i-TechValley

THRIVE ON INDUSTRIAL INNOVATION

A DYNAMIC INDUSTRIAL PARK IN MALAYSIA

PRESENTED BY AME,
ONE-STOP INDUSTRIAL SPACE PROVIDER

i-TechValley

Artist's Impression Only

i-TechValley is an innovative idea that is set to transform how industrial developments are conceptualised and built. By focusing on the long term needs and solutions of future customers, we have a framework that can scale with your business growth. Touted as the next growth corridor of Iskandar region, i-TechValley is located in the economic zone of Iskandar Malaysia's flagship B. The project encompasses over 170 acres of freehold land, with excellent accessibility to Singapore, Port of Tanjung Pelepas and Johor Bahru city. The development is surrounded by world-class amenities and an excellent network of roads.

i-TechValley will also focus on sustainable development with effective management of the amenities and industrial properties. A key difference lies in integrating the clean and green concept at the industrial park to elevate the overall ambience and working environment.

Finally, there is a comprehensive master planning and ready infrastructure in place to ensure that customers can focus on more important aspects of their business.

Existing Industrial & Commercial Area
Guard House 2
Guard House 1
Green Park
Workers' Accommodation
Green Park
Existing Residential Area
PONTIAN HIGHWAY
To Johor Bahru City Centre
To SILC Phase 1&2
1½ STOREY DETACHED FACTORY
(approx. 3 acres & above)
1½ STOREY DETACHED FACTORY
(approx. 1 acre - 2 acres)
PHARMACEUTICAL & MEDICAL HUB
To Senai International Airport / Kuala Lumpur
SECOND LINK EXPRESSWAY
To Columbia Asia Hospital / Taman Nusa Sentral
To Iskandar Puteri / EduCity / Port of Tanjung Pelepas / Horizon Hills
To Second Link Checkpoint / Singapore
Overall Development Land Area
Approx.
170 acres
FREEHOLD
* Exclusive of the 13 plots sold by the master developer
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i-TechValley
Main Guard House
GPS Coordinates: 1.4578, 103.6071
i-TechValley

Port of Tanjung Pelepas (PTP)
PTP is one of the busiest container ports in the world. Located only 16.1km from i-TechValley at SILC.

Connectivity & Growth Potential

- Strategically positioned at the southern gateway of Malaysia. Close proximity to CIQ (Tuas Checkpoint) and easily accessible via Second Link to Singapore
- The population of Iskandar Malaysia in 2019 is 2.26 million. As part of the component of Iskandar Malaysia, i-TechValley directly benefits from this rapidly growing economic region in the south of Peninsular Malaysia. It is expected that the region will create more business and employment opportunities in the future.
- Enhance your company's expansion and services to your customers in the region by making i-TechValley your regional manufacturing, warehousing and logistics base.
- I-TechValley will be a dynamic industrial address with high potential for capital appreciation and rental returns.
- Nearby EduCity & surrounding mature residential areas ensures a steady pool of talented and skilled workers.

3 km	6 km	7 km	15 km	19 km
Second Link Expressway	Iskandar Coastal Highway	Pontian Highway	Pasir Gudang Highway	North-South Expressway

Residential & Education

6.4km	EduCity
6.9km	Leisure Farm Resort
7.4km	Horizon Hills
8.2km	Medini Iskandar
8.8km	Bukit Indah

Medical Center

4.3km	Kensington Green Specialist Centre
6.7km	Columbia Asia Iskandar Puteri
8.7km	Gleneagles Hospital Medini

Leisure & Hotels

8.4km	Legoland Malaysia
9.0km	Mall of Medini
10.4km	Puteri Harbour
13.7km	Sunway Hotel Big Box
21.3km	Johor Bahru City Centre

Transportation Hub

11.7km	Second Link CIQ
16.1km	Port of Tanjung Pelepas (PTP)
26.8km	Senai International Airport
29.8km	Singapore Jurong Port
56.8km	Singapore Changi Airport

TYPE A
1 ½ STOREY DETACHED FACTORY
(approx. 1 acre - 2 acres)

Land Area :
approx. 43,777.00 sq.ft. - 100,935.00 sq.ft.

Gross Floor Area :
approx. 30,273.86 sq.ft. & above

TYPE B
1 ½ STOREY DETACHED FACTORY
(approx. 3 acres & above)

Land Area :
approx. 129,920.00 sq.ft. - 209,543.00 sq.ft.

Gross Floor Area :
approx. 98,430.75 sq.ft. & above

PHARMACEUTICAL & MEDICAL HUB

1. GUARD HOUSE 1
2. GUARD HOUSE 2
3. GREEN PARK
4. WORKERS' ACCOMMODATION

* Exclusive of the 13 plots sold by the master developer

All the above items (including the plan, layout, building design, specifications and the total number of units) are subject to change and cannot form part of an offer or contract. We reserve the right to alter, change, substitute and/or vary any information herein without prior notification. No representation or warranties (whether express or implied) is made as to the accuracy, condition and completeness of the information herein.

WELL-PLANNED & INTEGRATED DEVELOPMENT THAT DELIVERS QUALITY

Security is our paramount priority

The multi-tiered security systems are deployed to ensure your safety that give absolute peace of mind at all times.

- Guarded
- 24 hour security control & patrolling
- CCTV surveillance

Infrastructure that maximises convenience

The ready infrastructure ensures hassle-free start up process and seamless business operations

- High-speed broadband
- Ample power & water supply

Refreshing & healthy working environment

i-TechValley at SILC promotes a healthy work-life balance by providing various amenities such as:

- Jogging Track
- Outdoor Gym Facilities
- i-Privilege Club Membership

FLEXIBLE GREEN DECK

Distinctively designed with innovative solutions, each industrial unit in i-TechValley sets itself apart from other conventional industrial space for competitive advantage. The openable glass panels along the terrace allow flexibility of space in which it can be opened up when needed, transforming the enclosed space into a semi-outdoor garden terrace that welcomes the outside breeze.

TYPE **B**

1 ½ STOREY DETACHED FACTORY

(approx. 3 acres & above)

Land Area
approx. 129,920.00 sq.ft. - 209,543.00 sq.ft.

Gross Floor Area
approx. 98,430.75 sq.ft & above

- Standard Units
- Customisation Services Provided
- End-to-End Solar PV Solution
  *Terms & Conditions Apply

Artist's Impression Only

TYPE
A

1 ½ STOREY DETACHED FACTORY

(approx. 1 acre - 2 acres)

Land Area
approx. 43,777.00 sq.ft. - 100,935.00 sq.ft.

Gross Floor Area
approx. 30,273.86 sq.ft. & above

- Standard Units
- Customisation Services Provided
- End-to-End Solar PV Solution
  *Terms & Conditions Apply

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ONE-STOP CUSTOMISED SOLUTION

Our team of professionals are able to cater to the specific needs that your business operations require with the advantage of having options.

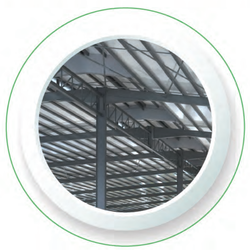
- Ready-built industrial units and customisation services provided
- Highly efficient and faster delivery
- Option to lease or outright purchase
- End-to-end solar PV solution

HIGHLY FUNCTIONAL AND SU STAINABLE INDUSTRIAL SPACE

Reflective glass
Minimises heat transmission, reducing cooling costs

Translucent sheet
Maximises natural lighting, reducing lighting costs

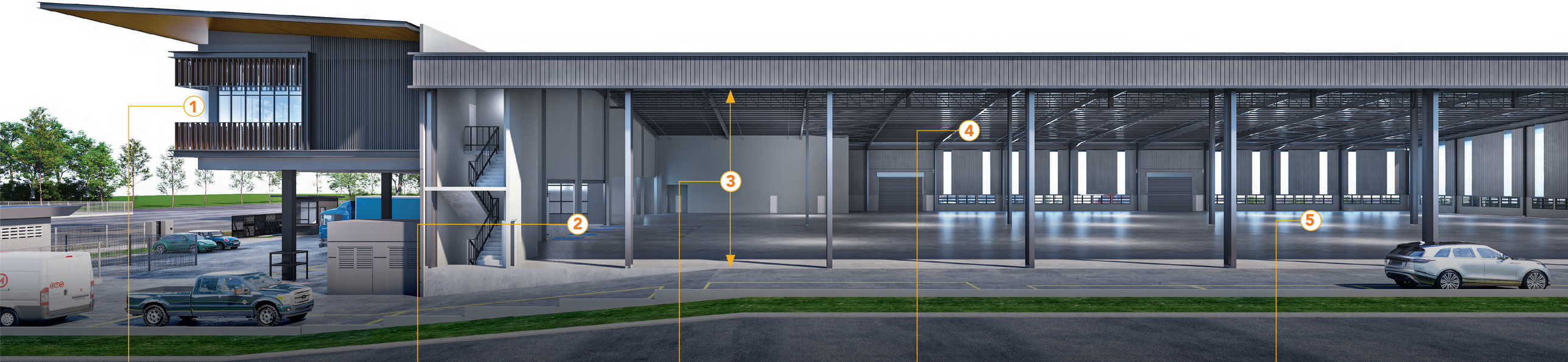
High ceiling and ridge ventilator
Optimises natural ventilation



IBS-steel structure frame
Higher overall quality than conventional methods

Spacious layout plan
Provides flexibility and improves operational efficiency

Fire protection system
Automatic sprinkler system (Ordinary hazard)



*Flexible Green Deck Area**
Incorporates outdoor green relaxation corner that can be used as a green deck / tea-break corner, outdoor discussion / convenient working space etc

* Apply to Type B Detached Factory only

Dock Leveller
For added convenience, the covered loading bay area is equipped with dock leveller

9m Factory Height
Upgradable at operator's needs upon request

Standard Power Supply
(Upgradable at operator's needs upon request)
Type A - MSB 1250A : Setting at 800 A
Type B - MSB 1250A : Setting at 1000 A

Ground Floor Production Loading: 20KN/m²
Non-suspended floor slab

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EXTRA CONVENIENCE WITH WORKERS' ACCOMODATION

Echoing the vibe that one would feel at home, i-Stay workers' accomodation gives you just exactly that - security, serenity & practicality.

Here, workers are well protected with a 2-tier security system. The ideal location also allows them to commute to work simply by walking, while the nearby 3-storey commercial blocks allow them to perform daily routine with sheer convenience. Accomodating up to 2688 beds, i-Stay ensures a restful stay for all workers while eradicating any disturbance, enabling them to keep their productivity high as always.

- Biometrics security access system with turnstile entry at every block
- Astro (Sports & Movie)
- Park gym
- Digital ATM (SOCASH Solutions)
- First Aid Room
- Emergency Assemby Area
- Implement cashless & online remittance system
- Multipurpose hall
- Automated laundry shop
- Convenient mart
- Mineral water, food & baverage vending machine
- Cafe
- BBQ Pit
- Games area
- Designated smoking area

CREATING HEALTH-CONSCIOUS COMMUNITY WITH GREEN PARKS

Here, you will get to enjoy two Green Parks with an array of facilities, such as jogging track, outdoor gym, football court & multipurpose court. Be in absolute peace while on the clock or right after, as your recreational needs are all provided here. Furthermore, it also comes with an exclusive access to i-Privilege Club in Senai.

AME

LEADING INDUSTRIAL SPACE SOLUTIONS PROVIDER OFFERING A COMPLETE SUITE OF CAPABILITIES

Pentagon Land Sdn Bhd is a private limited company incorporated in Malaysia under the Companies Act 2016 and is a wholly-owned subsidiary of AME Elite Consortium Berhad ("AME"). Our principal activities are property development, investment holding and management of real estate.

AME Group's industrial development projects are mainly focused in Johor and has presence in the construction of industrial development projects in Kuala Lumpur and Selangor as well. Its flagship industrial projects are situated in Iskandar Malaysia, namely i-Park@Senai Airport City, i-Park@Indahpura and i-Park@SiLC.

www.amedev.com.my

CUSTOMIZATION & FAST SPEED DELIVERY

AME offers ready-built or flexible tailor-made factories that are fully customizable to suit the specifications of local and international corporations, with the size ranging from 30,000 to 100,000 sq ft for the standard units as well as 200,000 sq ft and above for larger and custom built factories.

ANOTHER EXCITING
PROJECT BY

AME

PENTAGON LAND SDN.BHD.

Registration No. 202001012688 (1369008-V)

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