



SEMI-D FACTORY



TERRACE FACTORY



MODERN BUSINESS SPACES

@TAMAN INDUSTRI JAYA

ENGINEERED FOR EFFICIENCY

The factory units at Taman Industri Jaya are contemporarily designed, with simple and sleek lines and plenty of glass windows to allow ample natural lighting into the workspaces. Each factory occupies its own plot that features parking lots and sound security.



OPEN BUSINESS PARK

Open work environment with wide entrance roads and multiple entry points.



NO MAINTENANCE FEE

Optimise operating expenses with zero maintenance fee payments.



PRIME LOCATION

Close to the city centre, airport, seaports and surrounded by mature townships.



HIGH SPEED BROADBAND

Cutting edge internet capabilities to ensure swift and smooth operations.



EXCELLENT CONNECTIVITY

Highly accessible via Jalan Skudai and the North-South expressway.



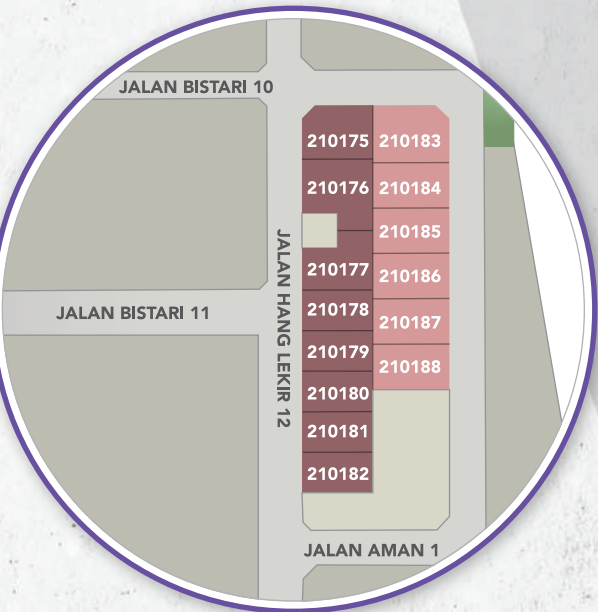
Artist's impression

MASTER PLAN



66 TERRACE FACTORY

- NEO 1 - 24' x 80'
- NEO 2 - 24' x 84'
- NEO 3 - 24' x 108'



14 SEMI-D FACTORY

- NOVA 1 - 85' x 146'
- NOVA 2 - 76' x 130'

THE INDUSTRIAL TOWNSHIP

Taman Industri Jaya is a niche industrial scheme that sits on 198 acres of land, offering bungalow, terrace and semi-detached factory units.

The industrial township is surrounded by mature neighbourhoods such as Taman Nusa Bestari, Taman Sutera Utama, Taman Jaya Mas and Taman Selesa Jaya.



TERRACE FACTORY FLOOR PLAN



SIDE VIEW

Office Space

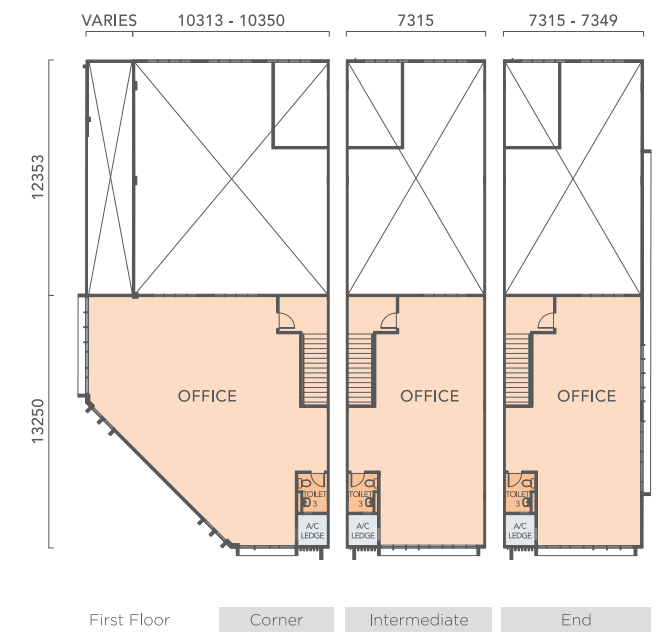
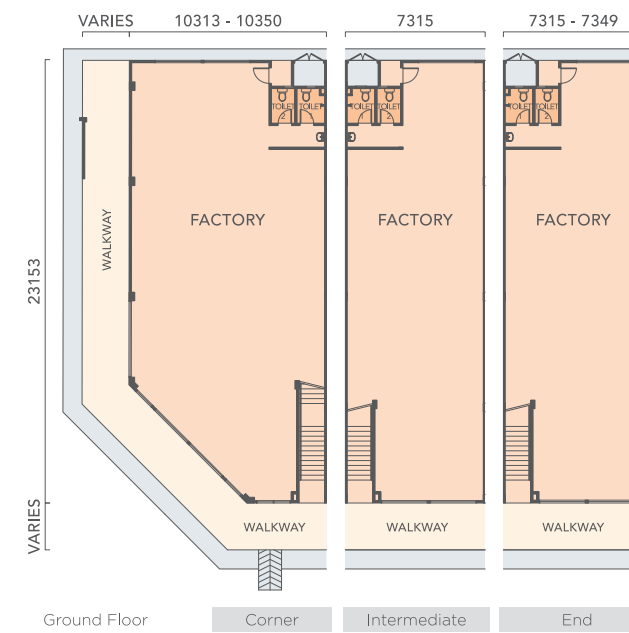
Highly Adaptable Spaces



NEO 2

Land Area **24' X 84'**
Built-up Area **3,065** sq.ft.

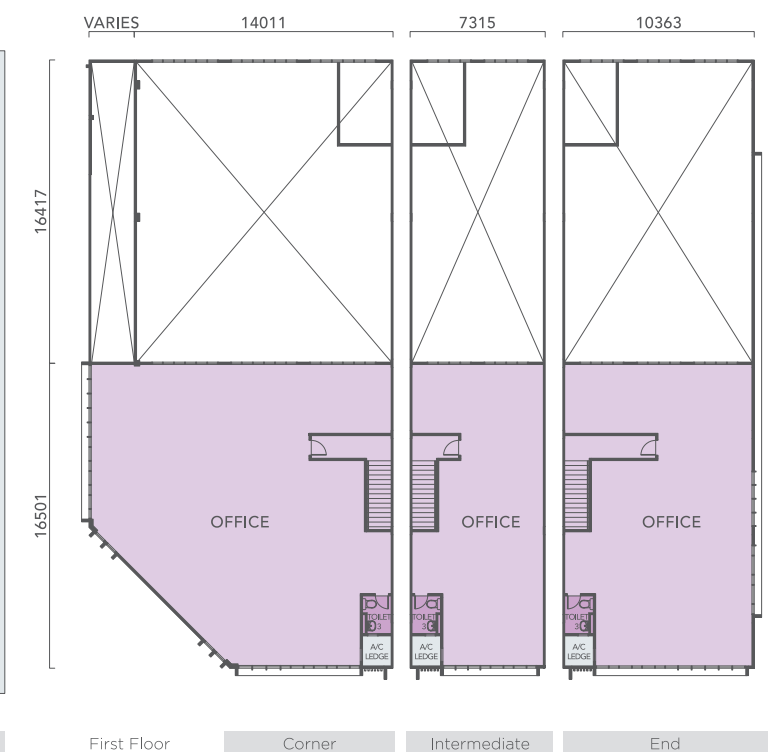
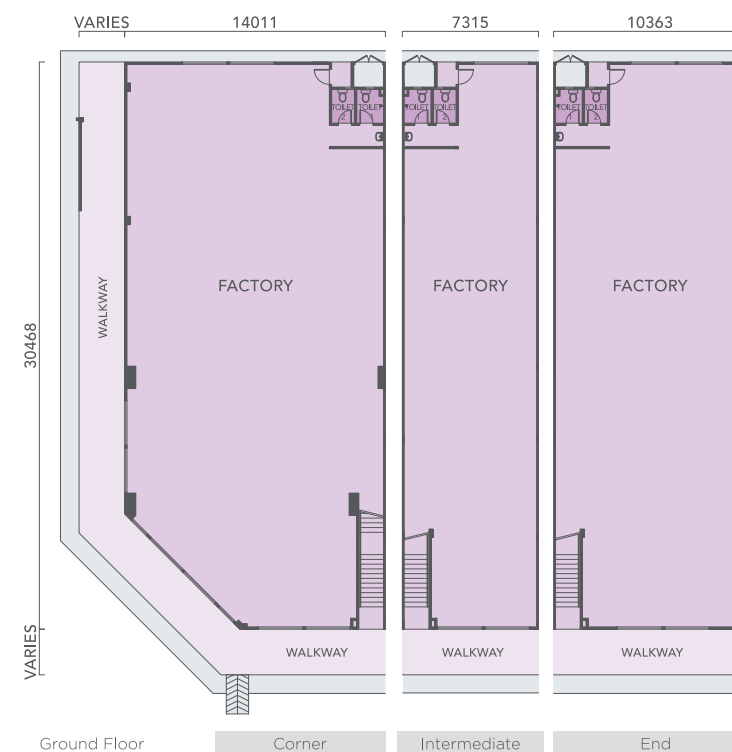
24 units



NEO 3

Land Area **24' X 108'**
Built-up Area **3,897** sq.ft.

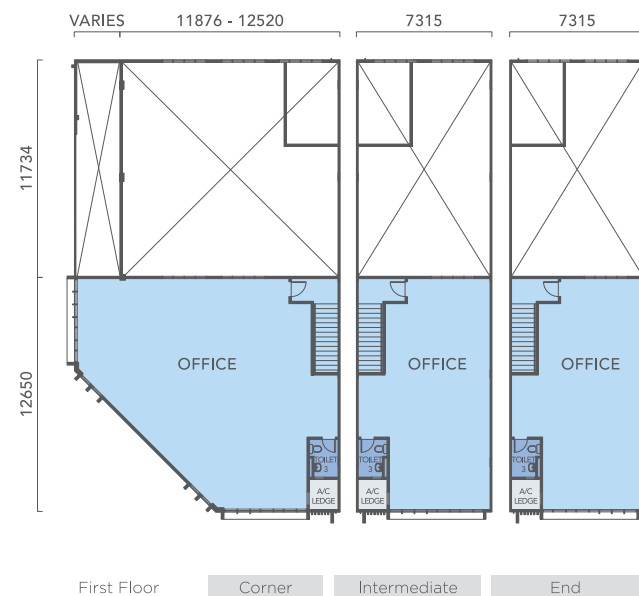
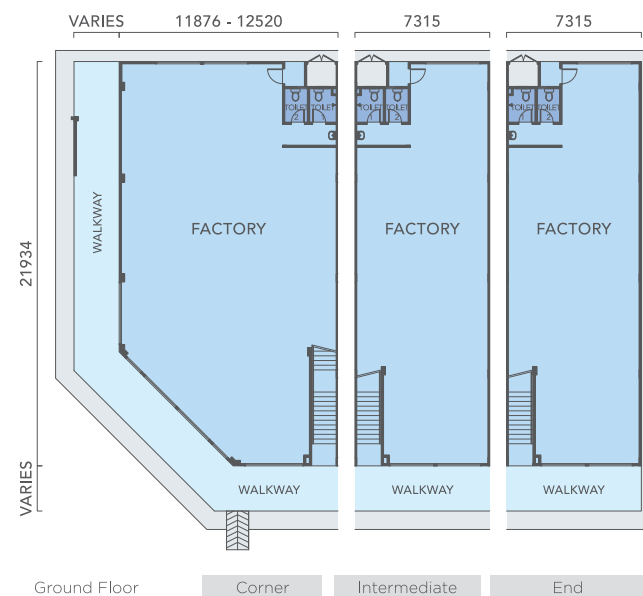
24 units



NEO 1

Land Area **24' X 80'**
Built-up Area **2,921** sq.ft.

18 units



SEMI-D FACTORY
FLOOR PLAN



Artist's impression

NOVA

1

Land Area 85' X 146'
Built-up Area 7,319 sq.ft.

6

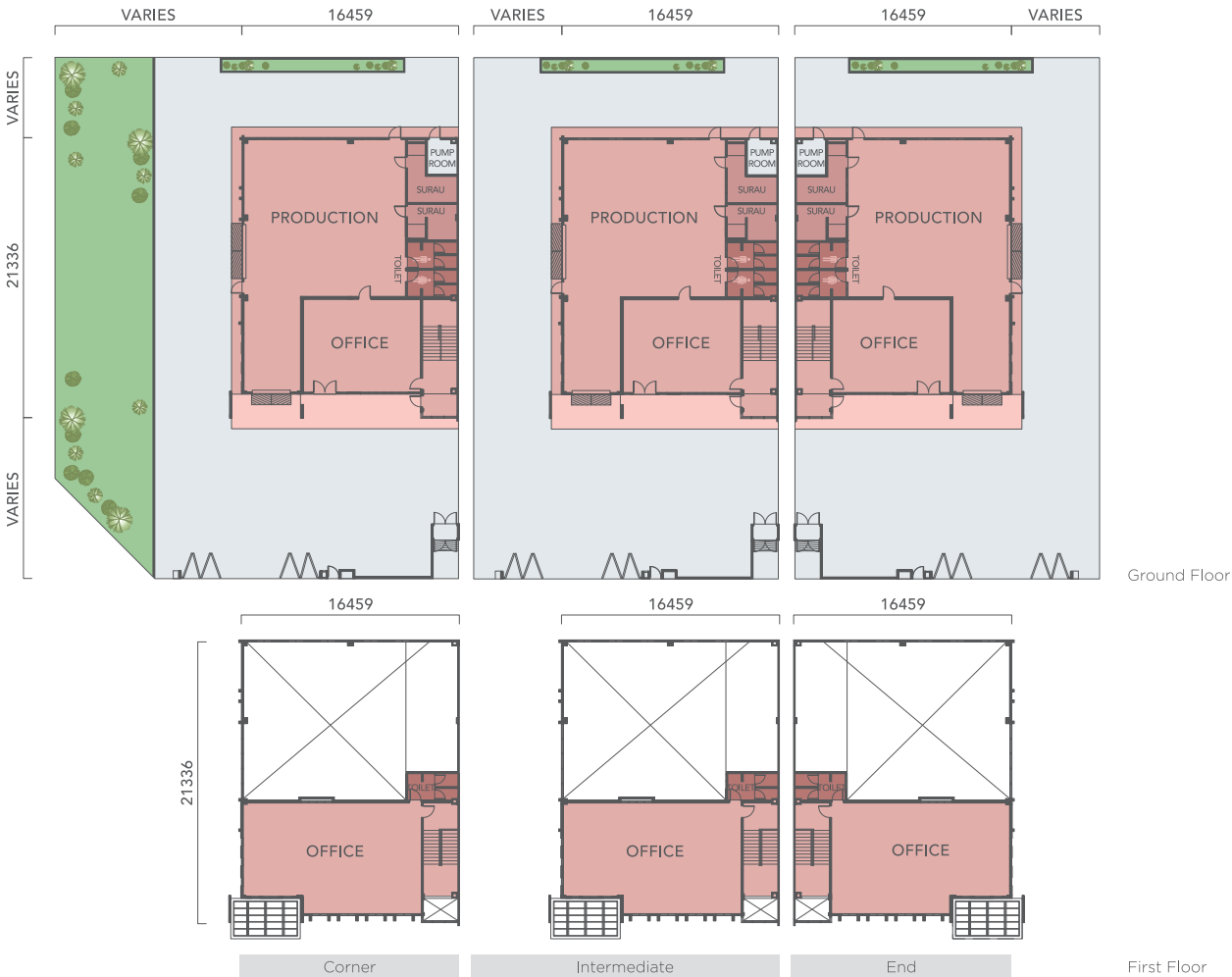
units



NOVA
2

Land Area 76' X 130'
Built-up Area 5,389 sq.ft.

8
units



TERRACE & SEMI-D FACTORY SPECIFICATIONS.

Structure Reinforced Concrete Framework, Steel Frame, Steel Trusses	Wall Finishes All Toilets 1500mm Height Tiles
Wall Light Weight Block / Clay Brick Wall	Floor Finishes TERRACE All Toilets Factory, Walkway, Office & Other Tiles Cement Render
Roof Covering Metal Roofing Sheet	SEMI-D All Toilets Production, Office & Other Tiles Cement Render
Roof Framing Quality Roof Truss	Sanitary & Plumbing Fitting Quality Sanitary Wares with Fittings
Ceiling Asbestos Free Ceiling Board / Skim Coat	Electrical Installations TERRACE Three phase (setting at 60 Amp) electricity supply terminated at distribution board
Windows TERRACE Aluminium Frame Window / M.S Frame Window	SEMI-D Three phase (setting at 200 Amp) electricity supply terminated at distribution board
SEMI-D Aluminium Frame Window	Internal Telecommunication Trunking & Cabling Fiber Wall Socket Provided
Doors Zincalume Roller Shutter / Fire Roted Door / Plywood Flush Door / PVC Flush Door	
Ironmongeries Quality Lockset	

PRICING SUMMARY

Type:

Selling Price:

Type:

Selling Price:

Packages Included:

Packages Included:

Remarks:

Remarks:

DIRECTORY

Angkatan Pertahanan Awam

32-48, Jalan Setia Tropika 1/29, Setia Tropika,
82100 Johor Bahru, Johor, Malaysia
07-234 0360

BOMBA (Fire Department) Skudai

Jalan Kebudayaan 22, Taman Universiti,
81300 Skudai,Johor
07-520 4144

Bukit Indah Customer Engagement Centre

Wisma S P Setia, Jalan Indah 15, Taman Bukit Indah,
81200 Johor Bahru, Johor
07-2415397

Department of Environment (DOE)

No 46, Jalan Pertama 1, Taman Tampoi Indah 2,
81200 Skudai, Johor, Malaysia
07-550 0522

Federation of Malaysian Manufacturers
(FMM Johor Branch)

No 1 & 3, Jalan Kencana Mas 1/1, Tebrau Business Park,
81100 Johor Bahru, Johor, Malaysia
07-357 7613.

Indah Water Konsortium (Unit Skudai)

No. 24, Jalan Titiwangsa 3/1, Taman Tampoi Indah,
81200 Skudai, Johor, Malaysia
07-241 2501

Jabatan Agama Islam Negeri Johor (JAIJ)

Jalan Masjid Abu Bakar, Masjid Sultan Abu Bakar,
80990 Johor Bahru, Johor, Malaysia
07- 228 2900

Jabatan Kesihatan Negeri Johor

Wisma Persekutuan, Tingkat 2,3,4,5 & 9 Blok B, 80590,
Jalan Ayer Molek, Bandar Johor Bahru,
80000 Johor Bahru, Johor, Malaysia
07-224 5188

Johor State Investment Centre

Aras 3, Blok B, Bangunan Dato’ Abdul Rahman Andak,
Kota Iskandar, 79000 Nusajaya, Johor, Malaysia
07-266 7720

Lembaga Hasil Dalam Negeri

Bangunan Hasil, 1, Jalan Padi Emas 1, Bandar Baru Uda,
81200 Johor Bahru, Johor, Malaysia
07-233 7000

Majlis Bandaraya Johor Bahru (MBJB)

Peti Surat 232, Jalan Dato’ Onn,
80720 Johor Bahru, Johor, Malaysia
07-228 2525

Majlis Bandaraya Iskandar Puteri (MBIP)

Majlis Perbandaran Johor Bahru Tengah,
Jalan Bertingkat Skudai, 81300, Johor
07-555 5000

Malaysia External Trade Development Corporation
(MATRADE)

Suite 6B, Level 6, Menara Ansar, No.65 Jalan Trus,
80000 Johor Bahru, Johor, Malaysia
07-222 9400

Malaysian Investment Development Authority (MIDA)

No 5, Level 13, Menara Tabung Haji, Jalan Ayer Molek,
80000 Johor Bahru, Johor, Malaysia
07-224 2550

Ministry of International Trade & Industry (MITI)

MITI Regional Office, Johor Level 13, Lot 1-4,
Bangunan Tabung Haji, Jalan Ayer Molek,
80000 Johor Bahru, Johor, Malaysia
07-222 7878

Pejabat PERKESO Negeri Johor

26, Jalan Abdul Razak (Susur 5), Kampung Kastam Larkin,
80350 Johor Bahru, Johor, Malaysia
014-351 1738

Polis Diraja Malaysia (PDRM) Iskandar Puteri

No.187, Jalan Bestari 2/5, Taman Nusa Bestari,
81300 Skudai, Johor
07-511 3622

SAJ Holdings Sdn Bhd, Kempas

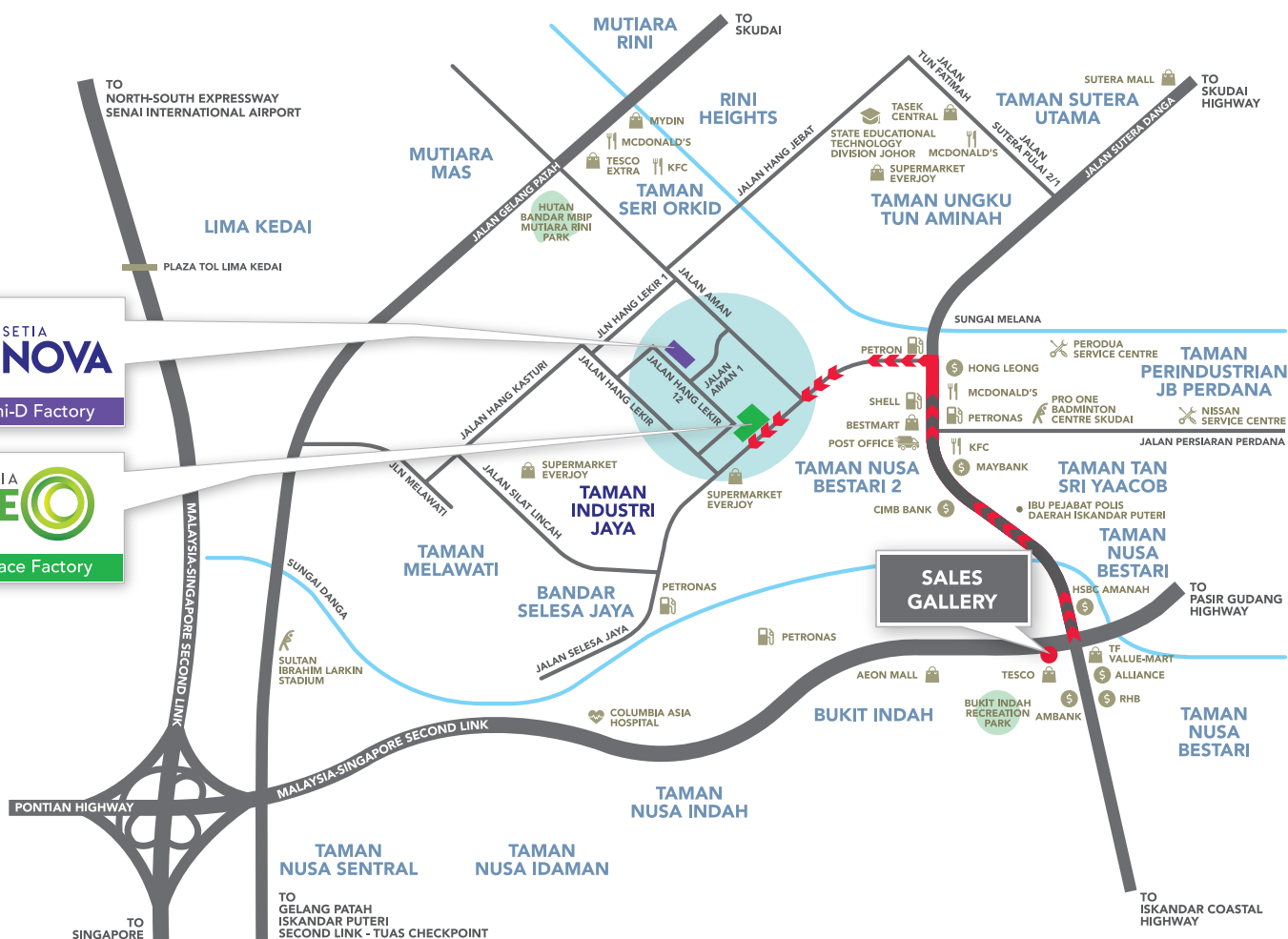
No. 3, Jalan Bukit Kempas Empat 1, Taman Bukit Kempas,
81200 Johor Bahru, Johor, Malaysia
07-232 1159

SME Corporation @ Johor Office (SME Corp)

Tingkat 11, Lot 06, Menara TH, Jalan Ayer Molek,
80000 Johor Bahru, Johor, Malaysia
07-221 4815

Tenaga Nasional Berhad (TNB) Johor Bahru

Wisma TNB, Jalan Yahya Awal, Bandar Johor Bahru,
80100 Johor Bahru, Johor, Malaysia
07-219 2000



Location	Distance from Previous Location (km)	Accumulated Distance (km)
BUKIT INDAH	-	0
PASIR GUDANG HIGHWAY	4	4
SKUDAI HIGHWAY	5.4	9.4
NORTH-SOUTH EXPRESSWAY	5.8	15.2
JOHOR BAHRU	14.6	29.8
SENAI INTERNATIONAL AIRPORT	16	45.8
WOODLANDS CHECKPOINT	21.5	67.3
TANJUNG PELEPAS PORT	23	90.3
TUAS CHECKPOINT	27.1	117.4
Final Distance	29	146.4

Stay Together. Stay Setia
livelearnworkplay

Get There by  **waze** **BUKIT INDAH
SALES GALLERY**



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