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The catalyst to launch Bandar Baru Merlimau into a vibrant commercial hub is the proposed Bus & Taxi Terminal, Pasar and Bazaar. To be undertaken by Majlis Perbandaran Jasin, the Bus & Taxi Terminal will improve the transportation system in Merlimau and enable the town to grow bigger. The new Pasar and Bazaar will also elevate the standard of living in Merlimau and bring it on par with other townships in Melaka.

With its modern architecture, the Shopoffices in Bandar Baru Merlimau will change the town outlook of Merlimau forever. The town currently does not have a shopping mall, so the Street Mall located beside the Bus & Taxi Terminal promises to introduce a new and exciting shopping experience. The Street Mall walkway is covered by an overhead canopy that creates a comfortable shopping environment so that big crowds of shoppers will frequently visit the shops and bring plenty of repeat business.

**Bandar Baru Merlimau** 位于策略性的地理位置, 面向于万里望工艺学院和毗邻新建的万里望回教堂, 通往马六甲与麻坡的主要入口。除此之外, 沿马六甲-麻坡高速公路至 **Bandar Baru Merlimau** 只需数分钟的车程。距离麻坡仅二十分钟及马六甲市中心则约三十分车程, 让公路者能节省更多的时间。座落於卓越的地点, 再配合完善的商业发展策划, 让**Bandar Baru Merlimau** 成为一个主要经济成长走廊焦点。

本公司慎重地向您推介由野新市议会建议中的一项庞大工程计划 - **Bandar Baru Merlimau** 公共巴士及德士总站, 菜市场 and 零售商店, 它肯定是喧腾熙攘, 繁荣热闹的商业活动中心。当公共巴士及德士总站一旦完成后, 不但能改善万里望的交通运输系统, 也激发市镇的发展利率。新建的菜市场 and 零售商店提供庞大的消费市场, 不但能提升市民的生活水平, 而且还把万里望发展成为一个兴旺的市镇。

**Bandar Baru Merlimau** 店铺办公楼的外型设计新颖时尚, 高贵典雅的建筑风格让万里望市镇的景观永远的改变了。暂时万里望市镇并没有任何的大型购物中心, 一旦街道商场建竣在公共巴士及德士总站的旁边, 誓必创造了崭新的购物体验。此外, 精心规划的街道商场人行道设有独创一格的户外高空天蓬设计, 让购物者能在舒适无比的环境下浏览着各式各样的商店。街道商场的创造肯定能带来川流不息的人潮及无限的商机。





Exclusive Marketeer:



(261447-A)

**TELADAN SETIA SDN. BHD.**  
**力裕有限公司**  
8 & 10, Tingkat Bawah, Jalan Mutiara Melaka 2,  
Taman Mutiara Melaka, Batu Berendam, 75350 Melaka.  
A Member of REHDA

Developer: **Asal Harta Sdn Bhd**

Land Owner: **Majlis Perbandaran Jasin**

WE ACCEPT  

 **06- 317 3236 (5 Lines)**  **www.tsetiasb.com**

Jasin

North-South Highway (Jasin Toll)

Melaka (30 mins)

Melaka-Muar Highway

Muar (20 mins)

Merlimau Polytechnic

Taman Merlimau Utara

Masjid

Taman Muhibbah

# The New Gateway between Melaka and Muar



## 马六甲通往麻坡的重镇



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# The New Gateway between Melaka and Muar



## 马六甲通往麻坡的重镇





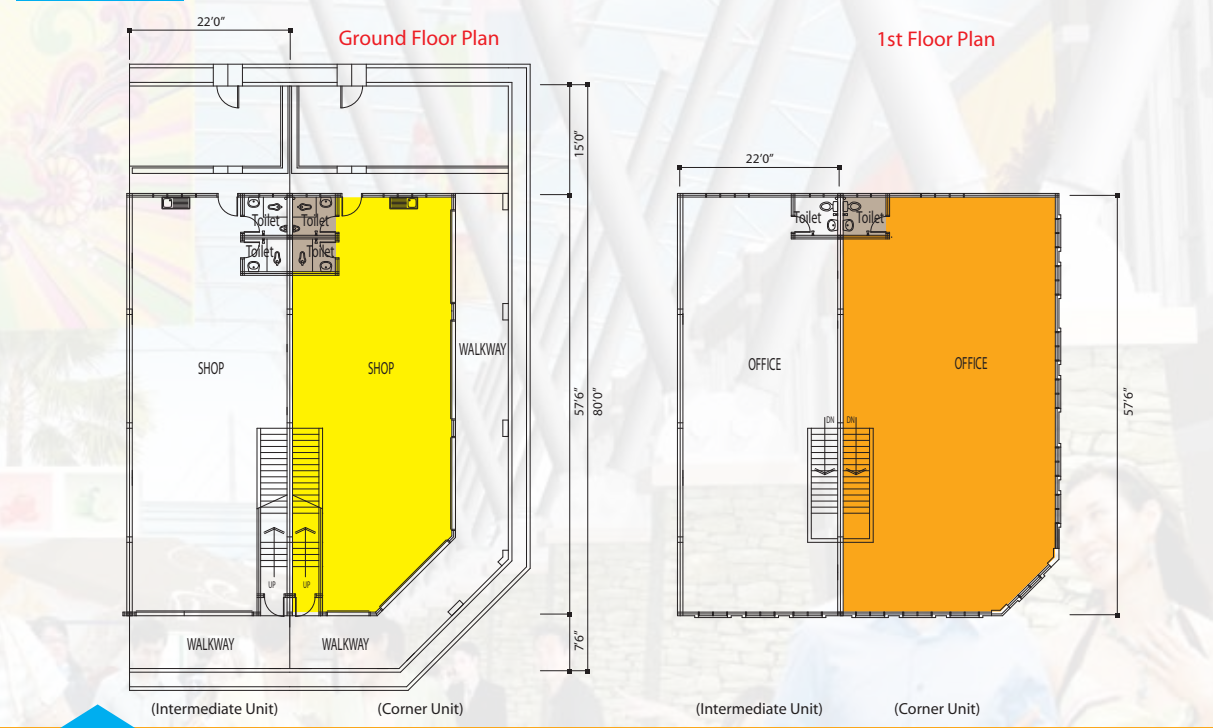
Double-Storey Shop Office 双层店铺办公楼 (22' x 70')



Type A Built-up Area: 2,915 sq. ft.



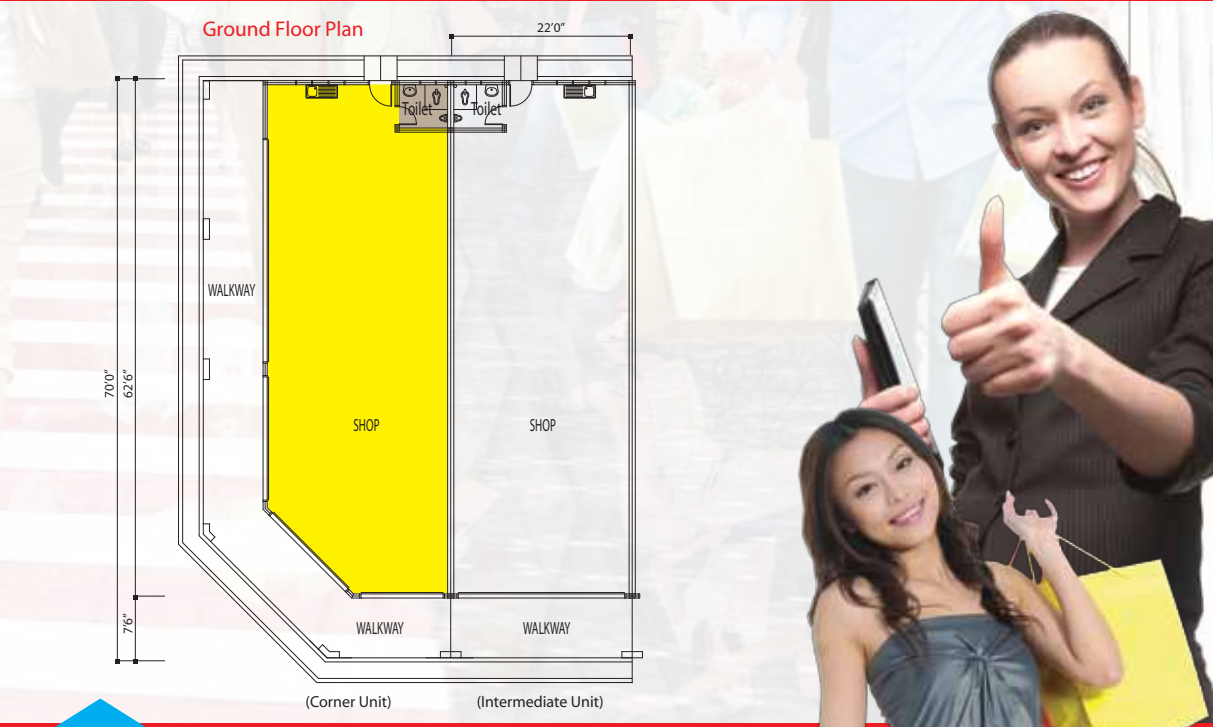
Double-Storey Shop Office 双层店铺办公楼 (22' x 80')



Type B Built-up Area: 2,530 sq. ft.



SINGLE-Storey Shop 单层店铺 (22' x 70')



Type C Built-up Area: 1,375 sq. ft.

# specifications

<b>Structure</b>	Reinforced concrete frame
<b>Wall</b>	Bricks or r.c. wall
<b>Roof</b>	Metal Deck Roofing
<b>Ceiling</b>	Cement board or plaster ceiling
<b>Windows</b>	Aluminium frame windows Metal frame glass louvres windows
<b>Doors</b>	G.I. Roller Shutter, Plywood Flush Doors, PVC Doors
<b>Floor Finishes</b>	Toilet : Ceramic tiles Others : Cement render
<b>Wall Finishes</b>	Toilet : 5' high glazed wall tiles Others : Cement plaster
<b>Painting</b>	Interior : Emulsion paint Exterior : Weather resistant paint

	Type A	Type B	Type C
<b>Sanitary Installation</b>			
Water Closet	: 3 nos	3 nos	1 no
Wash Basin	: 3 nos	3 nos	1 no
Aluminium Sink	: 1 no	1 no	1 no
	Type A	Type B	Type C
<b>Electrical Installation</b>			
Lighting points	: 23 nos	20 nos	10 nos
Power points	: 9 nos	9 nos	4 nos
Fan points	: 8 nos	7 nos	3 nos

The architectural designs featured in the perspectives contained herein are for illustration purposes only. The actual architectural designs might differ. The information contained herein is subject to change without notification as may be required by the relevant authorities and cannot form part of an offer or contract.

