

FREEHOLD | 永久地契

ADISON

COMMERCIAL LOTS | 零售店



W CITY

LARKINTON

— JOHOR BAHRU —



A thriving hub of growth

Imagine yourself as the pulse of a vibrant and contemporary community where every moment is an exciting opportunity.

Adison sits within the inspiring masterplan of W City Larkinton Johor Bahru and the first phase houses an impressive array of 1,024 serviced apartments designed to attract the young and the urbane. Located on the ground floor of Adison is Adison Commercial Lots, a collection of stylish shops that will be your opportunity to invest or expand your business.

一个充满活力的增长枢纽

想象自己成为一个充满活力和现代氛围的社区的脉搏，每一刻都是一个激动人心的新机会。Adison位于新山W City Larkinton，一个活力四射的综合发展项目，第一阶段项目包括1,024套服务公寓，旨在吸引年轻阶层和都会潮人。底层是ADISON时尚零售店，将为您提供投资或拓展业务的绝佳机会。

The possibilities are endless

这里充满了无限商机

Adison Commercial lots is envisioned as an integral focal point of the community, where businesses provide essential goods and services right at the doorstep of residents. This symbiotic relationship creates a thriving, vibrant and high-engagement hub that fosters a sense of belonging and loyalty among residents.

Adison零售店是这个社区不可或缺的重点，这里汇聚了各式商店，提供琳琅满目的商品和服务。这种共生关系打造一个繁荣、充满活力和互动的乐活中心，并培养居民的归属感和忠诚度。



Stylish and spacious interiors with high street-front visibility, ready to attract an urban clientele.
室内宽敞时尚，街景尽收眼底。

Given the multitude of residents of different demographics living just above, businesses benefit from having a steady stream of potential customers as a built-in customer base, providing a reliable source of patronage. Future residential developments within the masterplan of W City Larkinton Johor Bahru will also open up new markets, so the time to buy in is now.

The ground floor location promises high visibility to both residents and passers-by, giving businesses prime opportunities to attract new customers just by signage alone.

楼上住着不同年龄层居民成了底层零售店家的可靠来源，再加上绝佳的地理位置，面向繁忙大道，能见度高一楼位置显得而外显眼，招牌清晰可见，店家将持续受益于这源源不断的潜在客户。

随着新山W City Larkinton的总体规划内住宅项目的开发，新的市场也将会被打开，所以现在是您购买和投资的最佳时机。

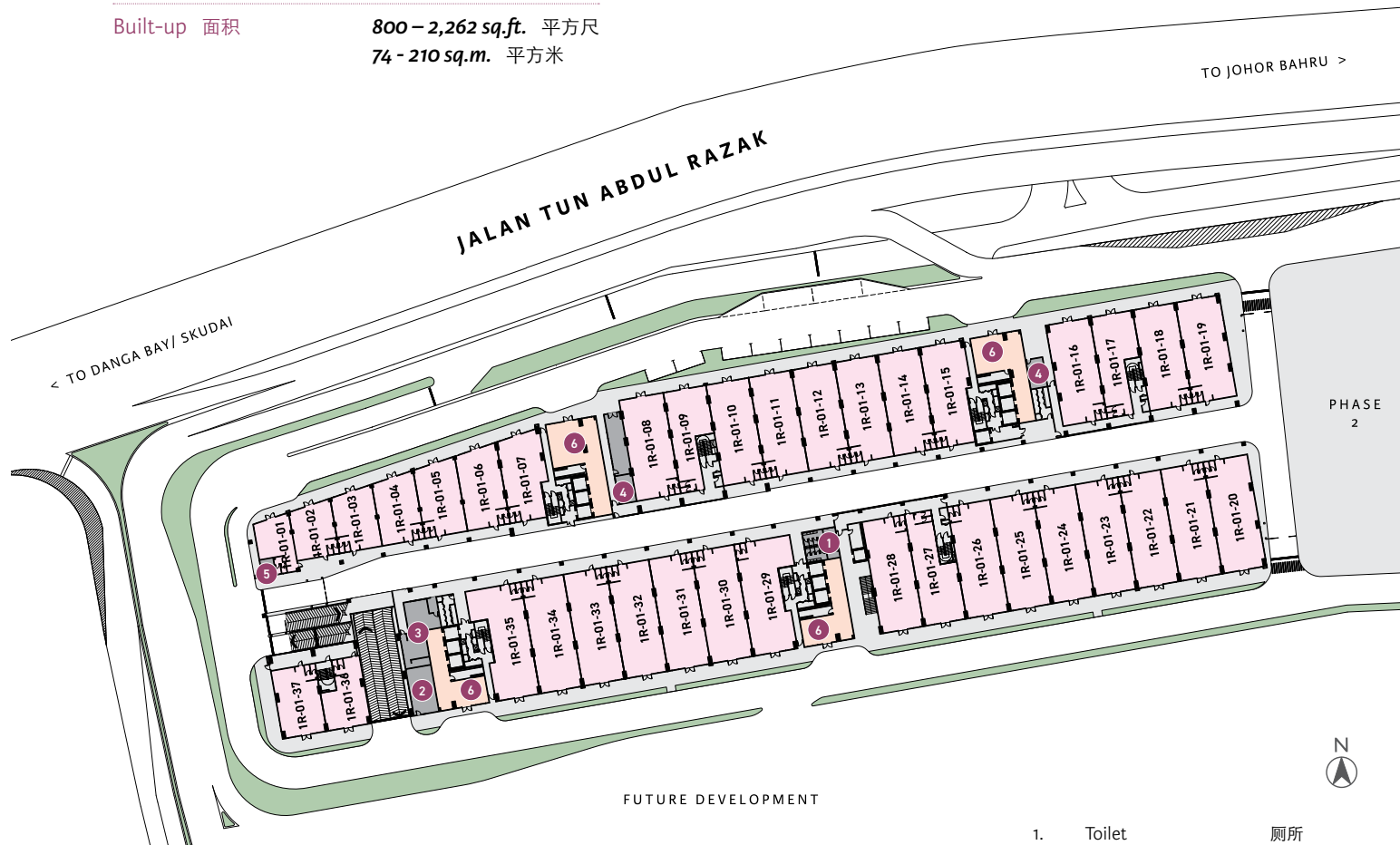


Flexible spaces that suit a variety of businesses.
满足不同事业需求的灵活空间。

SITE PLAN / 总平面图

PROJECT DATA 发展计划资料

Tenure of Land 地契类别	Freehold 永久地契
Site Area 总面积	8.62 Acres 英亩
Total units 总户数	37 Units 单位
Built-up 面积	800 - 2,262 sq.ft. 平方尺 74 - 210 sq.m. 平方米



- 1. Toilet 厕所
- 2. Management Room 管理处
- 3. Surau 祈祷室
- 4. Utility Room 多用途室
- 5. Security Control Room 保安室
- 6. Residential Lobby 公寓接待厅

UNIT NO. 单位号码	MAIN PARCEL AREA (SQ.FT.)* 主面积 (平方尺)*	MAIN PARCEL AREA (SQ.M.)* 主面积 (平方米)*	UNIT NO. 单位号码	MAIN PARCEL AREA (SQ.FT.)* 主面积 (平方尺)*	MAIN PARCEL AREA (SQ.M.)* 主面积 (平方米)*	UNIT NO. 单位号码	MAIN PARCEL AREA (SQ.FT.)* 主面积 (平方尺)*	MAIN PARCEL AREA (SQ.M.)* 主面积 (平方米)*
1R-01-01	800	74	1R-01-14	1,924	179	1R-01-27	1,734	161
1R-01-02	989	92	1R-01-15	1,868	174	1R-01-28	2,130	198
1R-01-03	1,114	103	1R-01-16	1,996	185	1R-01-29	2,262	210
1R-01-04	1,239	115	1R-01-17	1,529	142	1R-01-30	2,130	198
1R-01-05	1,363	127	1R-01-18	1,924	179	1R-01-31	2,130	198
1R-01-06	1,488	138	1R-01-19	1,990	185	1R-01-32	2,130	198
1R-01-07	1,560	145	1R-01-20	2,204	205	1R-01-33	2,130	198
1R-01-08	1,996	185	1R-01-21	2,130	198	1R-01-34	2,130	198
1R-01-09	1,477	137	1R-01-22	2,130	198	1R-01-35	2,262	210
1R-01-10	1,924	179	1R-01-23	2,130	198	1R-01-36	1,128	105
1R-01-11	1,924	179	1R-01-24	2,130	198	1R-01-37	1,345	125
1R-01-12	1,924	179	1R-01-25	2,130	198			
1R-01-13	1,924	179	1R-01-26	2,130	198			

*Including signboard ledge & A/C ledge
*含看板壁架及空调壁架

37 units
of shop
37单位零售店面

Floorplans ranging from
800 - 2,262 sq.ft.
(74 - 210 sq.m.)
每单位面积800 - 2,262平方尺
(74 - 210平方米)

6.0 metres
High ceilings
6.0公尺挑高

2.5 metres
Wide pavements
2.5公尺宽敞人行道



Dedicated Basement Carpark
零售店地下停车场

Ground Floor / 一楼
Basement / 地下层

SPECIFICATIONS / 建筑规格

STRUCTURE	结构	Reinforced Concrete 钢筋混凝土
WALL	墙壁	Reinforced Concrete / Masonry 钢筋混凝土 / 泥水墙
ROOF COVERING	屋顶	Reinforced Concrete 钢筋混凝土
CEILING	天花板	Skim Coat to underside of RC slab / Plaster Board where applicable 钢筋混凝土板底使用抹灰 / 适当处用石膏板
FLOOR FINISHES	地面	Shop 零售店面 Toilets 厕所 Air-Cond Ledge & Others 空调壁架及其它 Cement Render 洋灰地板 Tiles 地砖 Cement Render 洋灰地板
WALL FINISHES	墙面	Toilets 厕所 Others 其它 Tiles To Ceiling Level 瓷砖至天花板 Plaster and Paint 石膏及漆
DOORS	门	Main Entrance 正门 Rear (applies only to unit 8,9,16,17,27,28,36 & 37) 店后 (仅限8、9、16、17、27、28、36及37号单位) Rear (Others Unit) 店后 (其它单位) Other Area 其它区域 Glass Door 玻璃门 Fire-Rated Door 防火门 Flush Door 平面门 Flush Door 平面门
WINDOWS	窗户	Aluminum Framed Glass Window 铝框玻璃窗
LOCKS	锁具	Quality Lockset 高档锁
SANITARY FITTINGS	卫生装置	W.C. 马桶 2 Nos Sink + Tap 洗涤槽 + 水龙头 1 No Toilet Roll Holder 厕纸托架 2 Nos Hand Bidet 手持喷头 2 Nos Wash Basin + Tap 洗手盆 + 水龙头 1 No
ELECTRICAL INSTALLATION	电气装置	60A Three Phase Isolator 60A三相隔离器 1 No Fibre wall socket (FWS) 光纤电缆墙面座 1 No

In the heart of JB

This is the only place in Johor where you can have the ultimate city lifestyle decked out with all the modern perks and topped off with jaw-dropping fairway views. A strategic hub in the regional property scene that offers convenience on steroids, W City Larkinton is only 6km from the Singapore-Johor border (CIQ), the upcoming RTS station and close to the coolest transport hubs and landmarks in town.

尽在新山！

这是柔佛唯一——一个可让您体验到终极城市生活方式的地方，拥有所有现代化便利设施，并且可以欣赏到让人叹为观止高球景观。作为区域房地产界的战略中心，W City Larkinton提供超乎寻常的便利，距离新加坡-柔佛边境（CIQ）仅6公里，临近即将开通的轻轨站（RTS），以及城市中最重要交通枢纽和地标。



Sultan Iskandar CIQ



Gleneagles Medini Hospital



Legoland Malaysia



Johor Bahru Sentral

SHOPPING MALLS & COMMERCIAL 购物商场与商务中心

- 4.3KM Angsana Mall
- 4.9KM Beletime Danga Bay
- 5.2KM Komtar JBCC
- 5.3KM Johor Bahru City Square
- 6.9KM Paradigm Mall
- 8.8KM Sutera Mall
- 9.1KM R & F Mall
- 9.8KM KSL City Mall
- 11.1KM AEON Bukit Indah
- 12.8KM AEON Tebrau City
- 13.4KM IKEA / Toppen Shopping Centre
- 14.4 KM The Mall, Mid Valley Southkey

EDUCATIONAL INSTITUTIONS 教育机构

- 7.3KM Institut Kemahiran MARA (IKM)
- 9.0KM Sri Utama School
- 14.2KM Marlborough College Malaysia
- 14.3KM Raffles American School

MEDICAL CENTRES 医药中心

- 1.6KM KPJ Puteri Specialist Hospital
- 3.2KM KPJ Johor Specialist Hospital
- 5.5KM Maria Hospital
- 5.6KM Sultanah Aminah Hospital
- 6.2KM Columbia Asia Hospital - Tebrau
- 6.5KM Kempas Medical Centre
- 12.1KM Sultan Ismail Hospital
- 12.5KM Columbia Asia Hospital - Iskandar Puteri
- 15.4KM Gleneagles Medini Hospital

RECREATION 休闲

- 500M Johor Golf & Country Club
- 3.7KM Bukit Serene Palace
- 14.6KM Legoland Malaysia
- 17.3KM Puteri Harbour
- 17.7KM Ponderosa Golf & Country Club
- 19.7KM Daiman 18 Golf Club

Another Prestigious Development by:



WCT Green Sdn Bhd (929961-P)
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