

**SALE BY TENDER**  
**THREE PARCELS OF LEASEHOLD COMMERCIAL DEVELOPMENT LAND HELD UNDER PN**  
**96670 LOT 72102, PN 108549 LOT 72086 & HSD 280465 PT 48532 ALL WITHIN MUKIM SUNGAI**  
**BULOH, DISTRICT OF PETALING, STATE OF SELANGOR DARUL EHSAN**

**Description**

The Lands comprise of three individual parcels of leasehold commercial land located within Damansara Perdana, a suburban township situated to the north-west of Petaling Jaya City Centre. The Lands collectively form a single platform for a proposed commercial development to be known as Empire City 2. It is planned as the next phase of Empire City 1, which is an integrated development consisting of service apartments, office, hotel and retail podium. Empire City 1 and Empire City 2 are located opposite each other and separated by the Lebuhraya Damansara – Puchong (LDP).

**Surrounding Locality**

The immediate vicinity comprises of mainly high rise residential and commercial developments. Empire City 1 which is located due north, consists of service apartments, office towers and a retail podium. PJ Trade Centre which houses a few commercial buildings such as Menara Hasil, Menara Bata, Menara Gamuda and Menara Mustapha Kamal is located southwest of the Lands. Other notable developments in the immediate vicinity include Empire Damansara, Metropolitan Square, Flora Damansara and the recently completed Forest Hill Damansara. Notable landmarks include QLIC Hotel, Ikano Power Centre (IPC), IKEA, The Curve shopping centre and Tesco Mutiara Damansara. Located further away are One Utama Shopping Centre and First City University College (formerly KBU), the British International School of Kuala Lumpur, KDU College as well as the flourishing Damansara Uptown development which is becoming another hub for various commercial and retail attractions

**Tenure**

Title Nos.	Lot Nos.	Tenure	Expiry Date
PN 96670	72101	99 years	December 22, 2103
PN 108549	72086	99 years	June 8, 2104
HSD 280465	PT 48532	99 years	August 18, 2102

**Total Land Area**

Title Nos.	Lot Nos.	Land Area	
		Hectares	Acres
PN 96670	72102	16.469	40.695*
PN 108549	72086	2.562	6.331
HSD 280465	PT 48532	6.810	16.828
<b>Total</b>		<b>25.841</b>	<b>63.854</b>

**Planning Considerations**

The Lands are situated under the jurisdiction of Majlis Bandaraya Petaling Jaya (MBPJ). Our verbal checking at Jabatan Perancangan dan Pembangunan (Development Planning Department) of MBPJ revealed that the Lands are zoned for commercial development with an allowable plot ratio of 1:4.

**Contact**

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**Tender documents available for RM500.00**

**Closing Date: Tuesday, 5.00 pm, 31<sup>st</sup> October 2017**

**Exclusive Marketing Agent:**  
**HENRY BUTCHER REAL ESTATE SDN BHD**  
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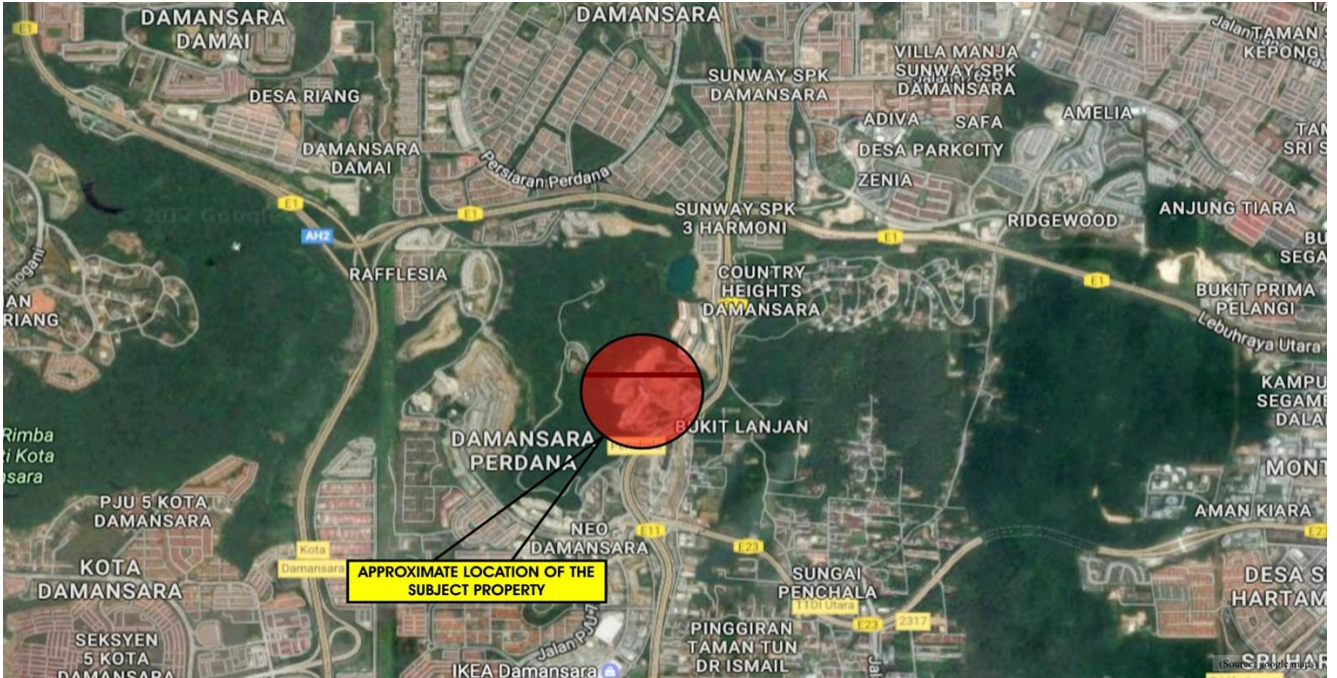
*All intending purchasers are advised to conduct their own investigations to confirm the planning guidelines and other requirements from the authorities and not to rely solely on the information contained herein.*



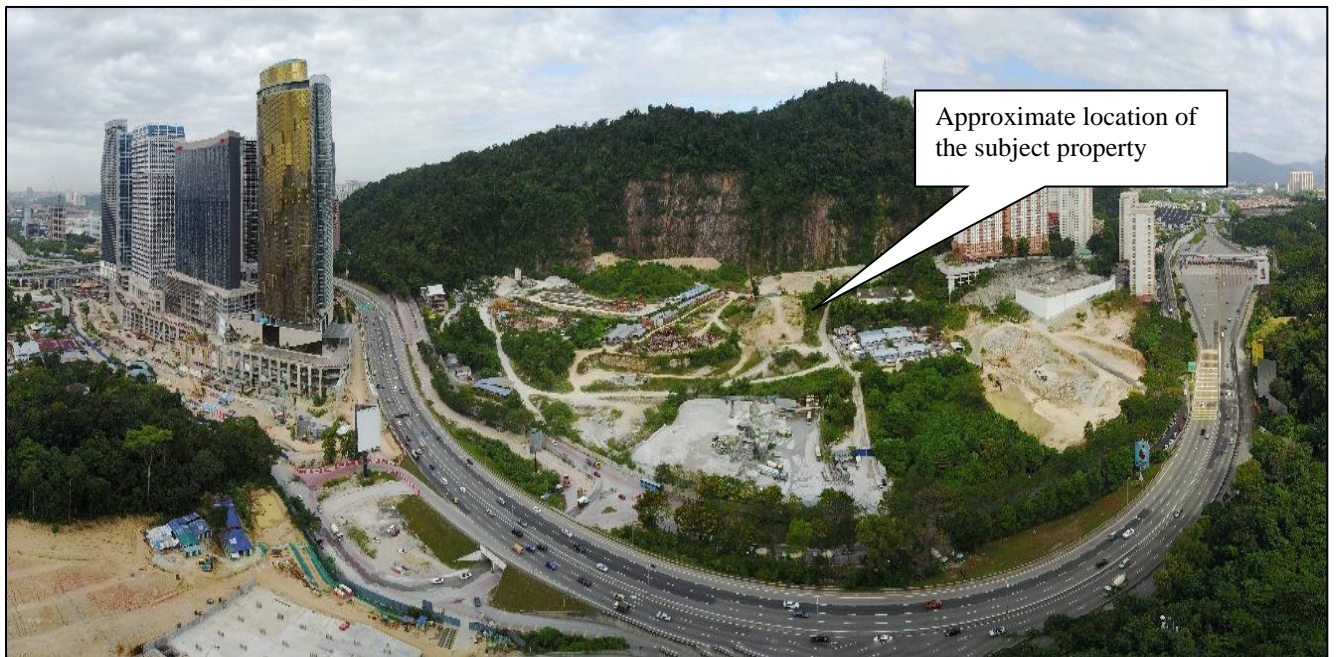
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**LOCATION MAP OF THE SUBJECT PROPERTY**



**GENERAL VIEW OF THE SUBJECT PROPERTY**



**\*IT IS THE PREFERENCE OF THE VENDOR TO SELL THE ENTIRE SHARE CAPITAL OF THE REGISTERED OWNER OF THE LANDS.**

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