

## Excellent Location with Seamless Connectivity

Being networked with the main arteries to various destinations, Impian Link 38 is supported by multiple access through the Skudai Highway to JB City Centre, Senai International Airport & Air Cargo Hub, Jalan Kempas Lama to North-South Highway, Pasir Gudang Highway, Eastern Dispersal Link (EDL) to CIQ and Singapore.



- |                                     |   |
|-------------------------------------|---|
| 2 km ▶ Skudai Highway               | 25 km ▶ Legoland™<br>EduCity™<br>Puteri Harbour         |
| 2.5 km ▶ North-South Highway        | 35 km ▶ Port of Pasir Gudang<br>Port of Tanjung Pelepas |
| 11 km ▶ Senai International Airport | 40 km ▶ Second Link Checkpoint                          |
| 15 km ▶ Johor Premium Outlets       |   |
| 20 km ▶ Johor Bahru Checkpoint      |   |

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ImpianLINK38  
@ taman impian emas

DOUBLE STOREY SHOP OFFICE

FREEHOLD

Spread across approximately 3,000 acres of freehold land on a higher ground with rich foliage and strategically located with excellent road networks to various destinations, Taman Impian Emas is masterplanned to be a self-contained township with its core concept of bringing "Residential, Leisure, Business, Education" into one address.

Proud to be part of Iskandar Malaysia, Taman Impian Emas is lubricated by the various mega developments lined up to accelerate the economic growth in this region. Added with a large number of professionals & skillful workforces working & residing within this township & its neighbouring communities, an urge of a new lifestyle commercial hub of upscale business activities will potentially attract high returns & capital appreciation in the long run.



DOUBLE  
STOREY  
SHOP  
OFFICE

Zone 6C4

# ImpianLINK38

@ taman impian emas

Land Size :	Built-up Area :	Unit :
24' x 75'	3,200 sq. ft.	38 units

- Contemporary facade with high visibility
- Large window design to invite streams of natural light
- Spacious covered walkway at shop front
- Column-free design for flexible space planning
- High ceiling for more storage space & airy ventilation
- Ample parking space for customers & convenient operation of business

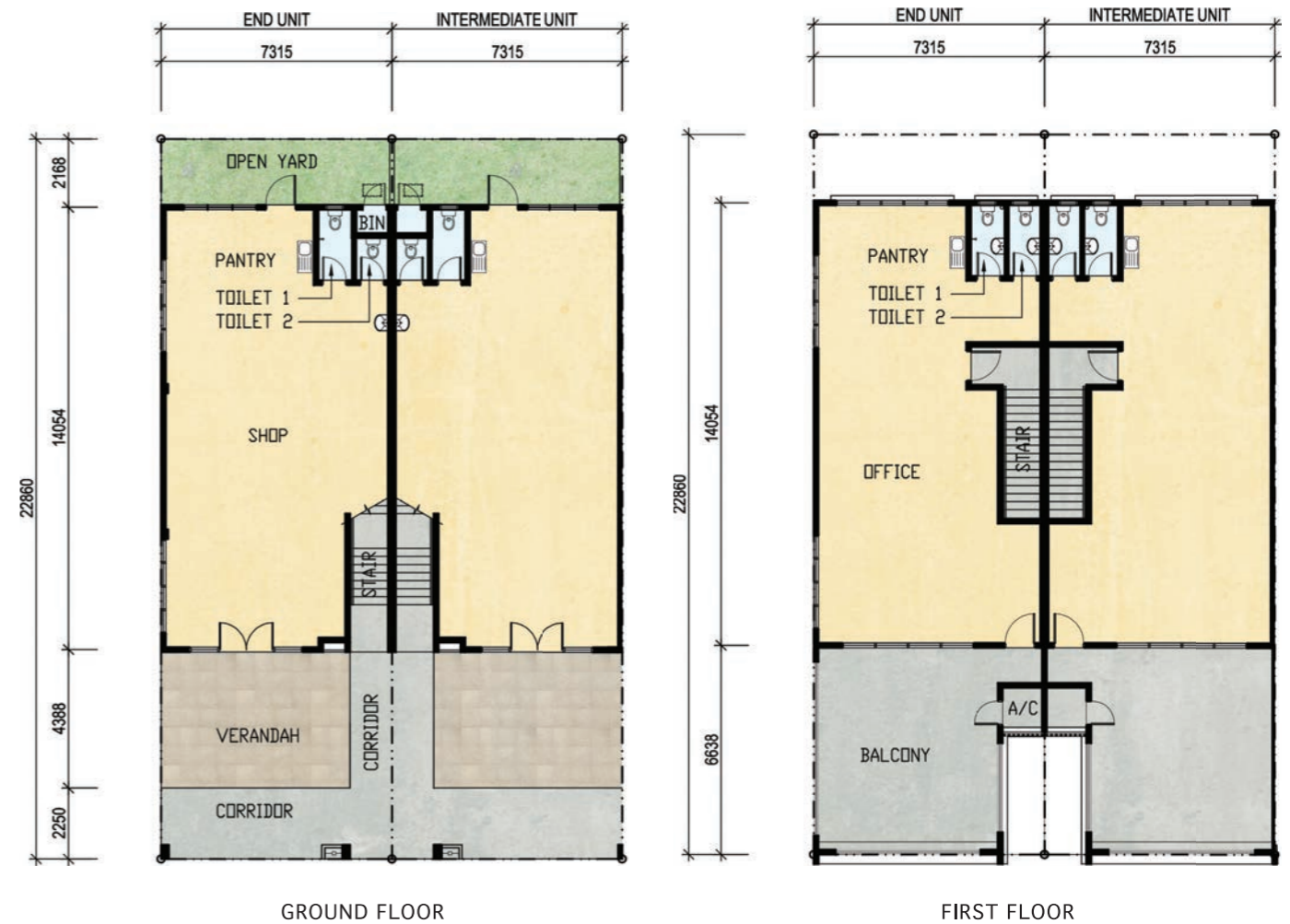
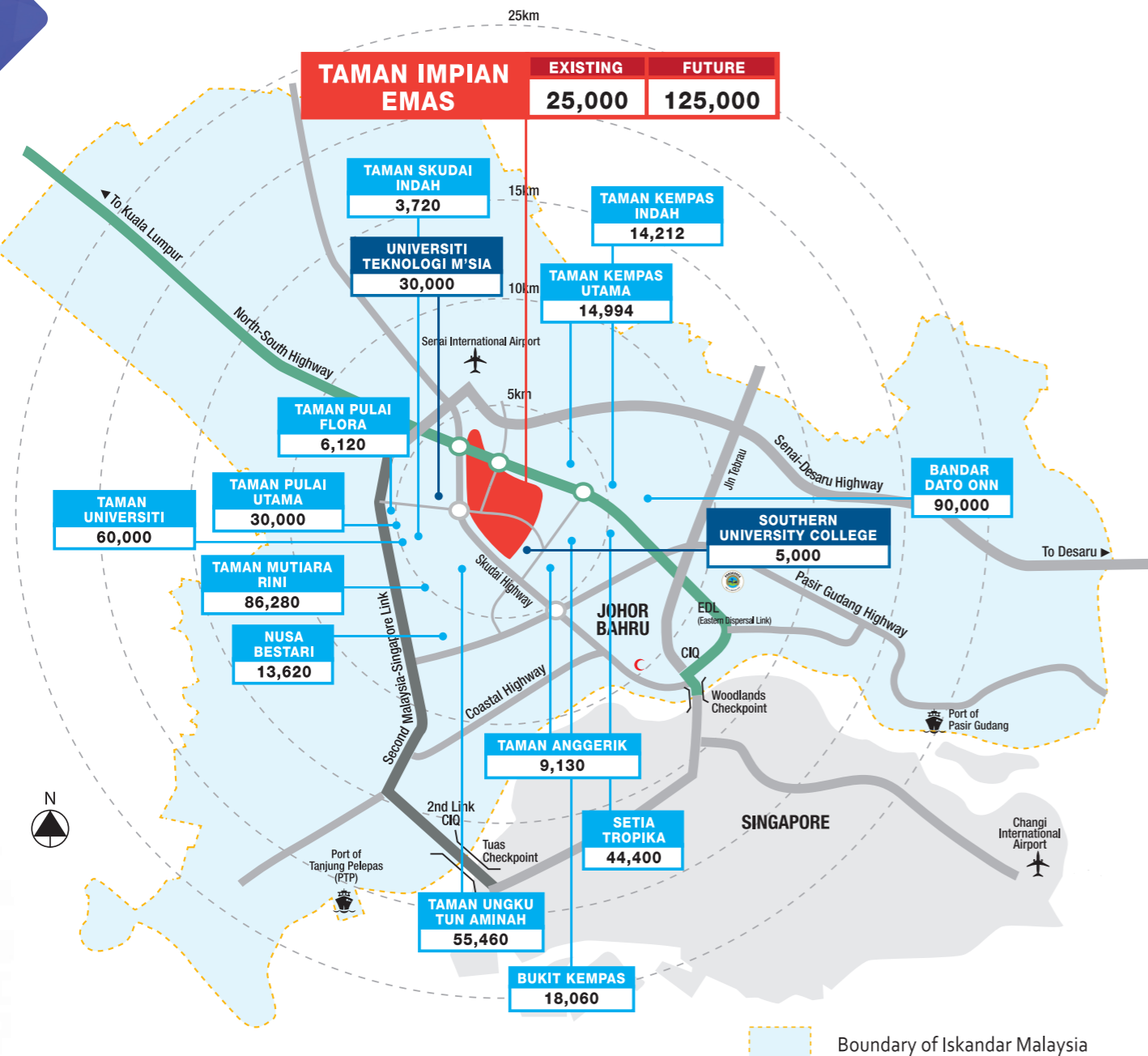


## Well-planned Township with Great Potential

Strategically located within a well-planned development with large population catchment from the township & its surrounding neighbourhood. Impian Link 38 is backed by a huge pool of ready customers & sufficient workforces, added with the needs of upscale commercial activities, business in Impian Link 38 are sure to enjoy lucrative returns.



## POPULATION CATCHMENT



## specification

STRUCTURE	Reinforced Concrete Framework
BRICK	Clay Brick
ROOFING COVERING	Metal Deck Roof
ROOF FRAMING	Steel Roof Truss
CEILING	Asbestos Free Fibre Cement Ceiling / Plaster Board Ceiling / Skim Coat
WINDOWS	Aluminium Framed Glass Windows
DOORS	Timber Flush Door / Timber Fire Rated Door / PVC Door / Cement Board Door / Aluminium Framed Glass Door
IRONMONGERY	Quality Lockset
FLOOR FINISHES	<p><u>Ground Floor</u></p> <p>Shop / Pantry / Corridor / Apron - Cement Render</p> <p>Toilets / Bin Compartment / Verandah - Quality Tiles</p> <p>Open Yard - Turfing</p> <p><u>First Floor</u></p> <p>Office / Pantry / Balcony / Air-Condition Ledge - Cement Render</p> <p>Toilets - Quality Tiles</p>
STAIRCASE	RC Staircase with Cement Render and Nosing Tiles
WALL FINISHES	External Wall with Quality Exterior Paint / Internal Wall with Emulsion Paint / Wall Tiles in Toilet up to 1500mm Height / Paint on Timber & Steel
KITCHEN SINK	Single Bowl Aluminium Sink
SANITARY AND PLUMBING FITTINGS	Quality Sanitary Wares & Fittings
ELECTRICAL INSTALLATION	<p>Lighting Point 24</p> <p>Ceiling Fan Point 6</p> <p>Socket Outlet Point 18</p> <p>Fibre Wall Socket 2</p>
INTERNAL TELEPHONE TRUNKING AND CABLING	N/A