

MolekHub

3-STOREY SHOP OFFICE



FREEHOLD

3-STOREY SHOP OFFICE

Land Size : 24' x 80' / 24' x 86' • Built-up Area : from 5,634 sq. ft.

A Vibrant Venue For Business Success

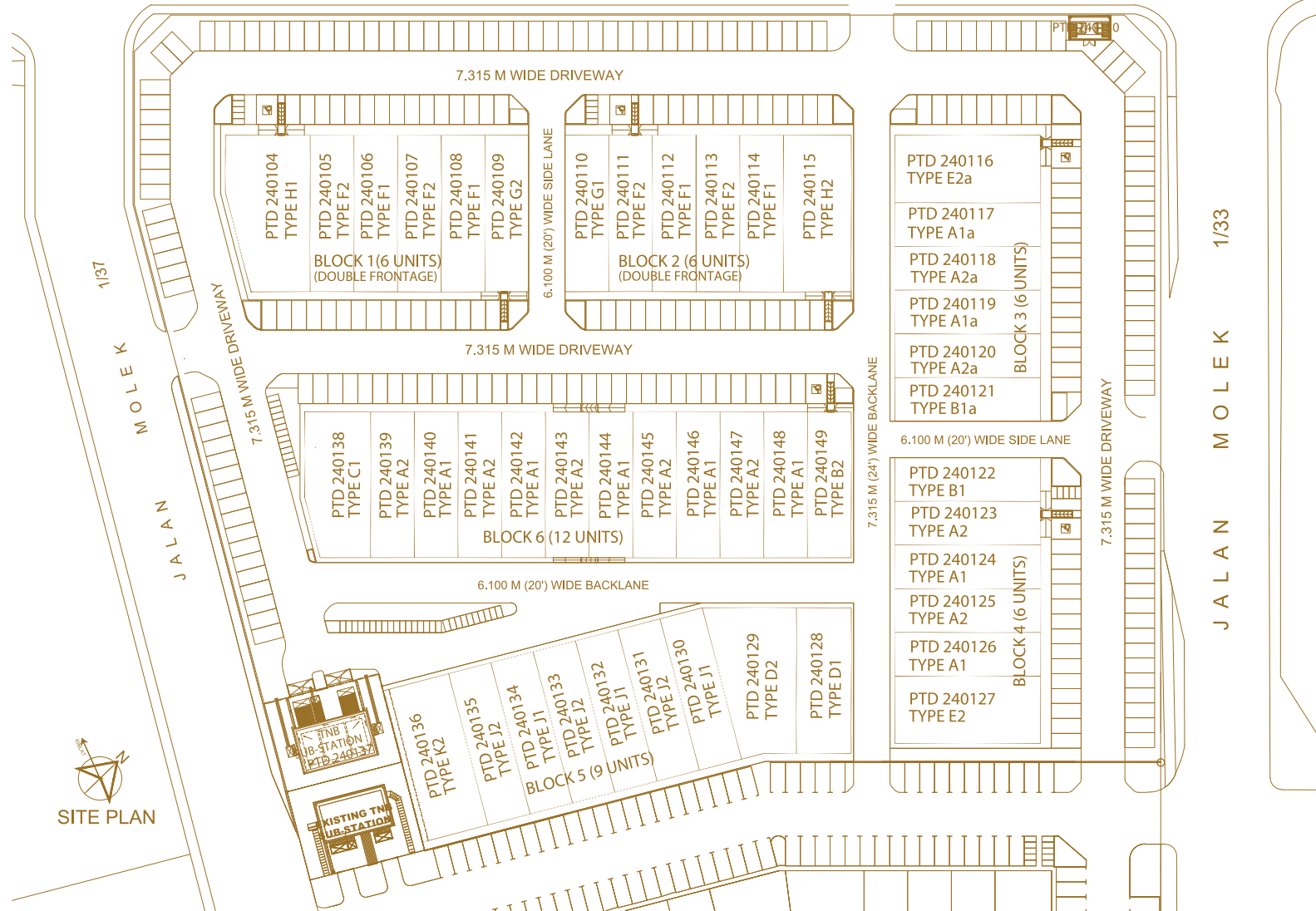
Strategically located within the heart of Taman Molek, the new addition to the commercial vibrant business hub is definitely the preferred venue for investors with business foresight.

The 3-Storey Shop Office is well-positioned to reap maximum benefits as Taman Molek is housed with 16 financial institutions, telecommunication, shipping & logistic service, lifestyle amenities & more with a promise of large number of population within the community & its neighbouring townships.

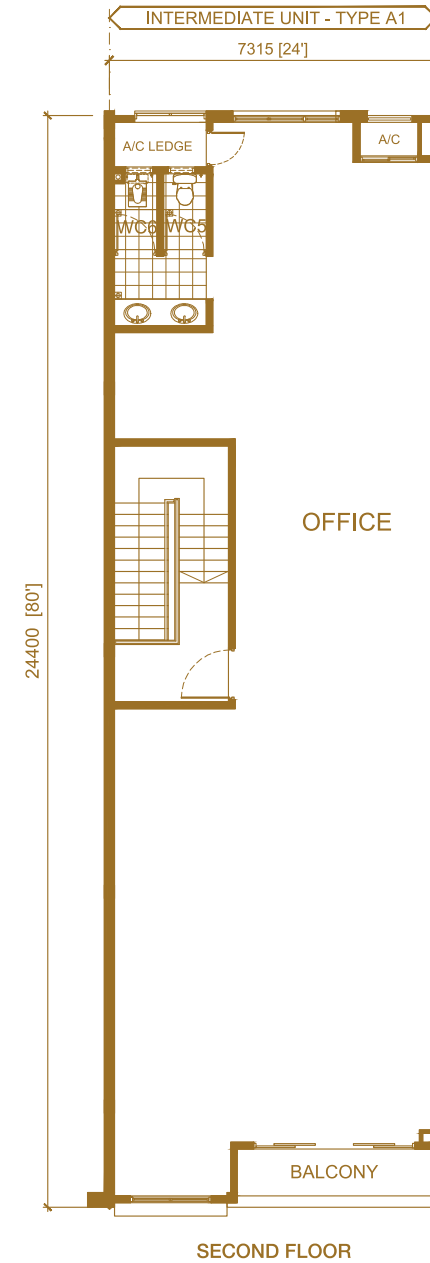
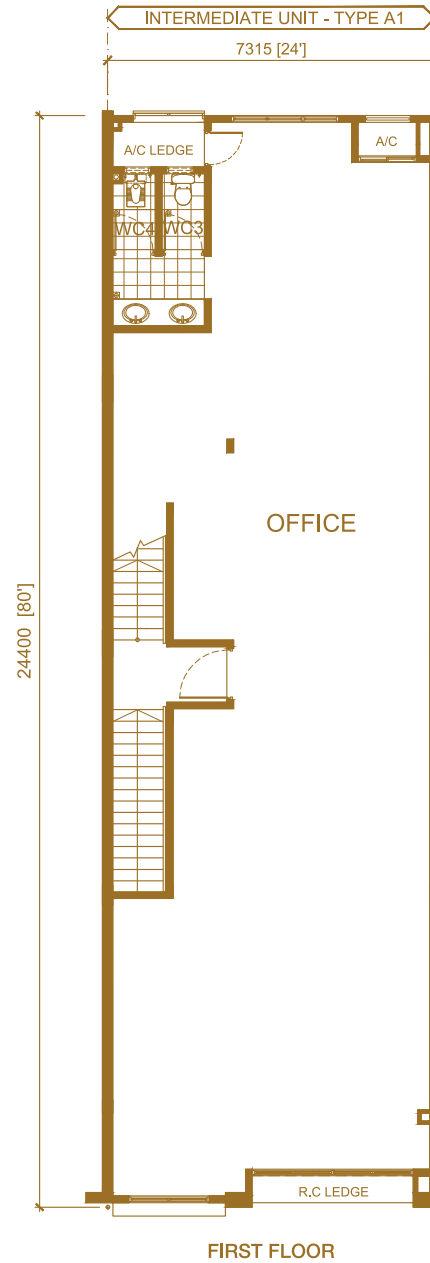
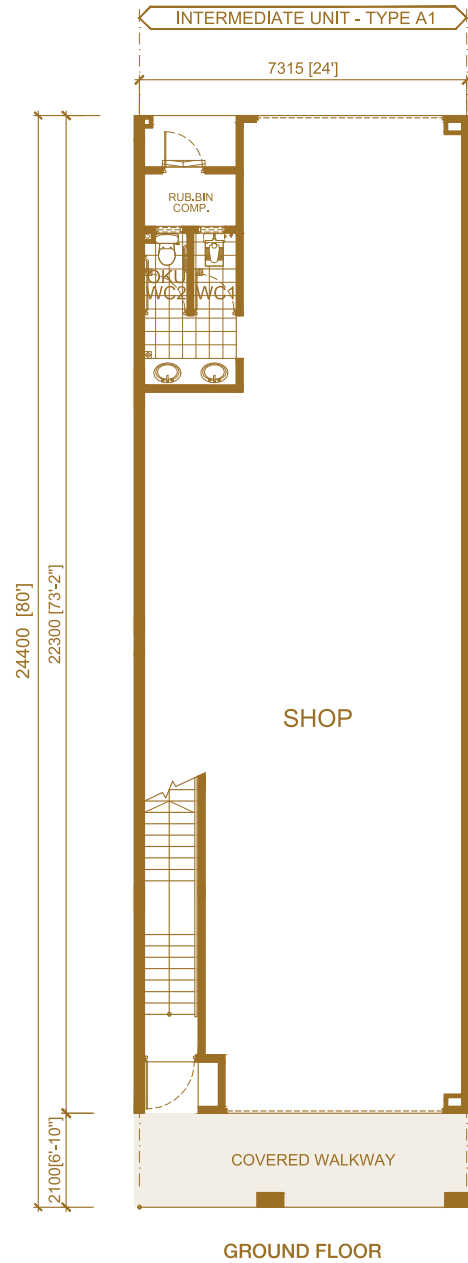


SITE PLAN

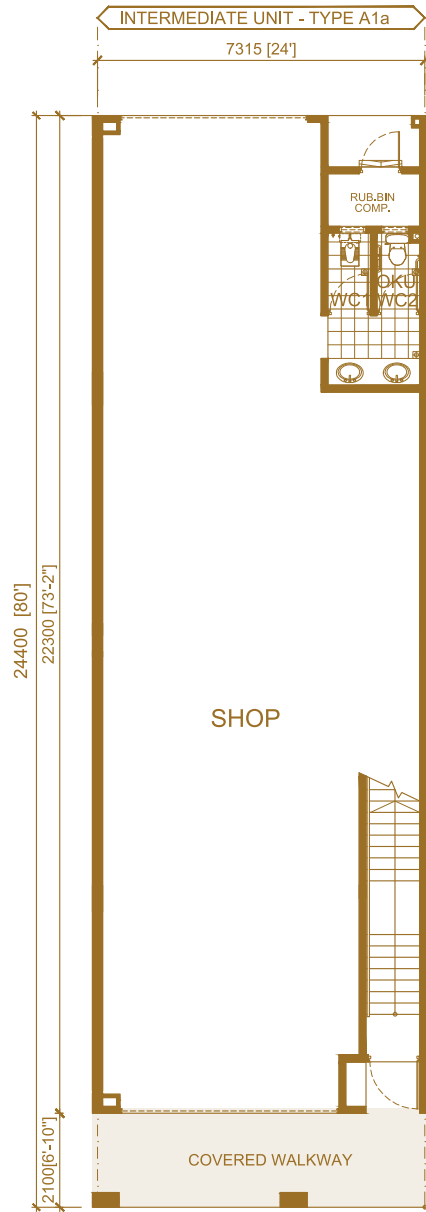
JALAN MOLEK 1/27



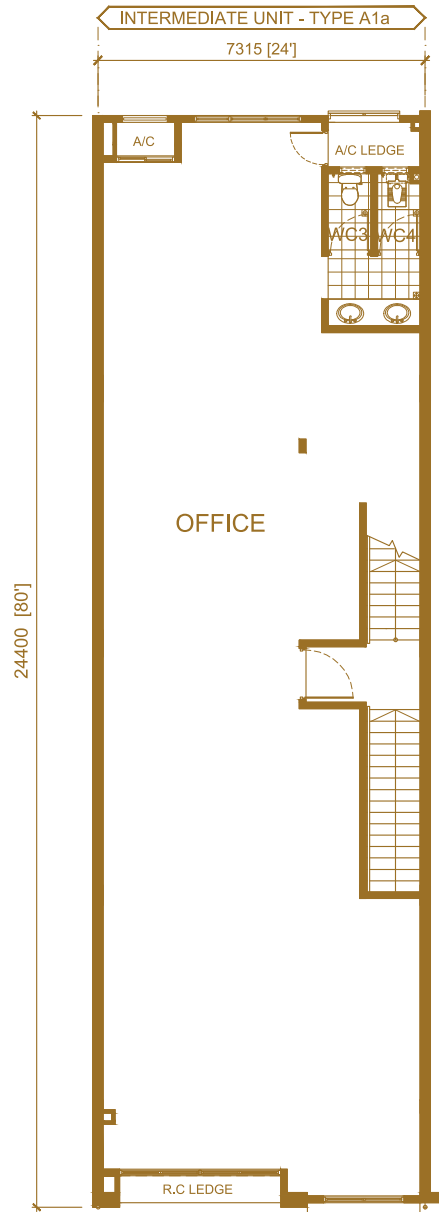
TYPE A1 • Built-up Area : 5,704 sq. ft.



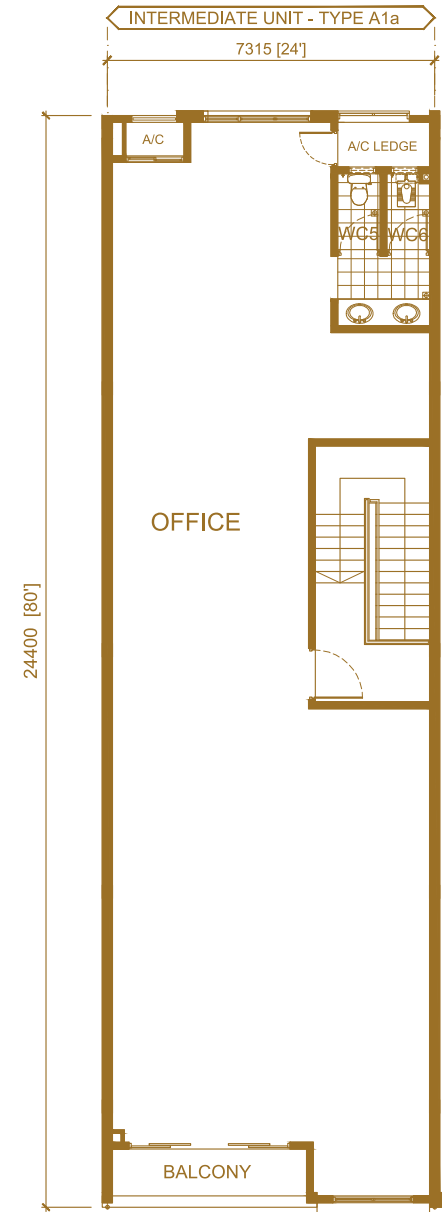
TYPE A1a • Built-up Area : 5,704 sq. ft.



GROUND FLOOR

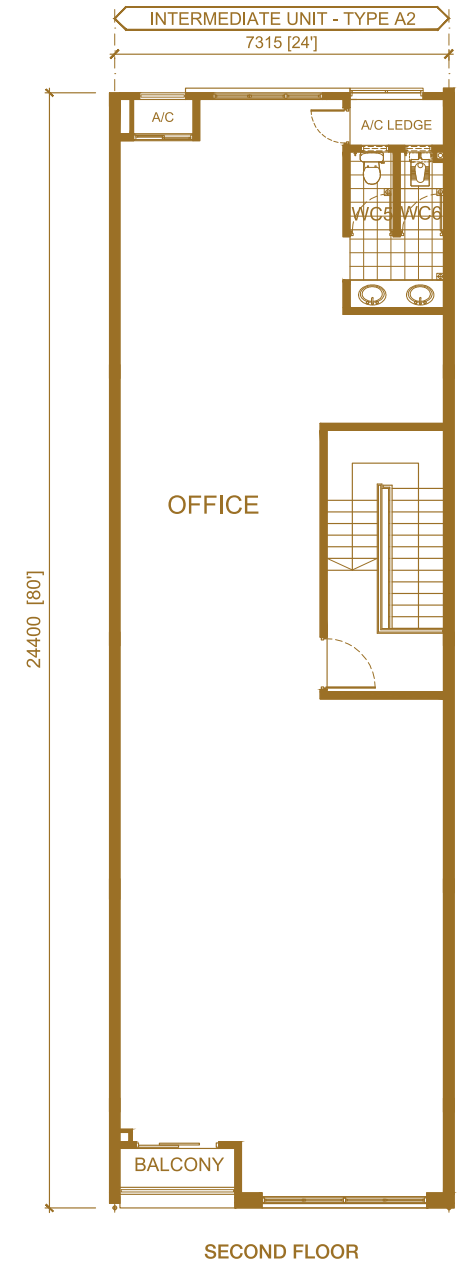
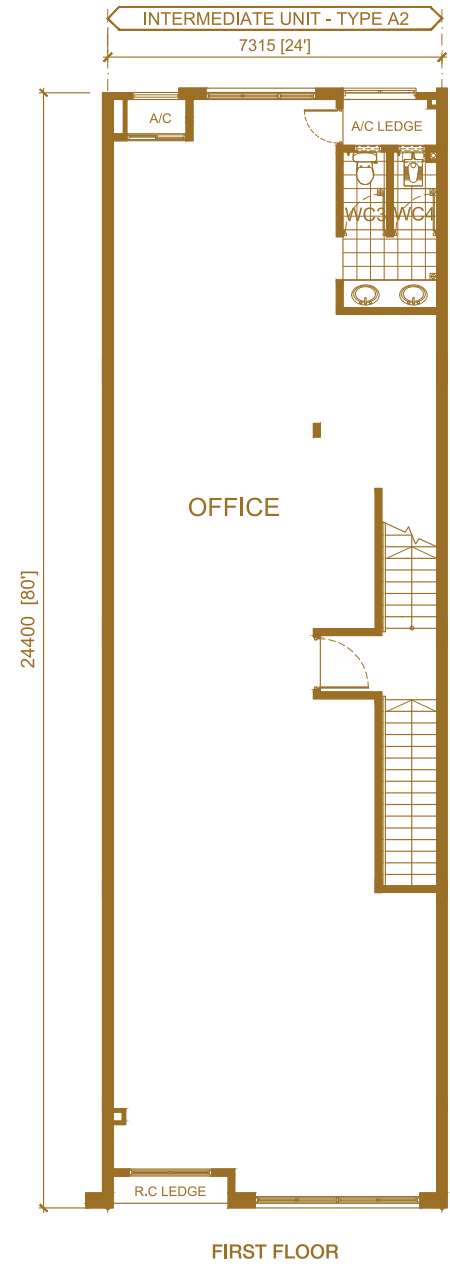
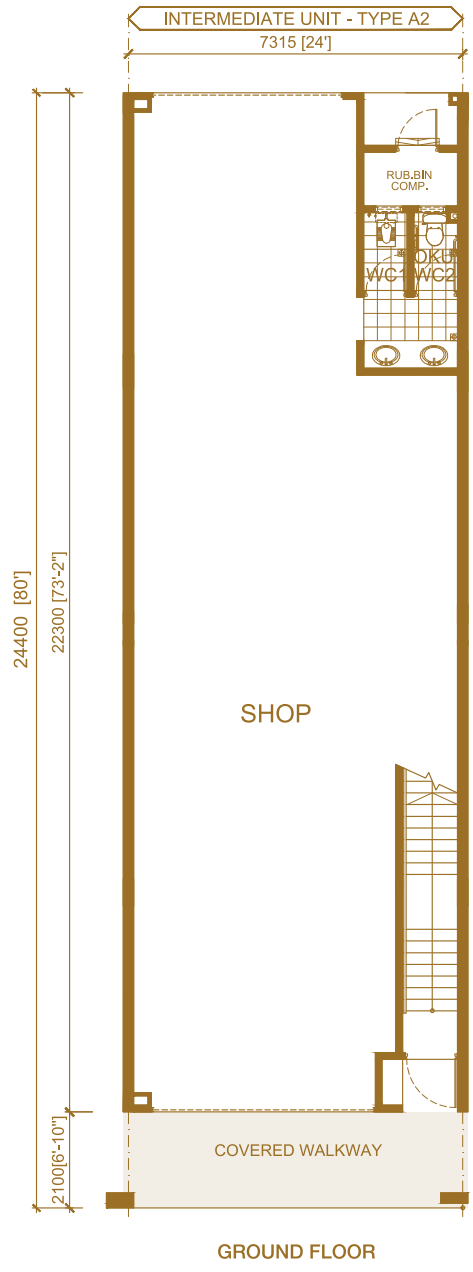


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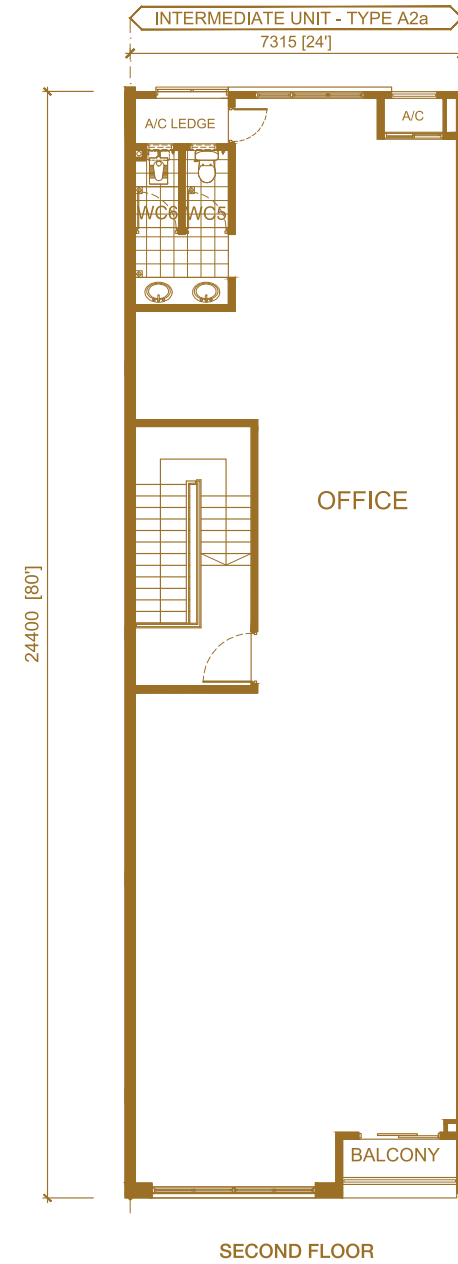
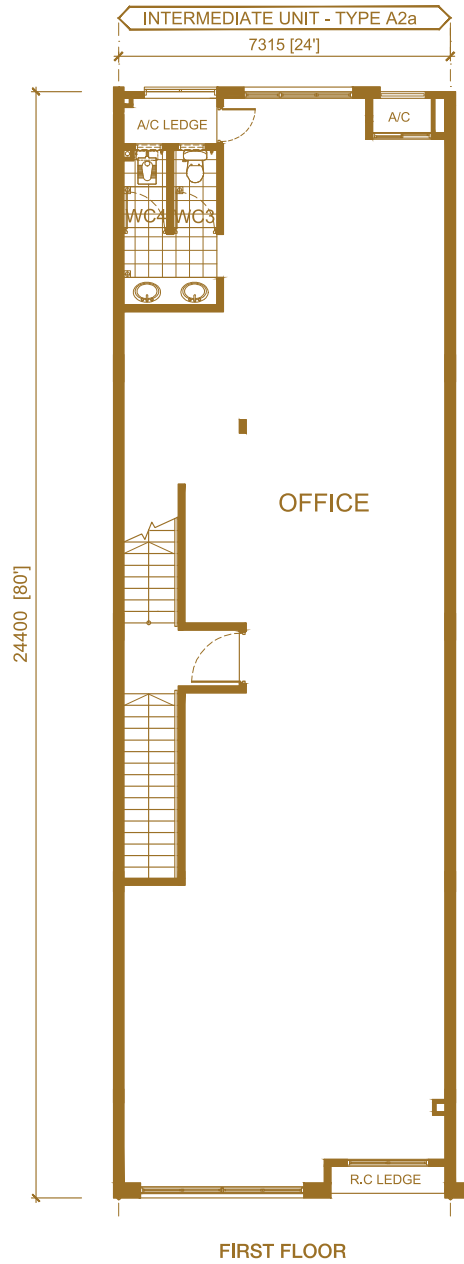
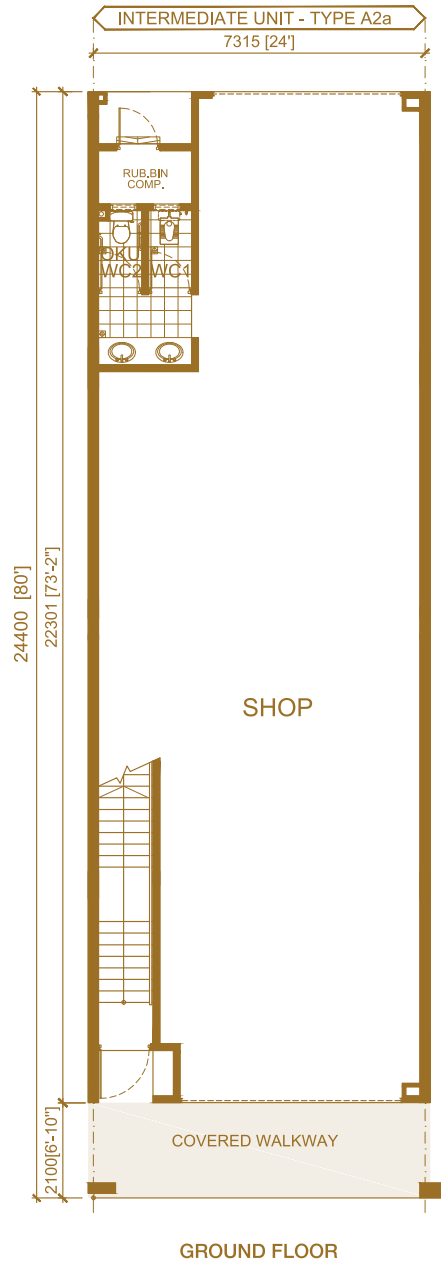


SECOND FLOOR

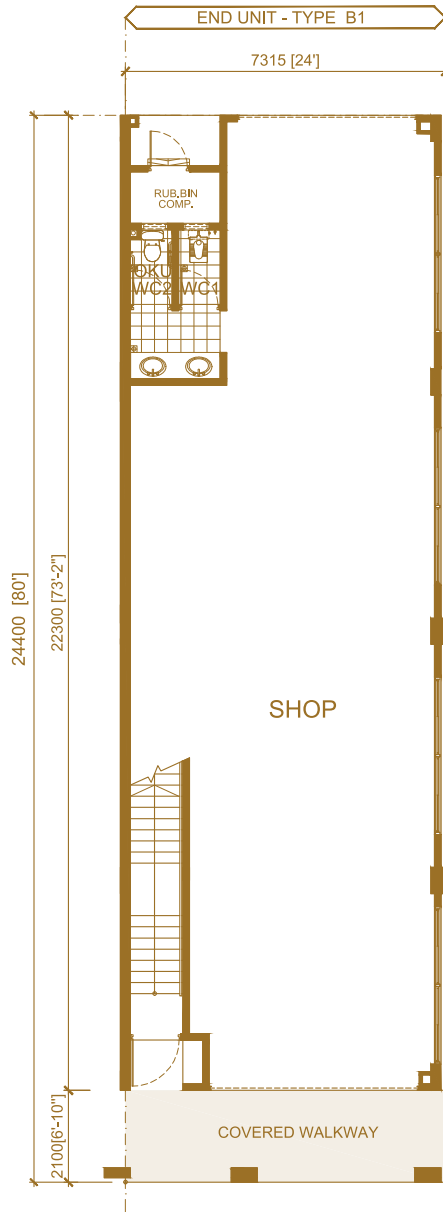
TYPE A2 • Built-up Area : 5,707 sq. ft.



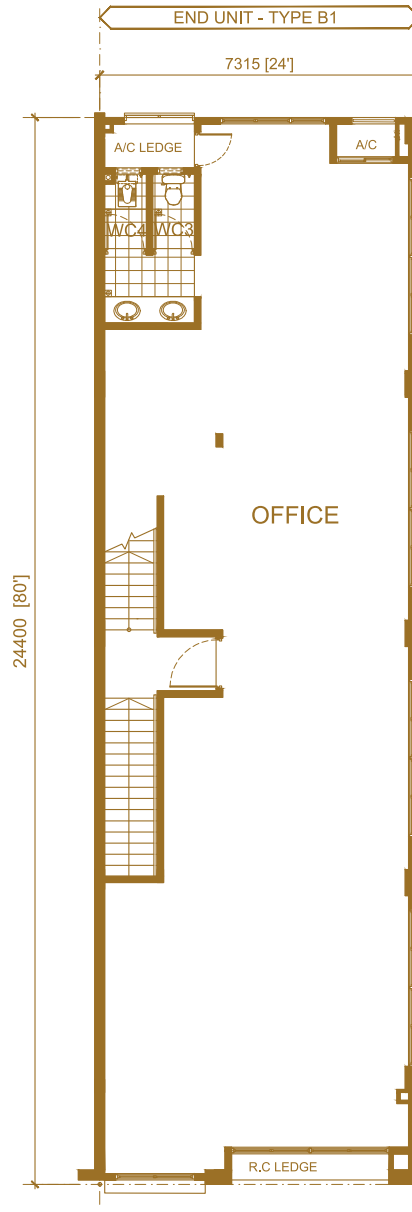
TYPE A2a • Built-up Area : 5,707 sq. ft.



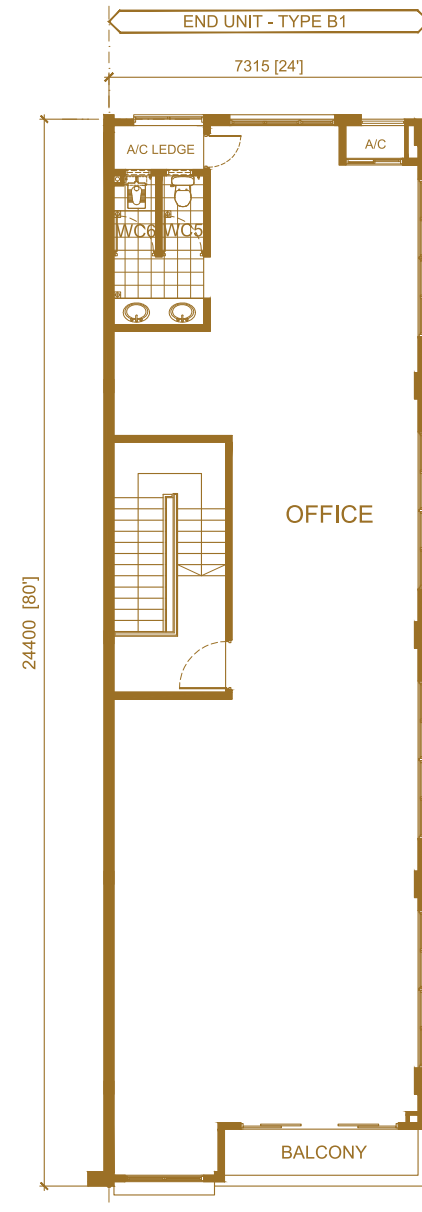
TYPE B1 • Built-up Area : 5,634 sq. ft.



GROUND FLOOR

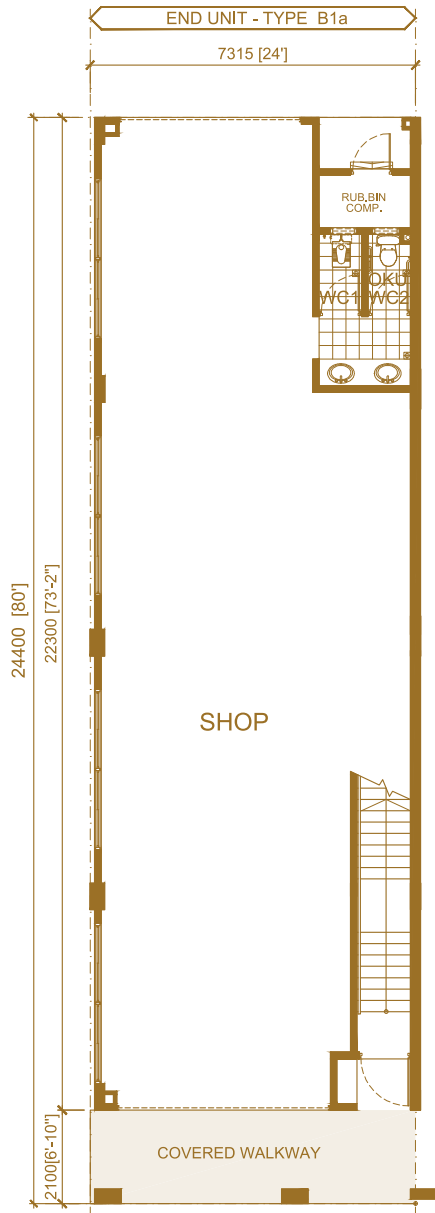


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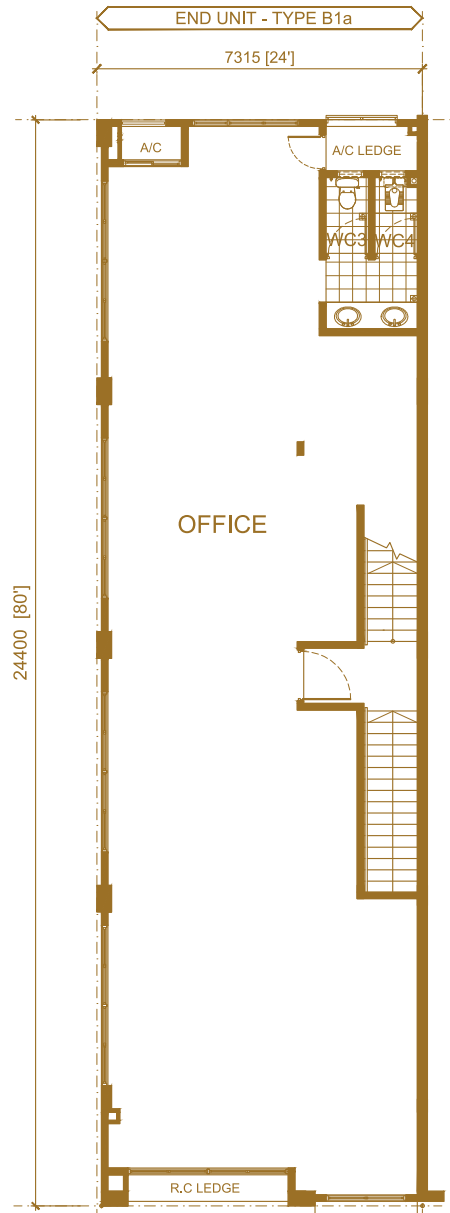


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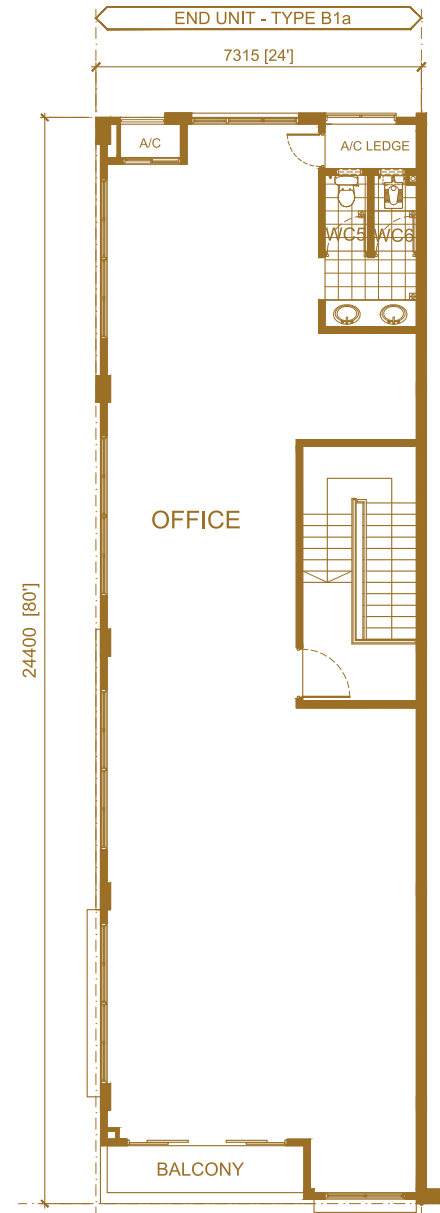
TYPE B1a • Built-up Area : 5,634 sq. ft.



GROUND FLOOR

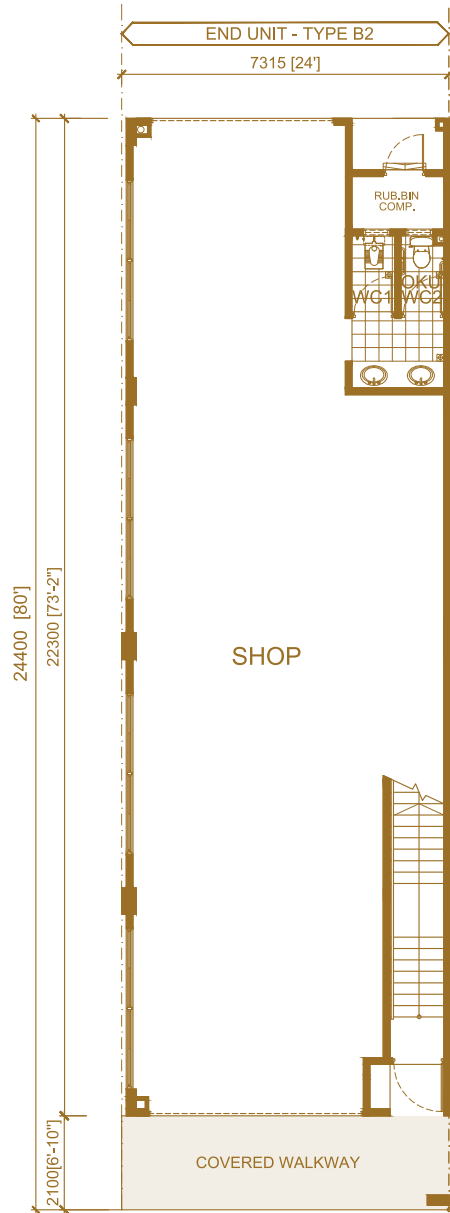


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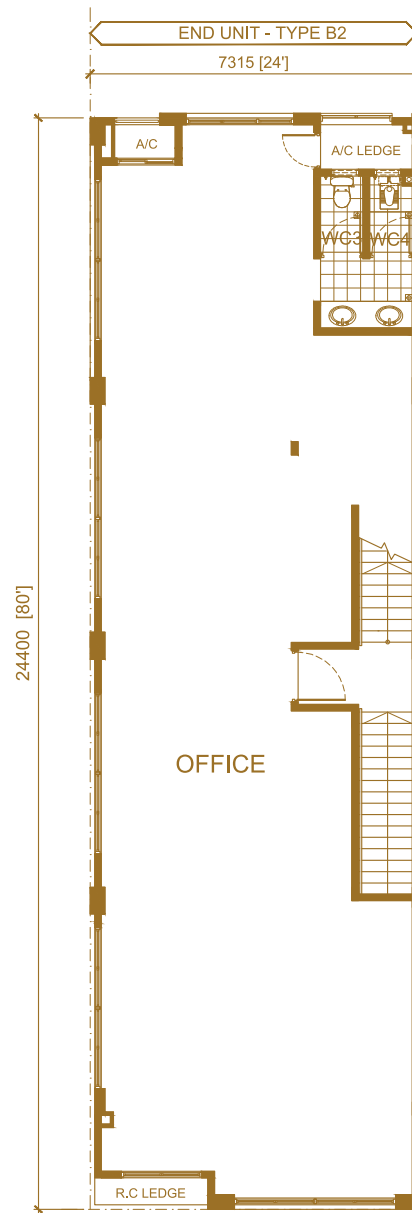


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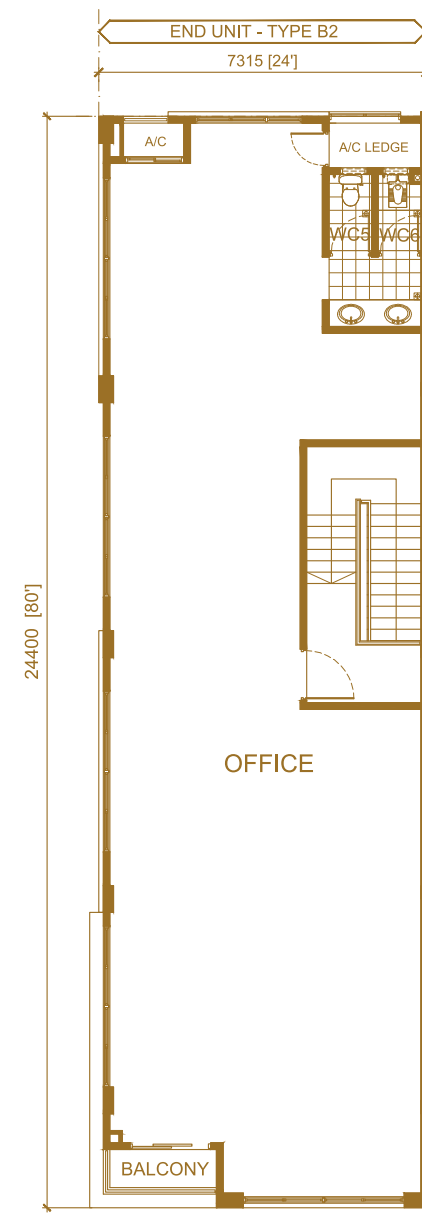
TYPE B2 . Built-up Area : 5,636 sq. ft.



GROUND FLOOR

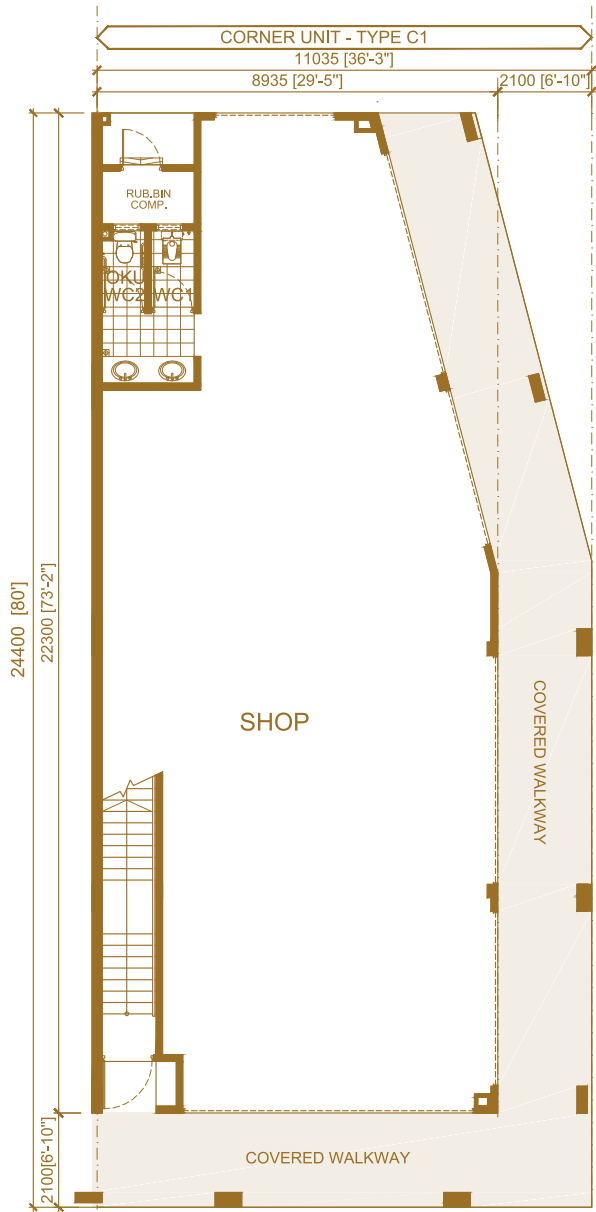


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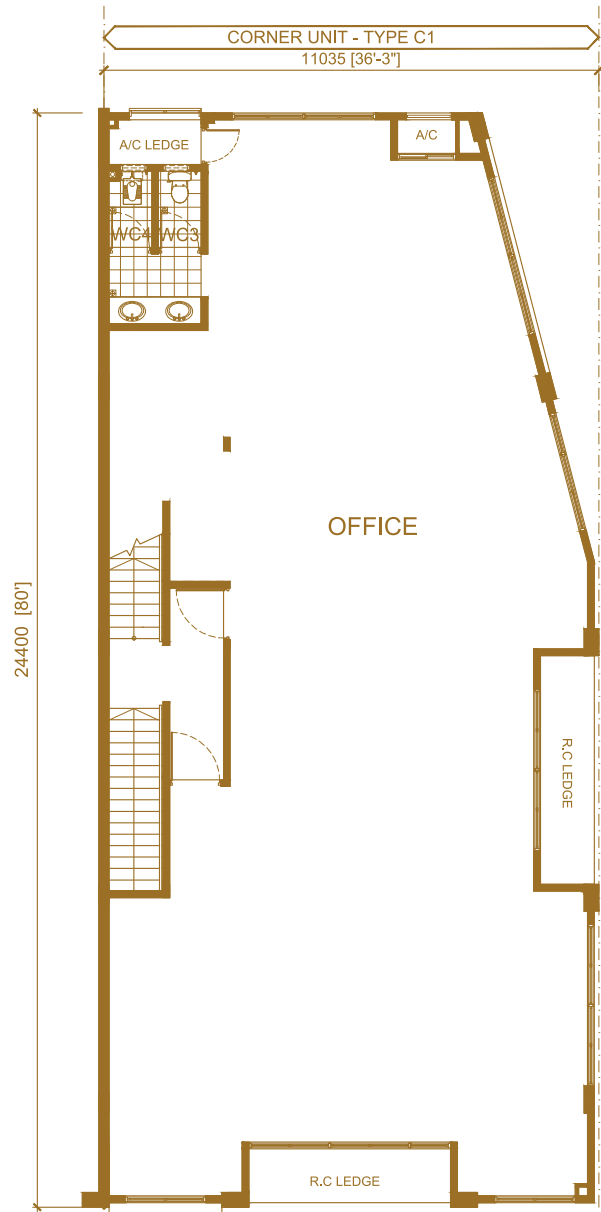


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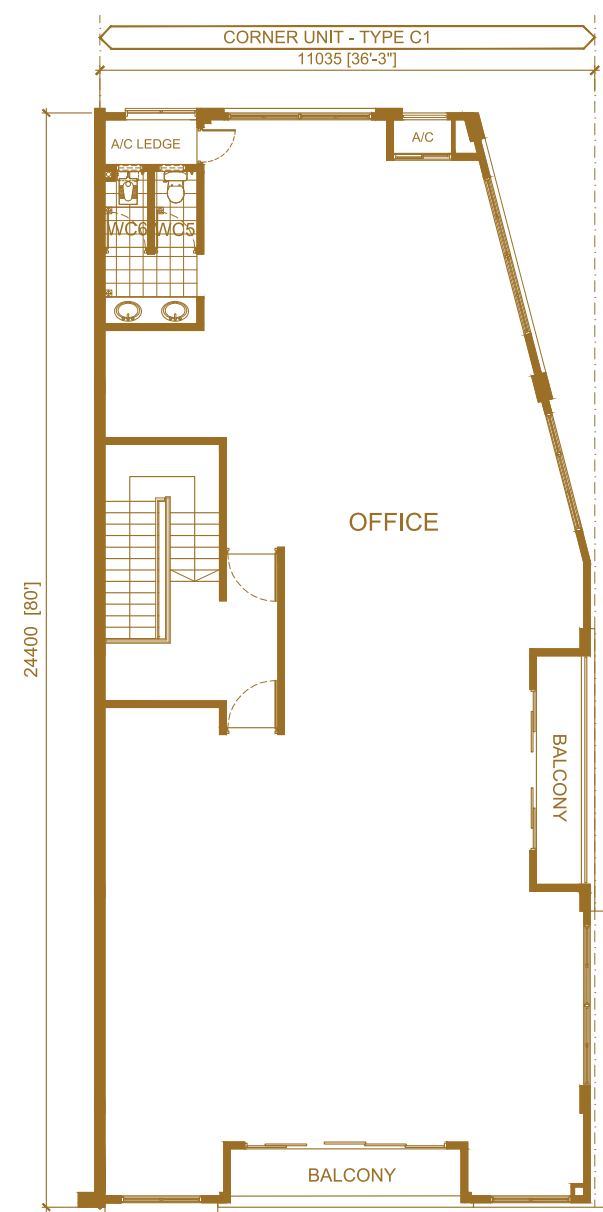
TYPE C1 • Built-up Area : 8,059 sq. ft.



GROUND FLOOR

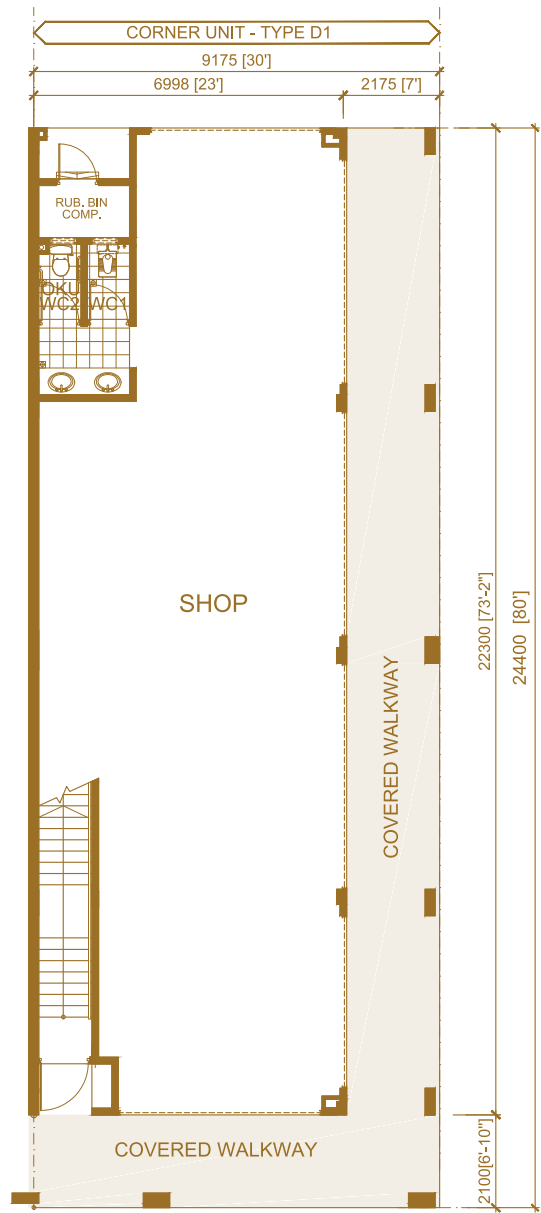


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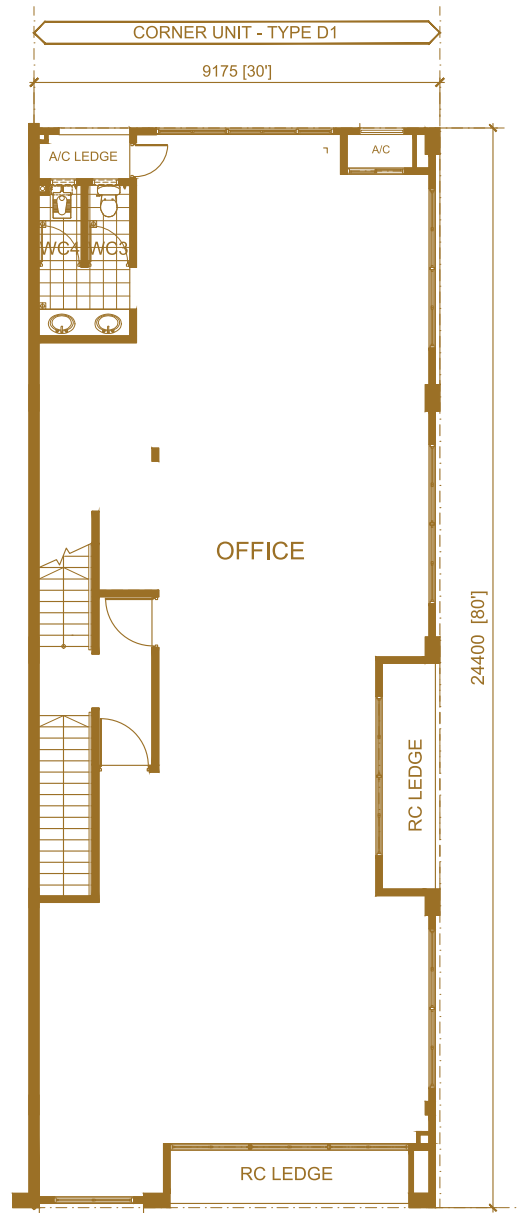


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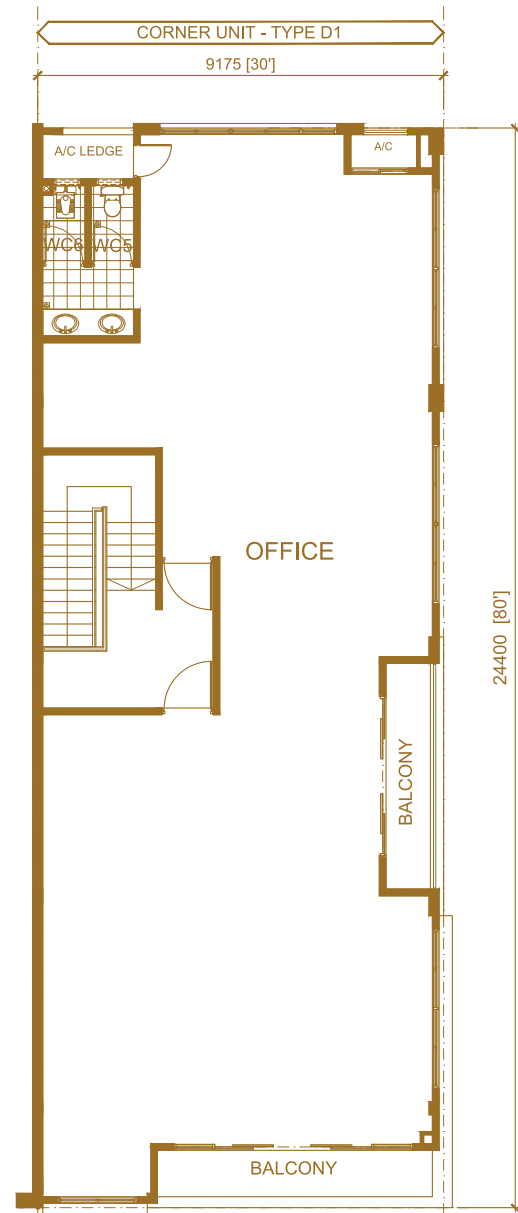
TYPE D1 • Built-up Area : 7,005 sq. ft.



GROUND FLOOR

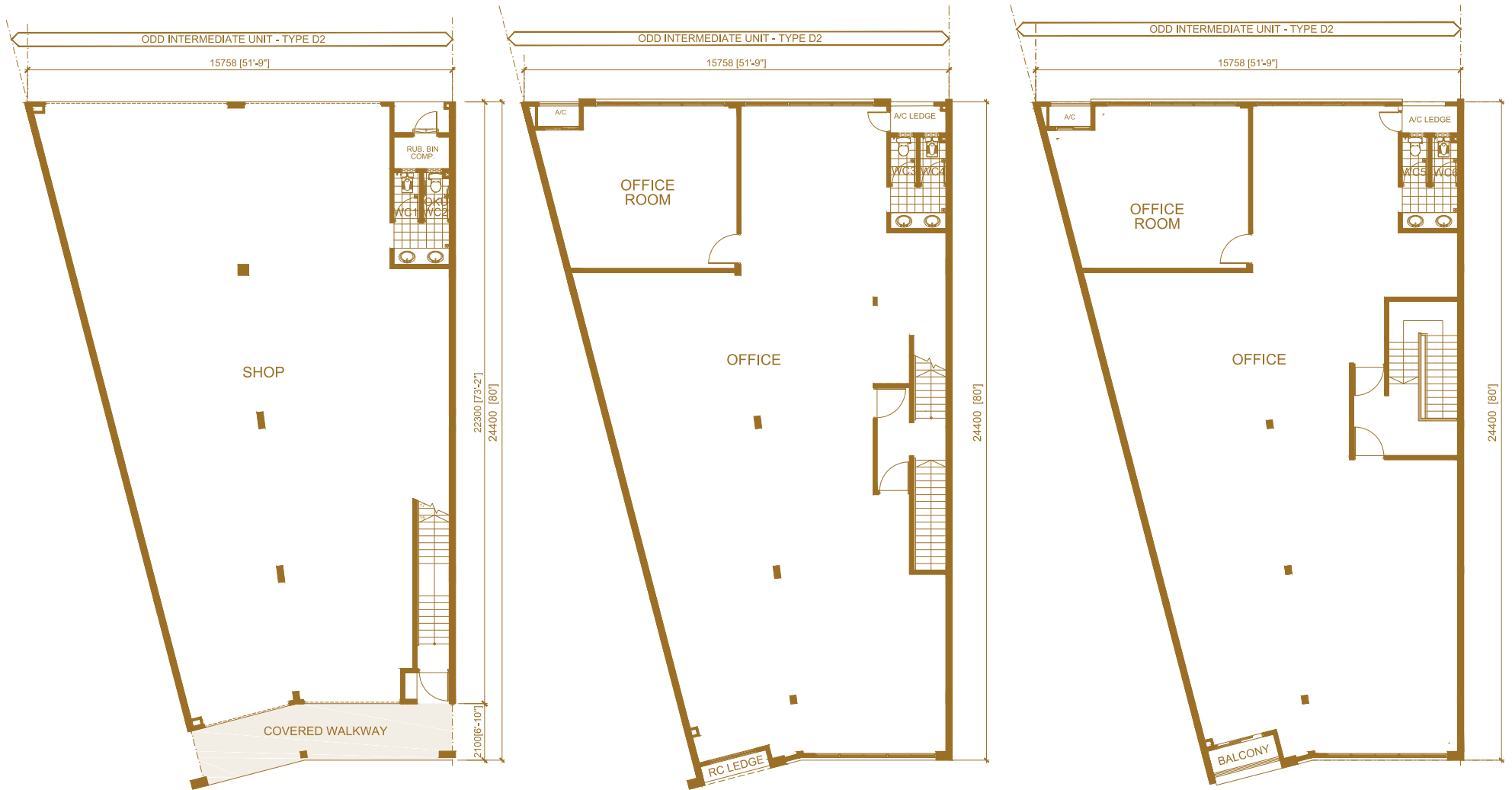


FIRST FLOOR



SECOND FLOOR

TYPE D2 . Built-up Area : 9,912 sq. ft.

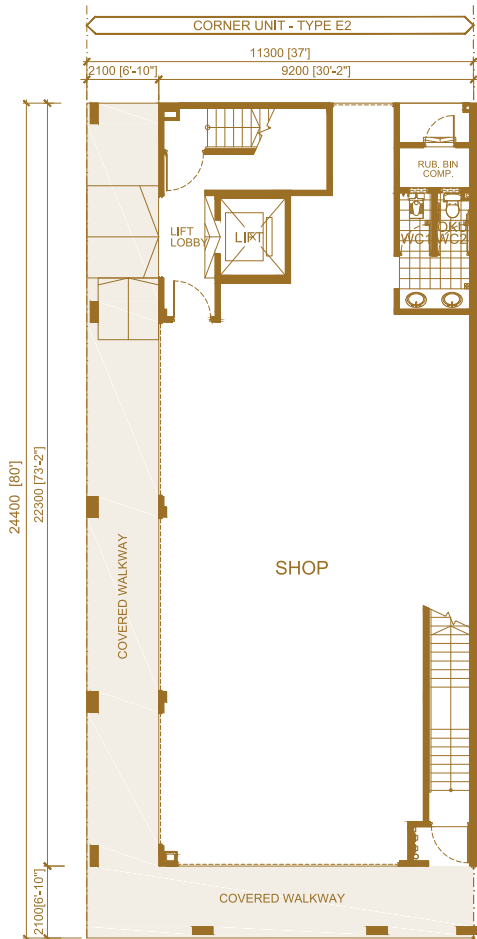


GROUND FLOOR

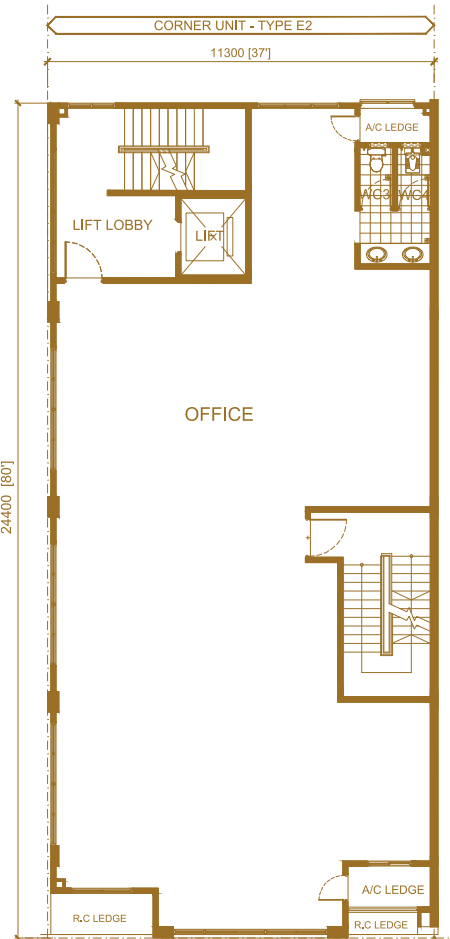
FIRST FLOOR

SECOND FLOOR

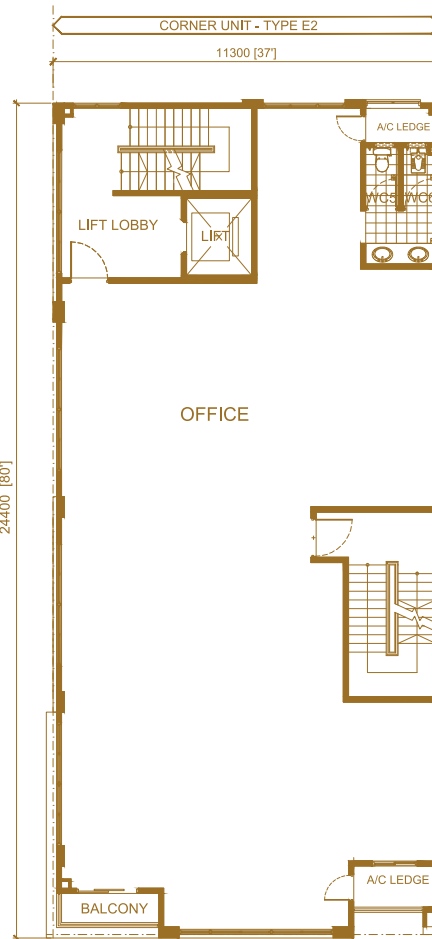
TYPE E2 • Built-up Area : 11,401 sq. ft.



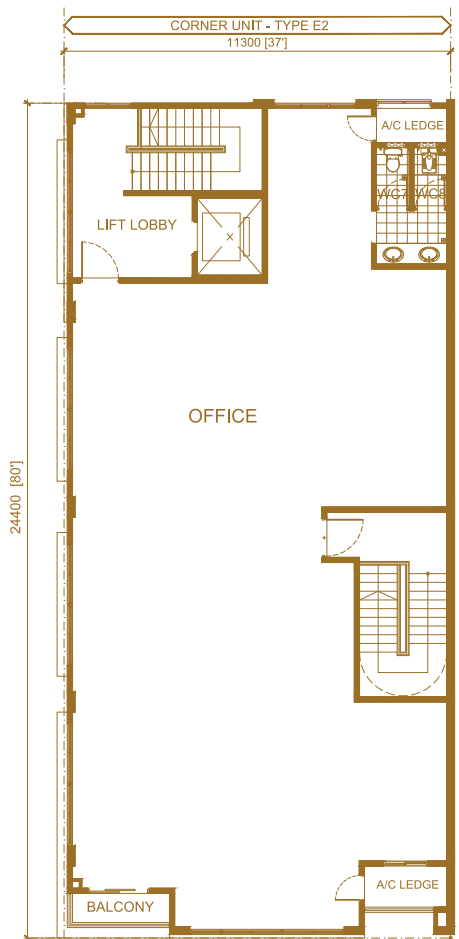
GROUND FLOOR



FIRST FLOOR

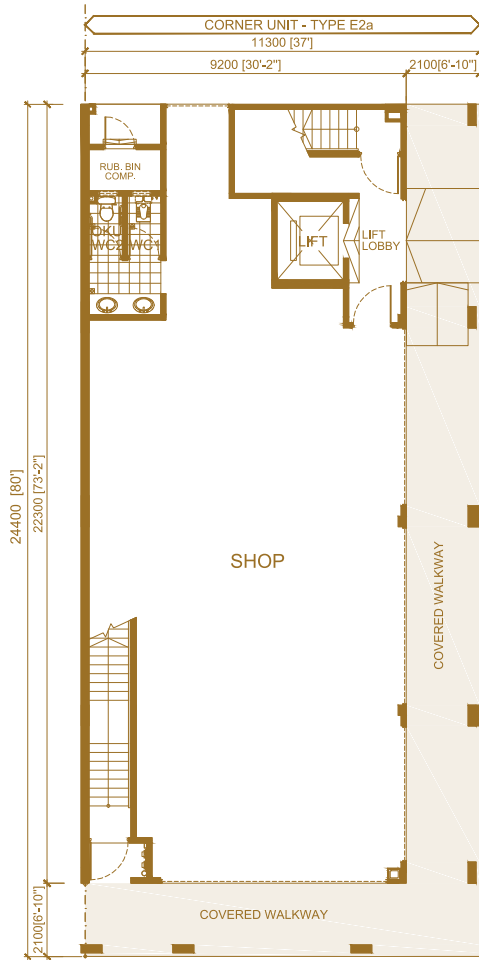


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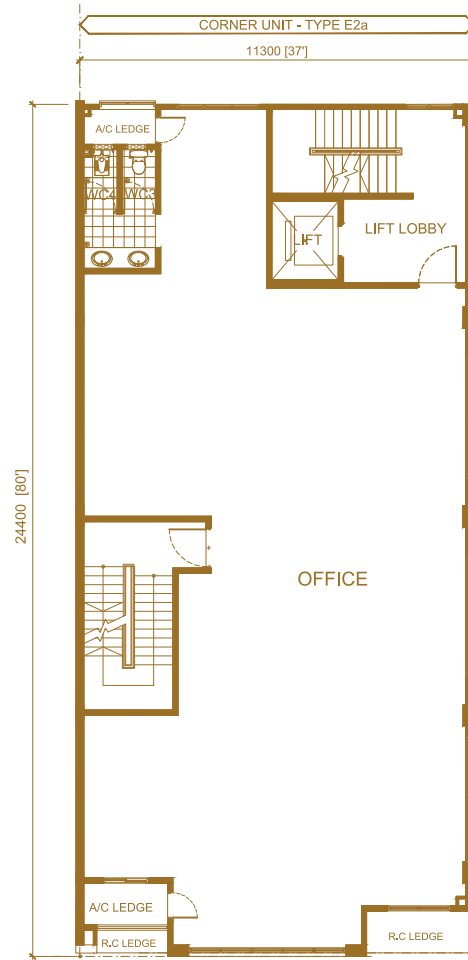


THIRD FLOOR

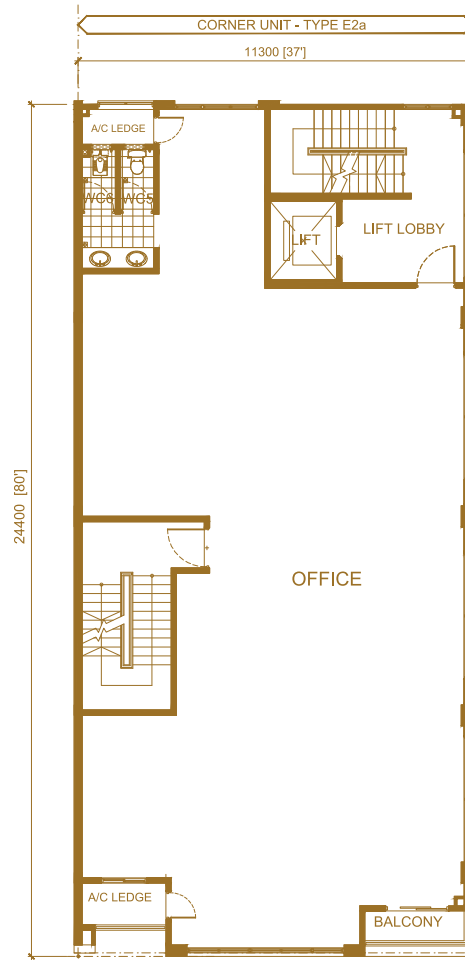
TYPE E2a • Built-up Area : 11,401 sq. ft.



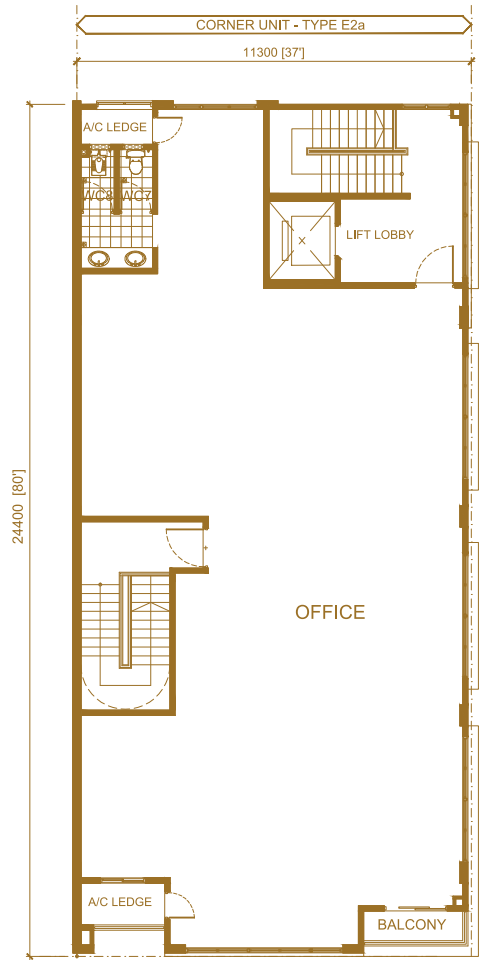
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

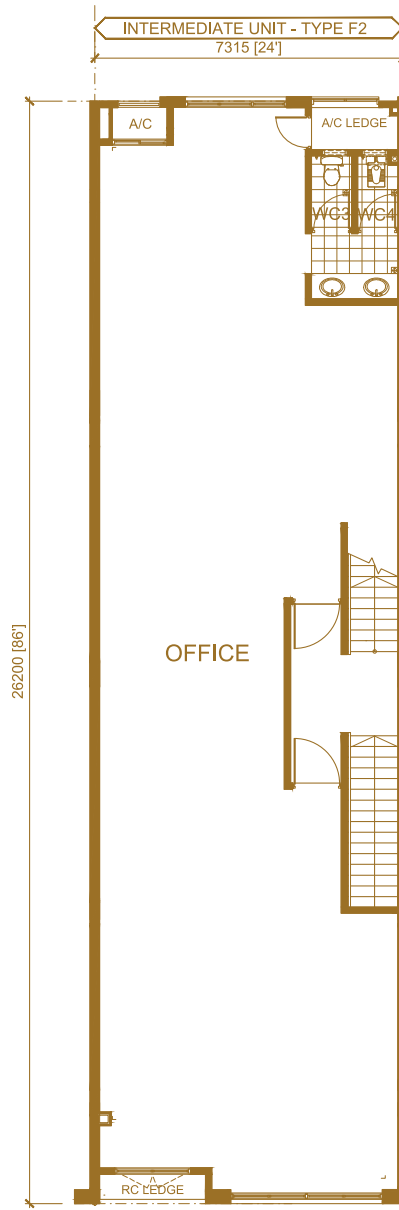
TYPE F1 • Built-up Area : 6,135 sq. ft.



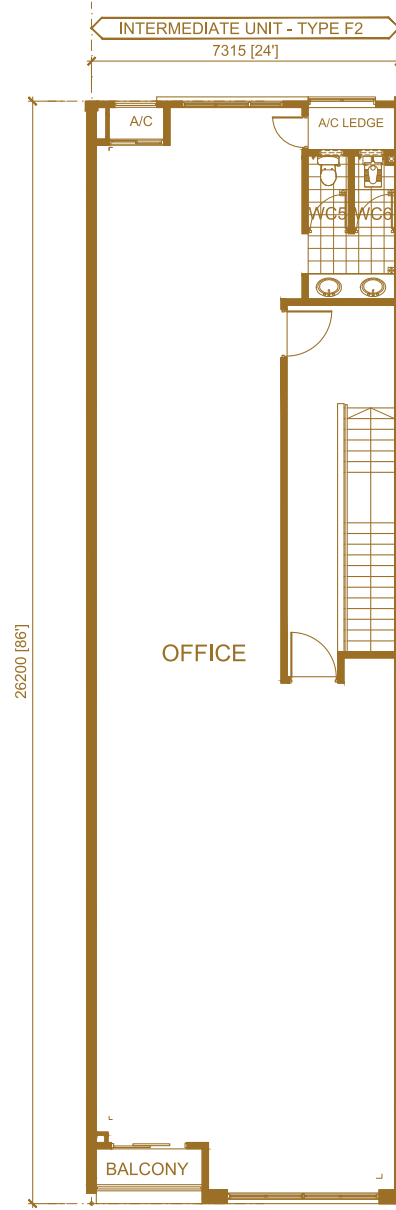
TYPE F2 • Built-up Area : 6,137 sq. ft.



GROUND FLOOR

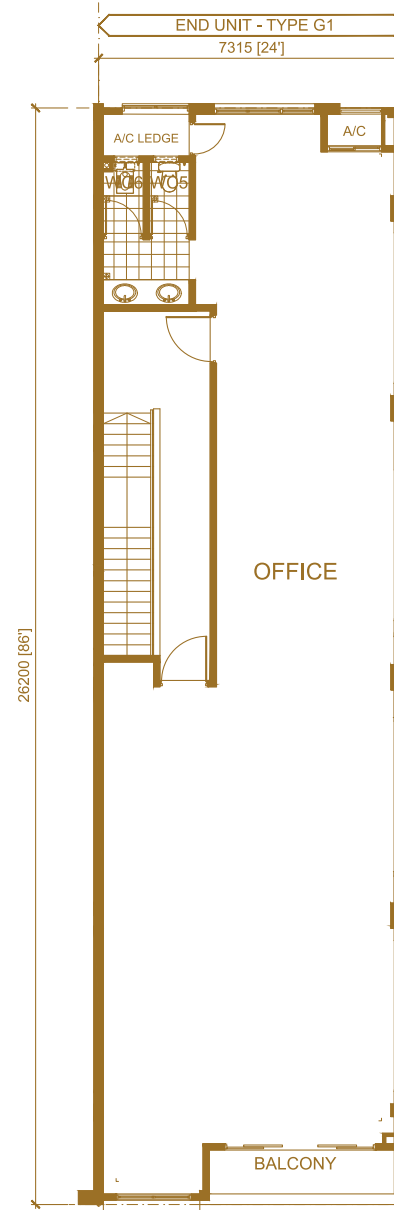
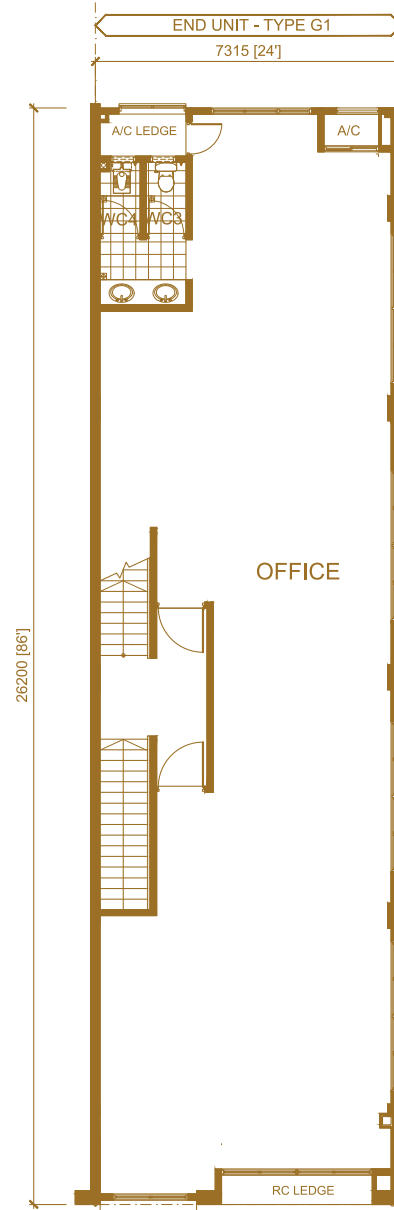


FIRST FLOOR

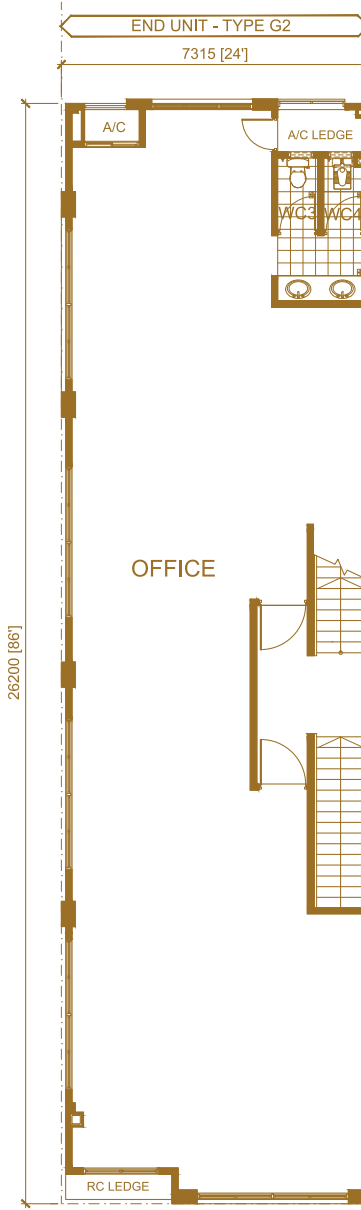


SECOND FLOOR

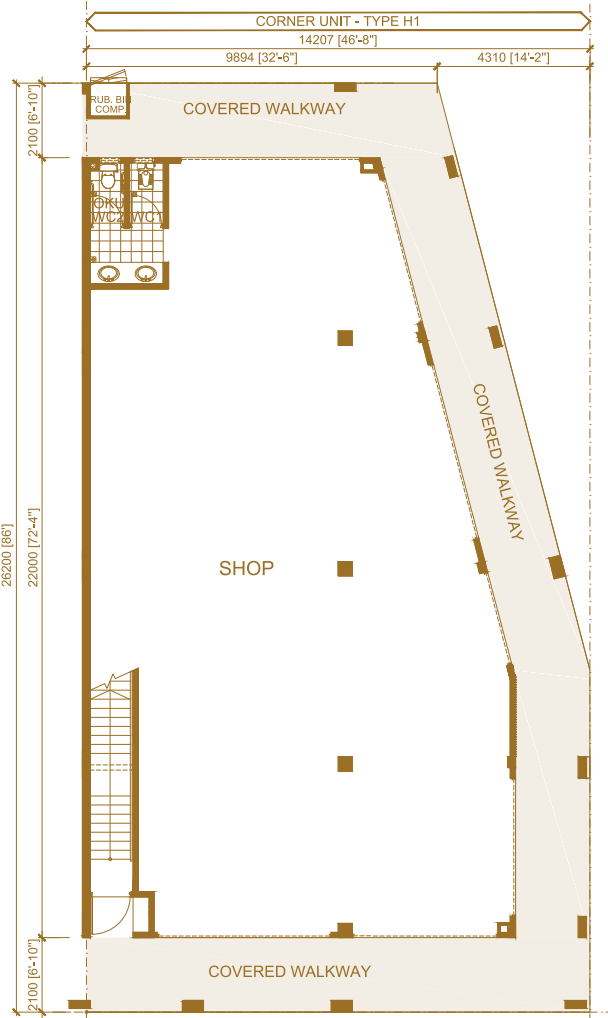
TYPE G1 • Built-up Area : 6,060 sq. ft.



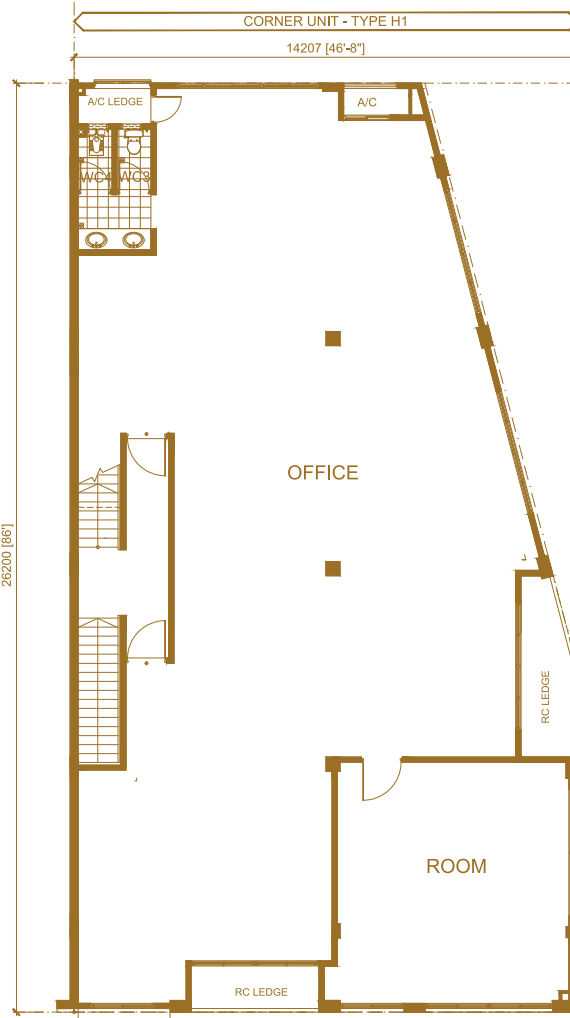
TYPE G2 • Built-up Area : 6,062 sq. ft.



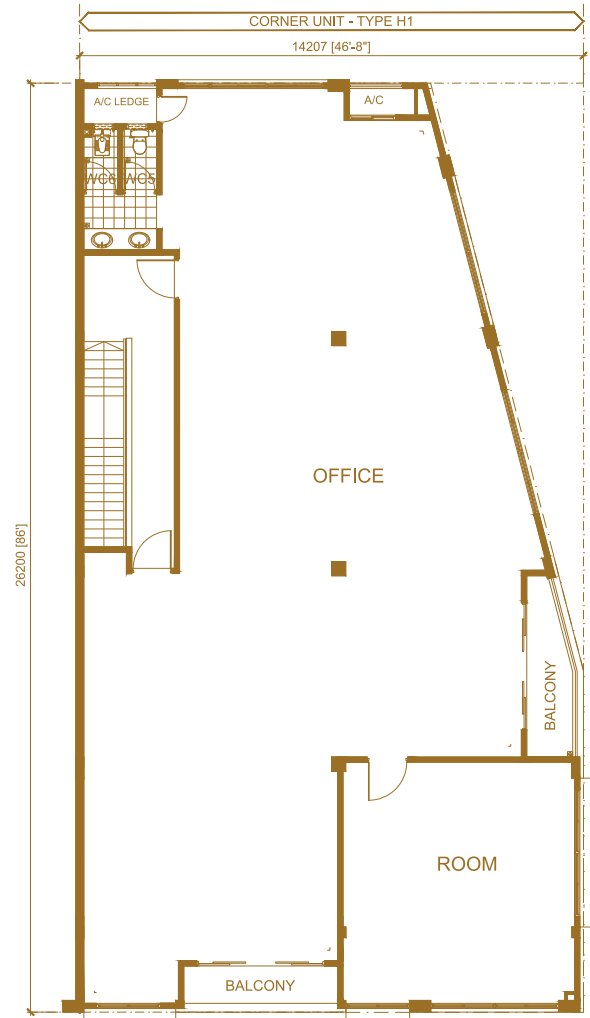
TYPE H1 • Built-up Area : 10,651 sq. ft.



GROUND FLOOR

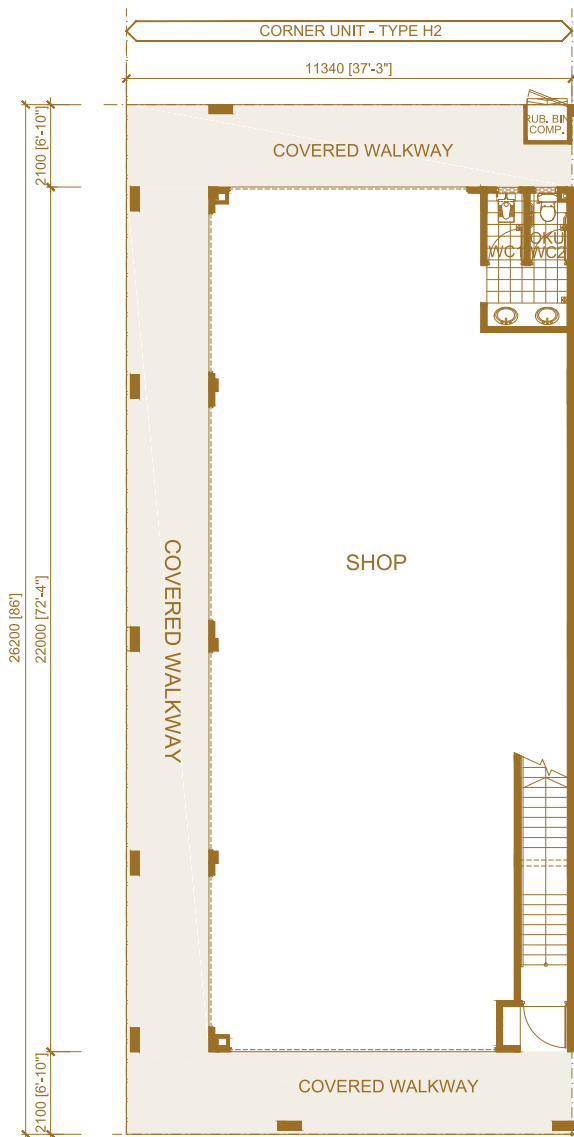


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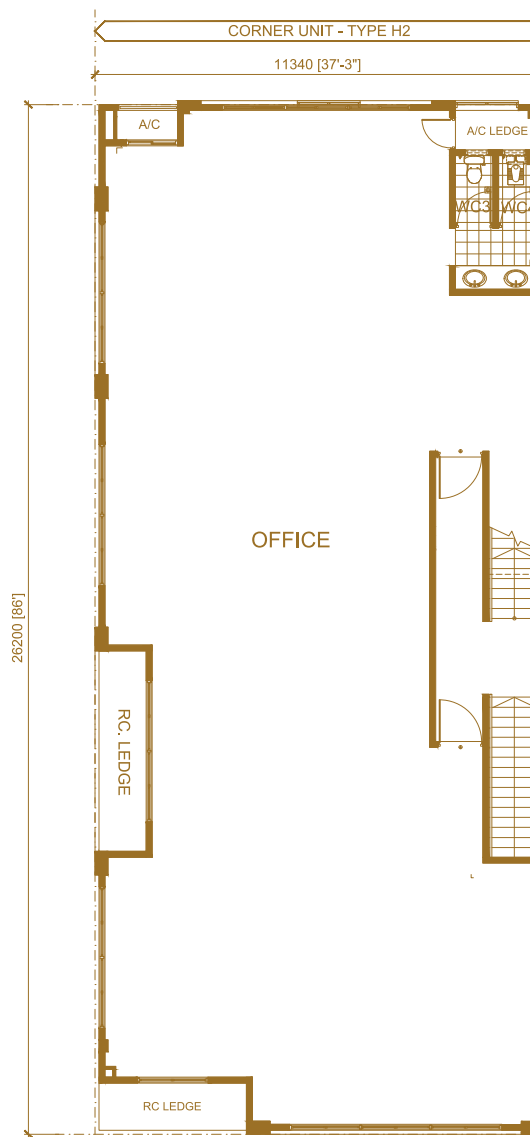


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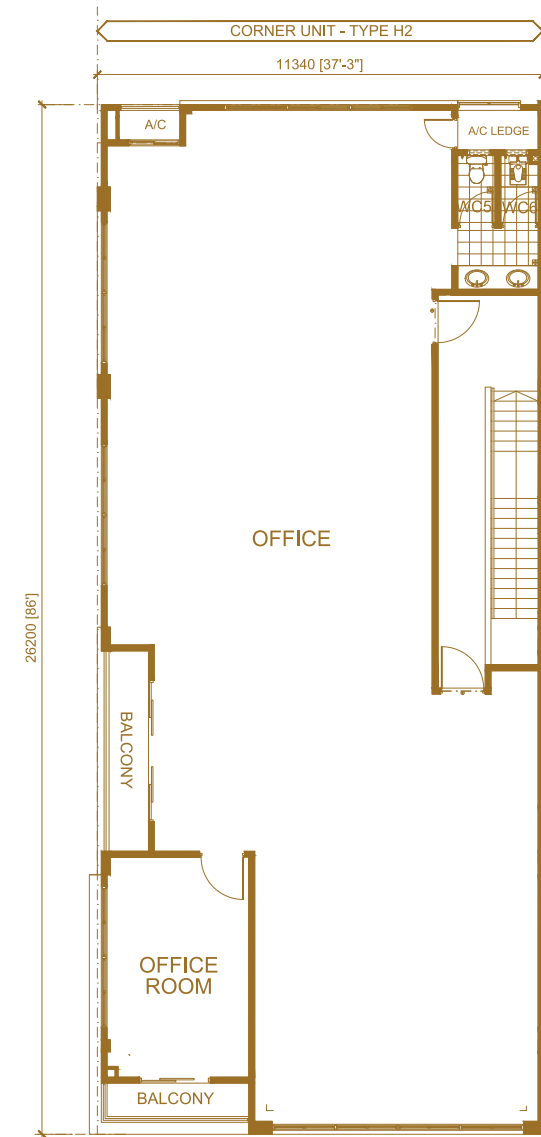
TYPE H2 . Built-up Area : 9,358 sq. ft.



GROUND FLOOR



FIRST FLOOR

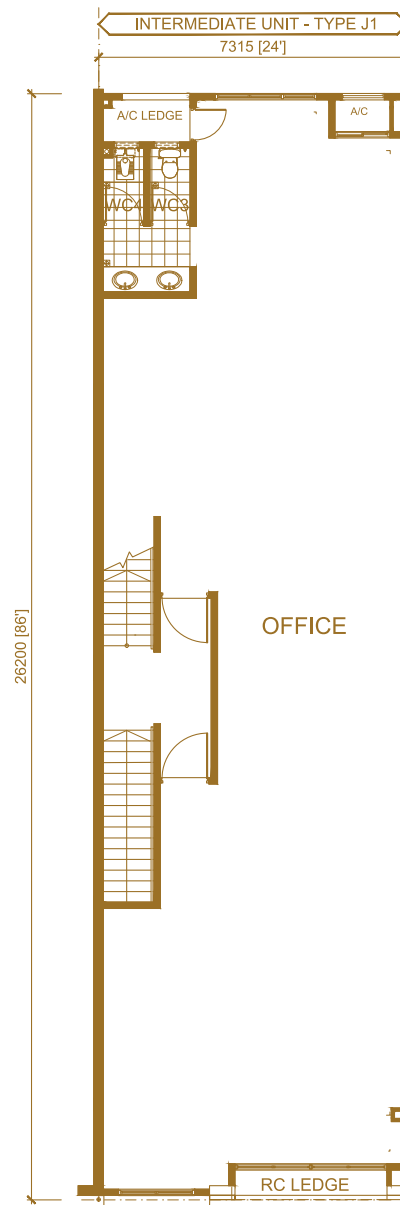


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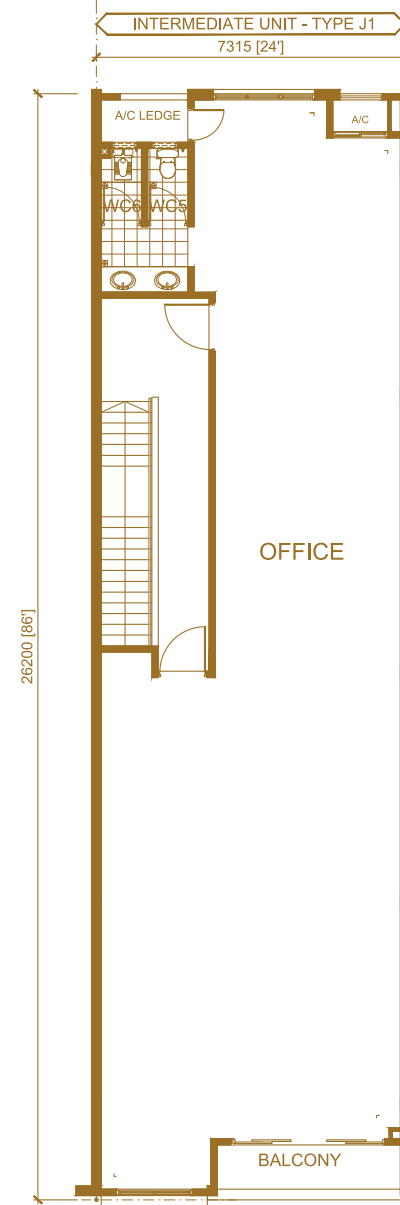
TYPE J1 • Built-up Area : 6,135 sq. ft.



GROUND FLOOR



FIRST FLOOR

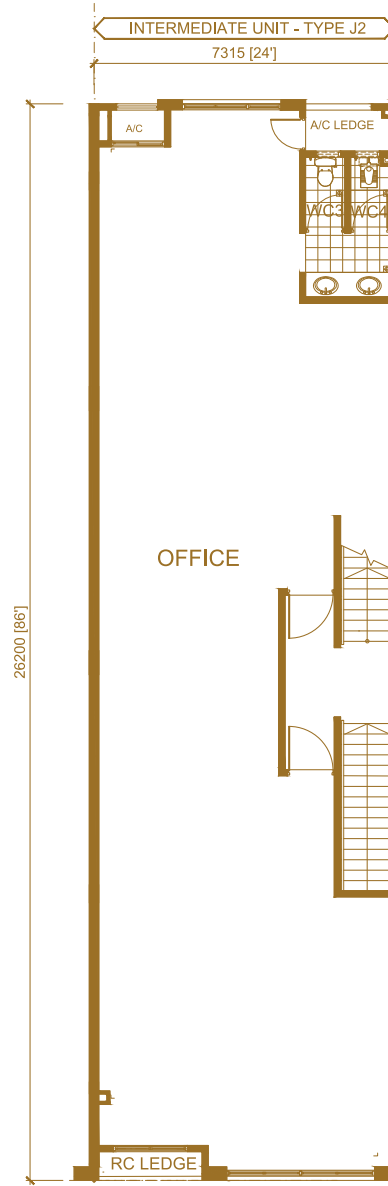


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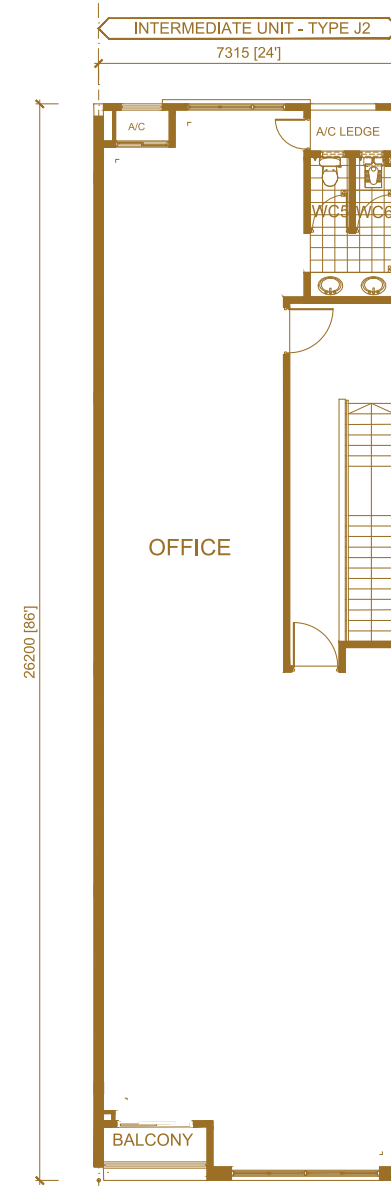
TYPE J2 • Built-up Area : 6,137 sq. ft.



GROUND FLOOR

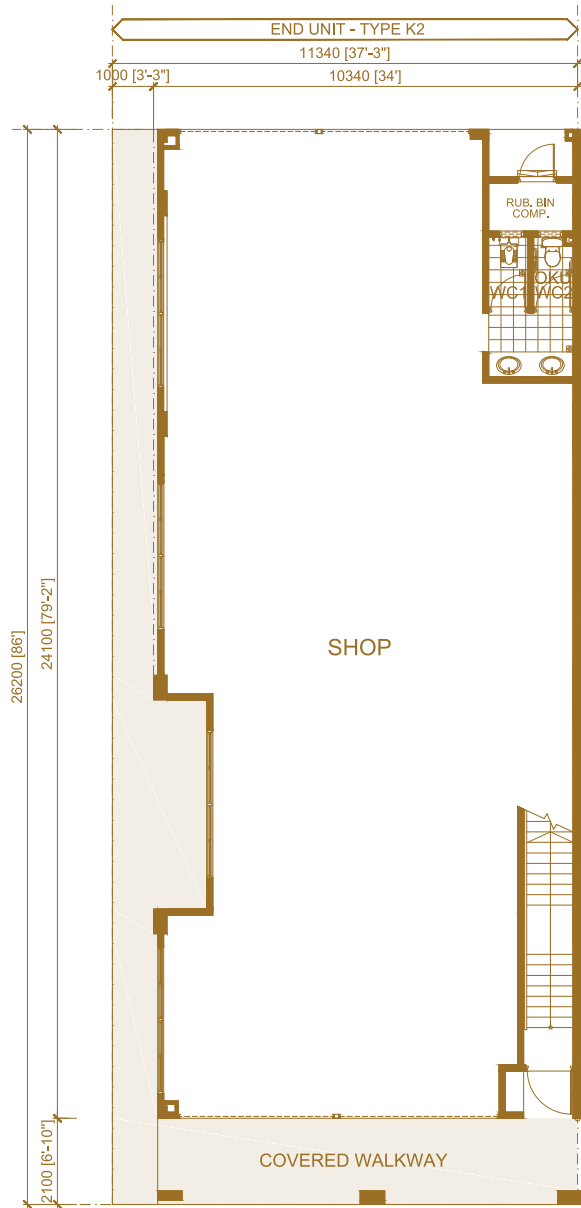


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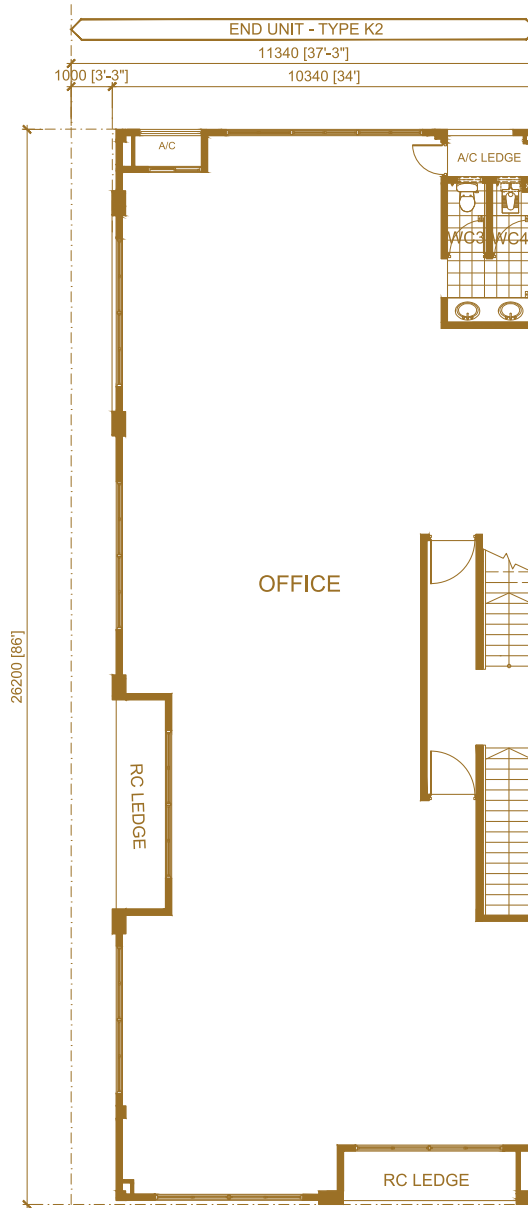


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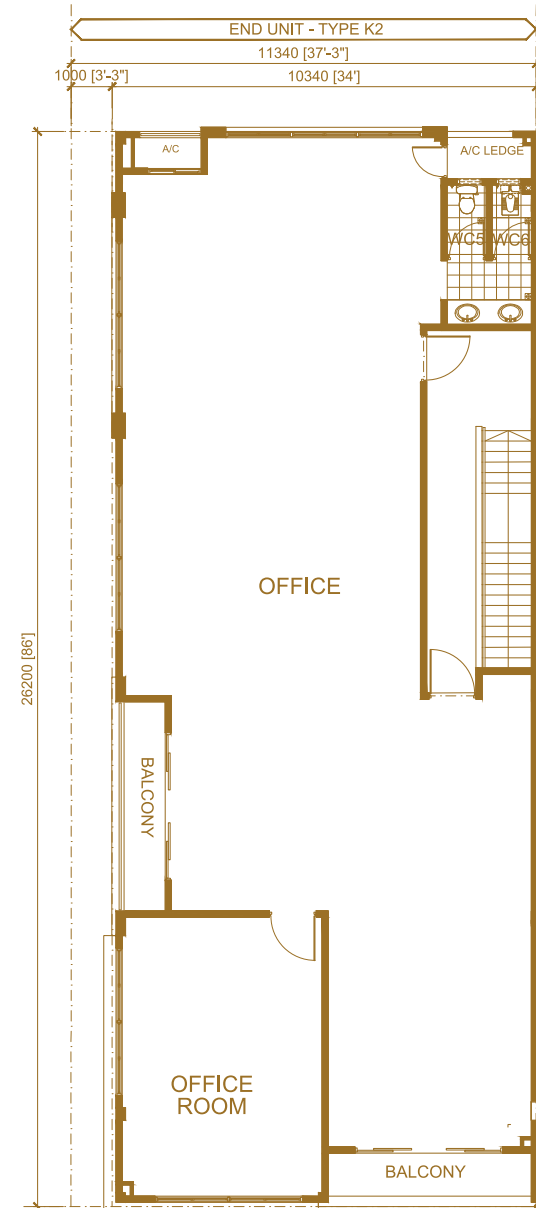
TYPE K2 . Built-up Area : 8,820 sq. ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATION

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall
ROOF	Metal Deck Roofing Sheet / R.C Flat Roof
CEILING	Skim Coat / Asbestos Free Cement Board / Gypsum Plastered Board (Where Applicable)
WINDOW	Aluminium Framed Glass Windows / Fixed Glass Panel / Glass Louvres
DOOR	Roller Shutter / Timber Flush Door / Fire Rated Door / UPVC Door

IRONMONGERY Good Quality Ironmongery

FLOOR FINISHES	<u>Ground Floor</u>	
	Shop	- Cement Render
	Toilet / Refuse Bin Compartment	- Ceramic Tiles
	Walkway	- Homogenous Tiles
	<u>First & Second Floor</u>	
	Office	- Cement Render
Toilet	- Ceramic Tiles	
Air-Cond Ledge / Balcony	- Cement Render	

STAIRCASE R.C. Staircase with Nosing Tiles

WALL FINISHED	Toilet	- 1800mm High Ceramic Wall Tiles
	Other Areas	- Plaster and Paint

SANITARY AND FITTINGS Good Quality Sanitary Ware & Fittings

ELECTRICAL INSTALLATION	<u>Type A1 / A1a / A2 / A2a</u>			<u>Type B1 / B1a / B2</u>			<u>Type C1</u>		
	Ground Floor	1 st Floor	2 nd Floor	Ground Floor	1 st Floor	2 nd Floor	Ground Floor	1 st Floor	2 nd Floor
Lighting Point	22 Nos	22 Nos	22 Nos	22 Nos	22 Nos	22 Nos	28 Nos	27 Nos	30 Nos
Ceiling Fan Point	4 Nos	4 Nos	4 Nos	4 Nos	4 Nos	4 Nos	4 Nos	4 Nos	4 Nos
13A Power Point	7 Nos	7 Nos	7 Nos	7 Nos	7 Nos	7 Nos	8 Nos	8 Nos	8 Nos
15A Air-Cond Point	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos
Telephone Point	1 No	1 No	1 No	1 No	1 No	1 No	1 No	1 No	1 No
Emergency Light Point	2 Nos	4 Nos	3 Nos	2 Nos	4 Nos	3 Nos	2 Nos	4 Nos	3 Nos
Distribution Box (3 phase)	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit

**INTERNAL TELEPHONE
TRUNKING AND CABLING** Available

SPECIFICATION

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall
ROOF	Metal Deck Roofing Sheet / R.C Flat Roof
CEILING	Skim Coat / Asbestos Free Cement Board / Gypsum Plastered Board (Where Applicable)
WINDOW	Aluminium Framed Glass Windows / Fixed Glass Panel / Glass Louvres
DOOR	Roller Shutter / Timber Flush Door / Fire Rated Door / UPVC Door
IRONMONGERY	Good Quality Ironmongery

FLOOR FINISHES	<u>Ground Floor</u>
	Shop - Cement Render
	Toilet / Refuse Bin Compartment - Ceramic Tiles
	Lift Lobby (Type E2 / E2a Only) - Homogenous Tiles
	Walkway - Homogenous Tiles
	<u>First & Second Floor</u>
	Office - Cement Render
	Toilet - Ceramic Tiles
	Lift Lobby (Type E2 / E2a Only) - Homogenous Tiles
	Air-Cond Ledge / Balcony - Cement Render

STAIRCASE	R.C. Staircase with Nosing Tiles
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WALL FINISHED	Toilet - 1800mm High Ceramic Wall Tiles
	Other Areas - Plaster and Paint

SANITARY AND FITTINGS	Good Quality Sanitary Ware & Fittings
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ELECTRICAL INSTALLATION	<u>Type D1</u>			<u>Type D2</u>			<u>Type E2 / E2a</u>			
	Ground Floor	1 st Floor	2 nd Floor	Ground Floor	1 st Floor	2 nd Floor	Ground Floor	1 st Floor	2 nd Floor	3 rd Floor
Lighting Point	26 Nos	25 Nos	26 Nos	38 Nos	33 Nos	35 Nos	30 Nos	29 Nos	29 Nos	29 Nos
Ceiling Fan Point	4 Nos	4 Nos	4 Nos	8 Nos	8 Nos	8 Nos	4 Nos	4 Nos	4 Nos	4 Nos
13A Power Point	8 Nos	8 Nos	8 Nos	9 Nos	9 Nos	9 Nos	8 Nos	8 Nos	8 Nos	12 Nos
15A Air-Cond Point	3 Nos	3 Nos	3 Nos	3 Nos	4 Nos	4 Nos	3 Nos	3 Nos	3 Nos	3 Nos
Telephone Point	1 No	1 No	1 No	1 No	1 No	1 No	1 No	1 No	1 No	1 No
Emergency Light Point	2 Nos	4 Nos	3 Nos	4 Nos	7 Nos	6 Nos	2 Nos	7 Nos	4 Nos	4 Nos
Distribution Box (3 phase)	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	2 Units

INTERNAL TELEPHONE TRUNKING AND CABLING	Available
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LIFT CAPACITY	11 pax (750kg) & 60mpm speed (Type E2 / E2a Only)
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SPECIFICATION

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall
ROOF	Metal Deck Roofing Sheet / R.C Flat Roof
CEILING	Skim Coat / Asbestos Free Cement Board / Gypsum Plastered Board (Where Applicable)
WINDOW	Aluminium Framed Glass Windows / Fixed Glass Panel / Glass Louvres
DOOR	Roller Shutter / Timber Flush Door / Fire Rated Door / UPVC Door
IRONMONGERY	Good Quality Ironmongery

FLOOR FINISHES	Ground Floor
	Shop - Cement Render
	Toilet / Refuse Bin Compartment - Ceramic Tiles
	Walkway - Homogenous Tiles
	First & Second Floor
	Office - Cement Render
	Toilet - Ceramic Tiles
	Air-Cond Ledge / Balcony - Cement Render

STAIRCASE R.C. Staircase with Nosing Tiles

WALL FINISHED	Toilet - 1800mm High Ceramic Wall Tiles
	Other Areas - Plaster and Paint

SANITARY AND FITTINGS Good Quality Sanitary Ware & Fittings

ELECTRICAL INSTALLATION	Type F1 / F2			Type G1 / G2			Type H1			Type H2		
	Ground Floor	1 st Floor	2 nd Floor	Ground Floor	1 st Floor	2 nd Floor	Ground Floor	1 st Floor	2 nd Floor	Ground Floor	1 st Floor	2 nd Floor
Lighting Point	23 Nos	25 Nos	26 Nos	23 Nos	25 Nos	26 Nos	36 Nos	33 Nos	37 Nos	29 Nos	30 Nos	31 Nos
Ceiling Fan Point	4 Nos	4 Nos	4 Nos	4 Nos	4 Nos	4 Nos	8 Nos	8 Nos	8 Nos	4 Nos	4 Nos	5 Nos
13A Power Point	7 Nos	7 Nos	7 Nos	7 Nos	7 Nos	7 Nos	7 Nos	8 Nos	8 Nos	7 Nos	7 Nos	8 Nos
15A Air-Cond Point	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos	4 Nos	4 Nos	3 Nos	3 Nos	4 Nos
Telephone Point	1 No	1 No	1 No	1 No	1 No	1 No	1 No	1 No	1 No	1 No	1 No	1 No
Emergency Light Point	2 Nos	4 Nos	3 Nos	2 Nos	4 Nos	3 Nos	2 Nos	5 Nos	4 Nos	2 Nos	4 Nos	4 Nos
Distribution Box (3 phase)	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit

INTERNAL TELEPHONE Available

TRUNKING AND CABLING

SPECIFICATION

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall
ROOF	Metal Deck Roofing Sheet / R.C Flat Roof
CEILING	Skim Coat / Asbestos Free Cement Board / Gypsum Plastered Board (Where Applicable)
WINDOW	Aluminium Framed Glass Windows / Fixed Glass Panel / Glass Louvres
DOOR	Roller Shutter / Timber Flush Door / Fire Rated Door / UPVC Door

IRONMONGERY Good Quality Ironmongery

FLOOR FINISHES	<u>Ground Floor</u>	
	Shop	- Cement Render
	Toilet / Refuse Bin Compartment	- Ceramic Tiles
	Walkway	- Homogenous Tiles
	<u>First & Second Floor</u>	
	Office	- Cement Render
	Toilet	- Ceramic Tiles
	Air-Cond Ledge / Balcony	- Cement Render

STAIRCASE R.C. Staircase with Nosing Tiles

WALL FINISHED	Toilet	- 1800mm High Ceramic Wall Tiles
	Other Areas	- Plaster and Paint

SANITARY AND FITTINGS Good Quality Sanitary Ware & Fittings

ELECTRICAL INSTALLATION	<u>Type J1 / J2</u>			<u>Type K2</u>		
	Ground Floor	1 st Floor	2 nd Floor	Ground Floor	1 st Floor	2 nd Floor
Lighting Point	24 Nos	24 Nos	26 Nos	33 Nos	28 Nos	32 Nos
Ceiling Fan Point	4 Nos	4 Nos	4 Nos	8 Nos	4 Nos	5 Nos
13A Power Point	7 Nos	7 Nos	7 Nos	8 Nos	8 Nos	8 Nos
15A Air-Cond Point	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos
Telephone Point	1 No	1 No	1 No	1 No	1 No	1 No
Emergency Light Point	2 Nos	4 Nos	3 Nos	2 Nos	4 Nos	4 Nos
Distribution Box (3 phase)	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit	1 Unit

**INTERNAL TELEPHONE
TRUNKING AND CABLING** Available

Our Award Portfolio:



Awarded by StarProperty.my :
Molek Pine 4 -
The Earth-Conscious Award
(Best Sustainable Development - Excellence).



Awarded by StarProperty.my :
Molek Pine 4 -
The Best High-rise Residential Development
(Excellence).



Awarded by StarProperty.my :
Molek Pine 4 -
The Best Sustainable Development
(Excellence).



Awarded by GBI Accreditation Panel :
Molek Pine 4 -
Malaysia's 1st Residential New Construction
(High Rise) Final Green Building Index (GBI)
Platinum rating certification on completion
and verification assessment (CVA).



Awarded by GBI Accreditation Panel :
Molek Pine 3 -
Final Green Building Index (GBI)
Gold rating certification on
completion and verification
assessment (CVA).



Awarded by GBI Accreditation Panel :
Ponderosa Lakeside -
Final Green Building Index (GBI)
Gold rating certification on
completion and verification
assessment (CVA).



Awarded by Malaysia Green Building
Council:
**Molek Pine 4 - Winner of The Top 10
Green Buildings of the Decade Awards
2019**



Awarded by Iskandar Regional
Development Authority:
Molek Pine 4 -
Winner of The First Iskandar Malaysia
Green Accord Initiative Award (GAIA)



Awarded by the Johor Bahru City
Council:
**Molek Pine 4 - Special Award for
Rain Water Harvesting System
(Year 2013-2014)**



Awarded by the Johor Bahru City
Council:
**Ponderosa Lakeside - Special
Award for Rain Water Harvesting
System (Year 2013-2014)**



Awarded by the Johor Bahru
City Council:
**Molek Pine - Champion - Best
Landscape for Resort Living.**



Awarded by the Malaysian
Ministry of Housing and
Local Government:
**Taman Molek - Best
Maintained Township.**



Awarded by the Johor Bahru
City Council:
Taman Molek - Best Township.



Awarded by the Asean Association for
Planning and Housing (AAPH):
**Outstanding Achievement in
Residential Development.**



- 2 KM ▶ Ponderosa Golf & Country Club
- 3 KM ▶ Tebrau Highway, NSK Trade City
- 4.5 KM ▶ Eastern Dispersal Link (EDL), North-South Highway
- 6 KM ▶ Pasir Gudang Highway, Giant Plentong, Lotus's Plentong
- 6.5 KM ▶ Aeon Tebrau City, Lotus's Tebrau, Sultan Ismail Hospital, Ikea, Toppen Shopping Centre, The Mall Mid Valley Southkey, Columbia Asia Hospital Tebrau
- 9.5 KM ▶ Sunway College
- 12 KM ▶ Johor Bahru City Centre, CIQ Complex (Custom, Immigration & Quarantine)
- 14 KM ▶ Seri Alam's "City of Knowledge" with 3 Universities, 2 Colleges & Japanese School, Regency Specialist Hospital
- 28 KM ▶ Senai International Airport, LEGOLAND®, Johor Premium Outlets, Gleneagles Hospital Medini Johor
- 31 KM ▶ Kota Iskandar, Puteri Harbour, Hard Rock Cafe Puteri Harbour, EduCity™, Iskandar Malaysia Studios
- 45 KM ▶ Changi Airport

Located within Taman Molek Financial & Lifestyle Hub with 16 Domestic / Foreign Banks & Financial Institutions



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Sales Gallery Open Daily : Monday-Friday : 8.30am-6.00pm, Saturday & Sunday : 9.00am-5.00pm

The developer gives notice that these particulars do not form, or form any part of, any offer or contract. They are intended to give a fair description of the property, but the developer accepts no responsibility for any error or omission they may contain, however caused. Any intending purchaser must therefore satisfy himself by making enquiries or otherwise as to the correctness of these particulars. The developer reserves the right to change the plans contained herein as directed and approved by the relevant authorities. * Terms & conditions apply.

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