



# MERGONG AVENUE

- 4 Storey Shop Office with lift -  
现代化四层楼店屋  
备有升降机



- FREEHOLD 永久地契 -

## Excellent Design 优秀的设计

Modern architectural design with free-space suited for various businesses. These freehold 4-storey shop offices with shared lift between every two blocks, bigger and spacious floor area, double frontage for ground floor units, among others. At MERGONG AVENUE, we have it all designed with success in mind.

现代的建筑设计, 灵活的使用空间, 适用于各种企业。这中最高设计标准的服务公寓, 每两店之间拥有共享电梯, 宽大的楼面及双正面的店楼设计, 将有助于您的业务增长速度。AMERGONG AVENUE, 我们贴心的完美设计将提升您业务的成功机率。

## Excellent Location 优越的地理位置

MERGONG AVENUE is strategically located within the Bandar Baru Mergong vicinity. It's the most happening spot in town with excellent traffic flow entering the area every day. Your business here will immediately enjoy a ready captive market to tap into! It's an address that welcomes a world of opportunities and it's now made available to you.

MERGONG AVENUE 优越的地理位置是在城中最热闹的区域。这个繁华的地段吸引著大量人流, 无限的商机将成为您业务的强大后盾, 切勿错失这个难得的投资良机。

## Excellent Returns on Investment 优异的投资回报

Ready captive market of over 10,000 residents from Bandar Baru Mergong itself and even more from its neighboring developments.

Mergong 城中及周围地区人口超过10,000名居民将有助于您无限商机。

## BE STYLISH WORK · LIVE · PLAY 360° STRATEGIC TOWNSHIP



Tavota Sales Gallery



Private Medical Specialist Center Coming Soon



Future road to Kuala Kedah & Langkawi 4 lanes



Mergong Auto Mall Carving Soon



Maybank Business Centre



Tesco Hypermarket



Grand Alora Hotel



MERGONG AVENUE

WORK



Proposed Site for Shopping Mall

PLAY



Mydin Hypermarket & 33-storey P11Mk Apartment Coming Soon

LIVE

Get Close To The Existing Pulse Of The City Of Alor Setar

位于亚罗士打城市中心

Enjoy a contemporary ecosystem with Bandar Baru Mergong where a 132-foot wide road weaves seamlessly throughout, equipped with a variety of public amenities such as a Mydin hypermarket, a Tesco hypermarket, a private medical specialist centre, as well as a shopping mall, among others.

享受现代都市生活, 包括132尺宽的道路, 配备了各种公共设施, 如MYDIN超市, TESCO超市, 私人医疗专科中心, 以及一个大型购物中心等等。



## PEJABAT JUALAN DIBUKA SETIAP HARI

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MAIN OFFICE:  
333-A, Jalan Teluk Wanjah,  
05200 Alor Setar,  
Kedah.

PERLIS BRANCH:  
102, 1st Floor, Jalan 3,  
Kompleks Tok Arau,  
02600 Arau, Perlis.

SP BRANCH:  
No.101 & 102, Jalan Batik 2/3,  
Taman Batik,  
08000 S.P, Kedah.

JOHOR BRANCH:  
A-37, Jalan Molek 1/5-A,  
Taman Molek,  
81100 Johor Bahru, Johor.



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