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NEW LANDMARK COMMERCIAL HUB

Dataran Larkin II promises to be the new landmark commercial hub in the heart of Johor Bahru at Larkin. With the success of Phase I, Dataran Larkin II with 30 exclusive units of premium boutique and showroom commercial suites is well-positioned to become your ideal business centre that will fulfil its investment potential.

Each unit is designed with visual impact and practically in mind, as well as to provide optimum visibility with frameless full-height glass across all floors to give your business an opportunity to showcase and exhibit the best it has to offer to the world. The column-less walkway maximizes the viewing angle of your business shop front to ensure that your business gets all the exposure it deserves.

Dataran Larkin II is located in a strategic location with superb accessibility. With the additional advantage of being located next to Larkin Sentral with high traffic and a catchment area of more than 100,000 households, Dataran Larkin II is poised to become the new landmark commercial hub that will bring success to your business and an assured investment.

拉庆商业中心II，秉持着成为拉庆新商业中心地标的承诺，坐落于新山核心的优越地理位置，其绝佳的升值潜能绝对是您理想中的商业中心。藉着第一期的成功借鉴，拉庆商业中心II建有三十间高端精品销售单位及陈列室商业单位。

每个单位的设计融合了良好的视觉效果和实用考量。此外，全栋无框落地玻璃的店面设计提供最佳的视野之余，也给予您的企业极佳的展示空间。走廊的无柱设计有助于延伸店面视角，大大提升品牌可见度。

拉庆商业中心II 位于交通便捷的优越地点，毗邻高人流的拉庆总站及超过十万住户的社区。因此，拉庆商业中心II有绝对的潜质成为下一个为您发展更美好事业版图且具投资保证的标志性商业中心。

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STRATEGIC LOCATION, SUPERB ACCESSIBILITY

Dataran Larkin II has all the right factors in becoming the next great commercial address in the heart of Johor Bahru. Besides being in a catchment area of more than 100,000 households, it is already in an established and mature neighbourhood that has connection to PLUS Highway, Pasir Gudang Highway and minutes away from the Causeway into Singapore.

拉庆商业中心II集合所有良好条件，成为新山下一个蓬勃的商业区。除了成为十万住户的聚集区，它也建立在已发展成熟的市区内。连接多条主要大道如南北大道、巴西古当高速公路，还有仅几分钟车程就能到达的柔新长提，交通可谓非常方便。

1. SMK Saint Joseph (B)
2. Plaza Larkin
3. Balai Polis Larkin
4. Larkin Bus Terminal
5. S.A.J Johor Bahru
6. Seri Malaysia Hotel
7. Larkin Stadium
8. Royal Johor Country Club
9. KSL Resort & Tesco

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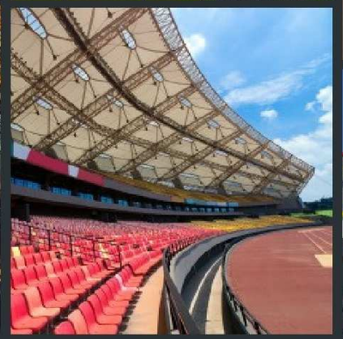

DISTANCE FROM DATARAN LARKIN II TO MAJOR LOCATIONS:
距离拉庆商业中心II：

SMK Saint Joseph (B) 圣若瑟B校	<1km	Stadium Larkin 拉庆体育馆	1.6km
Plaza Larkin 拉庆大厦	<1km	Royal Johor Country Club 皇家柔佛乡村俱乐部	3.2km
Larkin Bus Terminal 拉庆中央车站	<1km	PLUS Highway Interchange 南北大道交汇处	5km
Balai Polis Larkin 拉庆警察局	<1km	Johor Bahru CIQ Complex 新山CIQ大厦	7km
Seri Malaysia Hotel 斯里马来西亚酒店	1km	Pasir Gudang Highway Interchange 巴西古当高速公路交汇处	12km

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BOUTIQUE & SHOWROOM COMMERCIAL SUITES

Move up to the next level and secure one of the best commercial property in this prime business location.
迈向另一个层次，把握在这片黄金商业地段置业的黄金机会。

ELEGANT BOUTIQUE 高雅精品销售单位

Column-less design and frameless full-height shop front creates an ideal space to showcase your business to the world.
无柱设计及无框落地玻璃的店面缔造理想商品展示空间。

EXQUISITE SHOWROOM 精致陈列室商业单位

Geometrical architectural façade coupled with functional and practical open-space layout gives flexibility for you to create the most ideal showroom.
几何设计的建筑外观加上功能性与实用性兼具的开放式空间布局提供业主充裕的灵活性，打造最理想的陈列室商业单位。

EXECUTIVE SUITE 行政办公楼

Contemporary elements and modern colours make an ideal productive office space for your business to grow and prosper.
结合现代元素与摩登的色彩打造一个理想的高效办公空间，让您的业务源源不断，蓬勃发展。

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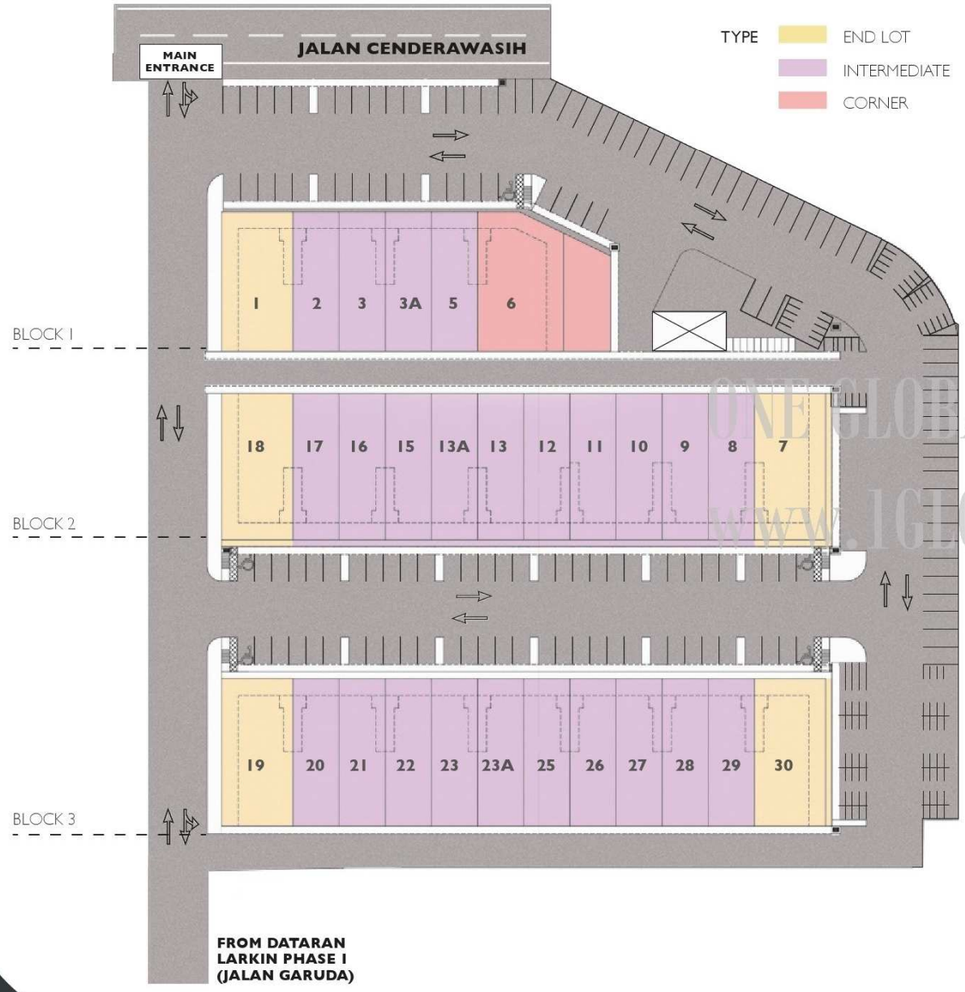

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LOT CHART

Block No 楼号	Lot 单位	Lot Size 单位尺寸	Type 类型	Land Area (sf) 土地面积(平方尺)	Extra Land Area (sf) 额外土地面积(平方尺)	Built-Up Area (sf) 建地面积(平方尺)
Block 1	1	34 x 66	End Lot	2,258	-	6,739
	2	22 x 66	Intermediate	1,460	-	4,374
	3	22 x 66	Intermediate	1,460	-	4,374
	3A	22 x 66	Intermediate	1,460	-	4,374
	5	22 x 66	Intermediate	1,460	-	4,374
	6	41 x 66	Corner	2,615	1,144	7,810
Block 2	7	34 x 70	End Lot	2,376	-	7,091
	8	22 x 70	Intermediate	1,536	-	4,602
	9	22 x 70	Intermediate	1,536	-	4,602
	10	22 x 70	Intermediate	1,536	-	4,602
	11	22 x 70	Intermediate	1,536	-	4,602
	12	22 x 70	Intermediate	1,536	-	4,602
	13	22 x 70	Intermediate	1,536	-	4,602
	13A	22 x 70	Intermediate	1,536	-	4,602
	15	22 x 70	Intermediate	1,536	-	4,602
	16	22 x 70	Intermediate	1,536	-	4,602
	17	22 x 70	Intermediate	1,536	-	4,602
	18	34 x 70	End Lot	2,376	-	7,091
Block 3	19	34 x 70	End Lot	2,376	-	7,091
	20	22 x 70	Intermediate	1,536	-	4,602
	21	22 x 70	Intermediate	1,536	-	4,602
	22	22 x 70	Intermediate	1,536	-	4,602
	23	22 x 70	Intermediate	1,536	-	4,602
	23A	22 x 70	Intermediate	1,536	-	4,602
	25	22 x 70	Intermediate	1,536	-	4,602
	26	22 x 70	Intermediate	1,536	-	4,602
	27	22 x 70	Intermediate	1,536	-	4,602
	28	22 x 70	Intermediate	1,536	-	4,602
	29	22 x 70	Intermediate	1,536	-	4,602
	30	34 x 70	End Lot	2,376	-	7,092

Dataran Larkin Phase II

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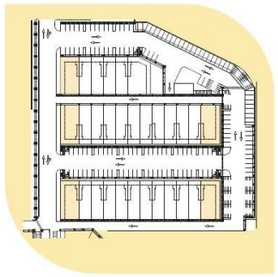
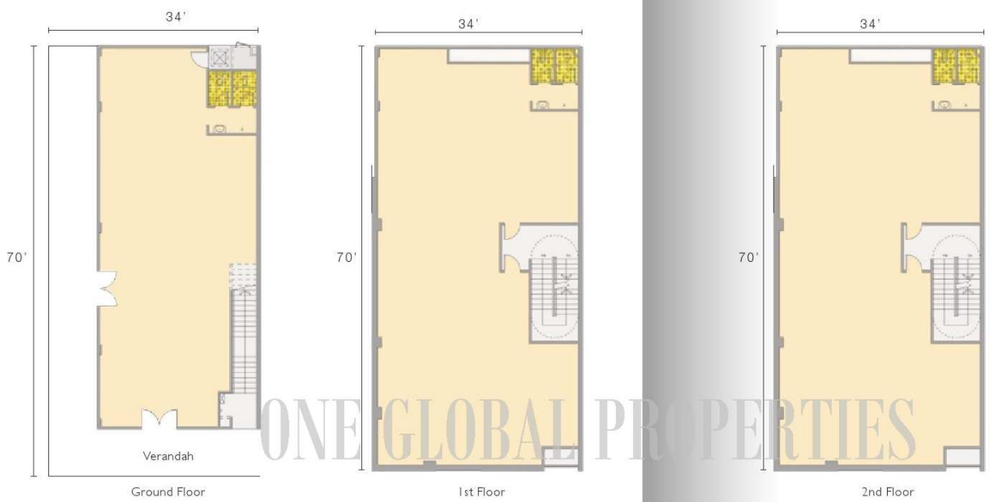
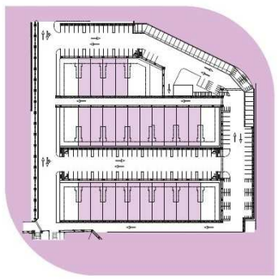
3 STOREY FLOOR PLAN

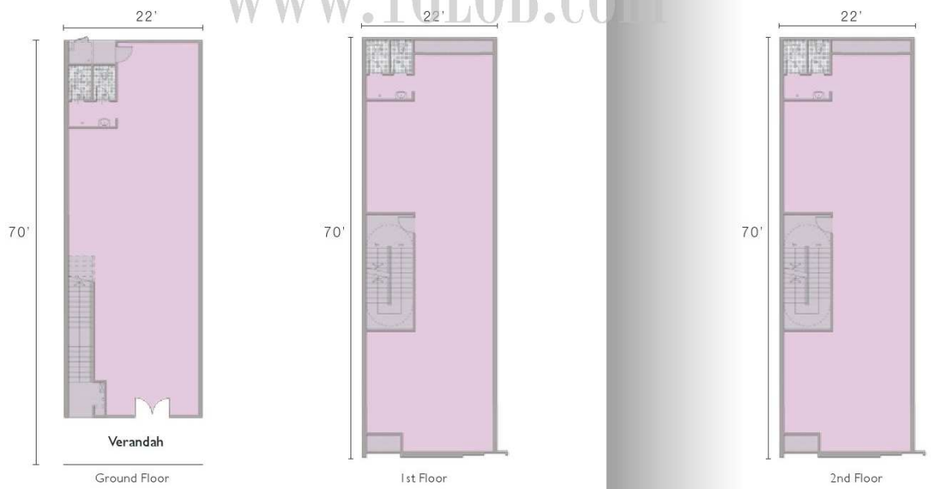
END LOT 尾端单位





INTERMEDIATE 中间单位





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SPECIFICATION

STRUCTURE 结构	Reinforced Concrete Frame & Slab 钢筋混凝土框架及石板
WALL 墙壁	Brickwall 砖墙
ROOF 屋顶	Metal Deck Roof 金属屋顶甲板
CEILING 天花板	Skim Coat and Paint 薄油及漆 Fibre Cement Ceiling Sheet with Aluminium 'T' (Highest Floor) 'T' 铝纤维水泥板 (高楼层)
WALL FINISHES 墙壁饰面	
All Area 所有区域	Plaster and Paint 石膏及油漆
FLOOR FINISHES 地面饰面	
Shop & Office 店铺及办公楼	Cement Render 水泥粉刷
Toilets 厕所	Ceramic Tiles 1500mm 瓷砖1500mm
Verandah 走廊	Homogeneous Tiles 过底地砖
Staircase 楼梯	Homogeneous Tiles 过底地砖
Others 其他	Cement Render 水泥粉刷
DOORS 门	
GF Shop Main Entrance 底层店铺主要入口	Aluminium Frame Glass Door 铝框玻璃门
GF Rear Entrance 底层店铺后门	Timber Door 木门
Office main entrance 办公楼主要入口	Timber Door 木门
Toilets 厕所	Timber Door 木门
WINDOWS 窗	
1st Floor Facade 一楼门面	Frameless Glass Window 无框玻璃窗
2nd Floor Facade 二楼门面	Frameless Glass Window 无框玻璃窗
Others 其他	Aluminium Frame Glass Window 铝框玻璃门