



AVENUE CREST  
SUBANG WEST

SMALL OFFICE  
FLEXIBLE OFFICE

DEVELOPED BY

 **CB LAND SDN BHD**

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# PROJECT INFORMATION



|               |   |   |
|---------------|---|---|
| Name          | : | <b>Avenue Crest SOFO</b>                |
| Land size     | : | <b>2.02 acres</b>                       |
| Type          | : | <b>Commercial</b>                       |
| Location      | : | <b>Persiaran Jubli Perak, Shah Alam</b> |
| Tenure        | : | <b>Freehold</b>                         |
| No. of floors | : | <b>24-storeys</b>                       |
| Total units   | : | <b>495 (33 units per floor)</b>         |
| Built up area | : | <b>527 – 883 square feet</b>            |
| Total retails | : | <b>6 units</b>                          |
| Car parks     | : | <b>714 bays</b>                         |
| Maint. Fee    | : | <b>RM0.30 psf</b>                       |

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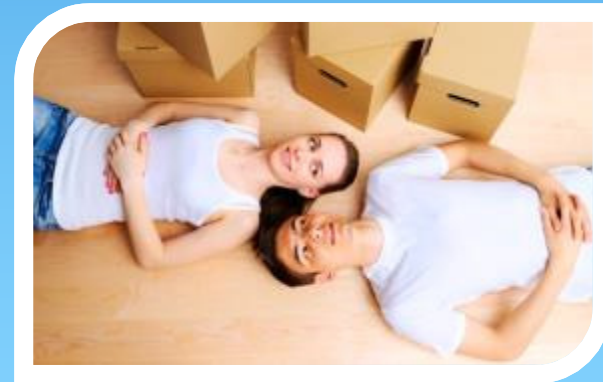
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# Book. Sign. Move In.



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# CONNECTED NEIGHBORHOODS



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Note : Actual furnishing may vary.

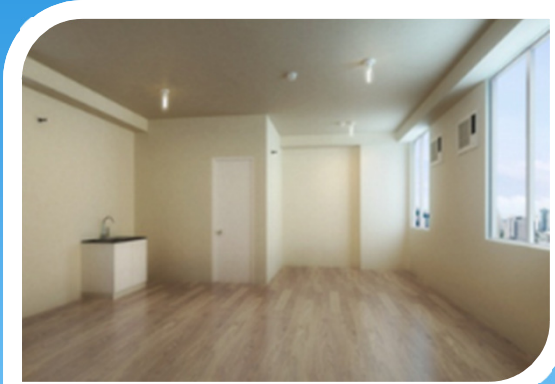


# COMPONENTS BREAKDOWN



17<sup>th</sup> to 22<sup>nd</sup> Floor  
**Fully Furnished SoFo Units**

8<sup>th</sup> to 16<sup>th</sup> Floor  
**Unfurnished SoFo Units**



1<sup>st</sup> to 7<sup>th</sup> Floor  
**Carparks**



Ground & Upper Ground  
**Retail Shops**



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# DEVELOPMENT COMPONENTS

| Type  | Proposed Retail Outlets         | Area (sft)    |
|---|---------------------------------|---------------|
| <b>GROUND FLOOR</b>                         |                                 |               |
| Retail 1                                    | Grocery Store                   | 3,738         |
| Retail 2                                    | Convenience Store               | 2,084         |
| Retail 3                                    | Fast Food Restaurant            | 2,920         |
| Retail 4                                    | Food & Beverage Outlet          | 3,374         |
| <b>FIRST FLOOR</b>                          |                                 |               |
| Anchor Tenant 1                             | Food Court                      | 7,520         |
| Anchor Tenant 2                             | Gym & Health Therapeutic Center | 5,333         |
| <b>Total Retail Floor Space For Leasing</b> |                                 | <b>24,969</b> |

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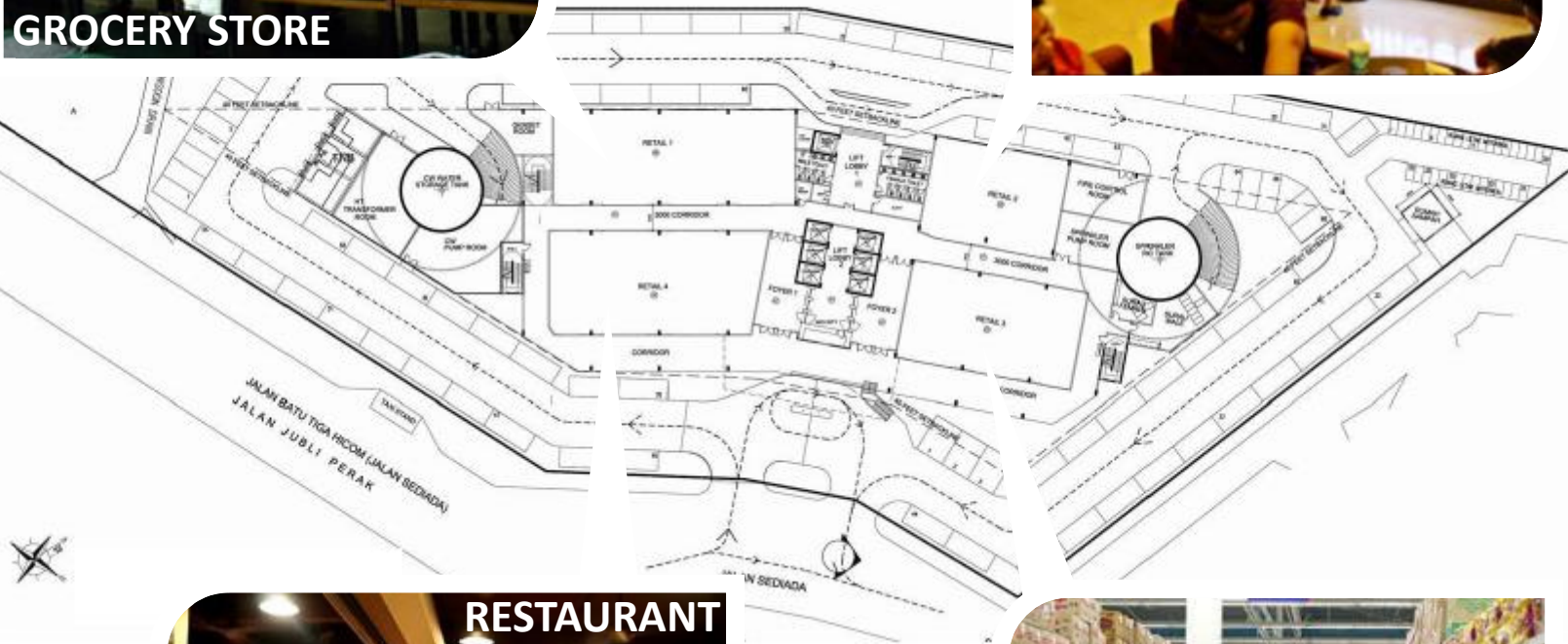
# GROUND FLOOR — RETAIL SHOPS



GROCERY STORE



FAST FOOD

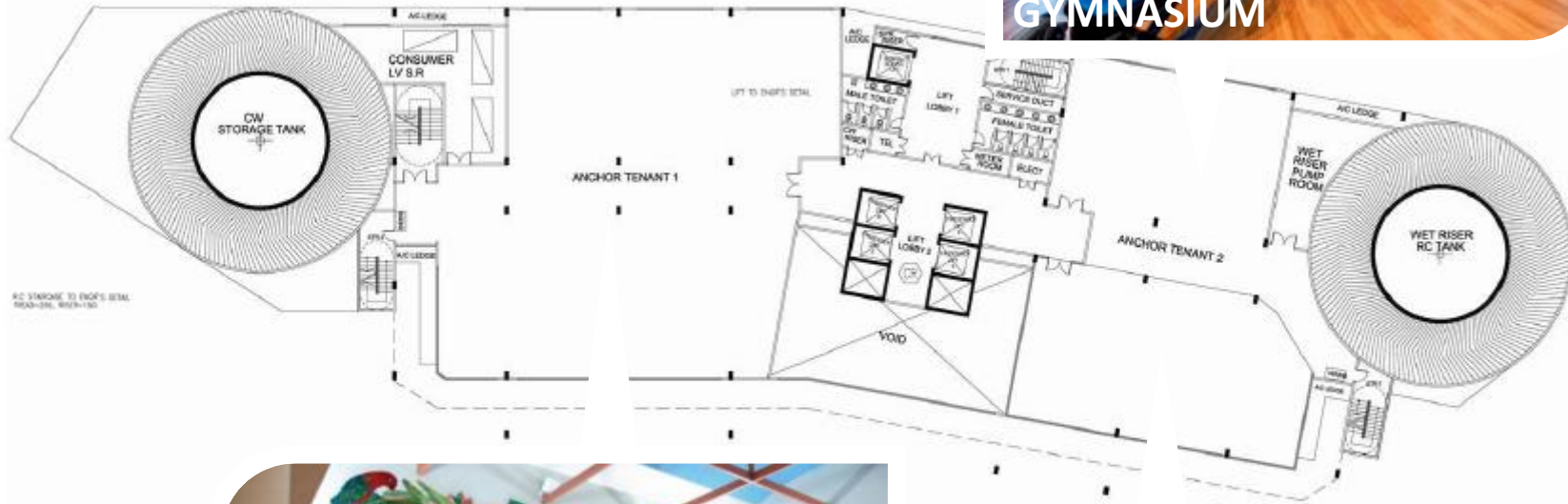


RESTAURANT



CONVENIENCE STORE

# UPPER GROUND — RETAIL SHOPS



**GYMNASIUM**



**FOOD COURT**



**WELLNESS CENTRE**



# FLOORPLAN ORIENTATION — TYPE R & T

FACING ELITE HIGHWAY (VIEW B)



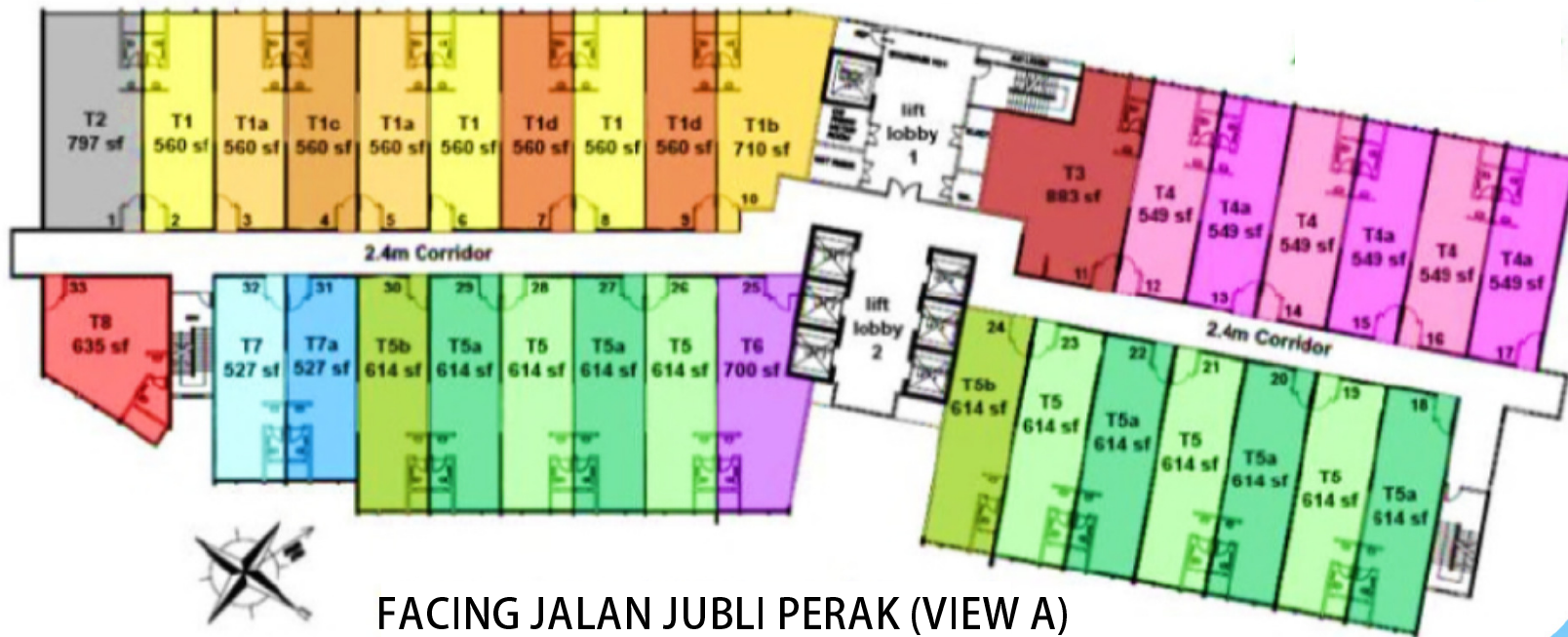
FACING JALAN JUBLI PERAK (VIEW A)

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# FLOORPLAN ORIENTATION — PENTHOUSE TYPE T

FACING ELITE HIGHWAY (VIEW B)



FACING JALAN JUBLI PERAK (VIEW A)

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# FULLY FURNISHED SOFO PACKAGE

- 🌿 10% rebate \*
- 🌿 Up to 85% loan financing \*
- 🌿 FREE Loan agreement fees + Disbursement + Loan Stamping \*\*
- 🌿 FREE SPA legal fees \*\*
- 🌿 FREE Maintenance fees for 2 years (upon VP)
- 🌿 **2% Special Rebate (SPA to be signed within 14 working days)**

🌿 \* *Terms & conditions applied.*

🌿 \*\* *Applicable to developer panel lawyers only.*

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# UNFURNISHED SOFO PACKAGE

- 🌿 10% rebate \*
- 🌿 Up to 85% loan financing \*
- 🌿 FREE SPA legal fees \*\*
- 🌿 FREE Maintenance fees for 2 years (upon VP)
- 🌿 **2% Special Rebate (SPA to be signed within 14 working days)**

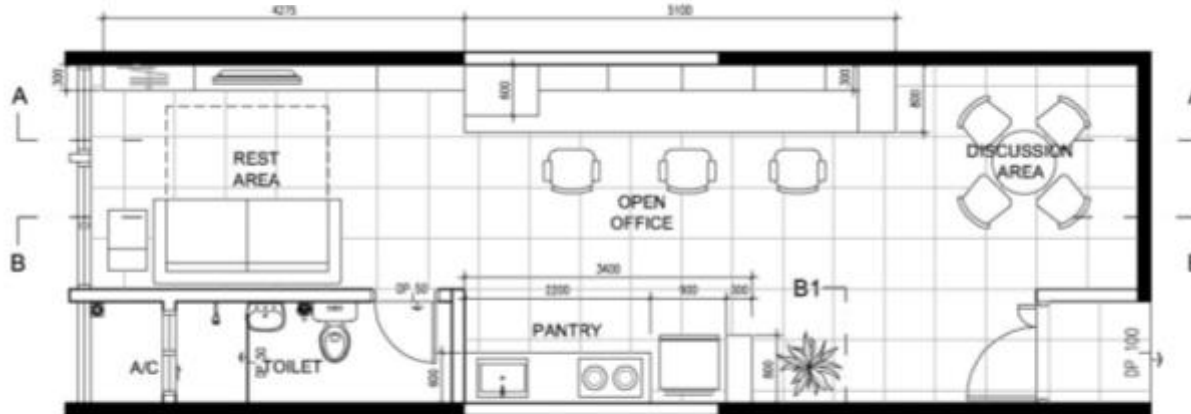
🌿 \* *Terms & conditions applied.*

🌿 \*\* *Applicable to developer panel lawyers only.*

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# FURNISHING FOR 614SFT UNIT



PLAN -  
scale 1 :75



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Note : Actual furnishing may vary.

# FURNISHING IDEAS

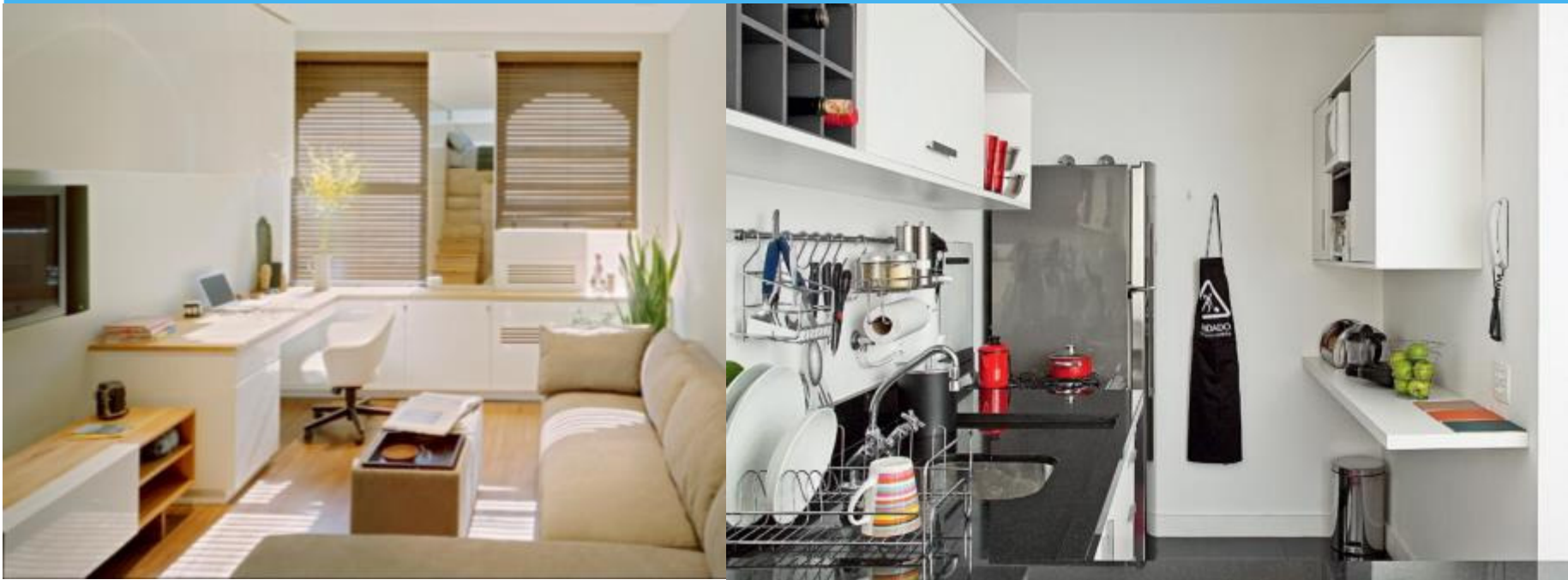




# FURNISHING IDEAS



# FURNISHING IDEAS



# SAMPLE CALCULATION

| <b>Calculation Table : Avenue Crest Fully Furnished SOFO</b>   |                                 |
|--|---------------------------------|
| Lot / Build Up   | 549 sft.                        |
| Selling Price  | RM314,880 (RM573 psf)           |
| 10% Special Rebate + 2% Early SPA Rebate (RM37,785.60)   | <i>RM314,880 – RM37,785.60</i>  |
| <b>Actual Purchase Price</b>   | <b>RM277,094.40 (RM504 psf)</b> |
| Booking Fee : RM3,000  |                                 |
| With Loan Margin of 85%, balance down payment is only 3% of purchase price (15% down payment – 12% rebate) | RM9,447                         |
| 3% down payment – booking fee  | <i>RM9,447 – RM3,000</i>        |
| <b>Total Amount Payable During SPA Signing</b>   | <b>RM6,447</b>                  |

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# COMPETITIVE ANALYSIS

| PROJECT NAME        | BUILD UP         | RM psf       | Furnishing  |
|---------------------|------------------|--------------|-------------|
| V12 SOVO            | 500 – 650        | 600          | Part        |
| First Subang        | 429 – 926        | 490          | Part        |
| Taragon Kelana      | 1,054 – 1,388    | 600          | Part        |
| Oasis Square        | 927 – 2,988      | 550          | Part        |
| Icon City           | 750 – 1,094      | 950          | Part        |
| 591 Damansara SA    | 665 – 1,436      | 650          | Part        |
| Arte @ Subang West  | 548 – 2,379      | 550          | Part        |
| <b>Avenue Crest</b> | <b>527 – 883</b> | <b>560++</b> | <b>Full</b> |

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# PANEL BANKERS

| BANKS                | Personal Margin | DIBS |
|----------------------|-----------------|------|
| RHB Bank             | Up to 85%       | Yes  |
| United Overseas Bank | Up to 80%       | Yes  |
| Maybank Berhad       | Up to 85%       | Yes  |
| Alliance Bank        | Tbc             | Tbc  |
|                      |                 |      |
|                      |                 |      |
|                      |                 |      |

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# 8 GREAT REASONS TO BUY

**AFFORDABLE  
PURCHASE**

**IMMEDIATE  
OCCUPANCY**

**CONNECTED  
ACCESS**

**FULLY  
FURNISHED**

**FREEHOLD  
OWNERSHIP**

**ACCESSIBLE  
AMENITIES**

**RENT-ABLE  
SIZE**

**FREE  
SPA & LOAN**



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