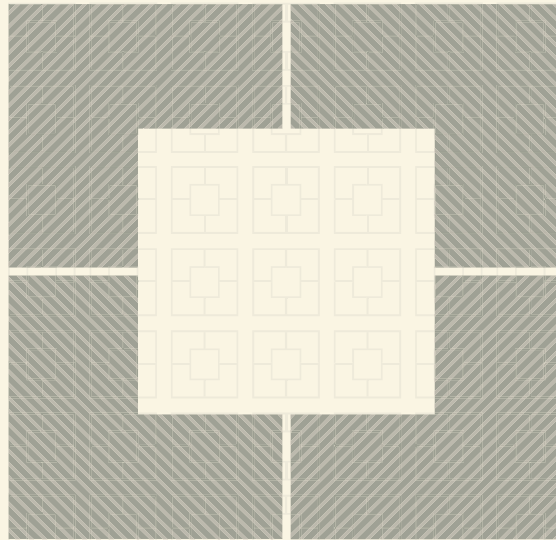




Prestigious
development by



Developer

BRIGHT PLANTS SDN. BHD. (201001033123)

F-1, Medan Botani (Pusat Komersial Botani Village),
Medan Botani 1A, Bandar Seri Botani, 31350 Ipoh, Perak.

Tel: **05-226 2633** (hunting line) Fax: **05-226 2635**



BANDAR SERI BOTANI



ipohseribotani.com.my

PERANAKAN PLACE



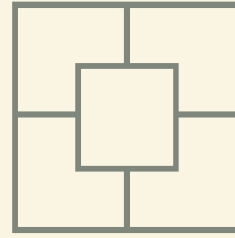
22' x 80' Shop Offices • 31 Units • Freehold

BANDAR SERI BOTANI



Artist's impression only

Double Storey Shop Offices



TIMELESS DESIGN · QUALITY · ELEGANCE

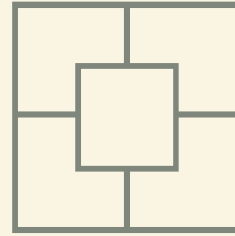
Peranakan Place is a fresh take on traditional shophouses, giving a humble nod to heritage with modern flair and function. With the deliberate adoption of clay in lieu of metal roofing, Peranakan Place creates comfortable interior spaces that are naturally better insulated against heat and noise. Exclusively designed with glass shop fronts supported by modern infrastructure, the old blends with the new in this contemporary interpretation of traditional Nyonya architecture. Peranakan Place aims to evoke the historical charm of old Ipoh town in a way that meets today's needs.





Artist's impression only

Peranakan Place's nostalgic Nyonya inspired ambience



VISIONARY · INVESTMENT · GROWTH

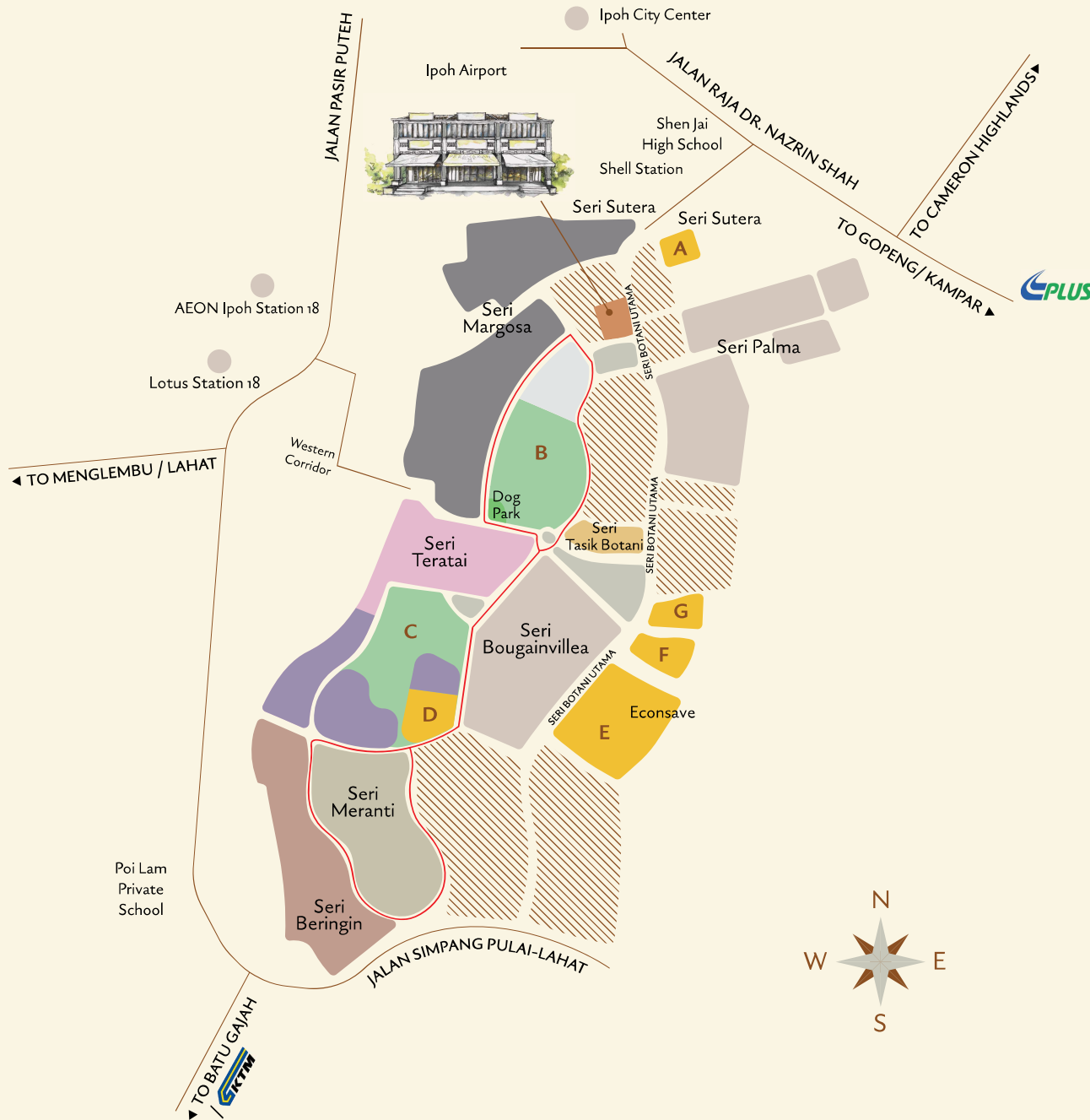
A low-density boutique development of 31 units, essentially creates a cosy community of diverse business mix that brings conveniences to the surrounding population. This concept will boost long-term commercial opportunities for astute owners, complemented by the ongoing rapid expansion of Bandar Seri Botani township and its growing catchment potential.

Owners are further assured of their investments with Peranakan Place's freehold title status, which is fast becoming a rare and valuable factor with landed investments. The exclusive business mix of these shop offices is also expected to generate strong value appreciation in the long term.

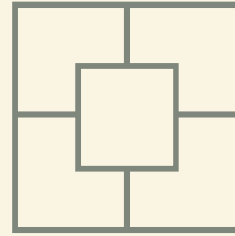


An inclusive development, focusing on community needs at its core

LOCATION MAP



- A** SJK(C) Bandar Seri Botani
- B** Eco Park 1
- C** Eco Park 2
- D** Proposed Clubhouse
- E** Botani Village
- F** Hospital Seri Botani
- G** Seri Botani International School



VALUED LOCATION

VISIBILITY

ACCESSIBILITY

Peranakan Place is strategically and centrally located along Bandar Seri Botani's main strip @ Jalan Seri Botani Utama at its eastern border. It is also positioned in close proximity to the main gateway of our popular place maker, the 32 acres Eco Park 1, at its western border. The site is elevated and higher than Jalan Seri Botani Utama, essentially providing Peranakan Place with prime visibility.

With its well-established network of road system, Bandar Seri Botani is acknowledged for its ease of accessibility to major highways, main roads, airport and train station, among others.



Freehold

Standard lot size : 22' x 80'
From RM1,289,000 onwards

Corner Lot

Type A | Type E | Type F | Type I | Type J | Type M

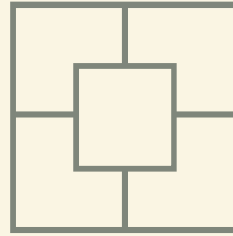
Intermediate Lot

Type B | Type B1 | Type B2

End Lot

Type C | Type D | Type G | Type H | Type K | Type L

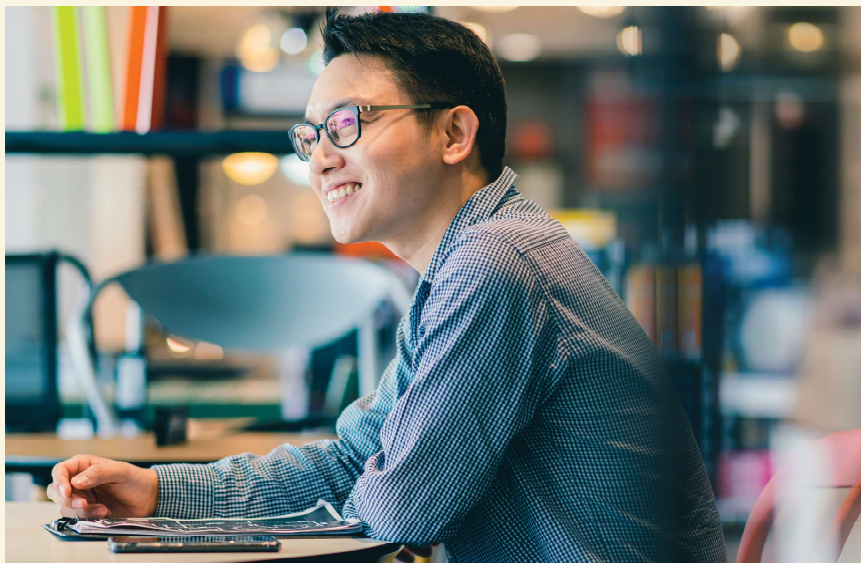




TECHNOLOGY NEEDS · SECURITY · NETWORK

For the convenience and security of its owners, Peranakan Place comes equipped with ready broadband infrastructure, 3 phase electrical supply to each floor and smart security system which anticipate today's business technology needs. Peranakan Place will also be regularly patrolled by Bandar Seri Botani's very own auxiliary police force.

Along with the other commercial developments (Botani Village, Seri Botani International School and Seri Botani Medical Centre), Peranakan Place's generously sized double storey shop offices of 22' x 80' is poised to be a welcome addition to the vibrancy and growth of the constantly evolving Bandar Seri Botani township.



Agile, spacious and functional; added value features that are relevant to today's business needs

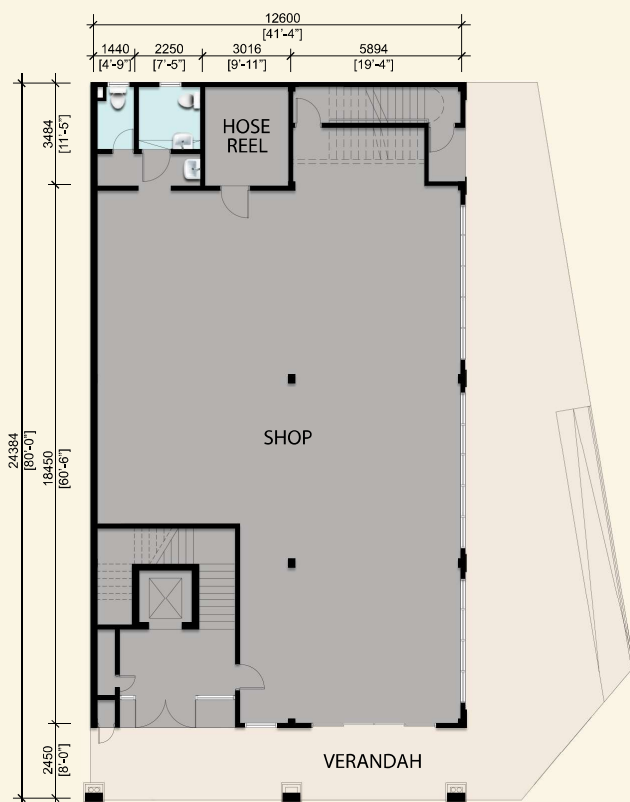
FLOOR PLANS

& ELEVATIONS

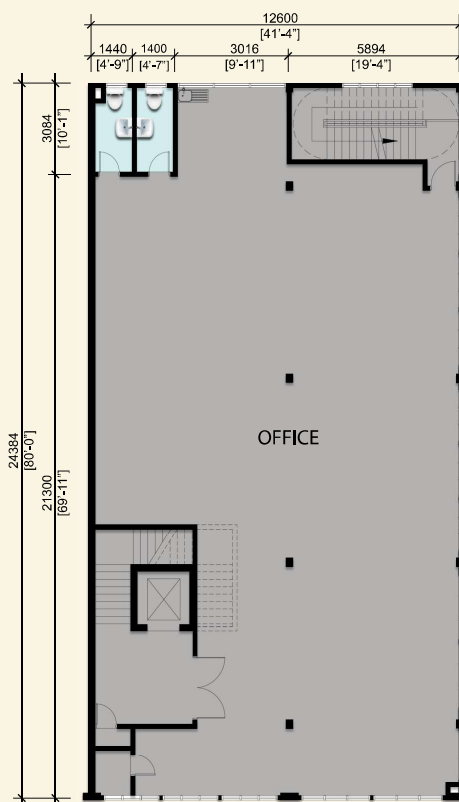
Corner Lot _____ TYPE A

SIZE: 41'-4" X 80' *not included verandah

BUILT-UP AREA: ± 6,282 sq.ft.



GROUND FLOOR



FIRST FLOOR



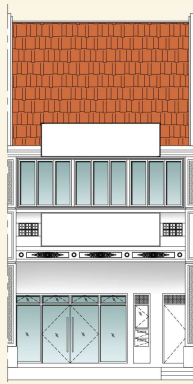
FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



FRONT ELEVATION



BACK ELEVATION

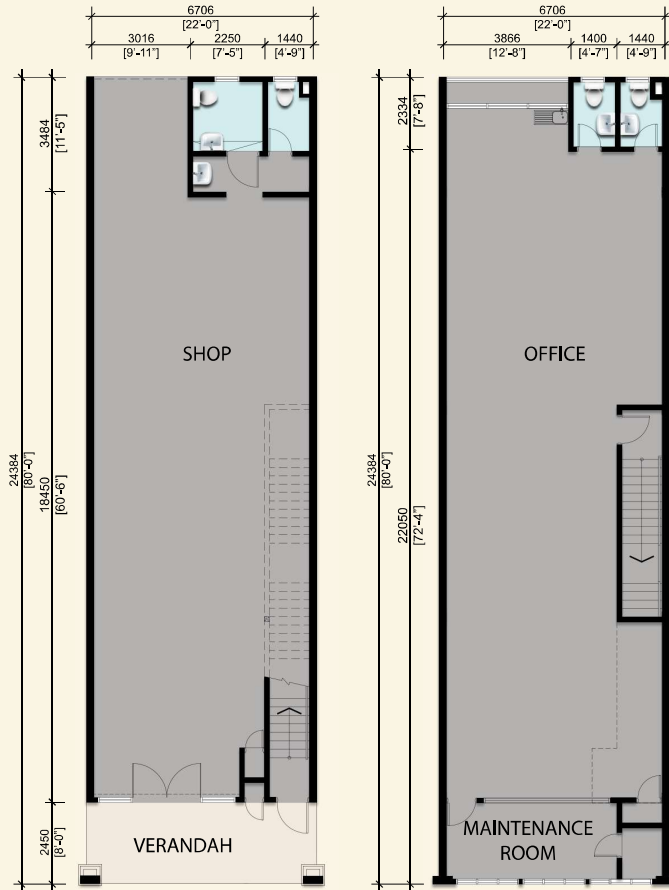
Intermediate Lot _____

TYPE B / B1 / B2

SIZE: 22' X 80'

BUILT-UP AREA: ± 3,343 sq.ft.

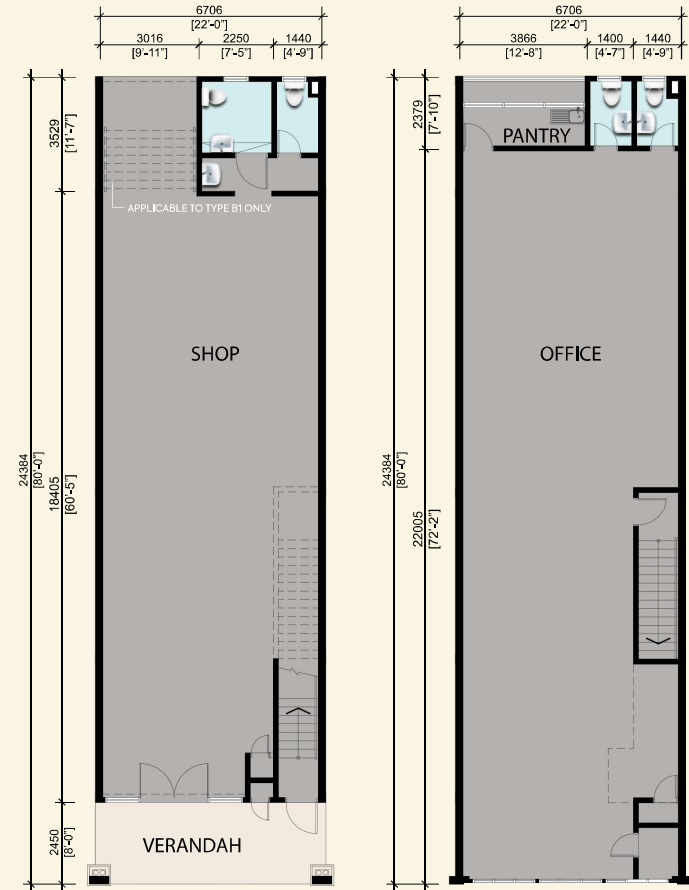
TYPE B



GROUND FLOOR

FIRST FLOOR

TYPE B1 / TYPE B2



GROUND FLOOR

FIRST FLOOR

End Lot

TYPE C / H / K

SIZE: 44' X 80'

BUILT-UP AREA: ± 6,586 sq.ft.

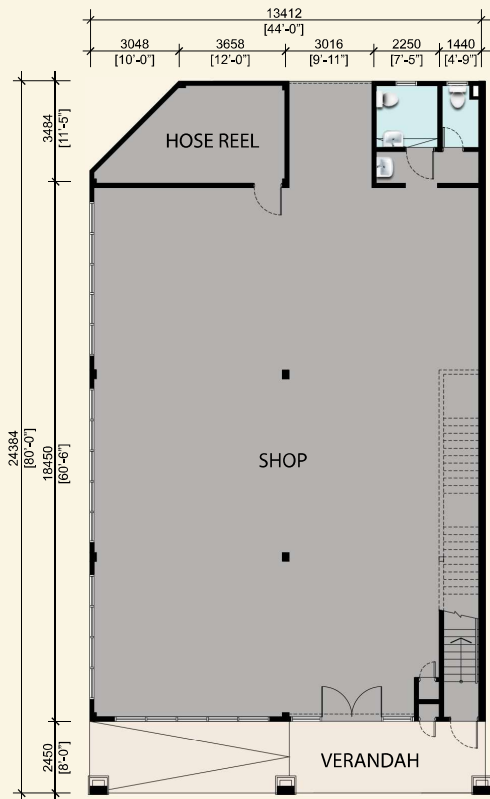


FRONT ELEVATION *TYPE C

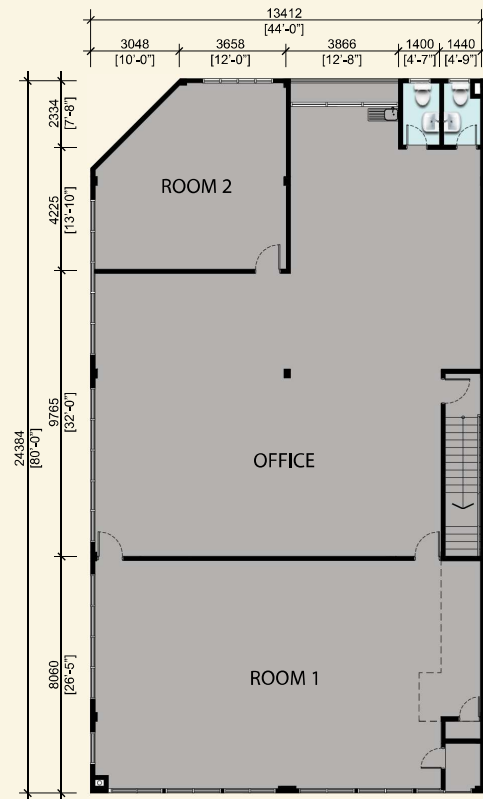
BACK ELEVATION *TYPE C

SIDE ELEVATION *TYPE C

TYPE C

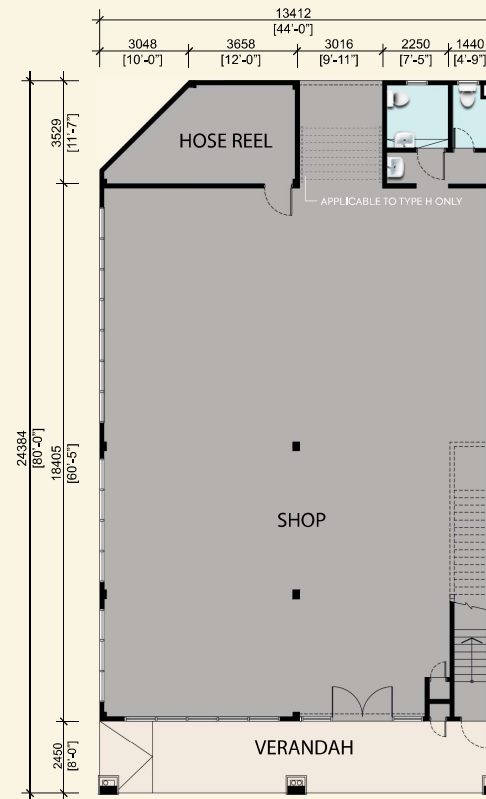


GROUND FLOOR

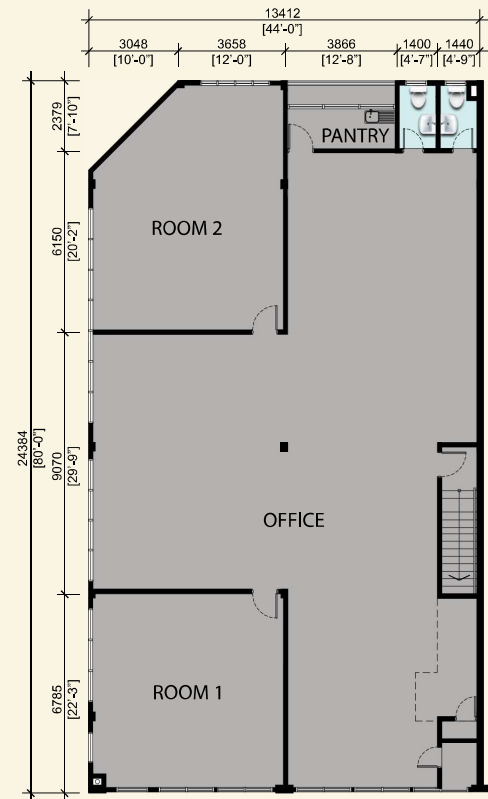


FIRST FLOOR

TYPE H / K



GROUND FLOOR



FIRST FLOOR

End Lot _____ TYPE D / G / L

SIZE: 44' X 80'

BUILT-UP AREA: ± 6,586 sq.ft.

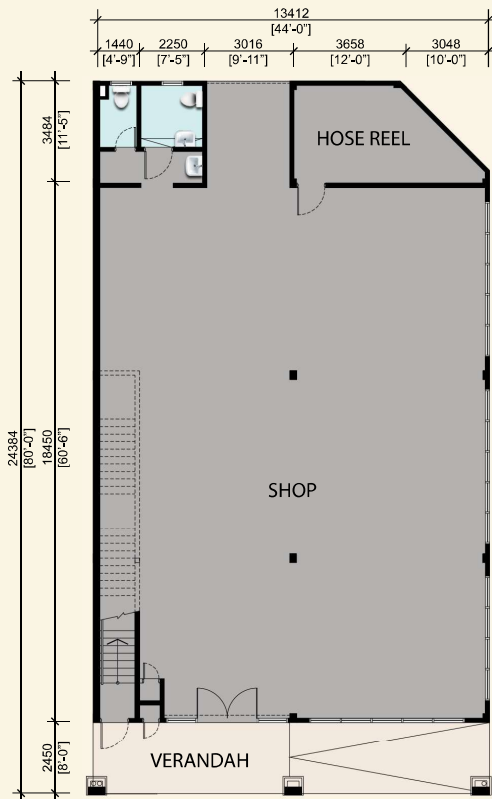


FRONT ELEVATION *TYPE D

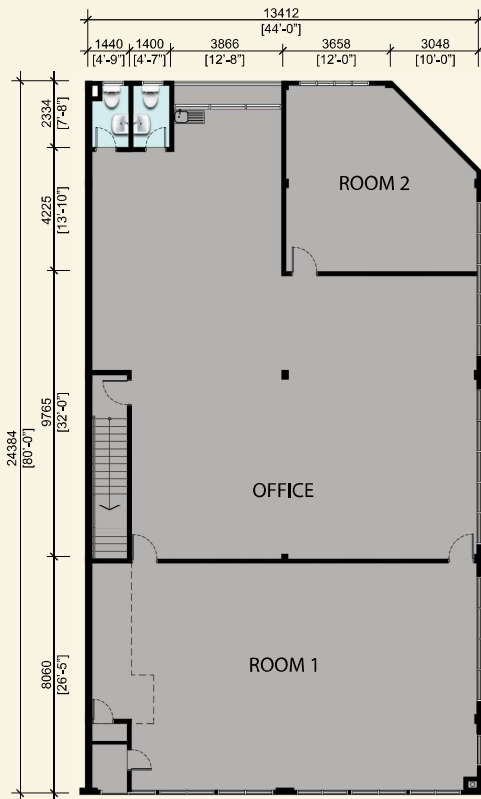
BACK ELEVATION *TYPE D

SIDE ELEVATION *TYPE D

TYPE D

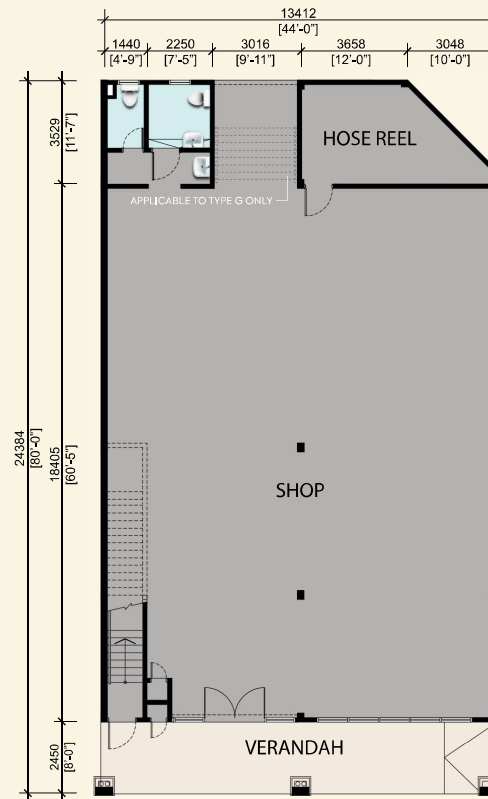


GROUND FLOOR

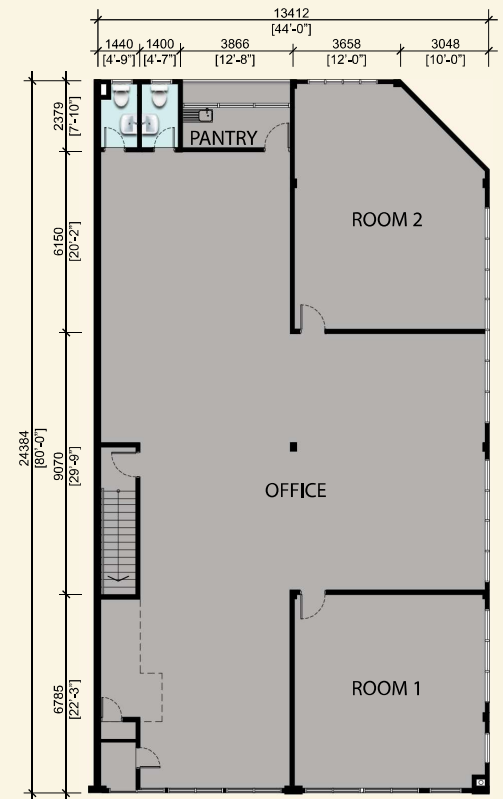


FIRST FLOOR

TYPE G / L



GROUND FLOOR



FIRST FLOOR

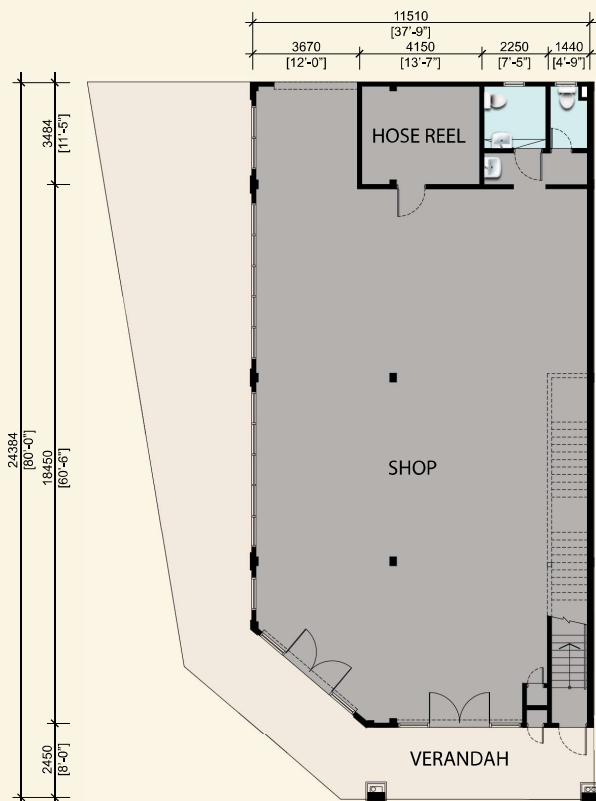
FLOOR PLANS

& ELEVATIONS

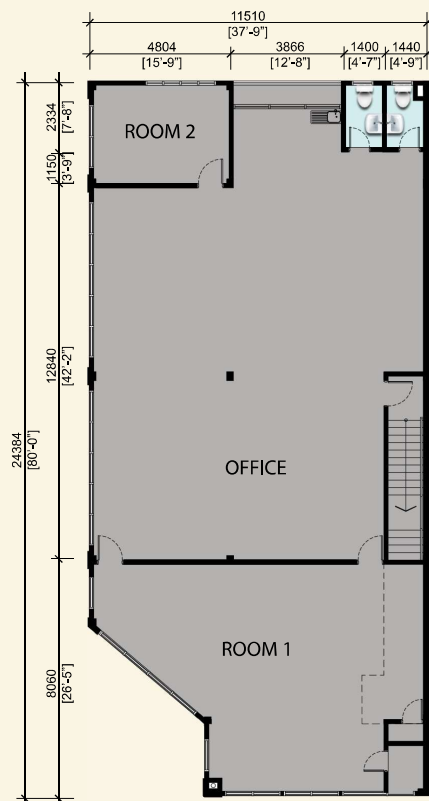
Corner Lot _____ TYPE E

SIZE: 37'-9" X 80' *not included verandah

BUILT-UP AREA: ± 5,494 sq.ft.



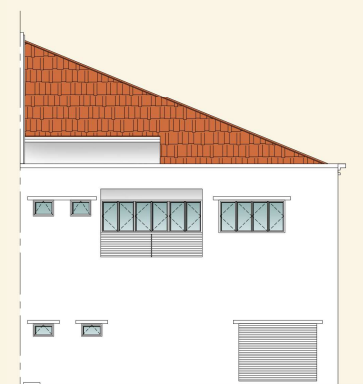
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



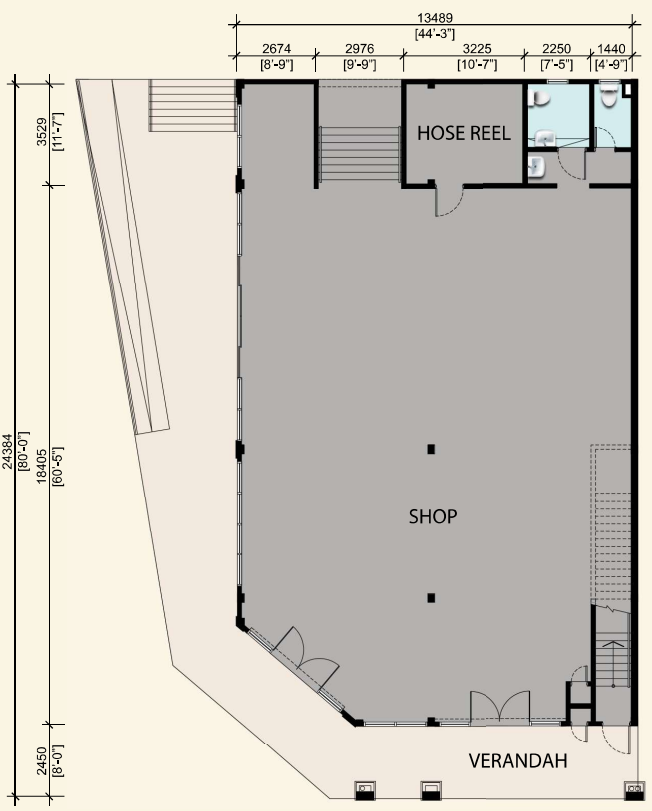
BACK ELEVATION



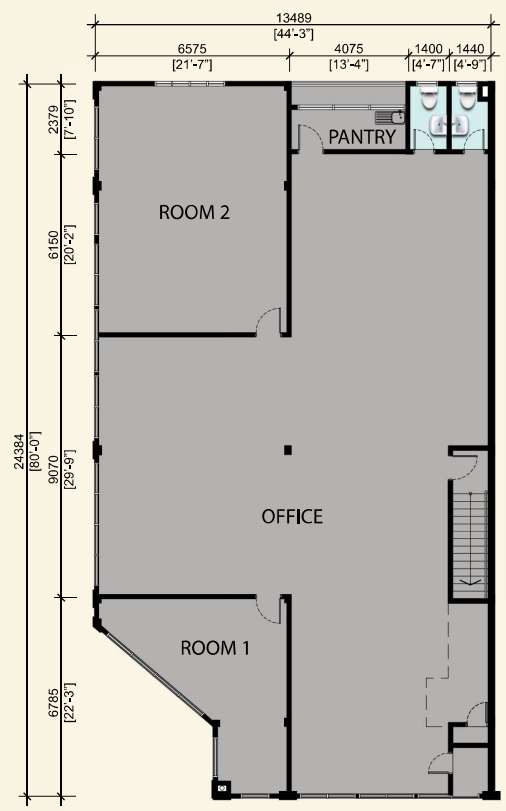
SIDE ELEVATION

Corner Lot TYPE F

SIZE: 44'-3" X 80' *not included verandah
BUILT-UP AREA: ± 6,470 sq.ft.



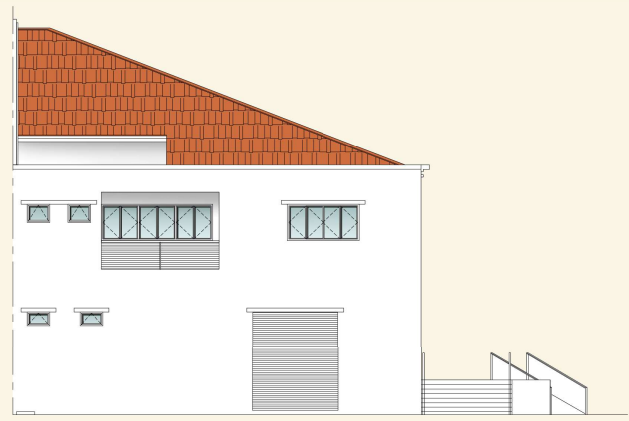
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION

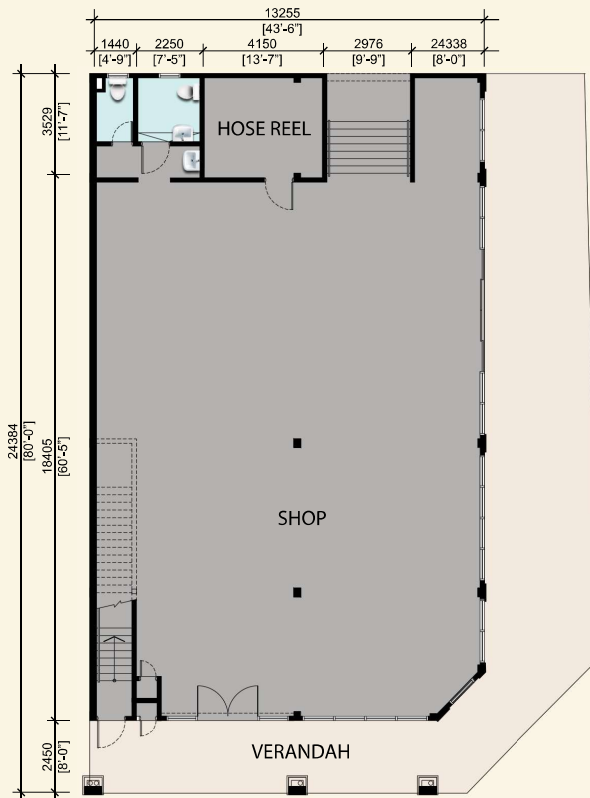
FLOOR PLANS

& ELEVATIONS

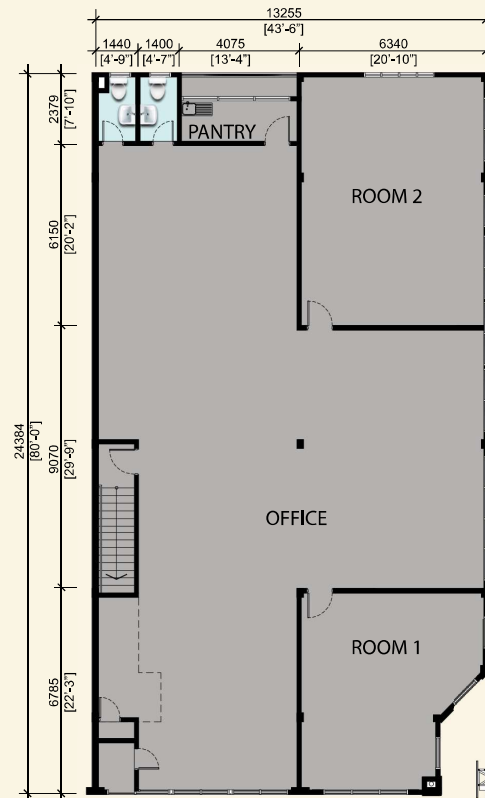
Corner Lot _____ TYPE I

SIZE: 43'-6" X 80' *not included verandah

BUILT-UP AREA: ± 6,536 sq.ft.



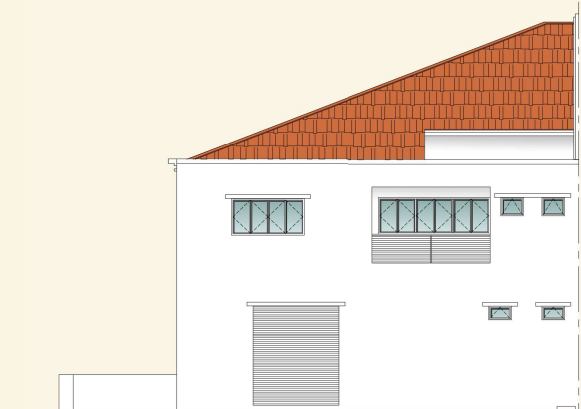
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



BACK ELEVATION

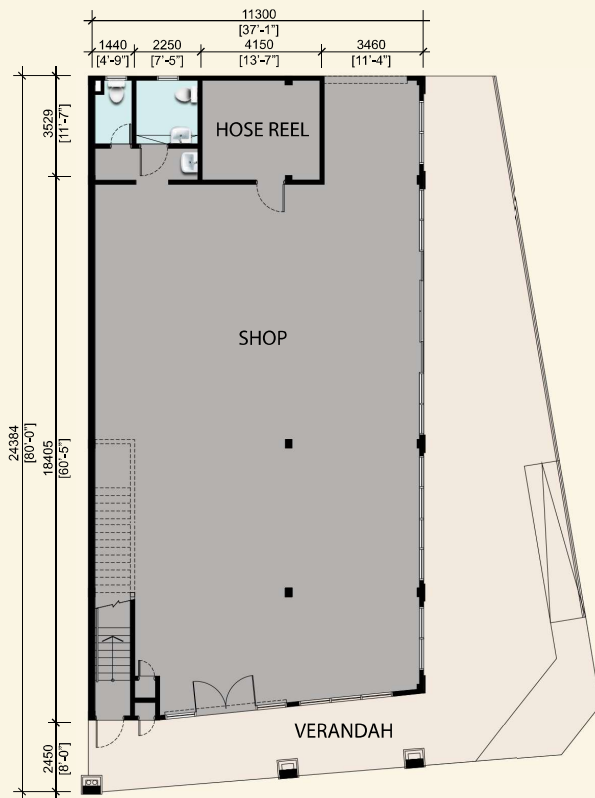


SIDE ELEVATION

Corner Lot _____ TYPE J

SIZE: 37'-1" X 80' *not included verandah

BUILT-UP AREA: ± 5,533 sq.ft.



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION

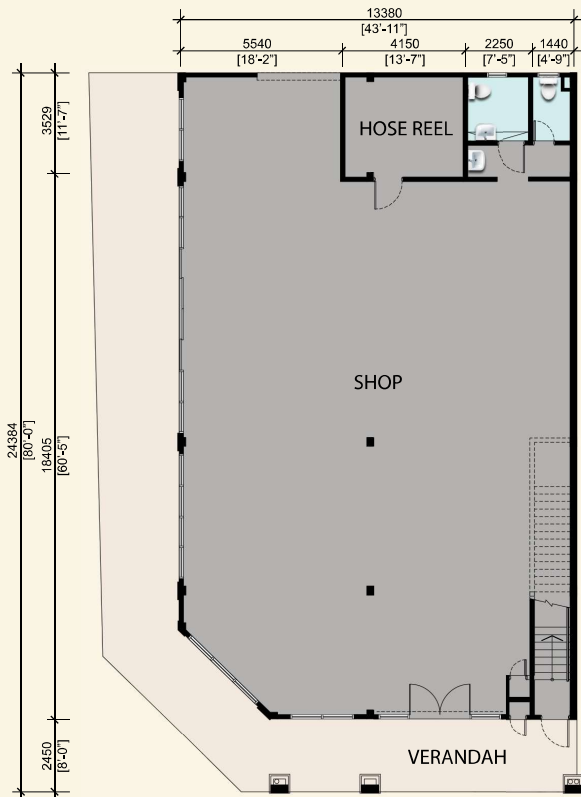
FLOOR PLANS

& ELEVATIONS

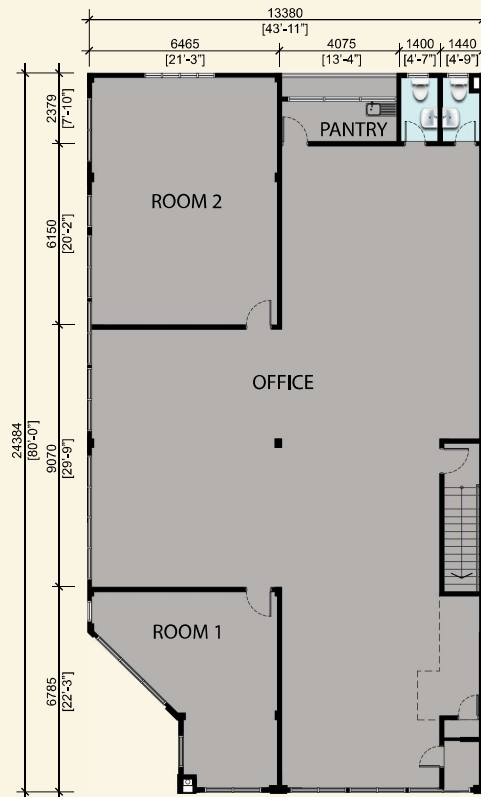
Corner Lot _____ TYPE M

SIZE: 43'-11" X 80' *not included verandah

BUILT-UP AREA: ± 6,488 sq.ft.



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION

SPECIFICATIONS 建筑规格

STRUCTURE 结构
WALL 墙
ROOF COVERING 屋瓦
ROOF FRAMING 屋梁
CEILING 天花板
WINDOWS 窗
DOORS 门
FLOOR FINISHES 地面装饰

WALL FINISHES 墙面装饰

SANITARY & PLUMBING 卫生装置
INSTALLATION

ELECTRICAL 电器装置
INSTALLATION

PAINT 髹漆

MISCELLANEOUS 其它
TURFING 草坪

Reinforced concrete frame 钢筋混凝土
 Brickwork 砖墙
 Clay roofing tiles 粘土屋瓦
 Metal roof truss 钢结构
 Suspended ceiling, skim coating & plaster ceiling
 Aluminium frame windows
 Timber/Aluminium glass or composite door/Roller shutters
 Toilets 卫生间
 Verandah 走廊
 Other areas 其它
 Toilets 卫生间
 Other areas 其它

Sitting WC 坐厕
 Wash hand basin 洗手盆
 Single bowl kitchen sink 不锈钢单盆洗碗盆

Lighting points 电灯位
 Ceiling fan points 风扇位
 13 amp power points 13安培电插座
 Telephone plug points 电话插座
 Data points 数据插座
 Exhaust fan points 抽风位
 (For toilets) (卫生间)

3 Phase electrical supply 三相大电
 Internal wall 室内
 External wall 室外
 Timber/metal surface 木/铁表面
 Letter box 信箱
 Nil 无

悬吊式天花板, 石膏天花板 & “Skim Coating”
 铝框窗

木/铝框玻璃门/卷帘门

- Ceramic Tiles 瓷砖
 - Homogenous tiles 瓷砖
 - Cement rendering 抹灰
 - Ceramic wall tiles to ceiling height 瓷砖镶至天花板
 - Cement plastering 抹灰

- 4 nos 个
 - 4 nos 个
 - 1 no 个

- 47 nos 个
 - 7 nos 个
 - 14 nos 个
 - 2 nos 个
 - 2 nos 个

- 4 nos 个
 - 1 lot per floor 每层一个
 - Emulsion paint 乳胶漆
 - External paint 外墙漆
 - Gloss paint 光面漆
 - 1 unit per floor 每层一个

