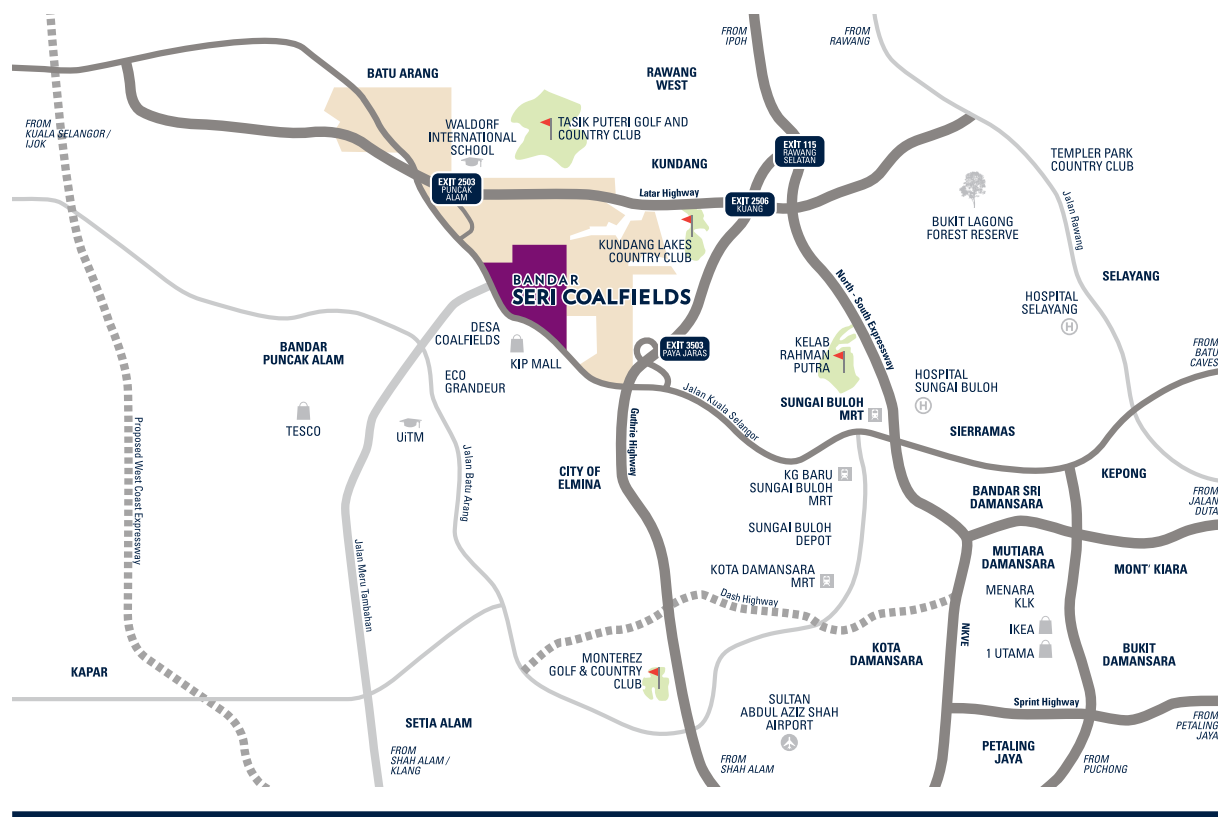
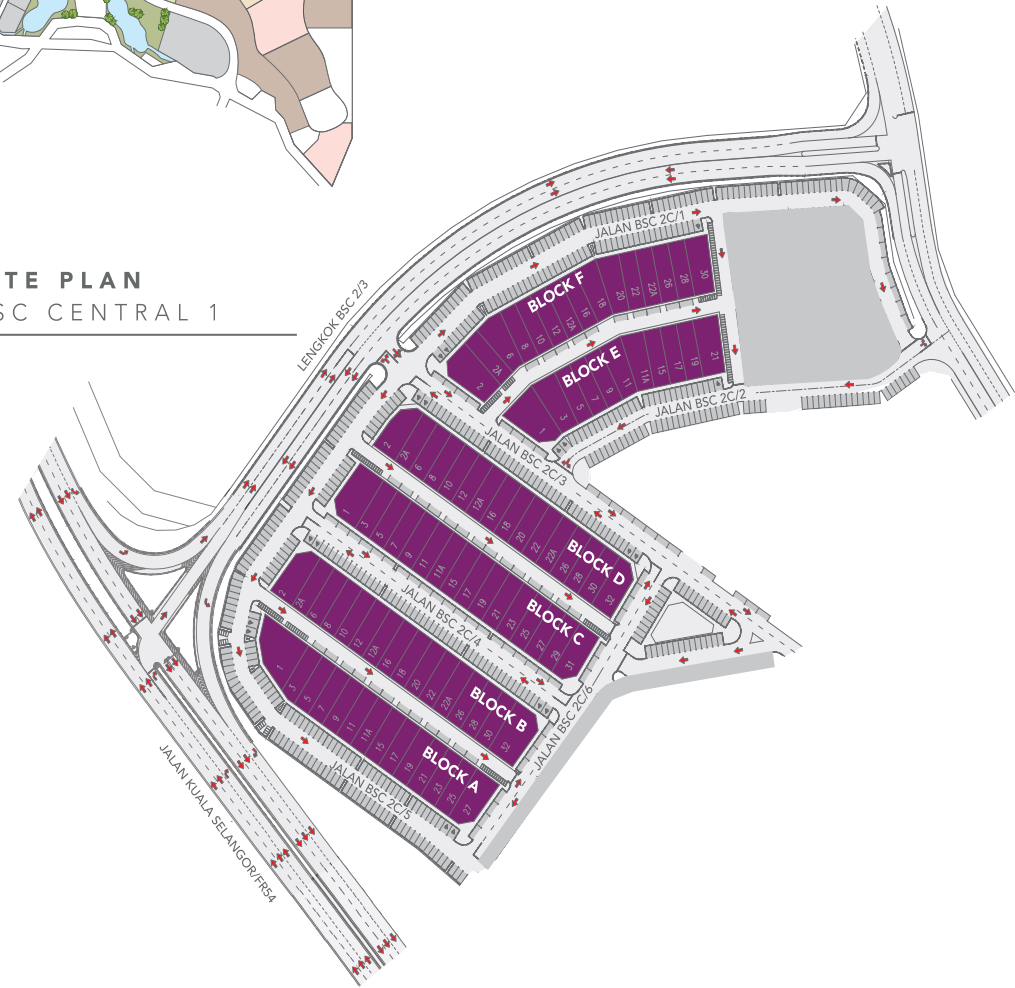




SITE PLAN
BSC CENTRAL 1



CONNECTIVITY MATTERS

Bandar Seri Coalfields is a masterplan development primed for growth, offering a variety of amenities and conveniences for its inhabitants.

ACCESSIBILITY

- KL-Kuala Selangor Expressway (LATAR Expressway)
- Guthrie Corridor Expressway (GCE)
- New Klang Valley Expressway (NKVE)
- Federal Highway
- Proposed Damansara - Shah Alam Elevated Expressway (DASH)



CENTRE OF ATTENTION



THRIVE IN BSC CENTRAL.
SEIZE THE OPPORTUNITY TO BE PART OF THE FIRST INTEGRATED COMMERCIAL HUB DESIGNED TO SERVE BANDAR SERI COALFIELDS, AND BEYOND.

BANDAR SERI COALFIELDS



Property Gallery
Suite G1, Level G, Menara KLK
No. 1, Jalan PJU 7/6
Mutiara Damansara
47810 Petaling Jaya

Bandar Seri Coalfields
Property Gallery
No. 58, Jalan BSC 2B/2
Presint 2, Bandar Seri Coalfields
47000 Sg. Buloh

www.klkland.com.my
+603 6039 9599
+6013 673 3030

All information contained herein including the specifications, plans, measurements and illustrations are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate. All illustrations are artist's impression only.



COMMERCIAL SUSTAINABILITY

FREEHOLD



The overall development of BSC Central is meticulously planned with focus on intentional design features to maximise exposure, which include strategic locality with high visibility and contemporary architecture to enhance prominence.



DETAILED COMPOSITION



BSC Central breathes a fresh new breath into the commercial segment of Bandar Seri Coalfields, which is part of the Greater KL Expansion Plan. The integrated commercial hub's inaugural development begins with the introduction of its first phase, BSC Central 1.

Spanning 37 acres of prime commercial land, BSC Central consists of an eclectic mix of 2 & 3-storey shop offices. The commercial hub is strategically fronting the bustling main road of Jalan Kuala Selangor, drawing attention to available businesses and creating highly desirable exposure.

The 30,000 population catchment of Bandar Seri Coalfields and surrounding population of 100,000 within the 5km vicinity will set BSC Central as a highly viable commercial avenue for business.



LARGE GLASS WINDOWS

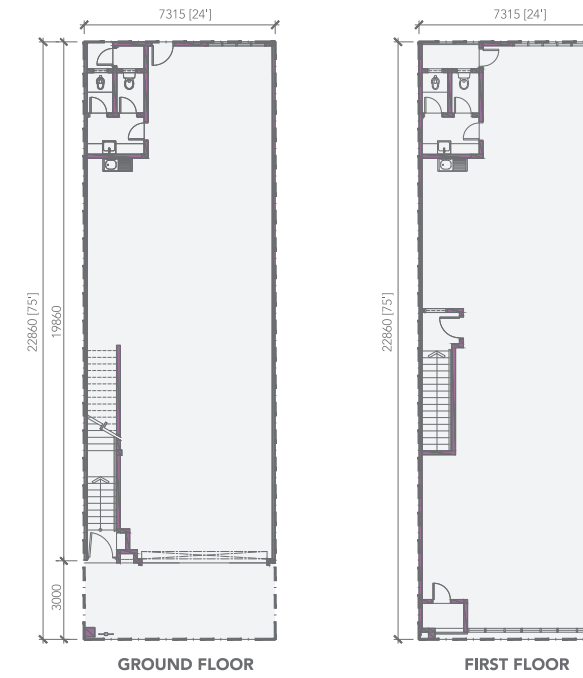
- FLATTERING PRODUCT DISPLAYS
- AMPLE NATURAL LIGHTING

10-FEET WIDE WALKWAY

- COSY ALFRESCO DINING EXPERIENCE
- COMFORTABLE PEDESTRIAN SPACE

LARGE INTERIOR BUILT-UP

- FLEXIBLE LAYOUT DESIGN
- SPACIOUS BUSINESS ENVIRONMENT



SPECIFICATIONS

| | |
|----------------|--|
| FOUNDATION | : To engineer's specification |
| STRUCTURE | : Reinforced concrete frame |
| WALL | : Brickwork & plaster |
| ROOF | : Metal deck roofing |
| WINDOW | : Aluminium frame glass window |
| DOOR | : Glass door / Metal frame timber door to Shop (Type M1, M4, M5, E2, E4) Metal roller shutter / Metal frame timber door to Shop (Type M, M2, M3, E1, E3) Metal frame timber door to Office |
| CEILING | : Skimcoat to ground floor Asbestos-free ceiling board to first floor and toilets |
| WALL FINISHES | : Plaster and paint Ceramic tiles to toilets (up to 2300mm height) |
| FLOOR FINISHES | : Cement sand screed Ceramic tiles to toilets |

SANITARY INSTALLATION

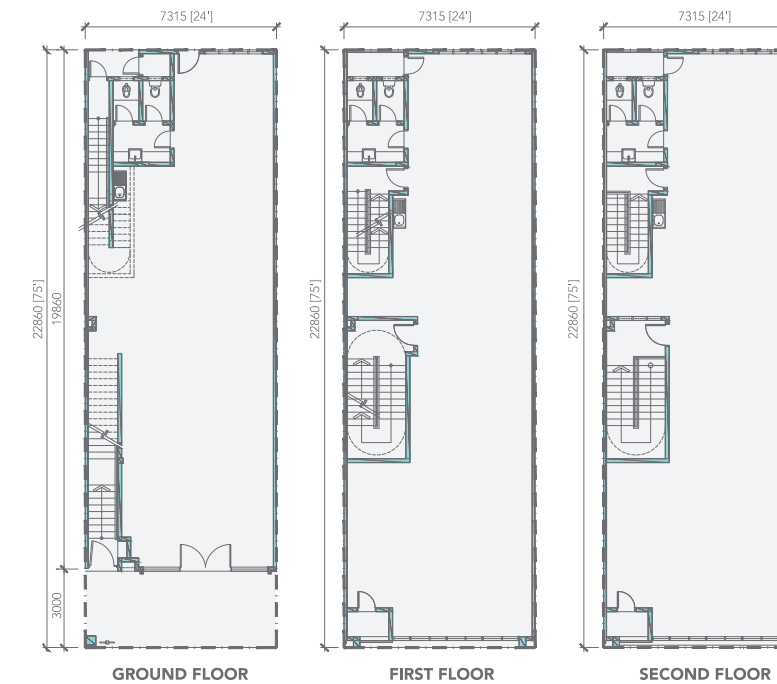
| | |
|--------------------------|---------|
| Single bowl kitchen sink | : 2 nos |
| Wash basin | : 2 nos |
| Water closet | : 4 nos |
| Toilet roll holder | : 4 nos |
| Bib tap | : 4 nos |

ELECTRICAL INSTALLATION

as per M&E Engineer's specification

Built-up area from 3,579 sq. ft. | Lot size: 24ft x 75ft (Typical unit)

2-STOREY INTERMEDIATE UNIT



SPECIFICATIONS

| | |
|----------------|--|
| FOUNDATION | : To engineer's specification |
| STRUCTURE | : Reinforced concrete frame |
| WALL | : Brickwork & plaster |
| ROOF | : Metal deck roofing |
| WINDOW | : Aluminium frame glass window |
| DOOR | : Glass door / Metal frame timber door to Shop (Type T, T1, C1, C2, C4, C5, C6, C8, C10) Metal roller shutter/ Metal frame timber door to Shop (Type C, C3, C7, C9) Metal frame timber fire door / Metal frame timber door to Office |
| CEILING | : Skimcoat to ground floor & first floor Asbestos-free ceiling board to second floor and toilets |
| WALL FINISHES | : Plaster and paint Ceramic tiles to toilets (up to 2300mm height) |
| FLOOR FINISHES | : Cement sand screed Ceramic tiles to toilets |

SANITARY INSTALLATION

| | |
|--------------------------|---------------------------|
| Single bowl kitchen sink | : 3 nos |
| Wash basin | : 3 nos / 6 nos (Type C2) |
| Water closet | : 6 nos / 9 nos (Type C2) |
| Toilet roll holder | : 6 nos / 9 nos (Type C2) |
| Bib tap | : 6 nos / 9 nos (Type C2) |

ELECTRICAL INSTALLATION

as per M&E Engineer's specification

Built-up area from 5,261 sq. ft. | Lot size: 24ft x 75ft (Typical unit)

3-STOREY INTERMEDIATE UNIT