

CONVENIENT CITYWIDE CONNECTIVITY

AMENITIES WITHIN KOTA SAMARAHAN

OFFICE

- 1 700M to Sarawak Tropical Peat Research Institute
- 2 2.8KM to INFRA
- 3 3.4KM to SAINS Samarahan
- 4 3.7KM to Cocoa R&D Centre
- 5 6.5KM to Wisma SALCRA
- 6 6.8KM to INTAN Sarawak

RECREATIONAL

- 1 1.5KM to Samarahan Golf Club
- 2 3.2KM to Unicentral Recreation Park
- 3 5.0KM to D'Virtual Park
- 4 11.6KM to Kota Samarahan Swimming Pool
- 5 11.8KM to Kota Samarahan Indoor Stadium
- 6 12.4KM to Samarahan Drift Park

MALL

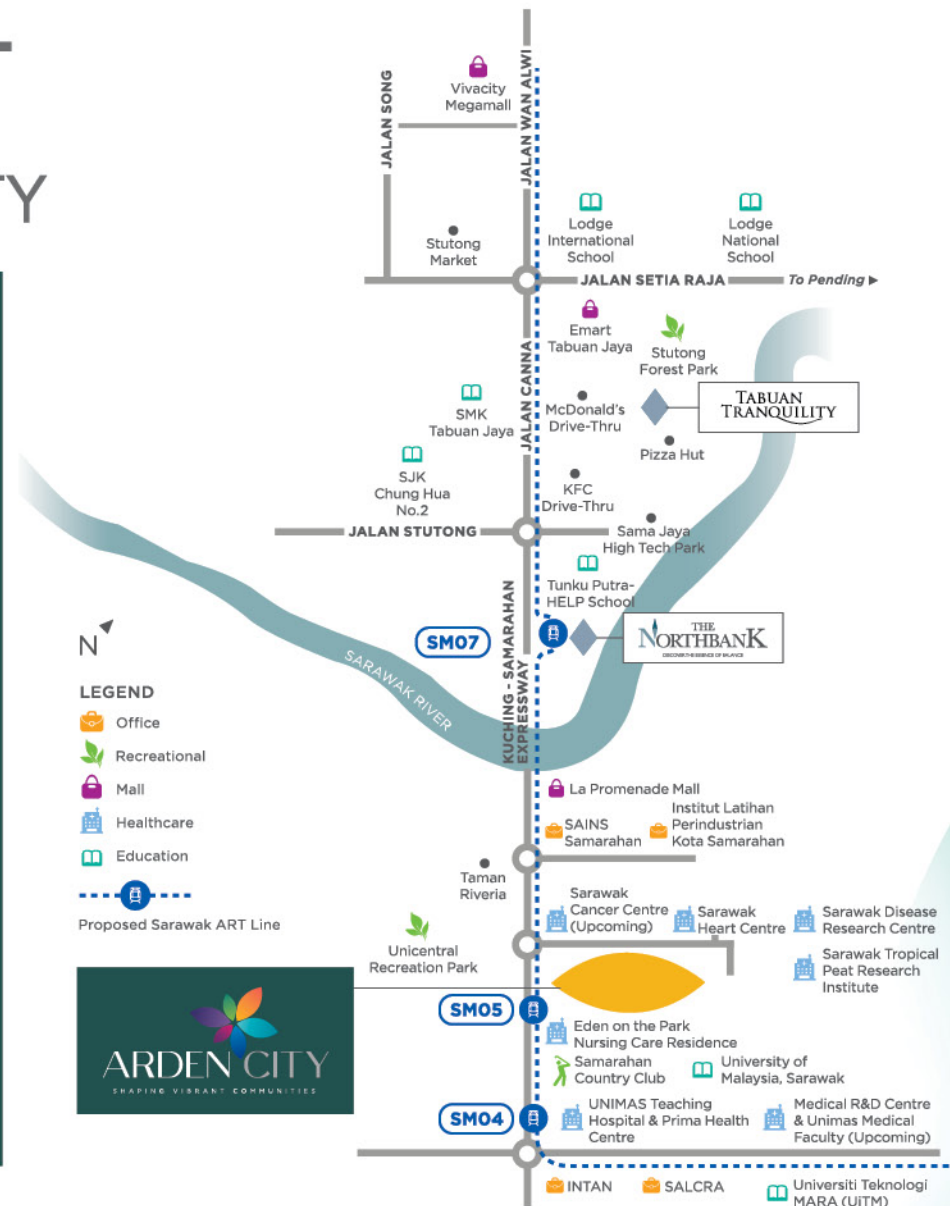
- 1 4.1KM to La Promenade Mall
- 2 7.0KM to Summer Mall
- 3 8.0KM to Aiman Mall

HEALTHCARE

- 1 350M to Sarawak Cancer Centre (Upcoming)
- 2 650M to Sarawak Heart Centre
- 3 600M to Sarawak Disease Research Centre
- 4 1.0KM to Eden on The Park Nursing Centre
- 5 2.0KM to UNIMAS Teaching Hospital & Prima Health Centre
- 6 3.0KM to Medical R&D Centre & UNIMAS Medical Faculty (Upcoming)
- 7 11.0KM to Klinik Kesihatan Samarahan

EDUCATION

- 1 2.3KM to GIATMARA Samarahan
- 2 2.6KM to UNIMAS
- 3 3.6KM to Institut Latihan Perindustrian
- 4 3.7KM to Kuching Skills College
- 5 6.5KM to UITM
- 6 8.1KM to Institut Pendidikan Guru Kampus T.A.Razak



THE ATRIUM

3-STOREY SHOPLOTS



The Heart
OF EXCITEMENT



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Space For — COMMUNITIES TO FLOURISH

As an important part of an integrated township—consisting of healthcare, offices, leisure, and other exciting amenities—The Atrium has a lot to offer which add colour and vibrancy to the area. 39 units of three-storey shops will be home to a generous mix of products and services, where patrons may experience leisure and convenience, close to home.



Part of an
Integrated
City



3-Storey
39
units



Single
Frontage
Shops
25 units



Double
Frontage
Shops
14 units



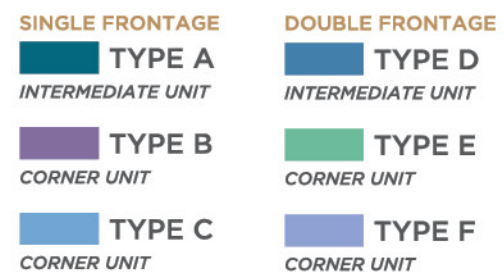
Vibrant LIVING

Discover a wonderful new world of life-enriching delights. The Atrium provides a generous selection of retail outlets, housing a fantastic mix of the latest brands and trends. Whether it's shopping or dining, this is a great place to relax and indulge in the things that make you happy.

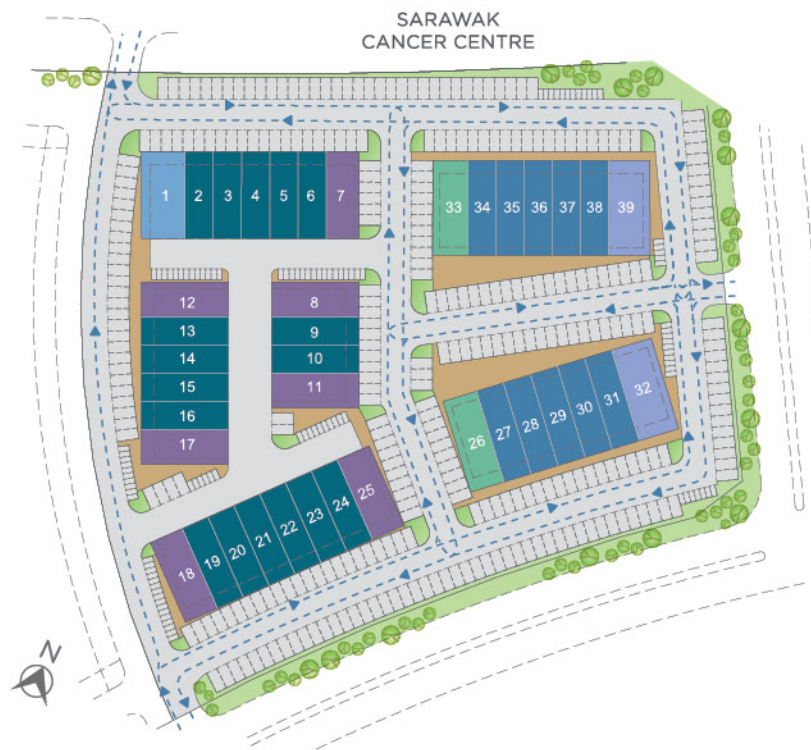
MASTER PLAN



SITE PLAN



Everything about the layout of these shop lots is aimed at presenting the most intuitive experience for visitors and patrons. Additionally, the single and double frontage shops add more flexibility to shop owners to prepare the most suitable space for their business needs.



Planned To
PERFECTION



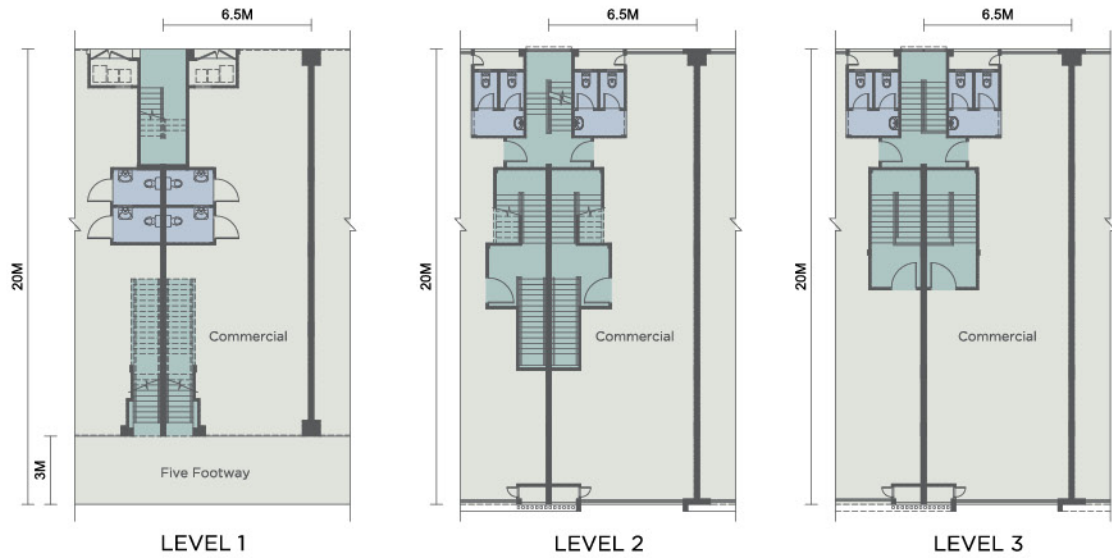
TYPICAL FLOOR PLAN

TYPE SINGLE FRONTAGE

TYPE A Intermediate Unit

GROSS
FLOOR AREA:
3,986 sqft

LEVEL 1
From 1,188 sqft
LEVEL 2
From 1,398 sqft
LEVEL 3
From 1,398 sqft



TYPE B Corner Unit

GROSS
FLOOR AREA:
4,632 sqft

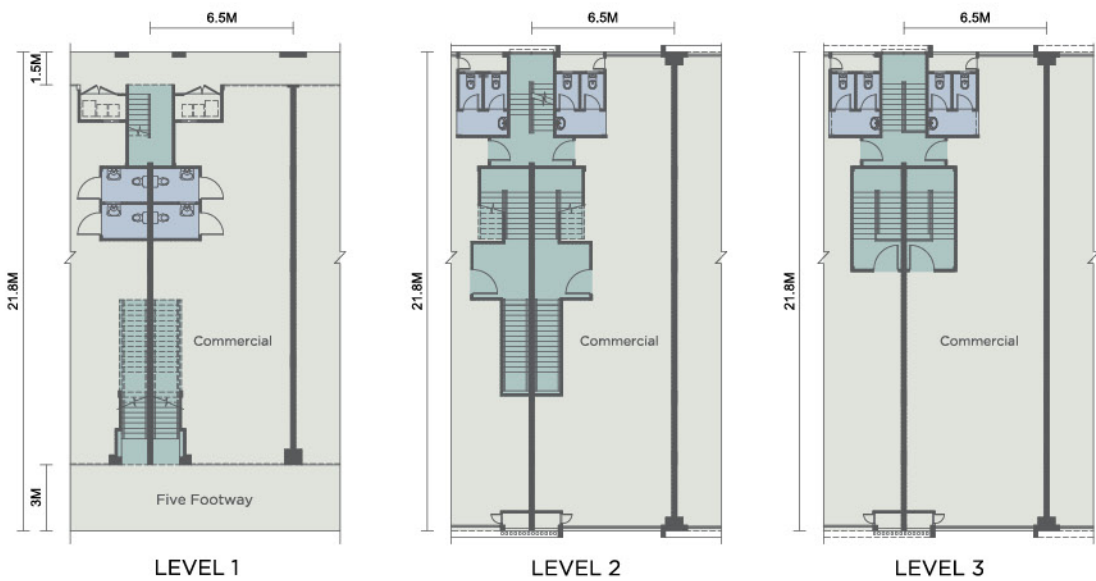
LEVEL 1
From 1,188 sqft
LEVEL 2
From 1,721 sqft
LEVEL 3
From 1,721 sqft



TYPE D Intermediate Unit

GROSS
FLOOR AREA:
4,259 sqft

LEVEL 1
From 1,209 sqft
LEVEL 2
From 1,524 sqft
LEVEL 3
From 1,524 sqft



TYPE E Corner Unit

GROSS
FLOOR AREA:
4,962 sqft

LEVEL 1
From 1,209 sqft
LEVEL 2
From 1,876 sqft
LEVEL 3
From 1,876 sqft



SPECIFICATIONS

STRUCTURE	Reinforced concrete framework/ clay brick wall
ROOF	Metal Roofing
CEILING	Reinforced Concrete Slab Ceiling for Level 1 and 2 Level 3 - Plaster ceiling Toilets - Moisture Resistance ceiling
WINDOWS	Aluminum-framed glass windows
DOORS	Aluminum roller shutter to Level 1, shop front, rear and side where applicable Fire rated main door to Level 2 and Level 3 Timber flush doors to toilets
FLOOR FINISHES	Cement Render to all areas except toilets Quality Floor Tiles to Five Foot Way, Toilets & Pre-toilets area

WALL FINISHES	Ceramic wall tiles for toilets Weather Shield Paint to external walls Emulsion Paint to internal walls
PLUMBING	Concealed plumbing, water closet and wash basin
ELECTRICAL	Generally concealed wiring, switches and socket points
STAIRCASE RAILING	Painted mild steel railing

SITE PLAN

SINGLE FRONTAGE	DOUBLE FRONTAGE
TYPE A INTERMEDIATE UNIT	TYPE D INTERMEDIATE UNIT
TYPE B CORNER UNIT	TYPE E CORNER UNIT
TYPE C CORNER UNIT	TYPE F CORNER UNIT

