

# CAMELLIA AVENUE

DOUBLE STOREY SHOP OFFICES

F R E E H O L D



# A NEW DESTINATION FOR EVERYDAY COMMERCE

At the heart of Impian Hills, Camellia Avenue is a distinguished commercial address within a fast-growing township supported by an expanding residential catchment.

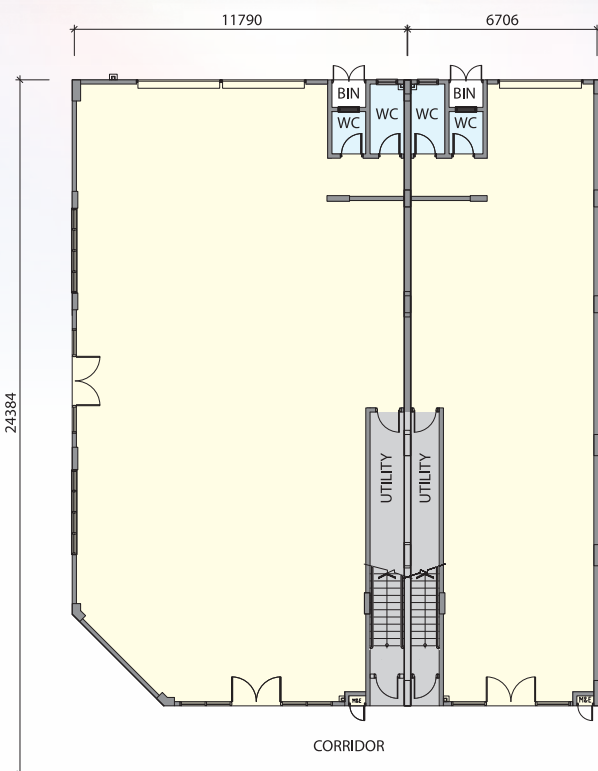
Positioned as the township's commercial centrepiece, it brings together convenience, lifestyle, and essential services — creating a natural convergence of business and community life.

With rising population growth and increasing demand for quality commercial offerings, Camellia Avenue offers a strategic opportunity to establish early presence in a location set for enduring value.

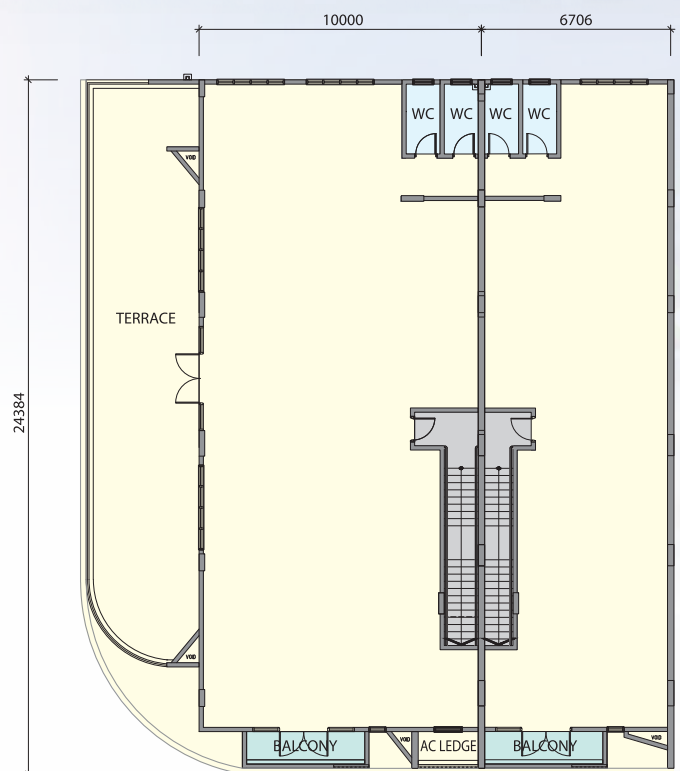




Artist's impression only



GROUND FLOOR



FIRST FLOOR

# SHOP OFFICES



## CAMELLIA AVENUE

Land Size  
from **22' x 80'**

Built-up Area  
from **3,329** sq. ft.

### UNIQUE FEATURES



Contemporary facade  
with high visibility



Column-free design for  
flexible space planning



Large window design to invite  
streams of natural light



Spacious covered walkway  
at shop front



Ample parking space



Prominent main road frontage  
with excellent visibility and  
accessibility



# SPECIFICATION

<b>STRUCTURE</b>	Reinforced Concrete Frames		
<b>WALL</b>	Bricks / Lightweight Block / Cement Sand Bricks		
<b>ROOF COVERING</b>	Metal Roof		
<b>ROOF STRUCTURE</b>	Proprietary Roof Structure System		
<b>CEILING</b>	Ceiling Board / Skim Coat		
<b>DOORS</b>	Roller Shutter, Fire Rated Door, Plywood Door, Metal Grille Door, Louver Door Aluminum Frame Glass Door		
<b>WINDOWS</b>	Aluminum Frame Windows		
<b>LOCKS</b>	Selected Quality Lockset		
<b>FLOOR FINISHES</b>	Shop, Office, Staircase, Balcony, Corridor Toilet, Bin	Cement Render Tiles	
<b>WALL FINISHES</b>	Toilet Wall Tiles to 1500mm Height Bin Compartment Wall Tiles to Full Height Other Areas : Cement Plaster & Paint		
<b>SANITARY FITTINGS</b>	Water Closet	4 Nos.	
	Wash Basin with Tap	4 Nos.	
	Toilet Roll Holder	4 Nos.	
	Bib Tap	4 Nos.	
<b>PAINTING</b>	External	Selected Paint	
	Internal	Selected Paint	
<b>TNB METER</b>	Intermedite / End Lot (Ground Floor 3-phase and First Floor Single-phase) Corner Lot (Ground Floor and First Floor 3-phase)		
<b>ELECTRICAL INSTALLATION</b>		<b>Intermediate / End</b>	<b>Corner</b>
	Lighting Point	24 Nos.	33 Nos.
	Distribution Board	2 Nos.	2 Nos.
	Ceiling Fan Point	4 Nos.	4 Nos.
	13A Switch Socket Outlet	19 Nos.	19 Nos.
	20A SPN Isolator	2 Nos.	2 Nos.
	Emergency Light	1 Nos.	1 Nos.
	Exit Sign Light	4 Nos.	5 Nos.
<b>TELECOMMUNICATION</b>	Fibre Wall Socket	2 Nos.	2 Nos.



# EXCELLENT LOCATION. SEAMLESS CONNECTIVITY.



**SALES GALLERY**

**PLENITUDE HILLS SDN BHD** 200201028430 (596093A)  
NO 1, PERSIARAN IMPIAN UTAMA, TAMAN KOTA IMPIAN,  
81800 ULU TIRAM, JOHOR DARUL TA'ZIM  
A Wholly-owned Subsidiary Of Plenitude Berhad

**07-355 8082**

IMPIAN HILLS SALES GALLERY

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