



Artist's Impression

最旺店铺

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这区的最后一期3及4层店铺办工楼 | 只限 39 单位 | 售价由 **RM 950,000** 起

Alpinia brings together a complete way of living to Alpinia Residence through the upcoming **Alpinia Retail Avenue**. Planned from the very beginning as a self-sustainable development, the community-centric retail street offers an avenue of vibrant diversity.



Ready population
from Alpinia
Residence &
surrounding area

密集
人口地区



Flexible layout
design ideal
for modern
businesses

时尚设计适合
现代商务所需



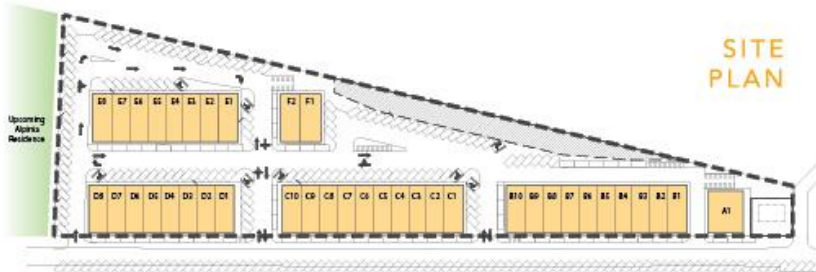
**Surrounded by multiple
colleges/
universities**

毗邻四周
大专院校林立



Ample parking
space for
tenants &
visitors

享有充足的
停车位

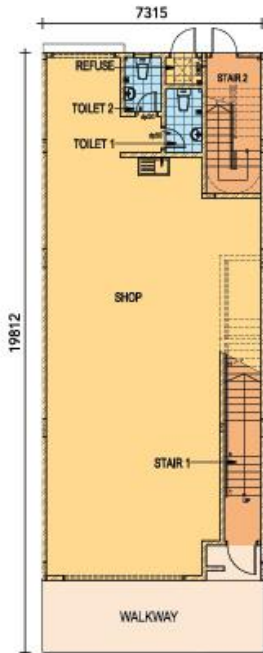


SITE
PLAN

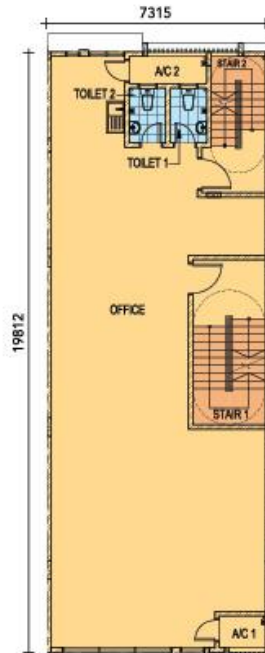
MAIN ROAD 主要公路

FLOOR PLANS

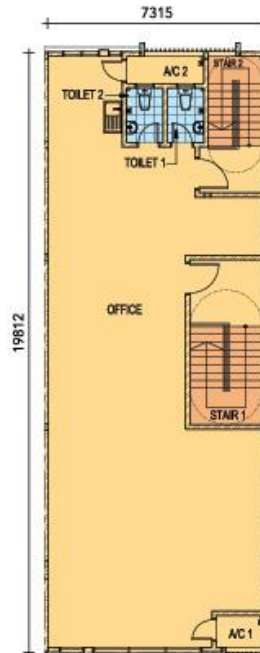
Intermediate : 24' x 65' (3-storey); Built-up area: 4,488 sq. ft.
 Corner : 26' x 65' (4-storey); Built-up area: 6,552 sq. ft.
 Corner : 26' x 65' (3-storey); Built-up area: 4,862 sq. ft.
 Corner : 28' x 65' (3-storey); Built-up area: 5,236 sq. ft.



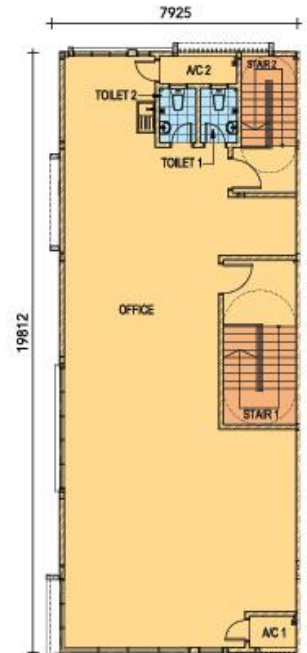
Ground Floor



Level 1



Level 2



Level 3
(For corner units only)

SPECIFICATIONS

Structure	- Reinforced Concrete
Wall	- Brickwork / Concrete Walls
Roofing	- Metal Deck Roof / Reinforced Concrete Flat Roof
Ceiling Finishes	- Skim Coat & Paint / Plasterboard & Paint
Window	- Aluminium Frame Glass window
Door	- Metal Frame Fire Rated Door - Metal Frame Grille Door - Metal Frame Plywood Flush Door - Metal Roller Shutter - Metal Frame Metal Door
Ironmongery	- Quality lockset
Wall Finishes	- Tiles - Toilet & Refuse compartment up to 1500mm Height
Floor Finishes	- Plaster & Paint - Cement Render - Tiles - Cement Render c/w Nosing Tiles
	- All other Walls - Shop, Office & A/C Ledge - Toilet, Covered Walkway & Refuse compartment - Staircase

Paintwork - General Paint - All Wall

Electrical Specifications	Int. Type A/B	Corner Type A	Corner Type B/C	Corner Type D
Ceiling/Wall Lighting Points	37	58	43	83
Ceiling Fan Points	6	8	6	16
13A SO Points	20	31	23	39
Telephone Points	3	4	3	4

Sanitary Specifications	Int. Types A/B	Corner Types B/C	Corner Types A/D
Kitchen Sink & Tap		3	4
Wash Hand Basin & Tap		6	8
Wash Closet		6	8
Bib Tap		6	8

Developed by:
Putra Nilai Development Sdn Bhd
(277443K)

Sales Office:
 Wisma BBN, PT 7454, Jalan BBN 1/1A, Putra Point Phase 1,
 Putra Nilai, 71900 Nilai, N.Sembilan Darul Khasus.
 Email: sales@putranilai.com.my

(06) 850 1888
(012) 969 6287

Wholly owned by:

A 4,235-acre integrated township