



2 & 3 STOREY SHOP-OFFICE
IN LAHAD DATU

2 & 3 Storey Shop-office in Lahad Datu

Lahad Datu has always had the foundation for being a thriving commercial hub, what with it housing POIC, the Sabah State Government's initiative aimed at spearheading the development of palm oil industry in the town to add value to its 1.4 million hectares of oil palm plantations, and to create jobs and business opportunities for its people.

Lahad Datu is also the town where 3 major world-famous reserves are – the Danum Valley Conservation Area, Tabih Worldlife Reserve, the Madai Caves and the stopover to Semporna. As such, Lahad Datu is a haven for tourism, and what with **iPeak** being just 5 minutes away from the town's only airport, the opportunities are abundant.



Businesses that will thrive here can be anything related to the needs of the wealthy society living here – from high-end boutiques to branded fast-food joints, famous restaurant chains to grocery and general merchandising retail chain. In addition, it's internet ready and each and every floor is equipped with CCTV to ensure security.



Type D

Specification

STRUCTURE	Generally reinforced concrete frame
WALL	Generally brickwall
CEILING	Generally skim coat to the underside of floor slab Top most floors - asbestos-free ceiling - skim coat to underside of floor slab
WINDOWS	Generally aluminium framed windows

WALL FINISHES	Generally acrylic based paint to external wall Emulsion point to internal wall Toilet - wall tiles to 1500mm high
FLOORING	Generally cement render Toilet - floor tiles

DOORS

SHOP	Front	Glass Panel and Door
	Rear	Roller Shutter and Plywood Flush Door (Where Applicable)
	Toilet	Timber or PVC Flush Door
	Store	Plywood Flush Door M.S grille door to staircase M.S Door to Refuse

SANITARY INSTALLATION

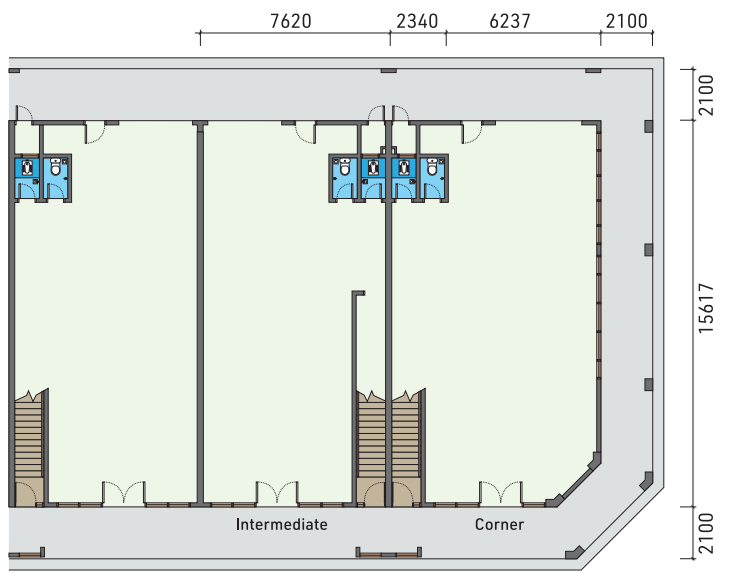
	2 STOREY	3 STOREY
Water Closet	2 nos	3 nos
Squatting Pan	2 nos	3 nos
Wash Hand Basin	2 nos	3 nos
Sink	1 no	1 no

ELECTRICAL INSTALLATION

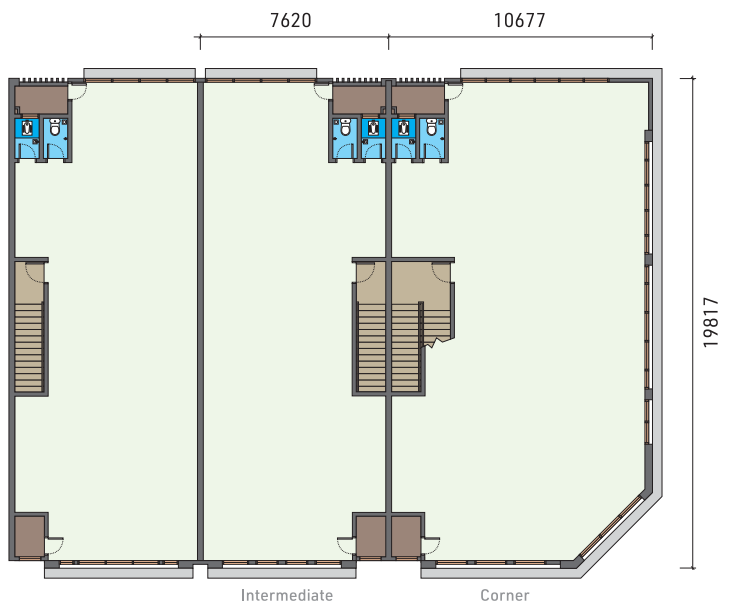
	2 STOREY (Intermediate)	2 STOREY (Corner)	3 STOREY (Intermediate)	3 STOREY (Corner)
Lighting Point	11 nos	13 nos	16 nos	18 nos
Power Point	8 nos	8 nos	12 nos	12 nos
Fan Point	3 nos	3 nos	3 nos	3 nos

LOCKS

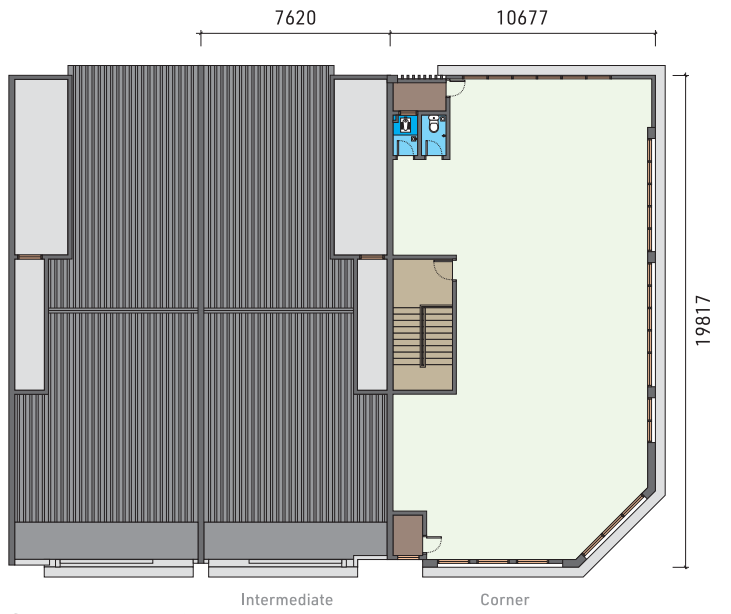
Lockset



Ground Floor



First Floor

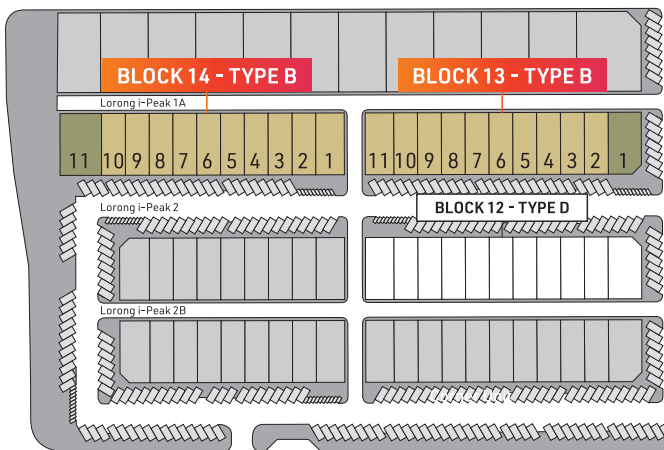


Second Floor

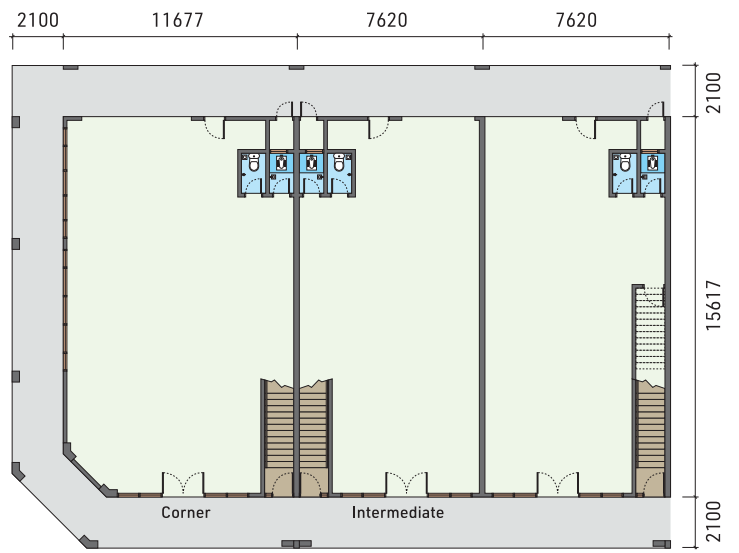
Type B Floor Plan

Built-up Size
Starting From
3,223.82 sqft

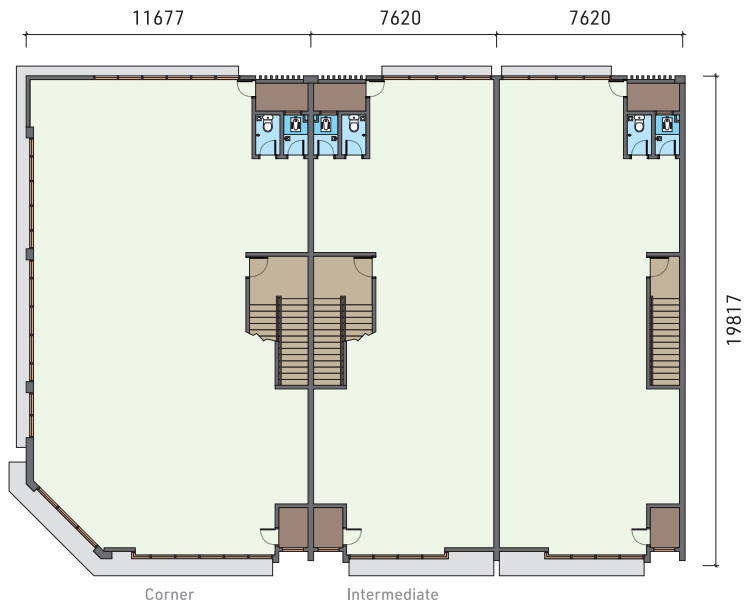
Land Size
Starting From
25' x 65'



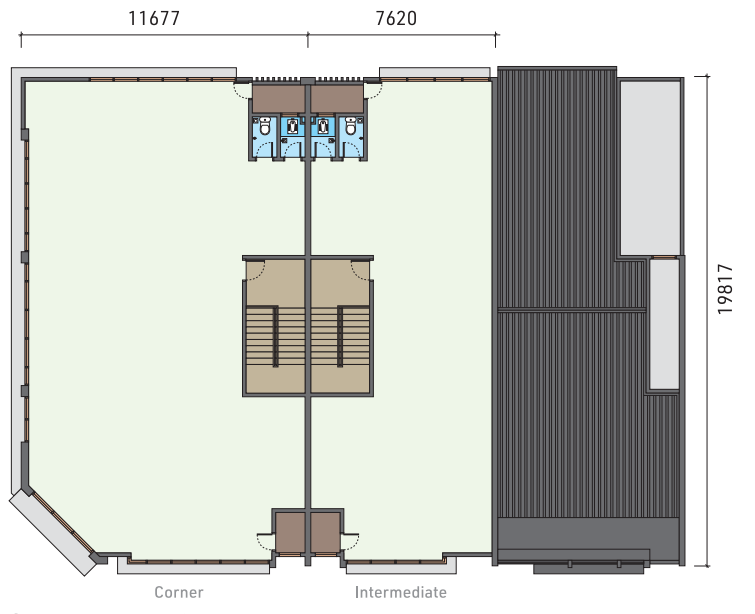
-  2 Storey
(Intermediate Unit)
-  3 Storey
(Corner Unit)



Ground Floor



First Floor

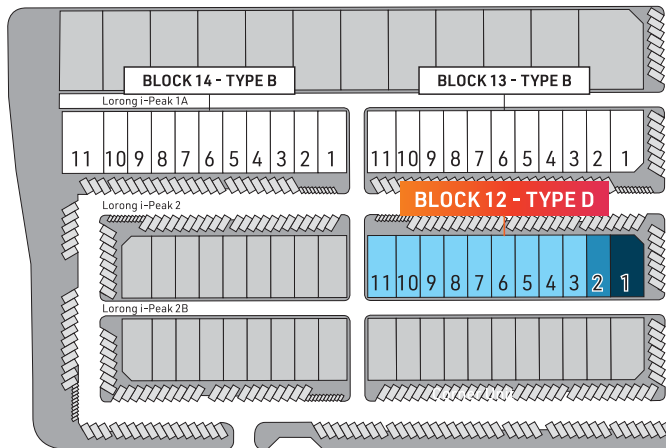


Second Floor

Type D Floor Plan

Built-up Size
Starting From
3,226.29 sqft

Land Size
Starting From
25' x 65'



 **2 Storey**
(Intermediate Unit)

 **3 Storey**
(Intermediate Unit)

 **3 Storey**
(Corner Unit)

JALAN SINAR

JALAN SINAR

JALAN DAM

Site Plan

Type B

Built-up Size Starting From **3,223.82 sqft**

Land Size Starting From **25' x 65'**

 2 Storey (Intermediate Unit)

 3 Storey (Corner Unit)

Type D

Built-up Size Starting From **3,226.29 sqft**

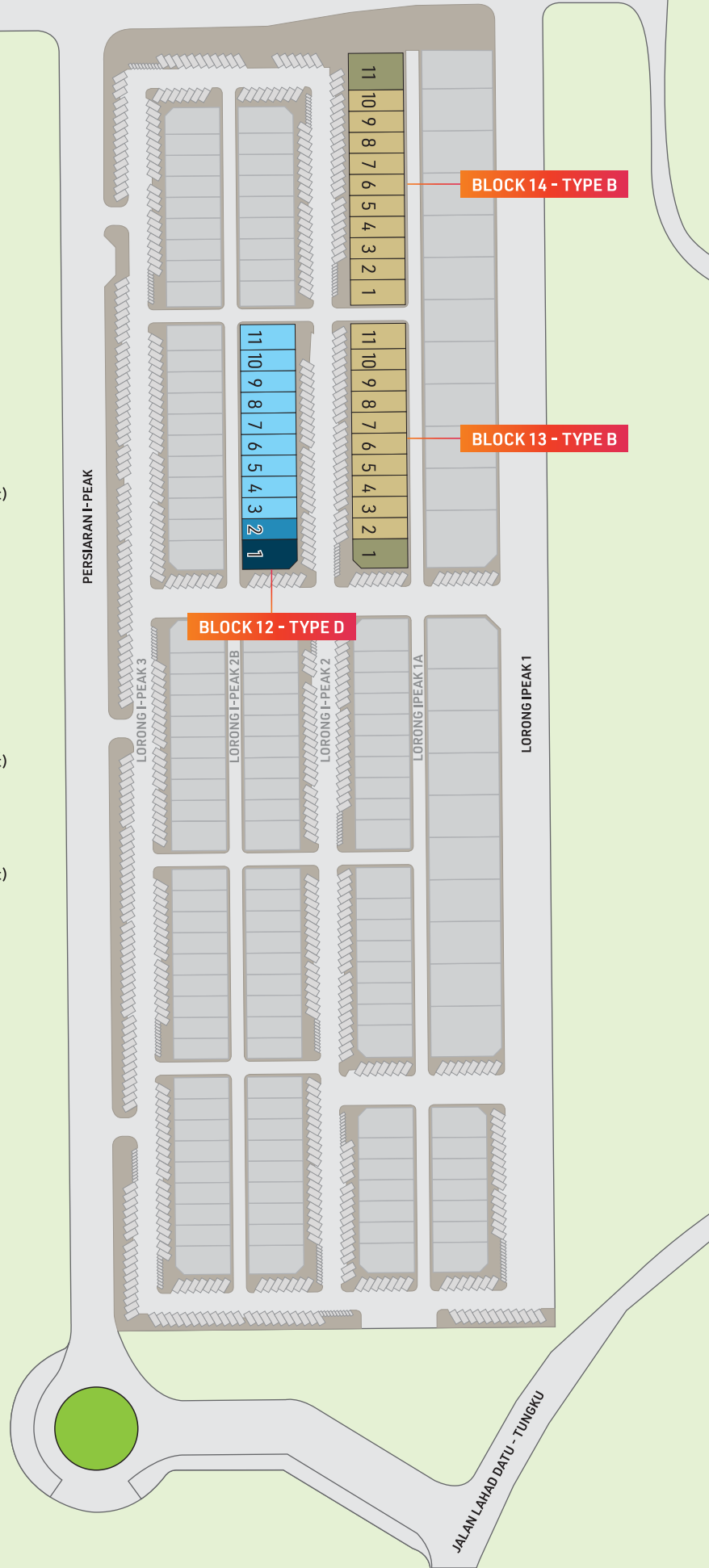
Land Size Starting From **25' x 65'**

 2 Storey (Intermediate Unit)

 3 Storey (Intermediate Unit)

 3 Storey (Corner Unit)

JALAN DAM



Strategic Location

The location of iPeak is also one that is remarkably strategic. Located in the heart of Lahad Datu town, iPeak faces the bustling main roads of Jalan Dam and Jalan Lahad Datu-Tungku, which directly links to the POIC headquarters and Lahad Datu Port. Jalan Dam on the other hand, provides direct access to Lahad Datu Airport and various residential estates.

Positioning one's business here would be the most ideal step towards robust success for excellent accessways are assured means for an active customer-base.





Ibu Pejabat:
Wisma PURCON (Google Map)
B1-03-13, Jalan SR 1/9, Taman Serdang Raya,
Section 9, 43300 Seri Kembangan, Selangor Darul Ehsan.



iPeak Business Centre



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PURCON PROPERTY



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