

i-SOVO

Small Office Versatile Office

Today in a fast-paced world where convenience is life's foremost priority, modern entrepreneurs now seek to break the mould of the conventional working life. As people are starting to embrace the concept of being able to work in their own comfort zone, having a space that grants one the flexibility to work and at the same time maintain their privacy fits right to the bill. This is where the **i-SoVo** concept comes in handy, giving you the freedom to go about your daily routines and work within one innovative environment – a creative and cost effective solution.



Fact Sheet

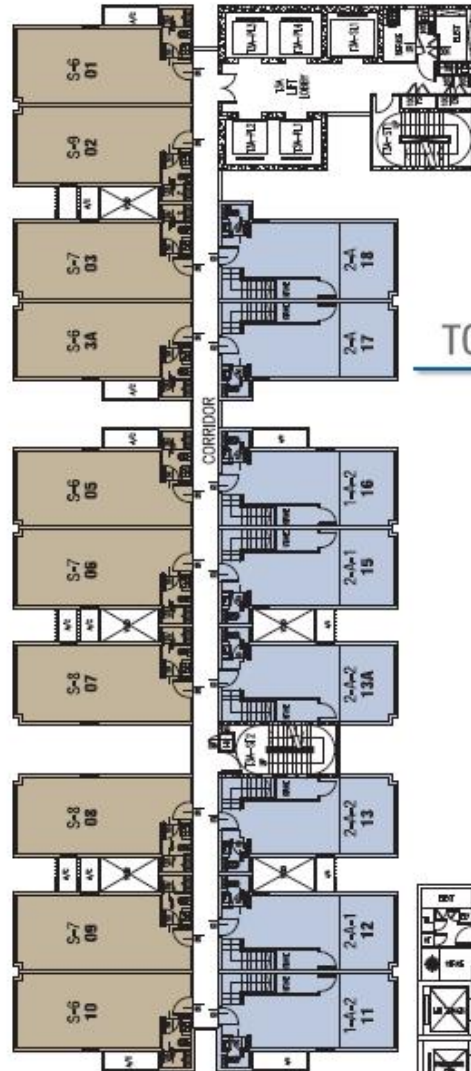
Product	Small Office Versatile Office (T3A)
Total Block	1 block
No of Level	- 31 storeys (excluding 3 basement car park) - Simplex Suite from Level 6 to Level 15 (facing North only) - Duplex Suite from Level 6 to Level 31
No of Units	257 units
Type & Built-up Area	Type S- 436sf & Type A – 745 sf

SPECIAL FEATURES:-

- ❖ Double volume high ceiling, with 22ft – 23ft clear ceiling
- ❖ Well – designed units with built-up 436 sf & 745 sf
- ❖ Sky Gardens at rooftop
- ❖ Proposed Business/Secretarial Centre with video conference facilities
- ❖ Proposed Executive Club with lounge, gym, Jacuzzi pool & sauna facilities
- ❖ WIFI/ High-speed broadband infrastructure
- ❖ Automated waste system

FROM LEVEL 6 - LEVEL 15

Site plan



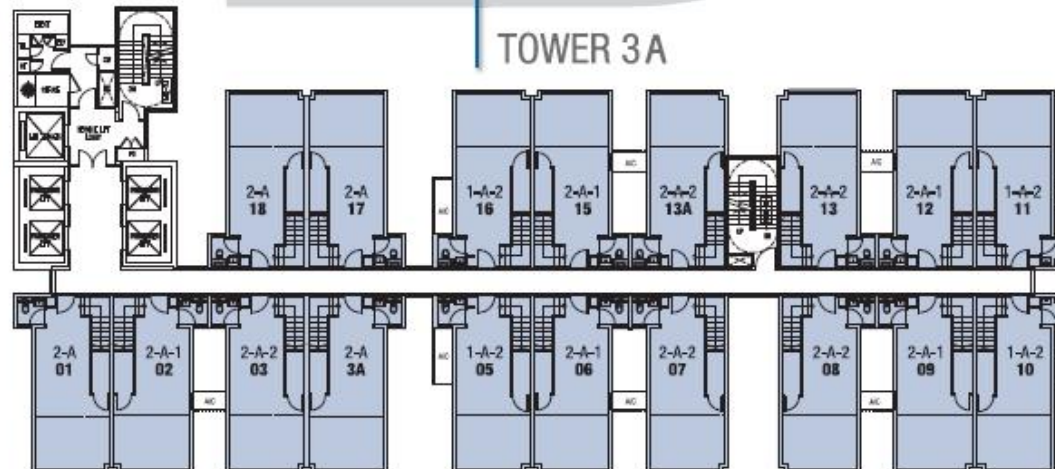
TOWER 3A

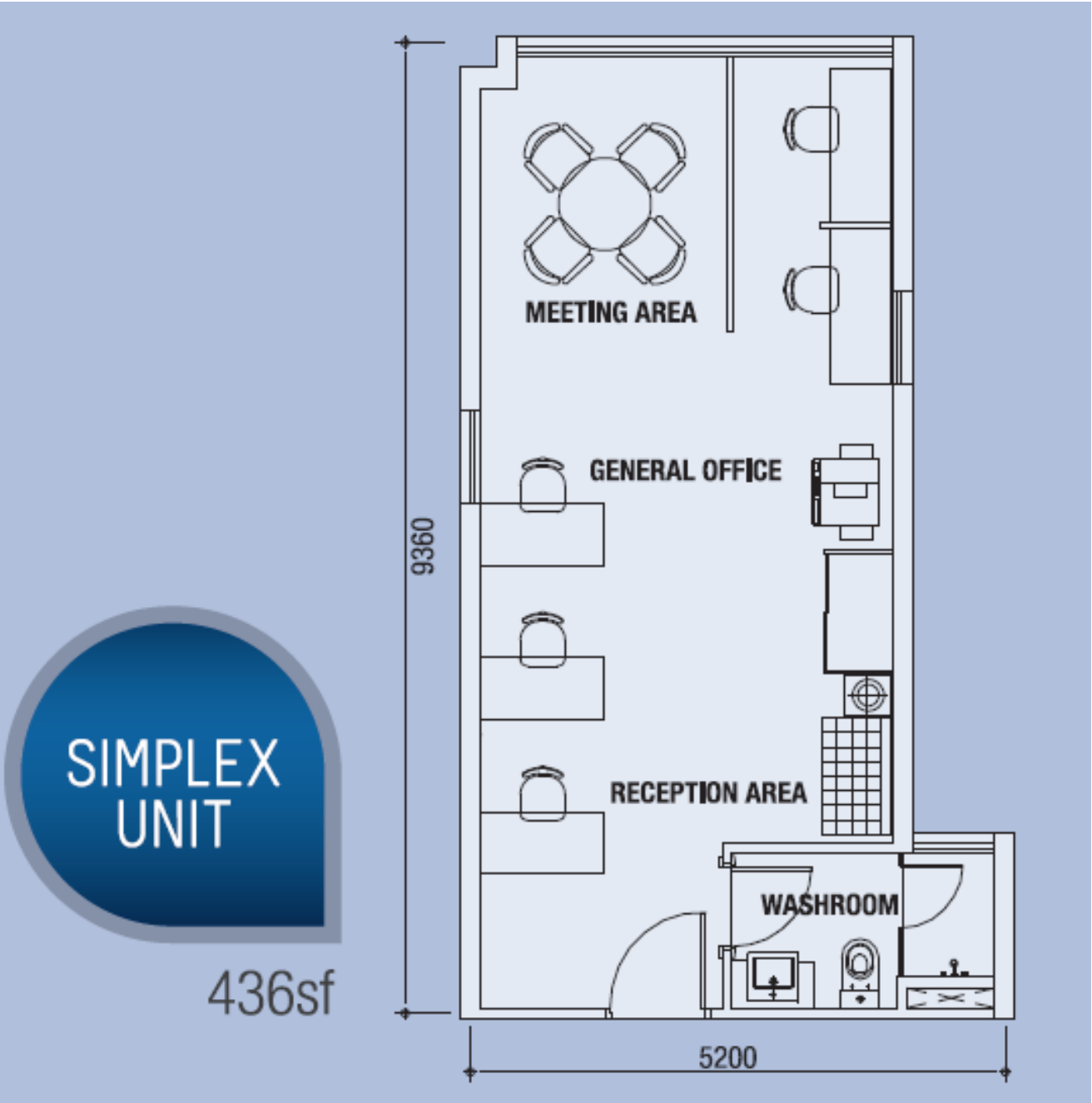


TOWER 3A

436sf
SIMPLEX UNIT

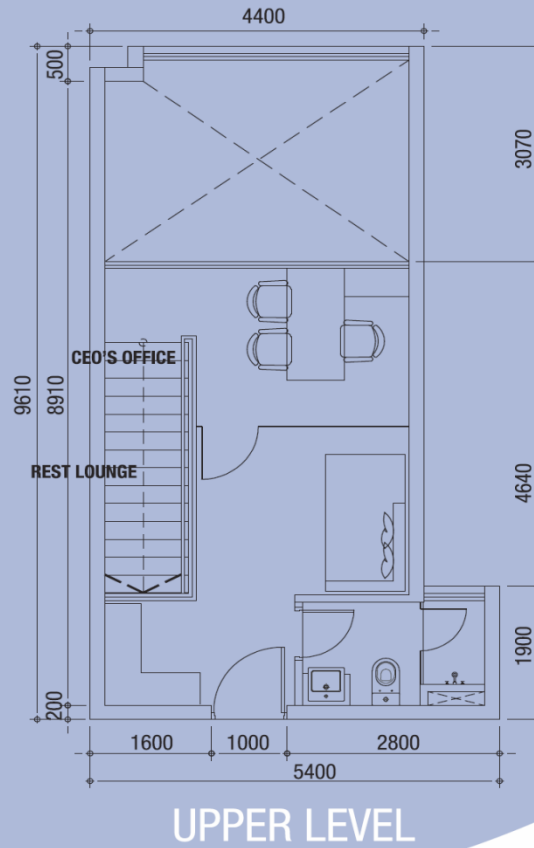
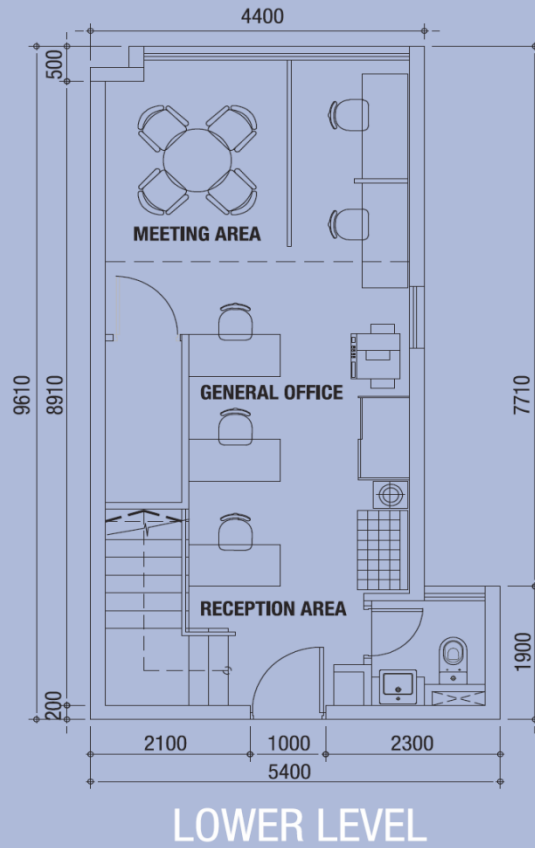
745sf
DUPLEX UNIT





Duplex Floor Plan

Floor plans





LOWER LEVEL

Specifications

STRUCTURE

Reinforced Concrete Frame

WALLS

Masonry/R.C. Wall

ROOFING

Reinforced Concrete Flat Roof

CEILINGS

Skim Coat & Paint

DOORS

Entrance : Fire Rated Door
Washroom : Timber Door

WINDOWS

Aluminium Frame Window

WALL FINISHES

External Wall : Weather Resistant Paint
Internal Wall : Plaster & Paint
Washroom : Ceramic Tiles to Ceiling height

ELECTRICAL FITTING

As per in Sales & Purchase agreement



UPPER LEVEL

FLOORINGS - Simplex

Simplex Level : Porcelain Tile

FLOORINGS - Duplex

Lower Level : Porcelain Tile
Upper Level : Laminated Timber
Powder Room & Bath : Porcelain Tile
Staircase : Laminated Timber

SANITARY FITTINGS

	Simplex	Duplex
Shower Enclosure	: 1 no	1 no
Shower Set	: 1 no	1 no
Water Closet	: 1 no	2 nos
Wash Basin	: 1 no	2 nos

IRONMONGERY

Quality Lockset

ELECTRICAL SUPPLY

3-Phase Power Supply

Type A (Show Unit 1)



Type A (Show Unit 1)



Type A (Show Unit 1)



Type A (Show Unit 1)



Panel Bankers

Bank	Package		Loan Margin	Loan Tenure	Contact Details
	Interest rate	Interest rate	Malaysian (%)		
Alliance Bank	4.5% for the first 3 years	Thereafter : BLR - 2.2%	90%	40 years or 70 years old	Toh 012 272 9170 Renee 012 675 8922
RHB Bank	4.8% for the first 3 years	Thereafter : BLR - 2.2%	85%	20 years or 65 years old	William 018 272 8088 Sherry 016 205 9616 Sylvia 012 720 7730

Maybank	Whole tenure BLR - 2.0 - 2.2%		85%	25 years or 65 years old	Angeline 012 325 2259 Dylan 016 723 5433
Public Bank	4.6% for the first years	Thereafter : BLR - 2.2%	85%	25 years or 70 years old	Jeff 012 978 6693 CC 012 308 6962

Current BLR 6.85%

PANEL SOLICITORS

Geraldine Yeoh Arjunan & Associates

Unit 902, Level 9, Uptown 1
1, Jalan SS21/58
Damansara Uptown
47400 Petaling Jaya

Tel: +(603) 7727 3233
Fax: +(603) 7727 9133
Email : geraldine@gya.com.my
Contact person : Ms Geraldine

Halim Hong & Quek

Suite 9-8, Level 9 (Lobby B)
Wisma UOA II, 21, Jalan Pinang
50450 Kuala Lumpur

Tel: +(603) 2710 3818
Fax: +(603) 2710 3820
Email : queknm@hhq.com.my
Contact Person : Mr Quek / Ms Spring

Khairin-Nisa & Co

No. 6A (1st Floor), Jalan
SS22/25
Damansara Jaya
47300 Petaling Jaya

Tel: +(603) 7722 5746
Fax: +(603) 7725 3841
Email : khairinnisa-pj@khairinnisa-co.com
Contact person : Mr Foo

Project Account Number

Beneficiary's Name	Icon City Development Sdn Bhd
Account Number	33100041629
Beneficiary Bank	Hong Leong Bank Berhad KL Main Branch Ground Floor, Menara Eon Bank 288, Jalan Raja Laut 50350 Kuala Lumpur
Swift Code	HLBBMYKL



Mobile	: 6012 227 1998
Sales Gallery	: 603 7876 3993
Toll Free	: 1300 88 3993
Website	: www.icon-city.com.my