

LOCATION MAP



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 A Signature Project by : NBLanD Group (A Subsidiary of)

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RESIDENTIAL
PHASE 1 COMING SOON

SHOP OFFICES & HOTEL
PHASE 2

THE ULTIMATE LIFESTYLE HOTSPOT FOR ALL

Artist's Impression



SHOP OFFICES & HOTEL

MODERN MIXED-USE DEVELOPMENT

Bukit Sri DutaMas @ Beaufort is a modern and stylish mixed-use development hub spanning 22.71 acres in a prime location. Besides the future residential development of terrace houses, this vibrant development features 67 units of 2-storey, 4 units of 4-storey and 1 unit of 5-storey commercial shop offices with a luxurious boutique hotel creating an exciting new destination for visitors, shoppers and diners alike.

Conveniently situated in the centre of Beaufort town along the bustling Jalan Beaufort – Menumbok road, Bukit Sri DutaMas is surrounded by thriving residential, commercial, and industrial areas. Residents in the area will appreciate the convenience of having all their needs met without travelling far. This ensures a steady flow of visitors and a vast availability of workers for various business needs.

Catering to a diverse target market, Bukit Sri DutaMas is suitable for a variety of lifestyle outlets including trendy cafés, chic restaurants, specialty stores, and wellness centres. Its modern facilities and contemporary appeal promise a lively atmosphere that attracts consumers and business operators alike.



HOTEL LOBBY



HOTEL FUNCTION HALL



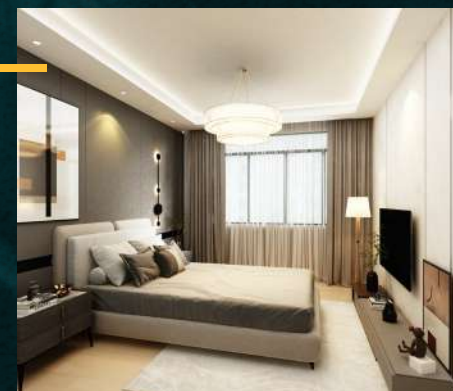
PHASE 2 SHOP OFFICES & HOTEL

67 2-Storey Shop Office **04** 4-Storey Shop Office
01 5-Storey Shop Office **01** 5-Storey Boutique Hotel

FUTURE DEVELOPMENT

PHASE 1 COMING SOON

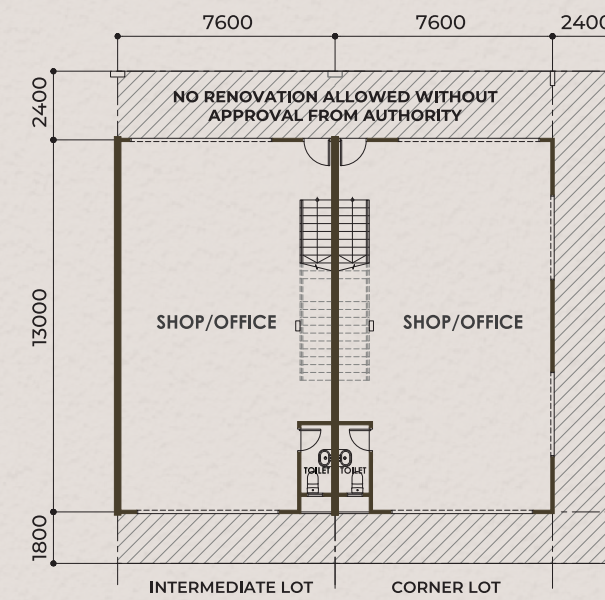
251 2-Storey Terrace House
01 2-Storey Bungalow



FLOOR PLAN

2-STOREY SHOP / OFFICE

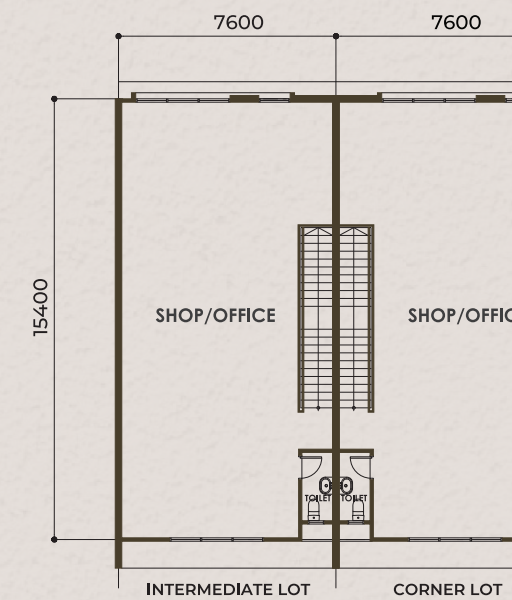
TOTAL BUILT-UP Intermediate 2,667 sq.ft Corner 2,667 sq.ft



GROUND FLOOR PLAN

BUILT-UP	Intermediate	Corner
	1,407 sq.ft	1,407 sq.ft

* Land size for Corner Lot (1,851 sq.ft)

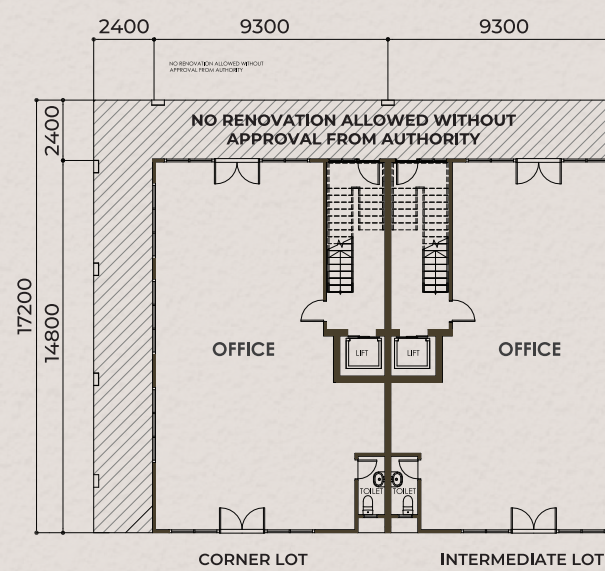


FIRST FLOOR PLAN

BUILT-UP	Intermediate	Corner
	1,260 sq.ft	1,260 sq.ft

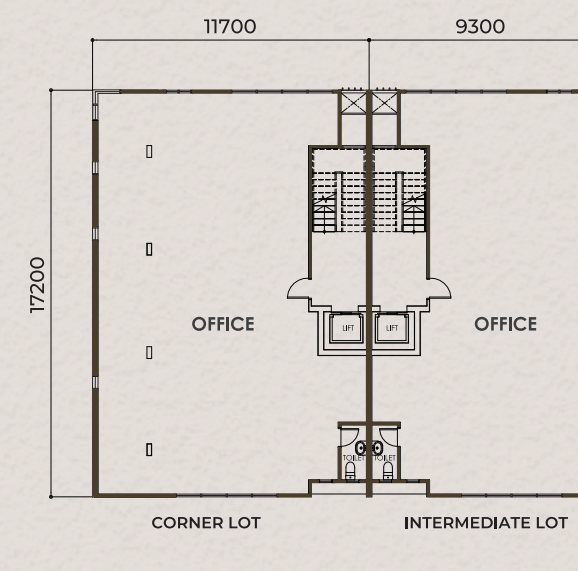
4-STOREY SHOP / OFFICE

TOTAL BUILT-UP Intermediate 6,849 sq.ft Corner 8,625 sq.ft



GROUND FLOOR PLAN

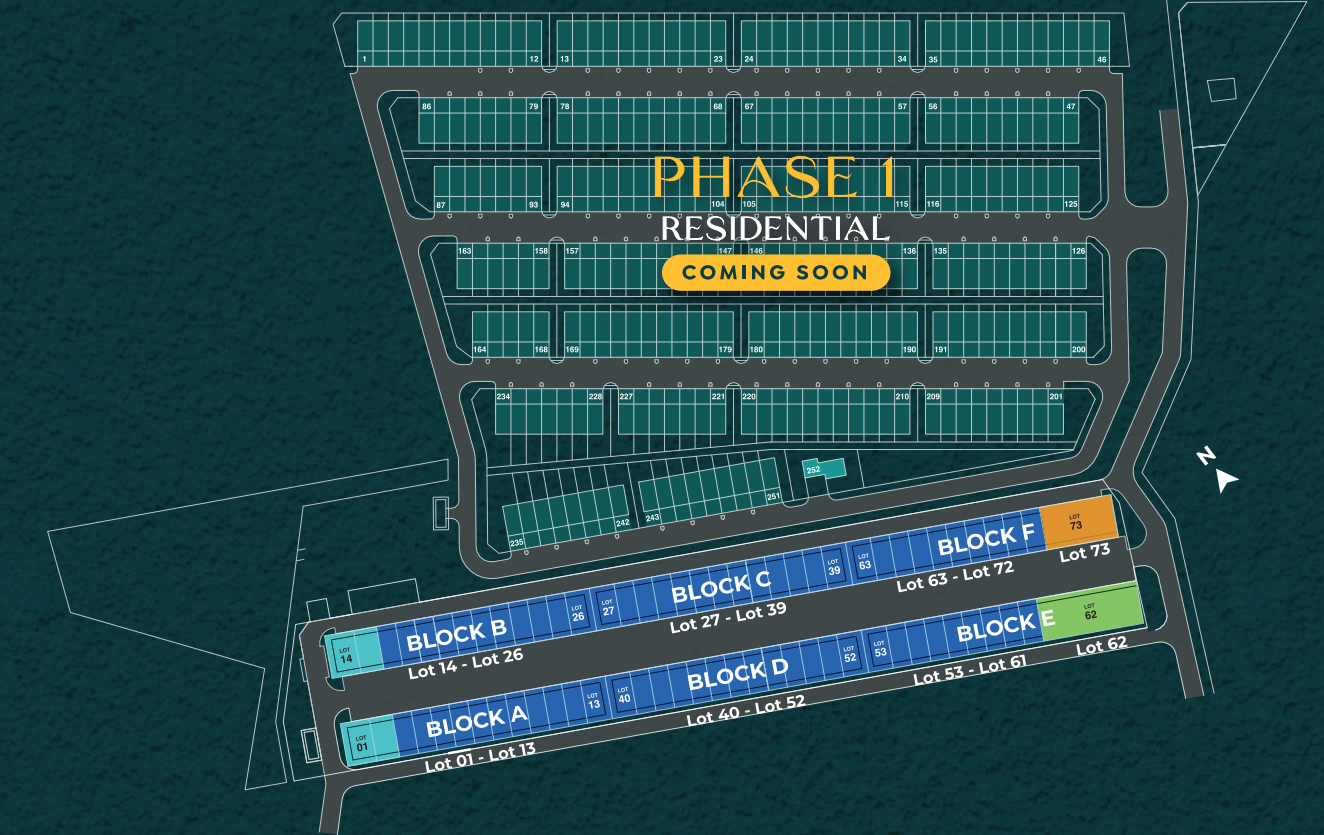
BUILT-UP	Intermediate	Corner
	1,722 sq.ft	2,166 sq.ft



FIRST / SECOND / THIRD FLOOR PLAN

BUILT-UP	Intermediate	Corner
	1,709 sq.ft	2,153 sq.ft

DEVELOPMENT PLAN



PHASE 2 SHOP OFFICES & HOTEL

- 4-STOREY SHOP / OFFICE
- 5-STOREY SHOP / OFFICE
- 2-STOREY SHOP / OFFICE
- 5-STOREY BOUTIQUE HOTEL

SPECIFICATIONS

Structure	Reinforced concrete framework	Floor Finishes	Shop/Office - Cement render or power float or equivalent Toilet - Ceramic Tiles or equivalent
Walls	Internal - Brick with cement plastering on both sides External - Brick with cement plastering on both sides	Painting	Emulsion paint to all internal walls, weather coat paint to all external walls and selected coating to all timber and metal works
Roof	Metal deck roofing or equivalent	Sanitary / Plumbing	Toilet – Wall Hung Wash Basin and water closet All Sanitary & Plumbing Installation to Approved Standard
Ceiling Finishes	Ground Floor - Skim coat and paint finish First Floor - Approved ceiling board	Electrical	All Electrical Installation to be SESB Standard
Windows	Aluminium frame window		
Doors	Main door – Aluminium roller shutter Door to Staircase – Aluminium frame glass door Rear door – Aluminium roller shutter Toilet – UPVC door Side door (Corner Lot) – Aluminium roller shutter		
Wall Finishes	Shop/Office - Emulsion Paint (internal wall) - Weather Proof Paint (external wall) Toilet – 1.5m height Ceramic Tiles or equivalent		

Note : All items mentioned above are subject to variation, modifications and substitution to their equivalent standard or as imposed by the appropriate authority.