

CAMELLIA AVENUE

DOUBLE STOREY SHOP OFFICES

F R E E H O L D



ImpianHills

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.

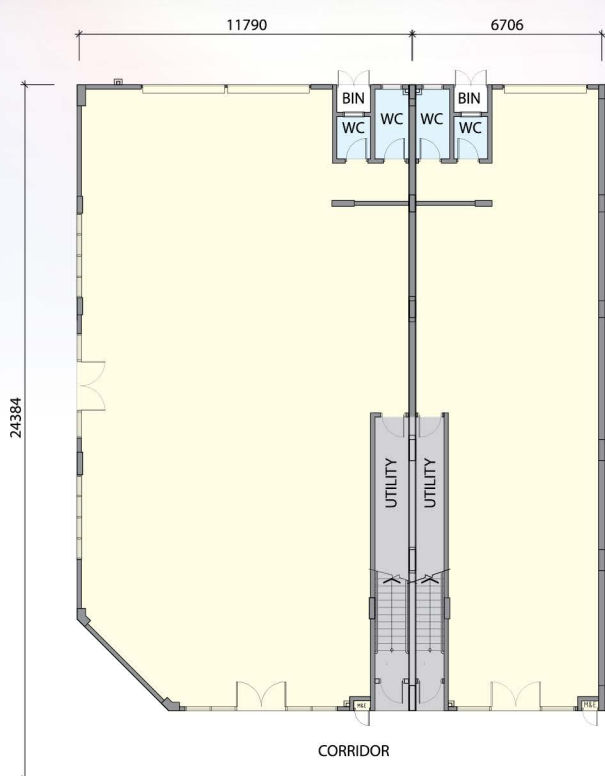
Positioned as the township's commercial centrepiece, it brings together convenience, lifestyle, and essential services — creating a natural convergence of business and community life.

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.

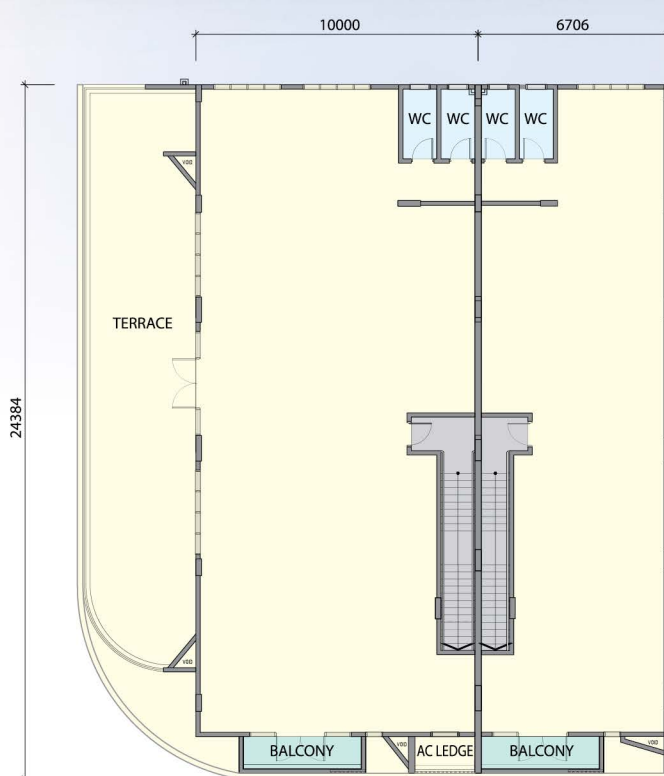




Artist's impression only



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



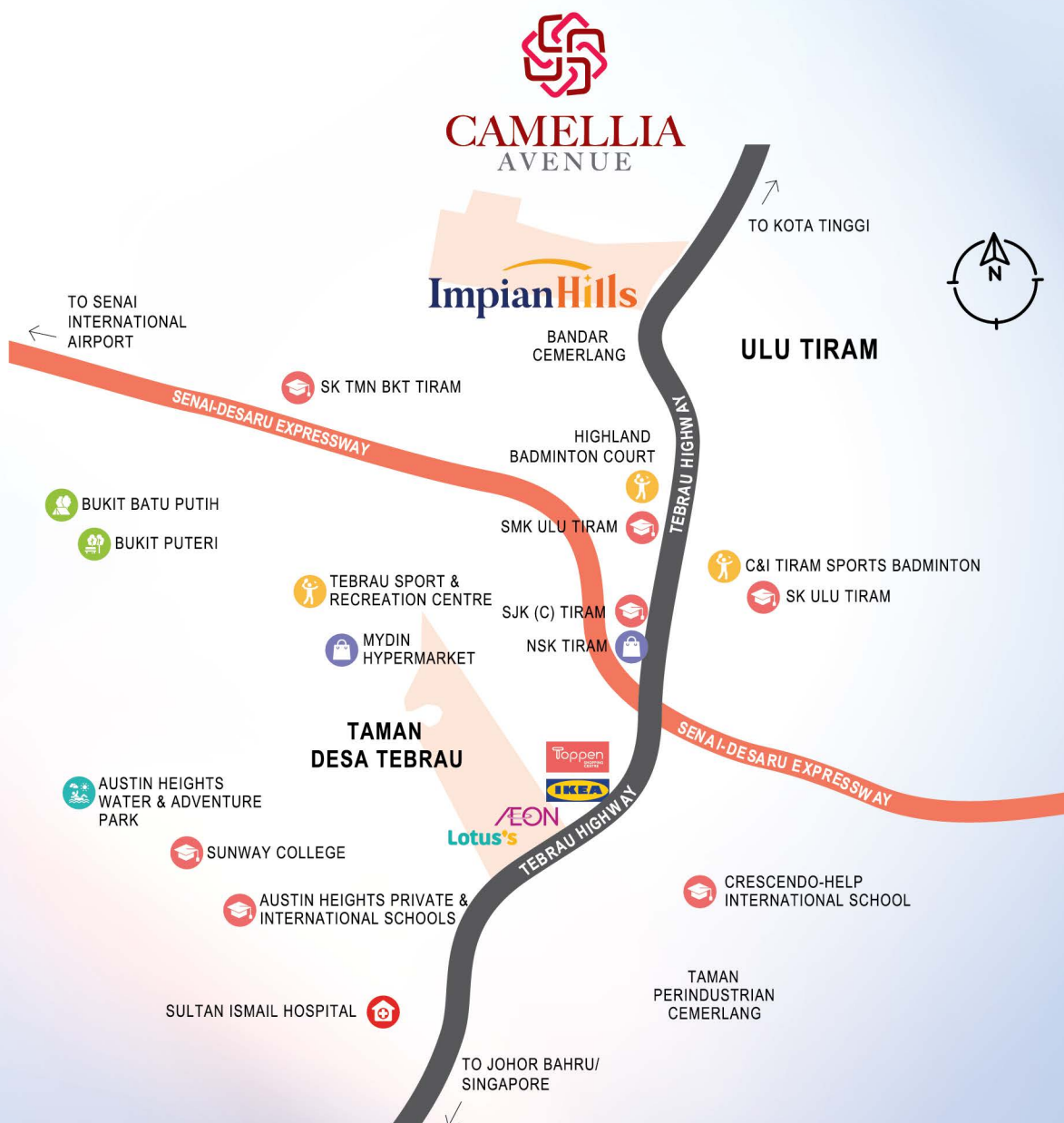
Prominent main road frontage
with excellent visibility and
accessibility

SPECIFICATION

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



EXCELLENT LOCATION. SEAMLESS CONNECTIVITY.



PLENITUDE

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

Scan for more info



plenitude.com.my



Plenitude Property



plenitude.property



Plenitude Berhad

All information contained herein is subject to variations, modifications and/or amendments as required by the relevant authorities or developer's consultants/architect and cannot form part of an offer or contract. Renderings and illustrations herein are artist's impressions only and all measurements are approximate subject to final survey. While every reasonable care has been taken in preparing this brochure/flyer, the developer, its agents, representatives cannot be held responsible for any inaccuracies or changes.