

OAK AVENUE
BIZ HUB WITH NATURE @ CAMERON HIGHLANDS

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THE NEW UPRISING BUSINESS HUB

Combining the sleek sophistication of today's generation with the luxuriously lush natural surroundings, Oak Avenue is designed to inspire great minds to conceive world renowned brands of the highest quality. Cradled by Cameron Highland's spellbinding landscape, Oak Avenue has four storeys dedicated to companies looking to expand their growing business in this up and coming hub of progress.

Developed with business owners and property investors in mind, Oak Avenue is ideally suitable for Small and Medium-sized Enterprises (SMEs) and start-up companies looking for a strategically located base of operations.



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BAKERY
CAFE
TEA SHOP
FOOD OUTLET
BOUTIQUE
HEALTH & BEAUTY



MASTERPIECE OF THE MASTERMIND

Location is everything. At Oak Avenue we understand the importance of accessibility.

Be amazed by the wonder of nature as you ride along from Simpang Pulai to Tapah route. You might find yourself in love with the lush greenery and gentle breeze. The pinnacle of the drive to Cameron Highlands is the cloud like contours of vast tea plantations and majestic hills that greet you as you reach Oak Avenue.

Oak Avenue is located in a hotspot between Brinchang and Tanah Rata, the heartbeat of the highlands and home to hilltop holiday goers, when completed. The drive from either spot, boast some of the nations most spectacular scenic views.

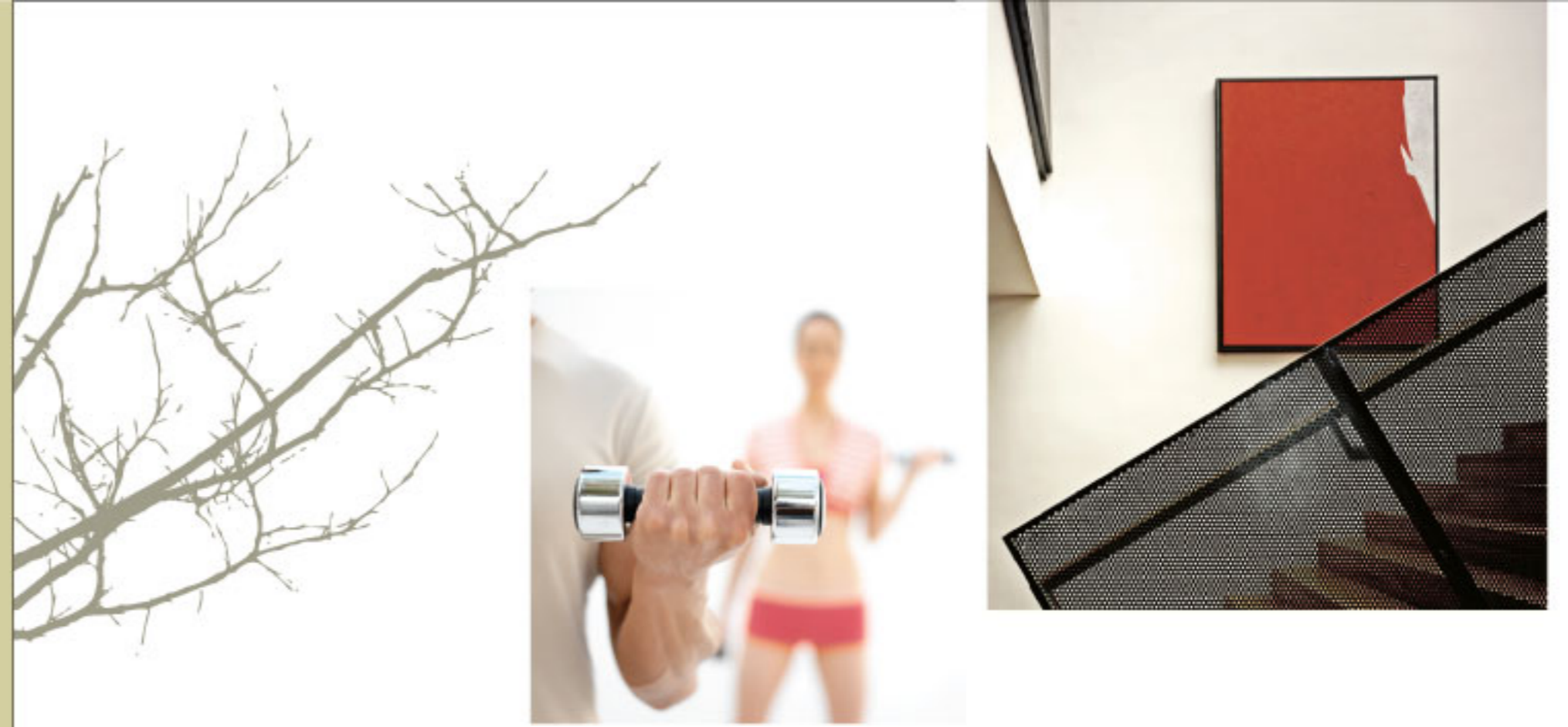
Brinchang, one of the most must drop-by hotspot where you find yourself indulging in endless fun with tea plantation, butterfly farm, cactus valley, strawberry farm, orkid & rose garden and many more.





COMPREHENSIVE MIX OF MERCHANDISE

At Oak Avenue, there's something for everyone. We believe the measure of success is not only confined to the buying and selling of products - quality of service is of par importance to us. These office spaces encompass a myriad of products and services to seduce your senses.



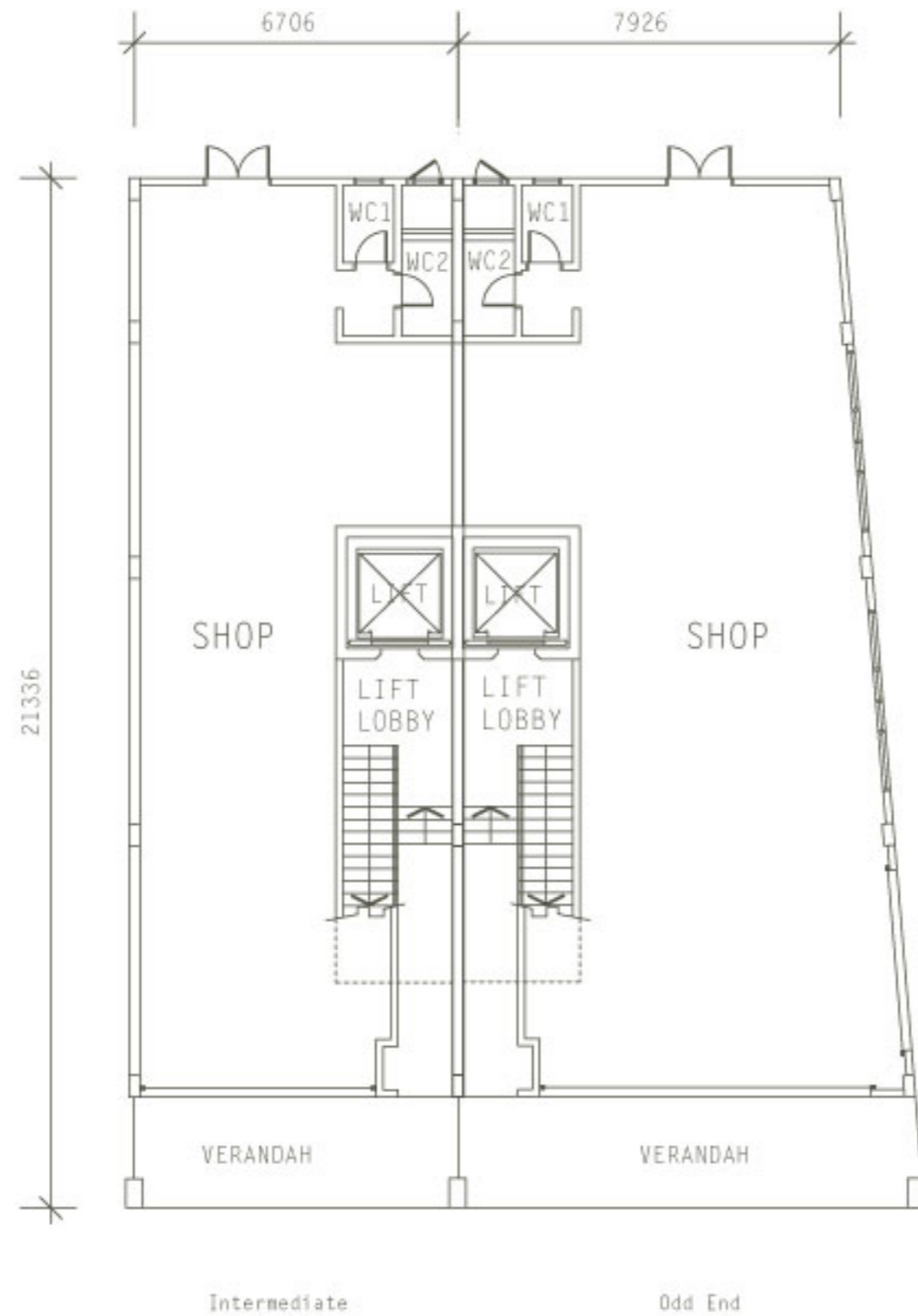
DESIGNED ROUND YOUR BUSINESS

Oak Avenue is built to be functional, comfortable and most importantly conducive for your business. The Cameron address boasts influence and prestige paired with Oak Avenue's esteemed design recognition, the future site boasts class comfort and conveniences.

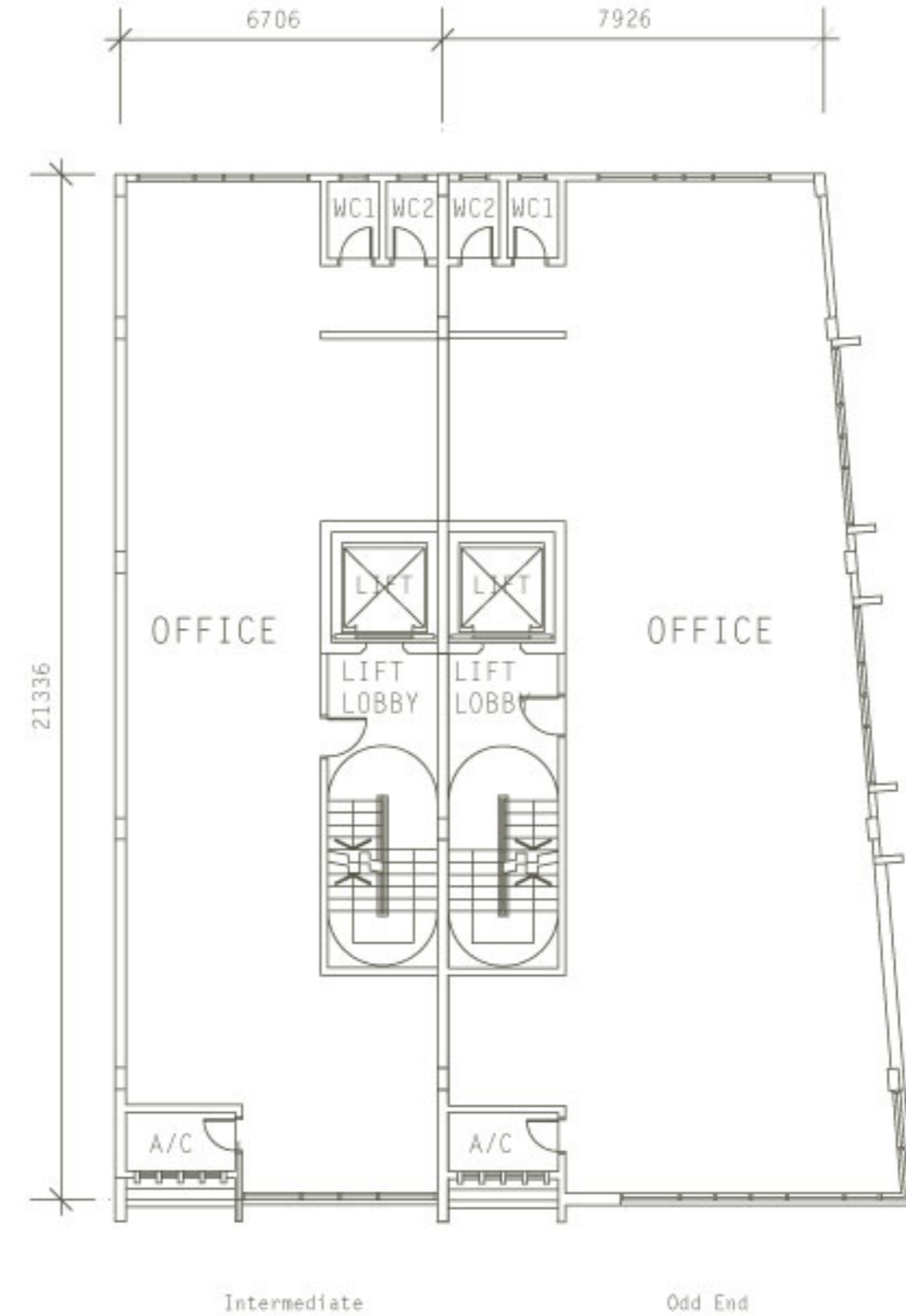


Offering contemporary and modern designs that can easily accommodate corporate offices and even showrooms. Oak Avenue come in lot sizes that start from 6,124 sq. ft. to 8,048 sq. ft.

Oak Avenue will also be seductively spacious with a total of 6,124 square feet, equipped with lifts, office spaces and rest rooms.



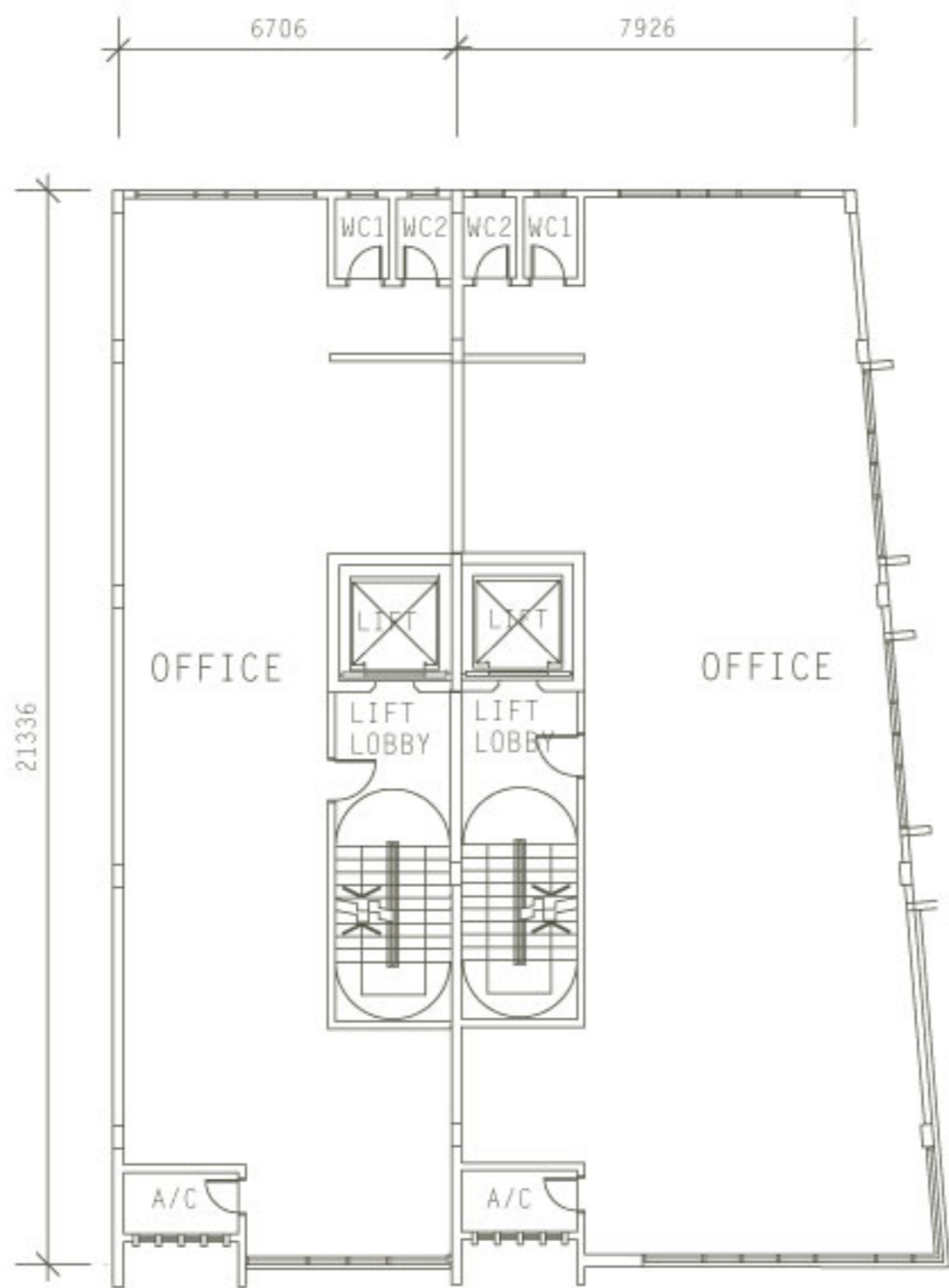
Ground Floor



First Floor

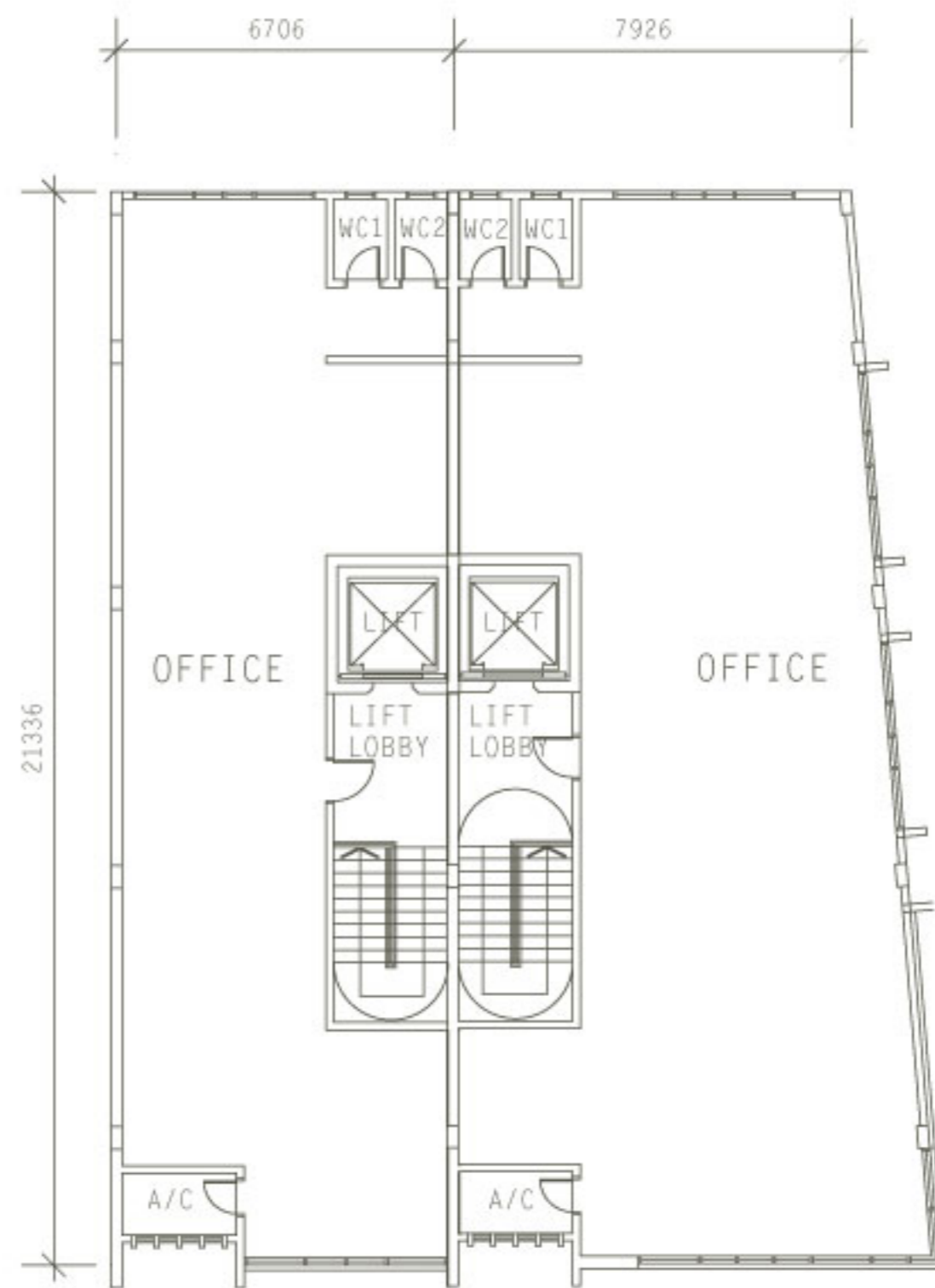


The spaciouly designed layout ensures sufficient space to accommodate almost all types of business, with plenty of room for storage facilities and a large lift ensuring easy access to all four floors.



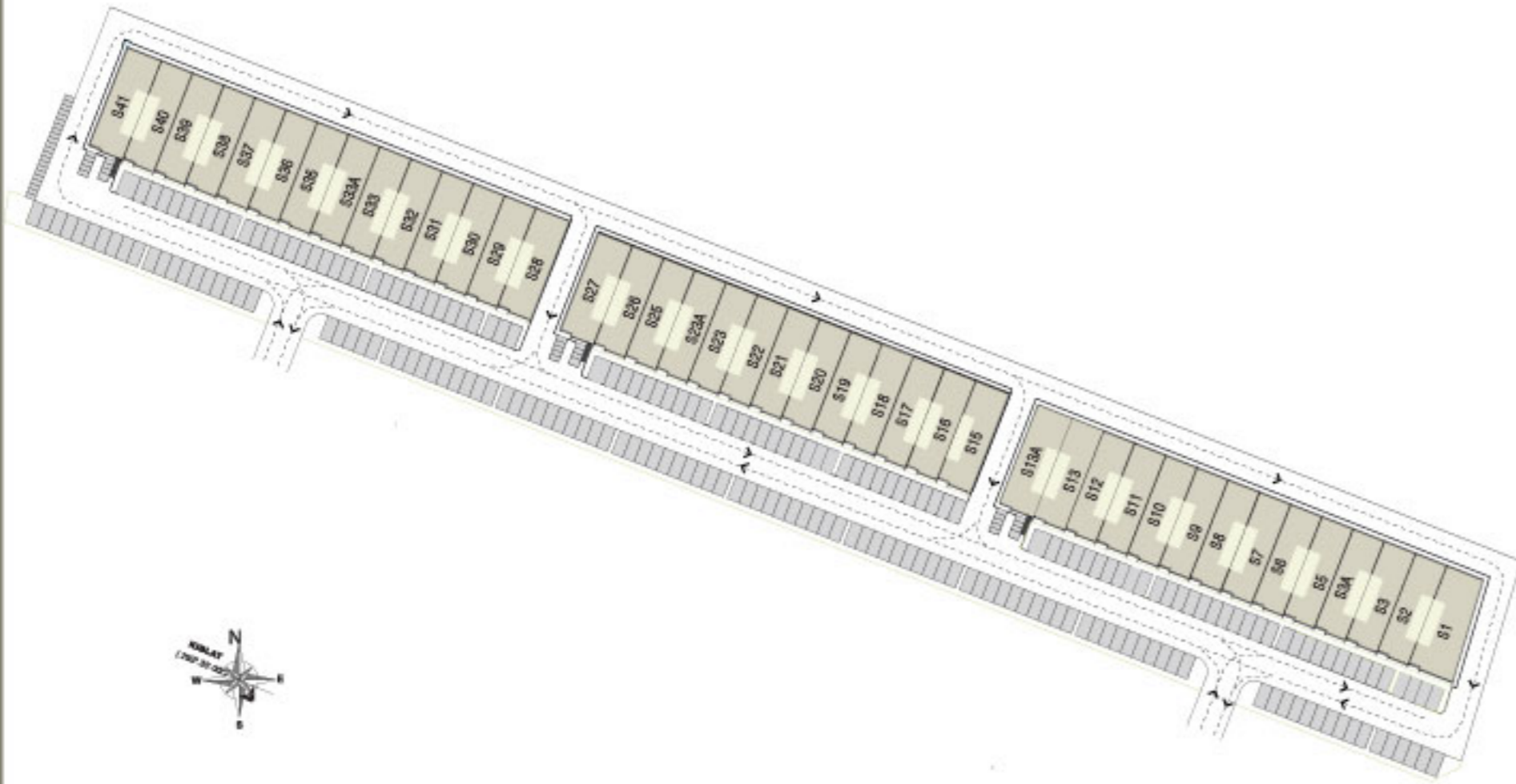
Intermediate Odd End

Second Floor



Intermediate Odd End

Third Floor



- Structure : RC Frame
- Brick : Clay Bricks
- Roofing : Metal Decking / RC Flat Roof - where applicable
- Ceiling : Plasterboard Ceiling / Plaster Ceiling / Skim Coat
- Window : Aluminium Frame Fixed / Top Hung Casement Window
Aluminium Frame Fixed Glass
Aluminium Frame Top Hung Casement Window
Aluminium Frame Corner Fixed / Top Hung Casement Window
- Door : Quality Roller Shutter
Fire-Rated Door
Plywood Flush Door
M.S. Grill
- Lock : Quality Lockset

- Floor Finishes
- Shop : Cement Render
 - Office : Cement Render
 - Verandah : Homogeneous Tiles
 - Staircase : Cement Render
 - Toilet & Refuse Chamber : Ceramic Tiles

- Wall Finishes
- Toilet : Ceramic Tiles To Ceiling Height
 - Internal Wall : Plastered and Painted
 - External Wall : Plastered and Painted
- Sanitary Fittings
- Wash Basin : 4 Nos
 - M.C. : 8 Nos
 - Tap : 8 Nos
- | | | |
|-------------------------|---------------------|-------------------|
| Electrical Installation | Intermediate & End | Odd End |
| Lighting Point | : 33 Nos | 41 Nos |
| 13 amp Power Point | : 24 Nos | 24 Nos |
| Ceiling Fan Point | : 8 Nos | 8 Nos |
| Telephone Point | : 4 Nos | 4 Nos |
| Distribution Board | : 4 Nos | 4 Nos |
| 3 Phase Wiring | : Ground Floor | Ground Floor |
| Single Phase Wiring | : First-Third Floor | First-Third Floor |
| Emergency Light | : 8 Nos | 8 Nos |
| Keluar Sign | : 5 Nos | 5 Nos |



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Another project by:



LBS
LBS BINA GROUP BERHAD

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While every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans, specifications and information contained herein may be subject to change as may be required by all the Authorities / Engineer / Architect and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy.