

IXORA PARK CITY

MERIDIN EAST

2 & 3 STOREY SHOP OFFICES

| PHASE 3 |

IXORA PARK CITY

MERIDIN EAST

BANDAR SERI ALAM
TAMAN MOLEK
TAMAN DESA TEBRAU
JOHOR BAHRU



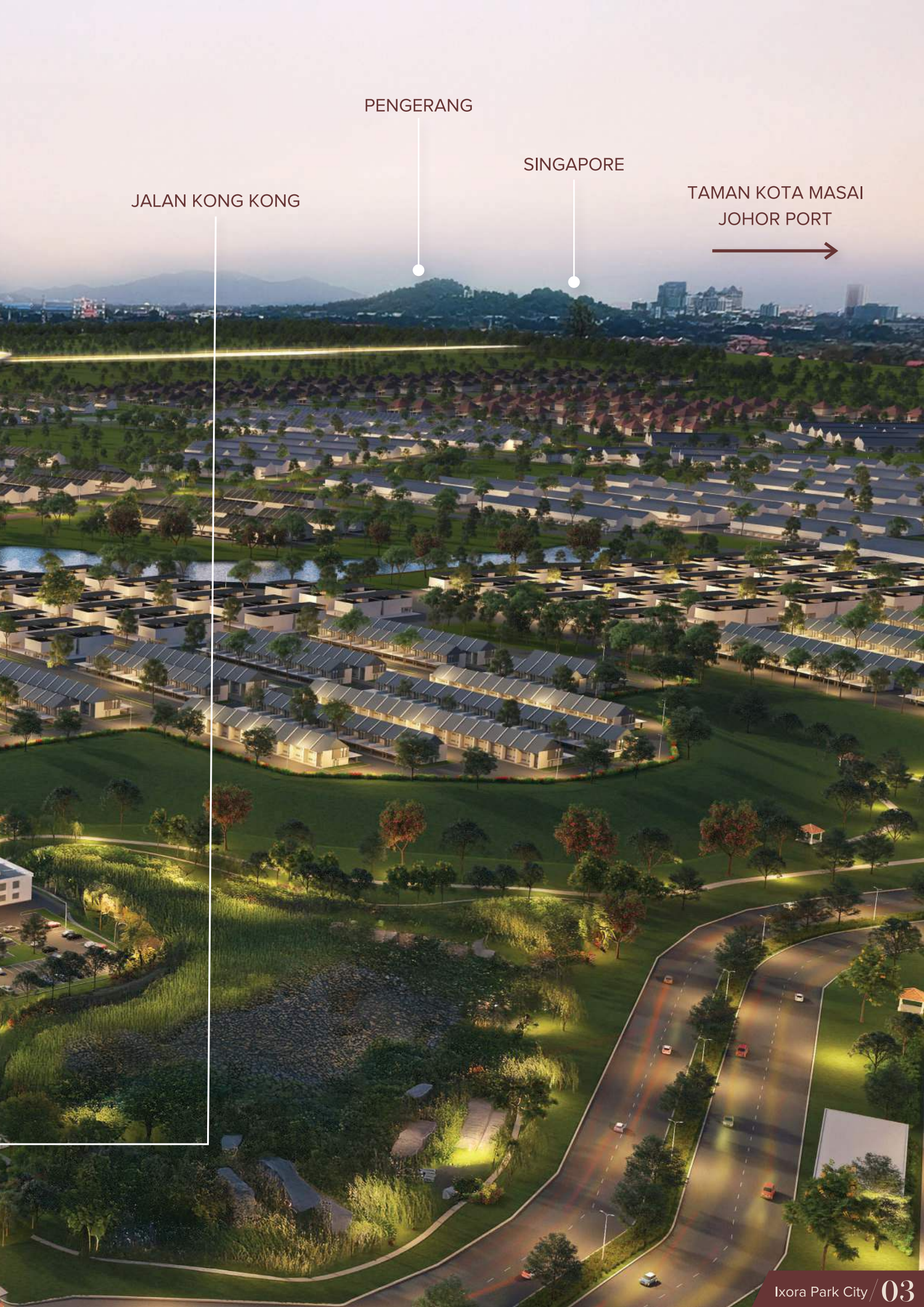
LEBUH RAYA
SENAI – DESARU

Urban Commercial Centre *With A Vibrant Masterplan*

1,313-acre
FREEHOLD
satellite city

Estimated future
households of
over 35,000

500 acres of green belt
regulating surrounding
temperature



PENGERANG

SINGAPORE

JALAN KONG KONG

TAMAN KOTA MASAI
JOHOR PORT



Premium Spaces With Prime Potential

Ixora Park City offers superior operational efficiency in an environment where every detail encourages productivity, connectivity, and excellence.



Think Global. Thrive Local.

5KM

Senai-Desaru
Expressway

10KM

JB East Coast
Highway

11KM

Pasir Gudang
Highway



Freehold



Green Spaces
& Parks



Ample Parking
Lots



Sleek Modern
Facade



Practical Functional
Layouts



Empowering Business, Enhancing Potential

Opportunity and connectivity that maximizes your investment - all in one destination.



The New Central Commercial District



Corporate
Office



F&B
Outlets



Education
Centres



Wellness
Services



Convenience
Stores



Workshop &
Hybrid Spaces



Artist's Impression Only



Versatile.



Functional.



Innovative.



Strategic.

The Floor Plan

2 & 3 Storey Shop Offices

Corner Unit

30' x 70'

Built-Up Area (2-Storey) : 3,556 sq.ft.

Built-Up Area (3-Storey) : 5,437 - 5,592 sq.ft.

Intermediate Unit

22' x 70'

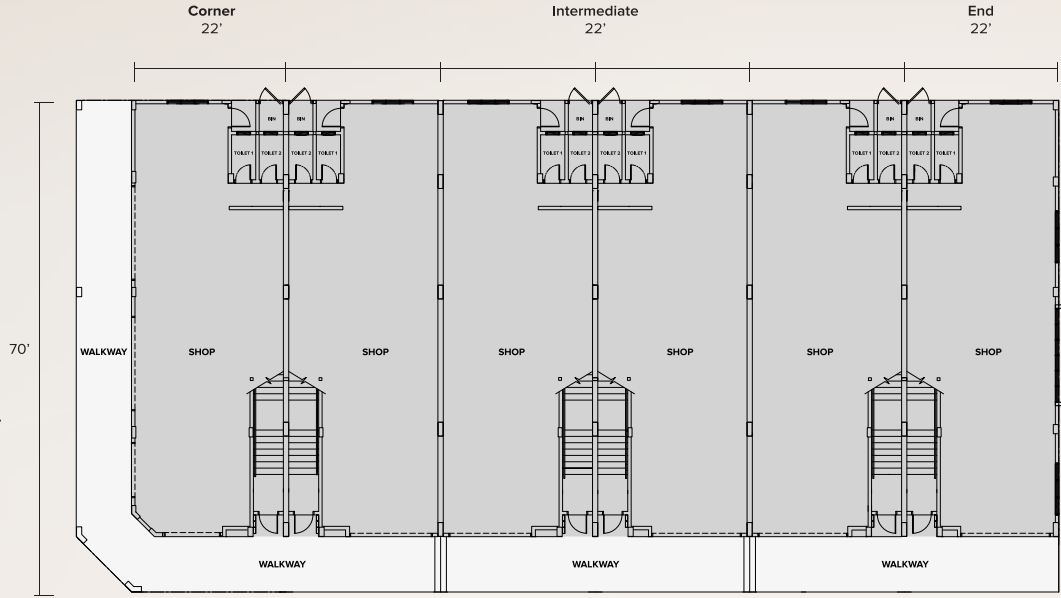
Built-Up Area (2-Storey) : 2,895 - 3,117 sq.ft.

Built-Up Area (3-Storey) : 4,334 sq.ft.

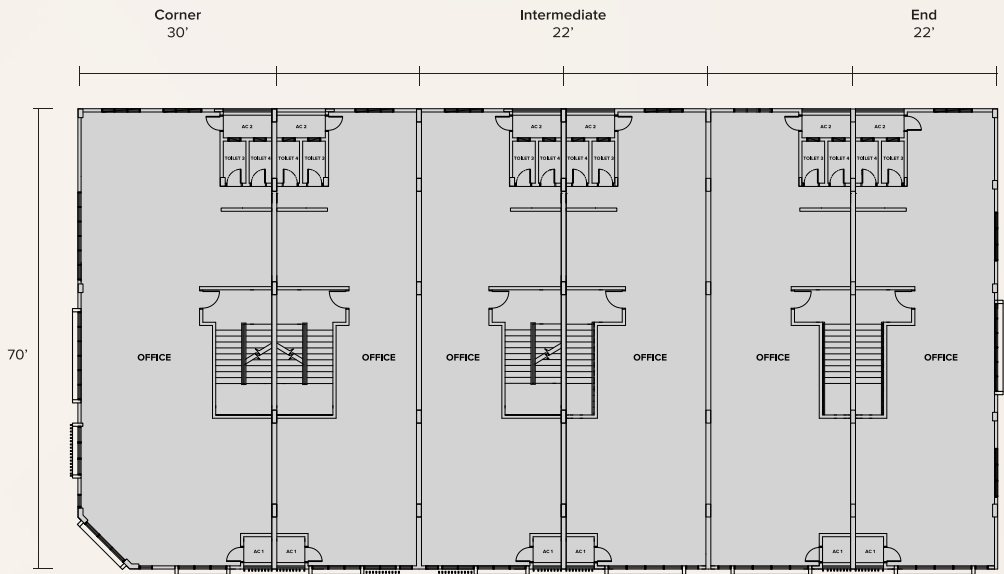
End Unit

22' x 70'

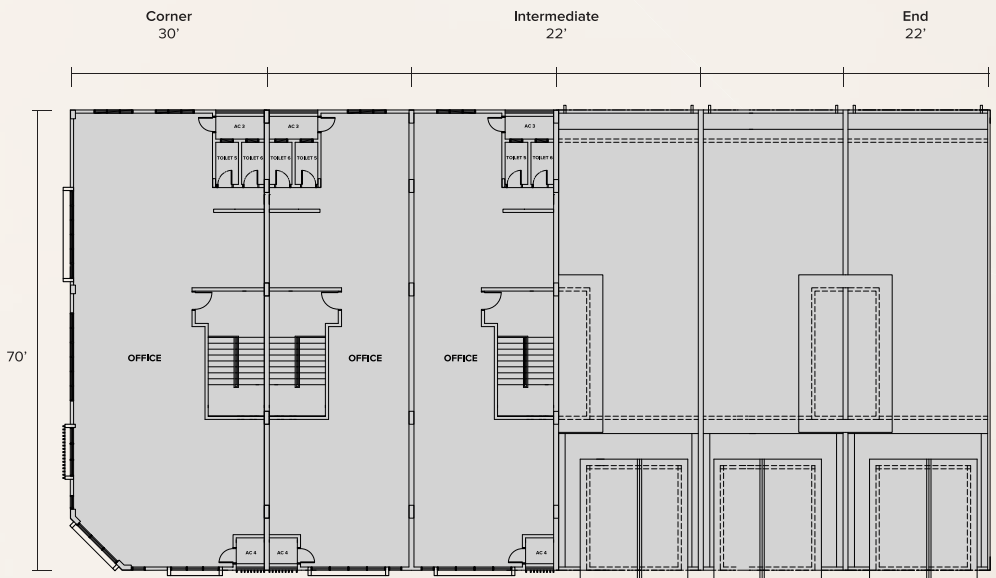
Built-Up Area (2-Storey) : 2,839 - 2,895 sq.ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

*For 3-Storey Only

Specification

2-STOREY SHOP OFFICE

STRUCTURE	: Reinforced Concrete
WALL	: Brick Wall
MAIN ROOF	: Metal Sheet Roof / RC Flat Roof
CEILING	: Skim Coat / Ceiling Board

FLOOR FINISHES

a) Shop, Office, Entrance, Staircase	: Cement Render
b) All Toilets	: Tiles
c) Bin	: Tiles
d) Walkway, A/C Ledge	: Cement Render
e) Others (All Corner Units)	: Spot Turfing

WALL FINISHES

a) Shop	: Cement Plaster / Paint
b) All Toilets	: Tiles up to 1500mm Height / Cement Plaster & Paint
c) Bin	: Tiles up to 1700mm Height
d) Others	: Cement Plaster & Paint

PAINTING

a) External & Internal Wall	: Selected Paint
b) Timber & Metal Works	: Selected Paint

DOORS

a) Shop	: Roller Shutter
b) Entrance	: M.S Grill Door
c) Office	: Fire Door
d) Back Entrance, A/C Ledge	: Plywood Flush Door
e) All Toilets	: PVC Flush Door
f) Others	: Selected Door

WINDOWS	: Aluminium Framed / Glass
LOCKS	: Selected Lockset

SANITARY FITTINGS

a) Kitchen Sink	: 1 no
b) Pedestal W.C	: 4 nos
c) Wash Basin	: 2 nos

ELECTRICAL INSTALLATION	<u>Corner Unit</u>	<u>Intermediate / End Unit</u>
a) Light Point	: 29 nos	: 22 nos
b) Power Point	: 13 nos	: 12 nos

3-STOREY SHOP OFFICE

STRUCTURE	: Reinforced Concrete
WALL	: Brick Wall
MAIN ROOF	: Metal Sheet Roof / RC Flat Roof
CEILING	: Skim Coat / Ceiling Board

FLOOR FINISHES

a) Shop, Office, Entrance, Staircase	: Cement Render
b) All Toilets	: Tiles
c) Bin	: Tiles
d) Walkway, A/C Ledge	: Cement Render
e) Others (All Corner Units)	: Spot Turfing

WALL FINISHES

a) Shop	: Cement Plaster / Paint
b) All Toilets	: Tiles Up to 1500mm Height / Cement Plaster & Paint
c) Bin	: Tiles Up to 1700mm Height
d) Others	: Cement Plaster & Paint

PAINTING

a) External & Internal Wall	: Selected Paint
b) Timber & Metal Works	: Selected Paint

DOORS

a) Shop	: Roller Shutter
b) Entrance	: M.S Grill Door
c) Office	: Fire Door
d) Back Entrance, A/C Ledge	: Plywood Flush Door
e) All Toilets	: PVC Flush Door
f) Others	: Selected Door

WINDOWS	: Aluminium Framed / Glass
LOCKS	: Selected Lockset

SANITARY FITTINGS

a) Kitchen Sink	: 1 no
b) Pedestal W.C	: 6 nos
c) Wash Basin	: 3 nos

ELECTRICAL INSTALLATION	<u>Corner Unit</u>	<u>Intermediate Unit</u>
a) Light Point	: 46 nos	: 35 nos
b) Power Point	: 20 nos	: 18 nos



The Site Plan

Legend:

 **2-Storey Shop Office**
Built-Up Area : from. 2,839 - 3,556 sq.ft.

 **3-Storey Shop Office**
Built-Up Area : from. 4,334 - 5,592 sq.ft.

 **Bumi Lots**

FINAL PHASE
Limited Units. Grab Yours Now!



The Master Plan



Strategically Located Seamless Accessibility

Be positioned in a complete location surrounded by matured residential areas with excellent catchment and ready amenities in the master-planned community of Meridin East.



4
km

- Politeknik Ibrahim Sultan
- SJK(C) Ladang Grisek
- SMK Kota Masai 2
- Taman Pertanian Johor
- Lotus's Kota Masai

8
km

- KPJ Pasir Gudang
- Penawar Specialist Hospital
- Hospital Pasir Gudang
- SMK Tanjung Puteri Resort
- Econsave Taman Scientex

11
km

- Bukit Layang-Layang
- Pasir Gudang Bus Terminal
- KIP Mall Masai

15
km

- Regency Specialist Hospital
- Foon Yew High School Seri Alam
- Today's Market
- Mydin Seri Alam
- Lotus's Seri Alam

22
km

- Permas Jaya Golf Club
- AEON Permas Jaya
- Lotus's Plentong
- Giant Plentong

44
km

- Ibrahim International Business District (IIBD)
- Bukit Chagar RTS Station
- Columbia Asia Hospital – Tebrau
- Desaru Beach

ME
MERIDIN EAST

Reinvent Spaces. Enhance Life.

MahSing



Meridin East Sales Gallery

Jalan Bestari Perdana Utama 6, Taman Bestari Perdana,
81700 Pasir Gudang.
Open Daily: 9:30AM - 6:00PM

07 291 3208
meridin-east.com.my

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