

IMPRESSIVE GROUND FLOOR
CEILING HEIGHT: 18 ft

COLUMN-FREE INTERIORS

GENEROUS 10-FOOT WIDE WALKWAY

tf51
BY TF LAND

Where Business Thrives!

Premium
3-STOREY
SHOP OFFICE

LAND AREA
20' x 60'
BUILT-UP AREA
From 3,400 sq. ft

FREEHOLD





AGES

cafes, restaurants & specialty dining.
 m surrounding
 lences
 floor
 or an inviting ambiance

EVERAGE -

CULINARY DESTINATION



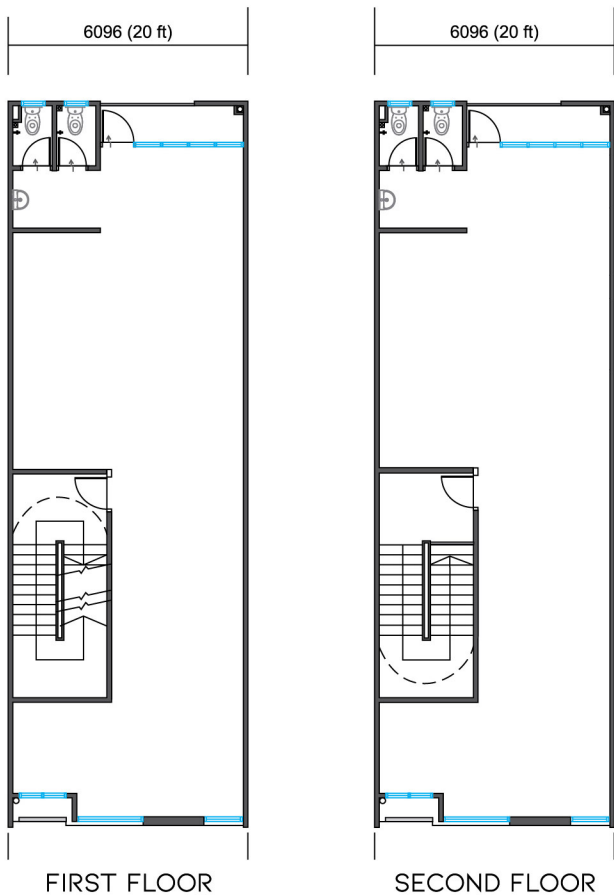
RETAIL SHOPS

- The perfect location for boutique stores, convenience shops & lifestyle brands
- 10-foot-wide walkway for enhanced customer experience
- Surrounded by established businesses & thriving communities

RETAIL SHOPS -

PRIME VISIBILITY & ACCESSIBILITY

Business Opportunities



TYPICAL UNIT FLOOR PLAN

tf51
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PRIME
 LOCATION.
 THRIVING
 OPPORTUNITIES.

UNRIVALLED ACCESSIBILITY WITHIN A VIBRANTLY EXPANDING TOWNSHIP

- Strategically positioned in the rapidly expanding township of Bukit Mertajam
- Surrounded by a well-established community with strong purchasing power
- A thriving commercial hub with over 300 existing shop units nearby
- Directly across from the upcoming The Fame Service Apartment, unlocking greater business opportunities
- Built by a reputable developer with a proven track record of excellence

PRIME LOCATION. THRIVING OPPORTUNITIES

10 MINUTES TO ALMA & KULIM

Close to AEON Jusco, Lotus's BM, Lotus's Kulim, and schools.
Easy access via North-South Expressway & Second Penang Bridge

15 MINUTES TO BUKIT MERTAJAM TOWN

Flood-free area, near Kulim Hi-Tech Park,
Bukit Minyak Industrial Park, Autocity & Juru Sentral



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