

UNMATCHED LOCATION.
UNMATCHED POTENTIAL.

5KM

- SK Pokok Sena
- SMK Pokok Sena
- SJK (C) Lee Chee
- Universiti Sains Malaysia (USM)
- Maktab Rendah Sains MARA (MRSM)
- Mydin Hypermarket
- Sunshine Bertam
- Maybank

10KM

- Lotus's Bertam Perdana
- KFC | Pizza Hut | Domino's
- CIMB Bank
- Bank Rakyat
- Bertam Resort & Waterpark
- Penang Golf Resort

20KM

- Hospital Seberang Perai
- Penang Sentral
- Kulim Hi-Tech Park
- Sunway Carnival Mall
- Aeon Alma
- SMJK Chung Ling
- Jit Sin High School



For more information, please call

☎ 04 573 5833 | 012 477 5583

penang@scientex.com.my
www.scientex.com.my

SCIENTEX[®]
SUNGAI DUA

AVENUE
@ SUNGAI DUA
2 STOREY SHOP OFFICE



Scientex Quatari Sdn. Bhd.
197601002045 (28008-M)
(Subsidiary of Scientex Berhad)

Lot 4358, Mukim 12, Jalan Gelugor,
13300 Tasek Gelugor, Pulau Pinang

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SALES GALLERY OPEN DAILY
Monday - Friday: 9am - 6pm | Saturday, Sunday & Public Holiday: 10am - 6pm



SCIENTEX

Artist Impression Only

The Future THRIVES HERE

FUELED BY LOCATION, PEOPLE AND POSSIBILITY



Maximum Exposure

Prime exposure, strong traffic



154,000 Surrounding Population

Strong potential customer base



High-Growth Zone

Strong upward momentum



Strategic Location

10KM to North-South Highway

20KM to Penang Bridge



Extensive On-site Parking

Convenient for customers & tenants



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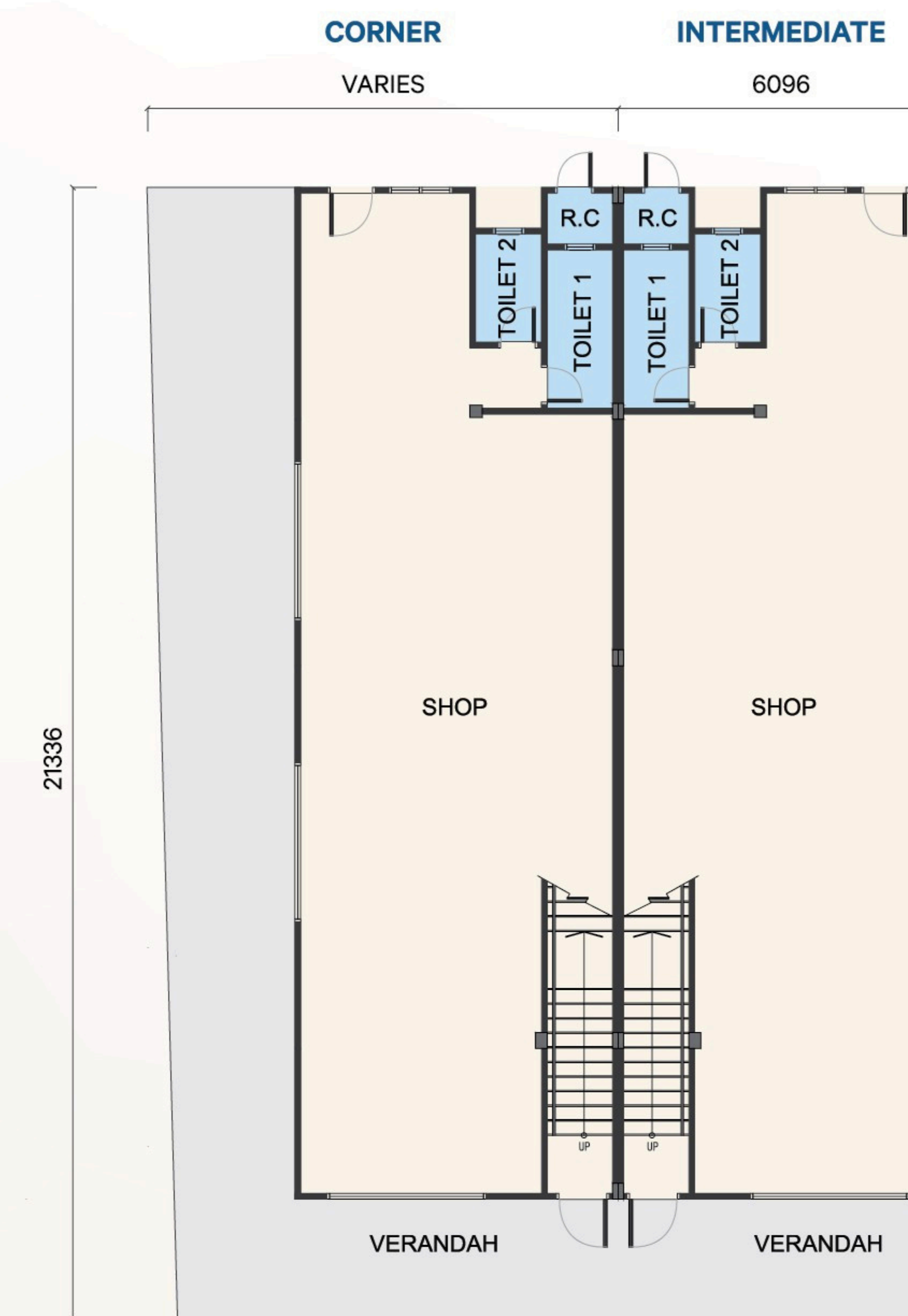
FLOOR PLAN

Standard Land Size

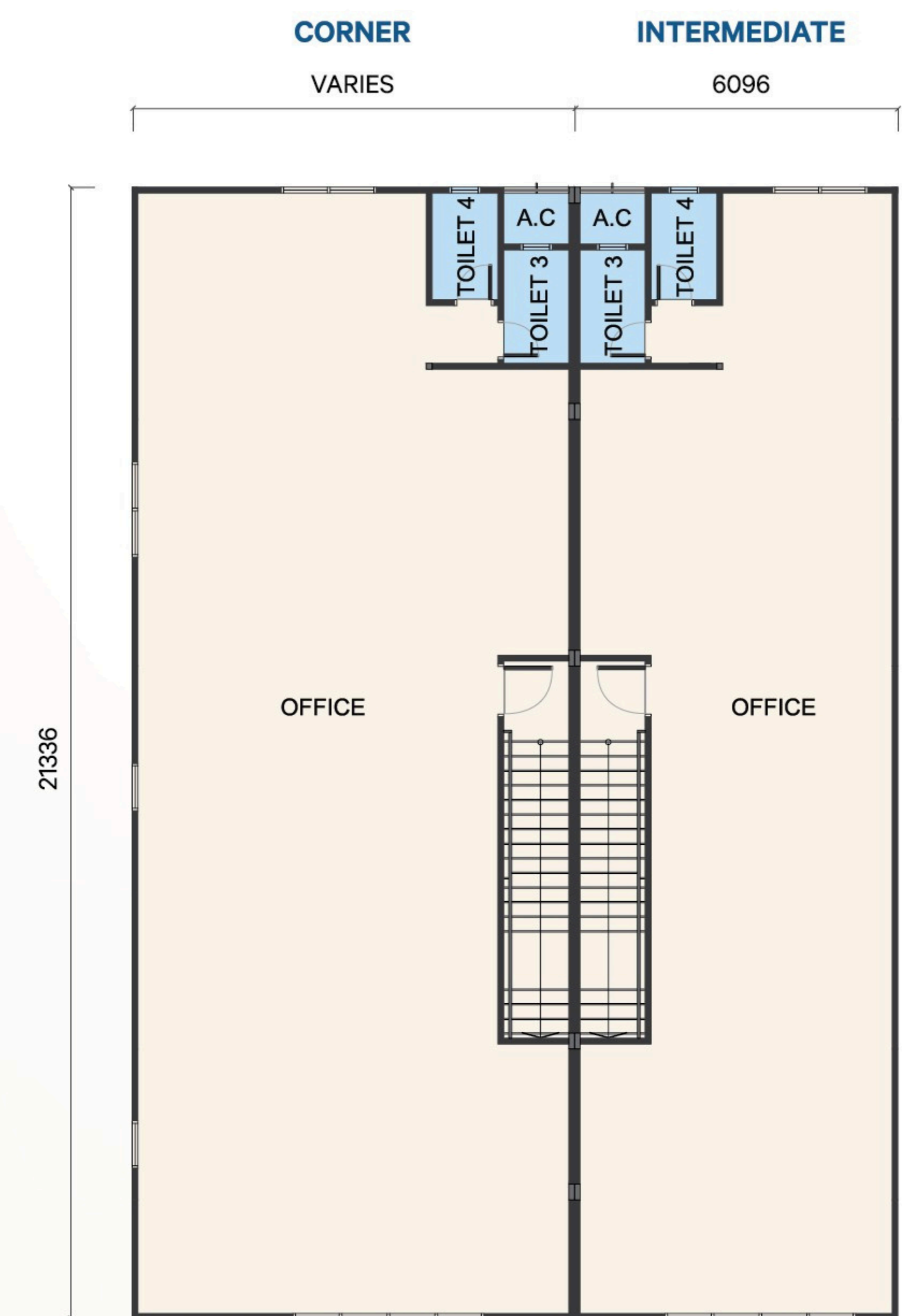
20' x 70'

Standard Built-up Area

2,652 SQ. FT.



GROUND FLOOR



FIRST FLOOR

SPECIFICATION

Structure

Reinforced concrete frameworks

Wall

Brick wall

Roofing

Metal roofing sheets

Ceiling

Asbestos free ceiling board / Skim coat plaster

Windows

Aluminium framed windows

Door

Main entrance - Roller shutter
Rear entrance - M.S. door
Staircase entrance - Fire-rated door at upper floors
Others - Timber flush door / PVC door

Ironmongery

Approved quality lockset

Wall Finishes

Toilet - 1500mm high Ceramic Tiles
Others - Plaster and paint

Floor Finishes

Shop / Office - Cement Render
Toilet - Anti-slip Ceramic Tiles
Others - Cement Render

Sanitary & Plumbing Fittings

Approved quality sanitary wares & fittings

Electrical Installation

| Item | Type A, B & C | | |
|--------------------------|---------------|--------|-----|
| | Intermediate | Corner | End |
| Lighting Point | 20 | 23 | 20 |
| 13A Switch Socket Outlet | 10 | 10 | 10 |
| Ceiling Fan Point | 4 | 4 | 4 |
| Telephone Point (FWS) | 2 | 2 | 2 |