



Developer & Land Owner:



CHANGKAT FAJAR SDN BHD
(247649-T)
(A Subsidiary of Asian Pac Holdings Berhad)

Johor Bahru Sales Office:

No. 4, 4-01 Jalan Kebun Teh 1
Pusat Perdagangan Kebun Teh
80250 Johor Bahru, Johor
Tel : +607-2222 313, Fax : +607-2222 335

Developed by:

Asian Pac Holdings Berhad (Company No. 129-T)
Head Office:
106, Block G,
Pusat Dagangan Phileo Damansara 1,
No. 9, Jalan 16/11 Off Jalan Damansara,
46350 Petaling Jaya.
Tel : 603-7665 3388 Fax : 603-7665 2288

+607-2222 313
www.asianpac.com.my

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2 & 3 STOREY SHOWROOM SHOPOFFICE
双层和三层陈列室店铺办公室

FREEHOLD
永久地契

FIRST OF ITS KIND 首创先河

2 & 3 STOREY SHOWROOM SHOPOFFICE
双层和三层陈列室店铺办公室



Get ready to take your business venture to new heights with **Dataran Larkin**, comprising 2 & 3 storey modern and contemporary showroom shopoffices with excellent street frontage. When stimulating passion to audience's hearts is one of the determining factors for business success, **Dataran Larkin** is not only made up with desire but it brings out desire from its strategic location right down to its first-class amenities. Each unit features spacious layouts and frameless glass windows that allow products to be displayed in the most presentable and stylish manner.



Sri Impian Apartment

Stadium Larkin

Jalan Langkasuka

Singapore

Larkin Point

Johor Bahru City Centre

Jalan Cenderawasih

Larkin Bus Terminal

Jalan Garuda

Jalan Datin Halimah

ONE FOR LOCATION

- Opposite Larkin Bus Terminal & Larkin Wet Market
- Stadium Larkin
- Royal Johor Country Club
- Strategically Located In Johor Bahru City
- Next to SMK Saint Joseph (B)

PRIME LOCATION FROM JOHOR BAHRU CITY CENTRE AND SINGAPORE



ONE FOR BUSINESS

Unique Selling Points:

- Freehold landed title
- Total 79 units of 2 & 3 storey showroom shopoffice concept
- Standard Lot Size of 22' x 75'
- High Ceiling :
Ground floor - 13'
1st floor & 2nd floor - 11'8"
- 1st floor frameless glass shopfront
- Separate 3 electrical metres for each floor
- Flexible Usage with 2 floors of shopfront space, e.g.
Ground floor & 1st floor - Retail / showroom,
2nd floor - Office Suite
- Wide frontage (Extend to 2 shops)
- Fully tiled staircase

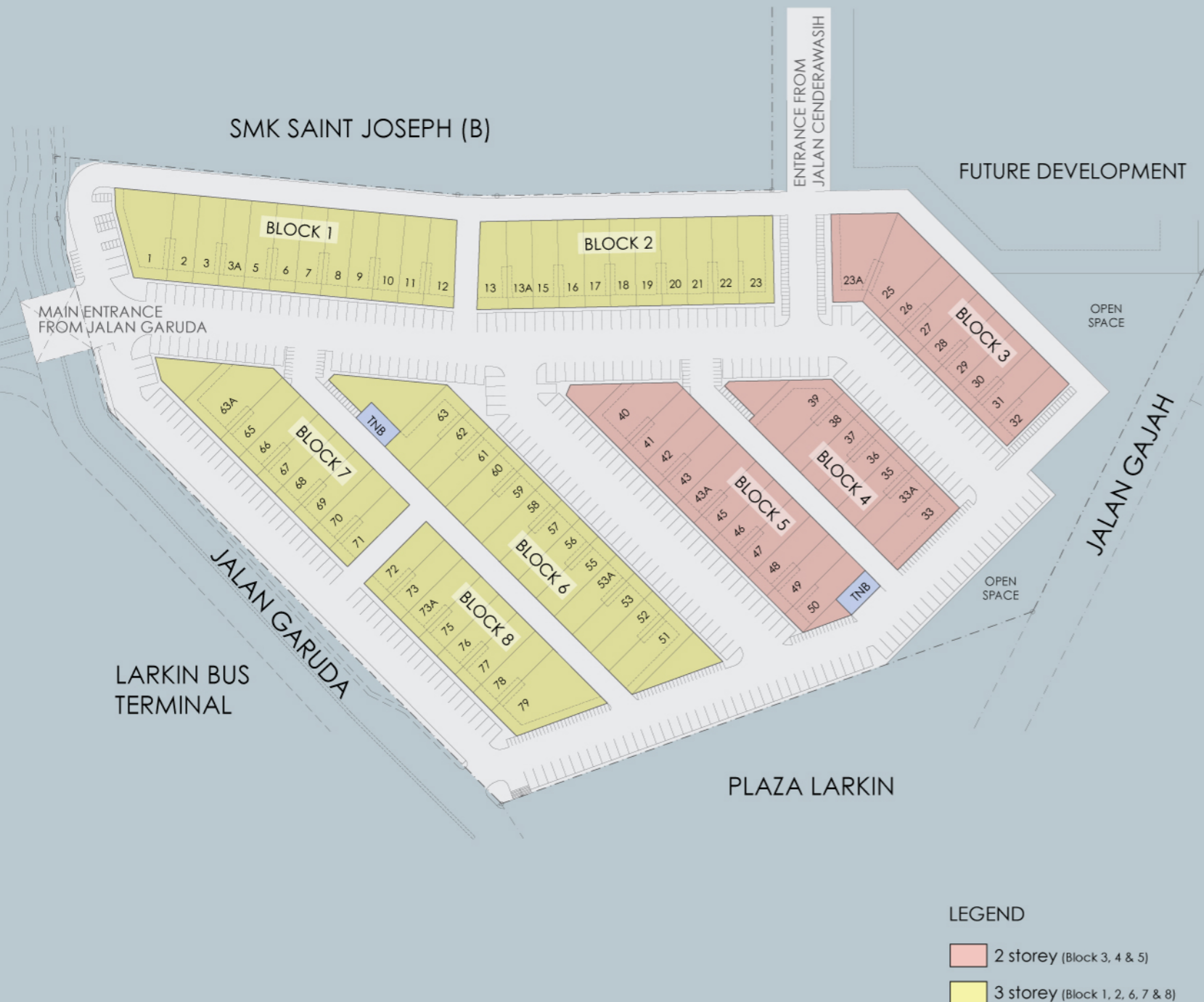
独特卖点:

- 永久土地地契
- 共79间以陈列室为主要设计概念的崭新双层与三层商店办公楼
- 标准占地面积 22' x 75'
- 挑高天花板：底楼 - 13'
一楼和二楼 - 11'8"
- 一楼无框玻璃陈列室门面
- 每层楼概有独立的三相电表
- 可塑性使用的双层店头门面，例如：
底楼和一楼 - 零售 / 陈列室店铺
二楼 - 办公室套间
- 宽阔的店面（扩展至2店铺）
- 全砖楼梯



LAYOUT PLAN

2-Storey 27 Units
3-Storey 52 Units



SPECIFICATIONS

STRUCTURE

Reinforced Concrete Frame & Slab

WALL

Brickwall

ROOF

Metal Deck Roof

CEILING

Skim Coat and Paint

Fibre Cement Ceiling Sheet With Aluminium 'T' (Highest Floor)

WALL FINISHES

All Area

Toilets

- Plaster and Paint

- 1500mm ht

Ceramic Tiles

FLOOR FINISHES

Shop & Office

Toilets

Verandah

Staircase

- Cement Render

- Ceramic Tiles

- Homogeneous Tiles

- Homogeneous Tiles with

step nosing

- Cement Render

Others

DOORS

GF Shop Main Entrance

GF Rear Entrance

Office main entrance

Toilets

- Roller Shutter

- Timber Door

- Timber Door

- Timber Door

WINDOWS

1st Floor Facade

Others

- Frameless Glass Window

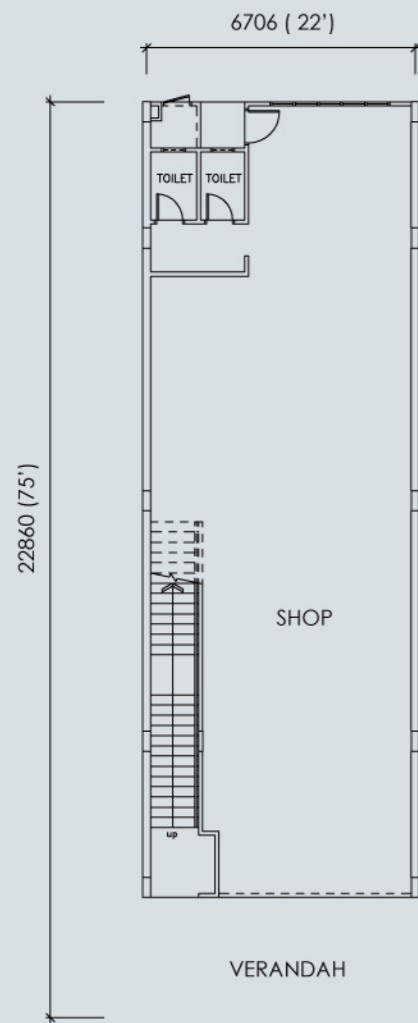
- Aluminium Frame Glass Window

ONE FOR BENEFITS

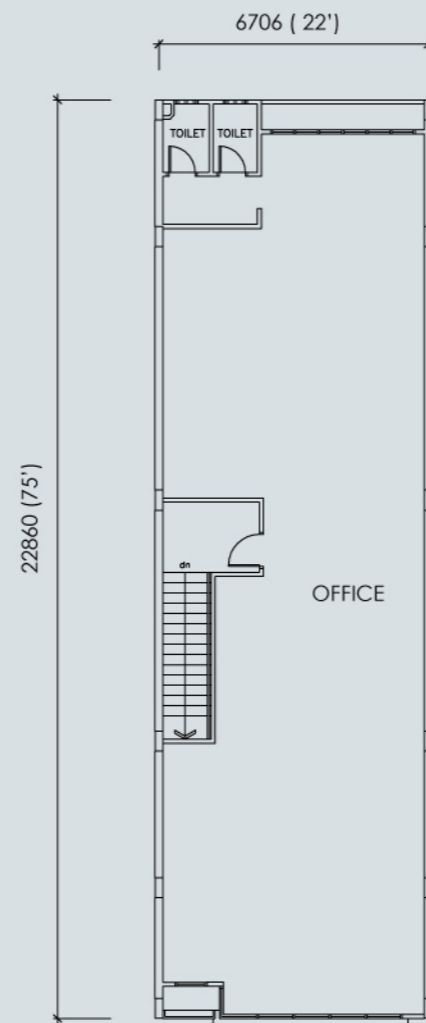
With **Dataran Larkin**, you can expect to save money in advertising campaigns as the brilliant location and architectural design itself serves as a fantastic selling point. All you need to do is tastefully fill the showroom space with products and the full-height glazing will help enhance the 'look'. Due to the exclusiveness of **Dataran Larkin**, you will invariably get the upper hand in creating a lasting impression for a lasting success.

2-STOREY FLOOR PLAN

Lot Size : 22' x 75' | Built-up Area: 3,300 sq.ft. – 6,232 sq.ft.



GROUND FLOOR

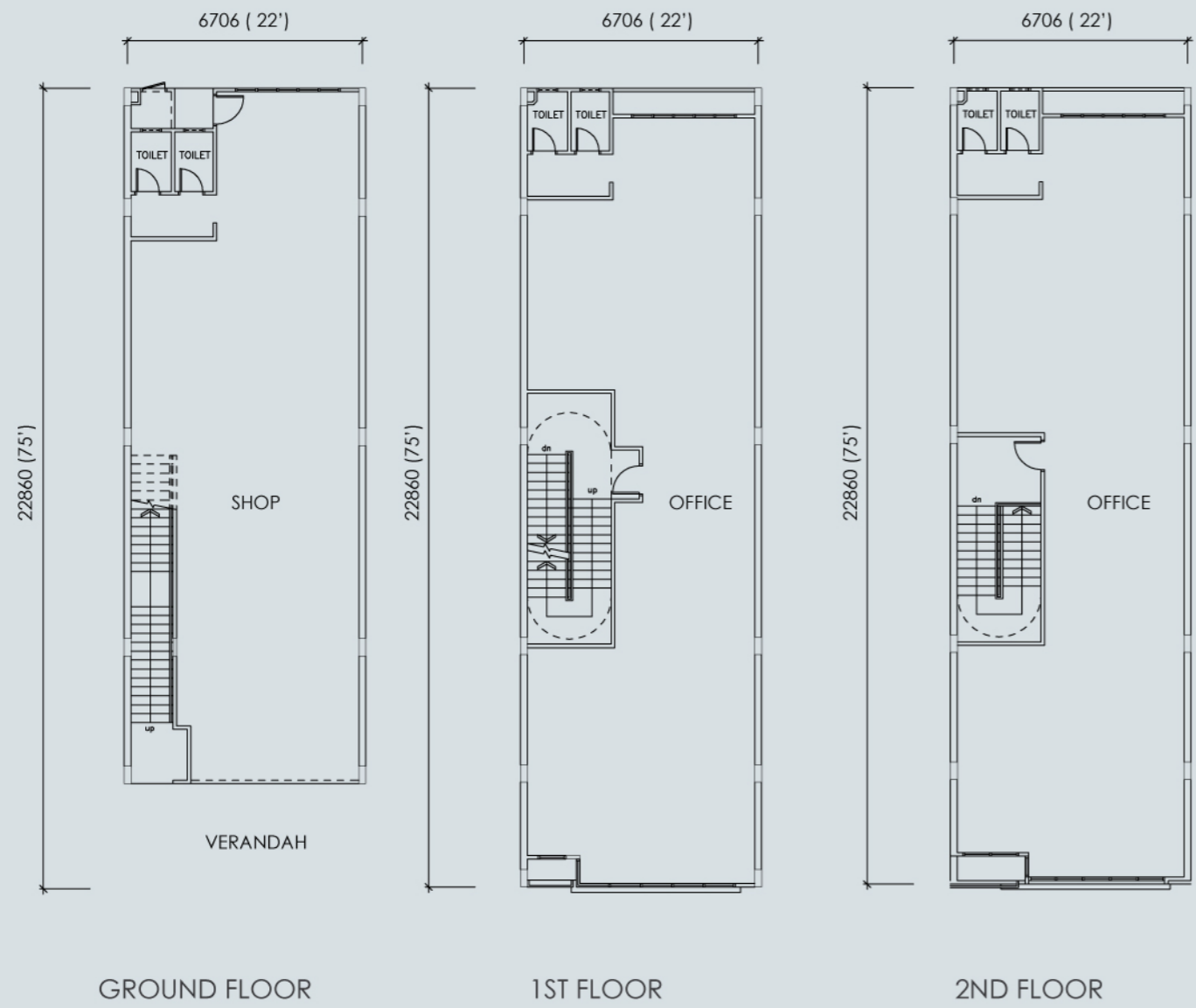


1ST FLOOR



3-STOREY FLOOR PLAN

Lot Size : 22' x 75' | Built-up Area: 4,945 sq.ft. – 10,786 sq.ft.





Asian Pac Holdings Bhd is listed on the Main Board of Bursa Malaysia with its core business in property investment and development. As a leading property developer in the country, Asian Pac counts several well-known residential and commercial developments among its many achievements.

A PROVEN TRACK RECORD OF SUCCESS

Commercial Developments



KK Signature Office @ Kota Kinabalu



Karamuning Capital @ Kota Kinabalu



Prima Sri Gombak, KL



Fortune Square @ Kepong, KL

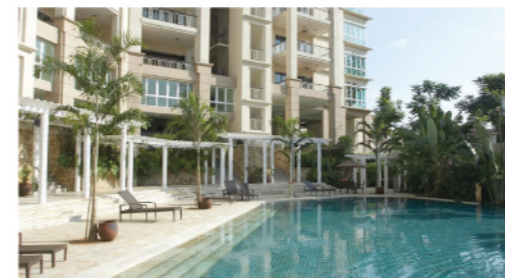


Fortune Square 2 @ Kepong, KL



Fortune Central @ Kepong, KL

Residential Developments



Sutera Bukit Tunku @ Kenny Hills, KL



LeVenue I Semi-D @ Desa Park City, KL



LeVenue II Terraced Bungalow @ Desa Park City, KL



Fortune Park @ Kepong, KL



Fortune Court @ Kepong, KL



Fortune Avenue @ Kepong, KL

CURRENT ON-GOING PROJECTS



The Loft - Private Residences @ Kota Kinabalu



KK Times Square Phase II - The Mall @ Kota Kinabalu