



THE PEOPLE'S PLACE

FREEHOLD

2-STOREY COMMERCIAL SHOPPE

# A NEW LEASE OF LIFE FOR URBAN RETAIL



Extended  
walkway



Ample  
parking space



Convertible  
space



Freehold



Fronting main road  
for maximum visibility



Ready  
catchment



High  
ceiling



Individual  
title





# ANDIRA PLACE, THE BUSINESS PLACE TO BE!

Fronting Jalan Puchong, Andira Place is the dawn of a perfect new business setting in this matured township. Its contemporary angular pitch-styled roofing, complemented with an aesthetic wide featured façade oozes the charm of a robust commercial hub to its surroundings.

2 rows of 27 commercial retail units only to bring maximum business opportunities to the fore.

Practical yet unique, limited yet affordable.

## FLOOR PLAN

### TYPE A1 & A2

INTERMEDIATE LOT (22' x 75')

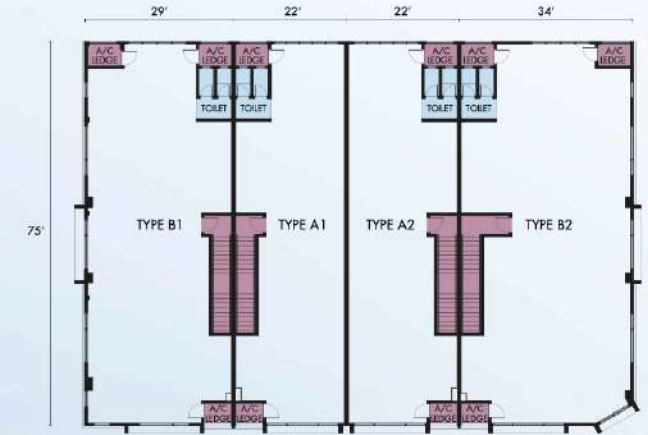
Built-up : 3,300 sq.ft.

### TYPE B1 & B2

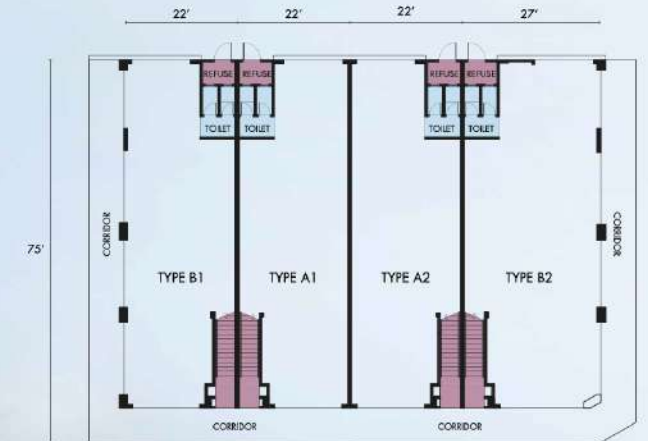
CORNER LOT (29' - 34' x 75')

Built-up : 4,350 - 5,070 sq.ft.

Extra Land : 678 - 2,142 sq.ft.



First Floor



Ground Floor



2-STORY  
SHOP  
OFFICES

# SITE PLAN



## LEGEND

- Type A1 2-STOREY INTERMEDIATE LOT
- Type A2 2-STOREY INTERMEDIATE LOT

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- Type B1 2-STOREY CORNER LOT
- Type B2 2-STOREY CORNER LOT

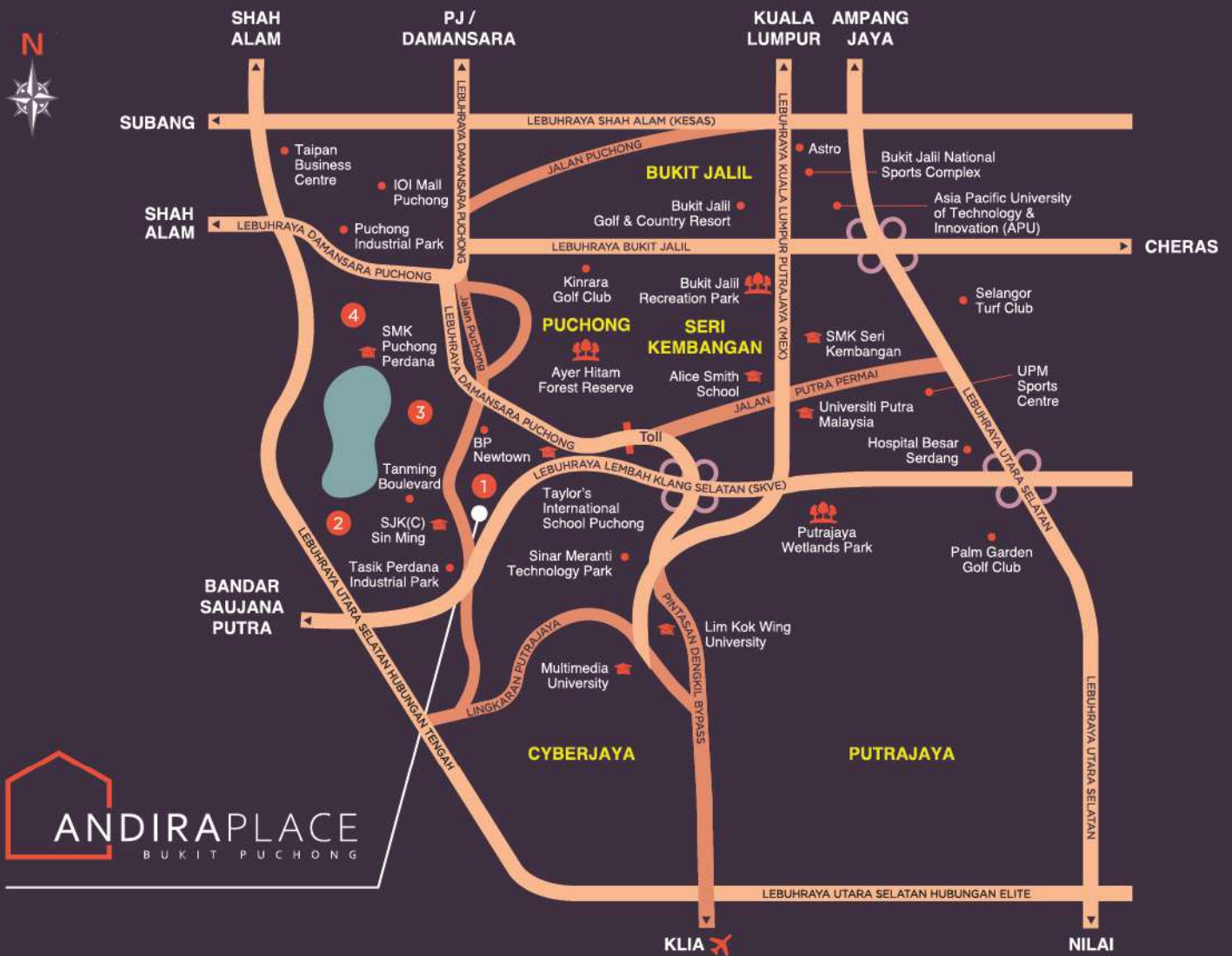
# SPECIFICATIONS

<b>STRUCTURE</b>	REINFORCED CONCRETE	
<b>WALL</b>	BRICKS	
<b>ROOF</b>	METAL ROOF	
<b>CEILING</b>	GENERAL	: SKIM COAT / CEILING BOARD
	TOILET	: SKIM COAT
<b>WINDOWS</b>	ALUMINIUM FRAME	
<b>DOORS</b>	MAIN ENTRANCE	: ROLLER SHUTTER / FIRE RATED DOOR
	REFUSE CHAMBER	: ALUMINIUM DOOR
	OTHER DOORS	: FLUSH DOOR
<b>IRONMONGERY</b>	SELECTED LOCKSETS	
<b>WALL FINISHES</b>	GENERAL	: PLASTER AND PAINT
	TOILET	: TILES / PLASTER AND PAINT
	PANTRY	: TILES / PLASTER AND PAINT
	REFUSE CHAMBER	: TILES
<b>FLOOR FINISHES</b>	GENERAL	: FLOOR HARDENER / CEMENT RENDER
	CORRIDOR	: TILES / CONCRETE PAVER

	TYPE A1 / A2		TYPE B1 / B2	
	GROUND FLOOR	1ST FLOOR	GROUND FLOOR	1ST FLOOR
<b>SANITARY &amp; PLUMBING FITTINGS</b>				
PEDESTAL WATER CLOSET	1	1	1	1
SQUATTING PAN WATER CLOSET	1	1	1	1
WASH BASIN WITH TAP	1	1	1	1
HAND BIDET	2	2	2	2
TOILET ROLL HOLDER	2	2	2	2
KITCHEN SINK WITH TAP	1	1	1	1
REFUSE BIB TAP	1	-	1	-
<b>ELECTRICAL FITTINGS</b>				
CORRIDOR LIGHT POINT	1	-	5	-
LIGHT POINT	11	11	11	13
SIGNBOARD LIGHT POINT	1	1	1	1
13A SOCKET POINT	7	7	7	7
FIBER WALL SOCKET	1	1	1	1



# ACCESSIBILITY



## 1 RESIDENCES BY AYER

Andira Park  
Bromelia Bukit Puchong  
EPIC Residence  
Foreston  
BP10 Residential  
BP11 Residential  
BP14 Residential  
Park Villa  
Ametis Terraces  
Nilam Terraces  
Nilam Puri Condo  
Baiduri Courts

## 2 MIXED RESIDENTIAL AREA

Desa Ayer Hitam  
La Cottage Taman Putra Perdana  
D' Island Residence  
Taman Tasik Puchong  
Taman Putra Impiana  
Taman Mas Sepang  
Taman Putra Prima  
Taman Meranti Permai  
Taman Meranti Jaya  
Taman Puchong Tekali  
Taman Tasik Prima

## 3 MIXED DEVELOPMENT

Taman Puchong Utama  
Taman Maju Jaya  
Lake View Homes

## 4 LAKE VIEW RESIDENTIAL AREA

Taman Puchong Prima  
Desa Millennia  
Taman Puchong Permai  
Taman Puchong Perdana  
Taman Puchong Indah  
Taman Puchong Intan



BUKIT HITAM DEVELOPMENT SDN BHD  
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Bukit Puchong Gallery

Opening Hours

Mon - Fri: 8.30am - 5.30pm  
Sat & Sun: 10.00am - 6.00pm

03 8068 3388

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