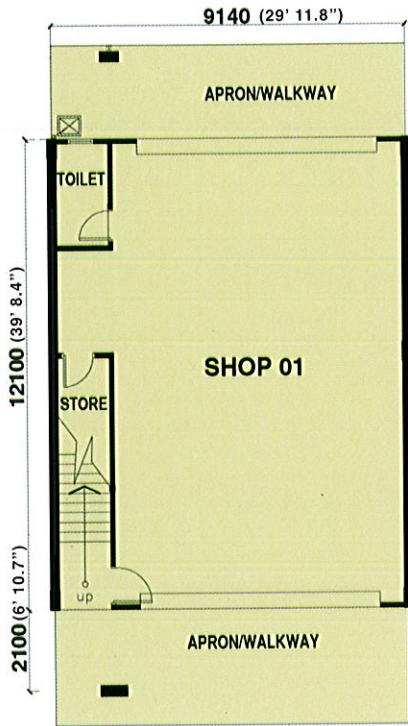




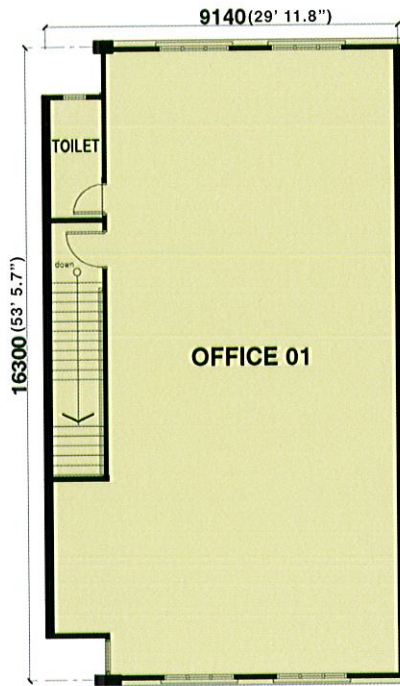
# PALM HEIGHTS COMMERCIAL CENTRE

@ Jalan Dam

**GROUND FLOOR**



**FIRST FLOOR**



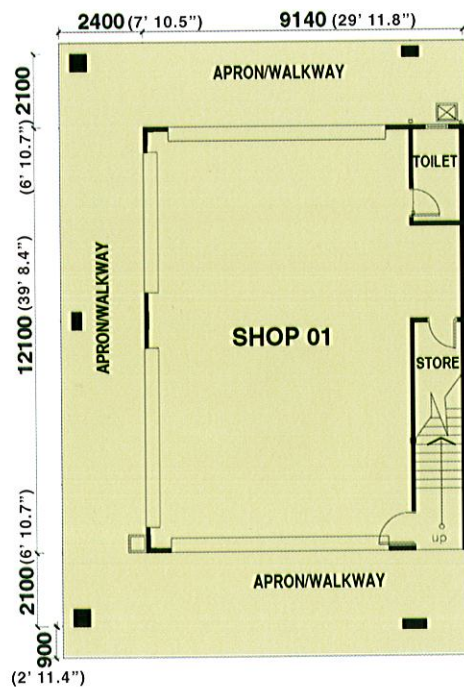
**SPECIFICATIONS & FINISHES**

Structure	Reinforced concrete framework
Walls	Brickwork
Roof	Metal Roofing Sheet
Ceiling Finishes	Ground Floor Shop - Cement Plastered & Paint Finish 1st Floor Office - UAC Superflex Class 'O' Ceiling
Floor Finishes	Ground Floor Shop - Cement Rendered 1st Floor Office - Cement Rendered All Toilets - Non-Slip Ceramic Tile Finish Ground Floor Walkway - Tile Finish Common Staircase - Tile Finish
Windows	Natural Anodised Aluminium Frame Sliding, Top Hung and Fixed Panel Windows
Door	Ground Floor Shop Main Door & Rear Door - M.S. Roller Shutter Ground Floor Shop Staircase Side Door - Plywood Flush Door 1st Floor Office Main Door - Plywood Flush Door Toilet Door - PVC Door
Wall finishes	Ceramic wall tiles to all toilets (Min.1500mm high) Other Walls - Cement Plastered & Paint Finish
Sanitary / Plumbing	All Sanitary & Plumbing Installation to Approved Standard 2 nos. of 200 gallons approved HDPE cold water storage tank 2 nos. of W.C. 2 nos. of Wash Hand Basins 2 nos. of Water Taps
Electrical	All electrical installations to SESB Standard
Others	All items mentioned above subject to variations, modification and substitution as imposed by the relevant authorities or as recommended by the Developer's Architect without prior notice

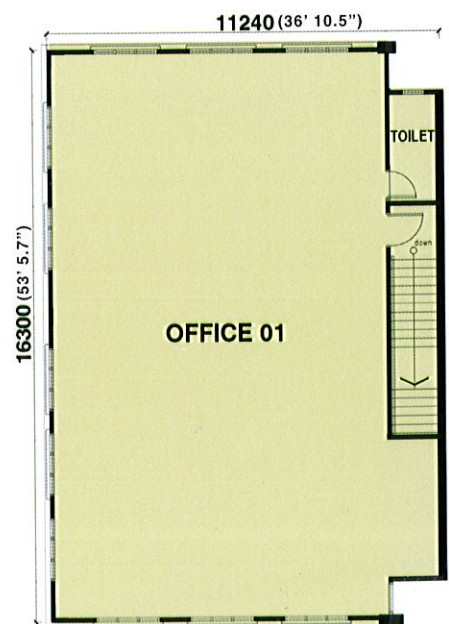
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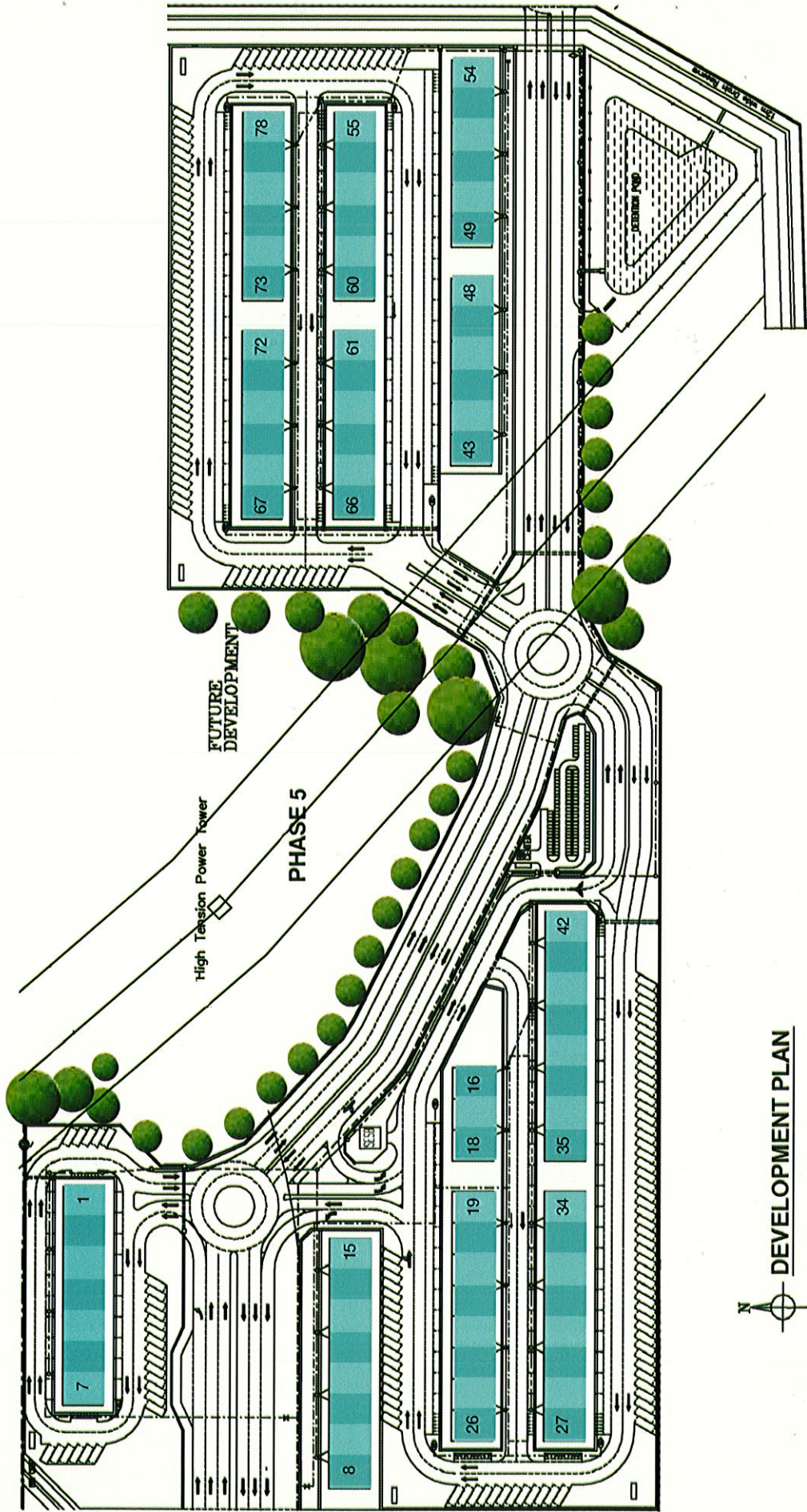
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**GROUND FLOOR**



**FIRST FLOOR**





DEVELOPMENT PLAN

It's all

# HAPPENING NOW,

**An integrated community brimming with energy.**

Palm Heights Commercial Centre provides the perfect spot as a hub for financial, administrative, eateries, shopping and other leisure activities in one convenient location and well crafted to appeal to buyers with its stylish design and affordable price.

金桐山庄商业中心凭着地理优势，提供一个汇集金融、行政、饮食、购物和休闲活动于一体的理想据点。炙手可热的金桐山庄商业中心以新颖的设计概念与合理的价格深受投资者的青睐。



**and everyday.**

78 UNITS OF 2-STOREY SHOPOFFICE  
IN A THRIVING BUSINESS CENTRE  
AWAIT YOU.

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A strategic location  
within an established neighbourhood



Retail • Office • Service • Restaurant Cafe  
**CONVERGE AS ONE**  
Entertainment • Boutiques

Yet again another successful township  
development by Hap Seng Properties Development.

# INTERMEDIATE



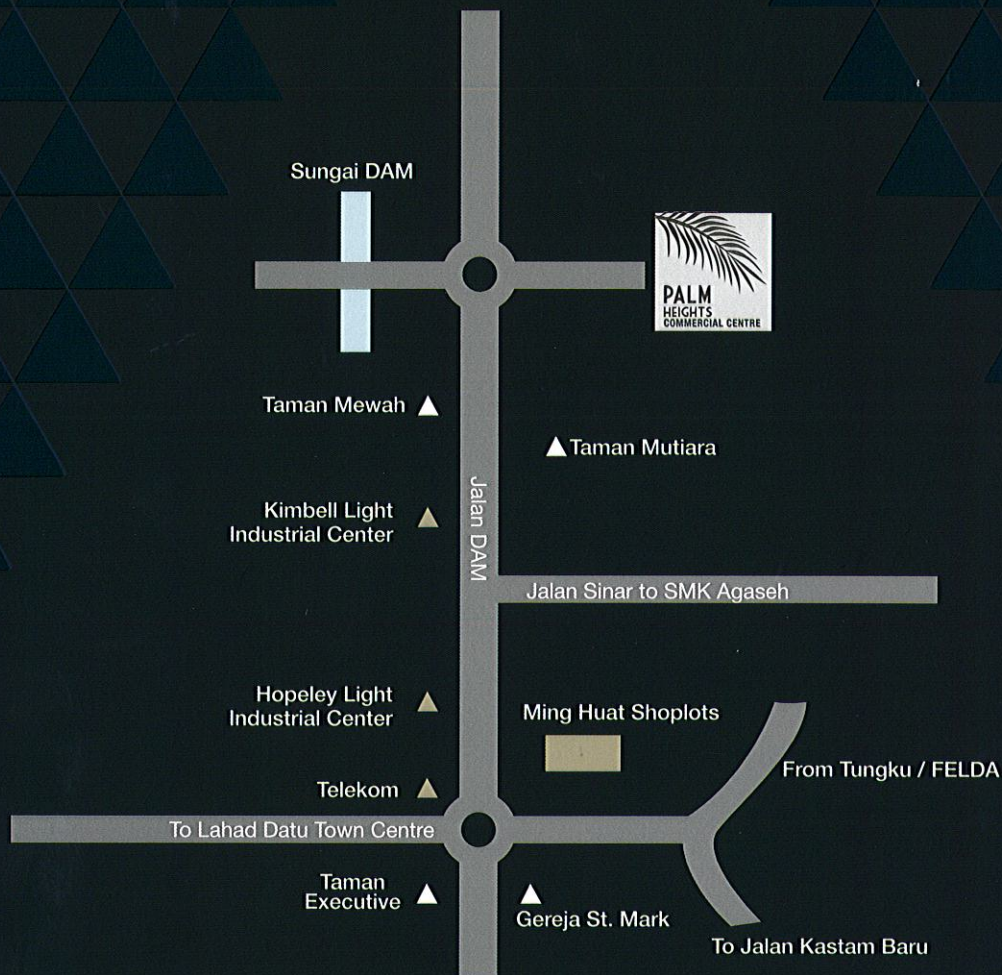
DOUBLE STOREY SHOPOFFICE  
built up area 2794 sq.ft.



# CORNER

DOUBLE STOREY SHOPOFFICE  
built up area 3162 sq.ft.

FOR ENQUIRIES,  
PLEASE CALL **089 862 222**  
OR VISIT HAP SENG SALES  
GALLERY LAHAD DATU



**Hap Seng Properties Development** Sdn Bhd (11995-D)

(A wholly owned subsidiary of HAP SENG CONSOLIDATED BERHAD) (26877-W)

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91100 Lahad Datu, Sabah, Malaysia. • Fax 089 862 777 • [www.hapsengland.com](http://www.hapsengland.com)**

Land Tenure: 99 Years. • Expected completion date: 24 months from the date of SPA. • DP/BP approved by MDLD  
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