



THE NORTHBANK

DISCOVER THE ESSENCE OF BALANCE

3-STOREY SHOP OFFICE



UNVEILING OF A NEW BUSINESS CHAPTER AT THE NORTHBANK

THE 1st CHAPTER, THE 1st LAUNCH

Own your FIRST commercial space at The NorthBank as the **opening chapter** to the NorthBank Business Exchange (NBX).

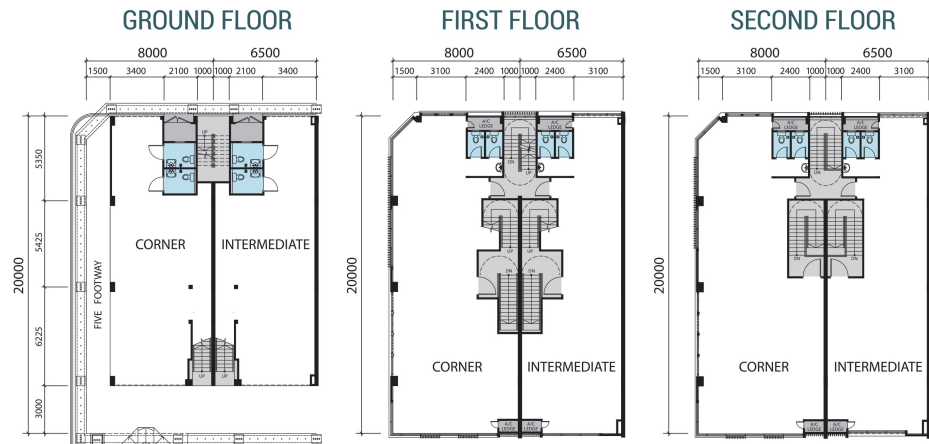
NBX is strategically located to complement The NorthBank's natural and communal elements comprising:

- **Leisure amenities** – Landscaped Park with Viewing Deck, Playground, Jogging & Bicycle Tracks
- **Entertainment amenities** – Drive-thru, Hotel, Cinema, Co-working Sharing Spaces
- **Residential amenities** – NorthBank Clubhouse, Hypermarkets, Gym, Medical Centres
- **Educational amenities** – Tunku Putra-HELP International School, Enrichment Centres

AND its carefully designed residential units.

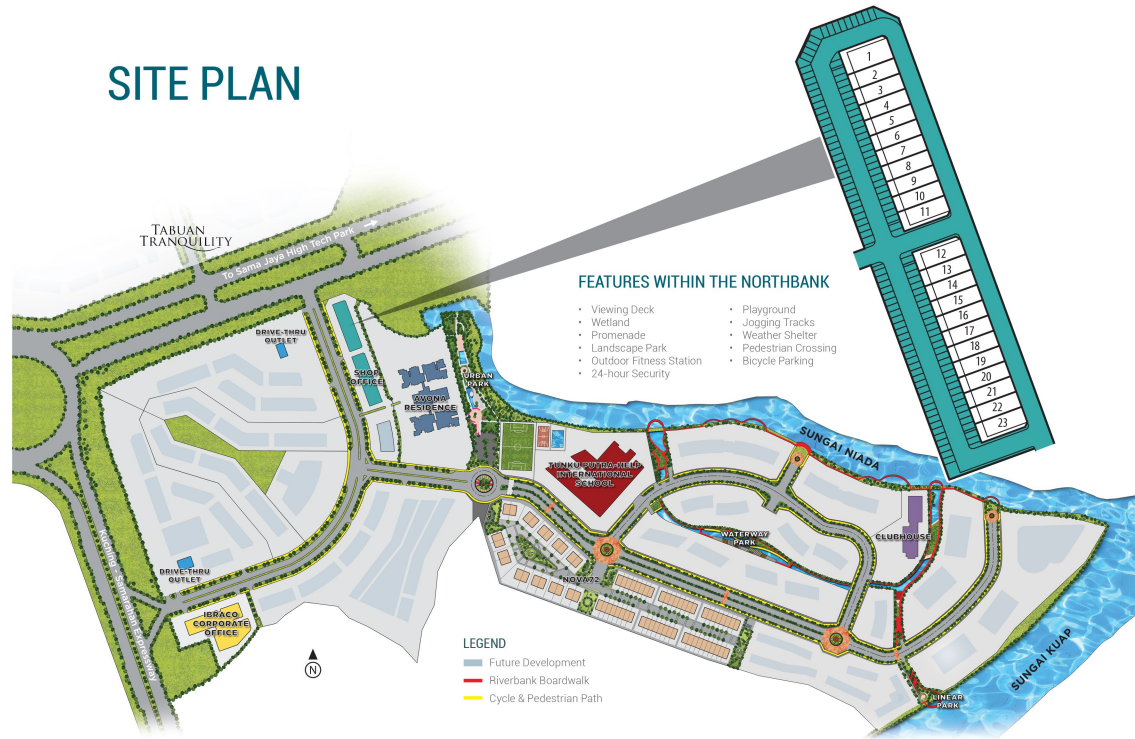
Artist's impression

TYPICAL FLOOR PLAN



WALLED UP AREA: Corner from 4,541 sqft | Intermediate from 3,921 sqft

SITE PLAN





4 km
Riveria
&
Tiya Vista

3.5 km
Vivacity
Megamall

3 km
BDC

1 km
Tabuan
Tranquility



1 km
Sama Jaya
High Tech
Park

3 km
Lodge
International
School

8 km
University
Malaysia
Sarawak
(UNIMAS)

8 km
Kuching
International
Airport

SPECIFICATIONS

- STRUCTURE** • Reinforced concrete framework/ clay brick wall.
- ROOF** • Metal roofing and reinforced concrete gutter.
- CEILING** • Reinforced concrete slab ceiling to ground and first floor.
• Plaster ceiling to second floor.
• Moisture resistant ceiling to toilets & five footway.
- FLOOR FINISHES** • Cement render to all areas except toilets.
• Quality floor tiles to five-footway, front staircase and toilets.
- WALL FINISHES** • Selected weather shield paint to external walls.
• Selected emulsion paint to internal walls.
• Ceramic wall tiles to ceiling height all round for toilets.
- DOORS** • Aluminium roller shutter to ground floor, shop front, rear and side entrance where applicable.
• Fire rated main door to first and second floor.
• Timber flush panel door with waterproofed ply to toilets.
- WINDOWS** • Aluminium framed windows with tinted glass.
- ELECTRICAL** • Concealed conduit wiring, socket points and switches.
- PLUMBING** • Concealed plumbing, water closet and wash basin.
- STAIRCASE RAILING** • Painted mild steel railing.
- GRILLES TO A/C LEDGE** • Aluminium louvre screen.

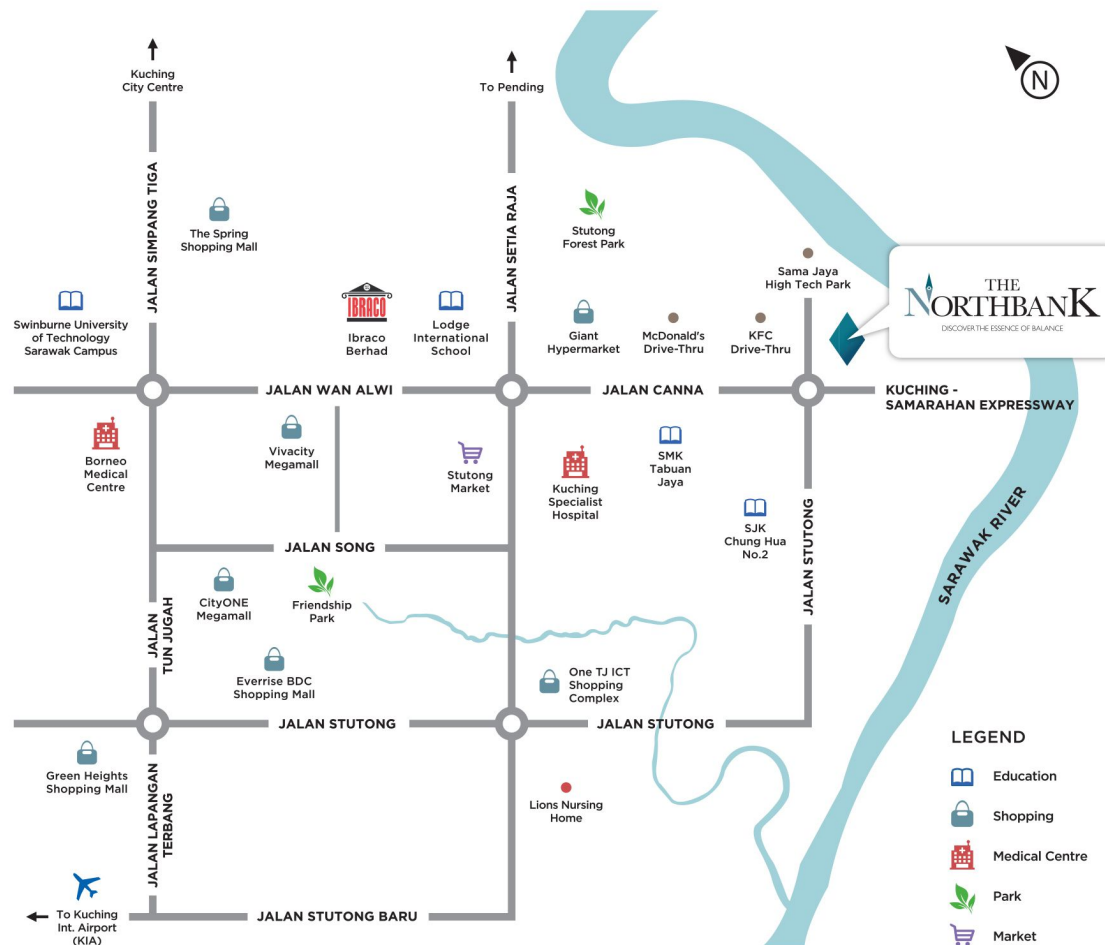


A landmark within the vicinity of Kuching City and the matured townships of Tabuan Jaya and Kota Samarahan, and accessible to more than 10,000 Sama Jaya High Tech Park workforce.



Artist's impression

LOCATION MAP



Interested to know more about
The NorthBank? Get in touch with us!



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Ibraco Berhad

LEGEND

- Education
- Shopping
- Medical Centre
- Park
- Market

SPA Approval No. P/1D/202-16

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