



Taman Mutiara Gading

SERENE • CONVENIENT • THRIVING

FREEHOLD



2 STOREY SHOP OFFICE

PHASE 1

your choice for great business location

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JLAND

Taman Mutiara Gading is the latest prestigious project developed by Johor Land Berhad. Covering an area of 236 acre of land in the district of Batu Pahat, Johor. Taman Mutiara Gading will be a new neighbourhood located just 7km from Batu Pahat town and next to the main road connecting **Batu Pahat – Ayer Hitam – Kluang**.

The development in Taman Mutiara Gading becoming an attraction because it is located near well-known Educational Institutions. Taman Mutiara Gading overall development includes Residential, Low Cost, Low-Medium Cost Housing and Shop offices.



2 STOREY SHOP OFFICE

22' X 70' | 3,080 sq. ft.

AMENITIES



KPJ Batu Pahat
Specialist Hospital



Nearby Petrol Station

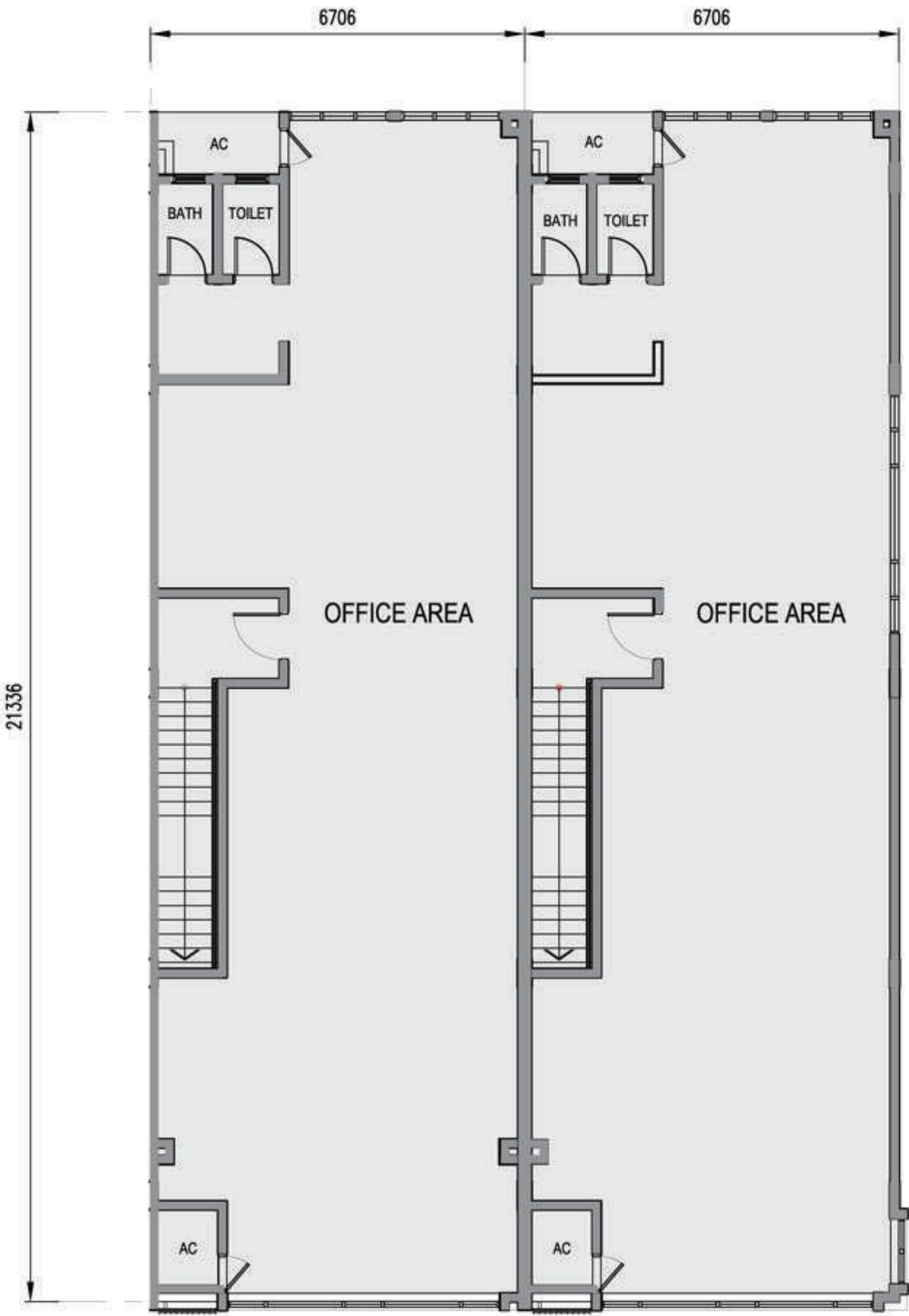


Surrounded by
Industrial Area



Institut Pendidikan Guru
Malaysia Kampus
Tun Hussein Onn Batu Pahat

floor plan



first floor plan

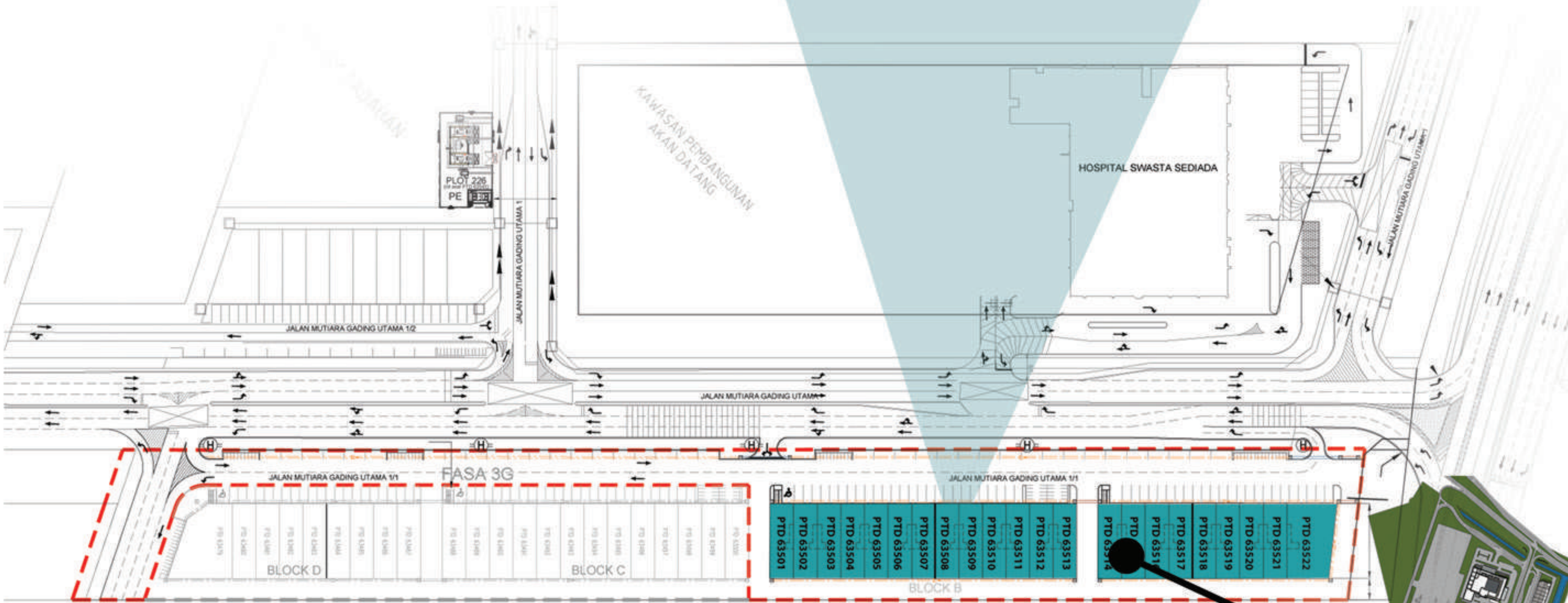


ground floor plan

specification

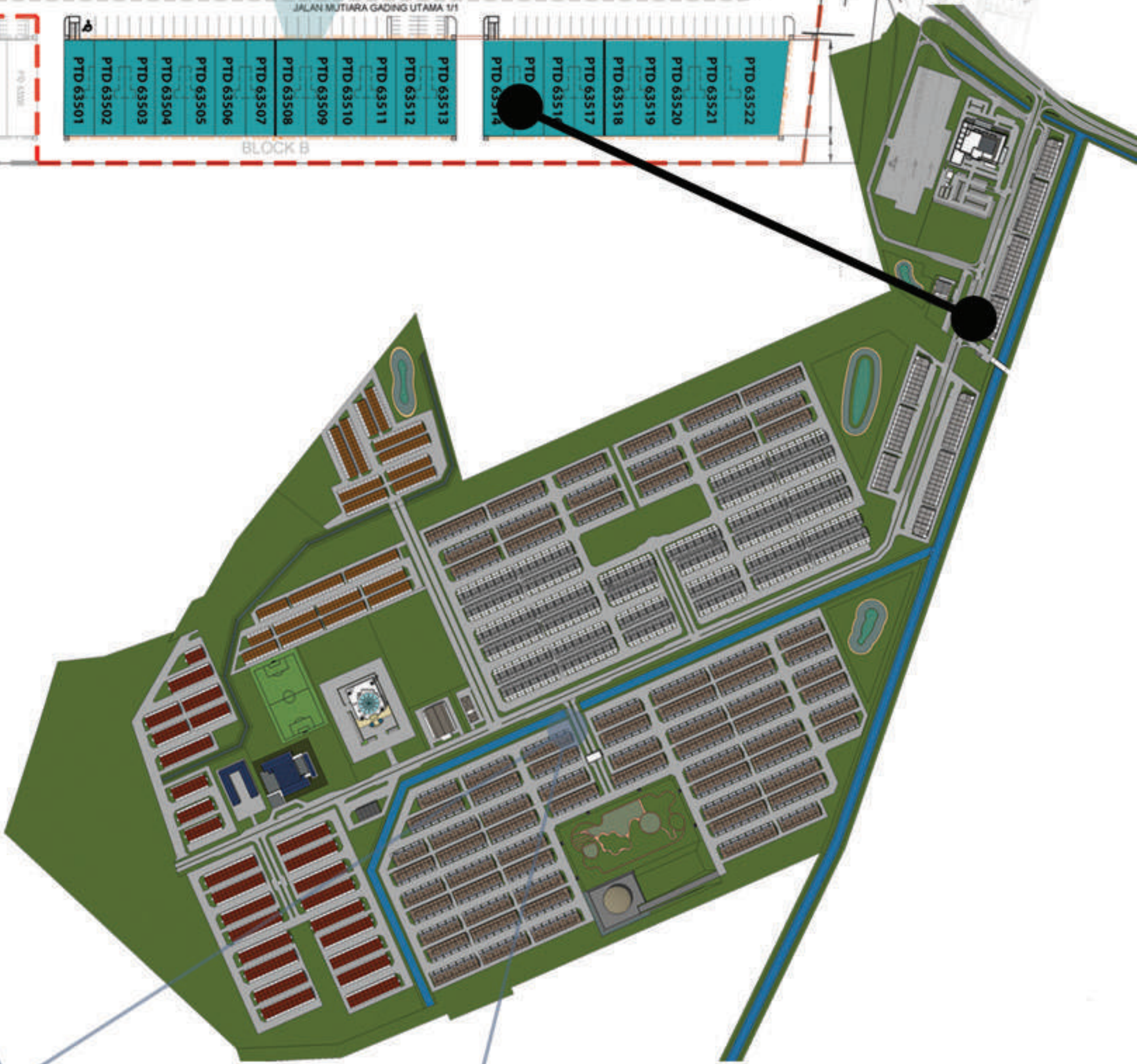
STRUCTURE	: Reinforced Concrete	
WALL	: Clay Bricks	
ROOFING COVERING	: Metal Deck	
ROOF FRAMING	: Steel	
CEILING	: Skim Coat : Fiber Cement Board : Plaster Board	
WINDOWS	: Aluminium Frame Glass Window	
DOORS	: Roller Shutter : Fire Rated Door : Solid Timber Panel Door : Plywood Flush Door : PVC Door : MS Grilles Door : MS Panel Door	
IRONMONGERY	: Knob Lock Set	
WALL FINISHES		
Toilet / Bath	: 2100mm Height Ceramic Tiles & Emulsion Paint	
Basin Area	: 1500mm Height Ceramic Tiles & Emulsion Paint	
Bin Compartment	: Full Height Ceramic Tiles & Emulsion Paint	
Others	: Cement Plaster & Emulsion Paint	
FLOOR FINISHES		
Shop	: Cement Render	
Office	: Cement Render	
Staircase	: Cement Render	
Toilet / Bath	: Ceramic Tiles	
Basin Area	: Ceramic Tiles	
Corridor	: Porcelain Tiles	
Bin Compartment	: Ceramic Tiles	
Others	: Cement Render	
SANITARY AND PLUMBING FITTINGS		
Toilet	: Water Closet : Bib Tap	
Bath	: Water Closet : Shower Rose : Bib Tap	
ELECTRICAL INSTALLATION		
Items	Intermediate Lot & End Lot (Nos.)	Special End Lot (Nos.)
Lighting Point	25	31
Power Point	13	14
Fan Point	6	8
Air-Cond Point	-Nil-	-Nil-
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		
Telephone Point	: 2	
FENCING	: NIL	
TURFING	: NIL	
GAS PIPING	: NIL	

Note : The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an *which may be deleted if not applicable.



● **PHASE 1**
Total Units : 22 Unit

master plan & layout plan



GROCERIES



F&B

BANK



Shop Office at Taman Mutiara Gading will help complement the strong industrial base at Batu Pahat

Connected to Tun Hussien Onn University campus which brings along a lively foot traffic from students to businesses at Taman Mutiara Gading

Strategically located in Kawasan Perindustrian Sri Gading which has a strong industrial base and various major attractions like BP Mall and Pasaraya Cowboy nearby.

It is also strategically located opposite the New KPJ Batu Pahat Specialist Hospital

SHOPPING

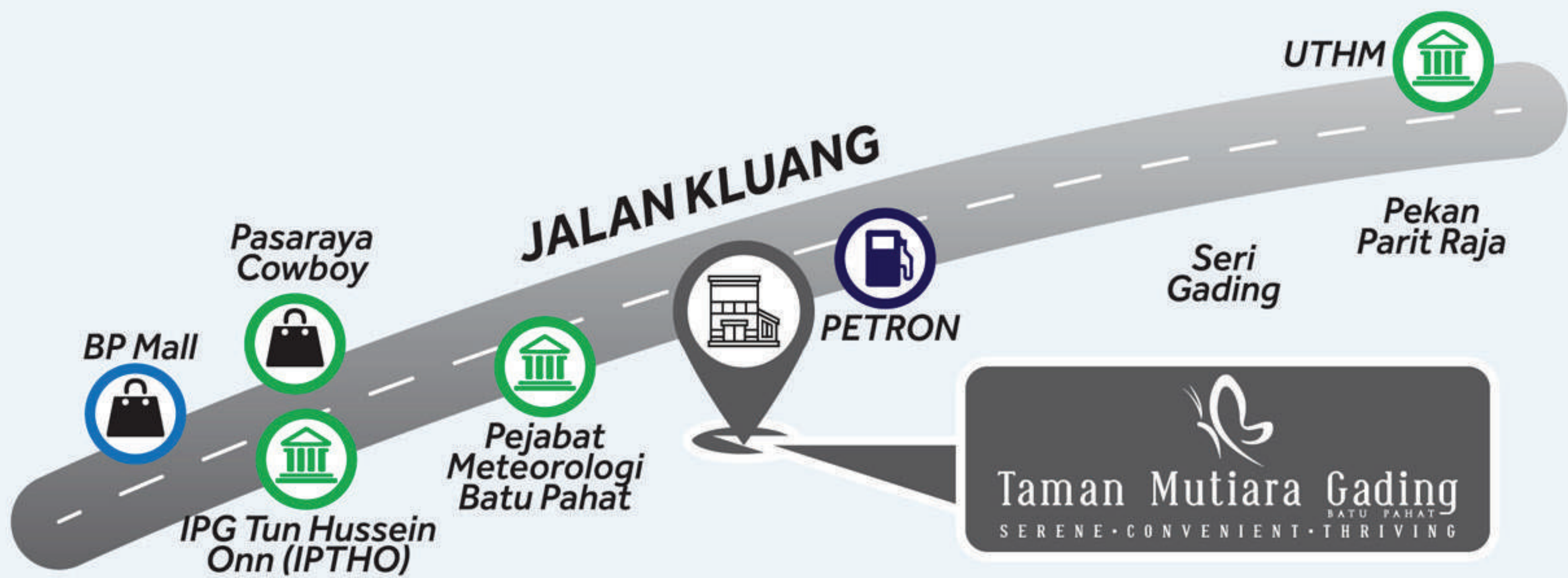


GYMNASIUM



BAKERY





location plan



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