

# OWN A PIECE OF PRIME REAL-ESTATE

Sinaran Mahkota is the latest social hotspot in Kuantan. A lucrative commercial development that sits on 12 acres of prime land, this exciting new social hub comprises two components:

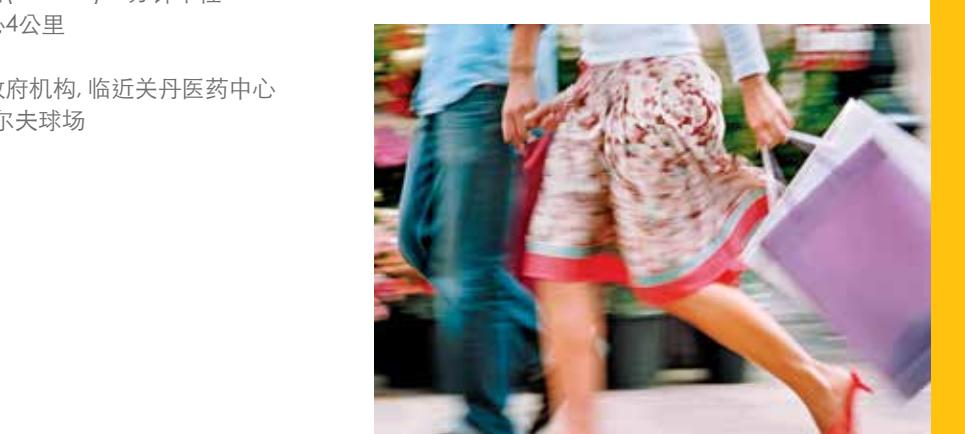
- Shops and offices (2 and 3-storey with units ranging from 20' x 72')
- Serviced residences and retail shops



## PROFIT FROM A STRATEGIC LOCATION

Being in such an unbeatable location, Sinaran Mahkota is surrounded by establishments like the IIUM that has thousands of students, an affluent residential area just 2 km away, and adjacent to it are future developments of more shop lots and serviced residences.

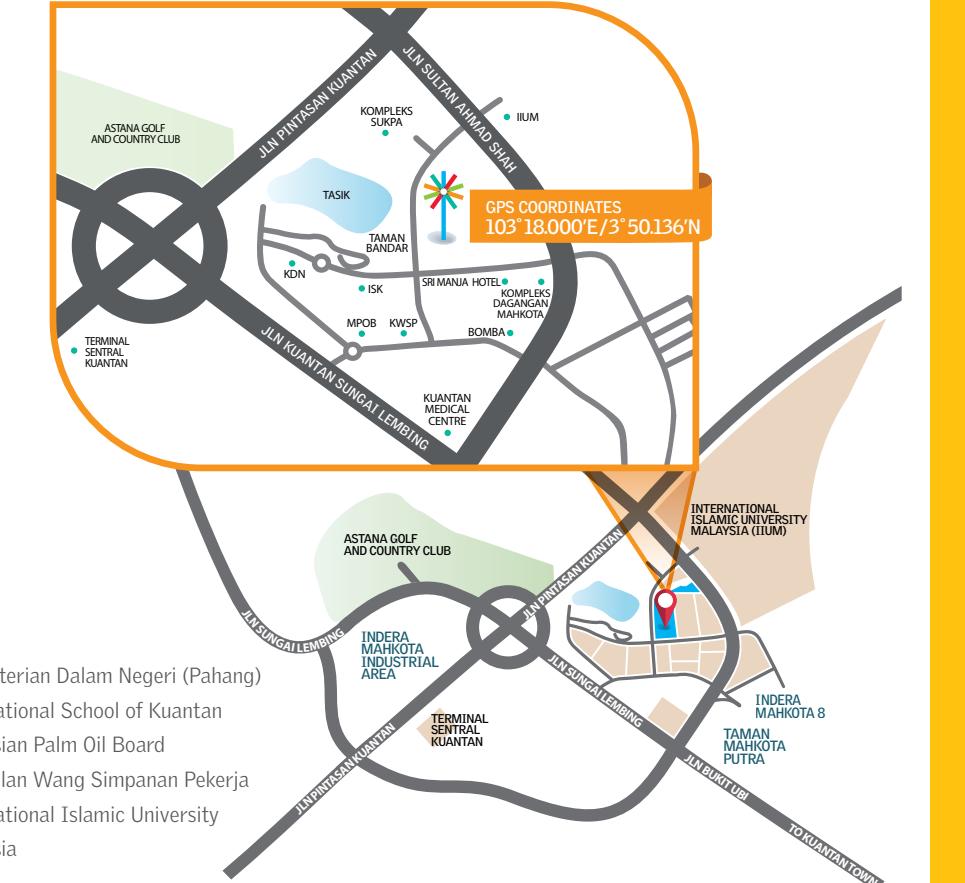
- 10 minutes from the toll Exit 833 Persimpangan Kuantan
- 4 km from Kuantan town centre
- 6 km to the beach
- Near Pahang state administration offices, Kuantan Medical Centre and Astana Golf & Country Club



## 极具策略性的地点 让您从中得益

无与伦比的地点占尽优势，四周均为著名的机构，如拥有数千名学生的马来西亚国际回教大学(IIUM)；兴旺的住宅区仅相距2公里。至于邻近的未来发展计划，包括服务式公寓及许多商店。

- 离收费站出口(Exit 833)10分钟车程
- 离关丹市中心4公里
- 离海滩6公里
- 靠近彭亨州政府机构，临近关丹医药中心及Astana高尔夫球场



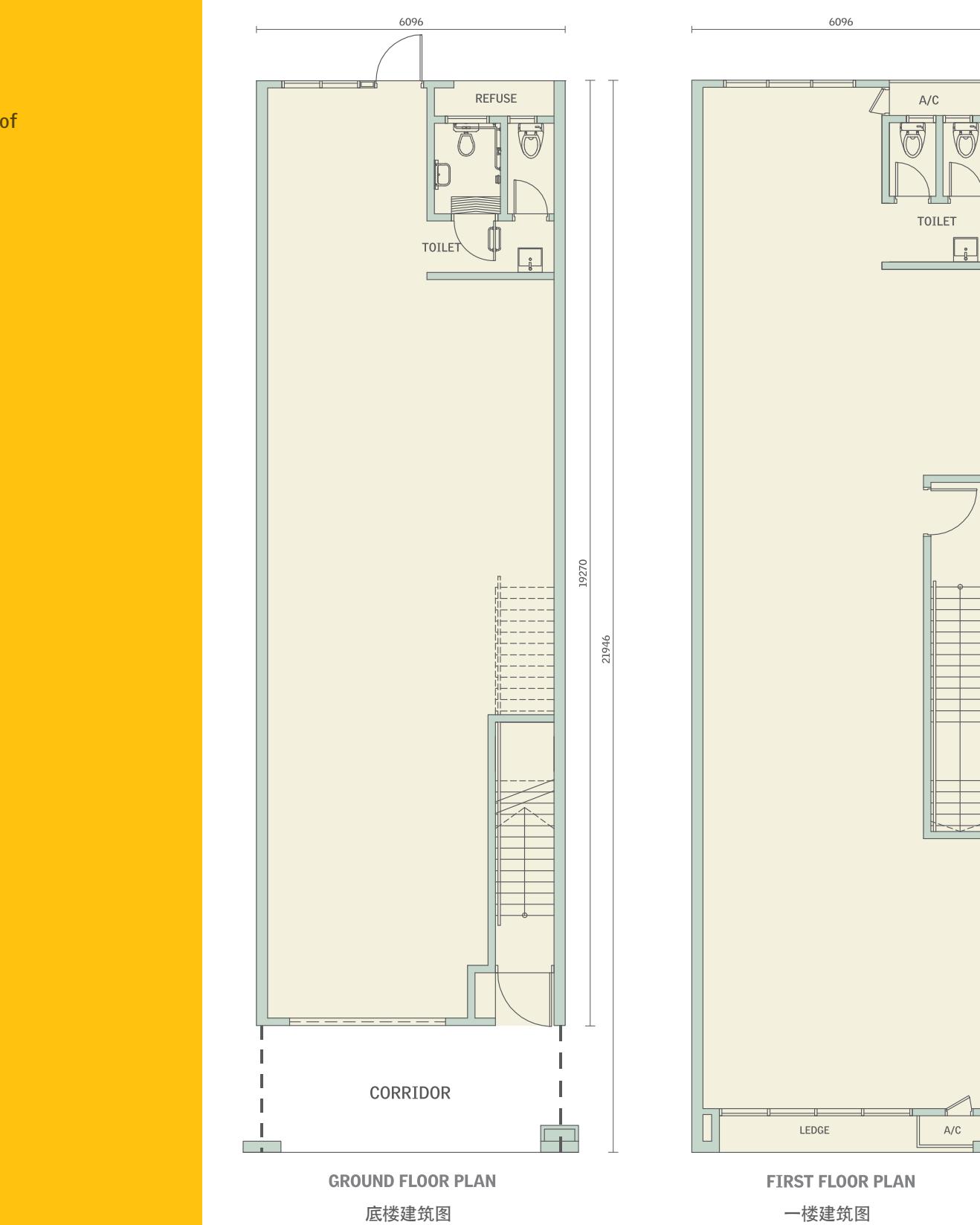
### SPECIFICATION (INTERMEDIATE LOT)

STRUCTURE	Reinforced Concrete Framework	
WALL	Cement Sand Bricks	
ROOF	Metal Decking/Reinforced Concrete Flat Roof	
CEILING	Plaster Ceiling/Skim Coat	
WALL FINISHES		
INTERNAL	Plastered and Paint	
EXTERNAL	Plastered and Paint	
TOILETS	1600mm Ceramic Tiles	
DOOR		
SHOP	Roller Shutter	
OFFICE	Timber Door	
TOILETS	Timber Door with Water Resistant	
FLOOR FINISHES		
SHOP	Cement Rendered	
OFFICE	Cement Rendered	
TOILETS	Ceramic Tiles	
SANITARY FITTINGS		
SHOP & OFFICE	W.C./Basin	
ELECTRICAL	2-STOREY	3-STOREY
LIGHTING POINTS	18 nos	27 nos
13 AMP POWER POINTS	12 nos	18 nos
CEILING FAN POINTS	2 nos	3 nos
TELEPHONES POINTS	2 nos	3 nos

### 建筑规格 (中间单位)

结构	强化钢筋水泥	
墙壁	洋灰沙砖	
屋瓦	金属铺板/强化钢筋平瓦	
天花板	石膏板/石膏抹粉	
墙面修饰		
内墙	石膏与髹漆	
外墙	石膏与髹漆	
浴室	1600毫米瓷砖	
门		
商店	卷闸门	
办公室	木门	
浴室	防水木门	
地面装饰		
商店	洋灰	
办公室	洋灰	
浴室	瓷砖	
卫生设备		
商店和办公室	坐厕/洗面盆	
电源装置	双层	3层
灯插掣	18个	27个
13安培电源插掣	12个	18个
天花板风扇插掣	2个	3个
电话插掣	2个	3个

### 2-STOREY INTERMEDIATE LOT



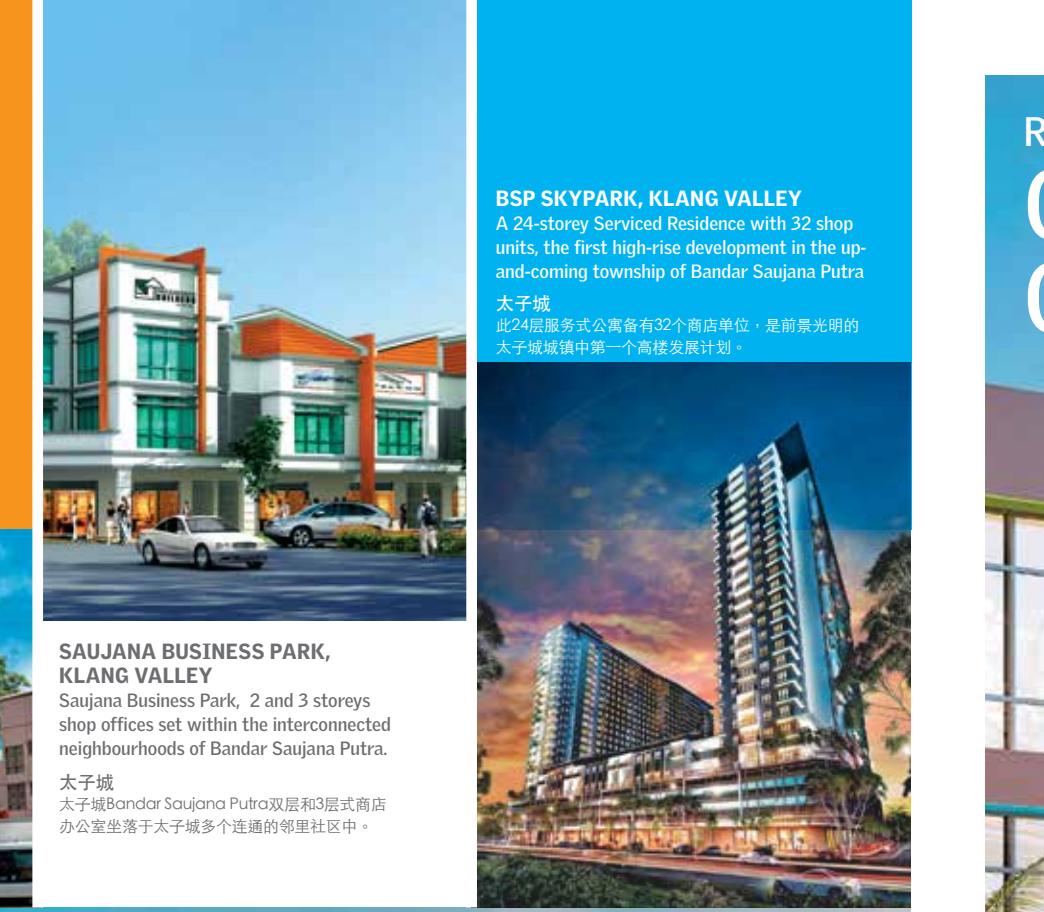


## ANOTHER INNOVATIVE COMMUNITY DEVELOPMENT BY LBS BINA GROUP BERHAD

For over 40 years, the LBS Bina Group Berhad has been quietly building a reputation for delivering quality properties that not only inspire but also enrich. For building communities that nurture the human spirit not just in their affordability but also in their aspirational designs, and their attention to the needs, the well-being and the welfare of its residents.

Today, LBS has become a respected and sought-after property brand, a dominant player in the Malaysian property sector, and an emerging name in China.

逾40年来，林木生集团有限公司(LBS)已成功建立良好的信誉，所发展的卓越房地产不但令人振奋，而且更使人们的生活变得多姿多彩。它缔造的完美社区让人们心灵舒畅，各种房地产除了相宜实惠之外，优雅的设计亦鼓舞人心；他们也同时注重所有居民的需求、健康与福利。今天，LBS备受推崇，已成为市场上一个抢手的房地产品牌，更在大马房地产业界举足轻重，而目前其名气亦在中国日益崛起。



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JOINT VENTURE PARTNER:



PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS

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# A LUCRATIVE INVESTMENT OPPORTUNITY IN A GREAT LOCATION WITH CAPTIVE MARKET

**SINARAN  
MAH KOTA**