

Drone View
Feb 2020



Site Plan



Non Bumi - 92 unit
Bumi - 54 unit

Location Plan



06-317 5755 018-266 4892 016-669 7402 014-369 5989
019-683 3869 016-643 4399 011-1126 1555

Developer:



TRISTAR MARVEL SDN. BHD.
(A Member of NKS Group)
No. 5, Jalan Merak, Taman Melaka Baru,
75350 Melaka.



www.nksdevelopment.com.my

taman
**bertam
impian**
PHASE 3

FREEHOLD

The Business
Address To Own



20' x 70'

Double Storey
Shop Office

20' x 70'

Double Storey Shop Office



Surrounded
by matured
township



Strategic
location with
convenient
accessibility



Ready
catchment
with spending
power



Commercial
centre
with good
traffic flow

Unlimited Business Opportunities

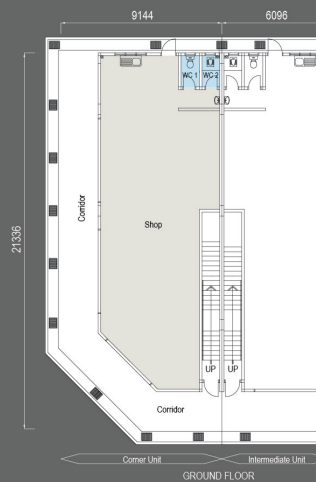
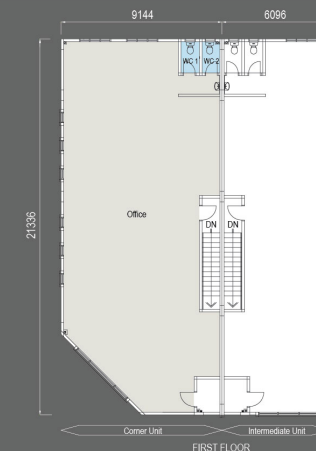


Over
6,000
existing / future
residential houses

Facing
**SPA
Highway & SIC**

Expected
annual rental
return of
5% - 6%

Direct access to
**Ayer Keroh
Toll**



Specification

Structure

Reinforced Concrete

Wall

Brickwall

Partition Wall (Corner Lot only)

Roof Covering

Metal Roofing

Flat Roof

Ceiling

Suspended Ceiling

Skimcoat on Slab Soffit

Windows

Aluminium Frame Window

Doors

Main Door - Roller Shutter

Rear Door - MS Plate Door

First Floor Access Door - Metal Grill Door
with MS Plate

Others - Flush Door

Ironmongery

Standard Lockset

Wall Finishes

Cement Plaster to Internal &
External Wall

All Toilets - 5'0" HT Ceramic Wall Tiles

Floor Finishes

All Toilets - Ceramic Tiles

Others - Cement Render

Painting

External Wall - Weather Resistant Paint

Internal Wall - Emulsion Paint

All Doors & Metal Frames - High Gloss Enamel Paint

Sanitary and Plumbing Fittings

Sitting WC - 3 nos

Squatting WC - 1 no

Basin - 2 nos

Kitchen Sink - 1 no

Electrical Installations

13 Amp Power Point - 6 nos

Light Point - 16 nos

Fan Point - 5 nos