



— The —
Jacaranda

MODERN LIFESTYLE RETAIL SHOPS

INTRODUCING THE JACARANDA THE PULSE OF I-PARK

Welcome to the centre stage of Senai Airport City's main commercial magnet. The Jacaranda is resourcefully designed to attract and cater to individuals across the spectrum including growing families, busy professionals and business operators of sorts. Surrounded by established, prosperous and self-sustaining neighbourhoods, a commercial property in this thriving district is a solid investment for your future. The Jacaranda essentially fulfills the most important requirement for a business, and that is the value of a strategic location.



48
UNITS



25'
WIDE
FRONTAGE



MODERN
FACADE



FLEXIBLE
BALCONY





THE LIFESTYLE & SOCIAL COMMUNITY HUB

The Jacaranda is set to become the latest lifestyle retail shops which will cater entirely to the needs and convenience of i-Park and its surroundings. Whether it's al-fresco dining or grocery shopping, The Jacaranda strives to provide all that is required for a wholesome lifestyle. Designed with wide frontage layout, the facade promotes greater exposure and gives more flexibility and possibility for businesses.

The Jacaranda caters to all types of businesses such as F&B outlets, boutique hotels, banks, offices, convenience stores, artisan cafes, clinics and many more. It is surrounded by a number of established residential and industrial neighbourhoods and is strategically located in the heart of Senai Airport City. The Jacaranda is well on its way to becoming a popular pit-stop for all before travelling to Senai International Airport.

TOWNSHIP HIGHLIGHTS

- Surrounded by mature residential and industrial area catchment
- Worker's Dormitory with 2,700 residents within walking distance
- i-Park Privilege Club adjacent to The Jacaranda
- Convenient drop off point to & from Senai International Airport



i-Park Privilege Club



Worker's Dormitory

A MULTIPLE AWARD-WINNING DEVELOPER AND WELL-MANAGED INDUSTRIAL PARK IN ISKANDAR MALAYSIA

Spanning across approximately 189 acres of freehold land, i-Park is an award-winning industrial park and AME Development’s signature project that innovatively integrates a well-planned development with world-class amenities, excellent infrastructure, strategic location and easy accessibility. Its high quality industrial space optimises operation within a sustainably clean and green environment, making it one of the most conducive workplaces in Iskandar Malaysia.



SURROUNDING AMENITIES

Econsave (Hypermarket)	2.5km	University Technology Malaysia (UTM)	10.6km
Taman Impian Emas	4km	Starhill Golf & Country Resort	10.6km
Senai International Airport	6km	Paradigm Mall	13.5km
Palm Resort Golf & Country Club	6.5km	Johor Bahru CIQ	20km
Le Grandeur Palm Resort Johor	6.5km	Singapore	25km
Impiana Hotel Senai	6.9km	Second Link Checkpoint	36km
Seri Omega Private & Int. School	7.6km	Changi International Airport	55.8km
Johor Premium Outlets	8km		
S.J.K.(C) Kulai 2	9.4km		
Foon Yew High School Kulai	9.4km		
Impian Emas Golf & Country Club	9.7km		
Southern University College	10km		
Hospital Kulai	10km		
Aeon Kulai Shopping Centre	10km		
IOI Mall Shopping Centre	10.3km		

ACCESSIBILITY

North-South Highway	3km
Senai Desaru Expressway	4.5km
Second Link Expressway	5km
Skudai Highway	8km
Pasir Gudang Highway	13km

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No. 1, Jalan I-Park SAC I,
Taman Perindustrian I-Park SAC,
81400 Senai, Johor.

ANOTHER EXCITING PROJECT BY
AME
— DEVELOPMENT —

JOINT VENTURE PROJECT
(A subsidiary of Fuji Offset Plates Manufacturing Ltd)
F.O.P.
FUJIPLATES MANUFACTURING SDN BHD

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MASTER PLAN



BUILDING SPECIFICATIONS

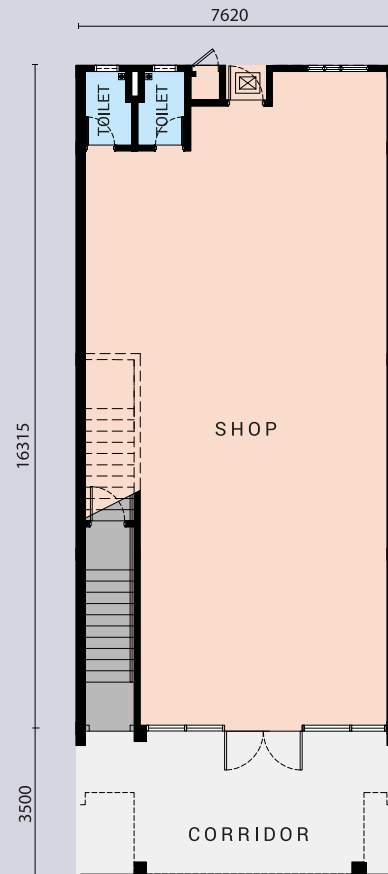
Structure :	Reinforced concrete structure
Wall :	Brickwall
Roof covering :	Metal roof with insulation
Roof framing :	Steel frame
Ceiling :	Skim coat and paint
	Aluminium tee with ceiling board <i>(where applicable)</i>
Windows :	Aluminium frame glass windows
Doors :	Entrance - Glass door
	Washroom & others - Timber door
	(Type B & B1) Ground Floor Side Opening - Roller shutter
	(Type B & B1) 1st & 2nd Floor Terrace - Glass door
Ironmongery :	Quality locksets
Wall finishes :	Washroom - Tiles
	Others - Paint
Floor finishes :	Washroom - Tiles
	Others - Cement render

Sanitary and plumbing fittings:	TYPE A & A1	TYPE B	TYPE B1	
	WC	4	6	6
	Wash Basin	4	6	6
	Tap	6	9	9
	Sink	2	3	3
Electrical installation :	TYPE A & A1	TYPE B	TYPE B1	
	Lighting Point	16	32	32
	Fan Point	4	6	6
	13Amp (S/S/O)	11	17	17
	Fiber Wall Socket (FWS)	2	3	3

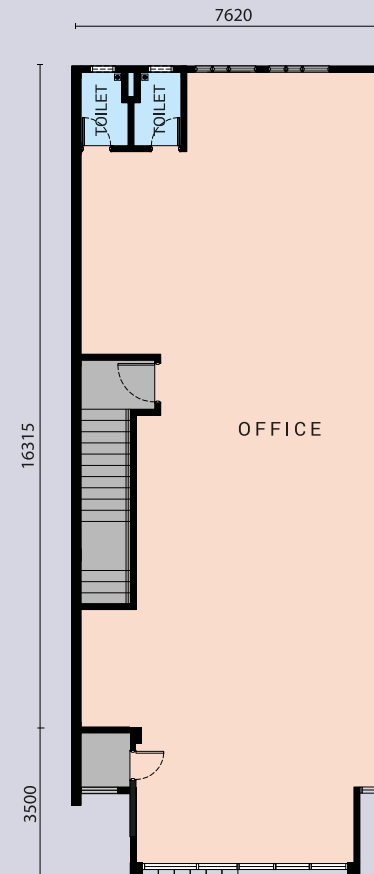
Note: All the above items are subject to variations, modifications and substitution as required by the Authorities or recommended by the Architect or Engineer.

A & A1

Intermediate \\ LAND SIZE 25'X65' \\ G.F.A 3,165sq.ft.



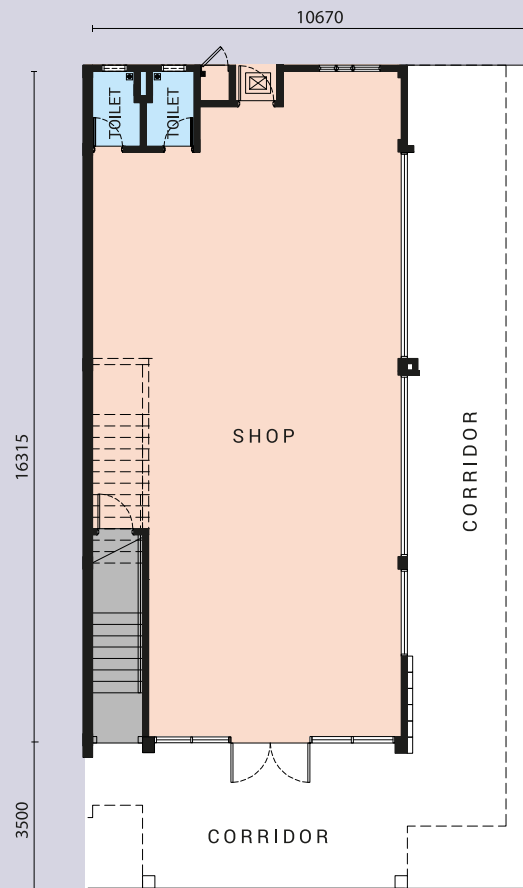
GROUND FLOOR



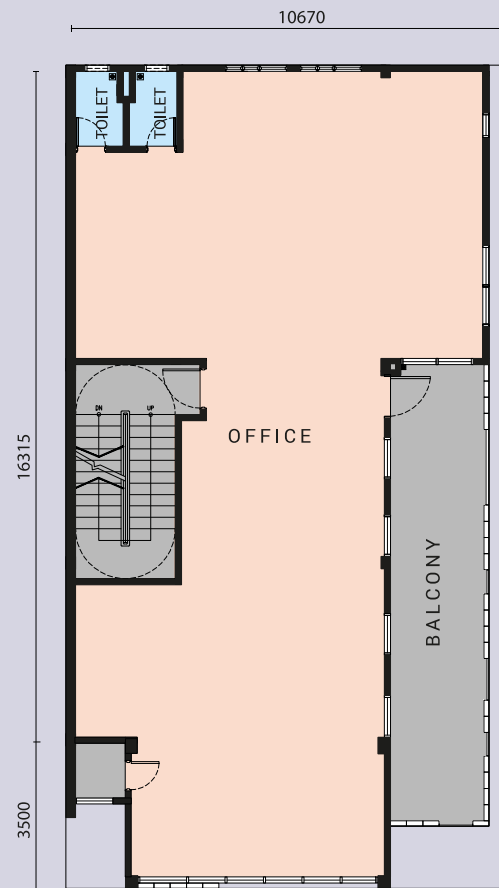
FIRST FLOOR

B

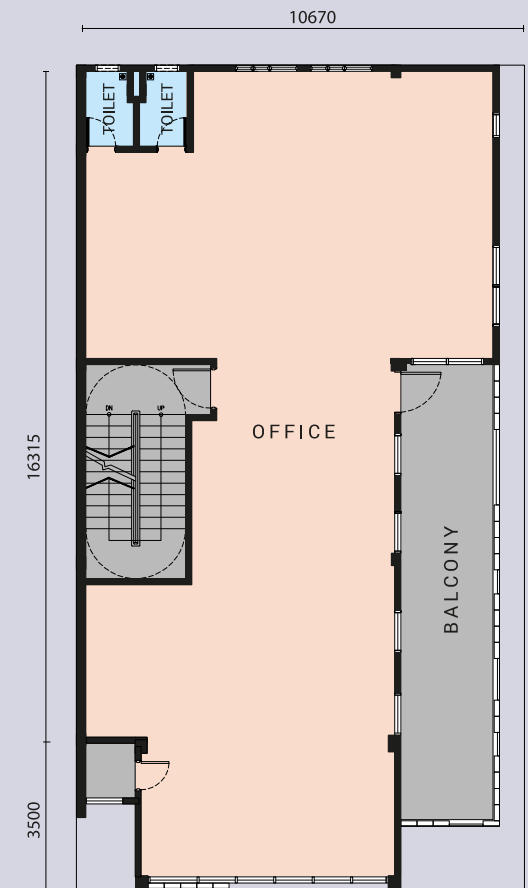
Corner \\\ LAND SIZE 35'X65' \\\ G.F.A 6,200sq.ft.



GROUND FLOOR



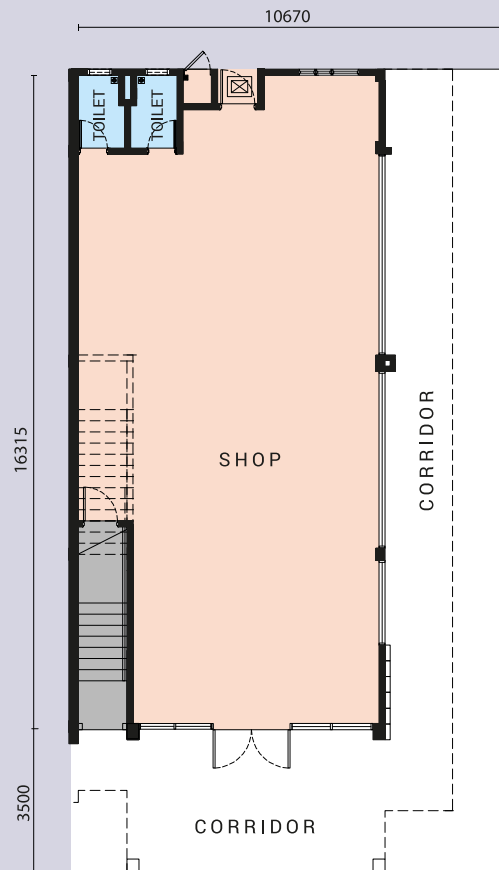
FIRST FLOOR



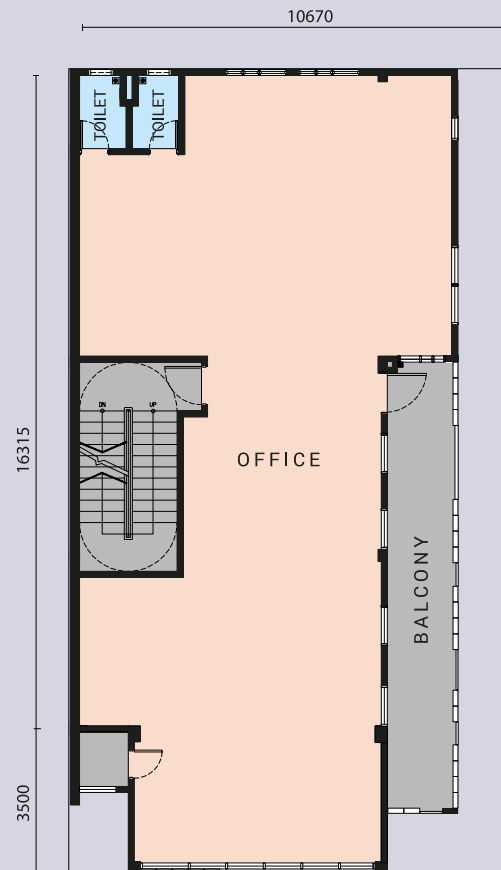
SECOND FLOOR

B1

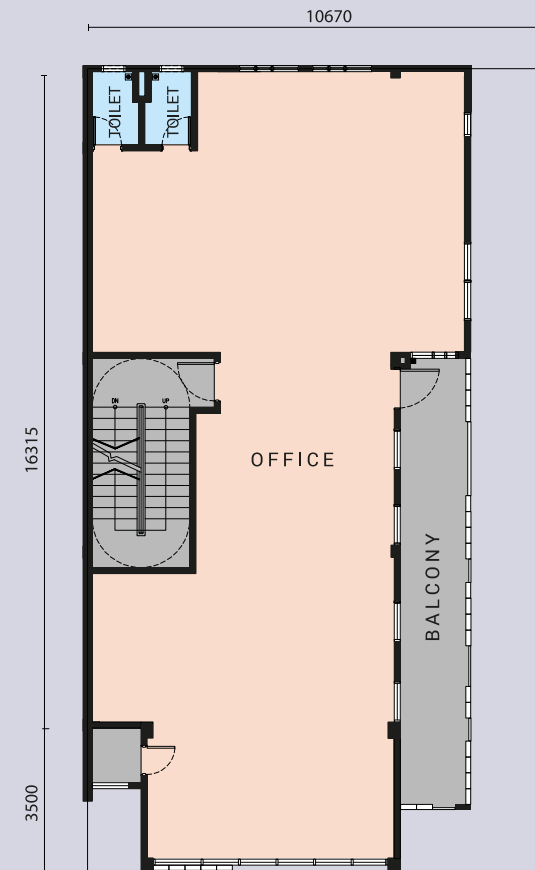
End \\ LAND SIZE 35'X65' \\ G.F.A 5,903sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR