

THE NORTHBANK

COMMERCIAL CENTRE



STRATA-TITLED OFFICE TOWERS

*Artist's impression



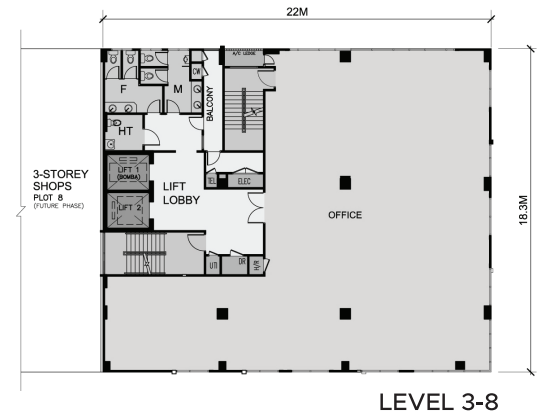
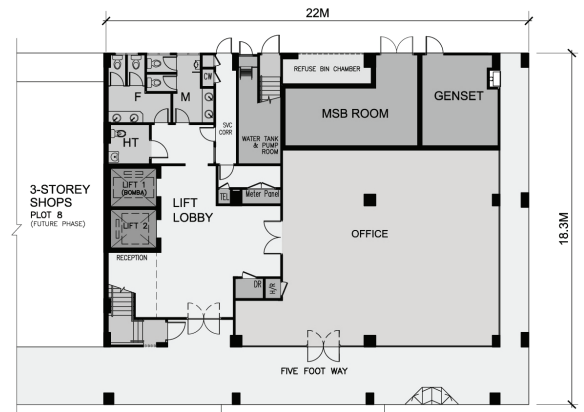
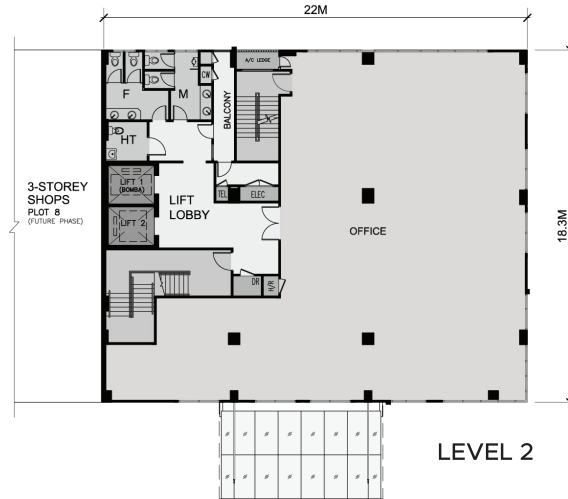
www.ibraco.com

Plot 6 & 7



Walled Up Area

Level 1 : 1,312.7 sq.ft.
Level 2 : 2,959 sq.ft.
Level 3 : 3,023.5 sq.ft.



Walled Up Area

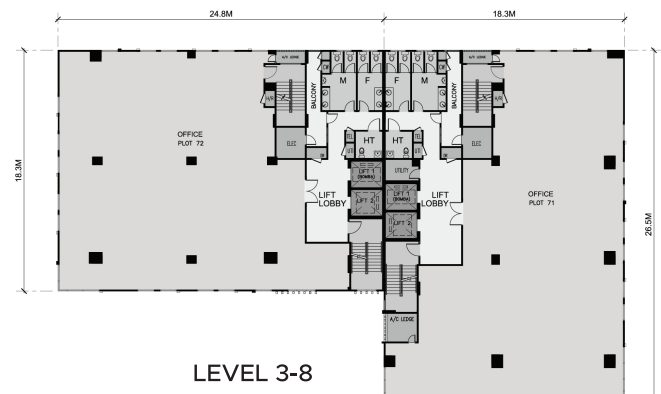
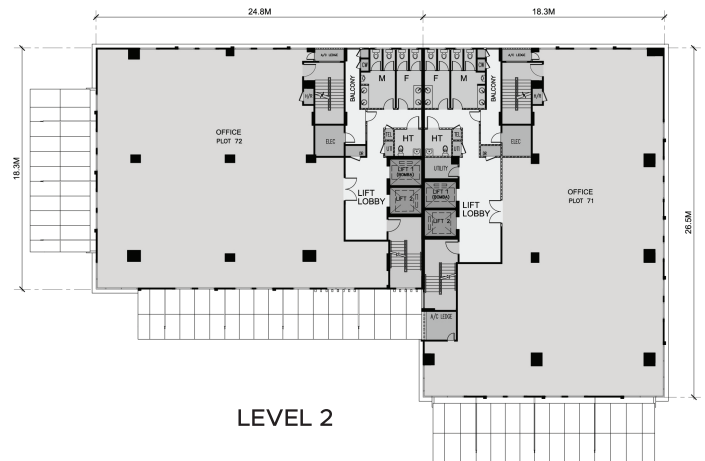
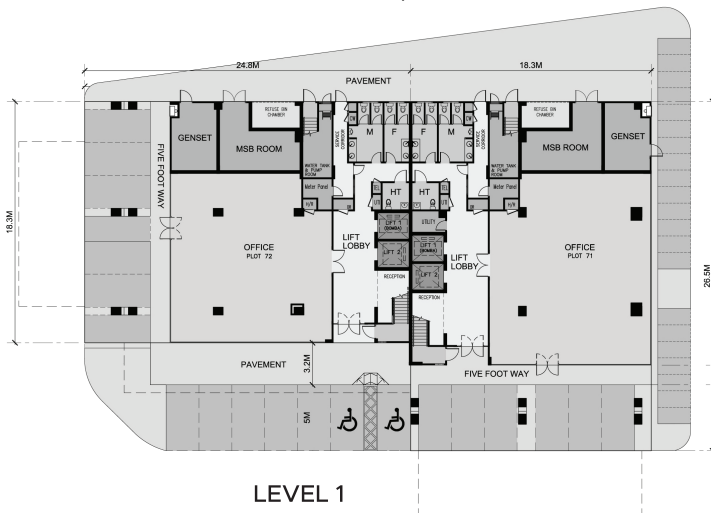
Plot 71

Level 1 : 1,861.4 sq.ft.
Level 2 : 3,744.4 sq.ft.
Level 3 : 3,744.4 sq.ft.

Plot 71 & 72

Plot 72

Level 1 : 1,635.5 sq.ft.
Level 2 : 3,572.3 sq.ft.
Level 3 : 3,572.3 sq.ft.





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

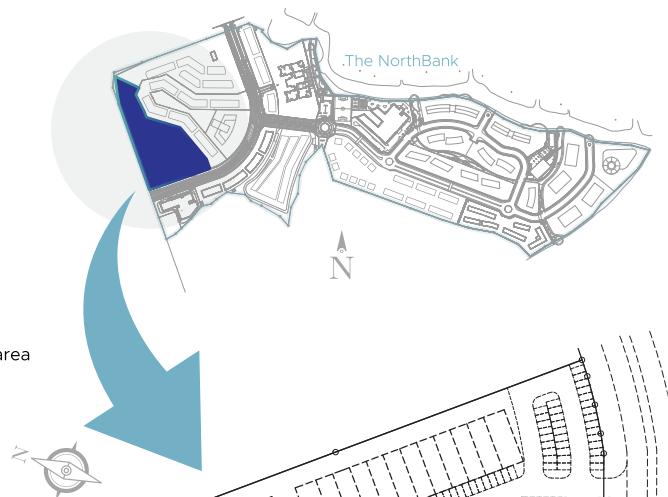
The ideal location with great business environment to connect, exchange ideas and collaborate with other enterprises for a flourishing business.

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.

SPECIFICATION

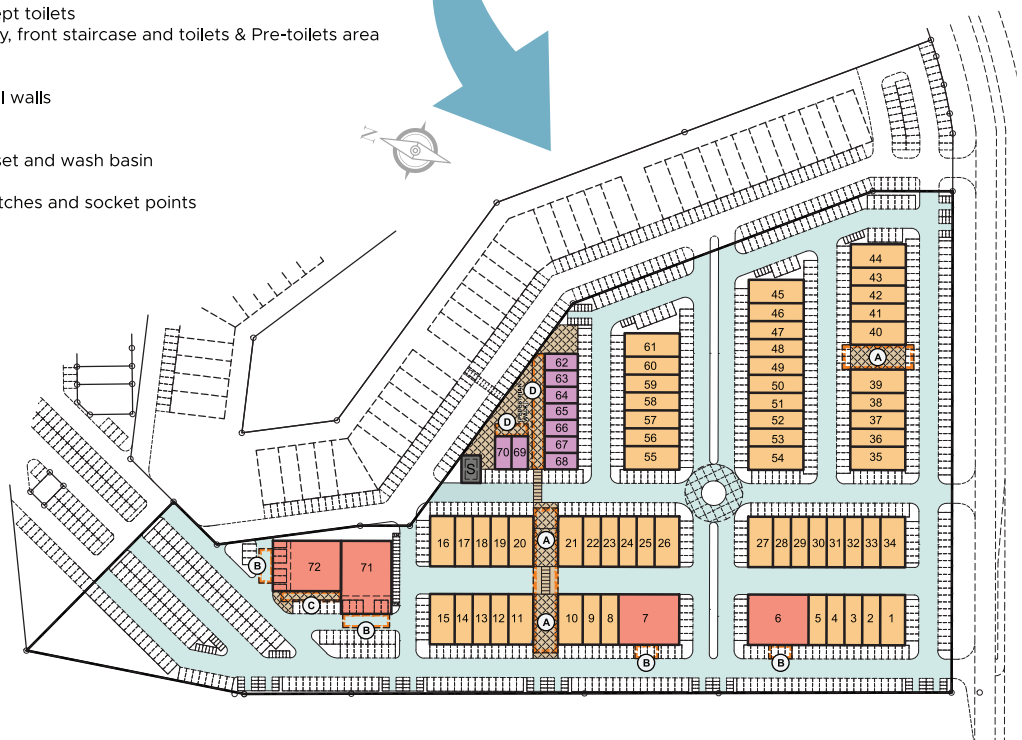
Structure	Reinforced concrete framework & clay brick wall
Roof	Metal roofing
Ceiling finishes	Reinforced concrete slab ceiling for Level 1 to Level 7 Level 8 – Plaster Ceiling Toilet – Moisture Resistance ceiling
Windows	Aluminum-framed glass windows
Doors	Glass main door to Level 1 Fire rated main door to Level 2 till Level 8 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 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

LEGEND

- Plot 1-5, 8-61
3-storey Shops (59 units)
Level 1-3 : Commercial
- Plot 6, 7, 71 & 72
8-storey Strata-Titled Commercial / Office Towers (4 units)
Level 1-8 : Commercial / Office
- Plot 62-70
Single-storey Lock-Up Shops (9 units)
- (A) : Covered mall
- (B) : Drop-off entrance
- (C) : Covered pedestrian walkway
- (D) : Additional covered area



AMENITIES WITHIN 5.0 KM

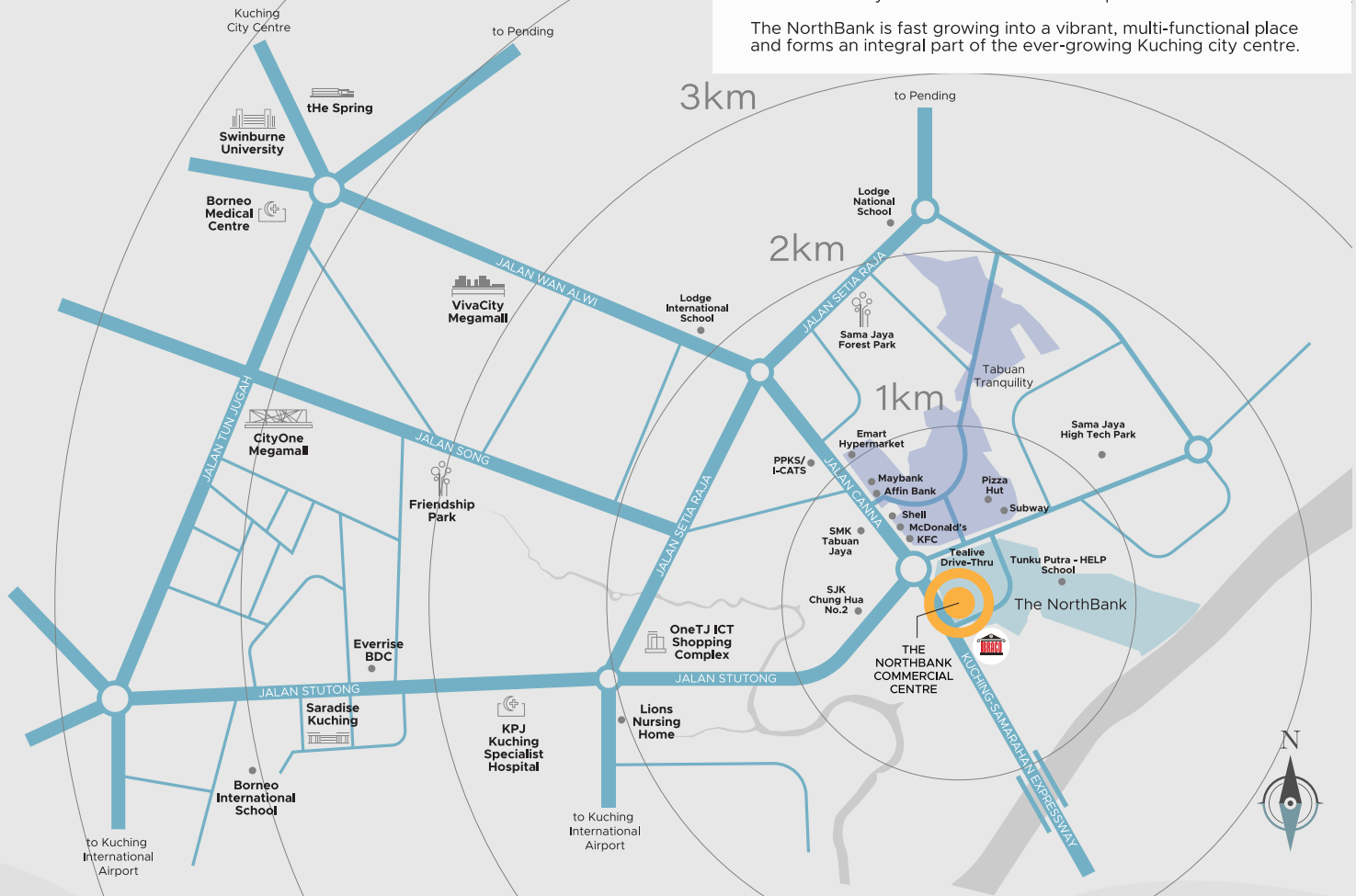
LOCALITY PLAN

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.



Educational Centre:



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



Medical Centre:

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



Sport & Leisure:

- Stutong Forest Park
- Friendship Park



Business & Industrial:

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



FOR ENQUIRIES, PLEASE CALL

082 361 111

VISIT OUR SALES GALLERY AT
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