

PROPOSED MIX DEVELOPMENT OF
4.26 ACRES LAND TL 017524131
AT TANJUNG ARU, KOTA KINABALU, SABAH

LEMBAGA PEMBANGUNAN
PERUMAHAN DAN BANDAR
Tingkat 13-15, Wisma Perindustrian,
Jalan Istiadat, Likas,
88400, Kota Kinabalu, Sabah

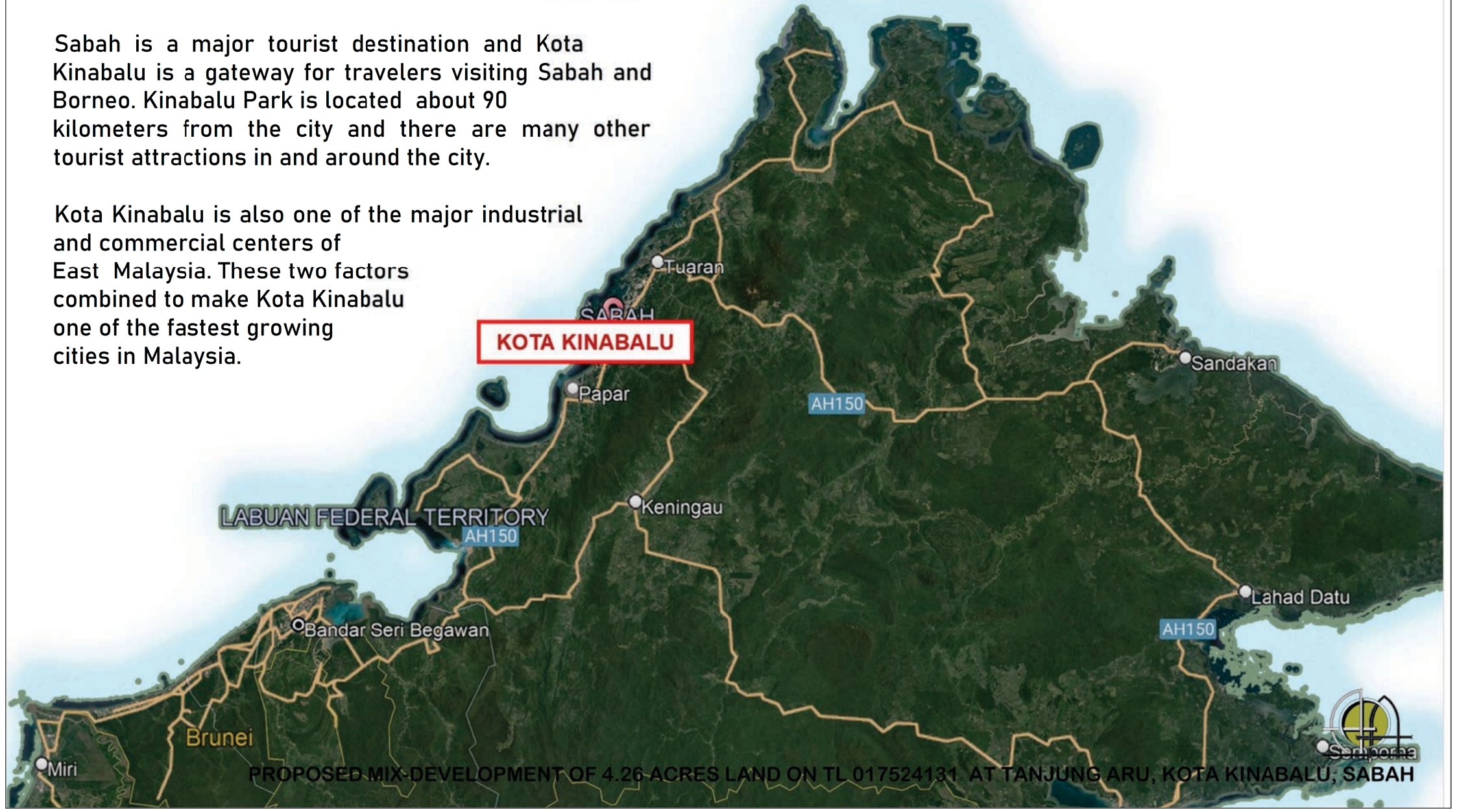
Developer
SUFFIAN CONTRACTOR SDN. BHD.
(1177155-P)
Tb 321, 2nd Floor, No. 18,
Blok 38, Fajar Complex,
91000, Tawau, Sabah

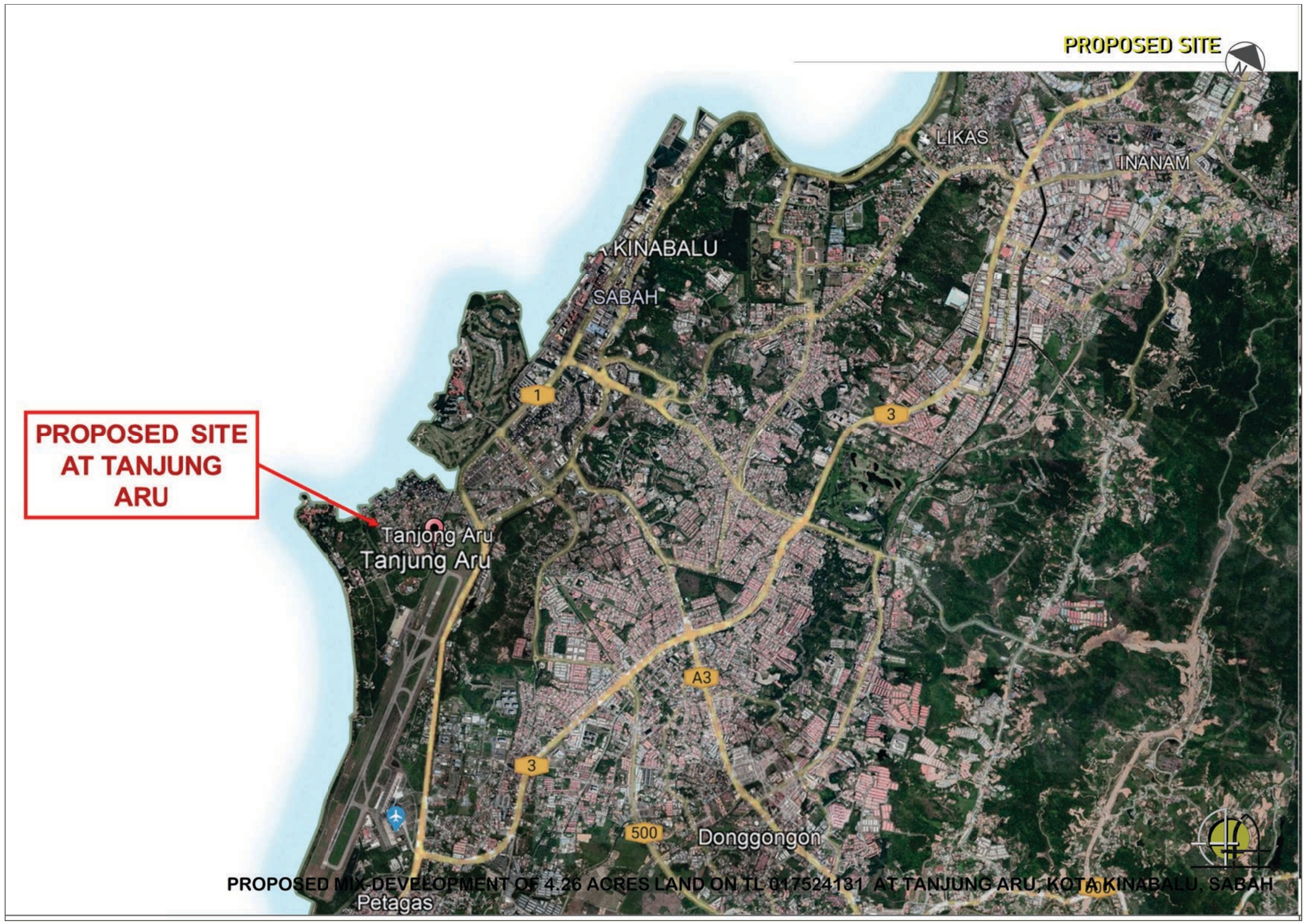
ALASIM OMAR ARCHITECT
F-27-1, Royal Plaza Putatan,
88200, Kota Kinabalu, Sabah.
email : alasim.architect@gmail.com
Tel : 088 760 752 Fax : 088 761 752

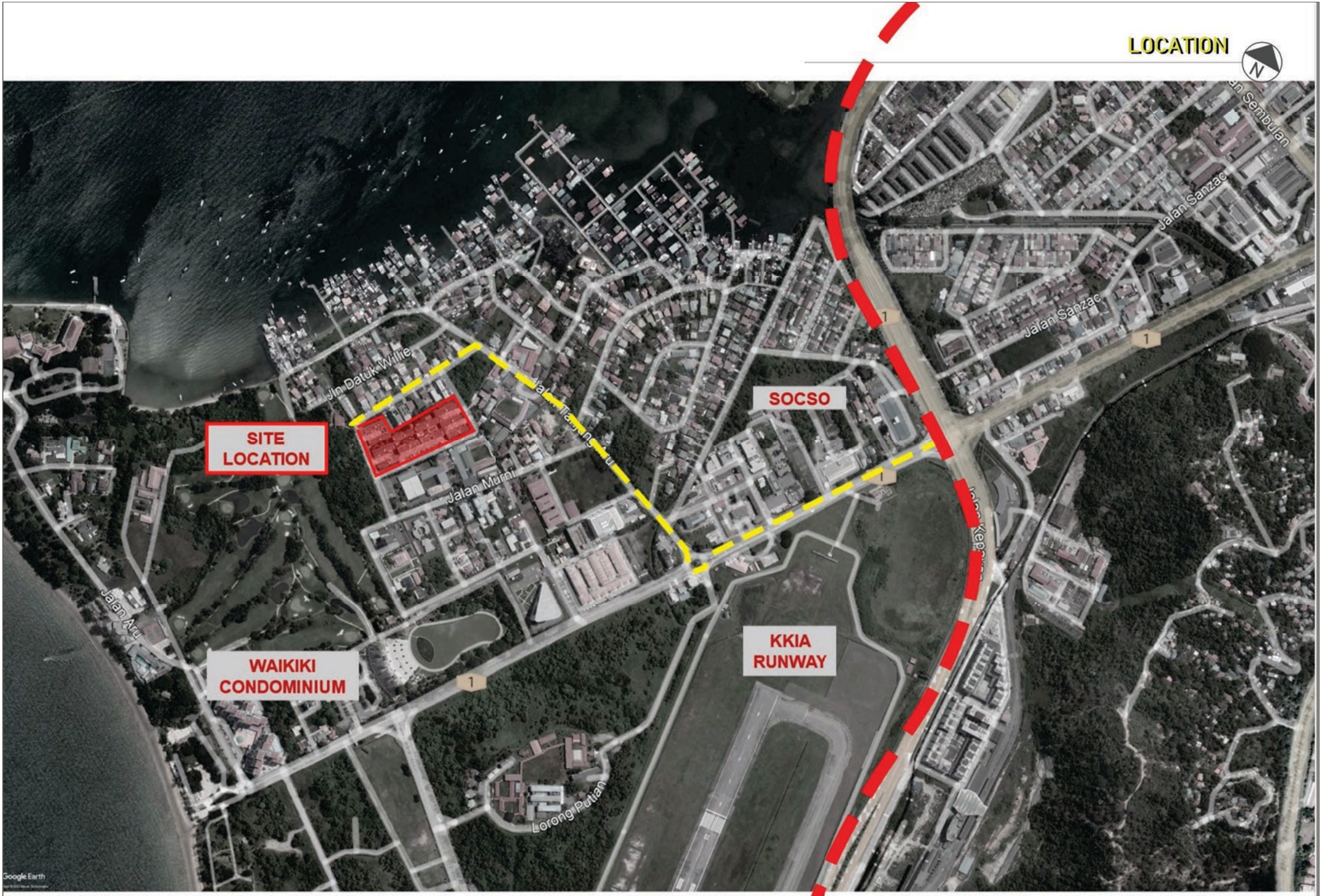
Located within the city of Kota Kinabalu. The proposed development is a few minutes from Kota Kinabalu International Airport. The location an advantage and sought-after property in Kota Kinabalu.

Sabah is a major tourist destination and Kota Kinabalu is a gateway for travelers visiting Sabah and Borneo. Kinabalu Park is located about 90 kilometers from the city and there are many other tourist attractions in and around the city.

Kota Kinabalu is also one of the major industrial and commercial centers of East Malaysia. These two factors combined to make Kota Kinabalu one of the fastest growing cities in Malaysia.




PROPOSED SITE
LIKAS
INANAM
KINABALU
SABAH
1
3
PROPOSED SITE AT TANJUNG ARU
Tanjong Aru
Tanjung Aru
A3
3
500
Donggongon
Petagas
PROPOSED MIX-DEVELOPMENT OF 4.26 ACRES LAND ON TL 017524131 AT TANJUNG ARU, KOTA KINABALU, SABAH



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Sabah State Library



Perdana Park



SK Tanjung Aru 1



SM La Salle



Kinabalu Golf Club



SK Tanjung Aru 2



SM Stella Maris



Sutera Harbour

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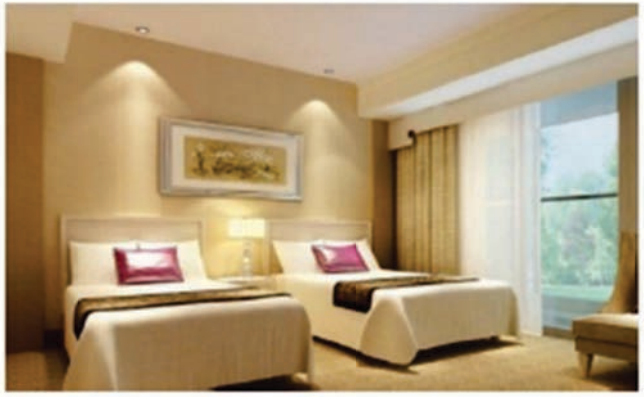
This development aims to be the next eye-catching landmark in Tanjung Aru area with Mix-Development under one roof, designed for exclusivity and convenience.

Located within the enclave at the heart of Kota Kinabalu City Centre near to the world famous Tanjung Aru Beach - which sunset made it to the Top 10 World's Best Sunset List, this development also boasts strong services infrastructure with support from nearby recreational park, schools, medical centers, shopping area and offices.

Targeting young families and investors, this development will be providing all the comforts and amenities sought by the target market. Residents will be able to enjoy unobstructed views from their units, as we as a landscape garden on designated floors.

This development boasts a lifestyle that is truly like no other. Come home to your contemporary resort ambiance, with the most beautiful sunset in the world as background.



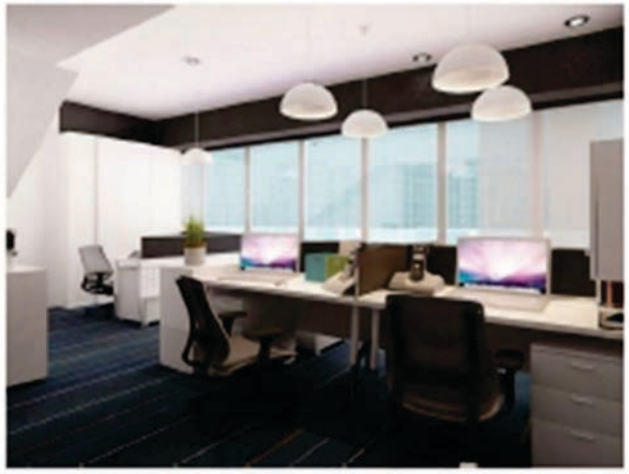





PROPOSED MIX-DEVELOPMENT OF 4.26 ACRES LAND ON TL 017524131 AT TANJUNG ARU, KOTA KINABALU, SABAH














JUST
DO IT.






STARBUCKS

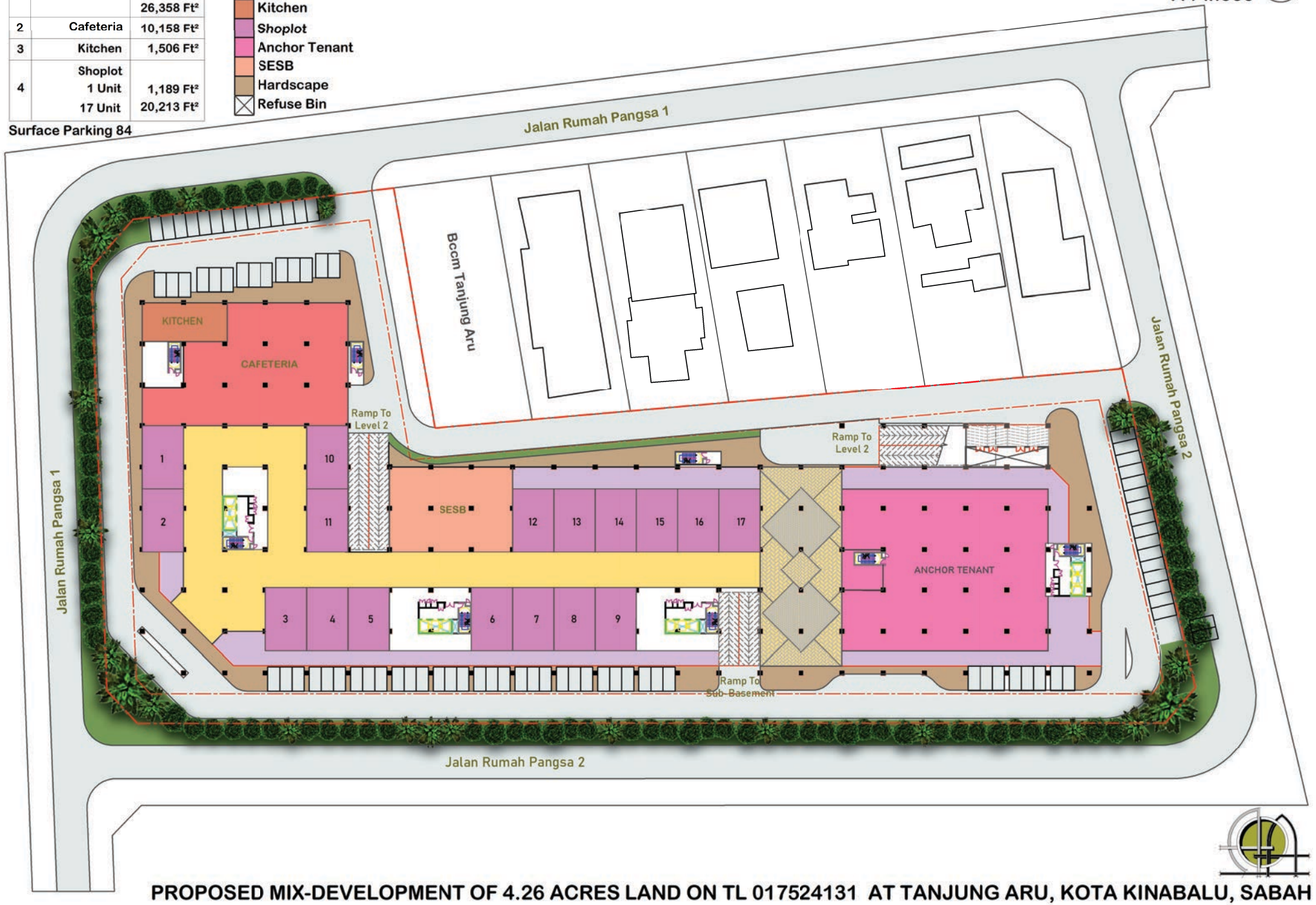

LEVEL 1- LAYOUT PLAN

A4 1:1000

1	Anchor Tenant Level 1 Level 2	 15,325 Ft² 11,033 Ft²
		26,358 Ft²
2	Cafeteria	10,158 Ft²
3	Kitchen	1,506 Ft²
4	Shoplot 1 Unit 17 Unit	 1,189 Ft² 20,213 Ft²

Surface Parking 84

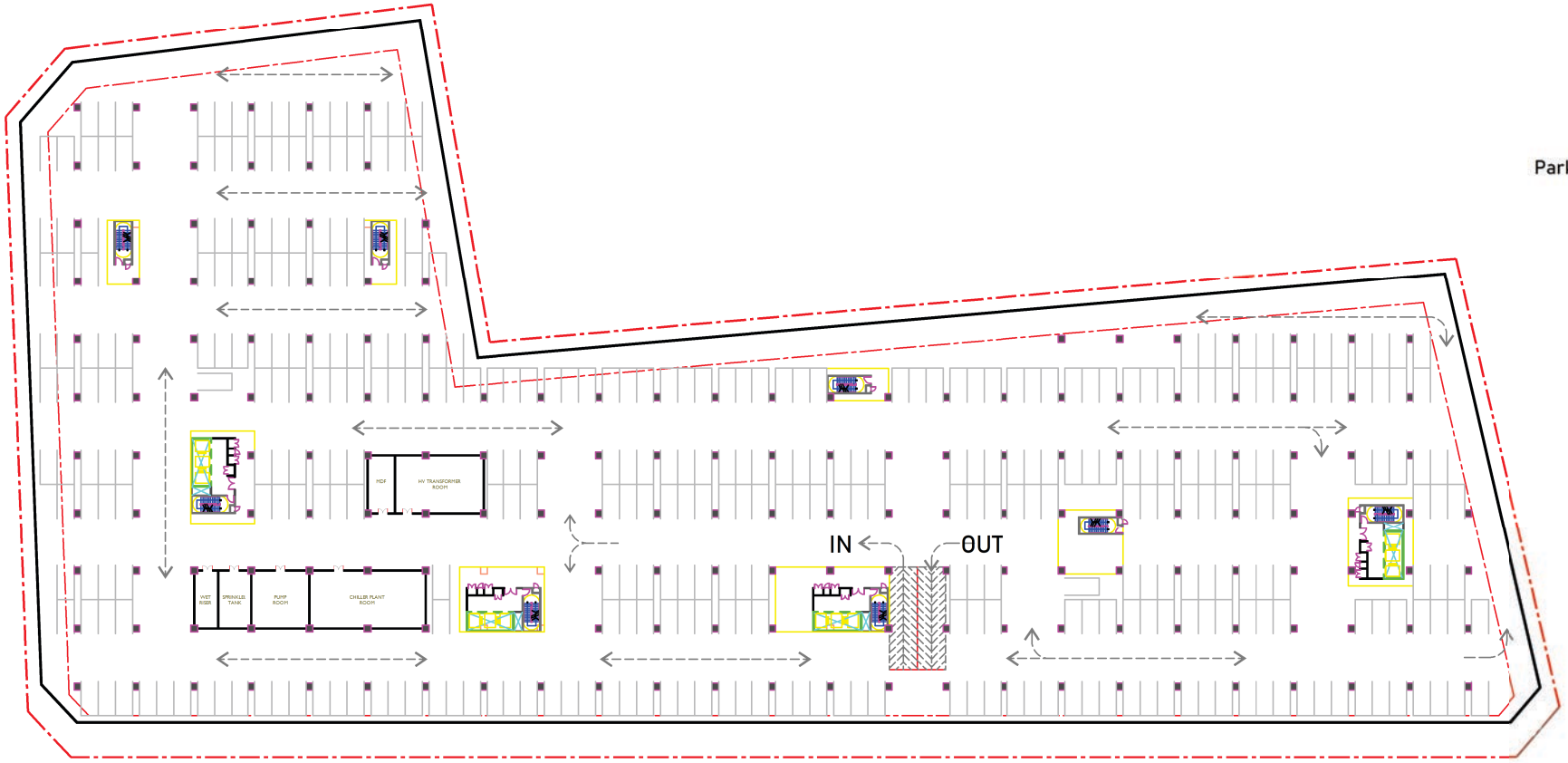
- Indoor Path
- Outdoor Path
- Cafeteria
- Kitchen
- Shoplot
- Anchor Tenant
- SESB
- Hardscape
- Refuse Bin



PROPOSED MIX-DEVELOPMENT OF 4.26 ACRES LAND ON TL 017524131 AT TANJUNG ARU, KOTA KINABALU, SABAH

SUB BASEMENT - PARKING

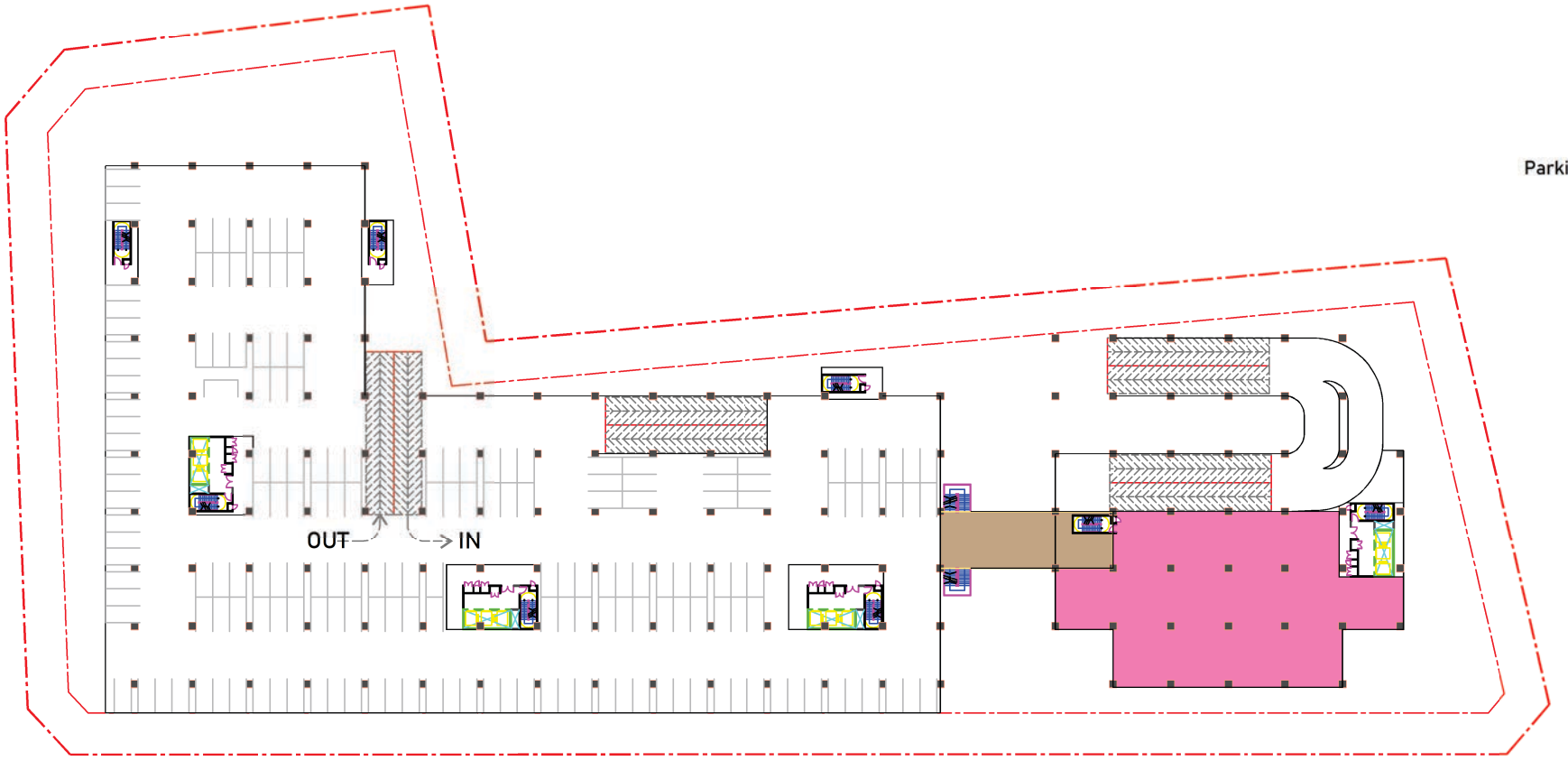
A4 1:1000



PROPOSED MIX-DEVELOPMENT OF 4.26 ACRES LAND ON TL 017524131 AT TANJUNG ARU, KOTA KINABALU, SABAH

LEVEL 2 - PARKING

A4 1:1000

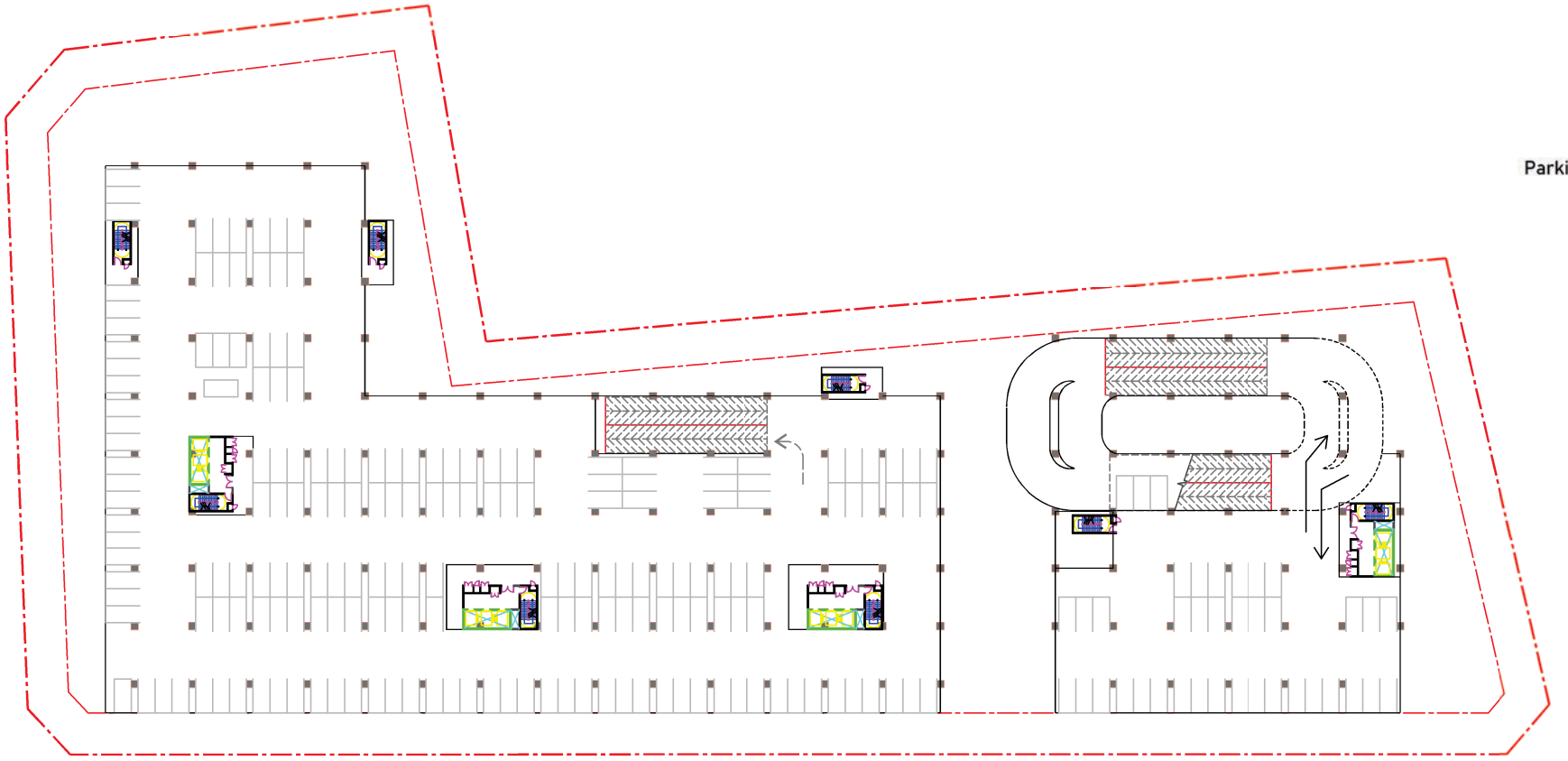


Parking 178

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LEVEL 3- PARKING

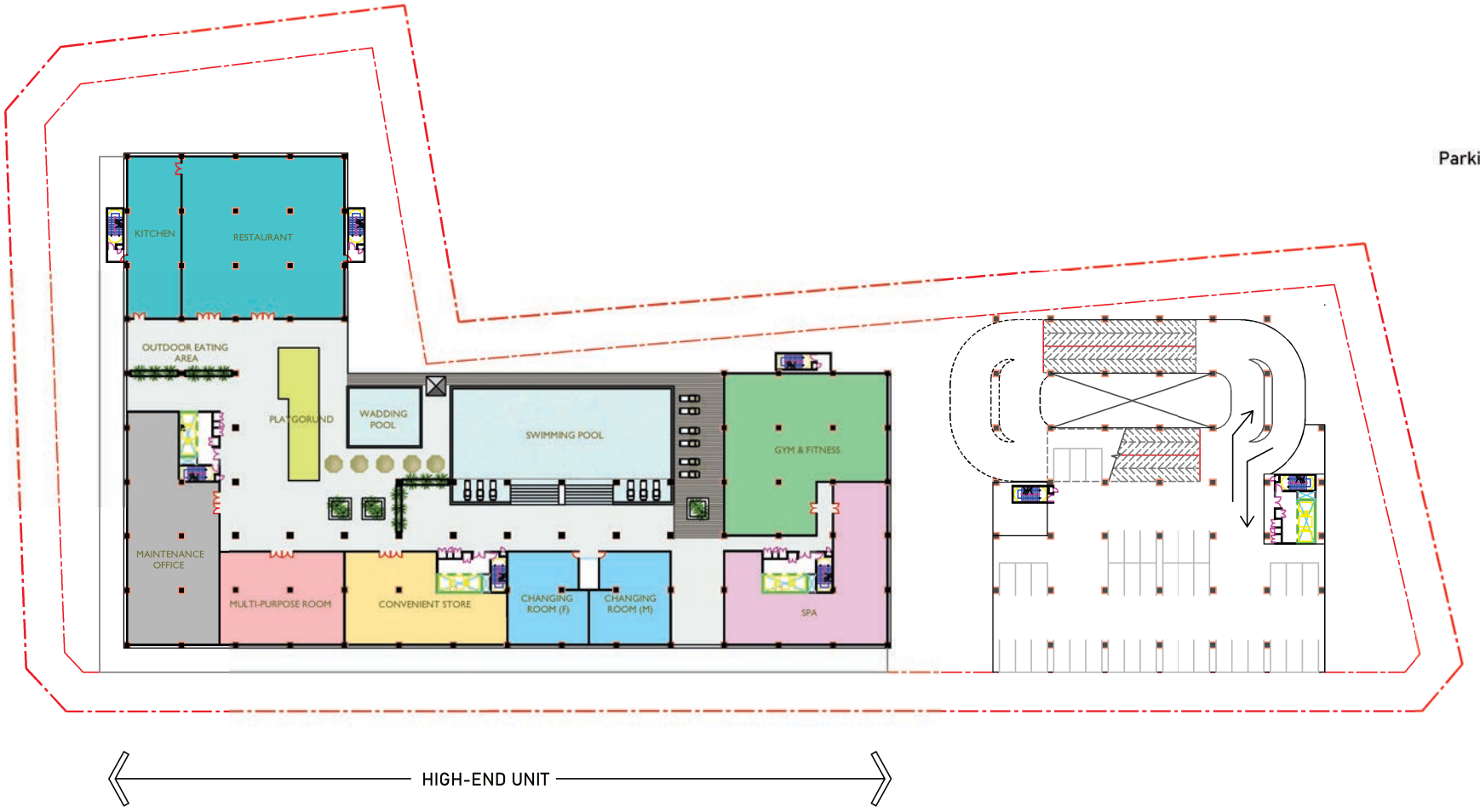
A4 1:1000



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LEVEL 4- AMENITIES

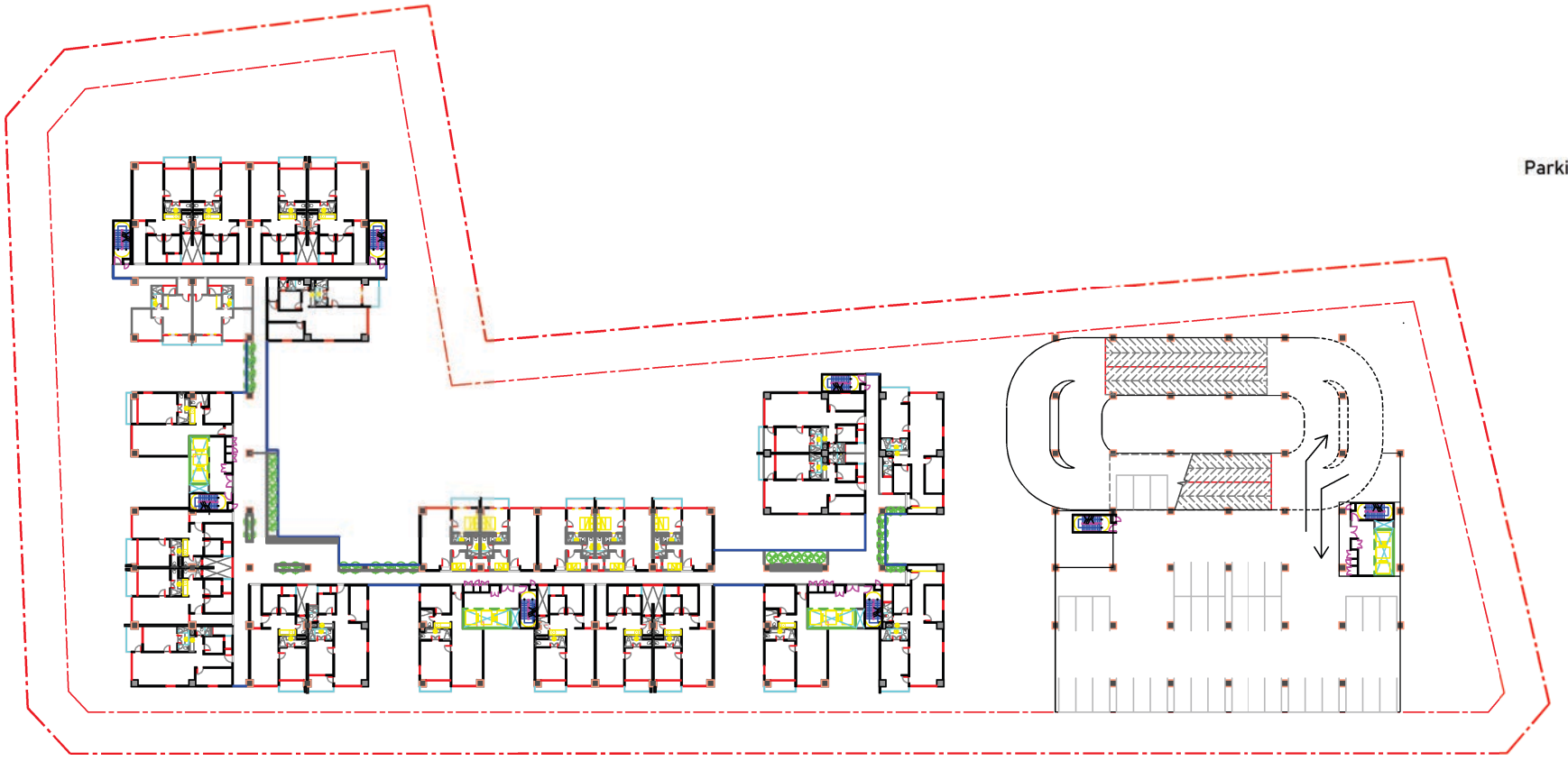
A4 1:1000



PROPOSED MIX-DEVELOPMENT OF 4.26 ACRES LAND ON TL 017524131 AT TANJUNG ARU, KOTA KINABALU, SABAH

LEVEL 5 - HIGH END UNIT/ PARKING

A4 1:1000



PROPOSED MIX-DEVELOPMENT OF 4.26 ACRES LAND ON TL 017524131 AT TANJUNG ARU, KOTA KINABALU, SABAH

RESIDENTIAL

A4 1:1000

LEVEL 6 UNTIL 12

HIGH-END UNIT

- STUDIO UNIT
  2 x 2 units
  592 ft^2
- TYPE A
  5 units
  854 ft^2
- TYPE B1
  3 units
  1196 ft^2
- TYPE B2
  10 units
  1142 ft^2
- TYPE C1
  5 units
  1281 ft^2
- TYPE C2
  2 units
  1307 ft^2

AFFORDABLE UNIT

- TYPE A
  4 units
  858 ft^2
- TYPE B
  4 units
  856 ft^2
- TYPE C
  4 units
  854 ft^2
- CIRCULATION



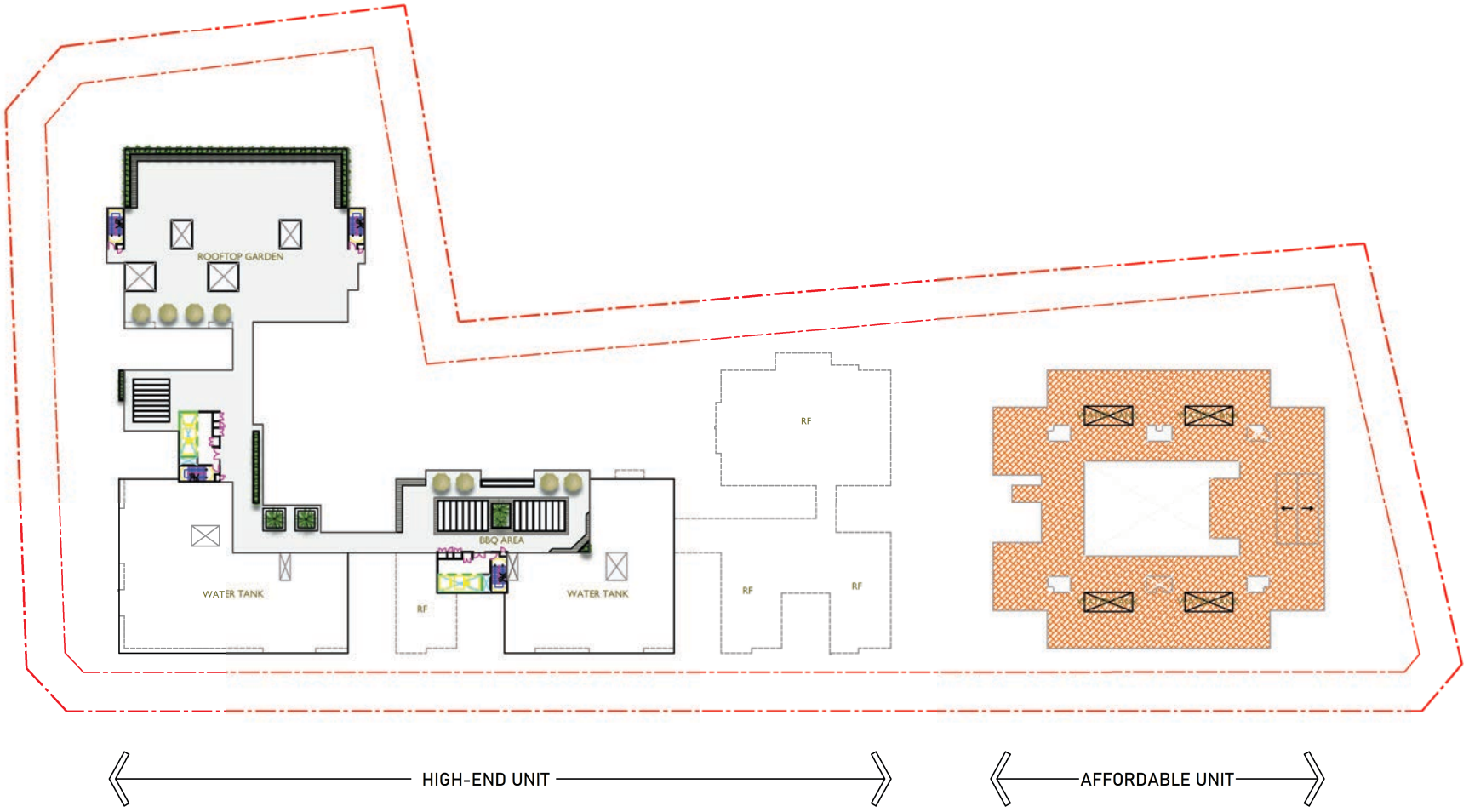
HIGH-END UNIT

AFFORDABLE UNIT

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LEVEL 13- ROOFTOP

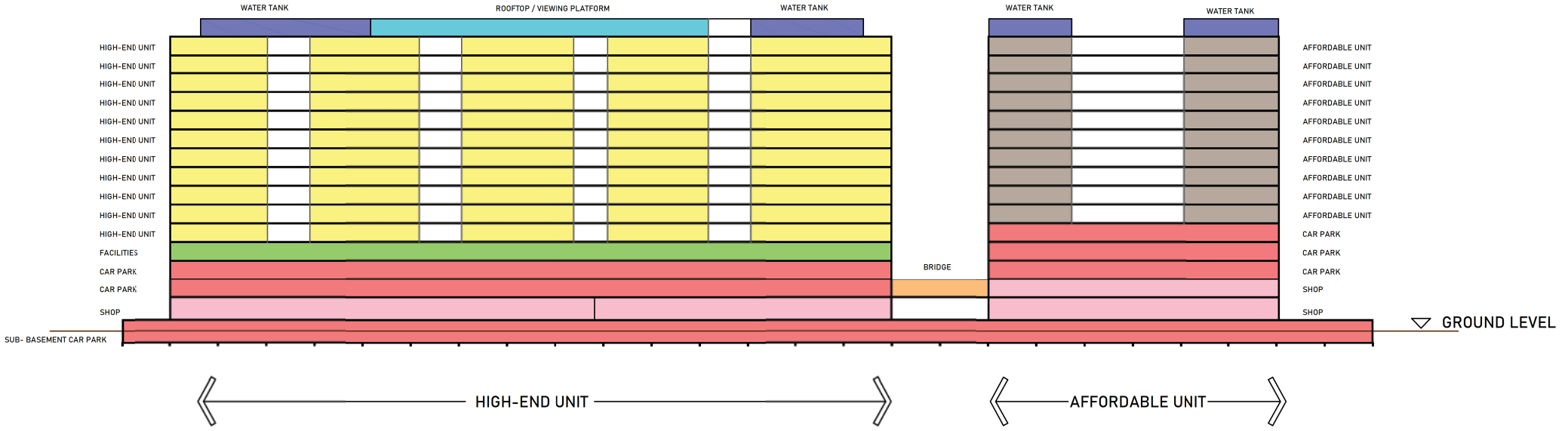
A4 1:1000



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DIAGRAMATIC SECTION

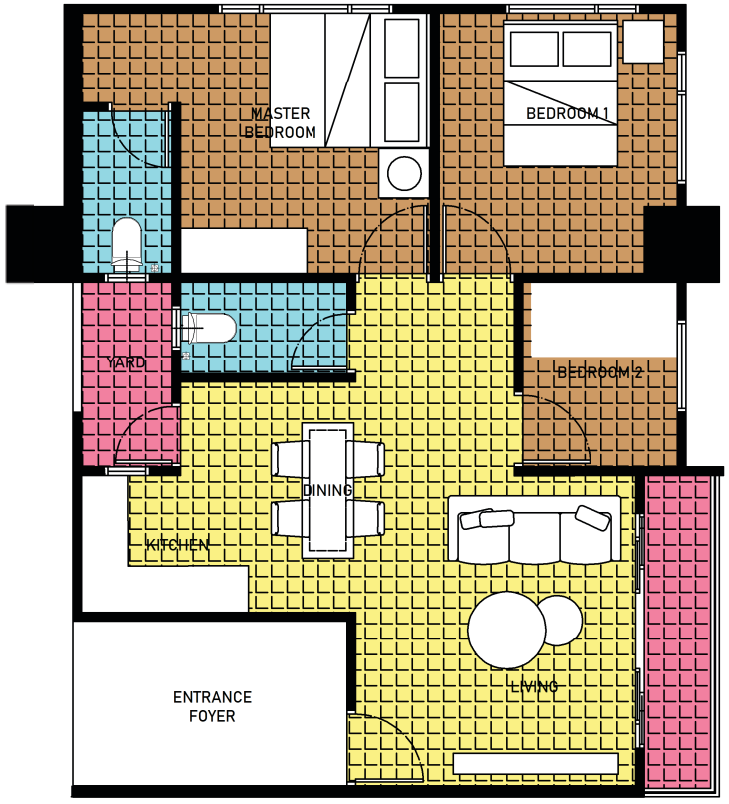
A4 1:1000



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AFFORDABLE UNIT TYPE A

A4 1:100

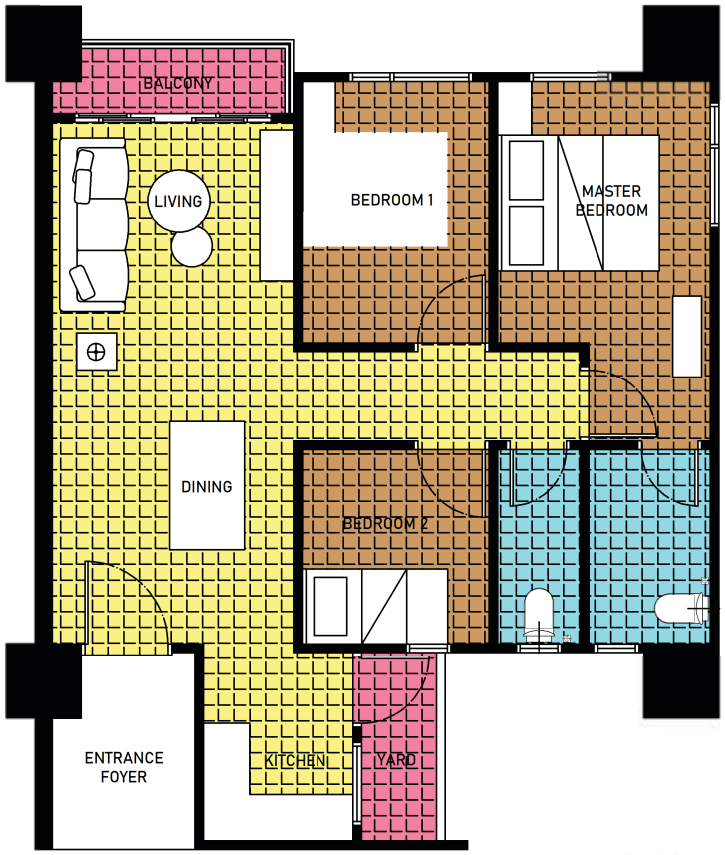


TOTAL AREA =
858 SQFT

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AFFORDABLE UNIT TYPE B

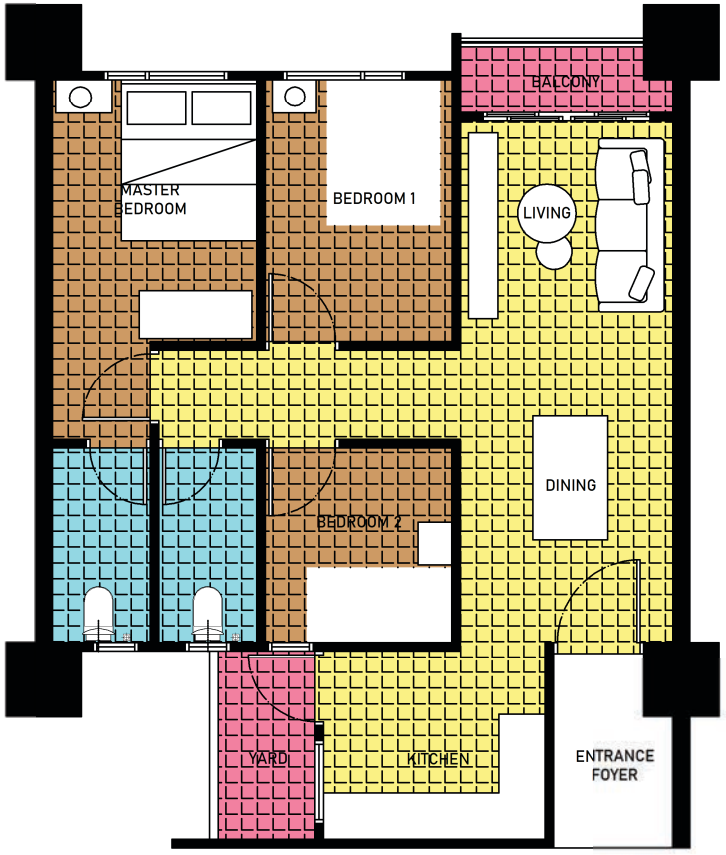
A4 1:100



TOTAL AREA =
856 SQFT

AFFORDABLE UNIT TYPE C

A4 1:100

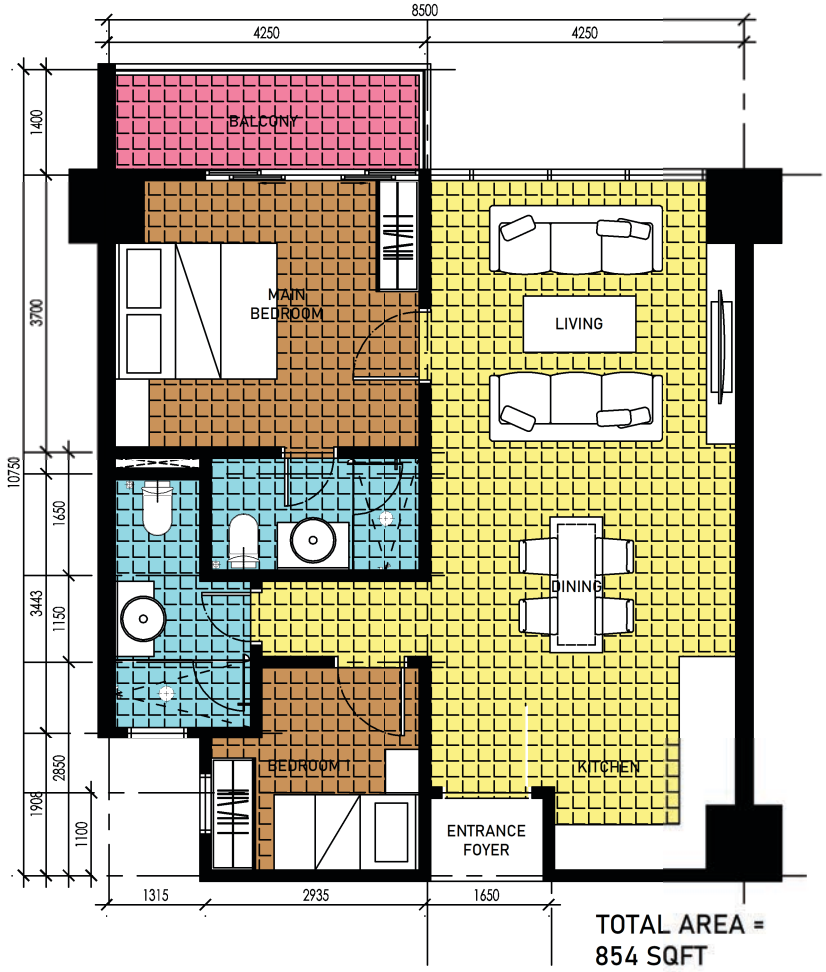


TOTAL AREA =
854 SQFT

PROPOSED MIX-DEVELOPMENT OF 4.26 ACRES LAND ON TL 017524131 AT TANJUNG ARU, KOTA KINABALU, SABAH

HIGH END UNIT TYPE A

A4 1:100

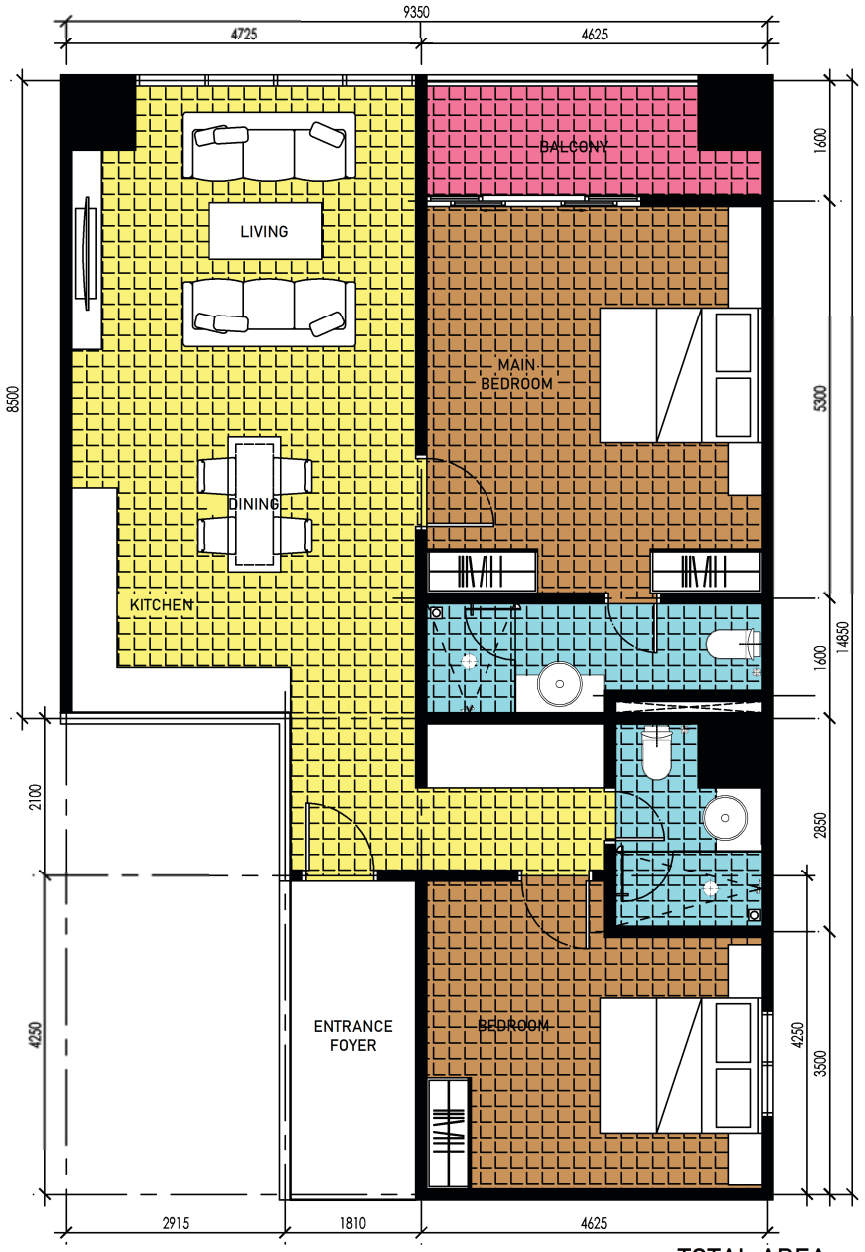


TOTAL AREA =
854 SQFT

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HIGH END UNIT TYPE B1

A4 1:100

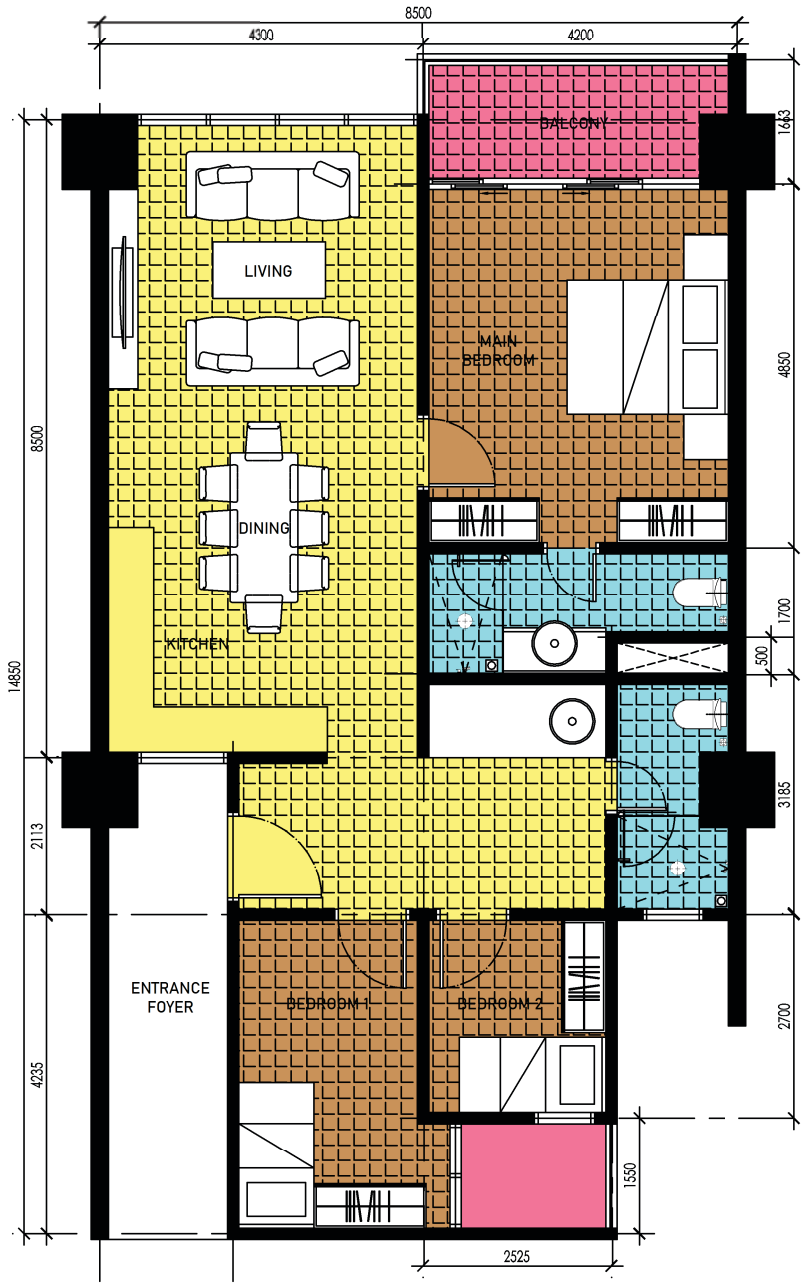


TOTAL AREA =
1196 SQFT

PROPOSED MIX-DEVELOPMENT OF 4.26 ACRES LAND ON TL 017524131 AT TANJUNG ARU, KOTA KINABALU, SABAH

HIGH END UNIT TYPE B2

A4 1:100



TOTAL AREA =
1142 SQFT

PROPOSED MIX-DEVELOPMENT OF 4.26 ACRES LAND ON TL 017524131 AT TANJUNG ARU, KOTA KINABALU, SABAH

HIGH END UNIT TYPE C2

A4 1:100

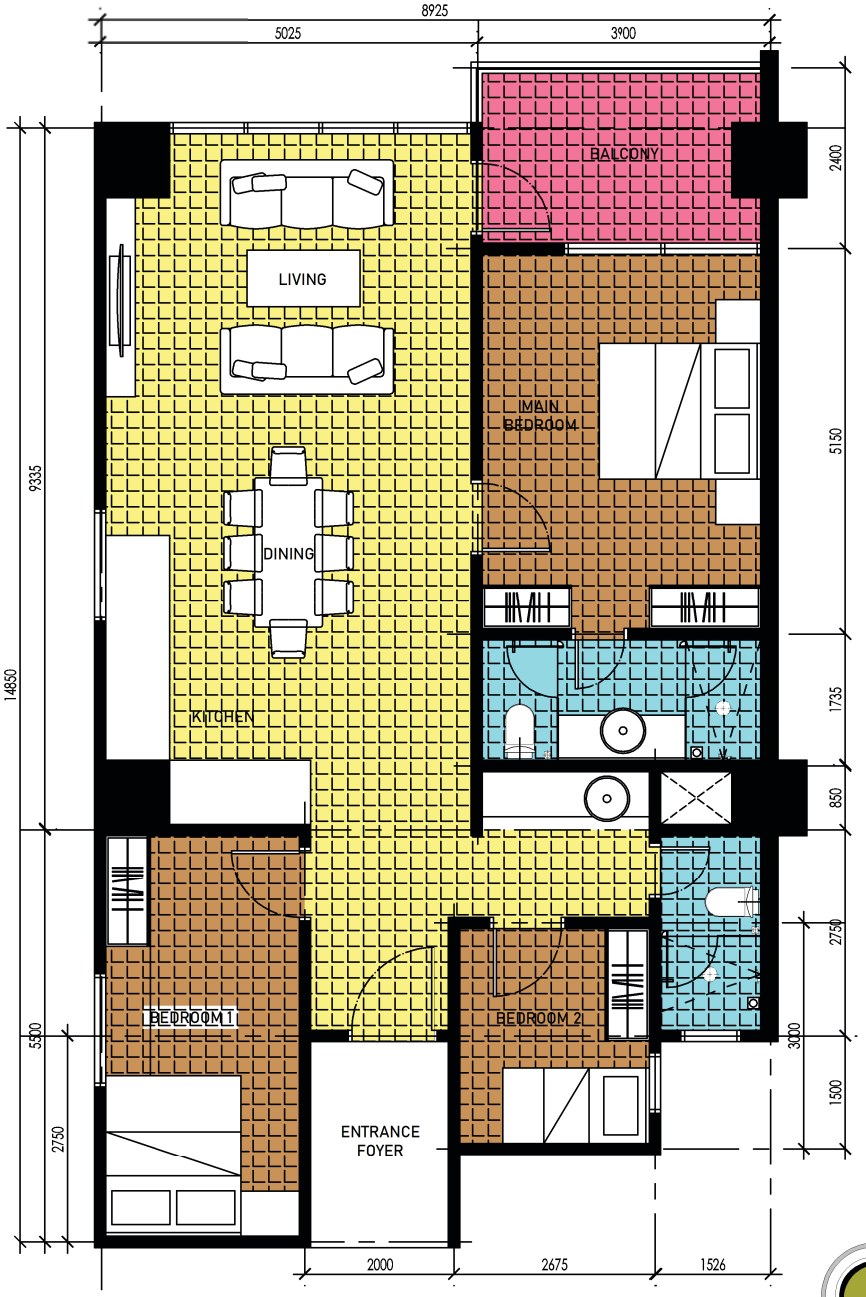


TOTAL AREA :
1307 SQFT

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HIGH END UNIT TYPE C1

A4 1:100

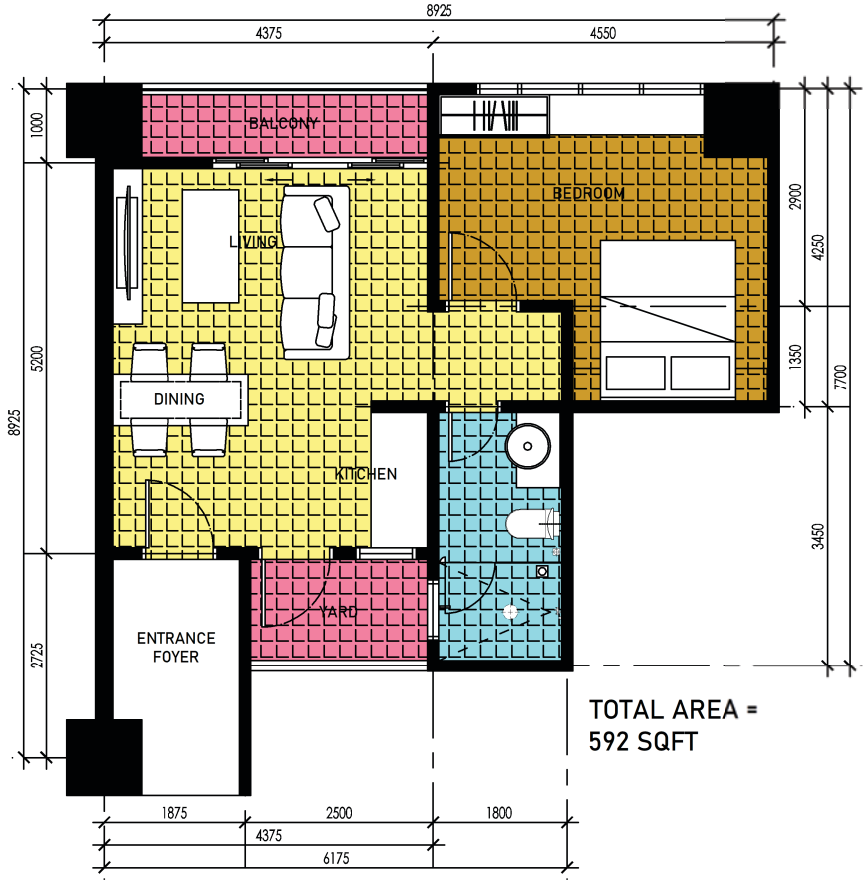


TOTAL AREA =
1281 SQFT

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STUDIO UNIT

A4 1:100



PROPOSED MIX-DEVELOPMENT OF 4.26 ACRES LAND ON TL 017524131 AT TANJUNG ARU, KOTA KINABALU, SABAH







