

永久地契
FREEHOLD



EXCELLENT TECHNOLOGY PARK

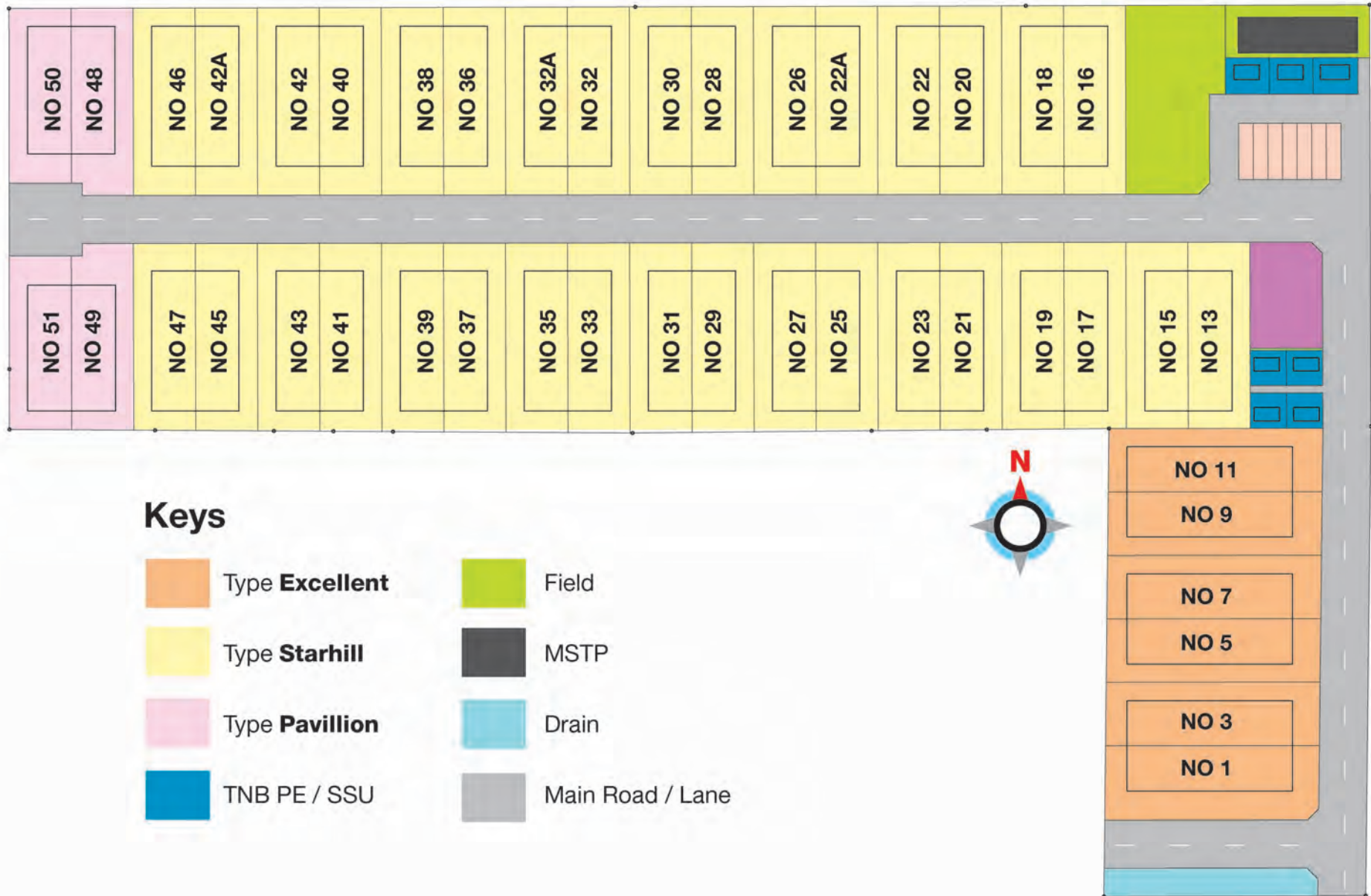


• 300 Amps Power Supply • 43 ft Top Ceiling Height For Factory Area • 6 ft High External Brick Wall Fencing • Open Space - Full Concrete



卓越科技城
Excellent Technology Park

Master Site Plan





EXCELLENT TECHNOLOGY PARK

The ETP is a meticulously planned industrial technology park, with all units designed to cater the needs of a wide spectrum of business and industries, with outstanding and practical features, including the following important aspects:-

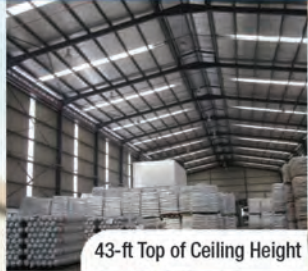
Strategic Location- ETP is located strategically within the fast growing and highly popular Klang-Kapar-Meru Industrial zone in the Klang Valley. Fronting existing major roads, Highways and proximity to proper and adequate infrastructures and public amenities including adequate water and electricity supplies, rendering it an extremely ideal location for factories and warehouses. By virtue of its excellent location, ETP units stand to enjoys extremely easy accessibility and connectivity to major cities, international sea and air ports and prominent commercial townships in the Klang Valley (kindly refer to the Location map).

Practical Designs- the 43 feet high ceiling feature and spacious floor area for every ETP unit are purposely designed to cater for future expansion of an extra level of valuable operational factory or warehouse space to meet future expansion and growth. In addition, each ETP unit will have 300 Amps power supply which will provide more than the basic electric power most factories required. This not only relieves the owners or operators the burden of having to apply for additional power supply at extra costs in the future, also ensures more than adequate electric power supply for their factories' operation.

Availability of Work Force- surrounded by densely populated and fast growing townships (kindly refer to Location Map) ensures an abundant and constant sources of workforce of different skills and talents to meet factories and warehouses needs, one of the major factors of paramount importance to all Factory operations;

Freehold tenure- A real and very valuable advantage which means that the ETP units may be disposed of in the future without subject to prior consent of the State Authority. It also generates excellent potential for fast and high capital appreciation and marketability of the industrial units, be it for owner occupiers or investors.

We offer you this very rare excellent investment opportunity now. You grab it and your investment will multiply many folds in the future! No mistake about it!!



43-ft Top of Ceiling Height



Work Force






300 Amps Power Supply



Spacious Area



-  300 Amps Power Supply
-  Work Force
-  Modern Design
-  Open Space Full Concrete
-  6 ft High External Brick Wall Fencing

-  Road Accessibility
-  Spacious Area
-  Main Road 66 ft
-  43 ft Top of Ceiling Height Area
-  High Potential Area

-  FREE Auto Roller Shutter
-  FREE Auto Gate
-  FREE S&P Legal Fees & Disbursements*
-  FREE Loan Agreement Stamp Duty*
-  FREE Loan Agreement Legal Fees & Disbursements*

*Terms & Conditions Apply

卓越科技城(ETP)的所有單位，都是經過精心策劃，迎合現代化廠商需求而設計和建造的工業單位，并具備多項優越特點，包括：-

策略性地點：ETP坐落于占地30依格，位于(巴生-加埔-中路)高速发展工业区内。由于拥有非常优越的位置和各种完善的公共设施，包括充足的水电供应，四通八达的水陆空交通网等便利，为大家省时，省钱，省精神及赚取最高利润。

實用設計：每个ETP单位之43尺高的厂房和宽敞的空间，是特别考虑到将来廠家的生意扩展或成长时，可添加一层厂房或贮藏空间，达到更充分利用空间效益而设计的。同时，每个单位拥有300 Amps的大电设备，让廠家们享有充分的电源供应，无须为将来增加电力供应量而烦恼。

人力资源便利：ETP之四周都是人口聚密和快速发展的城镇，充分为廠家们提供不同类型之人力资源，对在此设厂和进行生意运作的廠商是项非常关键性的便利。

永久地契：此特征是ETP单位的优点，也是明智投资者必会关注的重要投资关键之一。因为拥有永久地契的产业无须预先申请政府之批准，可以自由及快速完成产业交易，确保您投资的ETP单位享有灵活的市场价值以间接提升这些单位的快速增值潜能，是项难得的投资良机！

这是一项难逢的优越投资良机，将为您的生意和财富快速增值！

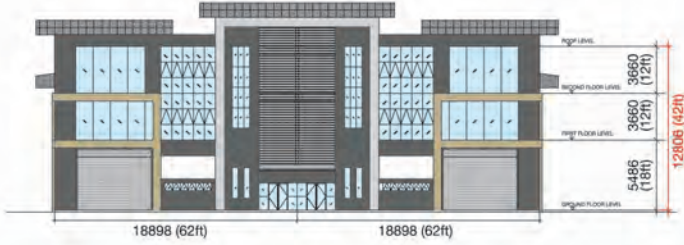


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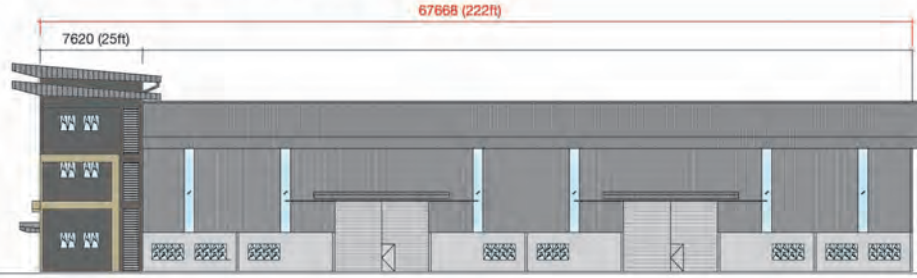


<p>6 km to SETIA ALAM HIGHWAY</p>		<p>15 km to NORTHPORT</p>	
<p>8 km to KLANG TOWN</p>		<p>38 km to KL CENTRE</p>	
<p>12 km to FEDERAL HIGHWAY</p>		<p>55 km to KLIA</p>	

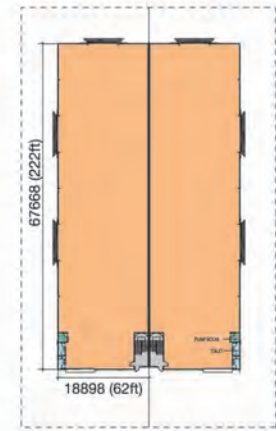
FRONT ELEVATION



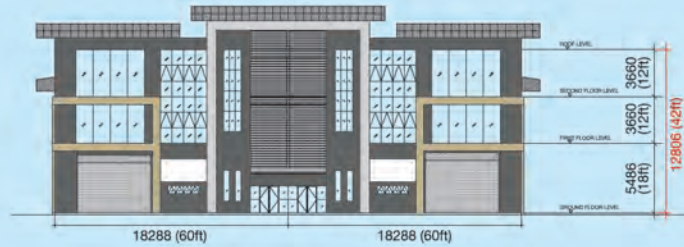
SIDE ELEVATION



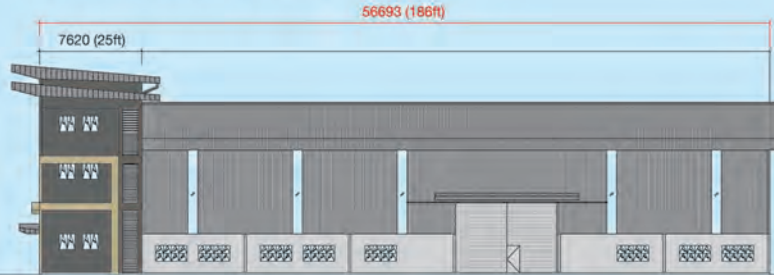
GROUND FLOOR



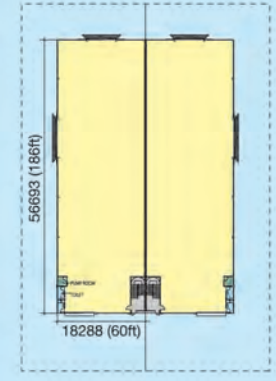
FRONT ELEVATION



SIDE ELEVATION



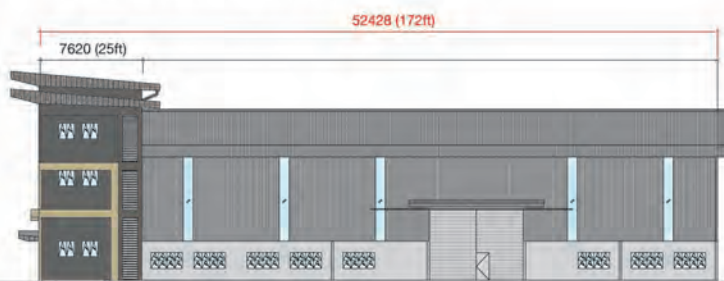
GROUND FLOOR



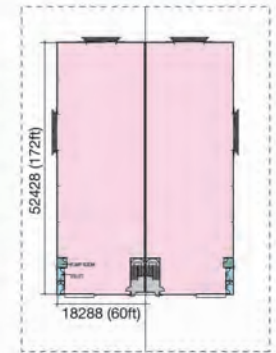
FRONT ELEVATION



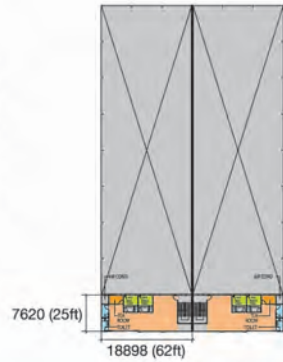
SIDE ELEVATION



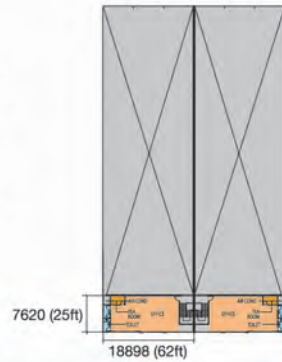
GROUND FLOOR



1st FLOOR

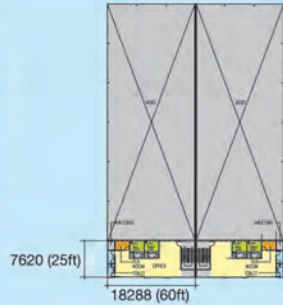


2nd FLOOR

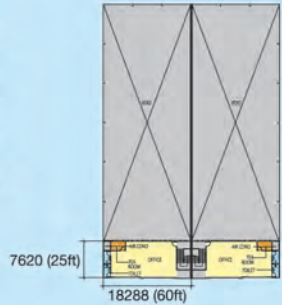


* Subject to change without prior notice.

1st FLOOR

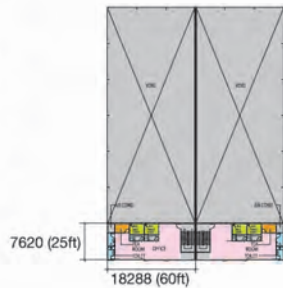


2nd FLOOR

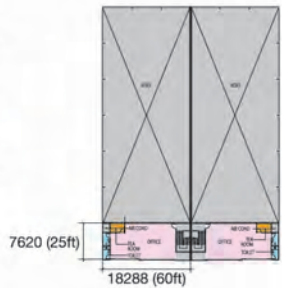


* Subject to change without prior notice

1st FLOOR



2nd FLOOR



* Subject to change without prior notice

Type Excellent

6 units

Land Area from	25,482	ft ²
Build up area	16,864	ft ²
Dimension	87 x 293	ft
Ground floor	62 x 222	ft
1st floor	62 x 25	ft
Second floor	60 x 25	ft

Type Starhill

34 units

Land Area from	21,633	ft ²
Build up area	14,160	ft ²
Dimension	85 x 255	ft
Ground floor	60 x 186	ft
1st floor	60 x 25	ft
Second floor	60 x 25	ft

Type Pavillion

4 units

Land Area from	20,218	ft ²
Build up area	13,320	ft ²
Dimension	85 x 237	ft
Ground floor	60 x 172	ft
1st floor	60 x 25	ft
Second floor	60 x 25	ft

**KUALA
SELANGOR**



Jalan Sungai Puloh, Jalan Kapar Batu 5½, Selangor Darul Ehsan.

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Email us at info@excellent-starhill.com



EXCELLENT TECHNOLOGY PARK



Developed By:

EXCELLENT STARHILL SDN. BHD.
(911060-H)

Visit our Sales Office at

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5½ Miles, Off Jalan Meru,
41050 Klang, Selangor Darul Ehsan.
Tel : 603-3392 6868
Fax : 603-3392 6060

Leading Financier by

EON BANK

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