



AVENUE
COMMERCIAL MALL & SOVO



A close-up photograph of a woman with long, wavy brown hair. She is looking off to the side with a thoughtful expression. She is holding a white cup with both hands. The background is dark and out of focus, with some warm, glowing lights.

PAMPER YOURSELF IN A NEW LANDMARK

COMMERCIAL MALL & SOVO



8 Avenue, a Mall and SOVO suites combined with glass-walled gym and a stunning view of the infinity edge swimming pool on roof top is set in the most nature location in Kota Kinabalu.





AVENUE

TEMPO

SINCE

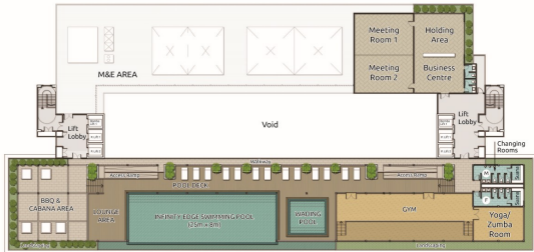
MOUNTAIN

ITALIA

Ascotville



ROOF TOP FACILITY DECK LAYOUT



COMMERCIAL MALL FLOOR PLANS

LOWER GROUND LEVEL

SELLABLE AREA
34,914 SQ.FT.



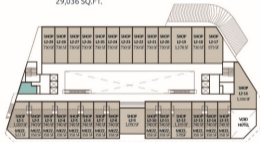
LEVEL 1

SELLABLE AREA
20,596 SQ.FT.



LEVEL 2

SELLABLE AREA
29,036 SQ.FT.



Our commercial mall caters for complete individual needs ranging from health check & consultations, beauty salons & spas, fashion, banks, travel agency, book store, supermarket, restaurants, cafes to education centre.



SOVO SUITE





DUPLEX SOVO

SOVO SUITE FLOOR PLANS



TYPE A SOVO SUITE 2 BEDROOM

NETT BUILD UP AREA
703 SQ.FT.



TYPE C SOVO SUITE 1 BEDROOM

NETT BUILD UP AREA
498 SQ.FT.



TYPE F SOVO SUITE

NETT BUILD UP AREA
336 SQ.FT.



TYPE B SOVO SUITE 2 BEDROOM

NETT BUILD UP AREA
788 SQ.FT.



TYPE CA SOVO SUITE 1 BEDROOM

NETT BUILD UP AREA
468 SQ.FT.

DUPLEX SOVO FLOOR PLANS

TYPE D DUPLEX SOVO

NETT BUILD UP AREA
839 SQ.FT.



TYPE E1 DUPLEX SOVO

NETT BUILD UP AREA
806 SQ.FT.



TYPE E2 DUPLEX SOVO

NETT BUILD UP AREA
804 SQ.FT.



SPECIFICATIONS

COMMERCIAL LOT

CEILING

Concrete Slab Soffit.

STRUCTURE

Reinforced Concrete.

WALLS

Bricks, Fire rated gypsum board partitions.

WALL FINISHES

Internal – Emulsion Paint.

External – Weather Bond Paint.

FLOOR FINISHES

Cement rendered.

DOORS

Roller shutters. All doors are to the requirement of Local Authorities.

WINDOWS

Aluminium framed glass panels (where applicable).

SANITARY FITTINGS

Not Applicable.

ELECTRICAL FITTINGS

Not Applicable.

MECHANICAL & ELECTRICAL

Water – 1 Sub Meter

Telephone – 1 Junction Box

Electricity – 1 KWH meter and 1 Distribution Board

OTHERS

Gas – Centralised (For designated kitchen exhaust only)

COMMON FACILITIES

Centralised Air Conditions at common area, Centralised Mailboxes, Common Toilets, Escalators, Fire Fighting System, M&E Rooms, Passenger Lifts, Public Announcement System, Service Lifts.

SOVO SUITES

STRUCTURE

Reinforced Concrete Structure, beams columns and floor.

WALLS & PARTITIONS

Brickwall/ Reinforced concrete wall.

ROOFING

Reinforced concrete slab / Metal roofing sheet.

FLOOR FINISHES

Ceramic tiles for living, dining, kitchen and bathroom areas, Carpet / Laminated flooring for bedrooms.

WALL FINISHES

Plaster & paint finish except for full-height tiling to bathrooms.

CEILING FINISHES

Plaster & concrete slab soffit paint finish.

WINDOWS

Color coated aluminium framing with tinted glass.

DOORS

All doors to be timber doors except for front door which shall be decorative fire-rated door.

BATHROOMS

To be installed with modern sanitary amenities complete with accessories.

SANITARY & PLUMBING

All sanitary and plumbing installations accordance to Local Authorities's standard.

ELECTRICAL

All electrical wiring to be SESB standard.

DUPLEX SOVO

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Strategic Location with every convenience imaginable within close proximity



Information contained herein is subject to change. All renderings are artist's impressions only and all measurements are approximate. While every reasonable care has been taken in preparing it.

DEVELOPER



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