



i-TechValley

THRIVE ON INDUSTRIAL INNOVATION

A DYNAMIC INDUSTRIAL PARK IN MALAYSIA

PRESENTED BY AME,
ONE-STOP INDUSTRIAL SPACE PROVIDER

i-TechValley



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

Workers' Accommodation

Green Park

Green Park

Existing Residential Area

PONTIAN HIGHWAY

1½ STOREY DETACHED FACTORY
(approx. 3 acres & above)

To SILC Phase 1&2 ↑

1½ STOREY DETACHED FACTORY
(approx. 1 acre - 2 acres)

PHARMACEUTICAL & MEDICAL HUB

To Johor Bahru City Centre →

To Senai International Airport / Kuala Lumpur →

To Columbia Asia Hospital / Taman Nusa Sentral →

← To Iskandar Puteri / EduCity / Port of Tanjung Pelepas / Horizon Hills

To Second Link Checkpoint / Singapore ↓

SECOND LINK EXPRESSWAY

Overall Development Land Area Approx.

170 acres

FREEHOLD

* Exclusive of the 13 plots sold by the master developer

Artist's Impression Only



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

Land Area :
approx. 43,777.19 sq.ft. - 100,934.03 sq.ft.

Gross Floor Area :
approx. 30,083.01 sq.ft.

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

Land Area :
approx. 123,091.72 sq.ft. - 209,542.79 sq.ft.

Gross Floor Area :
approx. 98,765.30 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

To Second Link
Checkpoint /
Singapore

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

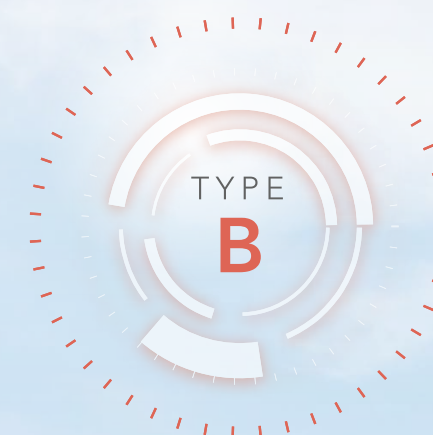
i-TechValley at SILC promotes a healthy work-life balance by providing various amenities such as:

- 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.



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

Land Area
approx. 123,091.72 sq.ft. - 209,542.79 sq.ft.

Gross Floor Area
approx. 98,765.30 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 SUSTAINABLE 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



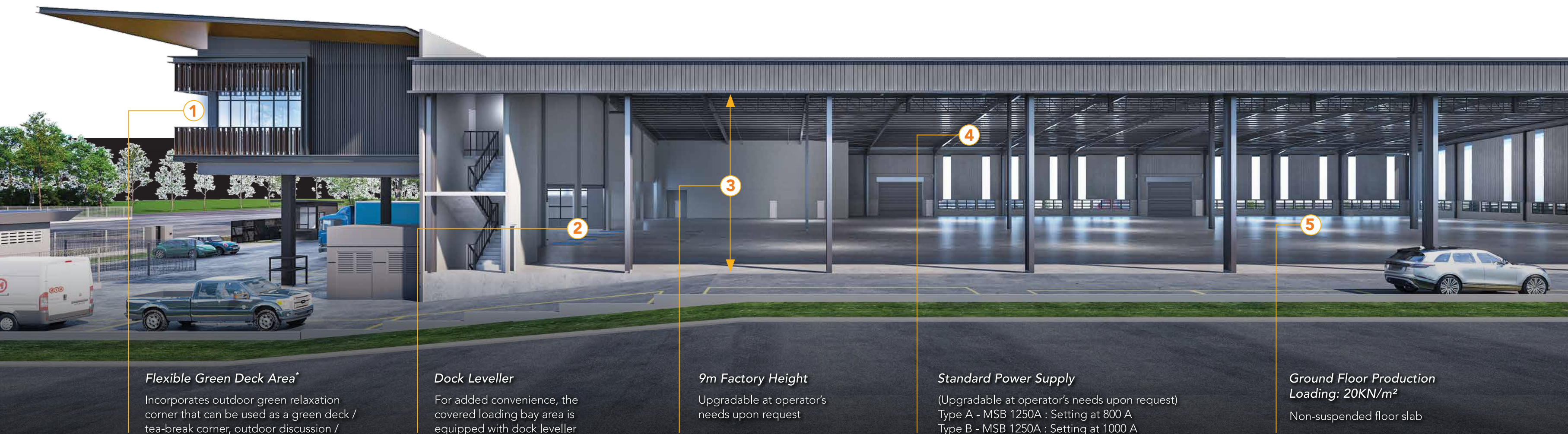
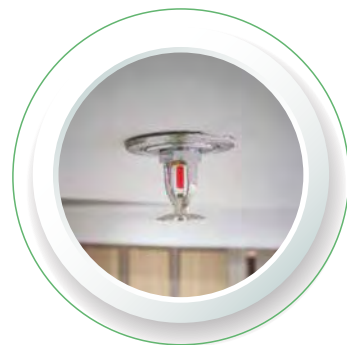
Spacious layout plan

Provides flexibility and improves
operational efficiency



Fire protection system

Automatic sprinkler system
(Ordinary hazard)



* Apply to Type B Detached Factory only

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 Assembly 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



Artist's Impression Only



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.





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



PENTAGON LAND SDN.BHD.

Registration No. 202001012688 (1369008-V)

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