



Co-developed by
TH PROPERTIES & MRCS

Developer
59 INC SDN. BHD.
200901023377 (866476-T)
Level 20, Menara TH Selborn,
153 Jalan Tun Razak, 50400
Kuala Lumpur

Sales Gallery
KOTA SEMARAK GALLERIA
No. 38,
Jalan Sultan Yahya Petra,
54100 Kuala Lumpur

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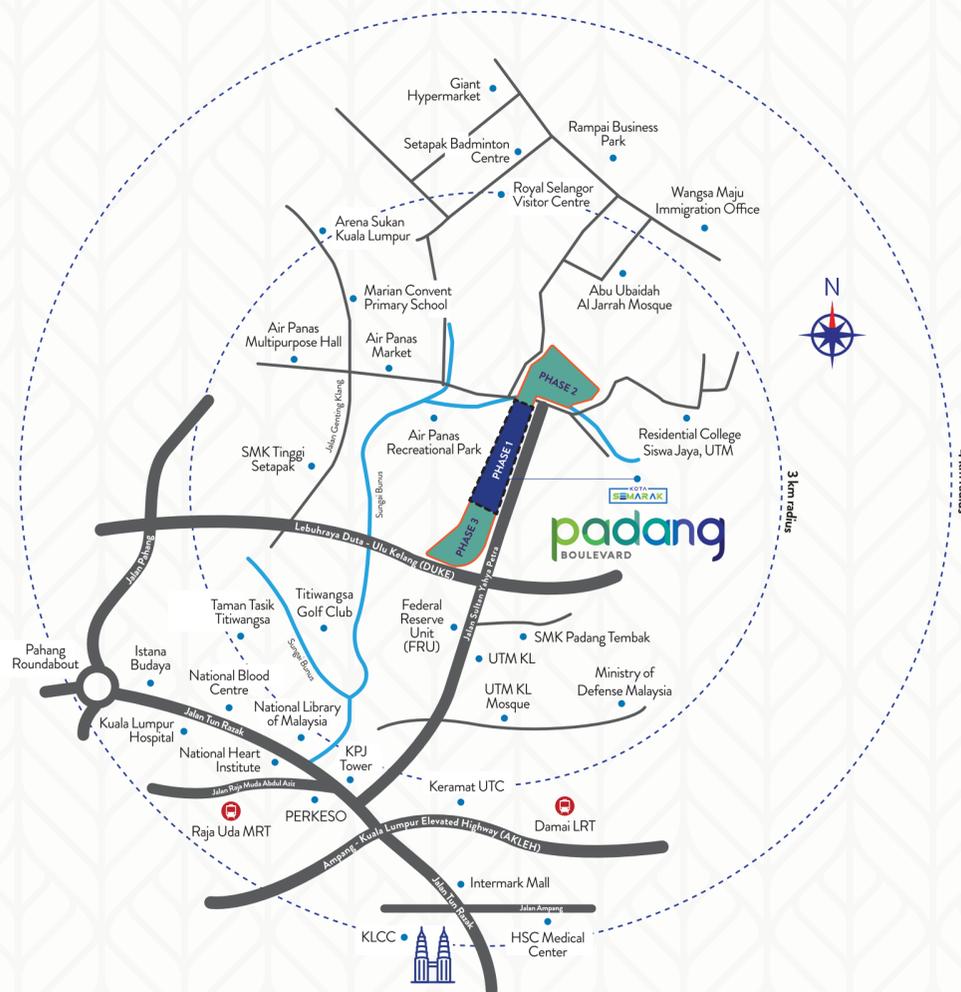
SPECIFICATIONS

STRUCTURE		Reinforced Concrete
WALL		Masonry Wall / Reinforced Concrete / Masonry Block
ROOF		Reinforced Concrete Slab
CEILING	General Area Toilet	Bare Finish / Paint to Soffit Moisture Resistant Ceiling Board
WINDOWS		Aluminium Frame & Glass
DOORS	Main Entrance Toilet Others	Roller Shutter / Fire Door Marine Ply Flush Door Flush Door
IRONMONGERY		Locksets with Accessories
WALL FINISHES	General Toilet Pantry	Plaster & Paint / Skim Coat Porcelain Tiles (up to ceiling height) Porcelain Tiles (1500mm height) / Plaster & Paint / Skim Coat
FLOOR FINISHES	General Area Toilet Pantry Utility A/C Ledge	Cement Render Ceramic Tiles Ceramic Tiles Cement Render Cement Render
SANITARY & PLUMBING FITTINGS	Toilet Pantry	Sanitary Fittings & Wares Kitchen Sink & Tap
	Sanitary Installation	G Floor P2 Floor P3 Floor
	Wash Basin	3 2 2
	Water Closet	2 2 2
	Tap	6 5 5
	Kitchen Sink	1 1 1

ELECTRICAL INSTALLATION	ITEM	G Floor		P2 Floor		P3 Floor	
		01,29	02,03,04,25,26,27,11,12,13,16,17,18	01,05,10,19,24,06,09,20,07,08,21,22,14,15,23,28,29	02,03,04,25,26,27,11,12,13,16,17,18	01,05,10,19,24,06,09,20,07,08,21,22,14,15,23,28,29	
	Lighting Point	2	2	2	2	2	
	Emergency Light	2	2	3	2	3	
	Keluar Sign	2	1	1	1	1	
	Distribution Board	1	1	1	1	1	
	Fiber Wall Socket	1	1	1	1	1	

LOCATION MAP

Location is the cornerstone of success; it's an investment in the future.



padang

BOULEVARD

Let Your Business Thrive in
Semarak's Heartbeat

3 Storey Retail Space



SITE PLAN

Your Gateway to Successful Investments



Facing Jalan Sultan Yahya Petra

TYPE A built-up area 5,726 sq. ft. 3 Storey shop office

TYPE B built-up area 5,307 sq. ft. 3 Storey shop office

TYPE C built-up area 4,144 sq. ft. 3 Storey shop office

TYPE D built-up area 6,307 sq. ft. 3 Storey shop office

TYPE E built-up area 5,833 sq. ft. 3 Storey shop office

FLOOR PLANS

Ideal Spaces to Grow Your Empire

TYPE A built-up area 5,726 sq. ft. 3 Storey shop office



Ground Floor



1st & 2nd Floor

TYPE B built-up area 5,307 sq. ft. 3 Storey shop office



Ground Floor



1st & 2nd Floor

TYPE C built-up area 4,144 sq. ft. 3 Storey shop office



Ground Floor



1st & 2nd Floor

TYPE D built-up area 6,307 sq. ft. 3 Storey shop office



Ground Floor



1st & 2nd Floor

TYPE E built-up area 5,833 sq. ft. 3 Storey shop office



Ground Floor



1st & 2nd Floor



Limited 29 units only

5 Diverse Types

Price from RM 3.7 million

4 km from Kuala Lumpur City Centre

Prime Lots in the Epicentre of Semarak

Access to a Potential 353k population catchment