

PJ20

PERMAS JAYA



PREMIER SHOWROOM FACTORIES

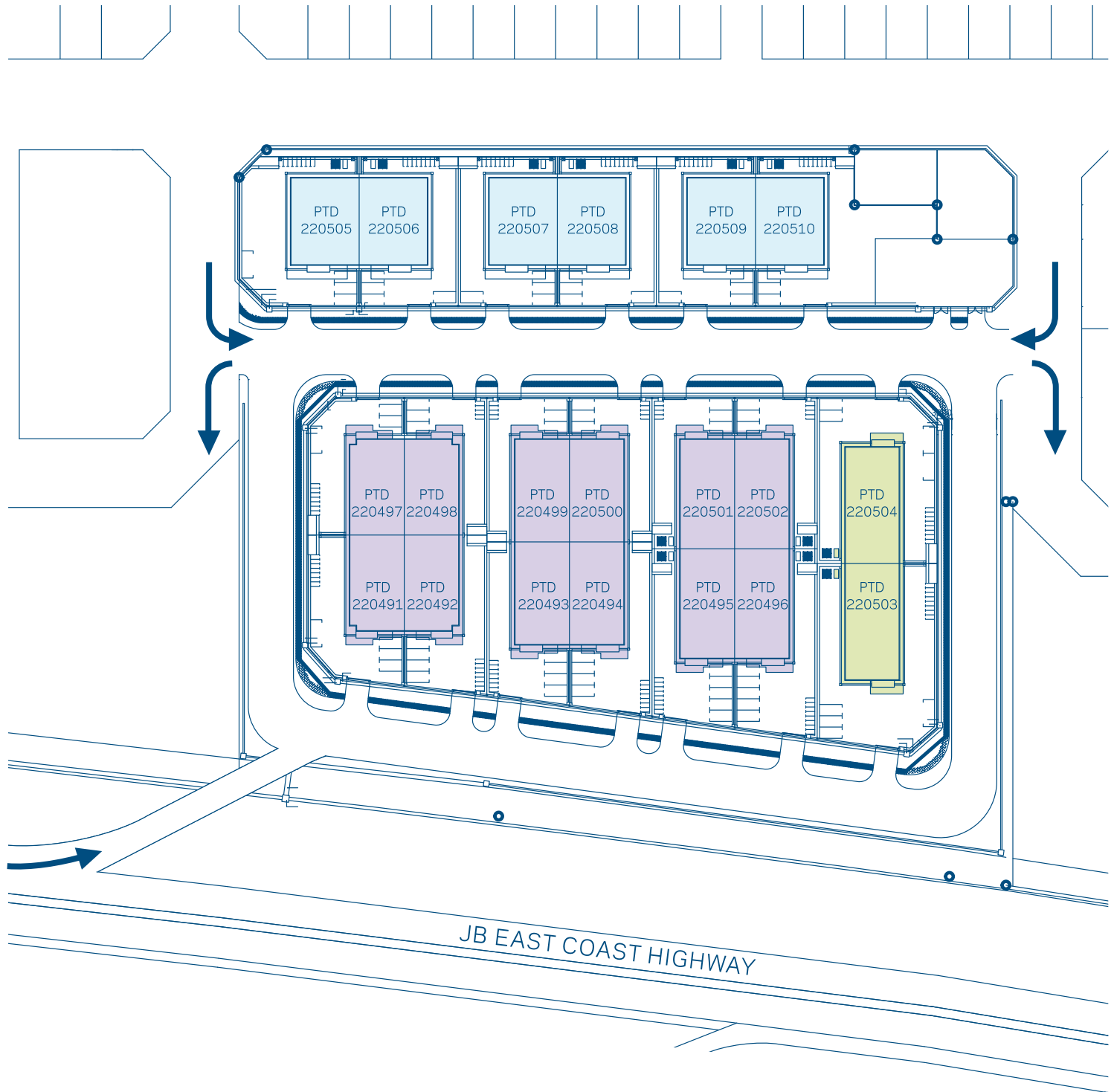





YOUR PREMIER ADDRESS

Welcome to a thriving integrated commercial hub. PJ20 Permas Jaya caters to the growing demand for industrial properties and relocation of SMEs from Singapore and other Asian countries to Iskandar Malaysia, Johor. With 20 exclusive showroom factories comprising 12 cluster units and 8 semi-detached units, PJ20 Permas Jaya offers a wide range of opportunities.



SITE PLAN



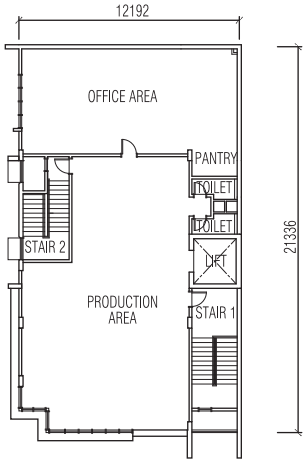
-  3-Storey Cluster Factory (CA, CB & CC)
-  3-Storey Semi-D Factory (A) (SD1 - SD6)
-  3-Storey Semi-D Factory (B) (SB1 & SB2)

TYPE CA

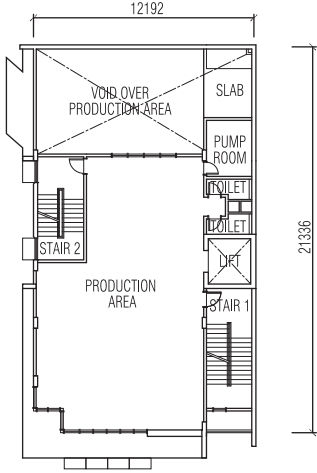


3-Storey Cluster Factory (CA, CB & CC)

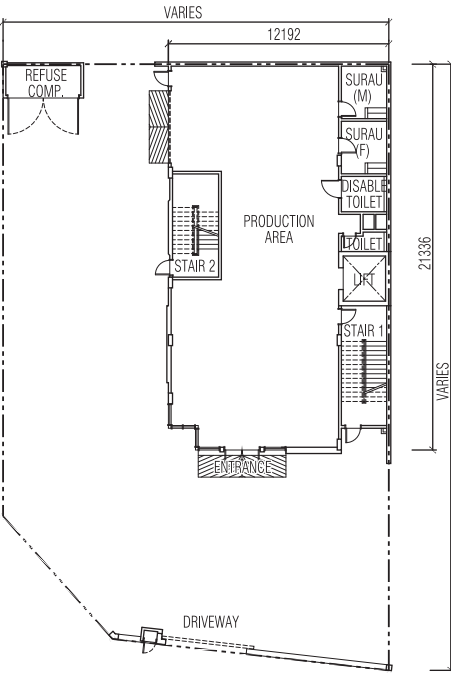
Land Area: 6,001 - 8,072 sq.ft.
Built-up Area: 7,685 - 8,953 sq.ft.



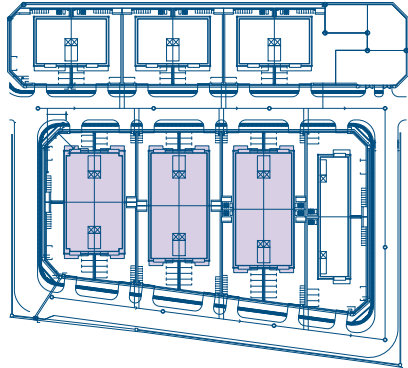
2ND FLOOR



1ST FLOOR



GROUND FLOOR



(A) TYPE SD1



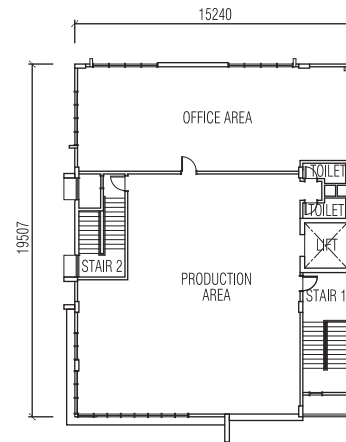
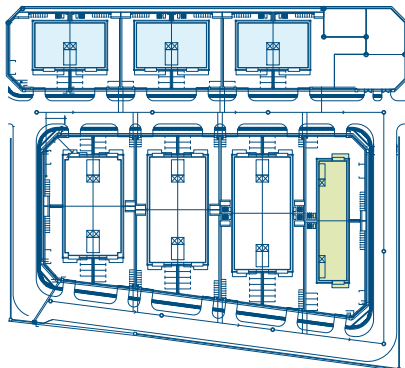
3-Storey Semi-D Factory

(A) (SD1 - SD6)

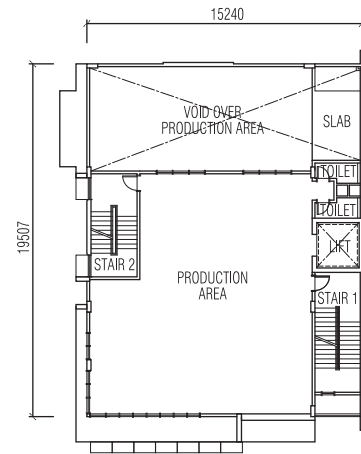
Land Area: 7,847 - 11,612 sq.ft.
 Built-up Area: 8,757 sq.ft.

(B) (SB1 & SB2)

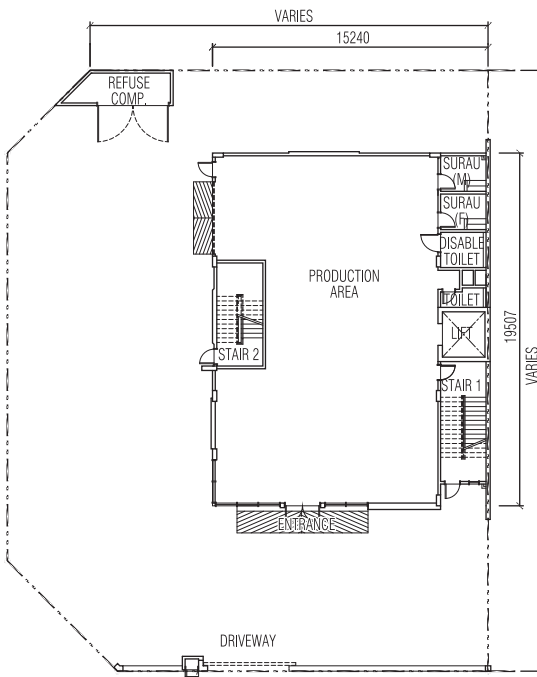
Land Area: 10,321 & 11,451 sq.ft.
 Built-up Area: 9,470 sq.ft.



2ND FLOOR



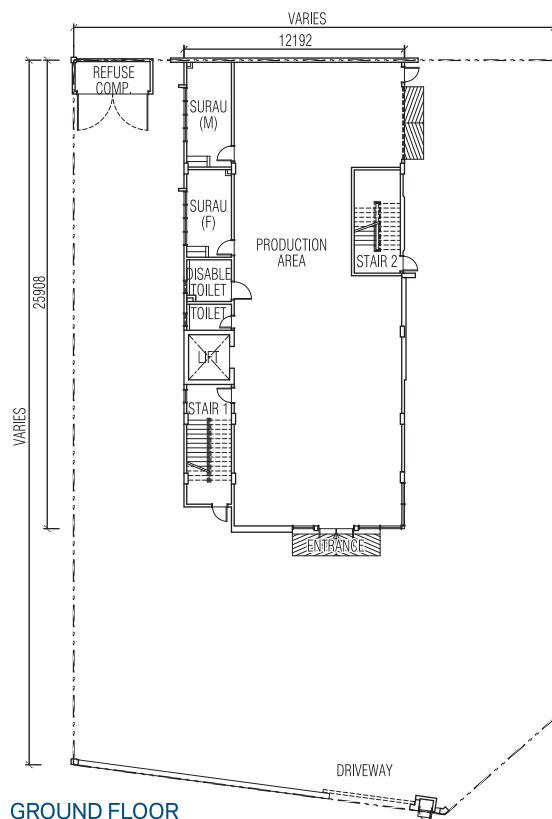
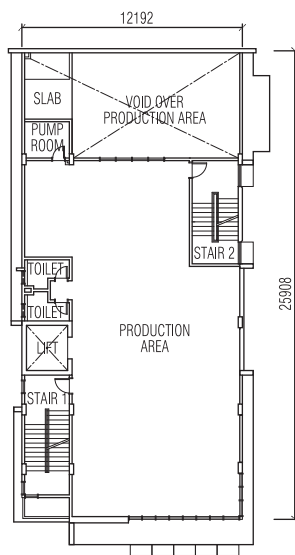
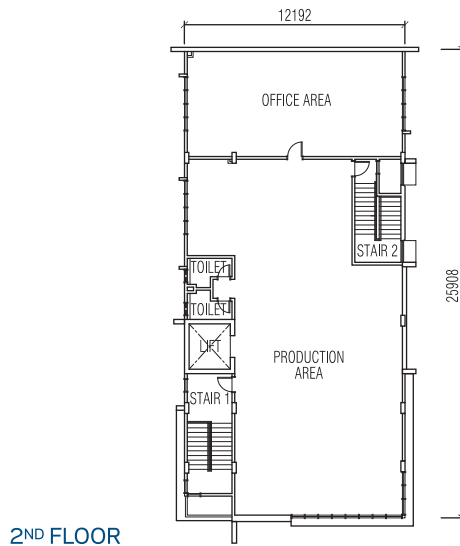
1ST FLOOR



GROUND FLOOR

(B) TYPE SB1

SPECIFICATIONS



STRUCTURE : Reinforced Concrete
 WALL : Clay Bricks / Cement Sand Brick
 ROOF STRUCTURE : Steel Structure
 ROOF : R.C Slab / Metal Deck
 CEILING : Skim Coat / Plaster Ceiling
 WINDOWS : Aluminium Frame Windows

DOORS : Glass Door / Flush Door / Roller Shutter

LOCKS : Quality Locksets

PAINTS
 External : Weather Paint
 Internal : Emulsion Paint

FLOOR FINISHES
 Production, Office & Surau : Cement Render
 Toilet : Ceramic Tiles
 Others : Cement Render

WALL FINISHES
 Production, Office & Surau : Plaster & Paint
 Toilet : Ceramic Tiles Up To Ceiling Height / Door Height
 Others : Plaster and Paint

SANITARY FITTINGS

	Cluster Type CA	Cluster Type CB	Cluster Type CC	Semi-Detached Type SD	Semi-Detached Type SB
Water Closet	6 nos.	6 nos.	6 nos.	6 nos.	6 nos.
Wash Basin with Tap	4 nos.	4 nos.	4 nos.	4 nos.	4 nos.
Tap	9 nos.	9 nos.	9 nos.	9 nos.	9 nos.

Accessories to Architect's Selection

ELECTRICAL FITTINGS

	Cluster Type CA	Cluster Type CB	Cluster Type CC	Semi-Detached Type SD	Semi-Detached Type SB
Lighting Points	72 nos.	72 nos.	72 nos.	65 nos.	80 nos.
Power Points	25 nos.	28 nos.	27 nos.	22 nos.	34 nos.
Air-con Points	4 nos.	4 nos.	4 nos.	4 nos.	4 nos.

FENCING : M.S Sliding Gate / Hot Dipped Galvanised Security Fencing

Investment Advantages

Infrastructure

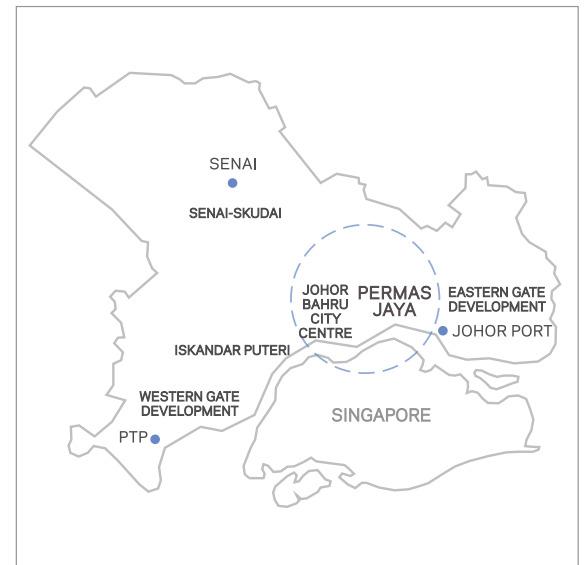
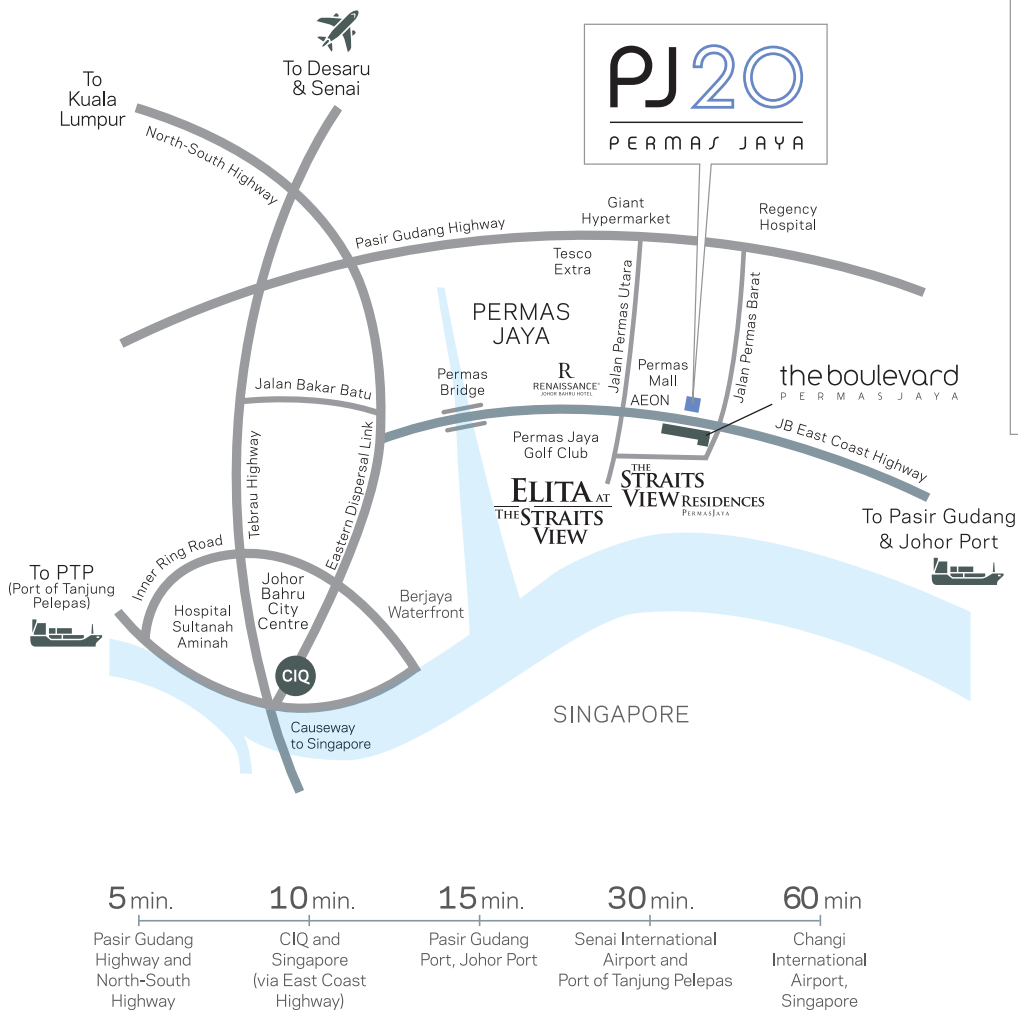
- Modern showroom factories
- Spacious and comprehensive with practical layouts for various industries
- Broad access road, ample loading space and production bay compounds

Location

- Strategic location: accessible via JB East Coast Highway, North-South Highway
- 10 minutes to CIQ and Singapore (via EDL)
- 15 minutes to Pasir Gudang
- 30 minutes to Senai International Airport and Port of Tanjung Pelepas

Benefits

- High return on investment
- Johor is one of the top 3 destinations for foreign direct investments in Malaysia
- Many SMEs from Singapore and other Asian countries have relocated their operations to Iskandar Malaysia
- Affordably priced freehold properties



Your business enjoys all the advantages of a prime industrial park within the thriving integrated township of Bandar Baru Permas Jaya. Strategically located fronting the Coastal Highway, these showroom factories enjoy easy accessibility to Pasir Gudang, main ports, Senai International Airport and other major destinations. The Eastern Dispersal Link (EDL) and Permas Bridge connect Permas Jaya to the Johor Bahru city centre within minutes. The JB East Coast Highway reduces traveling time to Pasir Gudang.

Building Tomorrow's Landmarks Today

Established in 1964, BRDB Developments Sdn Bhd continues to leave its mark on Kuala Lumpur's trendy and modern Bangsar. The company's success stems from our distinctive brand promise, "Inspired by the richness of life", which is anchored on three pillars of innovation, intelligent designs, uplifting aesthetics and cosmopolitan living. We have been champions of craftsmanship and cutting edge quality. From our first link houses to our more recent developments, our properties emphasise the importance of timelessness. Giving rise to dwellings of enduring value, BRDM is driven by an ongoing mission: creating tomorrow's iconic communities today.



The Troika
Kuala Lumpur



Bangsar Shopping Centre
Bangsar



Emerald Bay
Puteri Harbour



The Straits View Residences
Permas Jaya



Elita @ Straits View Condo
Permas Jaya

PERMASJAYA

Permas Jaya Sdn Bhd (14161-T)
G-33, Block A, Permas Mall, No. 3 Jalan Permas Utara, Bandar Baru Permas Jaya, 81750 Johor Bahru, Malaysia

Disclaimer

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+607 387 1333
www.permasjaya.com.my