



PERMAS
AVENUE

FREEHOLD • PERMAS JAYA

三层和四层楼店铺

3 & 4 STOREY SHOP OFFICES





*Artist's Impression only

REMARKABLE VALUE

UNBEATABLE LOCATION

Permas Avenue is a bustling commercial hub that features 3 and 4-storey shop offices, offering a unique blend of modern architecture and convenience. With an unbeatable range of amenities, it provides an all-encompassing experience for visitors and tenants alike, making it a highly desirable investment opportunity. The prime location of Permas Avenue further enhances its appeal, as it is situated in a sought-after area with easy access to major transportation routes. Its well-designed infrastructure and modern facilities ensure a conducive environment for various business activities



*Artist's Impression only



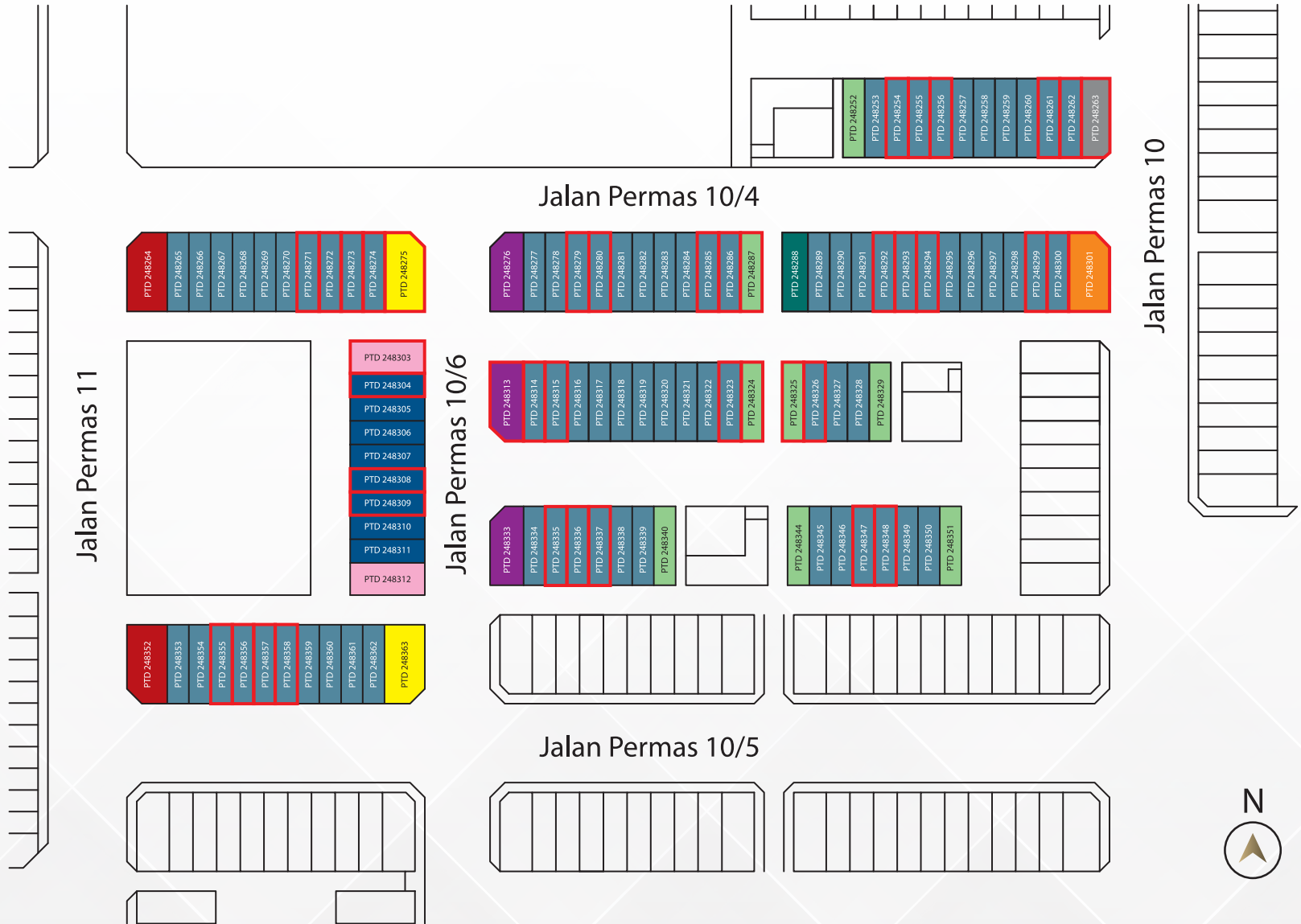
开创各领域的无限商机

Permas Avenue 三层与四层楼商业店铺，位于繁华商圈的黄金地段，周围环绕着各种商业设施和人流密集的区域。它以现代化的建筑设计和精心打造的外观，融入时尚元素和精致细节，为商家提供了一个吸引顾客、展示产品和服务的理想平台。此外，Permas Avenue的优越地理位置连接多条交通要道，为商家带来了持续的客流和业务增长的机会



总规划图

SITE PLAN



Legend

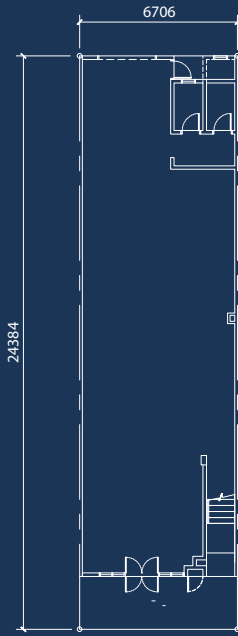
- | | | | |
|--|--|---|---|
|  Bumiputera Unit |  E1 - 3 Storey 22' x 80' 5,280 sq.ft. |  C1 - 4 Storey 34' x 80' 10,238 sq.ft. |  C4 - 4 Storey 40.8' x 80' 12,476 sq.ft. |
|  M1 - 3 Storey 22' x 80' 5,280 sq.ft. |  E2 - 3 Storey 26' x 80' 6,210 sq.ft. |  C2 - 4 Storey 41.5' x 80' 12,650 sq.ft. |  C5 - 3 Storey 28' x 80' 6,526 sq.ft. |
|  M2 - 3 Storey 24' x 75.5' 5,440 sq.ft. |  E3 - 4 Storey 32.8' x 75.5' 9,750 sq.ft. |  C3 - 4 Storey 40.8' x 80' 12,479 sq.ft. | |

户型 **TYPE M1**

3 Storey

5,280 sq.ft.

22' x 80'



Ground Floor



First to Second Floor

户型 **TYPE M2**

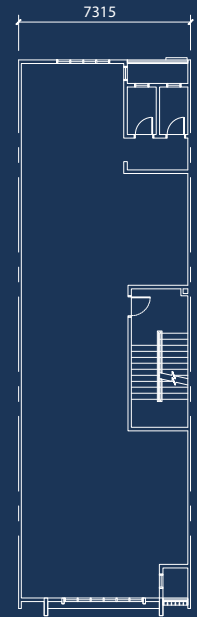
3 Storey

5,440 sq.ft.

24' x 75.5'



Ground Floor



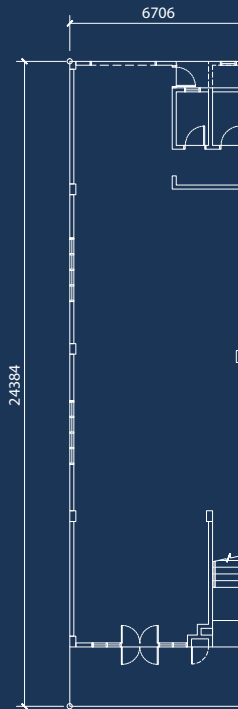
First to Second Floor

户型 **TYPE E1**

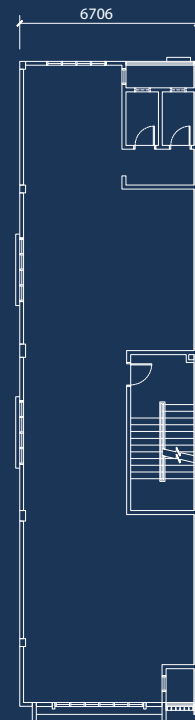
3 Storey

5,280 sq.ft.

22' x 80'



Ground Floor



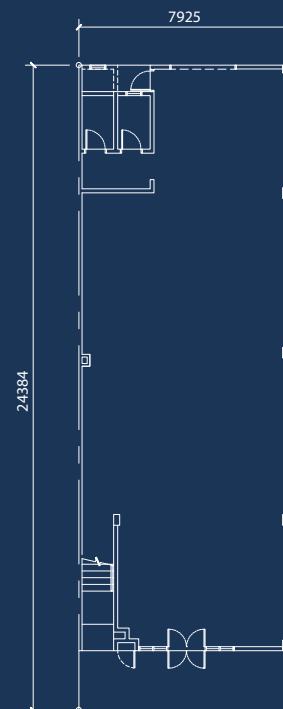
First to Second Floor

户型 **TYPE E2**

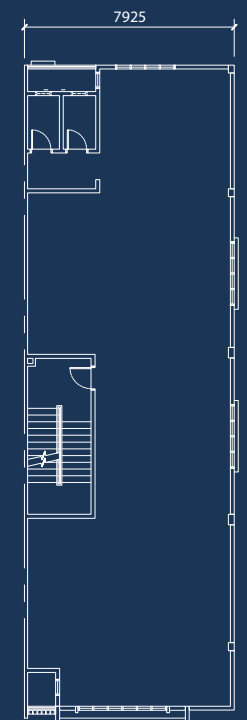
3 Storey

6,210 sq.ft.

26' x 80'



Ground Floor



First to Second Floor

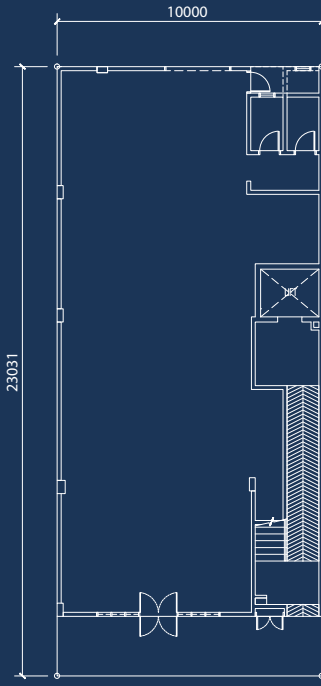
户型

TYPE E3

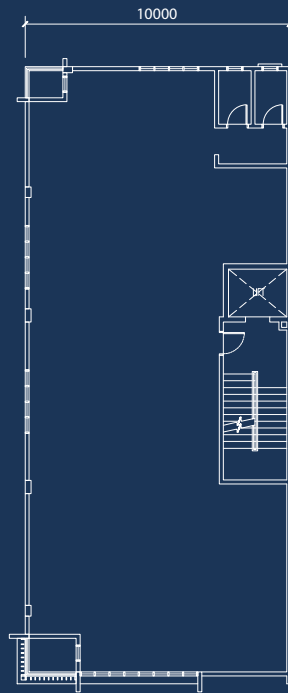
4 Storey

9,750 sq.ft.

32.8' x 75.5'



Ground Floor



First to Third Floor

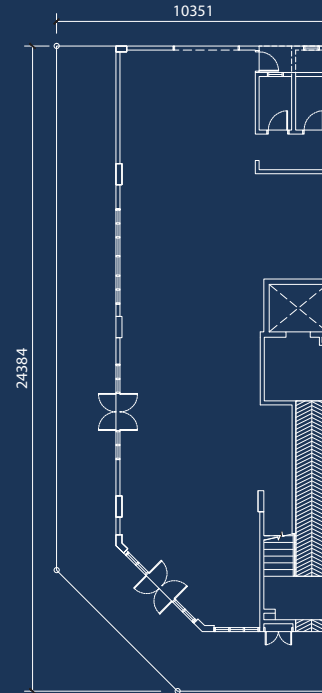
户型

TYPE C1

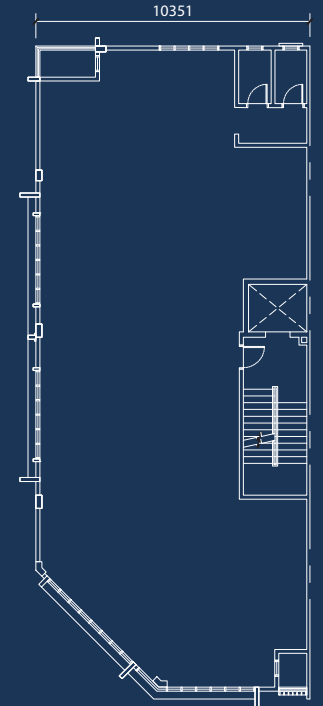
4 Storey

10,238 sq.ft.

34' x 80'



Ground Floor



First to Third Floor

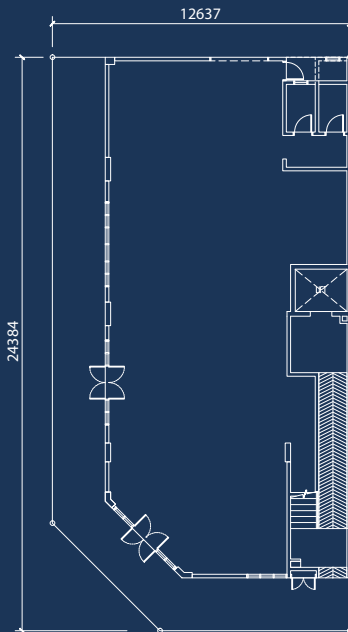
户型

TYPE C2

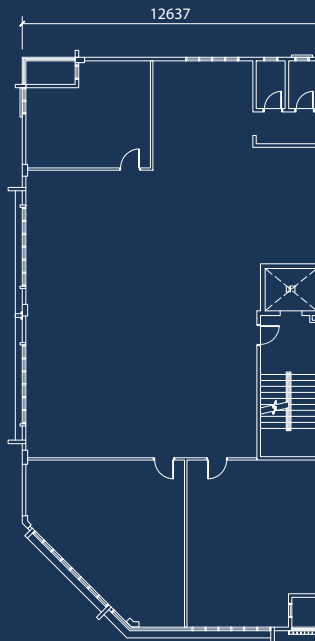
4 Storey

12,650 sq.ft.

41.5' x 80'



Ground Floor



First to Third Floor

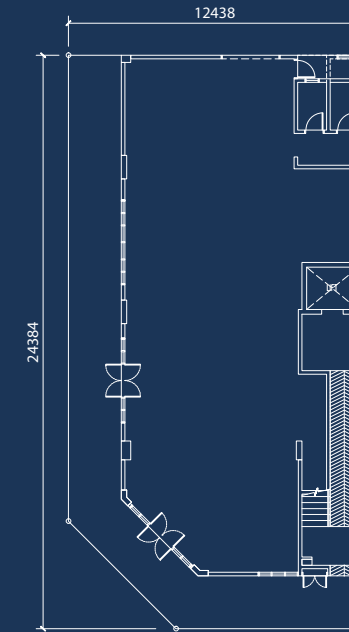
户型

TYPE C3

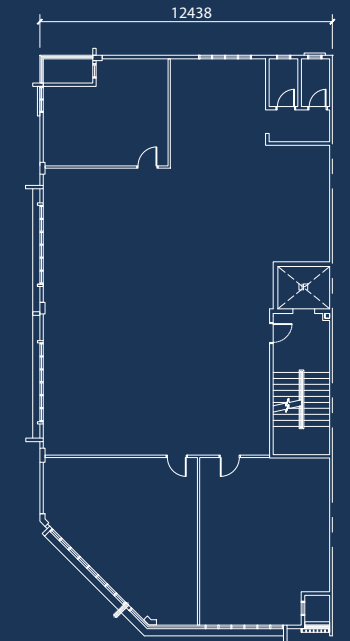
4 Storey

12,479 sq.ft.

40.8' x 80'



Ground Floor



First to Third Floor

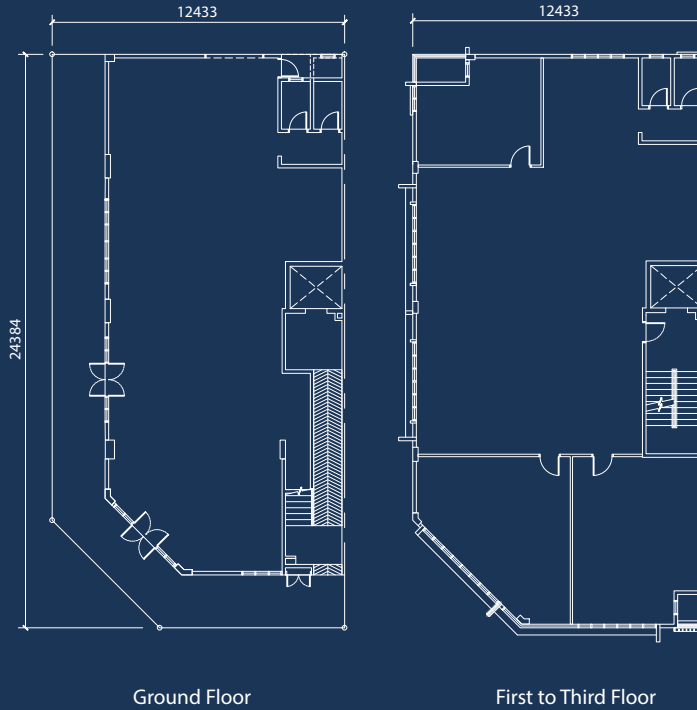
户型

TYPE C4

4 Storey

12,476 sq.ft.

40.8' x 80'



Ground Floor

First to Third Floor

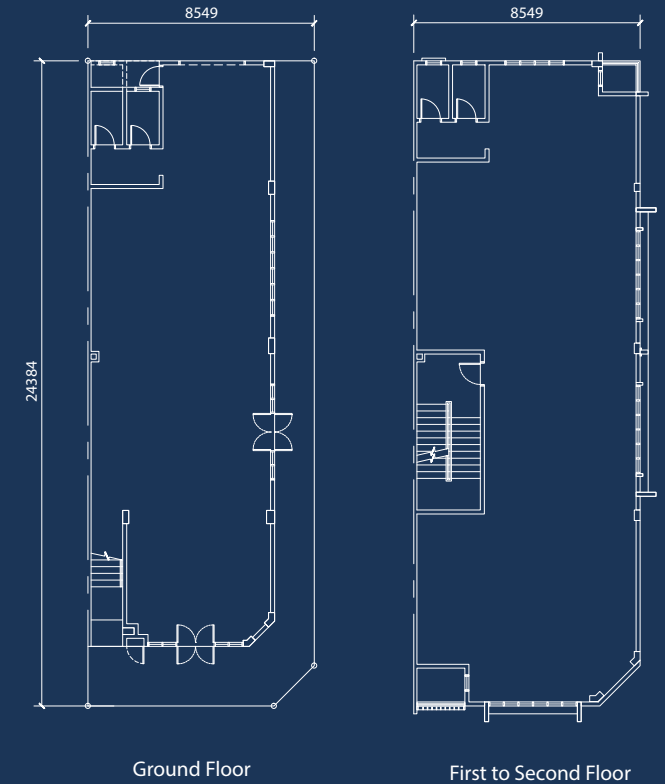
户型

TYPE C5

3 Storey

6,526 sq.ft.

28' x 80'



Ground Floor

First to Second Floor

建筑规格

SPECIFICATIONS

Structure	: Reinforced concrete framework	
Wall	: Brick Wall / Concrete Wall / Block Wall wherever applicable / Drywall (PTD 248264, PTD 248275, PTD 248363, PTD 248352 & PTD 248301)	
Roofing covering	: Metal roofing / RC flat roof wherever applicable	
Ceiling	: Ceiling board / Skim coat wherever applicable	
Windows	: Aluminium frame windows / Fixed louvers window	
Doors	: Aluminium frame glass door / Fire rated door / Plywood flush door / Roller shutter	
Ironmongery	: Quality lockset	
Wall Finishes	Toilet	- 1500mm height tiles
	Pantry	- 1500mm height tiles
	Bin Compartment	- 1500mm height tiles
	Others	- Plaster and paint
Floor Finishes	Toilet	- Tiles
	Walkway	- Tiles
	Staircase	- Tiles
	Lift Lobby	- Tiles
	Bin Compartment	- Tiles
	Other Area	- Cement render
Painting		
Timber & metal	: Door / Railing	- Enamel paint
Others	: Wall / Ceiling / Coping	- Emulsion paint

Sanitary and
Plumbing Fittings:

Electrical
Installation:

Lift:

Internal Telephone : Telephone point - Provided
Trunking and Cabling : Internet point - Provided

Type	3 Storey	4 Storey	4 Storey (PTD 248264, PTD 248275, PTD 248363, PTD 248352 & PTD 248301)
Kitchen sink	3	4	4
Wash basin	6	8	8
Toilet roll holder	6	8	8
Bib tap	7	9	9
W.C.	6	8	8
Lighting point	27	47	64
Power point (13A)	24	32	50
Fan point	6	11	18
Fiber wall socket	3	4	4
Lift	0	1	1

战略性地点

STRATEGIC LOCATION

A. Shopping Mall 商场

- Mid Valley Southkey
- AEON Permas Jaya
- IKEA Tebrau
- Johor Bahru City Square
- Komtar JBCC

B. Golf Club 高尔夫球俱乐部

- Permas Jaya Golf Club

C. Hospital 医院

- Columbia Asia Hospital (Tebrau)
- KPJ Puteri Specialist Hospital
- Regency Specialist Hospital

D. School 学校

- REAL Private and International Schools
- Paragon Private and International School
- SMK Permas Jaya

E. Bank 银行

- Maybank
- Alliance Bank
- Ambank
- Public Bank
- Hong Leong Bank
- RHB Bank
- Affin Bank
- CIMB Bank
- Bank Simpanan Nasional

F. Highway 高速公路

- EDL Expressway
- Johor Bahru East Coast Highway
- Pasir Gudang Highway
- Tebrau Highway
- North - South Highway



Developer:

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PERMAS JAYA **BRDB**