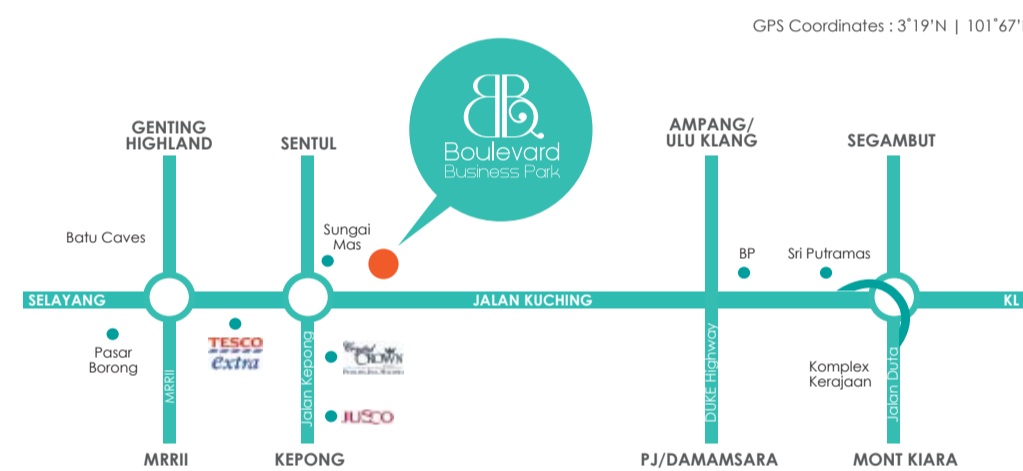




Be it restaurants and eateries, or outlets offering lifestyle services such as hairstyling, health and beauty spas or even bridal salons, with the large catchment of consumers in the vicinity, Boulevard Business Park has every indication of being a sure hit!



For more information:

012 - 493 9988

012 - 988 6276

www.magnaprima.com.my



MAGNA PRIMA BERHAD

MAGNA CITY DEVELOPMENT SDN BHD (412099-K)
 Lot No. C-G11 & C-G12, Block C, Jalan Penterjemah Sulfan, Palm Spring @ Damansara,
 47810 Kota Damansara, Petaling Jaya, Selangor Darul Ehsan, Malaysia.
 Tel: 603 - 7801 5505 Fax: 603 - 7801 5270

The information contained in this brochure is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by Authorities or recommended by the Architect or Engineer.

BB
 Boulevard
 Business Park

— @ JALAN KUCHING —

4-storey Shop Offices with lifts

TENOR SQUARE

Tenor Square offers 4-storey Shop Offices with lifts that project a professional image and are suitable for a wide variety of businesses.

Covered Retail Boulevard

RHYTHM AVENUE

Nestled at the centre of the entire development, Rhythm Avenue is a Covered Retail Boulevard that will host a vast array of F&B outlets and shops.

Concept Mall

MEDLEY PARK

Medley Park is a unique Concept Mall with hypermarket and basement car park with 2,000 parking bays for convenience and trouble-free shopping.

Serviced Apartment

THE CHORUS

Fully serviced residential 30-storey tower block that provides safe, secure and exclusive living environments that are close to a range of facilities.



Boulevard Business Park

@ JALAN KUCHING

The Chorus
Serviced Apartment

Rhythm Avenue
Covered Retail Boulevard

Tenor Square
4-Storey Shop Offices
with lifts

Medley Park
Concept Mall



DOWNTOWN IS NOW UPTOWN!

Located at the busy Jalan Ipoh/Jalan Kuching intersection, Boulevard Business Park comprises 4-storey Shop Offices, a 30 storey tower block containing Serviced Apartments, and an innovative Retail Boulevard concept mall with supermarket and basement car park. This freehold development will host an eclectic mix of residential, businesses and retail activity including a major Hypermarket and is set to be the lively new hub of commercial and retail activity in the Jalan Kuching area.

CASH IN ON OUR FORWARD INVESTMENT SCHEME

At Boulevard Business Park, pay just 10%* of the total price to claim ownership of a prime piece of real estate and pay nothing until the project is completed and ready to start generating income.

* Limited time only

EARN YOUR MARGIN TODAY

Profit from tomorrow's market appreciation today by paying just 10% of the total purchase price and easily enjoy maximum returns when the project is fully built.

REDUCE YOUR RISK NOW

Pay nothing for 2 years* until the development is completed. This means there are no installments to pay until your property can generate income for you and help cover installment fees.

* Construction period

POCKET GAINS FROM DAY ONE

If you should choose to cash out and sell off your property once it is completed, enjoy capital gains made from price appreciation (compounded during the construction period) when you lock in today.

THE SUREST WAY TO FINANCIAL SUCCESS

Property investments carry superior yields in comparison to fixed deposits even though both carry the same degree of negligible risk. Be part of an elite few who profit by investing in an asset that consistently rises in value over time.



THE NEW PULSE OF JALAN KUCHING

With a ready base of customers from the nearby Central Business District, administrative and commercial hubs of Jalan Duta, as well as from the string of residential and commercial districts in the vicinity such as Hartamas and Mont Kiara, tenants will find excellent business opportunities and great prospects at Boulevard Business Park.



LET YOUR INVESTMENT WORK FOR YOU

Boulevard Business Park provides excellent accessibility from all directions due to its strategic location that is set to attract patrons from nearby Jalan Kuching, as well as neighbourhoods further afield thanks to the Duke Highway and the MRR1 providing convenient, toll-free access to the area. With its prominent location and excellent visibility from major roadways, retailers and shop owners can expect to benefit from passing traffic as well as offices and residences in the vicinity. In short, Boulevard Business Park is the ideal location to make large gains and quick return on investment (ROI).



AN INVESTMENT THAT LOOKS AFTER ITSELF

Be a savvy owner of a retail shop at Boulevard Business Park and enjoy capital gains of up to 7%* per annum when you invest today. Stand to reap high profits from capital appreciation with an easy entry cost, and literally earn money while you sleep! Between the minimal start up cost, thanks to DIBS (developer interest bearing scheme), and shop offices at Boulevard Business Park projected to record 6% to 7% yearly returns upon completion, investor risk is virtually eliminated while capital gains are almost certainly assured when you invest in Boulevard Business Park.

* Projected returns

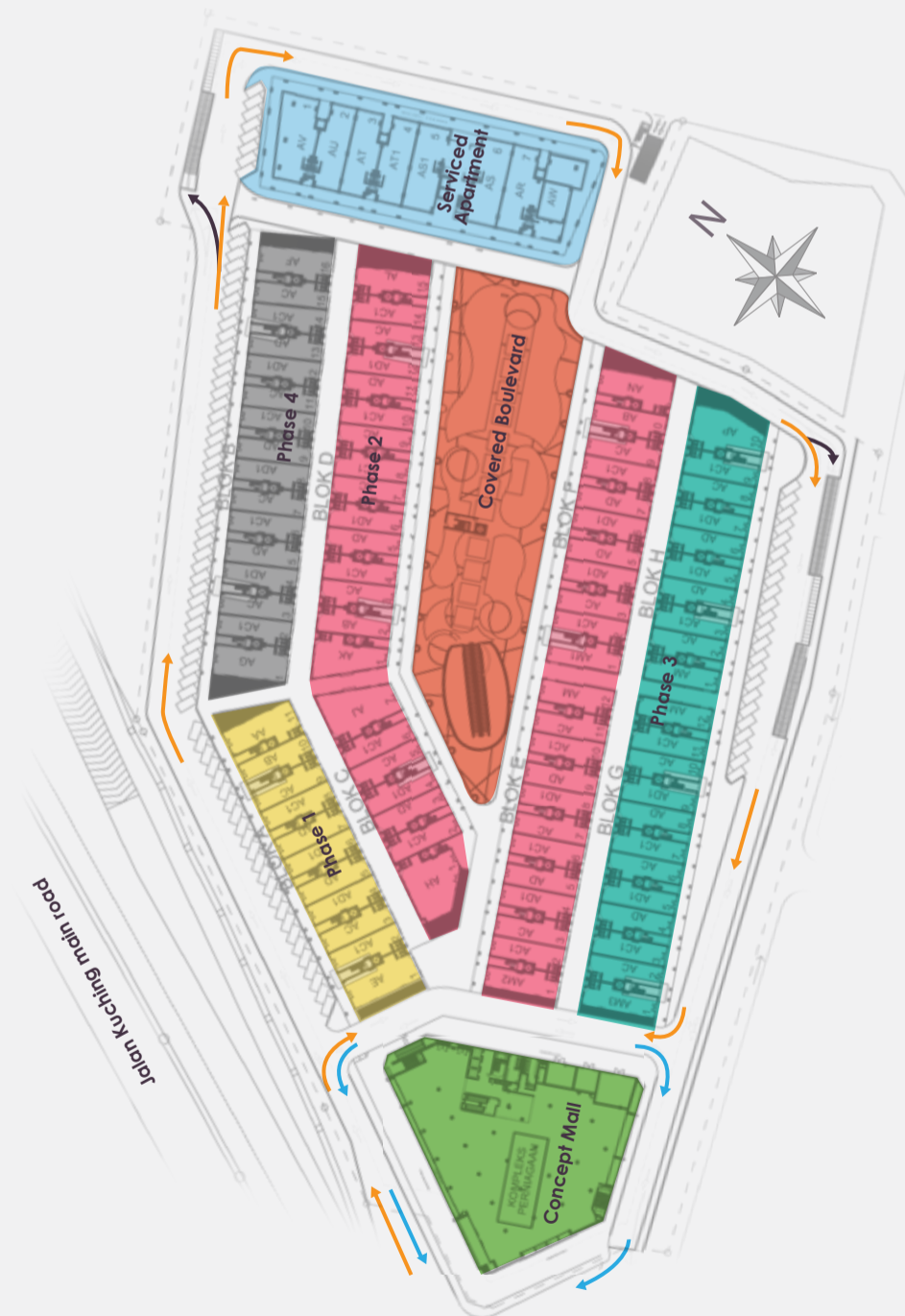
Special Features

- Strategic Location
- 2,000 Car Parks
- Lift Facilities
- Covered Retail Boulevard
- Supermarket
- Serviced Apartment



The Site Plan

- Covered Retail Boulevard
 - Concept Mall
 - Shop Offices (Phase 1)
 - Shop Offices (Phase 2)
 - Shop Offices (Phase 3)
 - Shop Offices (Phase 4)
 - Serviced Apartment
- IN
 OUT
 To car park



Specification

Structure	Reinforced concrete structure
Wall	Brickwall
Roofing	Generally skim coated finish / Cement board for top most floor & toilets
Ceiling	Skim coat / ceiling board
Windows	Aluminium frame windows
Doors	Fire-rated timber door for office / Hollow flush door to toilet

FLOOR FINISHES	
Shop	Cement Render
Office	Cement Render
Toilet	Ceramic Tiles
Corridor	Homogenous Tiles
A/C Ledge	Cement Render

WALL FINISHES	
External Wall	Weather resistant paint
Internal Wall	Emulsion paint
Toilet	1500mm high ceramic tiles

ELECTRICAL INSTSLATION (INTERMEDIATE LOT)	Ground Floor	1st Floor	2nd Floor	3rd Floor
Lighting point	14 nos	16 nos	16 nos	16 nos
Telephone point	2 nos	2 nos	2 nos	2 nos
Power point	5 nos	5 nos	5 nos	5 nos
Fan point	3 nos	nil	nil	nil

ELECTRICAL INSTSLATION (CORNER/END LOT)	Ground Floor	1st Floor	2nd Floor	3rd Floor
Lighting point	18 nos	22 nos	22 nos	22 nos
Telephone point	2 nos	2 nos	2 nos	2 nos
Power point	6 nos	8 nos	8 nos	8 nos
Fan point	3 nos	nil	nil	nil

SANITARY FITTINGS	WC	Wash Basin	Toilet Roll Holder	Tap
Ground Floor	2 nos	1 no	2 nos	4 nos
1st Floor	2 nos	1 no	2 nos	4 nos
2nd Floor	2 nos	1 no	2 nos	4 nos
3rd Floor	2 nos	1 no	2 nos	4 nos

Typical Floor Plans

The adjacent low rise commercial podium will office 94 units of shop offices with built up areas ranging from 5,361 sq ft (intermediate) to 10,246 sqft (corner / end).

LEVEL	BUILT UP AREA (m ²)
Ground Floor	113.91
1st Floor	135
2nd Floor	135
3rd Floor	135

Note: All drawing are subjected to variation, modifications and substitutions as recommended by the architect and/or directed by the Appropriate Authority.

