

SITE plan

SEMI - D  
TYPE A  
TYPE B  
TYPE C

CLUSTER  
TYPE A

BUNGALOW  
TYPE A TYPE D  
TYPE B TYPE E  
TYPE C TYPE F



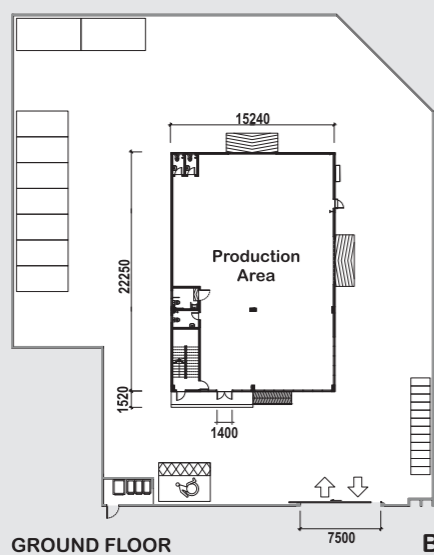
DESIGNED TO  
**ELEVATE YOUR BUSINESS**

LAYOUT plans

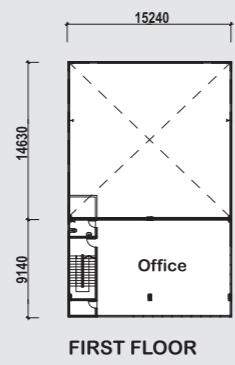


Built-Up 3,550-10,402 sqft

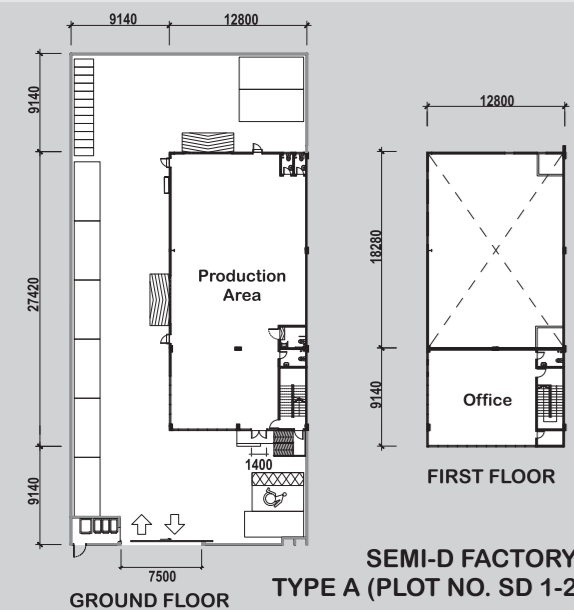
**BUNGALOW FACTORY**



**BUNGALOW FACTORY (2 STOREY) TYPE A (PLOT NO. B01)**



FIRST FLOOR



**SEMI-D FACTORY (2 STOREY) TYPE A (PLOT NO. SD 1-20, SD 39-42)**



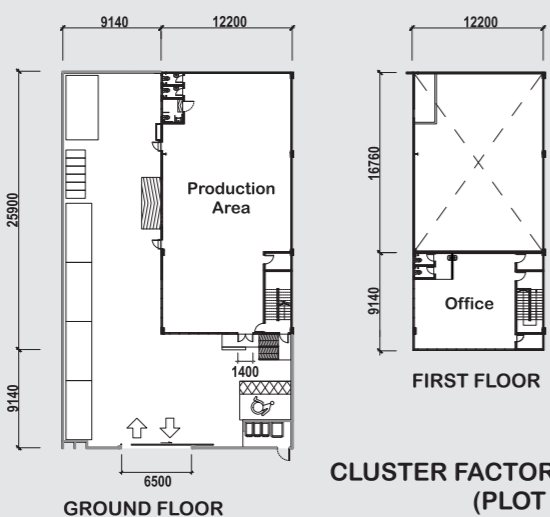
**SEMI-DETACHED FACTORY**

42' x 90'  
Built-Up 4,806-6,224 sqft



40' x 80'  
Built-Up 4,402 sqft

**CLUSTER FACTORY**



**CLUSTER FACTORY (2 STOREY) (PLOT NO. C01-C40)**

**IDEAL BUSINESS HUB**  
@PENANG TECHNOLOGY PARK  
BERTAM, PENANG



STRATEGICALLY  
LOCATED FOR EXCELLENT  
**BUSINESS EXPANSION**

DISTANCE TO KEY AMENITIES



**5 KM**  
BERTAM  
TOLL PLAZA



**20 KM**  
SUNGAI PETANI



**23 KM**  
PENANG PORT &  
BUTTERWORTH CONTAINER DEPOT



**40 KM**  
BATU KAWAN



**42 KM**  
PENANG  
INTERNATIONAL AIRPORT

**IDEAL**  
CREATING LEGACY  
超越时尚 缔造典范

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FOR INTERNAL CIRCULATION ONLY

**IDEAL BUSINESS HUB**  
@PENANG TECHNOLOGY PARK  
BERTAM, PENANG

YOUR GATEWAY TO  
**INDUSTRIAL EXCELLENCE**

**PENANG TECHNOLOGY PARK**  
@BERTAM, PENANG

FREEHOLD INDUSTRIAL LAND

# A THRIVING HUB FOR INDUSTRIAL GROWTH

Welcome to IDEAL BUSINESS HUB, a premier destination and beacon of industrial excellence and innovation.

Positioning your business at the heart of Penang Technology Park @ Bertam and creating opportunities to collaborate with top industry leaders to fuel your business growth. Every detail is meticulously crafted to ensure an optimal working environment, an ecosystem designed to empower businesses to reach new heights.

IDEAL BUSINESS HUB comprising only 88 units of bungalow, semi-detached and cluster factories, offering a variety of versatile space layout with continuous improvement and adaptation to new market demands. A siding optimising functionality and efficiency, incorporating sustainable eco-friendly practices and integrating green technology to enhance the hub's appeal and longevity.

IDEAL BUSINESS HUB is strategically located within the vibrant and bustling growing township in Bertam, Penang. Situated at major transportation networks and close proximity to major highways, Penang Port and Penang International Airport, offers unparalleled connectivity to national and international markets.

This makes it an ideal and ultimate destination for warehouse and logistical business at the heart of industrial revolution.



## Building Specifications

Structure	a) Production/Warehouse Area b) Office Area	: Steel structure : RC framework
Wall	a) Production Area b) Office Area	: Cement sand brick/Metal cladding : Cement sand Brick/Fire rated brick
Roofing	a) Metal deck roofing with insulation b) Klip-lok / roller shutter awning	
Ceiling	a) Production/Warehouse Area b) Office Area	: Exposed : Suspended ceiling
Flooring	a) Production/Warehouse Area b) Office Area	: Power float with floor hardener : Cement render
Wall Finishing	a) Production/Warehouse Area b) Office Area	: 3m brick/Metal wall cladding : Cement plaster with emulsion paint/ACP wall cladding
Ramp	a) Production/Warehouse Area b) Office Area	: Concrete ramp with a gradient of 1:12 max & 50 @mm handrail gal. at 1000mm high : Concrete ramp with a gradient of 1:6 max
Electrical Supply	a) Bungalow b) Semi-D c) Cluster	: 300 amp 3 phase : 200 amp 3 phase : 200 amp 3 phase
Floor Loading	a) Ground Floor b) 1st Floor	: 1.5 ton/m2 : 0.25 ton/m2

Note: The plan/perspective is for illustration purposes only. All changes are subject to the final authorities approval.

# AN EMERGING INNOVATIVE BUSINESS HUB

## IDEAL BUSINESS HUB SITE PLAN

Total Unit **88 units** Total Acres **27.89 acres**



### Mature Township Location In Bertam City

- Strategically located in a mature township at Bertam, Penang.
- A stone's throw away from various amenities such as supermarkets, eateries, educating, medical institutions and many more.



### Flexi-Designed and Architecture

- Flexible space to suit a diverse range of industries' needs for business operations, including corporate office, showroom, warehouse or light production.



### One-Stop Managed

- Provide support services to expedite business setup on government agencies approval and financial assistance.
- Fully supported by Federal & Penang State Government.



### Well-Developed Infrastructure and Utilities Services

- Comprehensive range of road access, electricity, water supply, water drainage, telecommunication, natural gas & industrial gas as well as security surveillance.



### An Excellent Opportunity To Expand Internationally

- Access to new market and business opportunity.
- Widen customer lease and sales.
- Increase sales revenues.
- Enhance financial viability by attracting new customers and unlock opportunities.



### Brand Visibility and Reputation

- A value-added feature to enhance company's brand visibility and reputation being part of Penang Technology Park @ Bertam by Ideal Property Group, associating it with quality and reliability.



### Freehold Land (880 Acres)

- Higher appreciation value
- No state consent required for subsale/ subletting
- No restriction in interest endorsement on land title



### Guarded Light Industry Park

- Enhanced security reduces risk of theft and vandalism
- Ensuring safety of assets and personnel