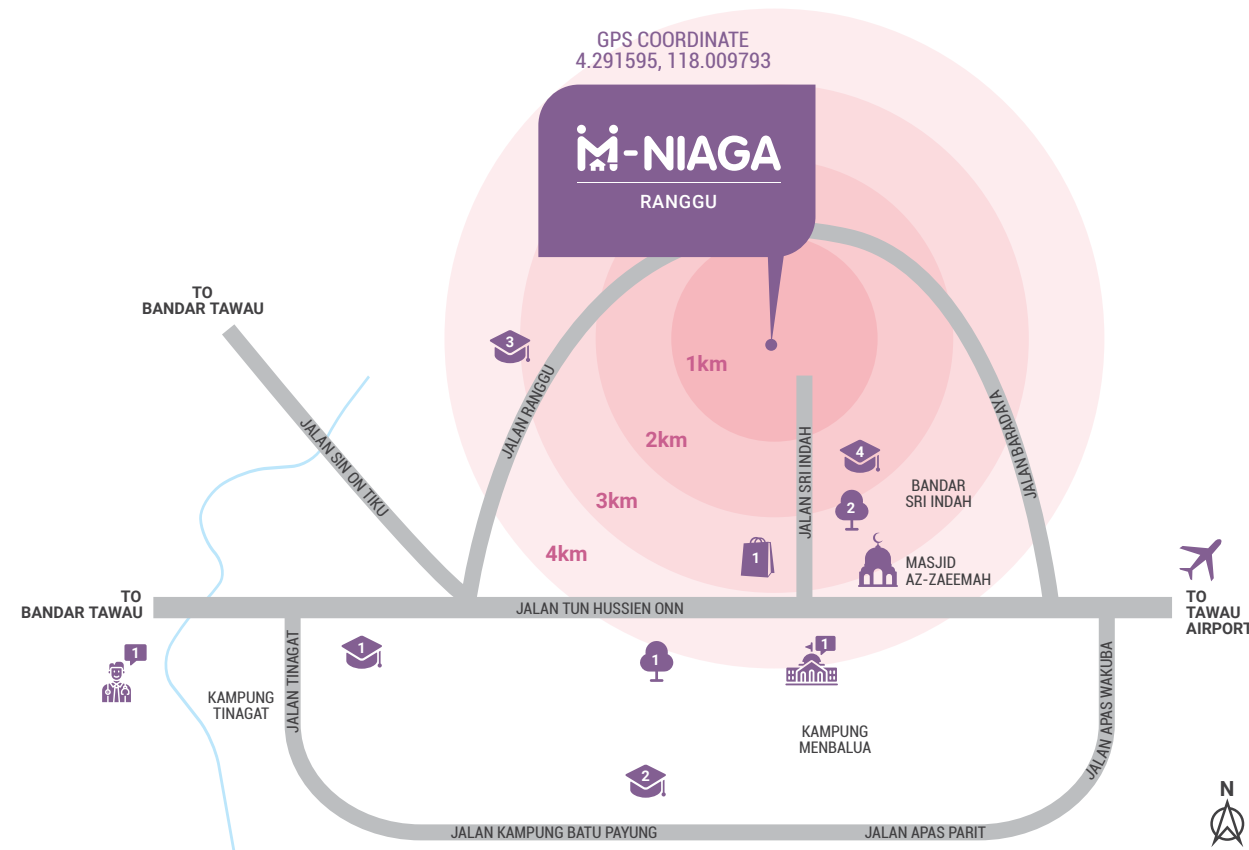
RANGGU






Single Storey Shop



PRIME LOCATION SEAMLESS CONNECTION

Centrally located within the established township, M-NIAGA Ranggu is just minutes away from Tawau, recreational, educational and medical facilities.



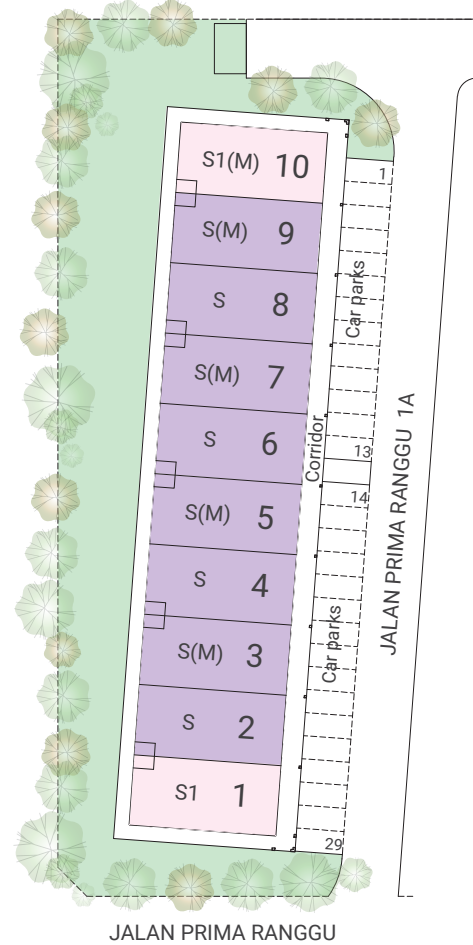
- 
Education
 1 SK Kinabutan Besar
 2 SK Batu Payong
 3 SK Ranggu
 4 SMK Visi
- 
Hospital
 1 Tawau Hospital
- 
Recreational
 1 San Shui Golf And Country Resort
 2 BSI Residents Sports And Recreational Park
- 
Commercial
 1 Pasar Sri Indah
- 
Government Offices
 1 Lembaga Koko Malaysia



SPECIAL FEATURES

- Flexible layout for various business opportunity
- High potential for return on investment
- Matured township with ready population
- Caters to major residents within 4km radius
- Easy access via Jalan Ranggu
- Surrounded by matured amenities
- A vibrant atmosphere with modern & practical design

SITE PLAN



- LEGEND
- TYPE S
 - TYPE S1

FLOOR PLAN

23'x50' | 1,198.33 SQ.FT.

