



**PELANGI**  
BOULEVARD



TAMAN PELANGI | 3 & 4 STOREY SHOP OFFICE



**3 Storey  
Shop Office**

**4 Storey  
Shop Office**

## PELANGI BOULEVARD AT TAMAN PELANGI

Introducing a vibrant business centre located in the iconic township of Taman Pelangi. This signature development comprises of 3 and 4 storey shop office, offering endless business possibility and investment opportunity.



THE ICONIC BUSINESS CENTRE THAT OFFER

**P**osition

Strategically located to major highways.

**P**restige

A Signature Project by Malaysia's Premier Developer.

**P**opulation

Matured townships with large catchment area.

3P

SITE PLAN OF PELANGI BOULEVARD



3 STOREY  
SHOP  
OFFICE

INTERMEDIATE LOT

TYPE A1

LOT SIZE  
24'x75'

LAND AREA  
1,799sq.ft.

BUILT-UP AREA  
5,330sq.ft.

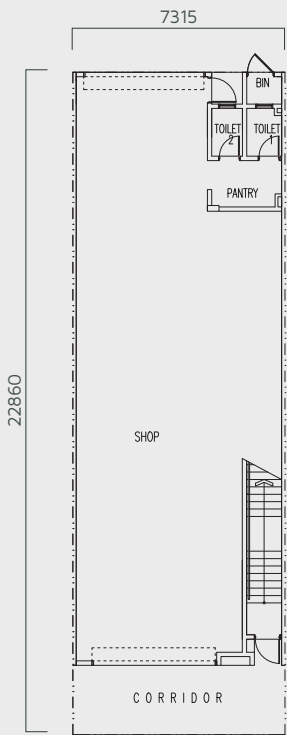
END LOT

TYPE B1

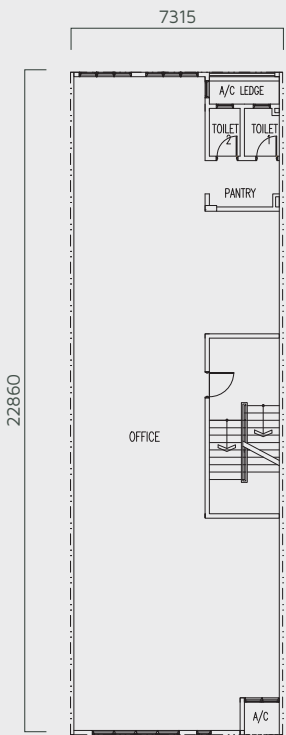
LOT SIZE  
24'x75'

LAND AREA  
1,799sq.ft.

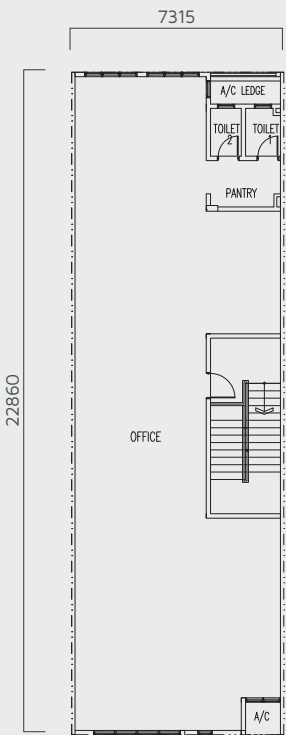
BUILT-UP AREA  
5,330sq.ft.



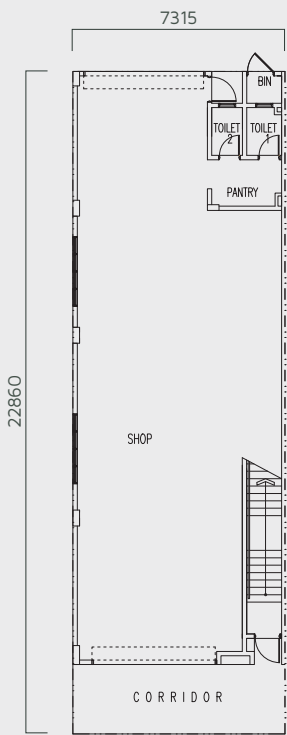
GROUND FLOOR



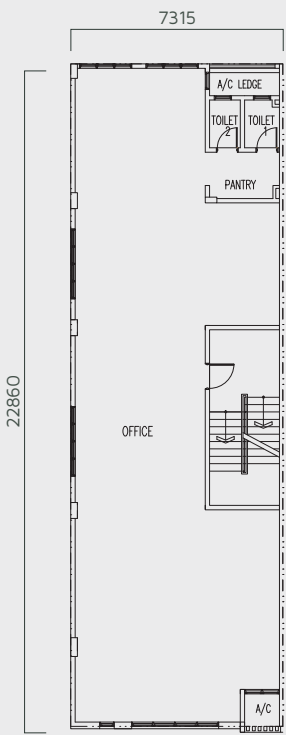
FIRST FLOOR



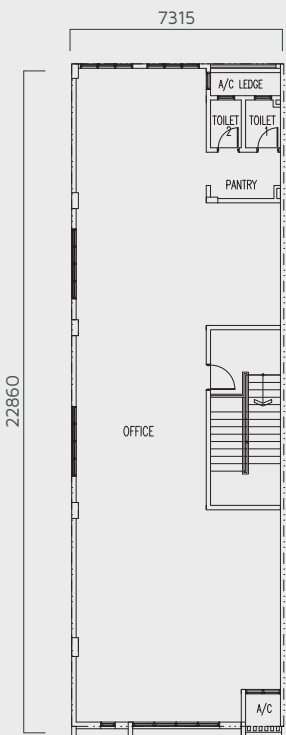
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



4

STOREY  
SHOP  
OFFICE

PRIVATE LIFT

## INTERMEDIATE LOT

### TYPE A

LOT SIZE  
**24'x75'**

LAND AREA  
**1,799 sq.ft.**

BUILT-UP AREA  
**7,065 sq.ft.**

## END LOT

### TYPE B

LOT SIZE  
**24'x75'**

LAND AREA  
**1,799 sq.ft.**

BUILT-UP AREA  
**7,065 sq.ft.**

## CORNER LOT

### TYPE C1 C2

LOT SIZE  
**35'x75'**

LAND AREA  
**2,554 sq.ft.**

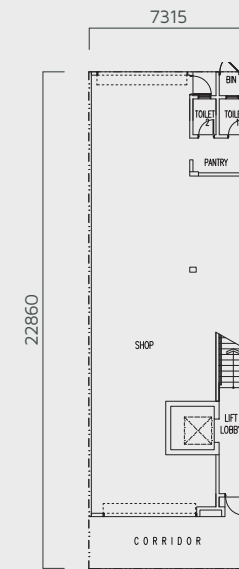
BUILT-UP AREA  
C1 - **10,228 sq.ft.**  
C2 - **10,116 sq.ft.**

### TYPE C3

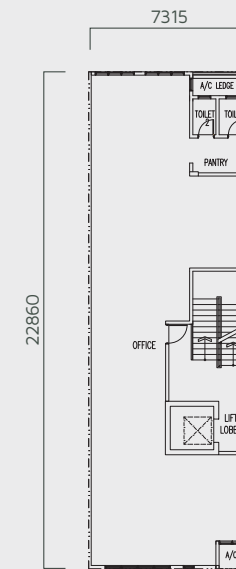
LOT SIZE  
**30'x75'**

LAND AREA  
**2,110 sq.ft.**

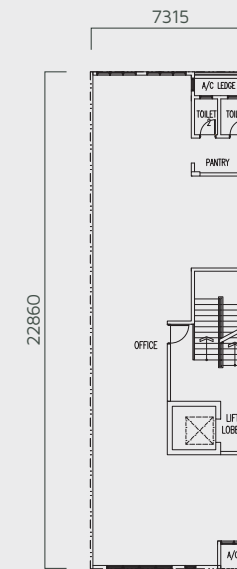
BUILT-UP AREA  
**8289 sq.ft.**



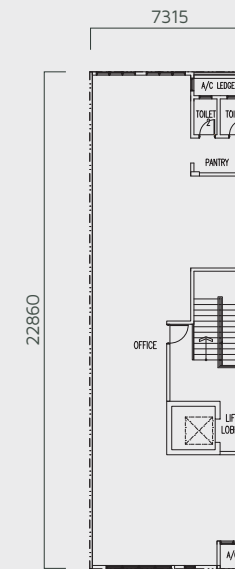
GROUND FLOOR



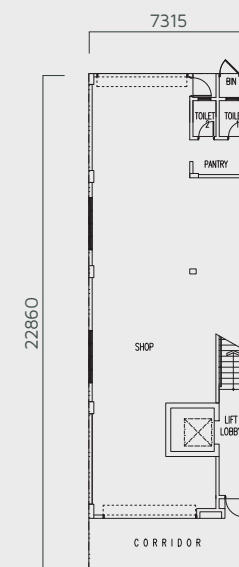
FIRST FLOOR



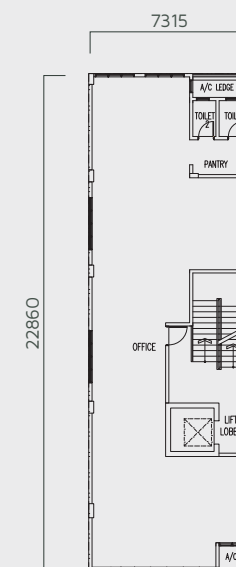
SECOND FLOOR



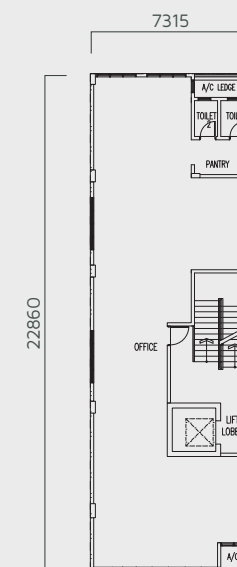
THIRD FLOOR



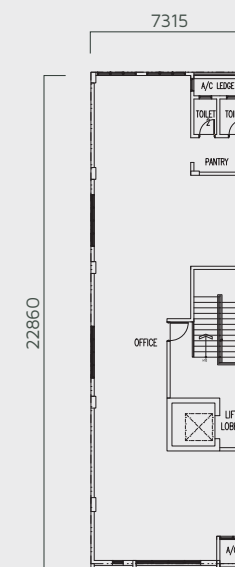
GROUND FLOOR



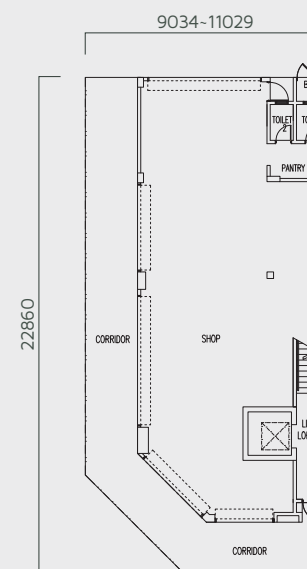
FIRST FLOOR



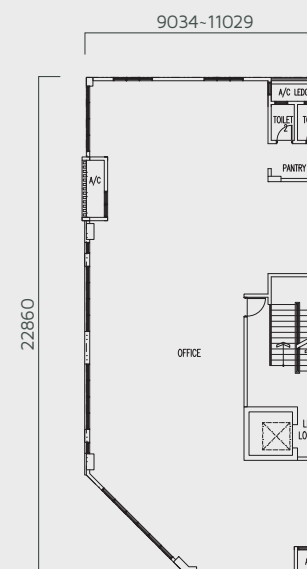
SECOND FLOOR



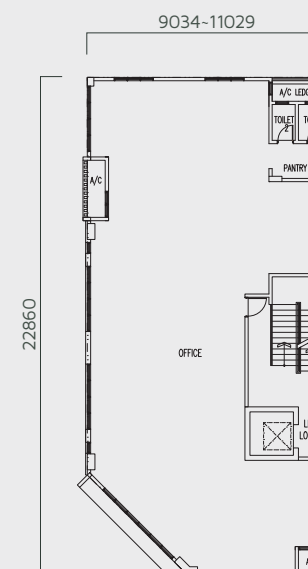
THIRD FLOOR



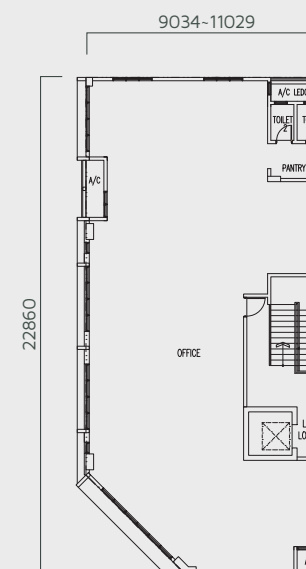
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

BUILDING SPECIFICATION

STRUCTURE	- Reinforced Concrete Framework
WALL	- Brick wall
ROOF COVERING	- Metal Deck Roofing Sheet and R.C Flat Roof
ROOF FRAMING	- Quality Roof Truss
CEILING FINISHES	: Asbestos Free Ceiling / Skim Coating
WINDOWS	- Aluminum Frame Casement Window / Sliding Window / Top Hung / Fixed Glass Panel
DOORS	: Roller Shutter / Fire Rated Door / Plywood Flush Door
IRONMONGERIES	- Quality Lockset

WALL FINISHES

All Toilets	- 1500mm Height Ceramic Tiles
Pantry	- 1500mm Height Ceramic Tiles

FLOOR FINISHES

All Toilets	- Ceramic Tiles
Corridor	- Ceramic Tiles
Other Areas	- Cement Render
Lift Lobby	- Cement Render

SANITARY & PLUMBING FITTING

	3 STOREY	4 STOREY
W.C.	6 nos.	8 nos.
Toilet Roll Holder	6 nos.	8 nos.
Wash Basin	3 nos.	4 nos.

Note:  
All the above specifications are subject to changes to comply with the requirements of the appropriate authority or if the vendor’s architect consider if necessary.

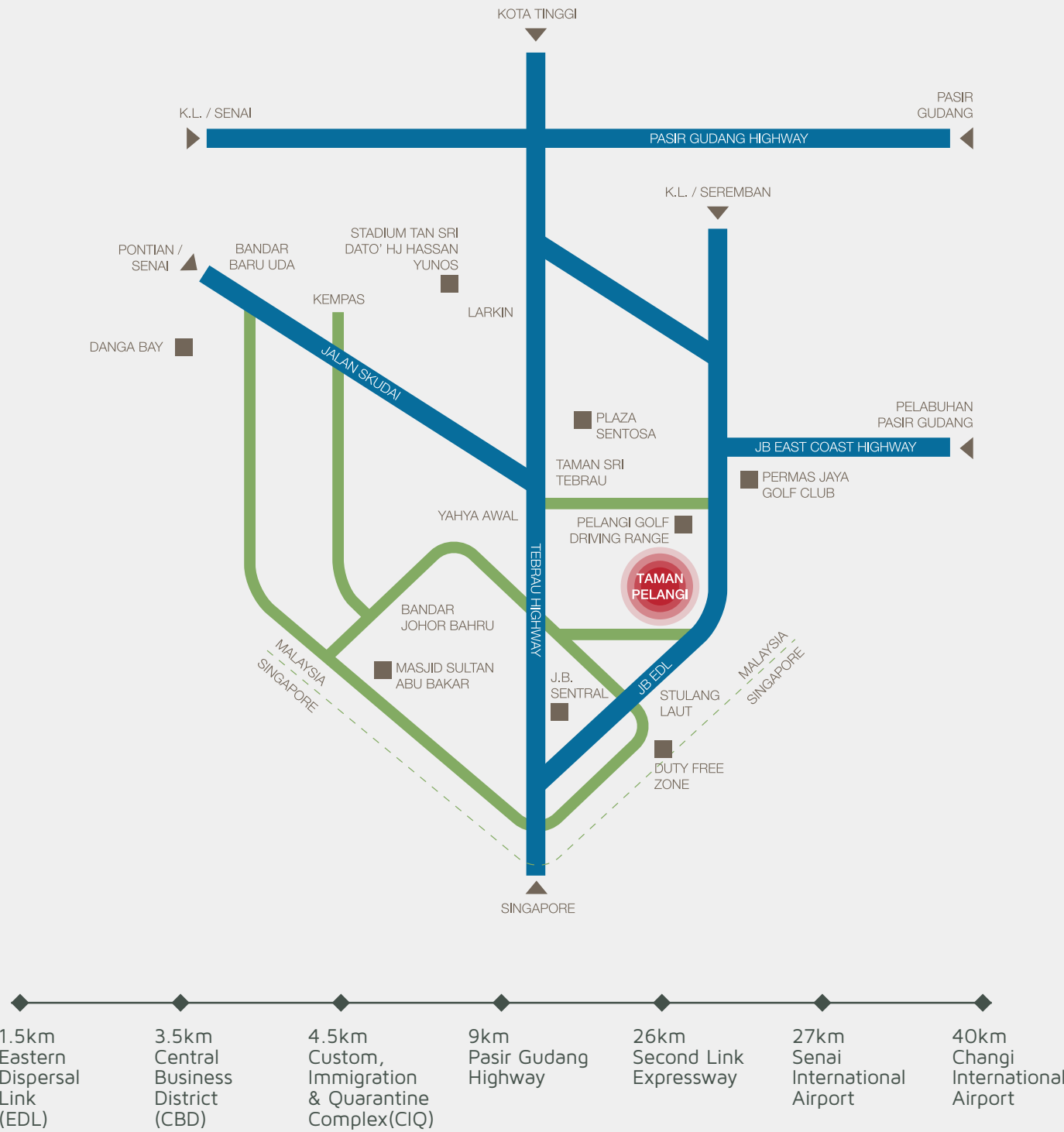
ELECTRICAL INSTALLATIONS

3 STOREY SHOP OFFICE		
	Intermediate/ Odd End Unit	
Power Point (13A)	21 nos.	
Lighting Point	35 nos.	
Fan Point	9 nos.	
Air Cond. Point	4 nos.	
Internal Telephone Telephone Point	3 nos.	
Trunking And Cabling Internet Point (Soho Box)	3 nos.	

4 STOREY SHOP OFFICE

	Intermediate/ Odd End Unit	Corner Unit
Power Point (13A)	28 nos.	28 nos.
Lighting Point	48 nos.	55 nos.
Fan Point	12 nos.	12 nos.
Lift	1 no.	1 no.
Air Cond. Point	6 nos.	6 nos.
Internal Telephone Telephone Point	4 nos.	4 nos.
Trunking And Cabling Internet Point (Soho Box)	4 nos.	4 nos.

PELANGI BOULEVARD  
STRATEGIC LOCATION



\*Distance information provided is just for indicative purposes only.



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**livelearnworkplay**

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