



SHOPLOTS

OFFICE TOWERS

LOCK-UP SHOPS



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Artist's impression

ONE STOP BUSINESS SOLUTION



OFFICE TOWERS



SHOPLOTS



LOCK-UP SHOPS

*Artist's impression

AMENITIES WITHIN 5.0 KM



Educational Centre:

- Tunku Putra-HELP School
- SMK Tabuan Jaya
- SJK Chung Hua No 2
- PPKS
- Borneo International School
- Lodge International School
- Lodge National School



Business & Industrial:

- Sama Jaya High Tech Park
- Tabuan Jaya and Greater Tabuan township



Medical Centre:

- Kuching Specialist Hospital (KPJ)
- Sarawak Heart Centre
- Upcoming The NorthBank Specialist Hospital



Sport & Leisure:

- Stutong Forest Park
- Friendship Park

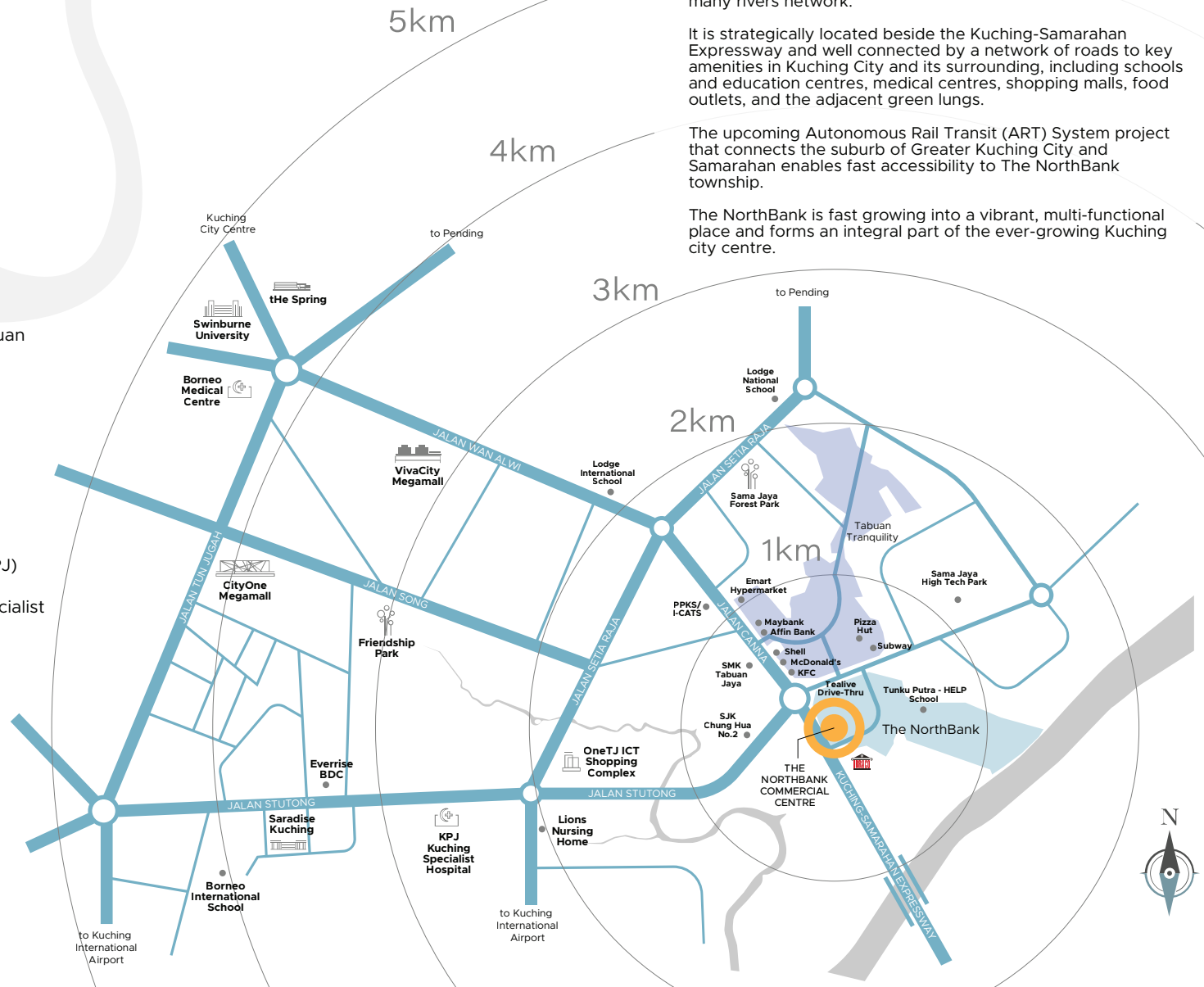
LOCALITY PLAN

The NorthBank Commercial Centre is located within The NorthBank, a 123-acre waterfront township along Sarawak's many rivers network.

It is strategically located beside the Kuching-Samarahan Expressway and well connected by a network of roads to key amenities in Kuching City and its surrounding, including schools and education centres, medical centres, shopping malls, food outlets, and the adjacent green lungs.

The upcoming Autonomous Rail Transit (ART) System project that connects the suburb of Greater Kuching City and Samarahan enables fast accessibility to The NorthBank township.

The NorthBank is fast growing into a vibrant, multi-functional place and forms an integral part of the ever-growing Kuching city centre.



An architectural rendering of The NorthBank Commercial Centre, a modern multi-story commercial building with a blue and white facade, large glass windows, and a prominent corner glass section. The building is situated on a street corner with a parking lot in front. Several cars are parked, and a few people are walking on the sidewalk. The sky is blue with some clouds. The rendering is presented in a wide-angle view, showing the building's facade and the surrounding urban environment.

THE NORTHBANK COMMERCIAL CENTRE

The NorthBank Commercial Centre is a thriving business hub with 3-storey commercial shops, 8-storey office towers and single-storey lock-up shops. Resources and amenities are all within your reach to get your business up and running while establishing yourself as one of The NorthBank's locals.

With scores of conveniences and facilities at your doorstep, expect more than just business as usual at The NorthBank Commercial Centre.

Business Community and Network

The ideal location with great business environment to connect, exchange ideas and collaborate with other enterprises for a flourishing business.

Social Networking and Gathering

The avenue to gather and socialise with friends and acquaintances, to wind down and disconnect from the stress of the day over a platter of your favourite snacks and preferred beverages.

*Artist's impression



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3-STOREY COMMERCIAL SHOPS

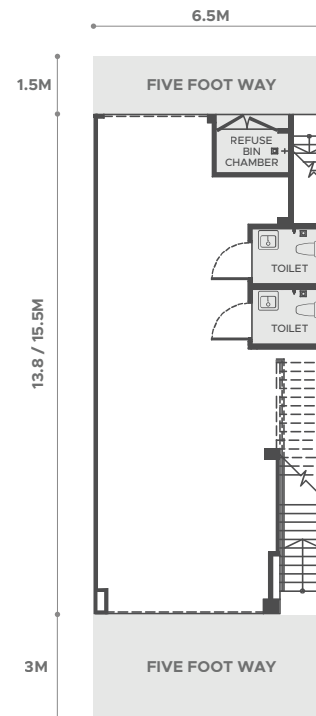
KEY FACTS

- Only 59 units
- Double frontage accessibility
- All floors for commercial usage
- Surrounded by high population neighbourhoods and business / working communities

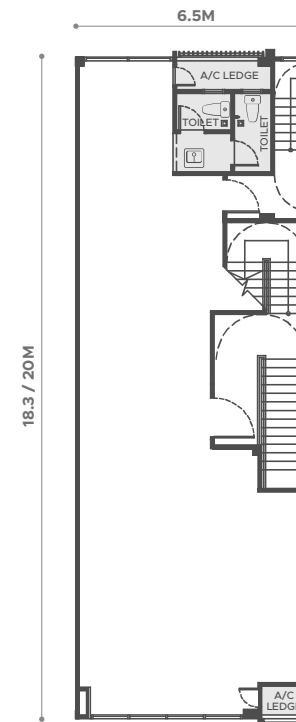
WALLED UP AREA:

Level 1 from 965 sqft
Level 2 from 1,279 sqft
Level 3 from 1,279 sqft

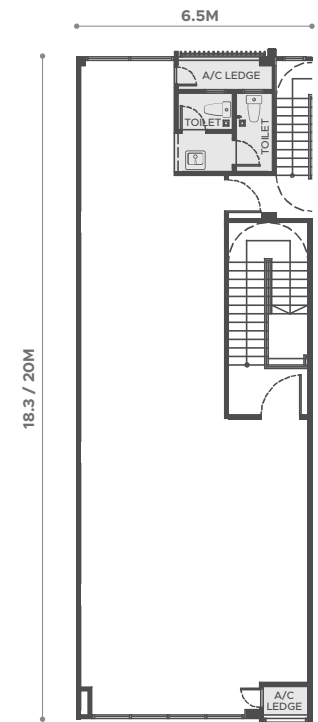
Typical
Unit



Level 1



Level 2



Level 3



LOCK-UP SHOPS



Entertainment zone for office communities and young entrepreneurs



Ample open spaces

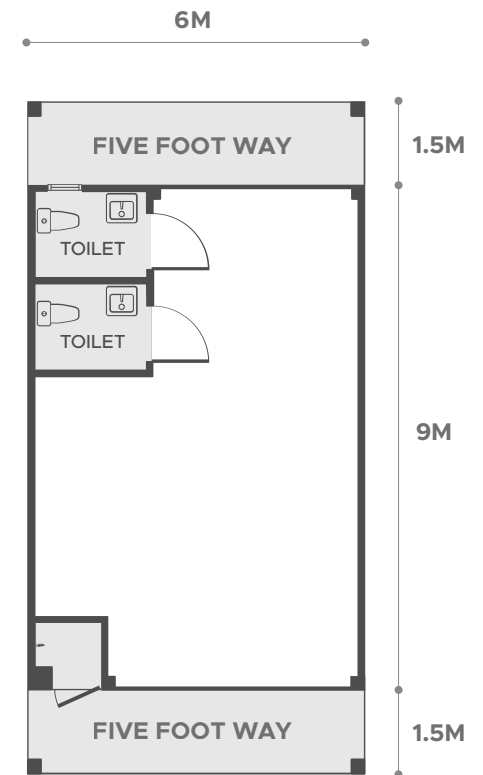


Ideal opportunities for small, young startups

WALLED UP AREA:

581 sqft

Typical Unit



8-STOREY OFFICE TOWERS



- Only 4 towers
- High security comfort
- Eased with ample parking spaces
- Part of NorthBank business zone
- Strata-titled office towers

*Artist's impression

SPECIFICATION

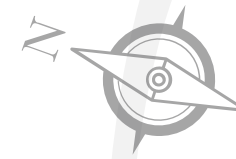
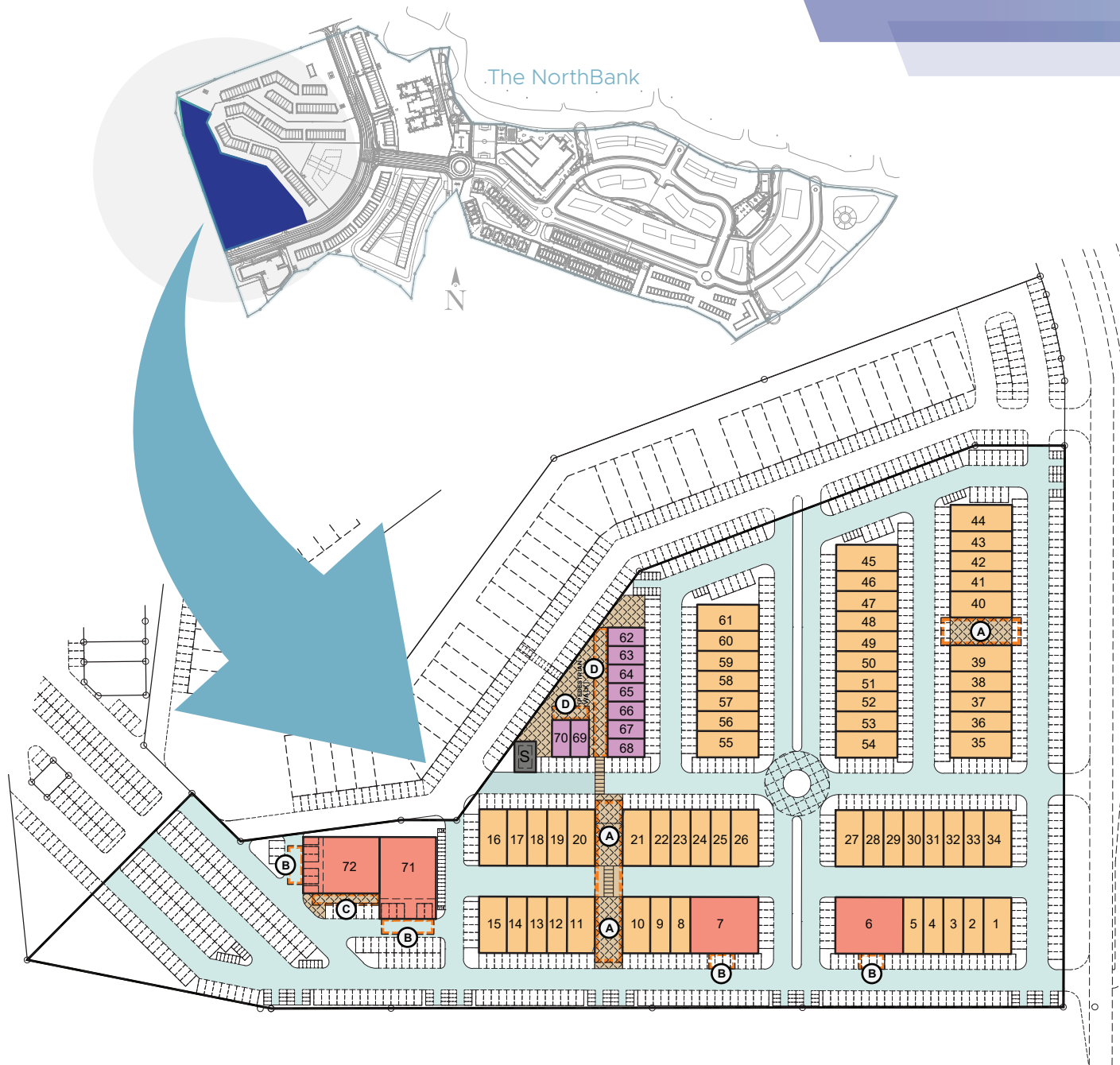
COMMERCIAL SHOPS

Structure	Reinforced concrete framework & clay brick wall
Roof	Metal roofing
Ceiling finishes	Reinforced concrete slab ceiling for Level 1 and 2 Level 3 – Plaster Ceiling Toilet – 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 & storage room where applicable
Floor finishes	Cement render to all areas except toilets Quality floor tiles to five-footway, front staircase and toilets & Pre-toilets area
Wall finishes	Ceramic wall tiles for toilets Weather Shield Paint for external walls Emulsion Paint for internal walls
Plumbing	Concealed plumbing, water closet and wash basin
Electrical	Generally concealed wiring, switches and socket points
Staircase Railing	Painted mild steel railing

LOCK-UP SHOPS

Structure	Reinforced concrete framework & clay brick wall
Roof	Metal roofing
Ceiling finishes	Plaster Ceiling Toilet – Moisture Resistance ceiling
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SITE PLAN

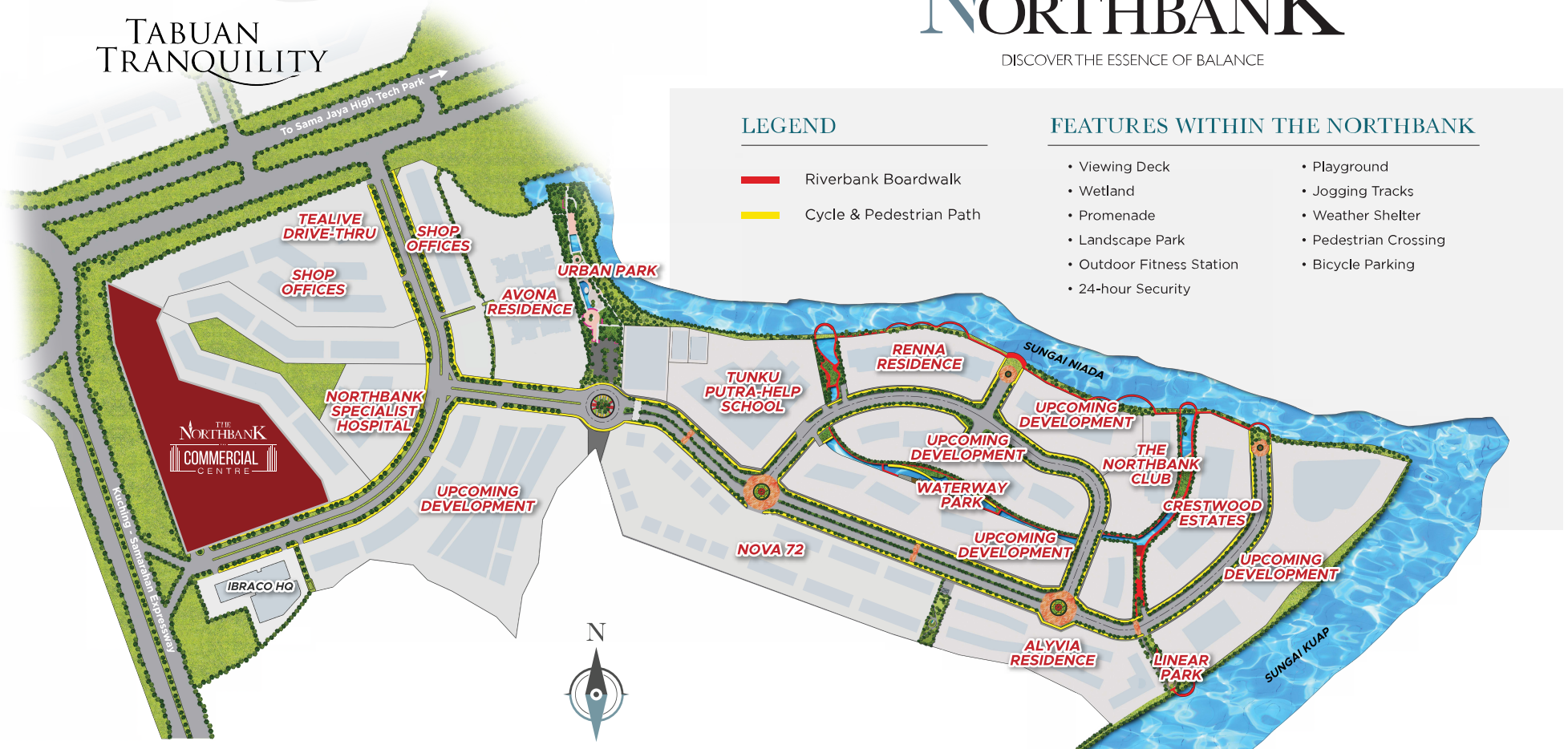


A HIGHLY BUSINESS-FRIENDLY LOCATION

THE NORTHBANK

DISCOVER THE ESSENCE OF BALANCE

TABUAN TRANQUILITY





THE NORTHBANK

by



IBRACO BERHAD
[197101000730(011286-P)]

FOR ENQUIRIES, PLEASE CALL

082 361 111

OR VISIT OUR SALES GALLERY

**NO.6 THE NORTHBANK
OFF KUCHING-SAMARAHAN EXPRESSWAY
93350 KUCHING, SARAWAK, MALAYSIA.**

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