

新顺利实业

倾力打造

衣 食 住 行 乐

全方位综合商业体

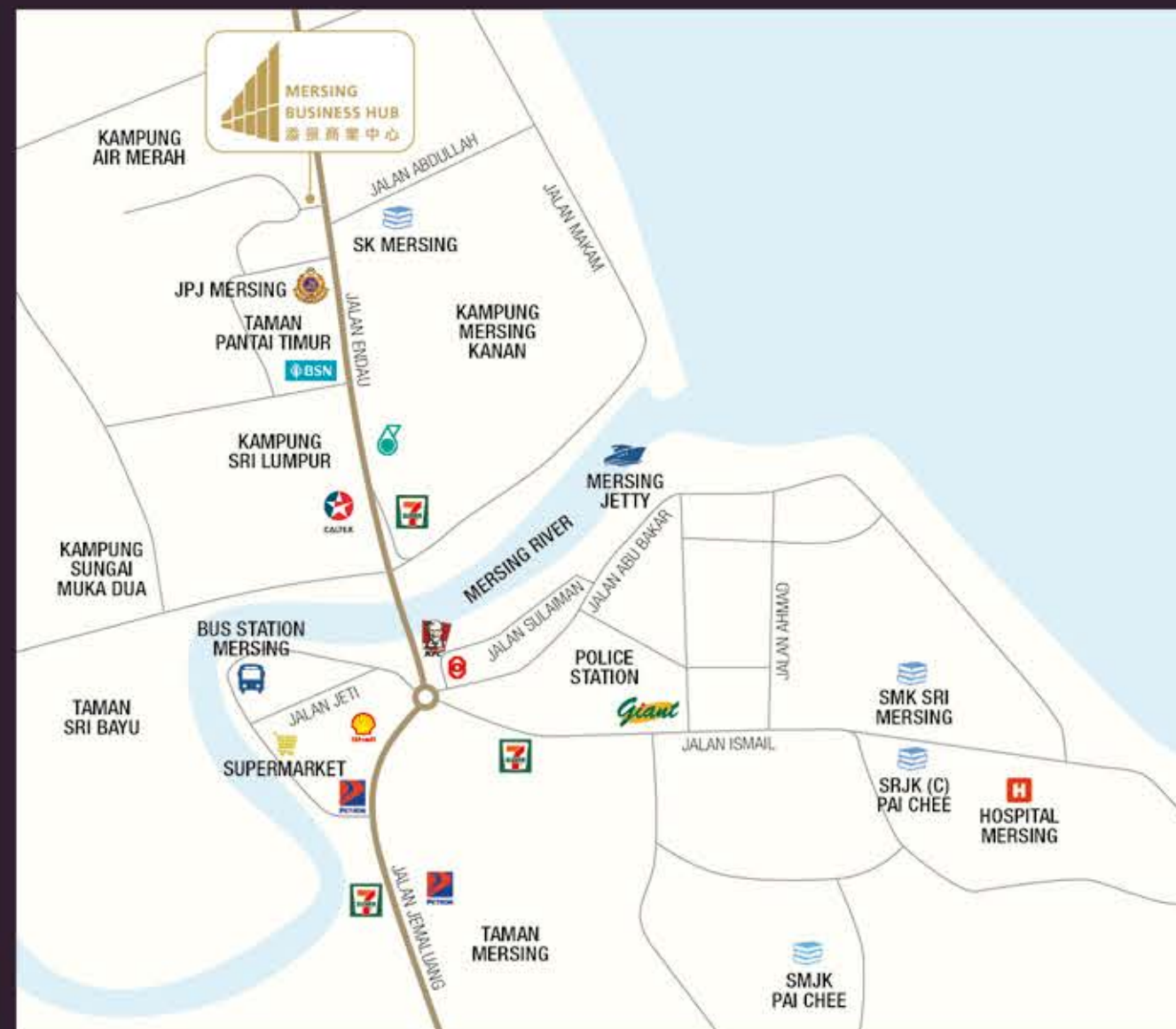


Sin Soon Lee Realty Company (M) Sdn Bhd proudly presents a brand new commercial hotspot, Mersing Business Hub in Mersing. Mersing Business Hub is set to breathe an exciting life into Mersing and also to provide a good stop for those wanting to bliss out on the nearby island.

由新顺利实业(马)有限公司所发展的「添景商业中心」是丰盛港最引领潮流、最具价值的新兴商业活动热点。

添景商业中心将会为丰盛港的商业前景带来新的面貌及注入前所未有的活力。除此之外，添景商业中心也即将成为一个让外来游客前往各个岛屿享受假日前的理想商业与休闲聚集地。

Highly Desirable Business Location 黄金商业旺地



Mersing Business Hub is conveniently located within minutes from the amenities which makes it as a great business location of Mersing.

添景商业中心地理位置绝佳，距离便利设施仅几分钟车程，是丰盛港崭新的商业聚集中心。



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FREEHOLD
永久地契

DESTINED TO BECOME THE HEART OF MERSING

**MERSING
BUSINESS HUB**
添景商業中心

丰盛港 核心聚点 吸金旺铺

Built on 8.78 acres of freehold land, this contemporary commercial address featuring 2 units of 4-storey shop offices, 26 units of 3-storey shop offices, 31 units of 2-storey shop offices and 1 unit of a commercial complex.

添景商业中心总面积为8.78英亩，是由外形设计时尚摩登的四层，三层及双层店铺办公楼另加一座综合贸易中心所组成，是一区深具潜能的永久地契商业发展计划。



Artist's Impressions Only



The attractive and contemporary design of the Mersing Business Hub creates an impressive identity which suits for various business needs. It is a well-planned commercial hub and a highly desirable business location in Mersing.

添景商业中心外观设计新颖时尚，采用多玻璃窗设计，空气流通采光充足，建立了丰盛港区内最引人瞩目，引领潮流的商业中心。规划得宜的添景商业中心拥有多款不同楼层的店铺办公楼供选择，单位有限，升值空间广大。

Pocket



PROPOSED COMMERCIAL COMPLEX

FUTURE DEVELOPMENT

MERSING
MARKET
SQUARE

So Much More Than A

Business Hub

一站式精心规划, 完善的公共及基础设施~有利于经营
客源无限

Advanced Infrastructure and Quick Access to Amenities

Within its immediate vicinity, there are a wide variety of commercial amenities that include educational institutions, medical amenities, restaurants, bus station and much more. Mersing Business Hub is ideally situated to allow people that visit Mersing better connect with the places they wish to relax, shop and accommodate.

添景商业中心四周备有完善的基础设施和公共便利设施, 包括了教育中心, 医疗中心及巴士交通站等等。这现备的公共便利设施不仅让本地消费者有个全新的活动聚点更能让外来游客在丰盛港拥有一个能逗留消费的地方, 从而促进丰盛港的经济发展。

Artist's Impressions Only

Mersing Business Hub is perfect for a variety of business needs that include boutique hotels, tourist information centres, established retail outlets, convenience stores, alfresco dining and much more.

添景商业中心将成为丰盛港独一无二的新颖商业活动热点, 这里将会为各行各业设立多元化的运用空间, 适合各种生意模式, 无论是自用或投资都一样潜能无限。合适经营的商业活动有精品酒店, 游客咨询中心, 时尚便利店, 户外餐馆, 咖啡厅, 本地土产专卖店, 海鲜楼, 休闲服饰专卖店及各类零售商店等。



Artist's Impressions Only



A Place That Invites to Chill Out

一个休闲娱乐的好去处



MERSING

Being in a fantastic location, this commercial hub will be a wonderful spot for an island-hopping journey. Mersing Business Hub will be bustling with tourists and local visitors as it offers a convenient solution to all their needs.

丰盛港是柔佛州知名的渔港，是前往各个岛屿的必经门户，其重要性让丰盛港每年接待数以千计的外来游客。因此，添景商业中心的建成将会让丰盛港的商业活动掀起另一番新景象，游客及本地消费者都会为它带来蓬勃的商业机会。例如：精品酒店为游客提供有素质的晚间住宿，让旅途无需太过匆忙，本地土产专卖店让游客购买品质卓越的手信和纪念品等等。无疑地，添景商业中心也会成为丰盛港重要的新地标！



An Excellent

CONNECTIVITY AND HIGH VISIBILITY

显著区位 策略地段 交通便利

JALAN ENDAU-MERSING

Mersing Business Hub is positioned in a strategic location facing the main road of Jalan Endau that gives main fronting advantages and excellent accessibility. It is designed to be the definitive commercial hub and located just a short drive away from the Mersing town.

添景商业中心地处绝佳策略性地点，正面向着繁忙的兴楼大路(Jalan Endau)，占尽了位置显赫及交通便利的优势，任何性质的商业贸易在此设点必定能得到最大的获益。

2 STOREY SHOP OFFICE 双层店铺
3 STOREY SHOP OFFICE 三层店铺
4 STOREY SHOP OFFICE 四层店铺
PROPOSED COMMERCIAL COMPLEX 提议中的综合商场



Artist's Impressions Only

**MERSING
BUSINESS HUB**
添景商業中心



●
2 STOREY
SHOP OFFICE
双层店铺

●
3 STOREY
SHOP OFFICE
三层店铺

●
4 STOREY
SHOP OFFICE
四层店铺

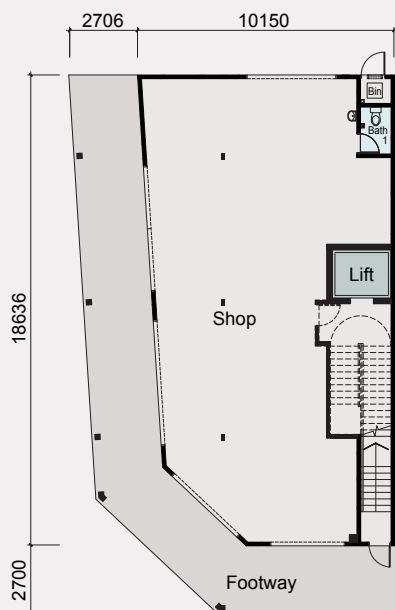
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PROPOSED
COMMERCIAL COMPLEX
提议中的综合商场



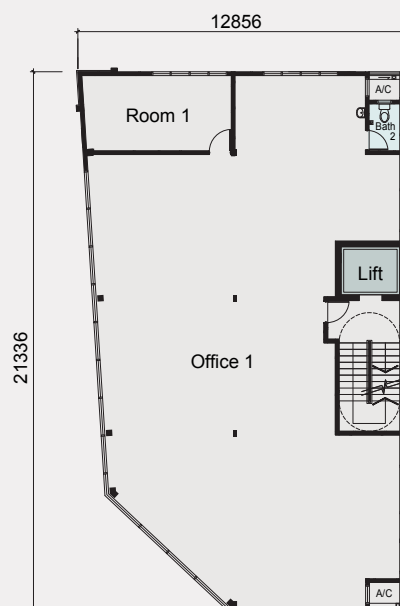
4 STOREY SHOP OFFICE (CORNER LOT) 四层店铺 (角落单位)



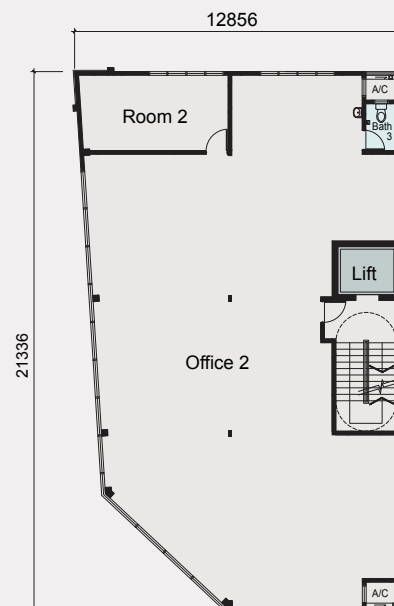
**MERSING
BUSINESS HUB**
添景商業中心



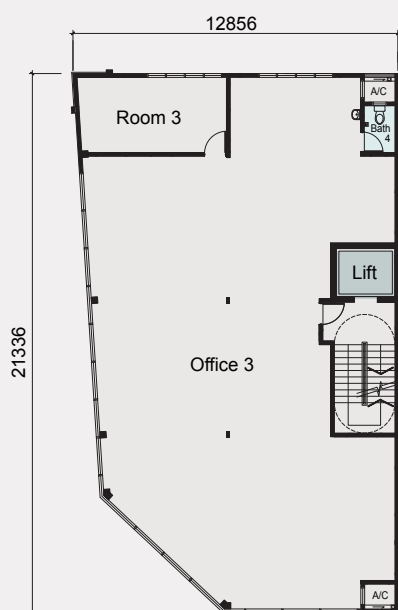
Ground Floor



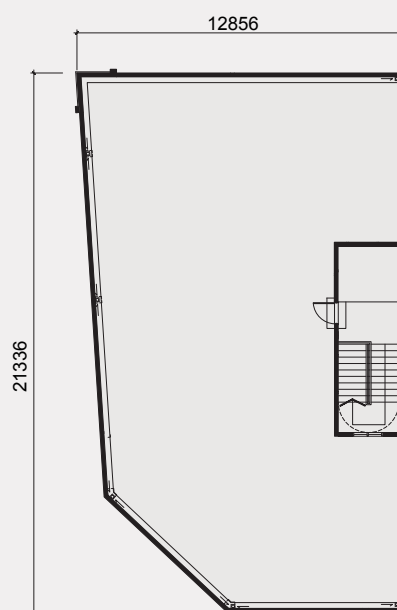
1st Floor



2nd Floor



3rd Floor



Rooftop

SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Clay bricks / Sand bricks
Roofing	: Metal roofing sheet / R.C flat roof
Roof Truss	: Steel structure
Ceiling	: Cement plaster to soffit of slab; Asbestos free ceiling sheet at all bathrooms and 3rd floor staircase only.
Windows	: Aluminium frame casement, top hung & fixed glass window; Aluminium frame fixed glass louvred window.
Doors	: Mild steel frame with GI roller shutter, M.S grille door, fire door, quality PVC door.
Ironmongery	: Quality Lockset
Wall Finishes	: i) External wall : Weatherbond ii) Internal wall : Emulsion Paint
Floor Finishes	: Ceramic tiles for all bathrooms & bin compartment; Cement screed rendering for others.
Wall Tiles	: Bathrooms of 1.5m high ceramics wall tiles; Bin compartment of ceiling height ceramic wall tiles.

Sanitary and Plumbing Fittings	i) Water storage tank	- 4 nos.
	ii) Sitting w.c	- 4 nos.
	iii) Wash hand basin with tap	- 4 nos.
	iv) Bib tap	- 4 nos.
Electrical Installation	i) Lighting Point	- 31 nos.
	ii) Ceiling Fan Point	- 8 nos.
	iii) 13A Switch Socket Point	- 21 nos.
	iv) Telephone Point	- 4 nos.
	v) Distribution Board	- 4 nos.
Trunking and Cabling	: -	



3 STOREY SHOP OFFICE (INTERMEDIATE LOT) 三层店铺 (中间单位)



MERSING
BUSINESS HUB
添景商業中心



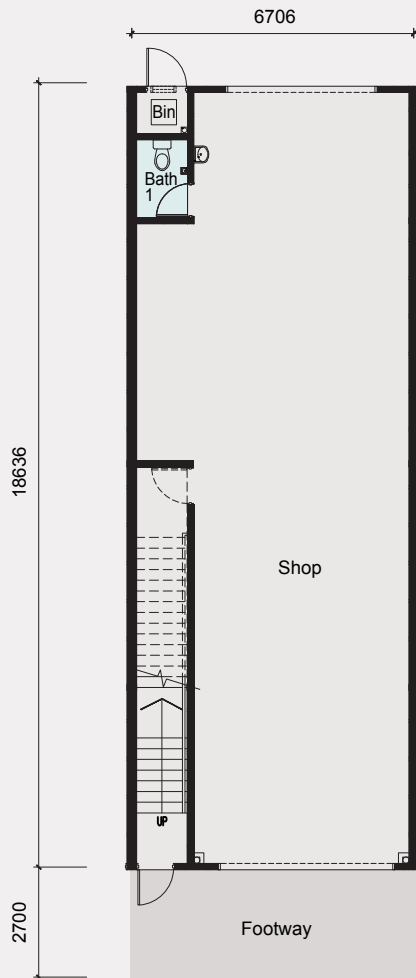
SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Clay bricks / Sand bricks
Roofing	: Metal roofing sheet
Roof Truss	: Steel structure
Ceiling	: Cement plaster to soffit of slab; Asbestos free ceiling sheet at all bathrooms and 2nd floor only.
Windows	: Aluminium frame casement, top hung & fixed glass window; Aluminium frame fixed glass louvred window.
Doors	: Mild steel frame with GI roller shutter, M.S grille door, fire door, quality PVC door.
Ironmongery	: Quality Lockset
Wall Finishes	: i) External wall : Weatherbond ii) Internal wall : Emulsion Paint
Floor Finishes	: Ceramic tiles for all bathrooms & bin compartment; Cement screed rendering for others.
Wall Tiles	: Bathrooms of 1.5m high ceramics wall tiles; Bin compartment of ceiling height ceramic wall tiles.

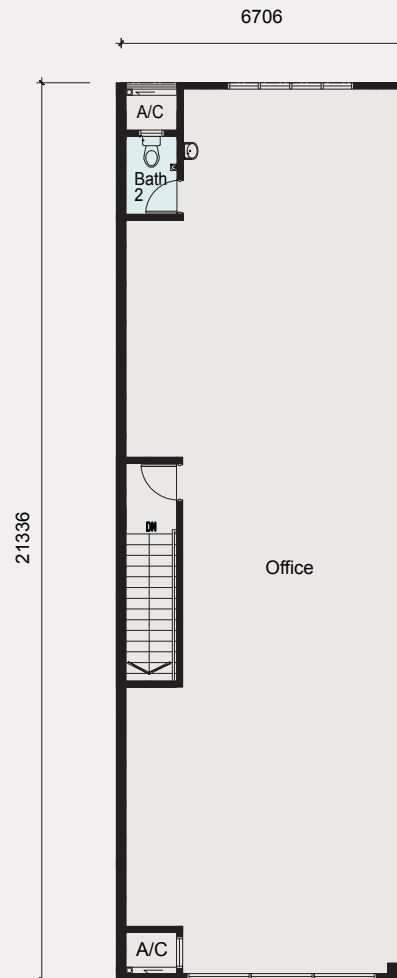
Sanitary and Plumbing Fittings	: i) Water storage tank	- 3 nos.
	ii) Sitting w.c	- 3 nos.
	iii) Wash hand basin with tap	- 3 nos.
	iv) Bib tap	- 3 nos.
Electrical Installation	: i) Lighting Point	- 17 nos.
	ii) Ceiling Fan Point	- 6 nos.
	iii) 13A Switch Socket Point	- 15 nos.
	iv) Telephone Point	- 3 nos.
	v) Distribution Board	- 3 nos.
Trunking and Cabling	: -	



2 STOREY SHOP OFFICE (INTERMEDIATE LOT) 双层店铺 (中间单位)



Ground Floor



1st Floor

SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Clay bricks / Sand bricks
Roofing	: Metal roofing sheet
Roof Truss	: Steel structure
Ceiling	: Cement plaster to soffit of slab; Asbestos free ceiling sheet at all bathrooms and 1st floor only.
Windows	: Aluminium frame casement, top hung & fixed glass window; Aluminium frame fixed glass louvred window.
Doors	: Mild steel frame with GI roller shutter, M.S grille door, fire door, quality PVC door.
Ironmongery	: Quality Lockset
Wall Finishes	: i) External wall : Weatherbond ii) Internal wall : Emulsion Paint
Floor Finishes	: Ceramic tiles for all bathrooms & bin compartment; Cement screed rendering for others.
Wall Tiles	: Bathrooms of 1.5m high ceramics wall tiles; Bin compartment of ceiling height ceramic wall tiles.

Sanitary and Plumbing Fittings	: i) Water storage tank	- 2 nos.
	ii) Sitting w.c	- 2 nos.
	iii) Wash hand basin with tap	- 2 nos.
	iv) Bib tap	- 2 nos.
	v) Telephone Point	- 2 nos.
Electrical Installation	: i) Lighting Point	- 13 nos.
	ii) Ceiling Fan Point	- 4 nos.
	iii) 13A Switch Socket Point	- 10 nos.
	iv) Telephone Point	- 2 nos.
Trunking and Cabling	: v) Distribution Board	- 2 nos.
	: -	