

# EM. HUB



## FIRST IN MALAYSIA 6-STOREY RAMP-UP COMMERCE HUB

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Built-up ranges from 2,196 sq.ft. - 4,014 sq.ft.

# EM. HUB



DUPLEX OFFICE



DUPLEX WAREHOUSE



DUPLEX SHOWROOM

DESIGNED TO SERVE  
WIDE RANGE  
OF BUSINESS NEEDS

# EM. HUB

## FIRST IN MALAYSIA

## 6-STOREY RAMP-UP COMMERCE HUB

Introducing the first-of-its-kind ramp-up commerce hub in Malaysia. EMHub is innovatively designed for versatile set up of duplex office, showroom and warehouse facilities that are multifunctional and suitable for various business needs.



### STRATEGIC BUSINESS ENCLAVE

Strategically located along Persiaran Surian in Kota Damansara, served by major highways, nearby 2 MRT stations and only 300m to Emporis - Residential & Commercial Centre.



### FUNCTIONAL & LIFESTYLE ROOFTOP FACILITIES

Multiple-sized Meeting Rooms and a large Function Hall to facilitate your business needs. Lifestyle facilities such as Rooftop Garden, Games Room, Gymnasium and Half-Basketball Court are also available for those who wish to relax and unwind.



### 24/7 SECURITY ASSURANCE

Peace of mind is assured with security patrols and CCTV monitoring system.



### HIGH-SPEED FIBRE OPTIC BROADBAND

Reliable and fast broadband is vital to every successful business. Faster connectivity means greater productivity to cater to your fast-paced commerce needs.



### 6M-HIGH FREE-STANDING SOLUTION

Fully utilise the Mezzanine Floor as your versatile office space and take advantage of the high-volume storage capacity.



### 24/7 ESSENTIAL POWER SUPPLY

Each unit will be supplied with 20amp essential power from the building's generator set, avoiding business downtime during power failure.



### DEDICATED LOADING/ PARKING BAY AT DOORSTEP

Delivery vehicles have direct access to dedicated loading bays in front of each unit (L2 to L6) for loading/unloading convenience.



### COURIER & LOGISTIC SERVICES

Provision of space within the building for the operation of courier and logistic services.






# EM. HUB

## HUB 1

### LEVEL 1 FLOOR PLAN



#### LEGEND

 <b>TYPE A</b> 9m x 15m 204 sqm / 2,196 sq.ft.	 <b>TYPE B2</b> 9m x 19.5m 262 sqm / 2,826 sq.ft.	 <b>TYPE C4</b> 15m x 15m 373 sqm / 4,014 sq.ft.
 <b>TYPE B1</b> 9m x 18m 243 sqm / 2,616 sq.ft.	 <b>TYPE C3</b> 15m x 10m 270 sqm / 2,914 sq.ft.	






# EM. HUB

## HUB 1

### LEVEL 2-6 FLOOR PLAN



#### LEGEND

 <b>TYPE A</b> 9m x 15m 204 sqm / 2,196 sq.ft.	 <b>TYPE B2</b> 9m x 19.5m 262 sqm / 2,826 sq.ft.	 <b>TYPE C4</b> 15m x 15m 373 sqm / 4,014 sq.ft.
 <b>TYPE B1</b> 9m x 18m 243 sqm / 2,616 sq.ft.	 <b>TYPE C3</b> 15m x 10m 270 sqm / 2,914 sq.ft.	



## LOWER GROUND FLOOR PLAN

### LEGEND

	<b>TYPE A</b> 9m x 21.8m 204 sqm / 2,196 sq.ft.		<b>TYPE C2</b> 15m x 21.8m 324 sqm / 3,492 sq.ft.		<b>PROVISION FOR LOGISTICS OPERATOR</b>
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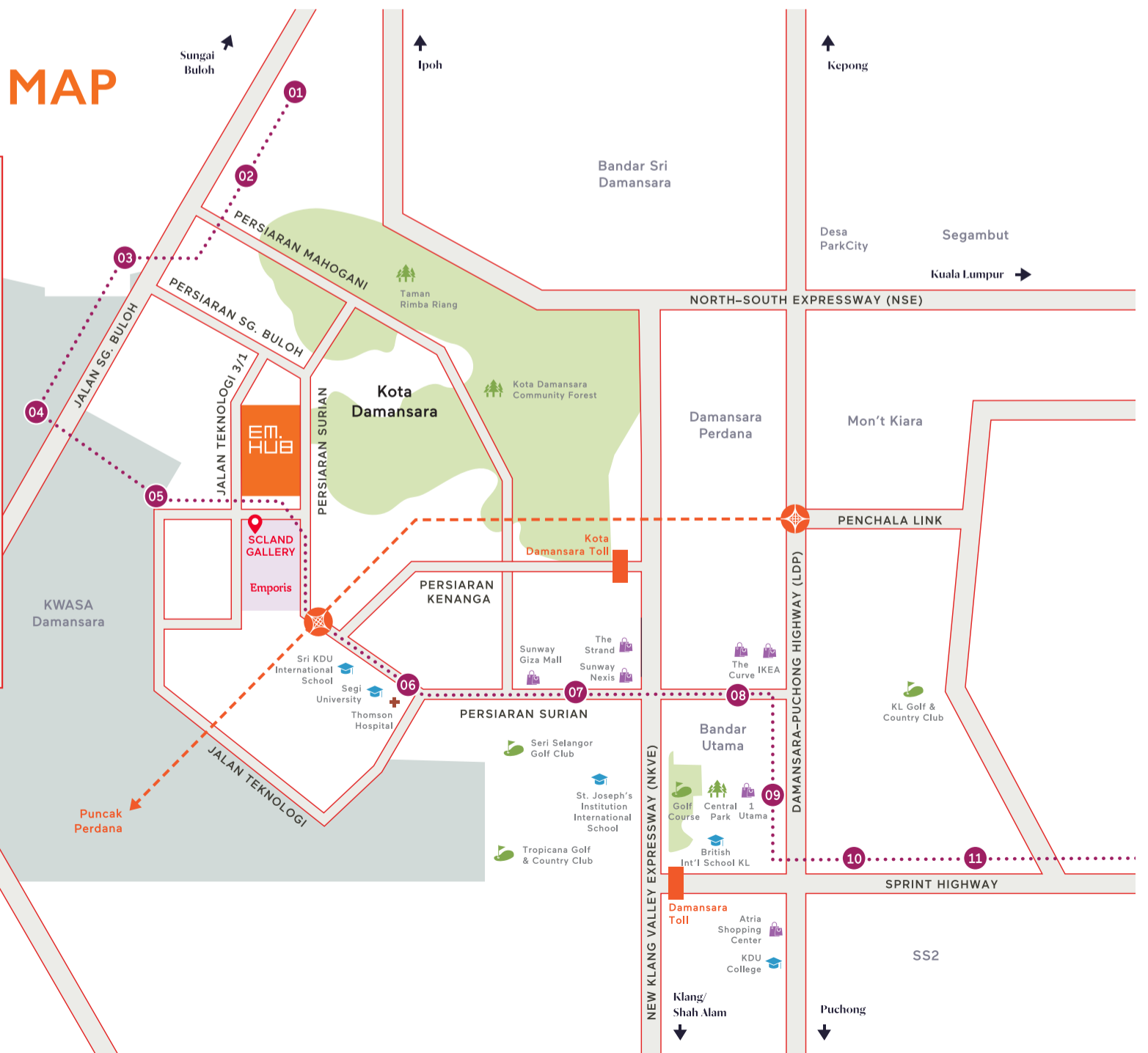
## LOCATION MAP

**LEGEND**

- MRT
- DASH Highway
- DASH Interchange

**MRT STATIONS SUNGAI BULOH-KAJANG**

- 01 Sungai Buloh
- 02 Kg. Selamat
- 03 Kwasa Damansara
- 04 Kwasa Sentral
- 05 Teknologi (provisional)
- 06 Kota Damansara
- 07 Surian
- 08 Mutiara Damansara
- 09 Bandar Utama
- 10 Taman Tun Dr Ismail
- 11 Phileo Damansara



# Corporate Information

## Alcom Group Berhad

Alcom Group Berhad ("AGB") is a company listed on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities"). AGB is principally involved in the aluminium manufacturing and property development industries through its wholly owned subsidiaries - Aluminium Company of Malaysia Berhad and SCland Development Sdn Bhd respectively.

## Aluminium Company of Malaysia Berhad

First incorporated as Alcan Malayan Aluminium Company Limited in 1960, and has been listed on the then Stock Exchange of Malaysia and Singapore (now known as Bursa Securities) since 1969. With over four decades of rich history, Aluminium Company of Malaysia Berhad is the leading global provider of premium aluminium fin stock materials for the air conditioning industries, and aluminium roofing and cladding for the building trade industry.

## SCland Development Sdn Bhd

In line with Alcom Group Berhad's diversification into the property development business, SCland Development Sdn Bhd was set-up to spearhead this new venture. SCland Development Sdn Bhd sets off with a simple yet effective objective - to exceed all expectations driven by vision, passion and commitment. EMHub, the maiden project of SCland Development Sdn Bhd, is a first-of-its-kind ramp-up commerce hub in the heart of Kota Damansara. EMHub is innovatively designed for versatile set up of duplex office, showroom and warehouse facilities that are multifunctional and suitable for various business needs.

# Development Credentials

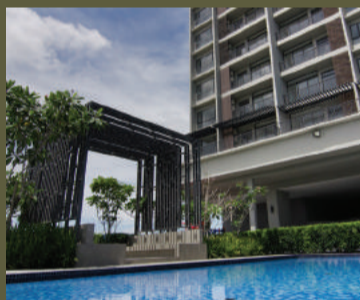
### EMPORIS

Kota Damansara, Selangor



### THE GARDENS

Kota Kinabalu, Sabah



### TAMAN BUKIT SERDANG

Seksyen 6, Serdang



### TAMAN BUKIT SERDANG

Seksyen 10, Serdang



### SURI SURIAN

Batu Caves, Selangor



### OMNI

Kota Damansara, Selangor



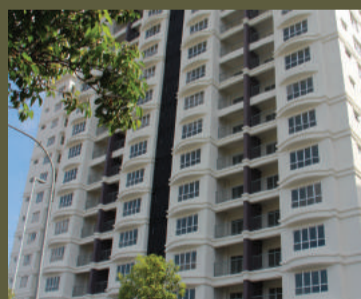
### SURI PURI

Sri Damansara, Selangor



### SURI PUTERI

Shah Alam, Selangor



### SURIAN RESIDENCES

Kota Kinabalu, Sabah



### THE SURITZ

Kota Kinabalu, Sabah



DEVELOPER: EM HUB SDN BHD (1255738-A)  
A wholly-owned subsidiary of Alcom Group Berhad (1261259-V)

### SCland Gallery @ Emporis

R18, Wisma SCland, Emporis Kota Damansara, Persiaran Surian, 47810 Petaling Jaya, Selangor Darul Ehsan, Malaysia

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