FREEHOLD

香妃城商业中心
PUSAT KOMERSIAL SIERRA MAHARANI
MUAR
PHASE 3

Wide Spaces, Endless Opportunities

UNLOCK PRIME BUSINESS OPPORTUNITIES IN MUAR AT
PUSAT KOMERSIAL SIERRA MAHARANI
万勿错失麻坡香妃城商业中心带来的全新商机

Pusat Komersial Sierra Maharani is strategically located near the Muar Second Bridge, a prime location of Muar Town, thus comply with excellent commercial potential. This development project consists of 49 units single-storey shop office and with a superior geographical location. As a result, it offers great accessibility to amenities and gives convenience to all the merchants. It is undoubtedly an ideal choice for all the merchants to develop their business.

位于麻坡黄金地段的**香妃城商业中心**，交通便利，临近麻坡第二大桥，因而具备了卓越的发展潜力。此发展项目共建有49间单层商业店铺，地理位置优越，这无疑可为广大商户带来极大便利，并成为众人发展商机的理想选择。



EXCELLENT PRIME LOCATION
卓越的地理位置

- Prime location with great connectivity to transportation networks
- Near Muar Second Bridge and North-South Expressway

位于黄金地段并临近麻坡第二大桥与南北大道，交通四通八达，是南下北上民众必经之路。这也有助于迎来来自四面八方的广大顾客群。

MULTI-PURPOSE SPACE
多用途空间

- Versatile shop offices for various business needs
- Ideal for warehouses, retail shops, logistics centers, and furniture stores

此单层商业店铺具备多功能空间，无论是充作仓库、零售店、物流中心、家具店等皆宜，可满足不同商户的需求。

MODERN INFRASTRUCTURE
完善的设施

- Aluminum roller shutters for easy loading and unloading goods
- Spacious high-ceiling interiors for flexible design

店铺前后皆装有宽大铝制拉门，便于上下货。另有宽敞高顶的室内空间，满足您的商铺设计与规划需求。

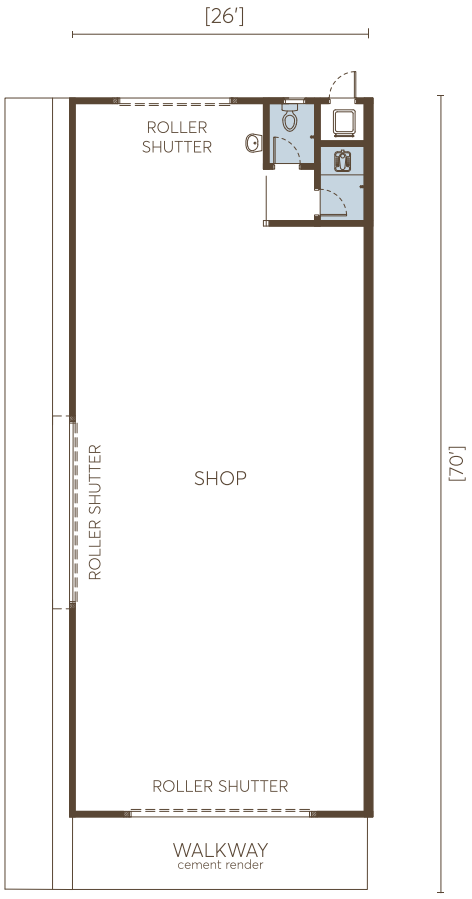
AMPLE PARKING
充足的停车位

- Sufficient parking spaces provide great convenience for visiting customers

充足的停车位，为到访的客户提供极大的便利。

FLOOR PLAN 平面图

CORNER LOT
26′ x 70′



INTERMEDIATE LOT
26′ x 70′



Stylish exterior with wide view
时尚的外观设计并具辽阔的视野

Aluminium Roller Shutter are fixed in the front and back doors of the shop, make it easier for loading and unloading the goods
店铺前后皆装上了宽大铝制拉门，便于上下货

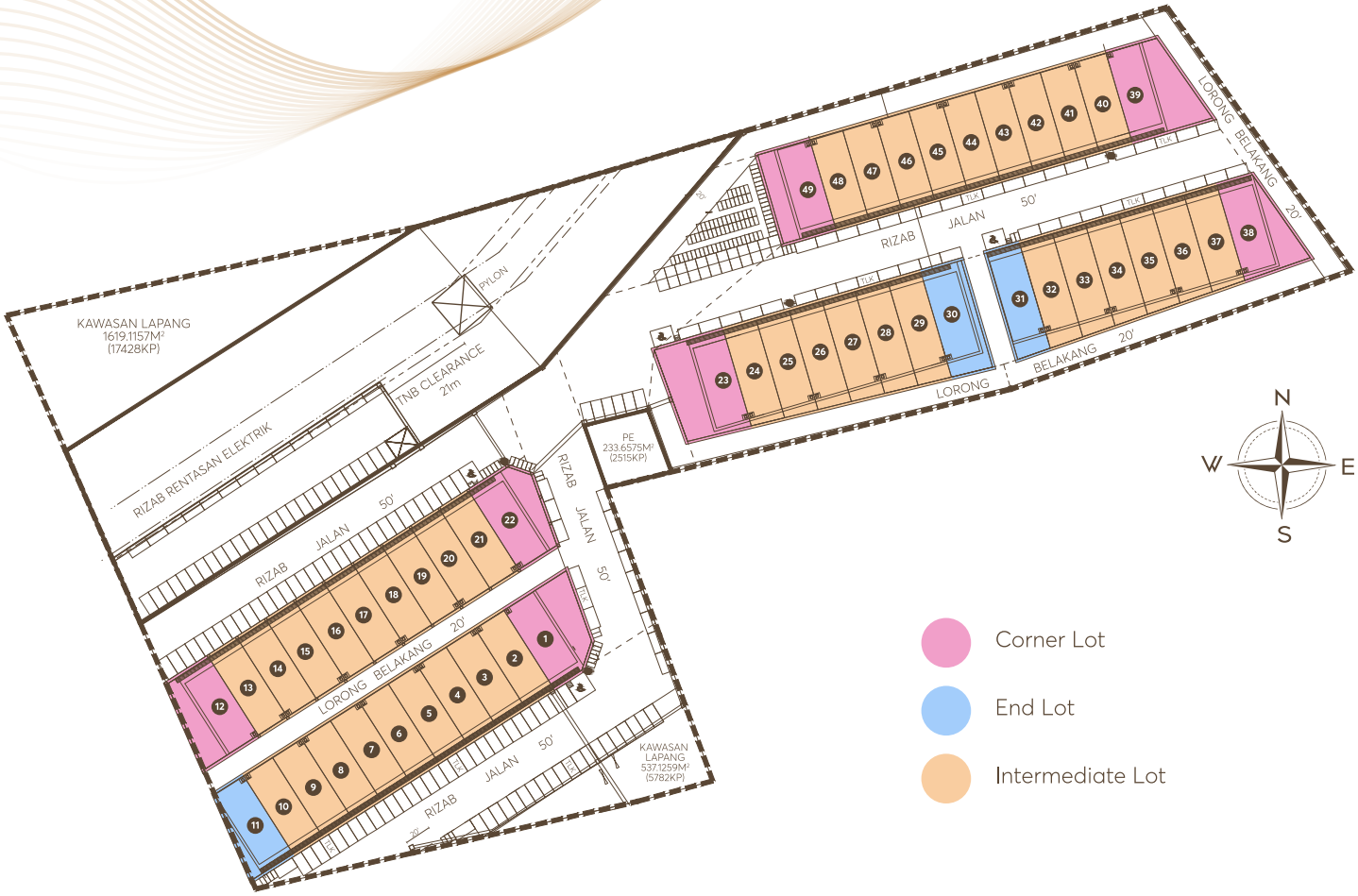
The interior space height is up to 18 feet to achieve your design ideas and planning
室内空间高达18尺，满足您的设计构想与规划

26 feet wide of spacious space to meet the needs of various industries and ensure smooth business operations
26尺宽的空间，满足各行业的需求，并使商家的业务运作顺畅

Widen roads for smooth traffic
宽阔的道路，让来往车辆顺畅通行

Ample parking spaces for the convenience of your valued customers
充足的停车位，为尊贵的客户提供便利

SITE PLAN 总设计图





Artist's Impressions



Artist's Impressions



IDEAL BUSINESSES :
适合入驻的行业:

1. Warehouse and Storage Industry 仓库与货仓业
2. Express Delivery Industry 快递业
3. Food Processing and Packaging Industry 食品加工和包装业
4. Maintenance Service Industry 维修与保养行业
5. Advertising Industry 广告业
6. Furniture Industry 家具业
7. Smart Home System Retail Industry 智能家居系统零售业
8. Flooring Specialty Industry 地板专卖业





LOCATION MAP 位置图

5 MINS
TO MUAR TOWN

20 MINS
TO NORTH-SOUTH EXPRESSWAY

30 MINS
TO MALACCA



Building Value For Life

ENQUIRY NUMBER

012-6886 252 / 012-6117 703

Pusat Komersial Sierra Maharani

kccrealty1983official

KCC REALTY

Peck Seong Realty Sdn Bhd
198301010065 (105375-A)
Head office : 93, Jalan Hashim,
84000 Muar, Johor.
E. muar.sales@kcc-realty.com

06-9533399
www.kcc-realty.com

CERTIFIED ISO 9001:2015

All rendering and photographs contained on the circular are artist impression only. The developer reserves the right to modify and part of the building prior to completion as directed or approved by relevant authorities or architect. All plans, layouts, information and specification are subject to change and cannot form part of an offer or contract.