

# NORTHBANK CENTRAL

## A PARKSIDE COMMERCIAL HUB in The NorthBank



Artist's impression





### MEETING POINT

Part of the 123-acre The NorthBank mixed development



### HIGHLY ACCESSIBLE

Attracts healthy traffic via fronting the main access roads



### UPCOMING ART STATION

Easy access to quick and convenient commuting



### COURTYARD PARK

A lush backdrop in the landscaped central garden



### AMPLE PARKING

Assured convenience with dedicated car parks



### HEALTHCARE CENTRE

Next to upcoming specialist medical centre

Upcoming ART Station



Artist's impression

# A VIBRANT PLACE FOR COMMUNITIES TO THRIVE

NorthBank Central seamlessly integrates the best of both worlds. This commercial hub offers a harmonious blend of work and play. With four blocks of strata title shops, businesses thrive amidst a vibrant atmosphere. Meanwhile, a central landscaped park provides a serene escape for leisure and relaxation.

Experience the perfect balance between productivity and recreation in our meticulously crafted spaces.



Artist's impression

## THE OPEN PIAZZA AND COURTYARD PARK

Nestled within a bustling commercial square, the welcoming open piazza and courtyard park redefine urban relaxation. Designed to merge with nature, the space boasts lush greenery, offering a refreshing escape. Its open design allows natural light to flood in, creating an inviting atmosphere.

- 46 EXCLUSIVE UNITS
- FRONTING THE COURTYARD PARK
- ALL FLOORS FOR COMMERCIAL USAGE
- CORRIDORS COVERED WITH CANOPY
- DOUBLE FRONTAGE FOR GROUND FLOOR UNITS



Artist's impression





Artist's impression

# IN THE HEART OF SUSTAINABILITY



Artist's impression

Step into a sustainable commercial environment where businesses thrive, customers are happy, and nature flourishes. Through meticulous planning, NorthBank Central offers a harmonious blend of commerce, green spaces, and healthcare facilities, creating a promising convergence point where its communities may prosper for the foreseeable future.

## PRIVATE MEDICAL CARE

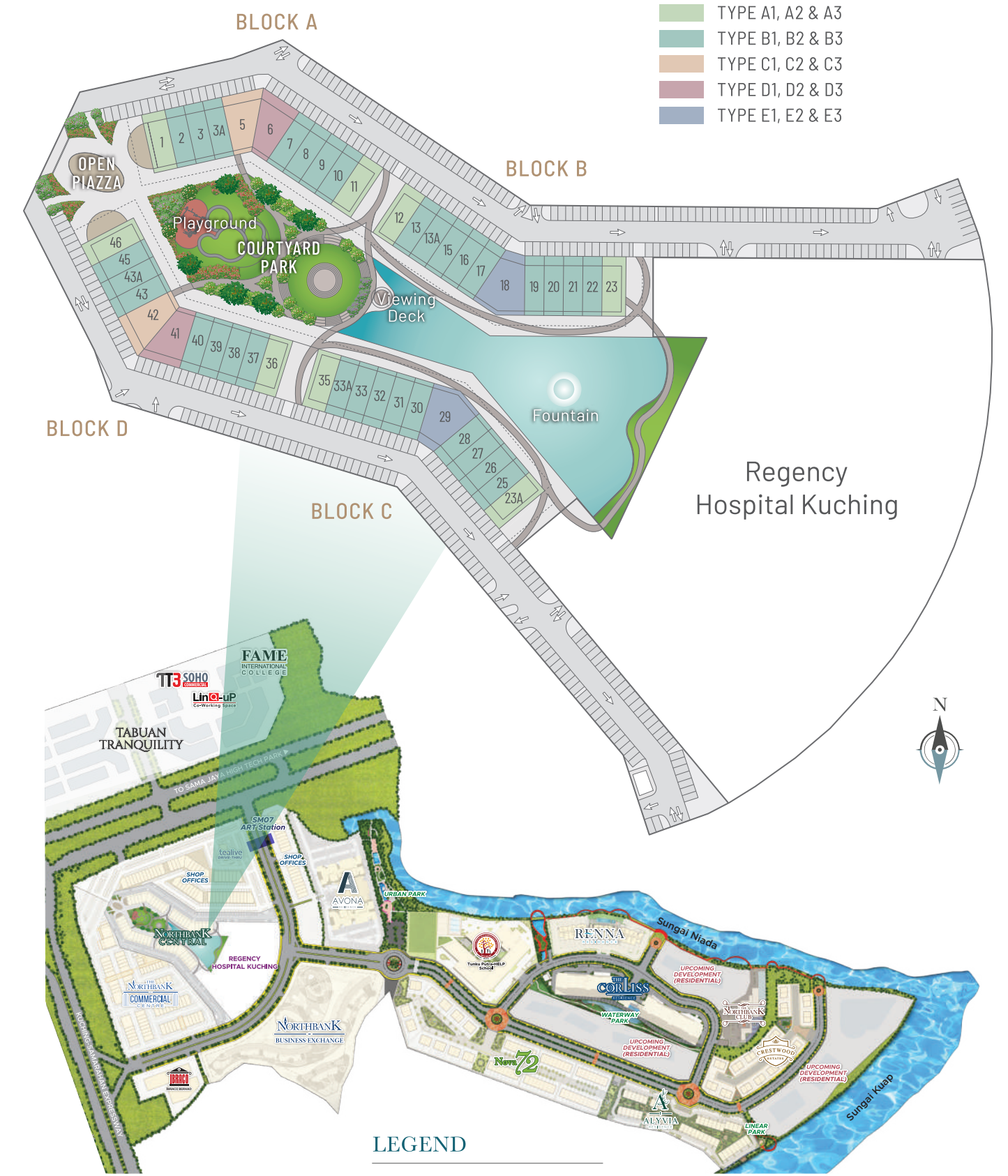
Enjoy unparalleled medical care at the upcoming private medical centre, strategically located within walking distance of nearby shop lots.



## NORTHBANK CENTRAL

### 3-STOREY SHOP OFFICES

- TYPE A1, A2 & A3
- TYPE B1, B2 & B3
- TYPE C1, C2 & C3
- TYPE D1, D2 & D3
- TYPE E1, E2 & E3



### LEGEND

- Riverbank Boardwalk
- Cycle & Pedestrian Path

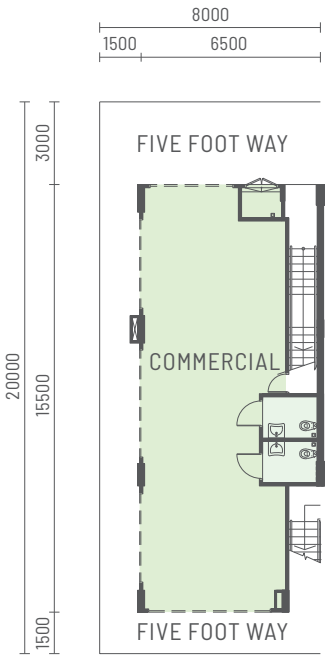


# TYPICAL FLOOR PLAN

## Corner

### TYPE A1

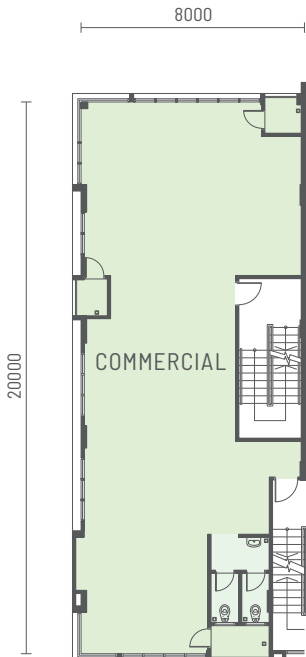
FLOOR AREA: **896** sq.ft.



GROUND FLOOR

### TYPE A2

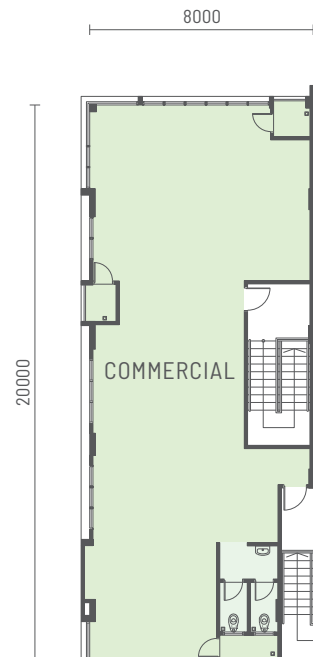
FLOOR AREA: **1,438** sq.ft.



FIRST FLOOR

### TYPE A3

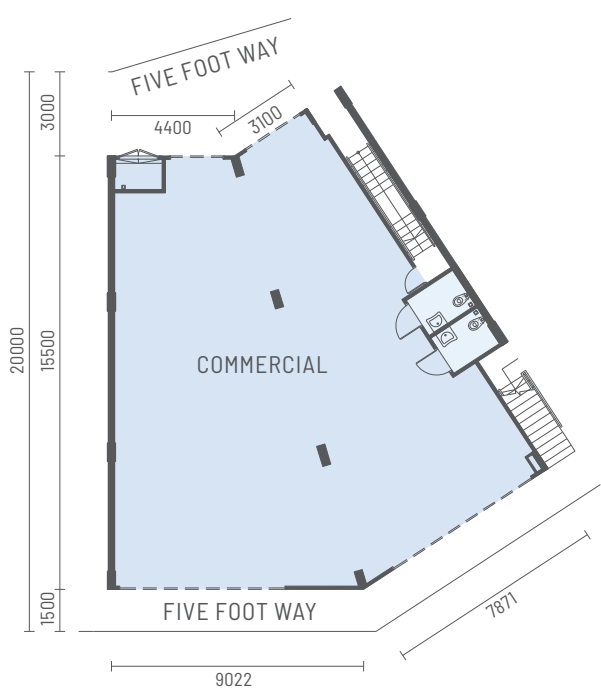
FLOOR AREA: **1,438** sq.ft.



SECOND FLOOR

### TYPE E1

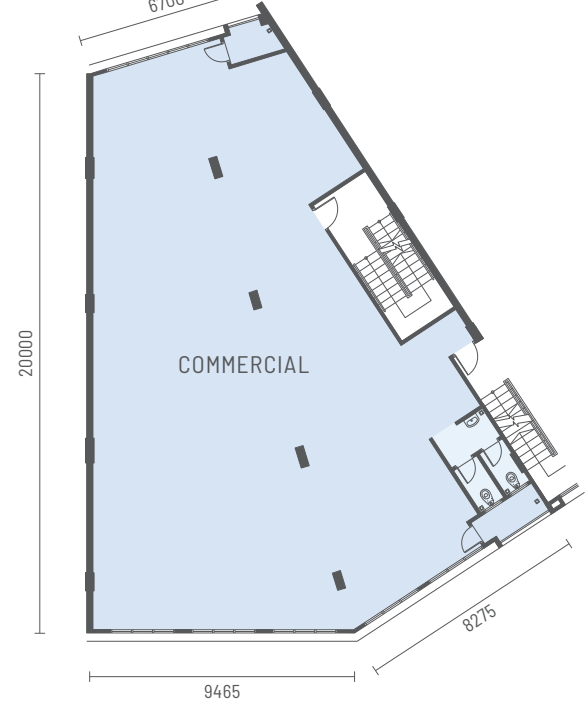
FLOOR AREA: **2,041** sq.ft.



GROUND FLOOR

### TYPE E2

FLOOR AREA: **2,525** sq.ft.

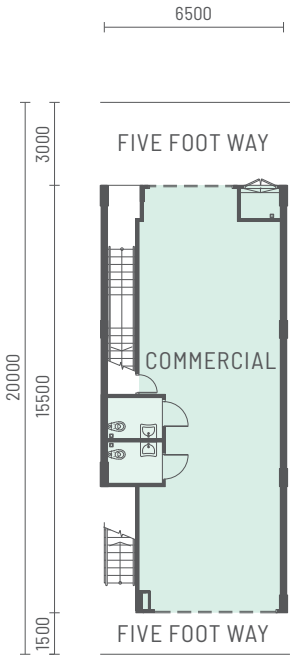


FIRST FLOOR

## Intermediate

### TYPE B1

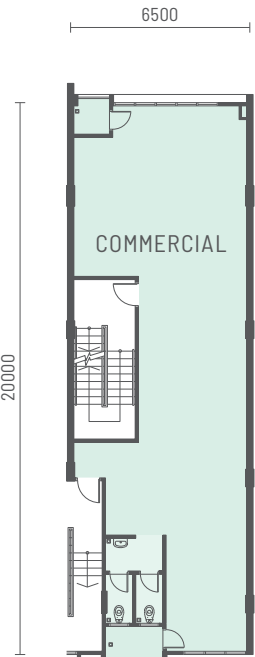
FLOOR AREA: **896** sq.ft.



GROUND FLOOR

### TYPE B2

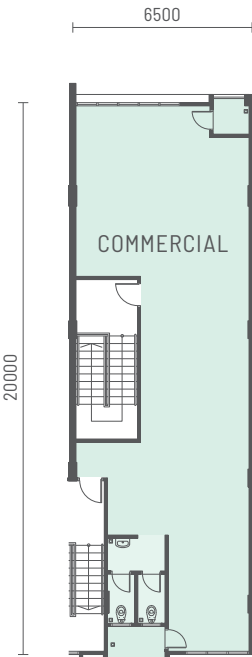
FLOOR AREA: **1,115** sq.ft.



FIRST FLOOR

### TYPE B3

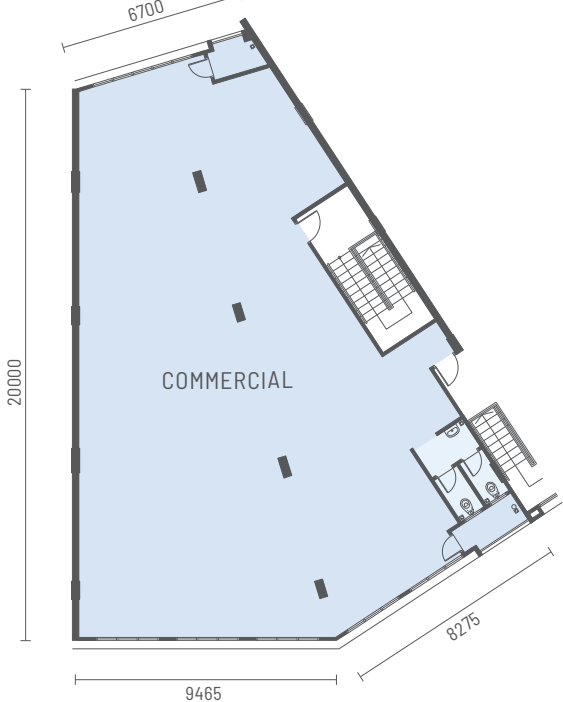
FLOOR AREA: **1,115** sq.ft.



SECOND FLOOR

### TYPE E3

FLOOR AREA: **2,525** sq.ft.



SECOND FLOOR

## SPECIFICATION

STRUCTURE	- Reinforced Concrete Framework & Clay Brick Wall
ROOF	- Metal Roofing
CEILING	- Reinforced Concrete Slab Ceiling for Level 1 & Level 2 - Level 3 - Plaster Ceiling - Toilets - Moisture Resistance Ceiling
WINDOWS	- Aluminium-framed Glass Panel Windows
DOORS	- Aluminium Roller Shutter to Level 1, Shop Front, Rear & Side where applicable - Fire Rated Main Door to Level 2 & Level 3 - Timber Flush Doors to Toilets, A/C Ledges & Storage Rooms where applicable
FLOOR FINISHES	- Cement Render to all areas except Toilets - Quality Floor Tiles to Five Foot Way, Staircase With Nosing Tiles Finish & Toilets
WALL FINISHES	- Ceramic Wall Tiles for Toilets - Weather Shield Paint for External Walls - Emulsion Paint to Internal Walls
PLUMBING	- Concealed Plumbing, Water Closet & Wash Basin
ELECTRICAL	- Generally Concealed Wiring, Switches & Socket Points
STAIRCASE RAILING	- Painted Mild Steel Railing

# STRATEGICALLY LOCATED IN KUCHING

Situated at the heart of Kuching, NorthBank Central is in proximity to a host of mature amenities. Business owners and patrons will enjoy seamless access to, and from, various urban offerings. Experience the epitome of convenience at NorthBank Central.



[www.the-northbank.com/projects/northbank-central](http://www.the-northbank.com/projects/northbank-central)



**THE NORTHBANK SALES GALLERY**  
No. 6, The NorthBank  
Off Kuching-Samarahan Expressway  
93350 Kuching, Sarawak, Malaysia.  
F +60 82 362 233 E [sales@ibraco.com](mailto:sales@ibraco.com)  
[www.ibraco.com](http://www.ibraco.com)

FOR ENQUIRIES, PLEASE CALL

**+6082-361 111**

**The NorthBank Kuching**

**THE NORTHBANK**  
DISCOVER THE ESSENCE OF BALANCE

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