

Learn more about CUBIC SPACE, for enquiries,  
please contact us at

03-6142 6169 OR  
Miss LIM 012-6370381

**SALES OFFICE:**

50-3, JALAN PJU 5/21, THE STRAND, KOTA DAMANSARA, 47810 PETALING JAYA, SELANGOR DARUL EHSAN

TEL NO: 03-6142-6169

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**SITE ADDRESS**

LOT 6, JALAN TECHNOLOGY 3/4, SELANGOR SCIENCE PARK 1, KOTA DAMANSARA, 47810, PETALING JAYA

**DEVELOPER:**

**Connectiv**

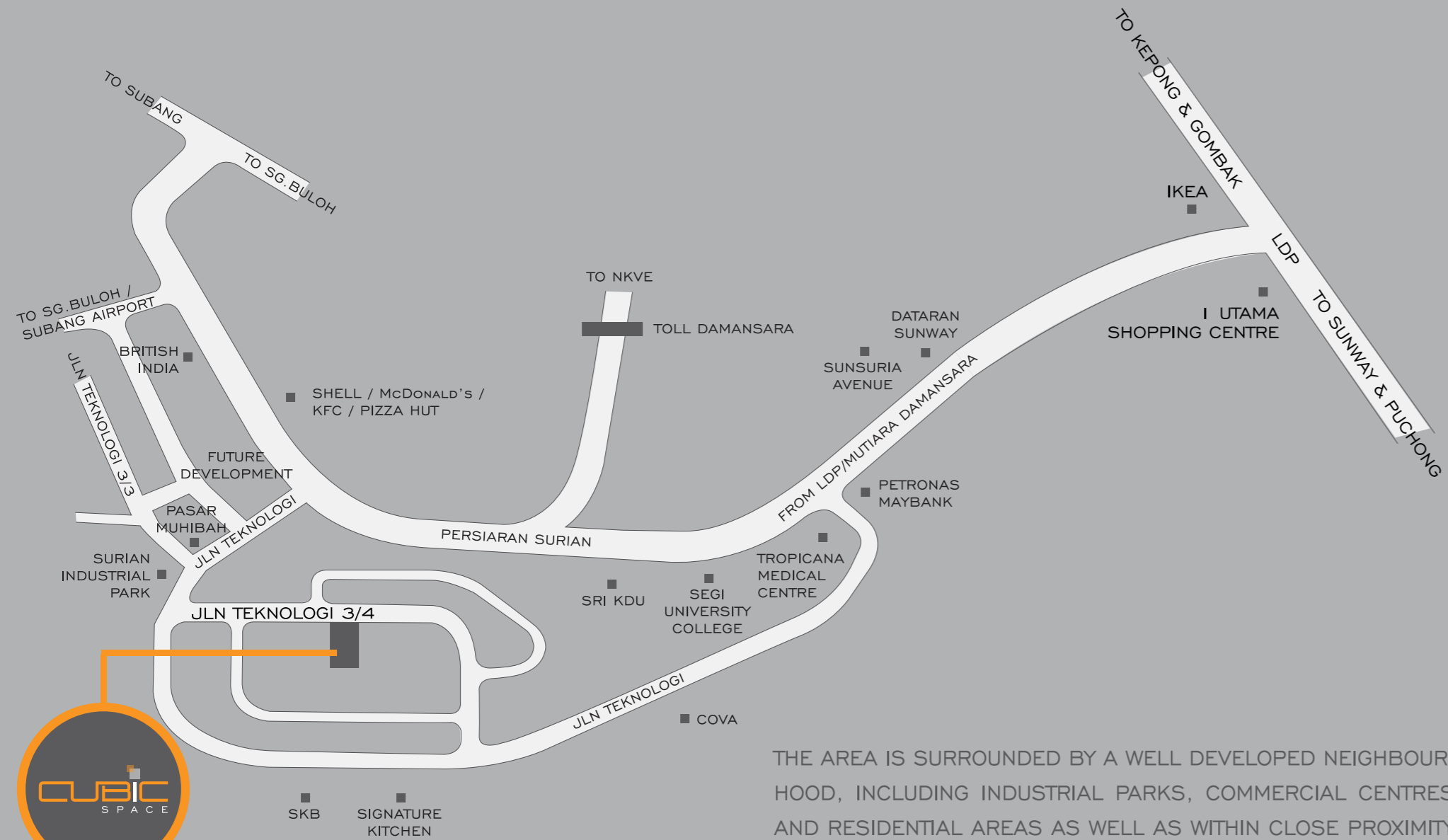
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**CUBIC**  
SPACE

3-STOREY  
PREMIUM SEMI-D  
CORPORATE FACTORY  
@ KOTA DAMANSARA



Location Map

THE AREA IS SURROUNDED BY A WELL DEVELOPED NEIGHBOURHOOD, INCLUDING INDUSTRIAL PARKS, COMMERCIAL CENTRES AND RESIDENTIAL AREAS AS WELL AS WITHIN CLOSE PROXIMITY TO VARIOUS AMENITIES AND FACILITIES, SUCH AS HOTELS, SHOPPING MALLS, GOLF COURSE, HYPERMARTS, SCHOOLS, COLLEGES AND HOSPITAL. FREQUENT BUS TRANSPORTATION IS SERVED BY RAPID KL RAPID BUS EXPRESSWAY TRANSIT (RAPIDBET).



## Prestigious Corporate Address

the prime area of  
**Kota Damansara**

THE DEVELOPMENT SITE IS LOCATED STRATEGICALLY WITHIN THE SELANGOR SCIENCE PARK 1 IN KOTA DAMANSARA, WITH WELL CONNECTING INFRASTRUCTURE PROVIDING CONVENIENT ACCESS TO MAJOR CITIES AND PORTS, SUCH AS KUALA LUMPUR, PETALING JAYA, SHAH ALAM, PORT KLANG VIA NKVE AND LDP HIGHWAYS.

## salient points of cubic space

- 3-STOREY SEMI-D FACTORY WITH MODERN AND SLEEK DESIGN THEME.
- LOCATED WITHIN THE PRIME AREA OF KOTA DAMANSARA .
- SPACIOUS AND PRACTICAL FLOOR PLAN ALLOW FLEXIBILITY FOR BOTH INDUSTRIAL AND CORPORATE USE.
- AMPLE PARKING LOTS AVAILABLE.
- SURROUNDING RESIDENTIAL AREA PROVIDES A LARGE CATCHMENT AREA OF LABOUR.



Spacious



Flexible

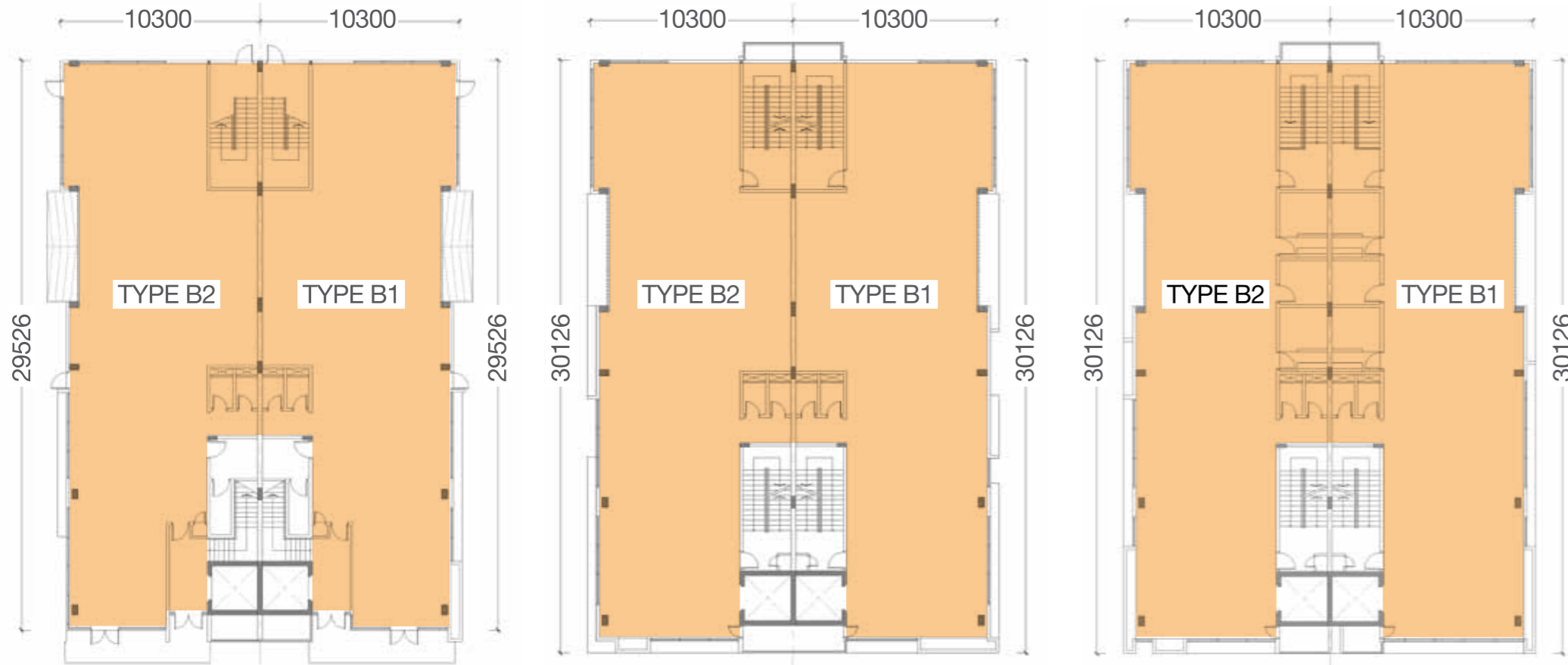


## features of cubic space

- LAND AREA : 10,000 (APPROX.)
- BUILT-UP AREA : 9,500 (APPROX.)
- ESTIMATED DESIGN FLOOR LOADING
  - A) GROUND FLOOR - 10 KN/M<sup>2</sup>
  - B) FIRST FLOOR - 5 KN/M<sup>2</sup>
  - C) SECOND FLOOR - 5 KN/M<sup>2</sup>
- HIGH CEILING
  - A) GROUND FLOOR - 5.5 METER FLOOR TO FLOOR
  - B) 1ST & 2ND FLOOR - 4.25 METER FLOOR TO FLOOR WITH SERVICE LIFT
- SUB-METERING INFRASTRUCTURE PROVIDED
- PERIMETER FENCING WITH CCTV INFRASTRUCTURE AT MAIN ROAD ENTRANCE
- CENTRALIZED GUARD HOUSE
- AMPLE PARKING LOTS READY WITHIN AND OUTSIDE THE UNIT COMPOUND



FLOOR PLAN



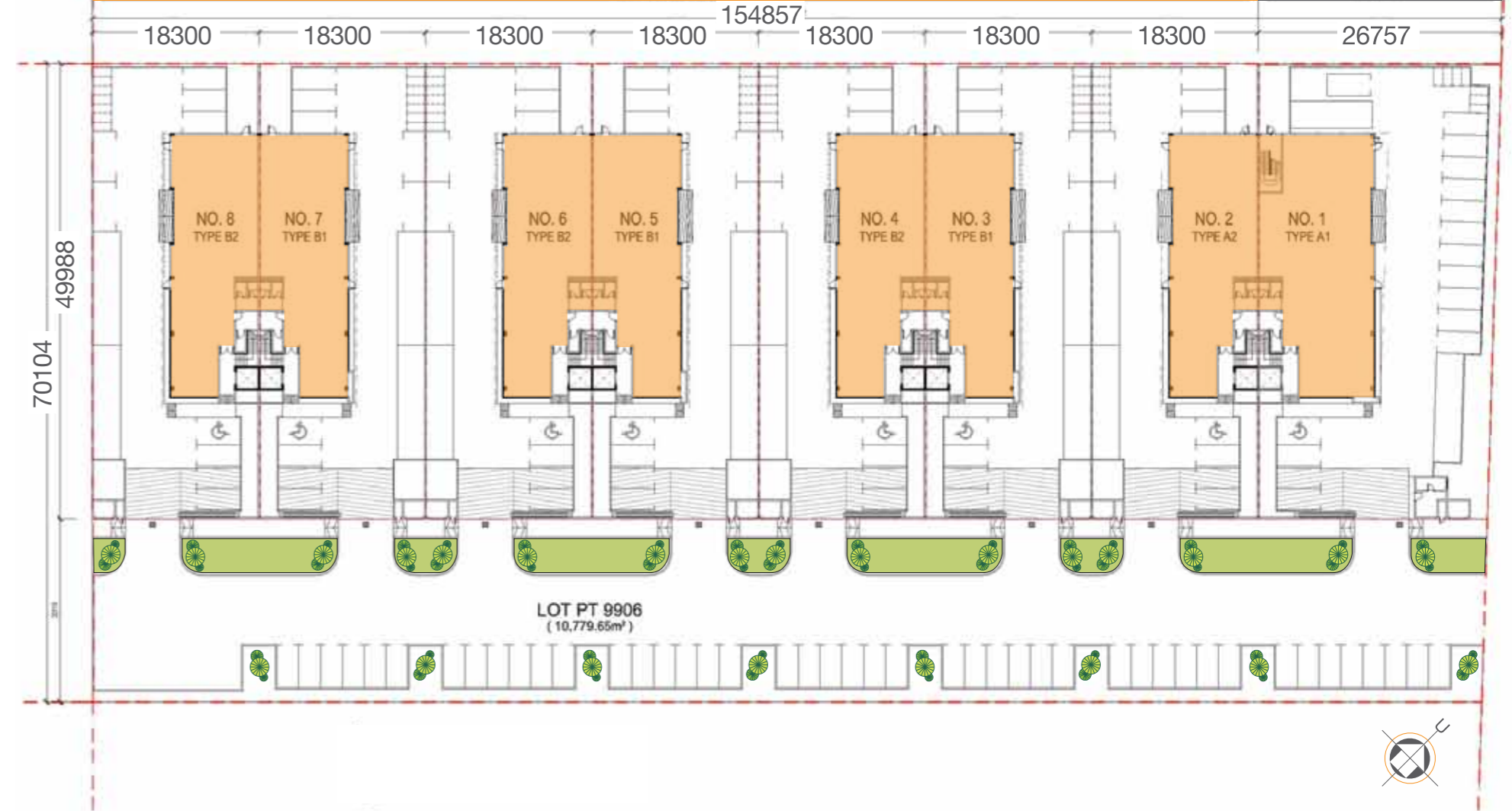
GROUND FLOOR

1 ST FLOOR

2ND FLOOR

TYPICAL UNIT

TYPE - A



GENERAL-SITE PLAN