

C A M E R O N
Centrum

— 金马仑·中环 —

@BRINCHANG

At the
*Heart of Rising
Opportunities*
in Brinchang's New Town

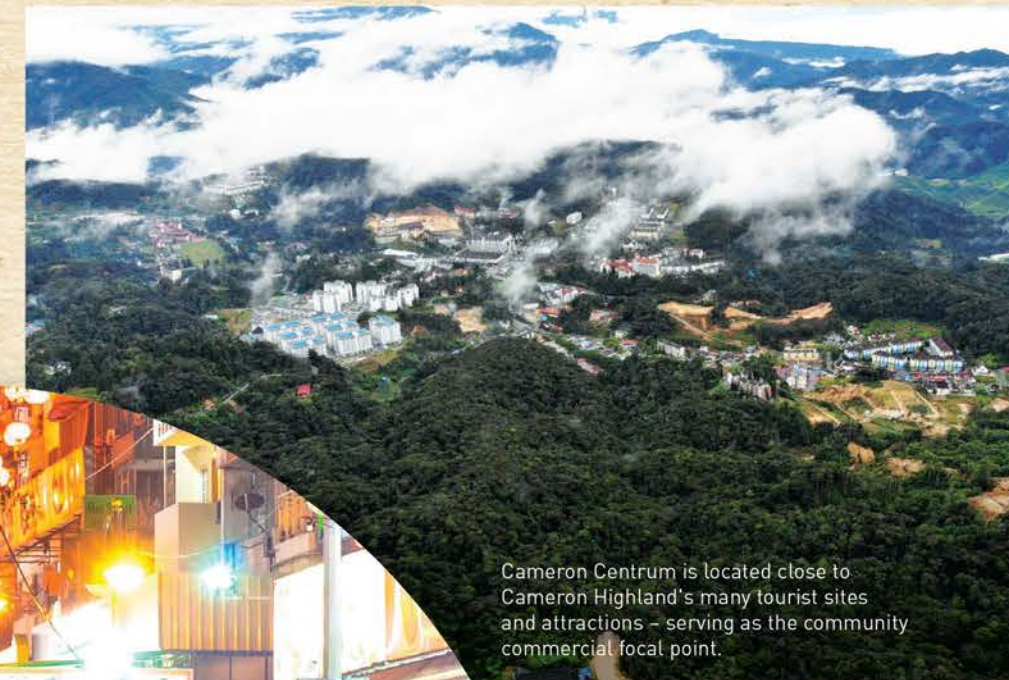
Amidst Cameron's Rising Retail and Tourism Boom

Artist's Impression

Located 1,500 metres above sea level amidst crisp mountain air and verdant greenery, is Cameron Centrum, the rising icon of the town of Brinchang. Cameron Centrum brings you the largest mixed development with residential areas and benchmark-defining commercial hub that includes shops, a community mall, retail outlets, a hotel and more.

As a catalytic development, Cameron Centrum spurs the progress of Brinchang, yet with its attractive Tudor architecture, it retains a sense of old world, colonial charm, reminiscent of yesteryear Cameron Highlands.

As a first-mover investor, you benefit immeasurably from capital appreciation and better rental yield.



Cameron Centrum is located close to Cameron Highland's many tourist sites and attractions – serving as the community commercial focal point.

Fresher Air, Brighter Prospects

Hotspot for Growth and Tourism

Nestled within nature's green haven, Brinchang, Cameron Highlands' second largest town blossoms with potential. Surrounded by a myriad of tourist sites, tea plantations, hill stations with fresh produce, Brinchang has become a must-visit destination for the long-stay visitor or weekend traveller.

Undoubtedly, Brinchang is the epicentre for investors, business owners and entrepreneurs looking to establish a successful business presence amidst the tourist and retail boom of Cameron's.



- Contemporary, modern commercial hub that caters to the rising dynamism from increased demand for retail and leisure pursuits.
- Designed to meet the needs of local and international tourists alike.
- Serves as the new business heart of Brinchang – the focal point for all town activities and happenings.
- Rises in tandem with Brinchang's emergence as the go-to destination in all of Cameron Highlands.



Artist's Impression

A Mark of Style, A Signature of Excellence

Over a spacious 5.66 acres, Cameron Centrum Precinct 1 sets the benchmark for style, elegance and urban modernity in the Highlands. Novel features include an open boulevard concept, landscaped environments and more.



A modern-day, trendy address right at the heart of Brinchang's expanding retail potential

Artist's Impression



New-age look and feel with stylish Tudor architecture to set your business a par above

Artist's Impression

Cameron Centrum is master-planned to attract locals and tourists looking for a contemporary, modern and stylish destination for work, play, food, retail and more.

It consists of a unique mix of components – a hotel, contemporarily designed retail shops and wide, expansive boulevards and landscapes exteriors that cumulatively provide a welcome haven for tourists and the perfect commercial hotspot for businesses.

The tensile roofs allows the natural highland breeze to sweep into the boulevard, allowing visitors to enjoy Cameron's famed cool, refreshing breeze while creating a natural ventilation for Cameron Centrum Precinct 1.



Perched Perfectly for Commercial Success

Each of these components – hotel, shops, residential areas, open spaces and green spaces complement the other – serve to attract and retain visitors.

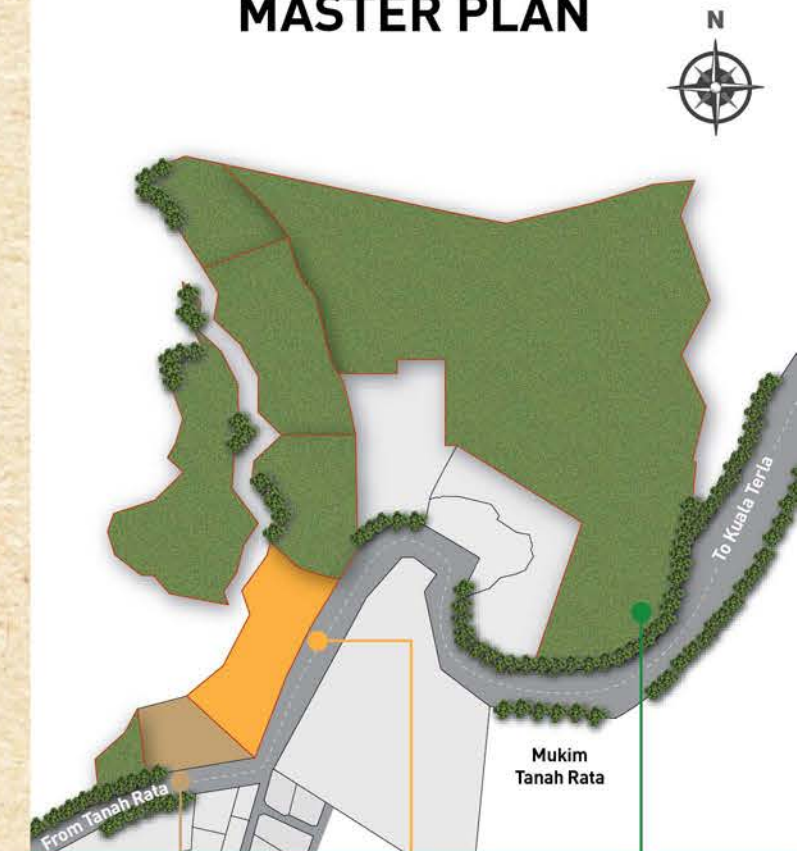
The result is a sustainable and successful commercial hub that endears to shoppers, elevates business potential and establishes your commercial presence across time.

- Precinct 1 - Shop offices from 2,185 sqft – 9,214 sqft
- Total 58 units

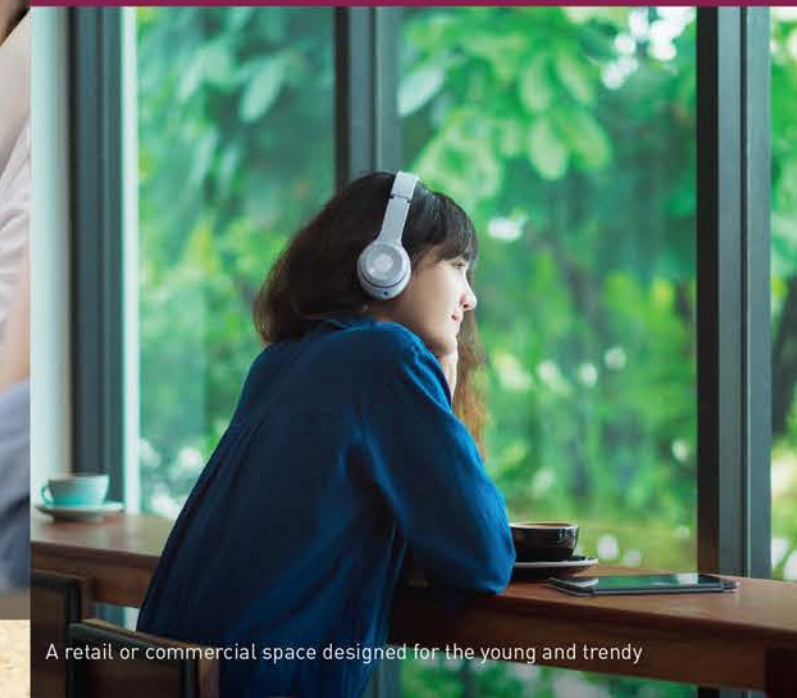
All components:

- Precinct 1 - Commercial, Hotel and Anchor Tenant
- Precinct 2 - Future Development
- Precinct 3 - Future Development
- Precinct 4 - Future Development
- Precinct 5 - Future Development
- Precinct 6 - Future Development
- Precinct 7 - Future Development

CAMERON CENTRUM MASTER PLAN



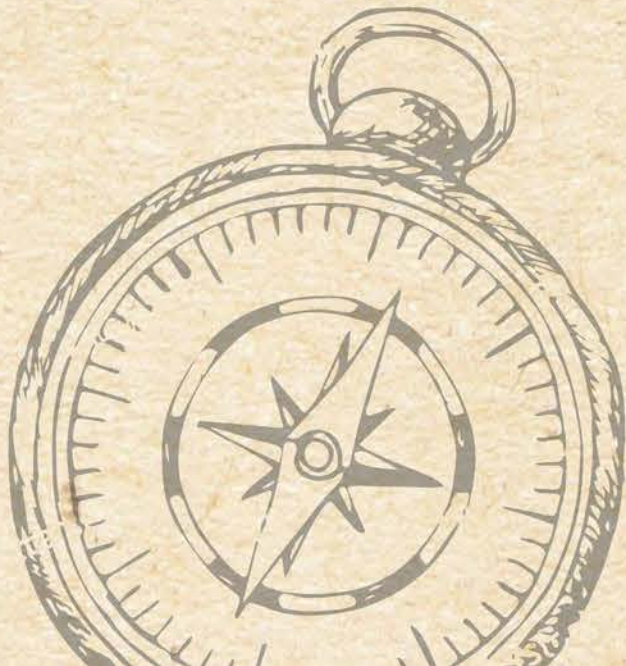
Where business opportunities and dynamic possibilities meet: Cameron Centrum



A retail or commercial space designed for the young and trendy

Cooler Climes Meets Ideal Commercial Location

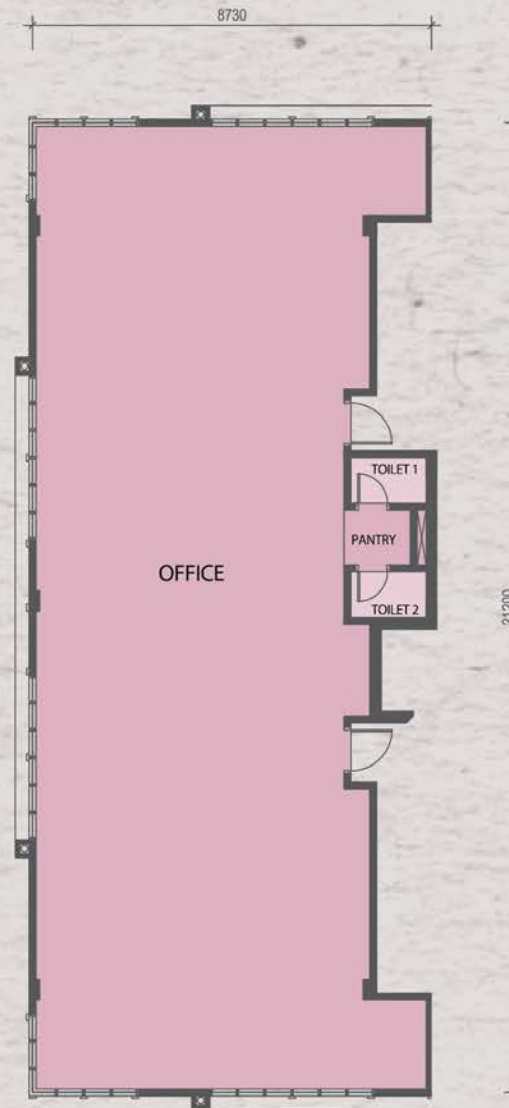
Given its strategic location at the heart of Brinchang along the main road, Cameron Centrum positions you perfectly to tap the abundant and growing commercial opportunities while developing an established business potential well into the future.



5-STOREY SHOP OFFICE

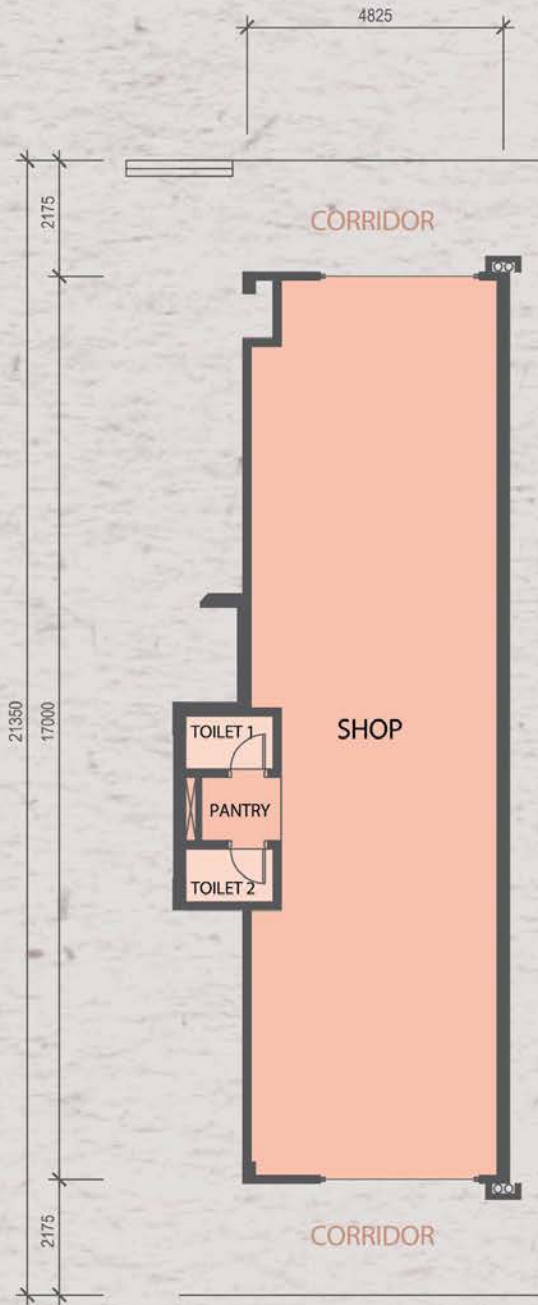


G Floor

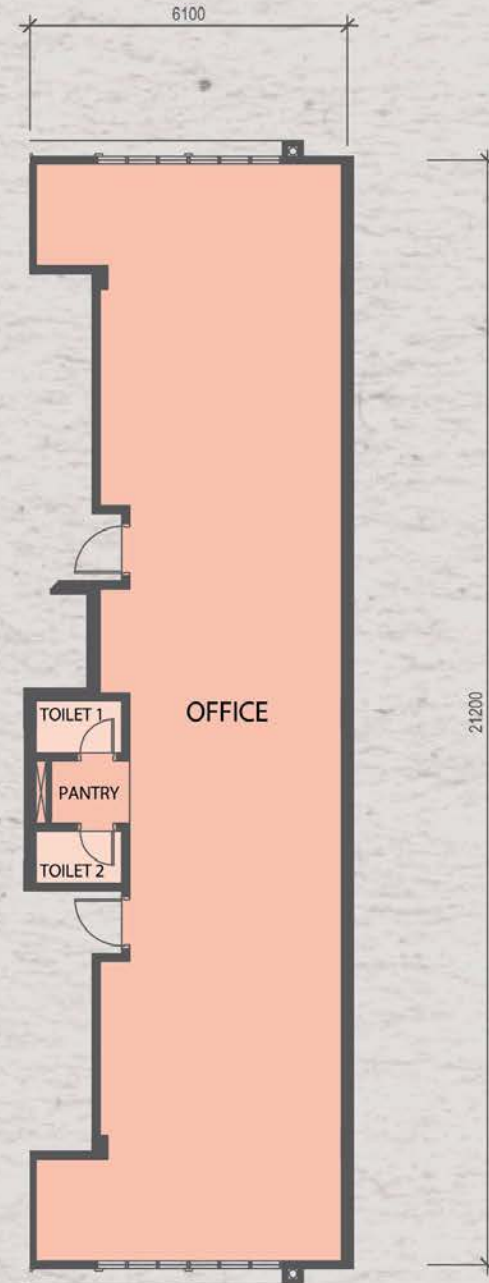


1st Floor – 4th Floor

4-STOREY SHOP OFFICE



G Floor



1st Floor - 3rd Floor

2-STOREY SHOP OFFICE



G Floor



1st Floor

SPECIFICATION



Structure	Reinforced Concrete		
Wall	Clay Brick/ Cement Sand Brick		
Roof Cover	Concrete Roof Tiles/ Metal Roof/ RC Roof		
Ceiling	Asbestos Free Ceiling Boards		
Window	Aluminium Frame Window		
Door	Quality Roller Shutter Fire Rated Door Plywood Flush Door		
Locks	Quality Lockset		
Floor Finish	Shop Office Verandah Staircase Toilet	Cement Render Cement Render Tiles Cement Render Tiles	
Wall Finish	Toilet Internal Wall External Wall	Tiles Plaster & Paint Finish Plaster & Paint Finish	
Sanitary Fittings	5-Storey Shop Office	4-Storey Shop Office	2-Storey Shop Office
Water Closet	10 units	8 units	4 units
Sink	5 units	4 units	2 units
Electrical & Telephone Installation	5-Storey Shop Office	4-Storey Shop Office	2-Storey Shop Office
Lighting Point	35 nos	28 nos	14 nos
Power Point	25 nos	20 nos	10 nos
Distribution Board	5 nos	4 nos	2 nos
Telephone Point	5 nos	4 nos	2 nos
Ceiling Fan Point	10 nos	8 nos	4 nos
3 Phase Writing	1 no	1 no	1 no
Single Phase Writing	4 nos	3 nos	1 no

Choose Confidence & Proven Quality & Excellence

Since our inception more than 25 years ago, LBS Bina Group Berhad has delivered over 35,000 properties in Malaysia while building a sterling track record for quality and innovation. Via our unique developments, we continue to excite the property market by introducing new lifestyle experiences and rethinking the possibilities for vibrant and dynamic living.

Cameron Centrum is LBS's 5th project in Cameron Highlands after the success of Carnation Park, Taman Royal Lily, Cameron Golden Hills and Brinchang Square.

Invest with confidence, drawing assurance from our award-winning excellence.

2019

- StarProperty Awards 2019**
 - All-Star Award – Top Ranked Developers of the Year
 - StarProperty.my Reader's Choice Award
 - The Cornerstone Award – Desiran Bayu (Honours)
- Des Prix Infinitus Asean Property Award 2019**
 - Best Developer
 - Best Township Development – LBS Alam Perdana
- PropertyGuru Asia Property Awards 2019**
 - Best Mass Market Development (Landed) – Rentak Perdana
- Property Insight Prestigious Developers Awards 2019**
 - Top 10 Developers
 - Best Affordable Landed – KITA @ Cybersouth
 - Best Township Development – LBS Alam Perdana
 - Best Township Developer (less than 500 acres)
- BCI Asia Awards 2019**
 - Top 10 Developers
- iProperty Development Excellence Awards (iDEA) 2019**
 - Best Developer People's Choice Award
 - Best Township Development (below 500 acres) – LBS Alam Perdana



2018

- StarProperty Awards 2018**
 - All-Star Award – Top Ranked Developers of the Year
 - The Best Touch & Feel – Simfoni Perdana (Excellence)
- PropertyGuru Asia Property Awards 2018**
 - Best Developer
- International Property Awards 2018**
 - Winner of High-rise Architecture Malaysia – BSP21
 - Winner of Apartment Malaysia – Midhills
- The BrandLaureate BestBrands Award 2017 - 2018**
 - BrandLaureate Most Valuable Brand 2018 in International Property Development
- Property Insight Prestigious Developer Awards 2018**
 - Top 10 Developer
 - Best Facilities Development – BSP21
 - Best High-Rise Development – Residensi Bintang Bukit Jalil
 - Best Gated and Guarded Development – Simfoni Perdana
 - Best Affordable Housing Developer
- BCI Asia Awards 2018**
 - Top 10 Developers
- The BrandLaureate Prominent Business Brand Awards 2018**
 - Best Brands in International Property Development
- The Edge Billion Ringgit Club & Corporate Award 2018**
 - Highest Returns to Shareholders Over Three Years – Below RM3B Market Capitalisation in Property Sector



2017

- StarProperty.my Awards 2017**
 - The Best Touch and Feel Award – Midhills (Merit)
 - The Poseidon Award – D' Island Residence (Honours)
- Property Insight Prestigious Developer Awards 2017**
 - Top 10 Developers Awards
- BCI Asia Awards 2017**
 - Top 10 Developers
- The BrandLaureate BestBrands Awards 2016 - 2017**
 - The BrandLaureate Brand Influencer of the Year Award 2016 – 2017
- Malaysia Social Media Week Awards 2017**
 - Social Media Excellence Award – Property: Emerging In Social Media



Sales Office: B3-31-G, Brinchang Square, Jalan Besar Brinchang, 39100 Cameron Highlands, Pahang Darul Makmur, Malaysia

Another project by



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Developer: Casa Inspirasi Sdn. Bhd. Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans, specifications and information contained herein may be subject to change as may be required by the Authorities/Engineer/Architect and the Developer and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply.

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