



CHEPOR

BUSINESS PARK

珠宝商汇中心

@ IPOH, PERAK

ONE STOP BUSINESS HUB



STREET VIEW



AERIAL VIEW



PROJECT INFO

Developer	Amazing Deluxe Sdn Bhd (Co. No. 201101037785 [965919 – V])
Address	35 Jalan Canning Estate, Canning Garden, 31400 Ipoh, Perak
Project Title	Cadangan Membina Kilang Industri 1 ½ Tingkat Yang Mengadungi Fasa 1, 8 Unit Di Atas Plot 11 – Plot 18 & Fasa 2, 10 Unit Di Atas Plot 1 – Plot 10 Di Atas Lot 149417 (PN 313303), Berhampiran Ulu Chepor, Mukim Hulu Kinta, Daerah Kinta, Perak.
Development Land Area	7.51 Acres
Land Tenure	Leasehold – 99 years
Land Usage	Industry

BRIEF INTRODUCTION

- **CHEPOR BUSINESS PARK, offers INNOVATIVE direct Manufacturer to direct Customer business outlet park**
- **ONE STOP MULTIPLE SOLUTION - Manufacturing → Showroom → Storage → Administrative Office**
- **18 units with build-up choice of 6,320 / 7,320 sq.ft.**

THE PRODUCT

- **CHEPOR BUSINESS PARK** is designed for **ONE STOP MULTIPLE SOLUTION** for manufacturing, showroom, storage and administrative office
- The factories are ideal for **SME entrepreneurs** wanting to upgrade their business to bigger and spacious and elevate their corporate image
- Designed to compliment the needs of industries and businesses for : -
 - Manufacturing
 - Regional Manufacturing Centre
 - Marketing Centre
 - Warehouse & Bonded Facilities
 - Distribution & Logistic Centre
 - Showroom

MULTI SOLUTIONS

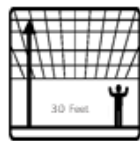


FUNCTIONABLE FACTORIES



- **Prominent and Spacious**
- **Contemporary for Flexible Applications**
- **High Ceiling provides Additional Options**
- **Provision for Expansion at large open spaces**
- **100 amp Power Supply**
- **24 Hours Security**

KEY FEATURES



▣ 30 Feet High Ceiling



▣ Motorized 18 Feet High Roller Shutter



▣ 66 ft Road Access



▣ 3 Phase: 100 amp Power Supply



▣ Easy Access to Highway and Major Roads



▣ Large Build-up sizes
6,320/ 7,320 sq.ft.



▣ 30/56 Feet Open Area at Back For Future Expansion



▣ Round the Clock Security



▣ CCTV Surveillance



▣ Located Beside Main Road

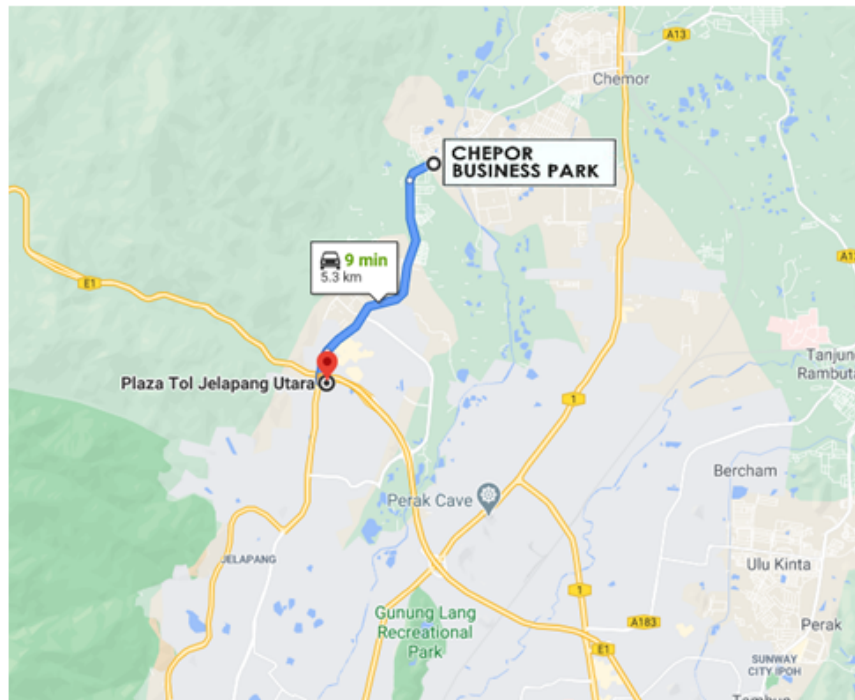
ROAD CONNECTIONS

- **CHEPOR BUSINESS PARK has excellent road connections through : -**
 - **Jalan Jelapang-Chemor dual carriage road**
 - **North/South Bound through PLUS Expressway**
 - **Lumut Port through Ipoh-Lumut Highway**
 - **Sg Siput / Kuala Kangsar through Jalan Kuala Kangsar dual carriage road**
 - **West Coast Highway (WCE) through E32 Exit of Ipoh-Lumut Highway**

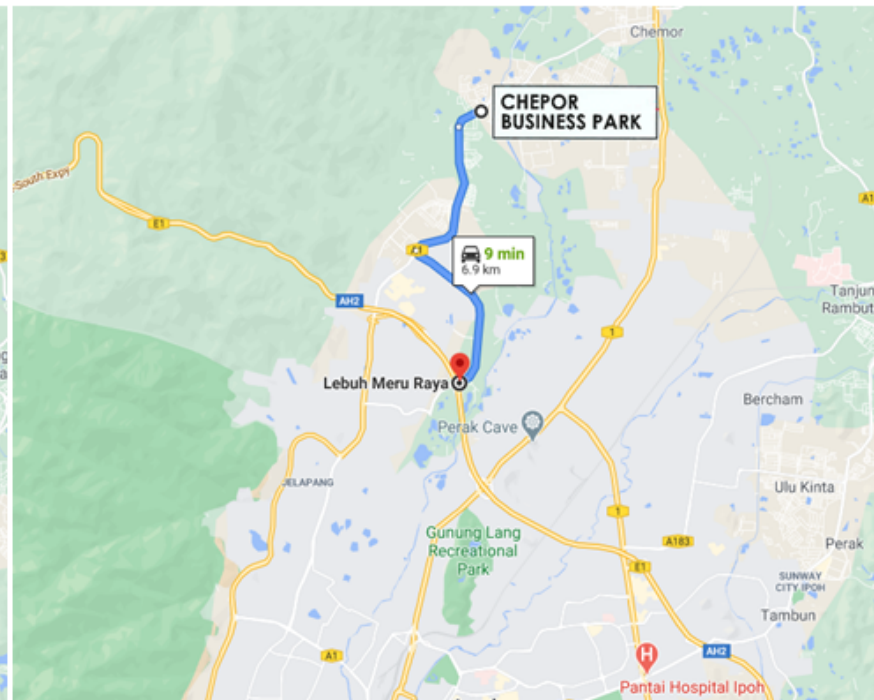
ROAD CONNECTION MAP



HIGHWAY CONNECTION



(A) Distance from Site to PLUS Highway Exit (Northbound) – 5.3 KM



(B) Distance from Site to PLUS Highway Exit (Southbound) – 6.9 KM

1 ½ STOREY SEMI- DETACHED FACTORIES



PHASE 1 - TYPE A - 8 UNITS - LOT 11 - 18

Land Area : 12,320 sq.ft. (80' x 154')

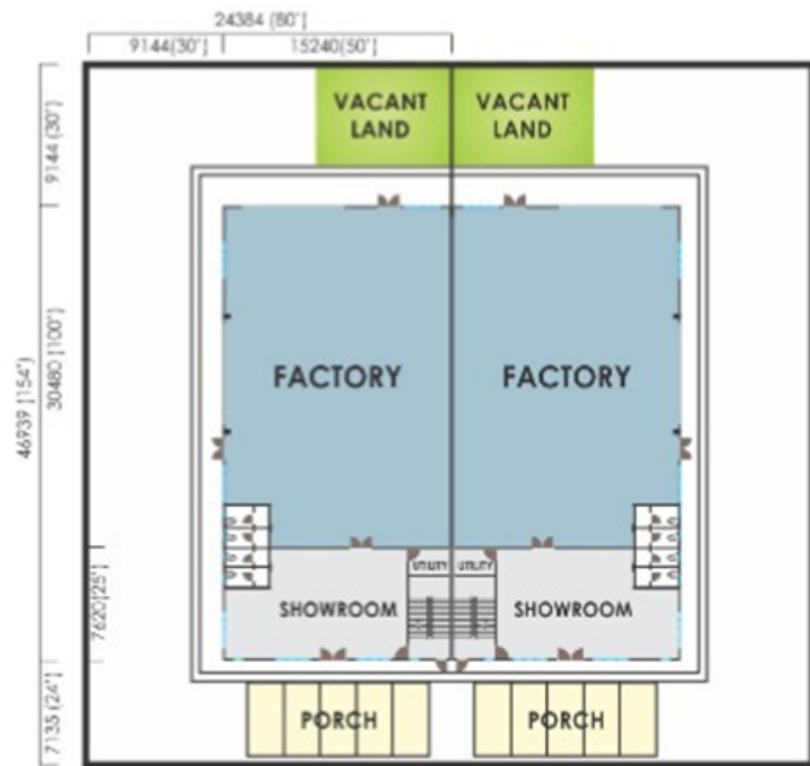
Build-Up Area : 6,320 sq.ft. (50' x 100')

PHASE 2 - TYPE B - 10 UNITS - LOT 1 - 10

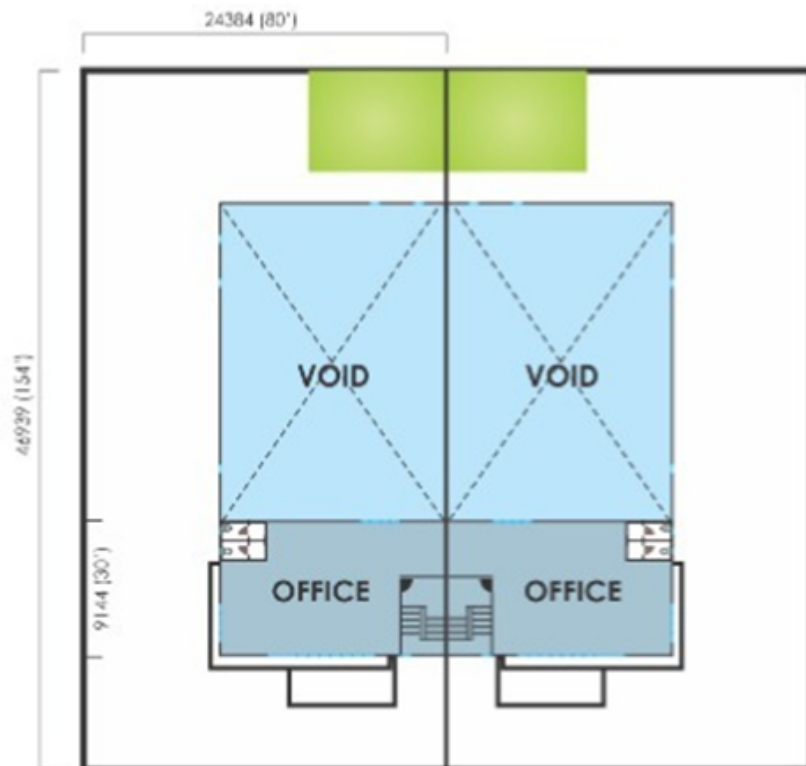
Land Area: 16,000 sq.ft. (80' x 200')

Build-Up Area : 7,320 sq.ft. (50' x 120')

FLOOR LAYOUT - TYPE A

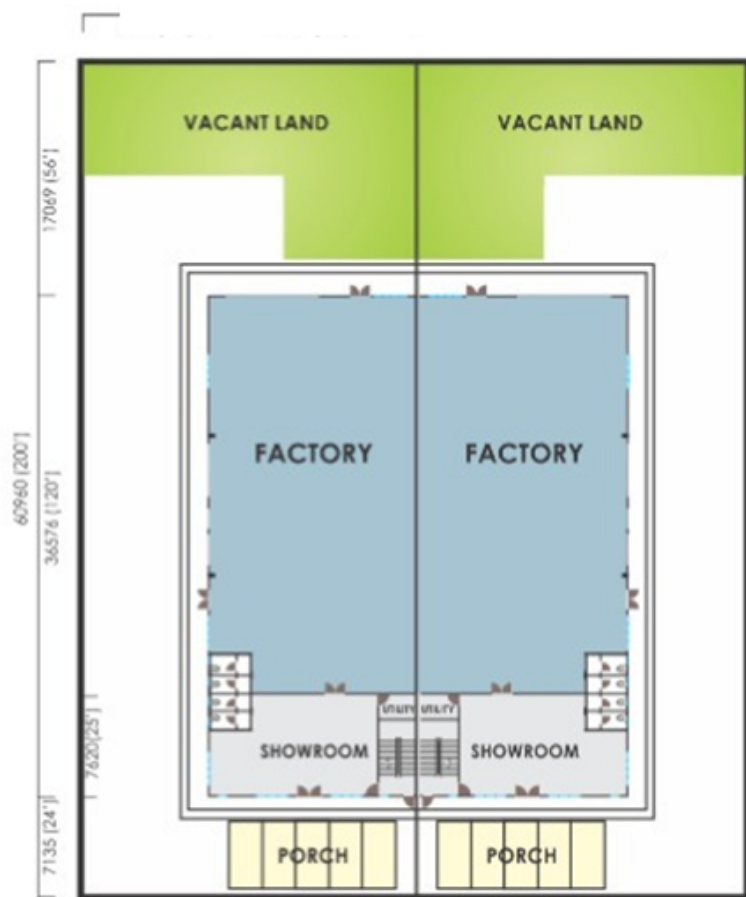


FACTORY LAYOUT

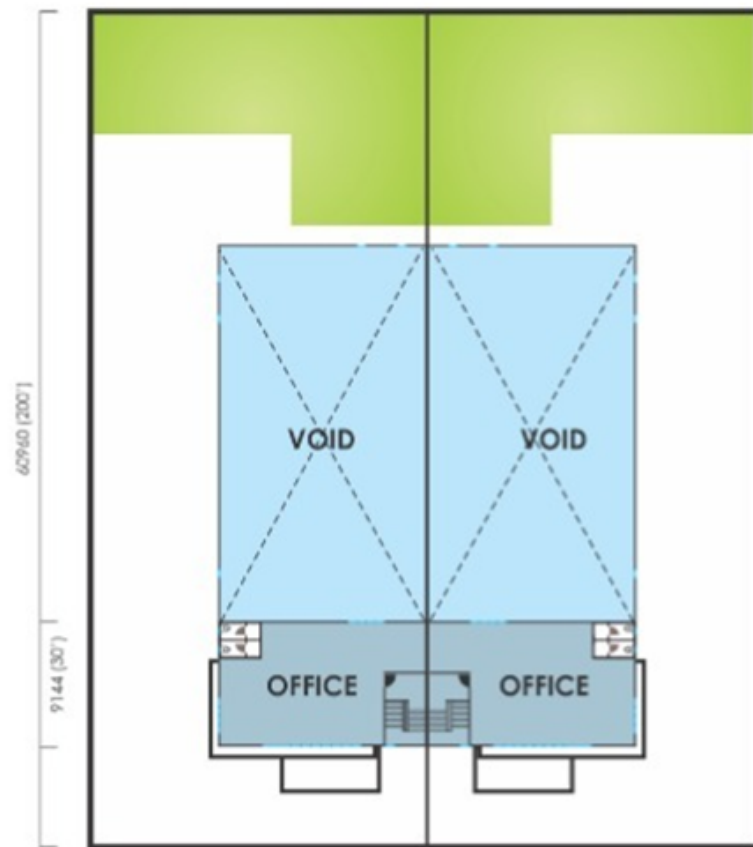


OFFICE LAYOUT

FLOOR LAYOUT - TYPE B



FACTORY LAYOUT



OFFICE LAYOUT

NEIGHBOURHOOD AND AMENITIES

A) MAJOR HOUSING SCHEME

• Chepor Mutiara	0.2 KM
• Taman Chepor Jaya	1 KM
• Taman Chepor Damai	1 KM
• Kampung Kuala Kuang	1 KM
• Meru Perdana 2	2 KM
• Green Arcs	2.5 KM
• Meru Desa Park	3 KM
PR1MA Meru	3 KM

B) SCHOOL

• SK Chepor	2 KM
• Big Apple Meru	4 KM
• SK Meru Raya	4 KM
• Tenby International School	5 KM

C) BUS & TRAIN STATION

• Aman Jaya Bus Terminal	5 KM
• Ipoh Train Station	14 KM

D) MAJOR COMMERCIAL CENTRE

• Meru Raya	2 KM
• Chemor	3 KM
• Bandar Seri Klebang	7 KM

E) FOOD & BEVERAGE (FNB)

• KFC	4 KM
• Domino Pizza	4 KM
• Pizza Hut	4 KM
• Mcdonald	5 KM
• Subway	5 KM
• Mcdonald	5 KM
• Chemor East Ocean Restaurant	5 KM
• Restoran Pokok Belacan	5 KM

F) HOTELS

• Hotel Casuarina @ Meru	5 KM
• Casa Kayangan Meru	5 KM
• Sun Inns Hotel	5 KM

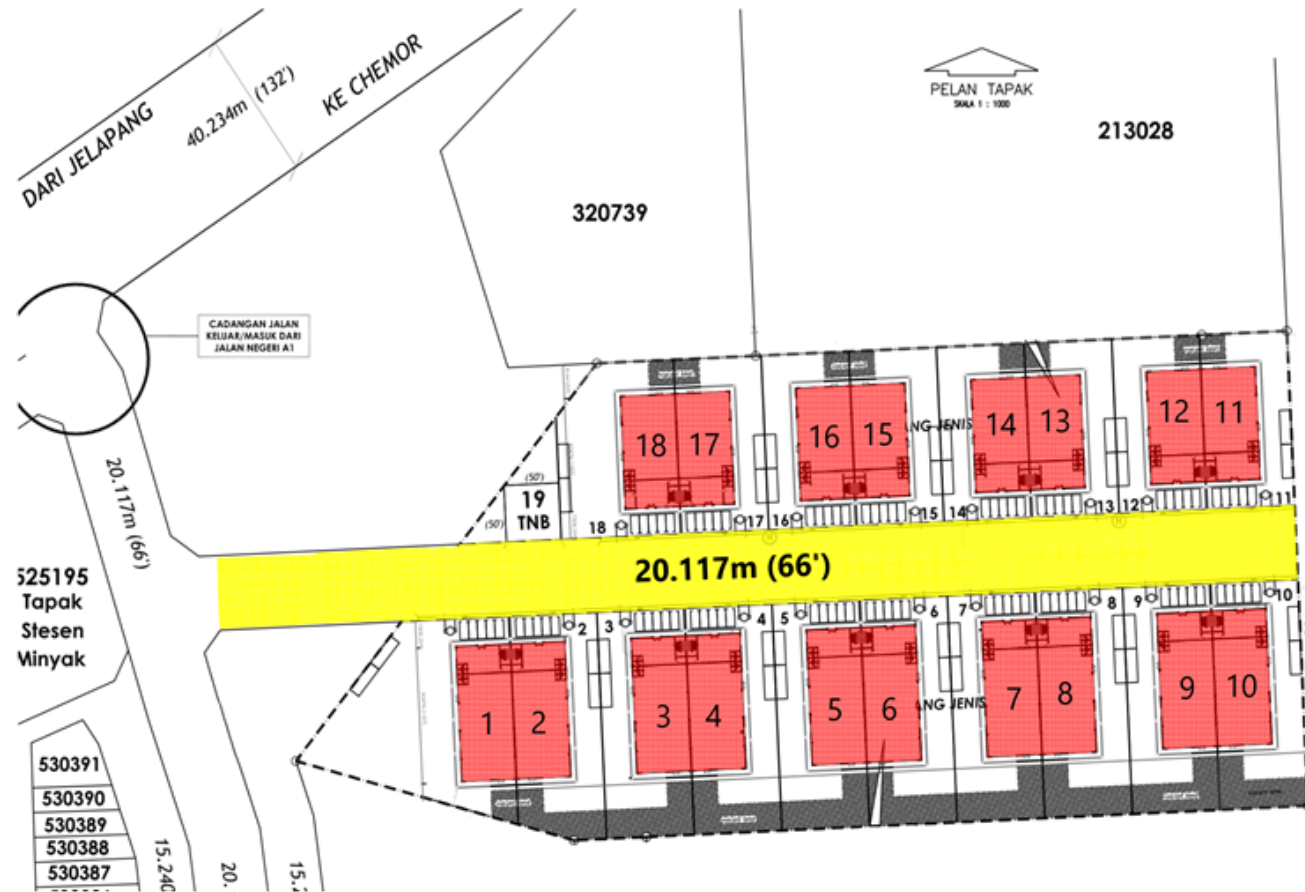
K) HYPERMARKET

• 99 Speedmart	1 KM
• Econsave Chemor	3 KM
• Mydin Meru Raya	5 KM
• Aeon Klebang Jaya	9 KM
• Tesco Extra Bercham	10 KM
• Aeon Kinta City	14 KM
• Tesco Extra Ipoh	14 KM

L) BANK & ATM

• Bank Rakyat, Meru	4 KM
• Bank Islam, Meru	5 KM
• Public Bank, Chemor	6 KM
• BSN, Meru	6 KM
• Maybank, Klebang	7 KM
• RHB, Silibin	8 KM
• CIMB, Jelapang	8 KM

APPROVED LAYOUT PLAN



CONTACT US

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