

The
Place
to
Live,
Work
and
Play



2 & 3 storey
Perdana
Business
Centre
Phase 3



Construction works
now in progress

Sri Perdana Business Centre

Welcome to Lahad Datu's premier business hub, Sri Perdana Business Centre.

Featuring a choice of two premium commercial investments in 2 or 3 storey buildings, it is the perfect choice for commercial, offices or industrial activities.

Designed to function as an integrated business hub, The Business Centre will simply capture most business transactions in Lahad Datu given the magnificently busy location along Jalan Silam and the ever ready catchment in Sri Perdana development and surrounding vicinities. It's a business investment no one should miss!

Excellent Features

- ✔ Sri Perdana is the largest self-contained development covering 250 acres of prime land
- ✔ Integrated development to live, work and play
- ✔ With Phase 1 & 2 all sold, captured market for all businesses
- ✔ Excellent location along Jalan Silam

Highlights

- ✔ Potential catchment population of 30,000
- ✔ Basic amenities includes a proposed wet market, police station & etc.
- ✔ Affordably priced, great investment
- ✔ Individual staircase for privacy in 2 storey light industrial units
- ✔ Central bin disposal for an organized and cleaner environment

Building Specification

Element	Description
Structure	Reinforced concrete framework
Walls	Brickwall for external and internal
Roof	Colourbond metal roof
Ceiling Finishes	Selected Asbestos free ceiling board
Floor Finishes	Shop - Cement rendered Office - Cement rendered Toilets - MML, homogeneous tiles
Wall Finishes	Toilets - Ceramic wall tiles
Windows	Aluminum frames tinted glass panel top hung window
Doors	- M.S. roller shutter for shop - PVC door for all toilets - Hardwood solid door for office
Sanitary Plumbing	- Nos. of 300 gallons HDPE Polyethylene water tank - Nos. of precast W.C. - Nos. of wall hung basin
Electrical	All electrical installation to SESB standard
Painting	All plastered walls-Emulsion paint All timber and metal work-Gloss paint
Others	According to Specification. All items mention above subject to variations, modification and substitution as imposed by the local authorities or as recommended by the Developer's Architect.

2 Storey Light Industrial Building 3 Storey Commercial Building

Book Shop

Giftware

Car Accessories

Cafe

Bakery



Completed houses in Phase 1 & 2

The place to live,



work and play !!

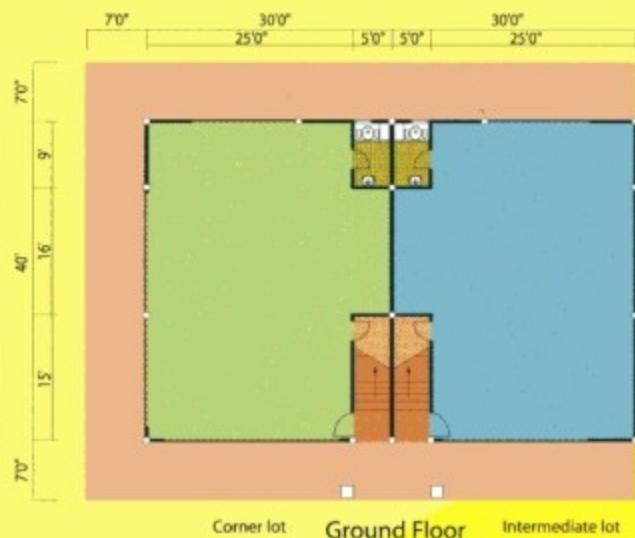
Site Layout Plan

2 Storey Building



Corner
 Ground floor
 1,200 sq ft
 First Floor
 1,645 sq ft
 Price
 RM363,000- 368,000

Intermediate
 Ground floor
 1,200 sq ft
 First Floor
 1,410 sq ft
 Price
 RM313,000 - 318,000



Corner lot Ground Floor Intermediate lot

Floor Plan



Corner lot First Floor Intermediate lot

3 Storey Building



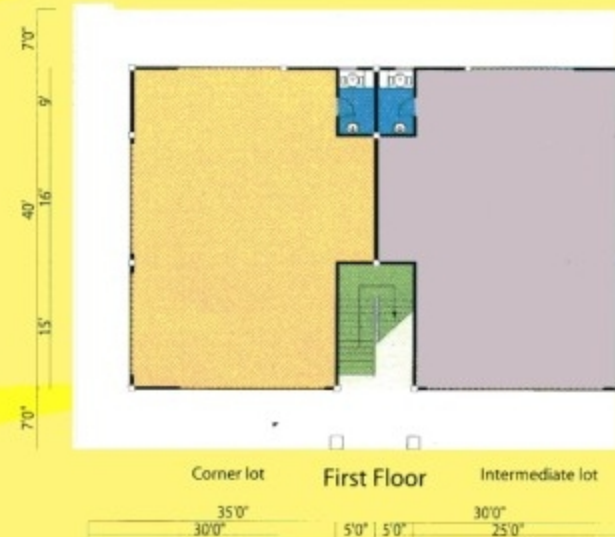
Corner
 Ground floor
 1,200 sq ft
 First Floor
 1,200 sq ft
 Second Floor
 1,615 sq ft
 Price
 RM463,000 - 538,000

Intermediate
 Ground floor
 1,200 sq ft
 First Floor
 1,200 sq ft
 Second Floor
 1,390 sq ft
 Price
 RM418,000 - 488,000

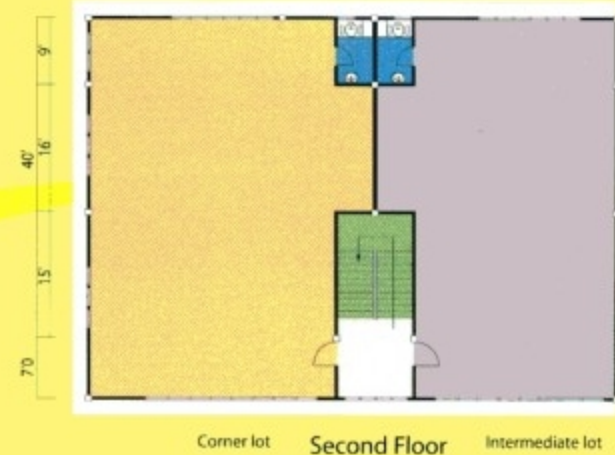


Corner lot Ground Floor Intermediate lot

Floor Plan



Corner lot First Floor Intermediate lot



Corner lot Second Floor Intermediate lot

The Place to Live,

Work and Play

Free legal fees for SPA
and MOT by our
appointed lawyers



Making Your Business
Perdana Happen at
Business
Centre

Developer :

HAP SENG PROPERTIES DEVELOPMENT SDN. BHD. (1985-0)
(Wholly owned subsidiary of Hap Seng Consolidated Bhd)

3rd floor, Bangunan Hap Seng TB 369, Jalan Teratai, Lahad Datu, Locked Bag No.291109, Lahad Datu.

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Sales Office :

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Land Tenure: 99 years