

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

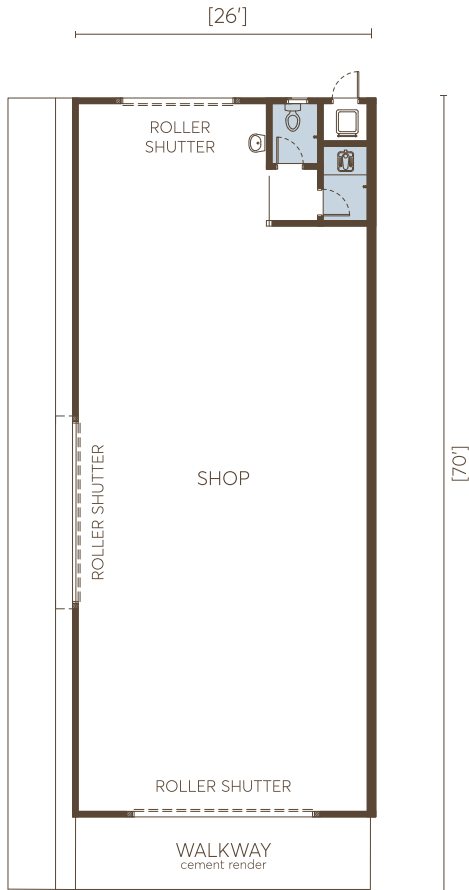
#### 充足的停车位

- Sufficient parking spaces provide great convenience for visiting customers

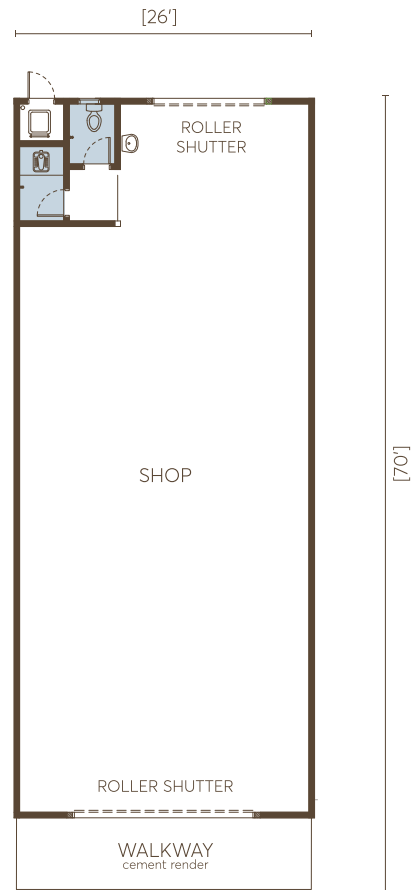
充足的停车位，为到访的客户提供极大的便利。

# 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

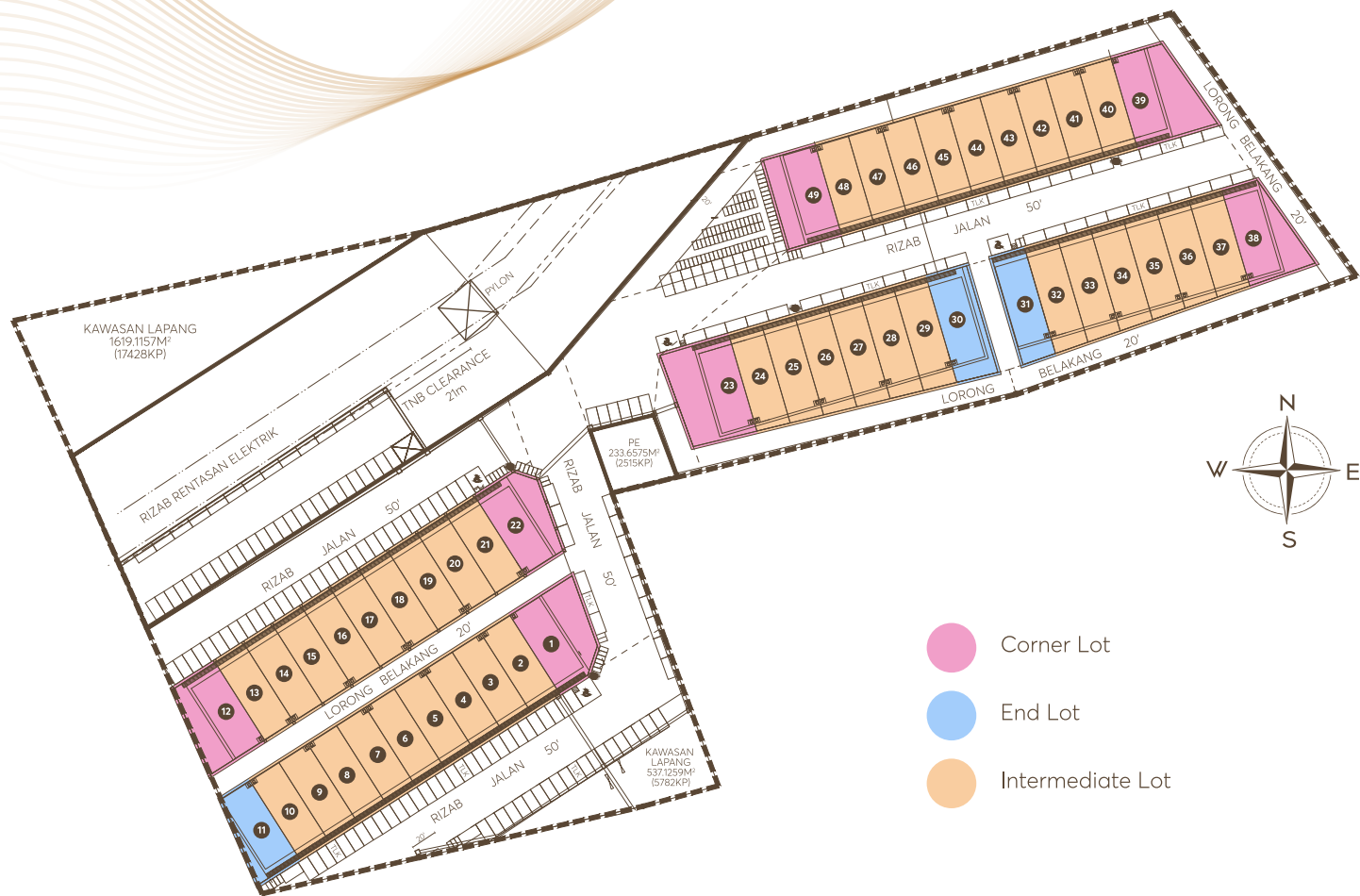


Widen roads for smooth traffic  
宽阔的道路，让来往车辆顺畅通行



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

## 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

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