

Ph1
Completed
and Sold Out
Now Phase2

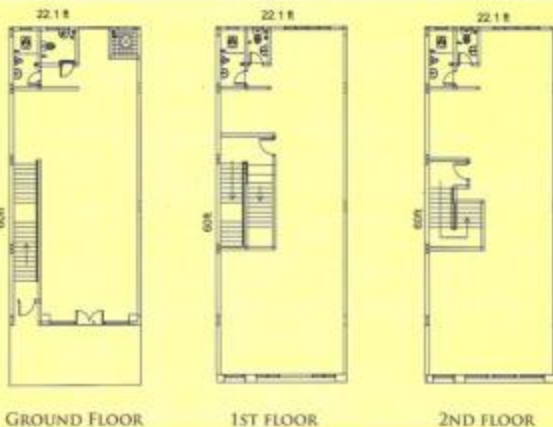
Freehold

**ONCE IN A
LIFE TIME
CHANCE
NOW
PRESENTS
ITSELF!
3/S FROM
ONLY
RM728,000**



Newly Completed Phase1 MetroCity Business Park

GET IT NOW! b4 THIS becomes a Major Commercial Centre with BIG Upsides!



GROUND FLOOR

1ST FLOOR

2ND FLOOR



03 2161 7700

016 202 0739

Email: thinkshops@gmail.com

MetroCity Business Park

Taman Tan Yew Lai, Kuala Lumpur

1. **Think of Future** Remember the Prices of Bangsar or Sri Hartamas Shop Offices before? **And Now ! MetroCity-Kuala Lumpur** Address. When Completed will have 92 +30 shops

- Good and Affordable Package. means Minimum Risk with Great Up-Sides-**DON'T MISS THE BOAT!**
- **Great Accessibility** Only 2.9 miles to Mid Valley Megamall and Beside Taman Yarl, Taman OUG, Pearl Point Shopping
- Added Convenience with Highways in every direction and efficient internal roads
- Phase I Sold Out and Completed with very good finishes. The whole development area is poised to take off.
- Low interest rate loans available for purchasers - **Affordability Enhanced!**

ONLY 15 UNITS in Ph2

DON'T WAIT UNTIL METROCITY BECOMES A MAJOR COMMERCIAL AREA! IT IS VERY QUIET NOW BUT THIS IS ALWAYS THE CASE B4 THE BIG BOOM COMES!

MAIN ATTRACTIONS

MetroCity Business Park Phase 2 (Phase 1 Completed and Sold Out)

1. Among cheapest 3/storey Shop Offices in **Kuala Lumpur**. A **Real Bargain**. **Monthly Repayments of as low as RM4,591 (15 year 85% loan) or only RM3,600 (15 years 70% loan)**
2. Very High Potential capital Appreciation especially with Waiver of Capital gains Tax
3. Current Low Interest rates mean very opportune time to invest (as low as only RM3,600 per month repayment)
4. Great access to Petaling Jaya, Expatriate enclaves of Mon't Kiara, Bangsar, Sri Hartamas and **throbbing Puchong**. Next to Taman Yarl and Taman OUG, Bukit Jalil and beyond
5. **FREEHOLD PROPERTY**
6. Road Widening on Jalan Tan Yew Lai will add to attraction
7. Only 2.9 miles to MID-Valley Megamall (Malaysia's largest shopping centre) , Near to KL Sentral (Kuala Lumpur's main transport hub), Phase 1 Sold Out and completed
8. Planned nearby government offices will add value
9. Big school nearby
10. The widened Old Klang Road means no more traffic congestion
11. **BEST CURRENT** Game plan is to **buy NOW** wait for completion, Upon Completion Use as office, **OR** Rent out and just sit back to wait for capital appreciation. **NOW** THERE ARE ONLY 32 UNITS OF SHOPS BUT **UPON COMPLETION** THERE WILL BE MORE THAN 150 units **GIVING IT THE CRITICAL MASS** FOR A MAJOR COMMERCIAL CENTRE

IN 1990 Similar Shop Offices in Bangsar and Sri Hartamas were selling for RM400,000 and RM300,000 respectively **BUT NOW** they are selling for RM5,000,000 and RM4,000,000 These are repeated all over Kuala Lumpur over and over again Already in MetroCity Business Park, Some purchasers of the Completed Phase 1 Units are asking for RM800,000 per unit.

Ref: <http://www.klsentral.com.my/>, <http://www.midvalley.com.my/>,

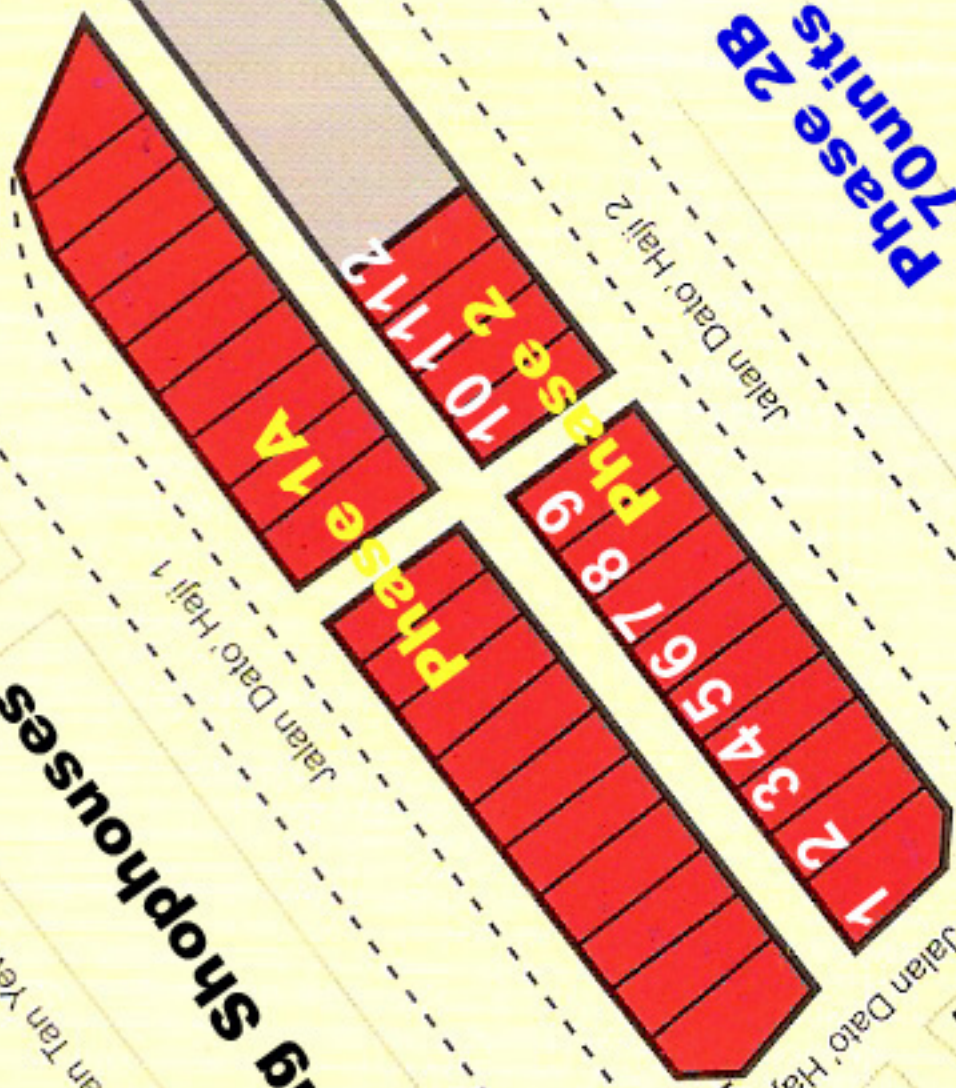
NOW LAUNCHING

Existing Shophouses

Existing Shophouses

Houses

-THE PROPERTIES



Lot Ref

AccessWerks
+60 16 2020739

SITE





TAMAN SRI SENTOSA
58000

TAMAN OVERSEAS UNION
58200

Kampung Petaling Bahagia
58200

TAMAN NAM FONG
58200

MetroCity Business Park

TAMAN LUCKY
58200

TAMAN YARL
58200

TAMAN TAN YEW LAI
58200

Tmn Ind Oug
58200

Dewan Bandaraya Kuala Lumpur (DBKL)

BUKIT OUG
58200



Kompleks Rehat Awan Besar



Villa Bovelin

OG Heights

Sek Men Tmn Yarl

Factura Court

Toll Plaza

Garden Park Condominium

Sek Keo Seri Surie

Field

Field

Fern Lodge Awan Seri Apartment

Sek Rep & Men Dharma

Persatuan Pure Life Institut Dharma

Sek Keb Sri Mega

Sekolah

Sekolah

LRG A Puteh

LRG PINK

JLN AWAN KECIL 1

JLN AWAN KECIL 2

JLN AWAN KECIL 3

JLN AWAN KECIL 4

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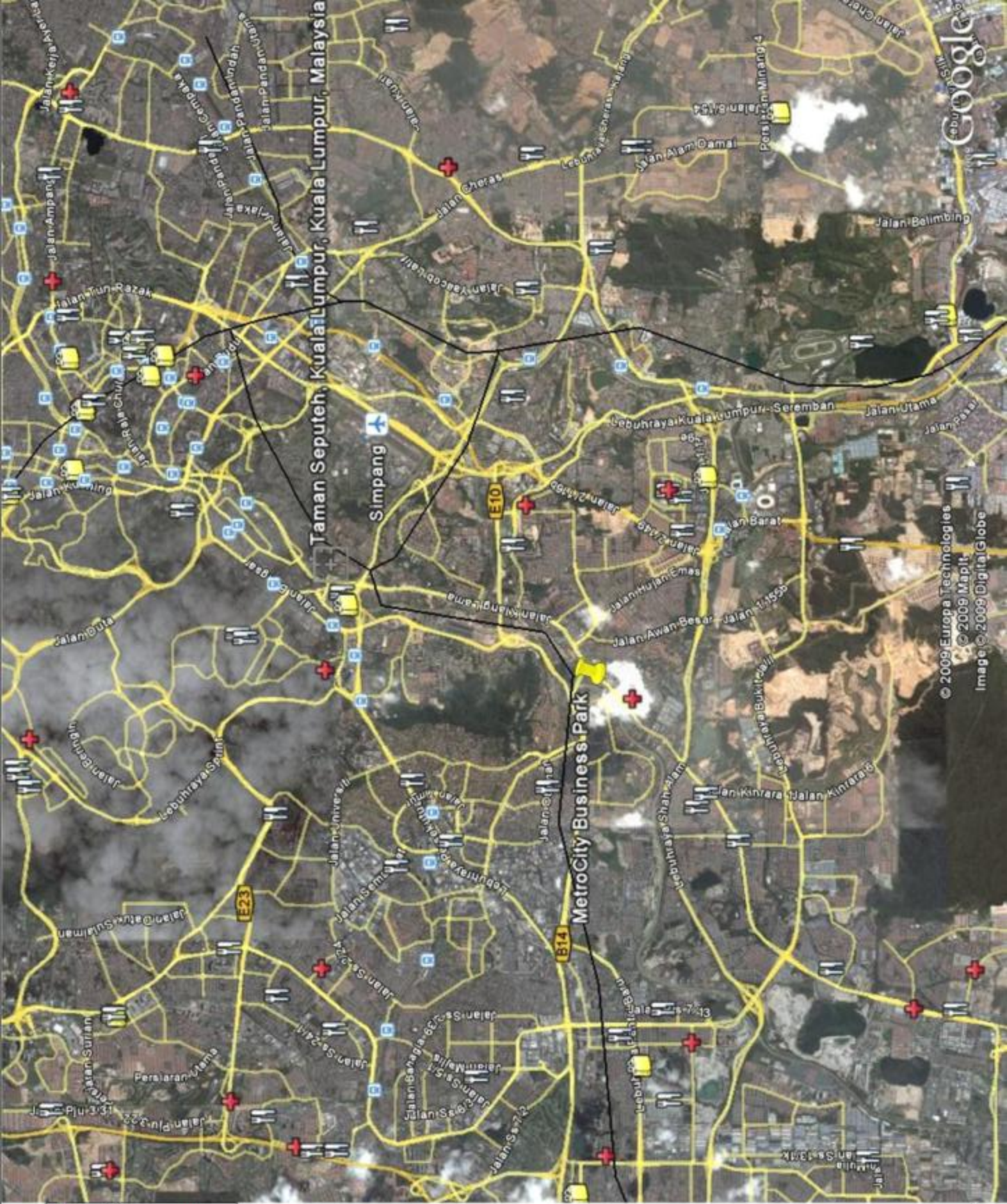
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**MetroCity
Business Park**

SET FOR GROWTH

- Pearl Point Shopping Centre-1 mile
- Mid Valley Megamall- 2.9 miles
- Bangsar- 4.2 miles
- KL Sentral- 4.4 miles
- Bukit Bintang- 6 miles
- Sri Hartamas- 5 miles
- KL CBD/KLCC- 6.8 miles
- University of Malaya- 5.1 miles
- Petaling Jaya- 2 miles

MetroCity
BUSINESS CENTS



**PHASE 2
NOW OPEN FOR SALE!**

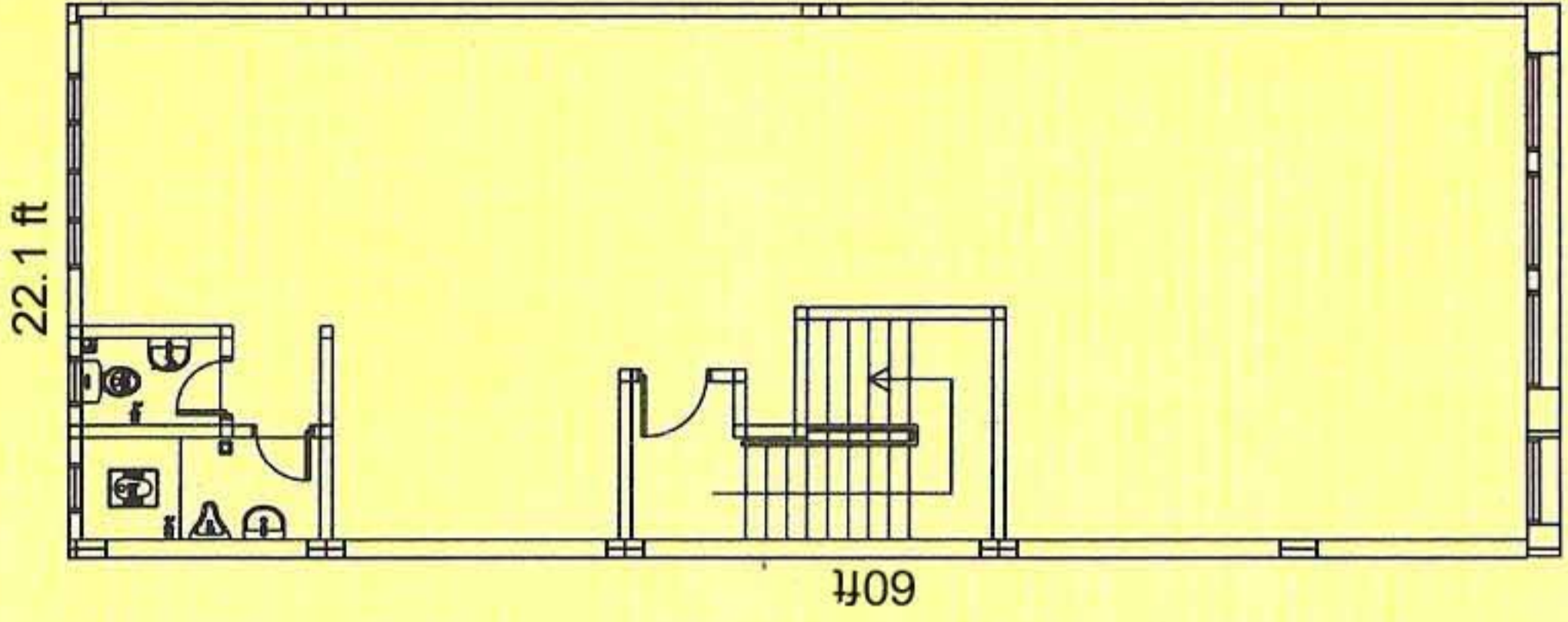
FROM ONLY **RM 728,000.00**

(LIMITED UNITS!)

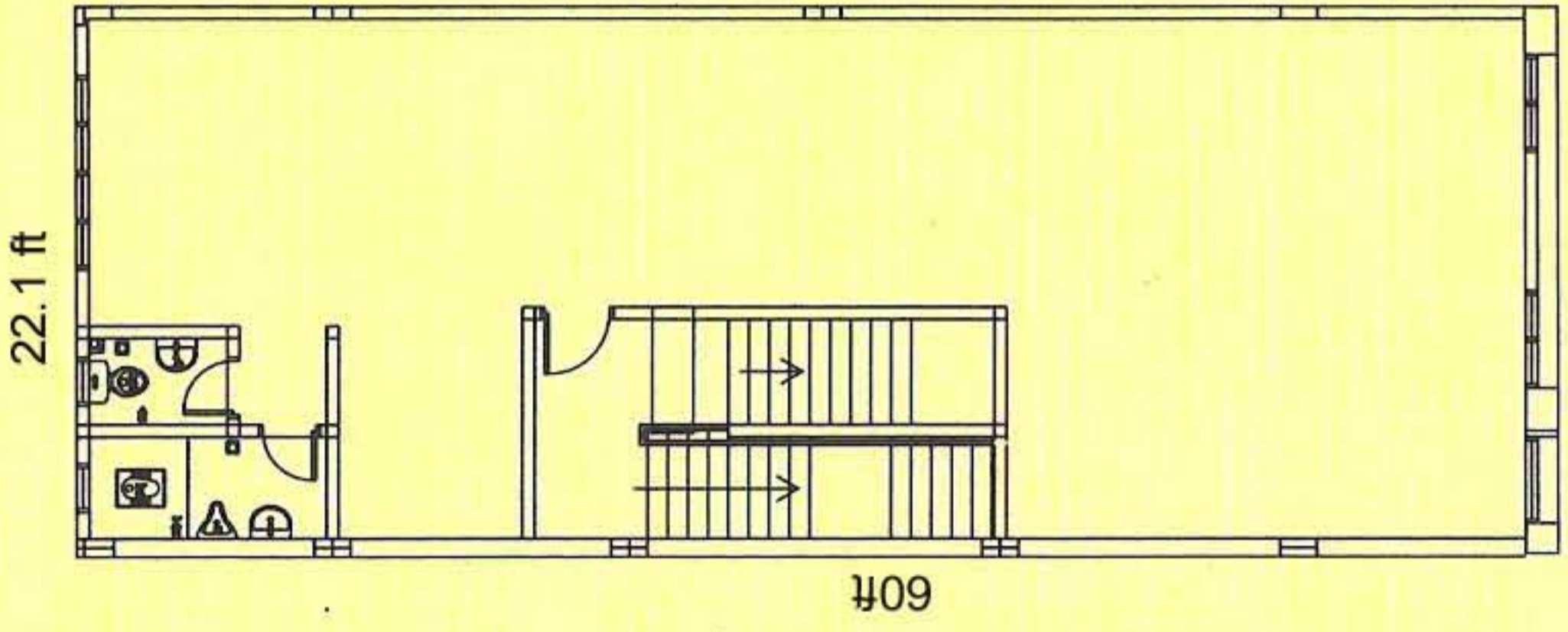
thinkshops@gmail.com

016 - 2020 739

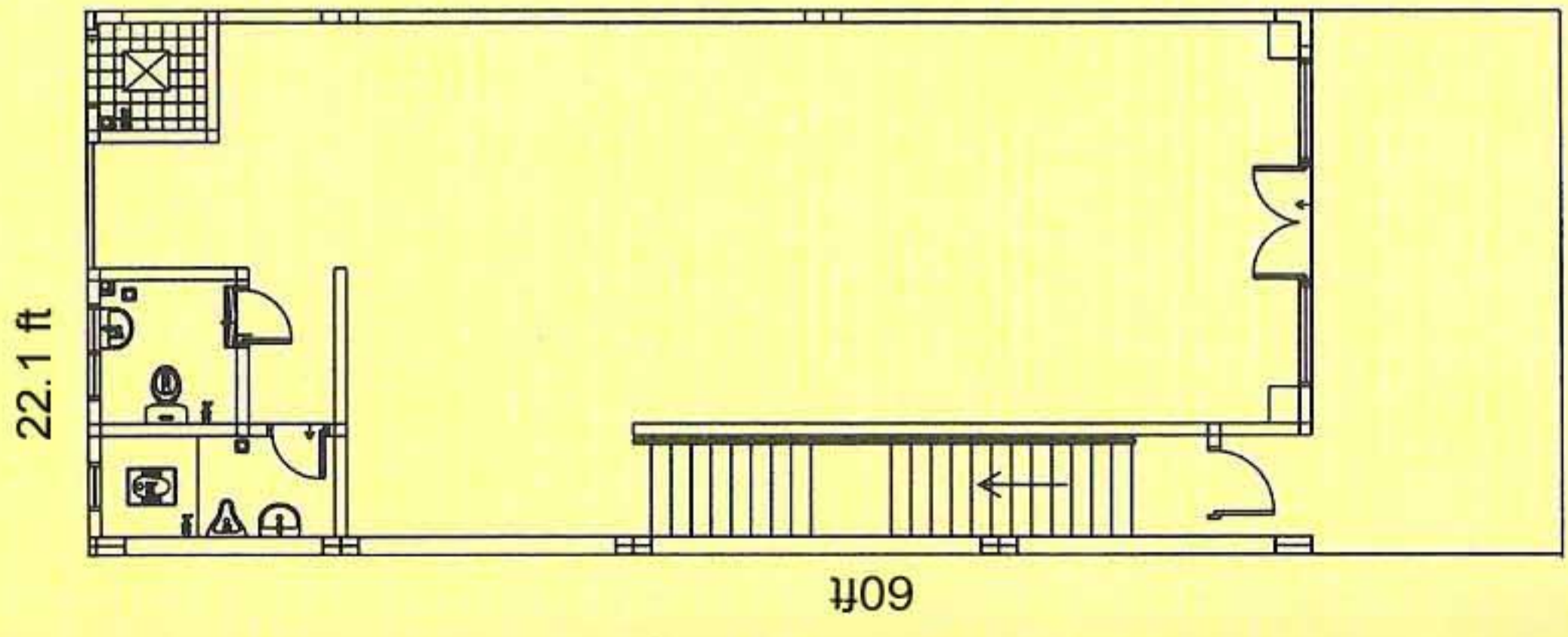
03 - 2161 7708



2ND FLOOR



1ST FLOOR



GROUND FLOOR

AN INVESTMENT
OF CAPITAL APPRECIATION



METRO CITY | BUSINESS PARK

TREEHOLD 3 STOREY
COMMERCIAL
SHOP-OFFICE AT
TAMAN TAN YEW LAI
COMMERCIAL AREA,
KUALA LUMPUR

新时代三层店铺
陈有来花园商业区



Next to Taman YARL, KL

