



ortus

PARK

Bandar Springhill

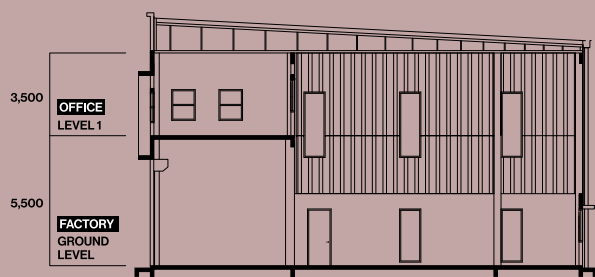
DETACHED &
SEMI-DETACHED
FACTORIES
FREEHOLD



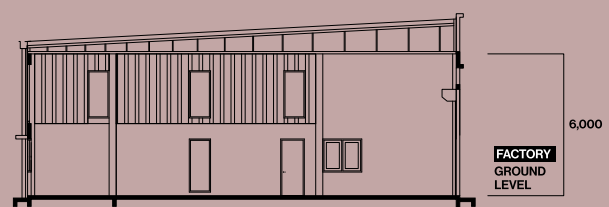
A NEW CLASS OF FACTORIES DESIGNED FOR DIFFERENT

Featuring 211 ultra-modern factory units comprising a mixed of detached and semi-detached varieties, Ortus Park introduces a groundbreaking concept in Bandar Springhill's industrial scene; a central space where innovation and functionality converges. Strategically located and equipped with diverse facilities, impressive flexibility, superior security system, and a futuristic appeal, Ortus Park is crafted for modern businesses' warehousing needs, light manufacturing works and much more.

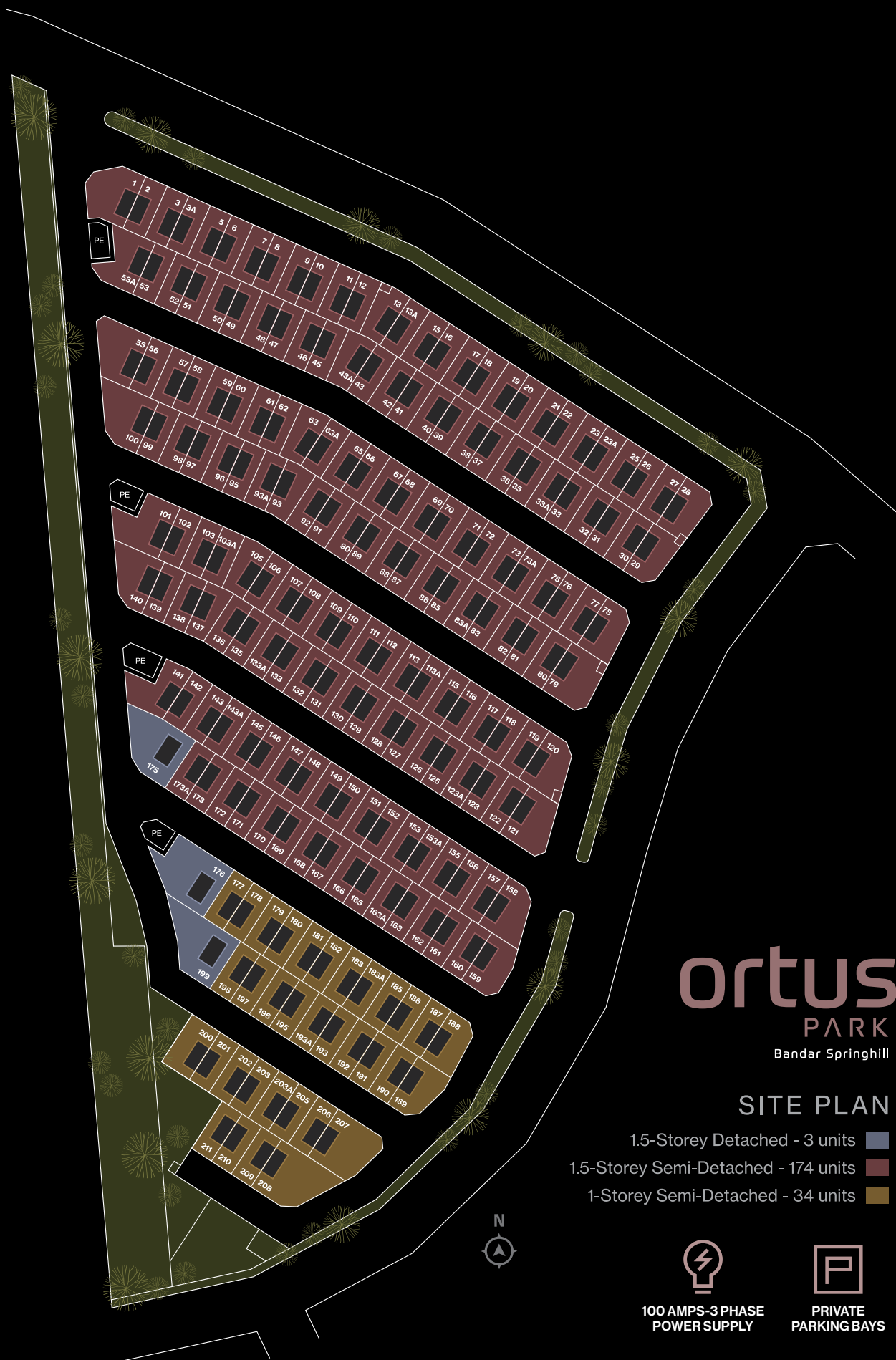
TYPICAL SECTION



1.5-STOREY FACTORY

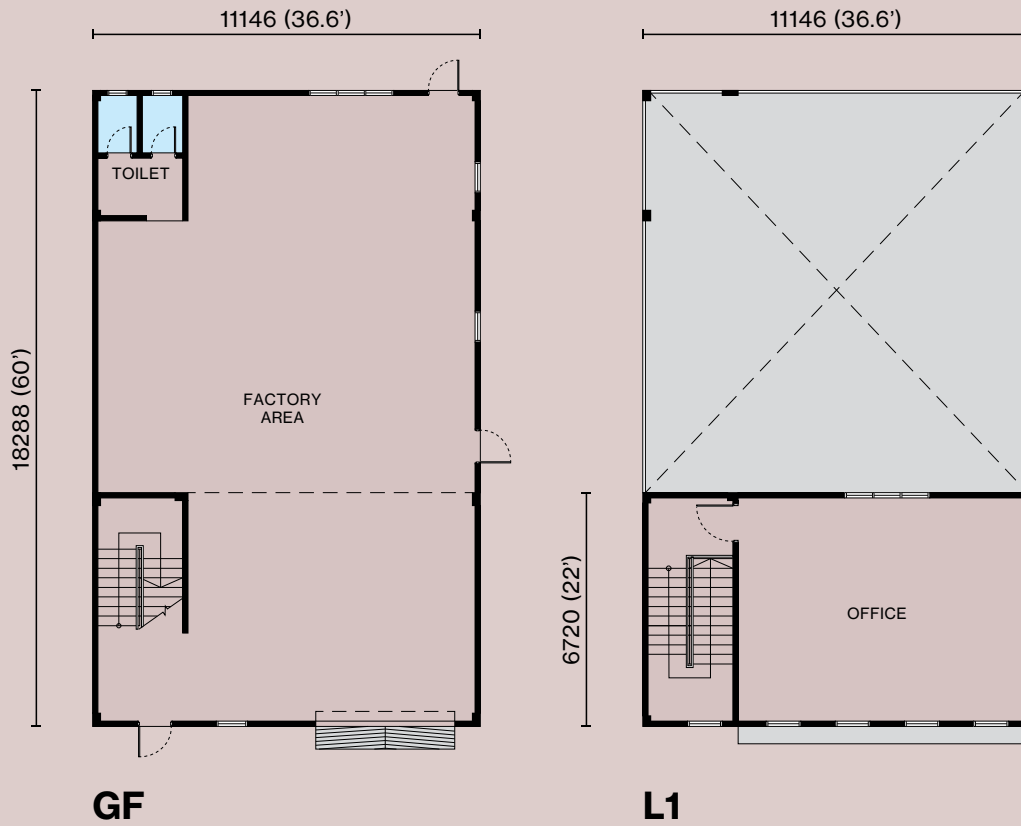


1-STOREY FACTORY



**1.5-STOREY
DETACHED
FACTORY**

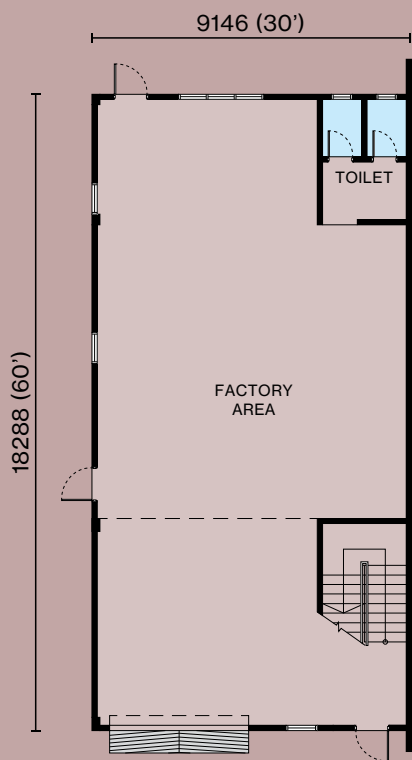
BUILT-UP
278.74SQM / 3,000SQF
TOTAL UNITS
3 UNITS



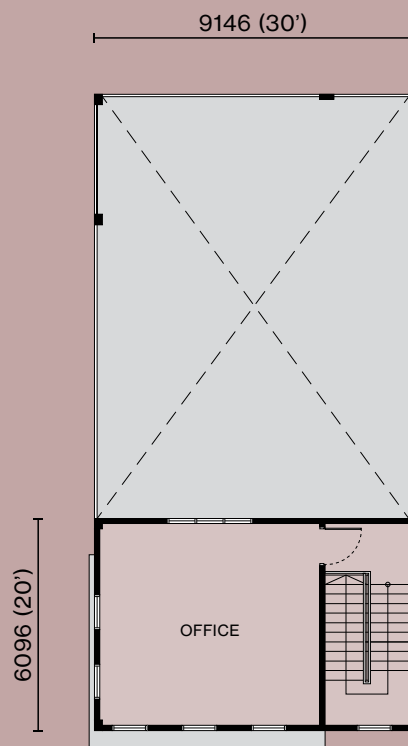


**1.5-STOREY
SEMI-DETACHED
FACTORY**

BUILT-UP
223.02SQM / 2,400SQF
TOTAL UNITS
174 UNITS



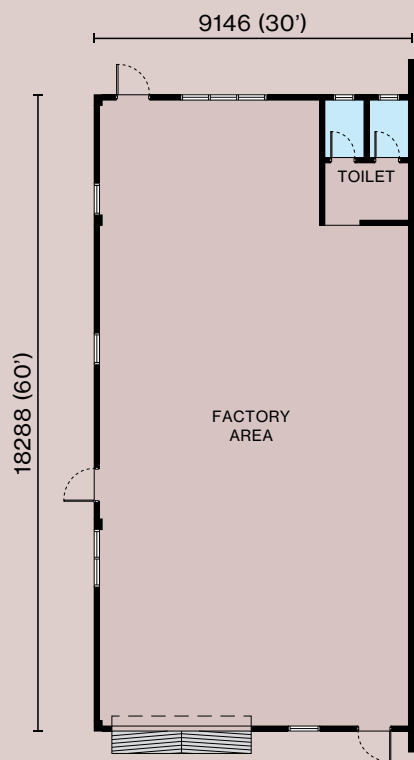
GF



L1

1-STOREY
SEMI-DETACHED
FACTORY

BUILT-UP
167.26SQM / 1,800SQF
TOTAL UNITS
34 UNITS



GF

SPECIFICATIONS

Structure	Reinforced Concrete Framework
Wall	Brickwork / Metal Deck Cladding
Roof	Metal Deck Roof
Ceiling	Paint / Ceiling Board*
Floor Finishes	Power Float Concrete / Tiles / Cement Render
Wall Finishes	Plaster & Paint / Metal Wall Cladding / Tiles
Doors	Roller Shutter / Flush Door / Fire Rated Door*
Windows	Metal Framed Operable & Fixed Glass Window
Ironmongery	Lockset and Accessories
Sanitary Wares and Fittings	Sitting WC / Wash Basin and Tap / Bib tap
Gate and Fencing	M.S. Gate / Brick Wall/ G.I. Mesh Fencing
Electrical Supply	100 Amps 3-Phase Power Supply

*15-storey units only





SCLAND

built for Different

Brought to you by SCland, builders of modern spaces with a niche in innovative industrial projects including the latest OMNI/02 in Kota Puteri.

Ortus Park is the industrial component that makes up part of the up-and-coming Ortus project in the Bandar Springhill integrated township in Port Dickson.

The future will also see Ortus Square, a lakefront mixed development of commercial and residential components, adding vibrance to the township with a variety of lifestyle offerings in a single destination.

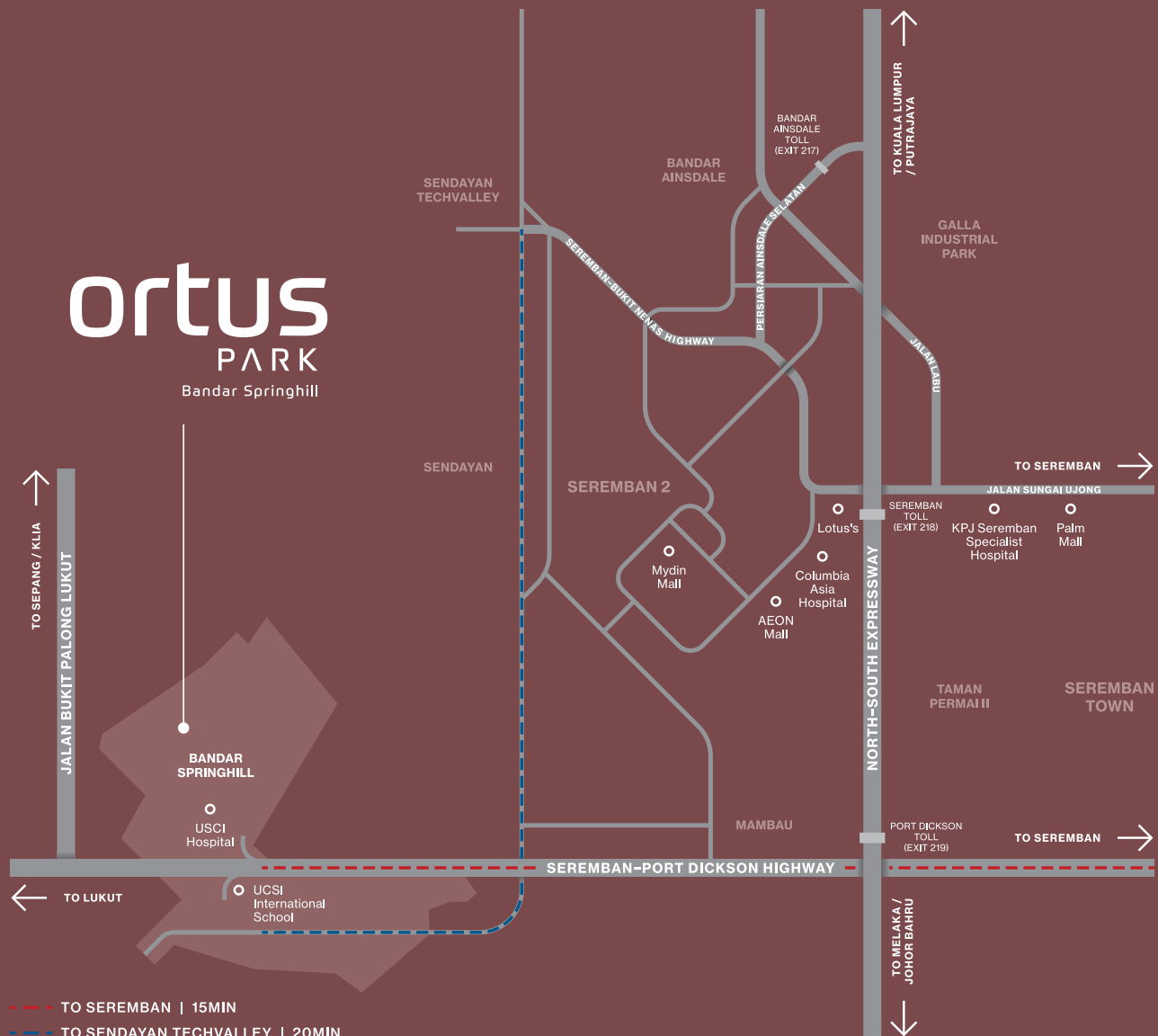


ortus
SQUARE
Bandar Springhill

THE LATEST INDUSTRIAL GEM OF THE PENINSULAR'S SOUTHWESTERN COAST

Strategically situated in the central core between Port Dickson and Seremban, Ortus Park is the industrial component of Ortus in Bandar Springhill, a 2,000-acre township conceptualised and developed by West Synergy Sdn Bhd, a subsidiary of MUI Properties Berhad. Surrounded by a variety of modern amenities, this modern industrial park is also located only 14KM from Port Dickson town and 16.5KM from Seremban 2 via the North-South Highway, Seremban-Port Dickson Highway, and the Seremban-Port Dickson trunk road.

Ortus Park presents itself as the ideal opportunity for investors and occupants to secure a modern industrial facility in the region with the luxury of convenience, seamless connectivity, vital business exposure and the right facilities needed for businesses to take flight.



Century Marque Sdn Bhd 202201012991 (1458688-V)
(A wholly owned subsidiary of SCLand Capital Sdn Bhd)

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SCLAND
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