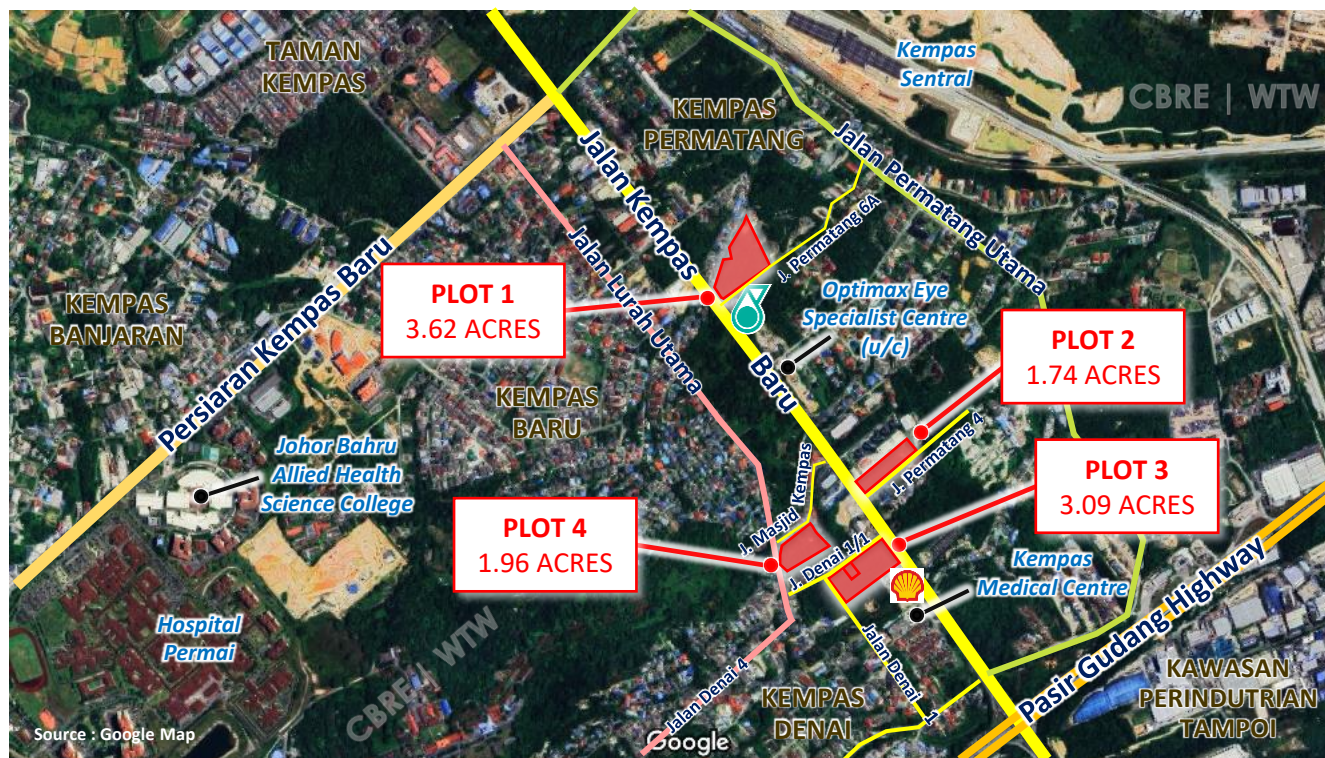


FOR SALE

PRIME COMMERCIAL & DEVELOPMENT LANDS FRONTING ONTO JALAN KEMPAS BARU, JOHOR BAHRU



KEY INVESTMENT HIGHLIGHTS

- HIGH VISIBILITY WITH MAIN ROAD FRONTAGE** onto Jalan Kempas Baru
- GOOD CONNECTIVITY & EASILY ACCESSIBLE** from North-South Expressway via Kempas Interchange & Pasir Gudang Highway
- FREEHOLD**
- READY POPULATION CATCHMENTS** with residential schemes in the vicinity, i.e., Kempas Baru, Kempas Permatang, Kempas Denai, and Kempas Banjaran, etc

For enquiries and further information, kindly contact :-

 **SHIRLEY (PV 1201)**
012-711 2376

T : 07 - 224 3388

 **ASHLEY (PV 2564)**
012-751 5262

F : 07- 224 9769

MARKETING AGENT :

CBRE | WTW

CBRE WTW REAL ESTATE SDN BHD
199201000893 (232397-D)

www.cbre-wtw.com.my








E(1)0507/4

E & O E The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. Prospective purchasers are requested to take such action as may be necessary to satisfy themselves on any pertinent matter.

FOR SALE

**PRIME COMMERCIAL & DEVELOPMENT LANDS
FRONTING ONTO JALAN KEMPAS BARU, JOHOR BAHRU**

	 <u>Provisional Land Area</u>	 <u>Land Use</u>	 <u>Zoning</u>	 <u>Plot Ratio</u>	 <u>Tenure</u>
①	14,658 Sqm (≈ 3.62 ac)	Building	Commercial	Up to 1 : 5	FREEHOLD
②	7,040 Sqm (≈ 1.74 ac)	Agriculture			
③	12,498 Sqm (≈ 3.09 ac)				
④	7,917 Sqm (≈ 1.96 ac)				

SURROUNDING LANDMARKS



KEMPAS MEDICAL CENTRE
(> 1 KM)



KEMPAS SENTRAL
(1 KM)



LOTUS'S SETIA TROPIKA
(3 KM)



KEMPAS INTERCHANGE (EXIT 255)
(3 KM)



HOSPITAL PERMAI
(3 KM)



**JOHOR BAHRU ALLIED HEALTH
SCIENCE COLLEGE (3 KM)**

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www.cbre-wtw.com.my
+607 - 224 3388



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