

**SCIENTEX**<sup>®</sup>

BANDAR JASIN



BJ Avenue

2 STOREY SHOP OFFICE 双层商店办公楼

**EXCELLENT BUSINESS OPPORTUNITIES  
IN A BOOMING TOWNSHIP**

最大综合城镇 崭新商业机会

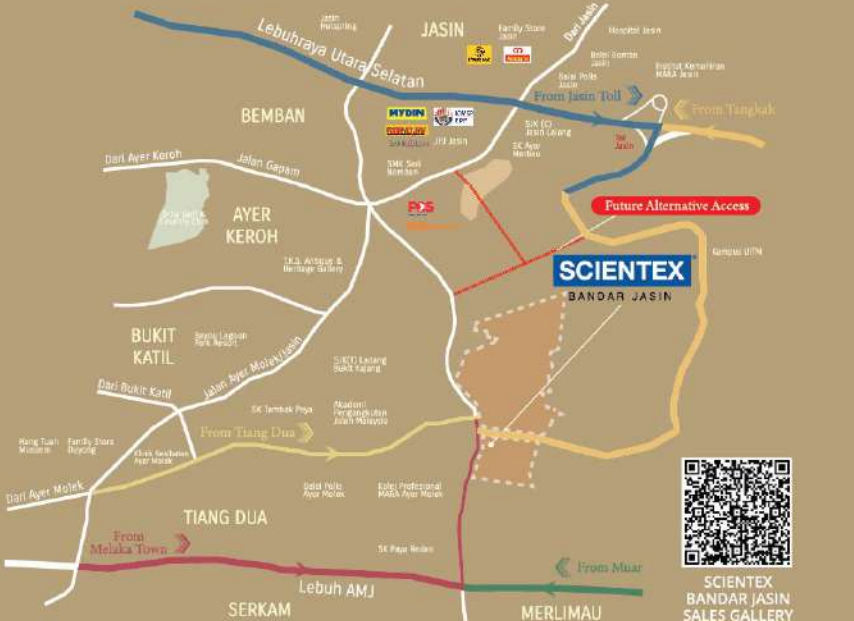
IDEAL FOR DIVERSE OPPORTUNITIES

适合各个商业活动



GREAT ACCESSIBILITY

绝佳地理



06-251 9770

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# 5 Key 关键优势 Benefits

**01** BIGGEST TOWNSHIP IN JASIN MELAKA  
野新最大城镇

New integrated township with 1357 acres freehold landbank.  
1357英亩永久地契综合城镇。

**02** EXCELLENT MARKET GROWTH POTENTIAL  
拥有卓越市场增值潜力

A well-planned integrated township with over 4000 units development that will drive the growth and value of your business.  
完善发展计划，全新综合城镇发展高达4000间单位，有助于推动商业发展及增值潜力。

**03** HIGH VISIBILITY & HIGH TRAFFIC FLOW  
可见度高及车流量

Fronting Main Road from bemban to AMJ highway and Jasin toll  
发展项目位置面向高流量大路。

**04** HIGH POPULATION  
高人口地段

Close proximity to other residential area up to 100,000 population within 10km radius  
人口密集高达100,000在10公里周围。

**05** AMPLE PARKING BAY  
充足停车位

More than 600 carparks  
超过600个停车位

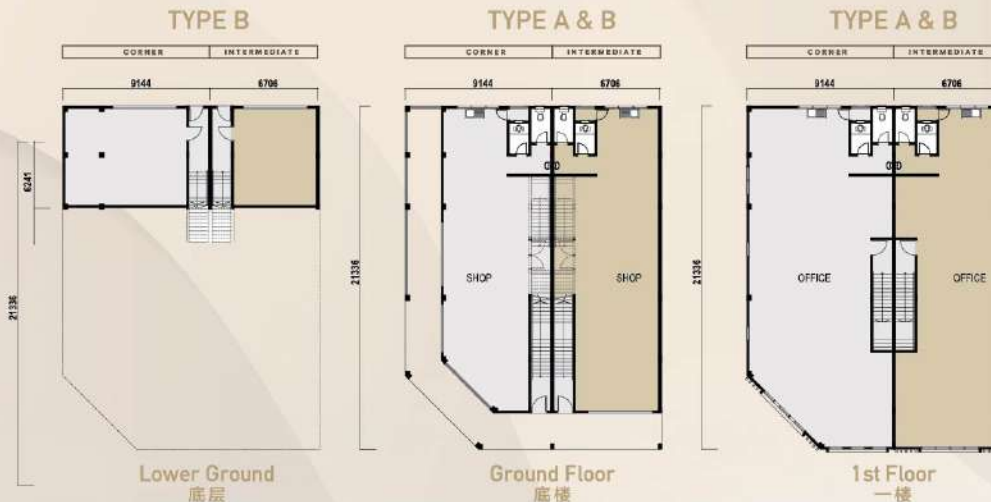
LAND SIZE  
土地面积

22' x 70'

BUILT-UP AREA  
建筑面积

3,080 - 3,530 sq.ft.

Floor Plan  
平面图



限量单位

LIMITED UNIT AVAILABLE