



**INFINITE** *OPPORTUNITIES*  
**IMMENSE** *SUCCESS*

**FREEHOLD**



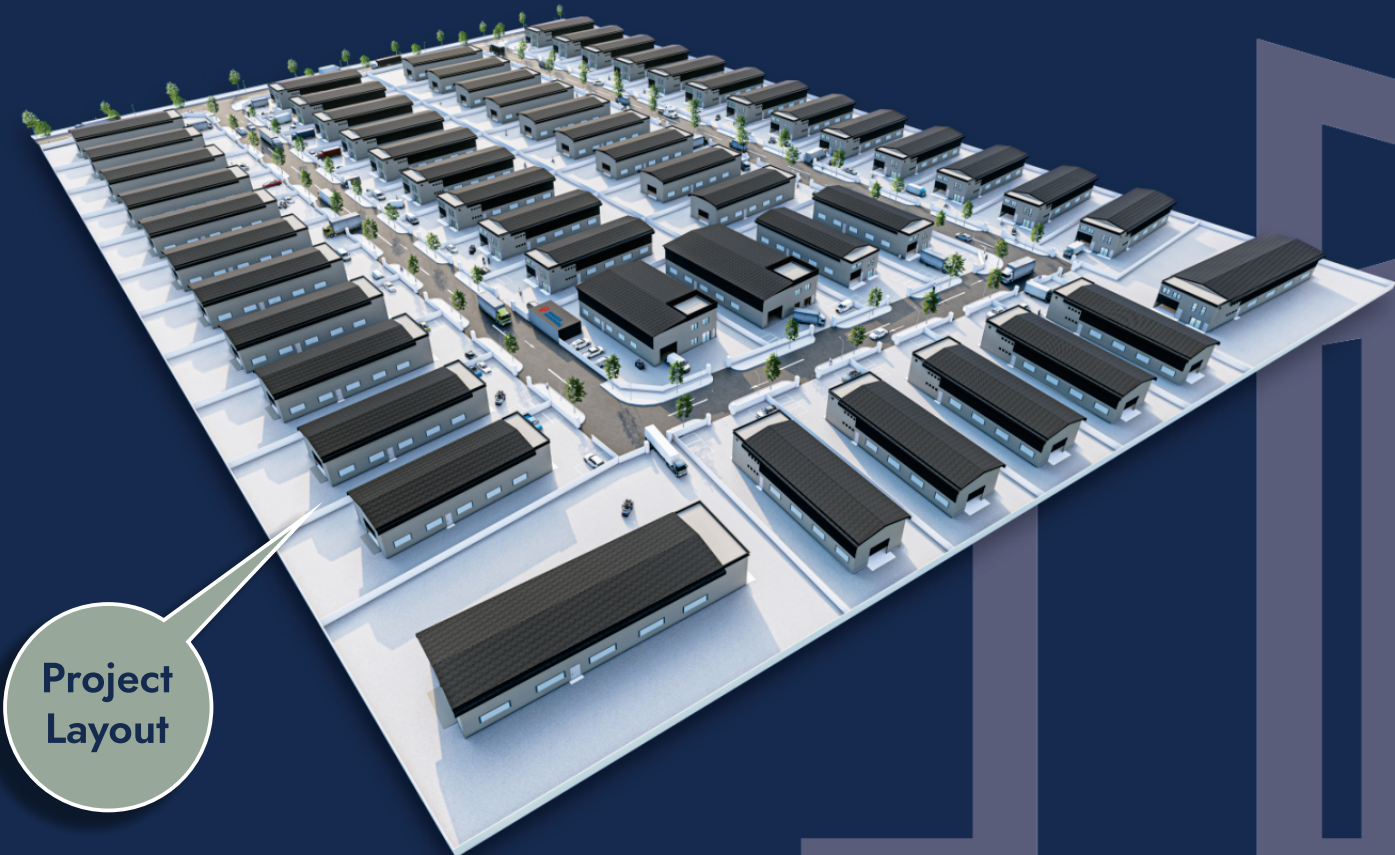




# FOR SUCCESSFUL VENTURES AND ASPIRATIONS

VALDOR @ Taman IKS Nafiri is a collection of 2-storey detached light and medium industrial offices that welcome new opportunities for emerging and existing businesses.

Architected for functionality and practicality, each unit is built with 2 loading entrances, 2-storey office in the front and warehouse space at the back. VALDOR @ Taman IKS Nafiri presents flexibility to customise a versatile space cater to your business needs.



Project  
Layout



# 3 IN 1

## MULTIPURPOSE SPACE

for corporate office, warehouse  
& factory

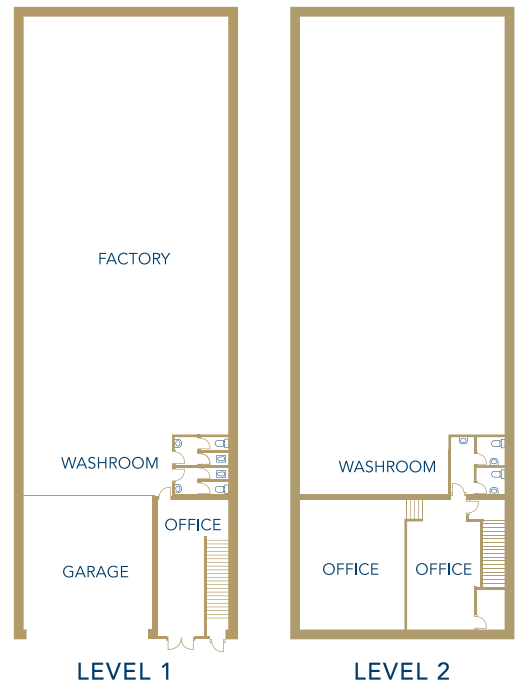
### FLOOR PLANS

- Ample vertical space featuring 28ft high ceiling
- Built-up from 5,993 sf

#### TYPE A

DOUBLE STOREY

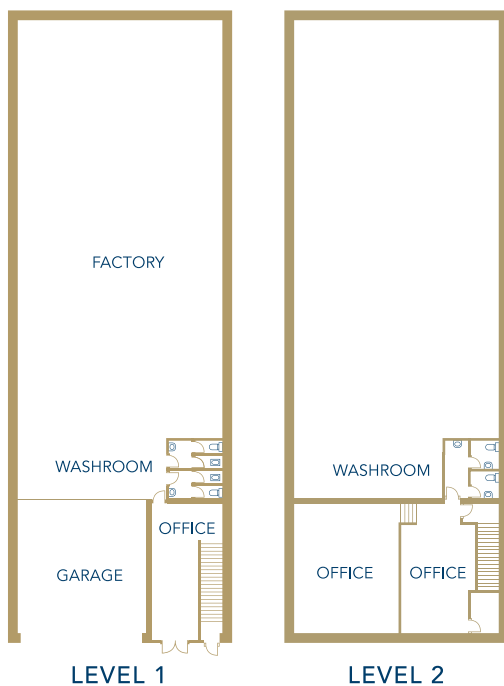
Build-up Area  $\pm 5,993$  sf



#### TYPE B

DOUBLE STOREY

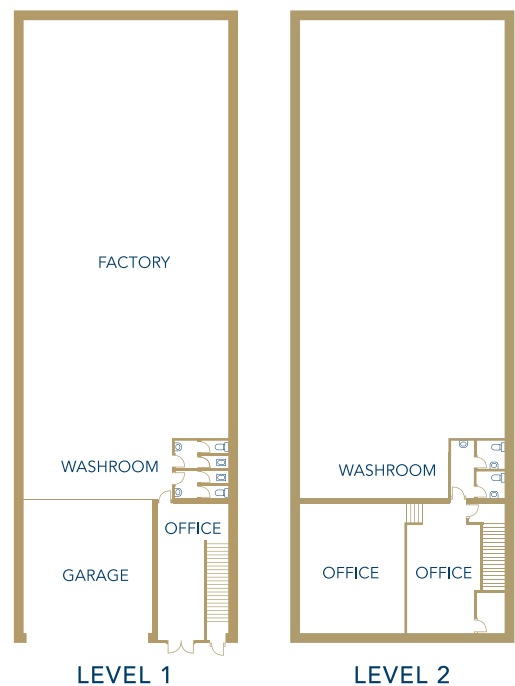
Build-up Area  $\pm 6,393$  sf



#### TYPE C

DOUBLE STOREY

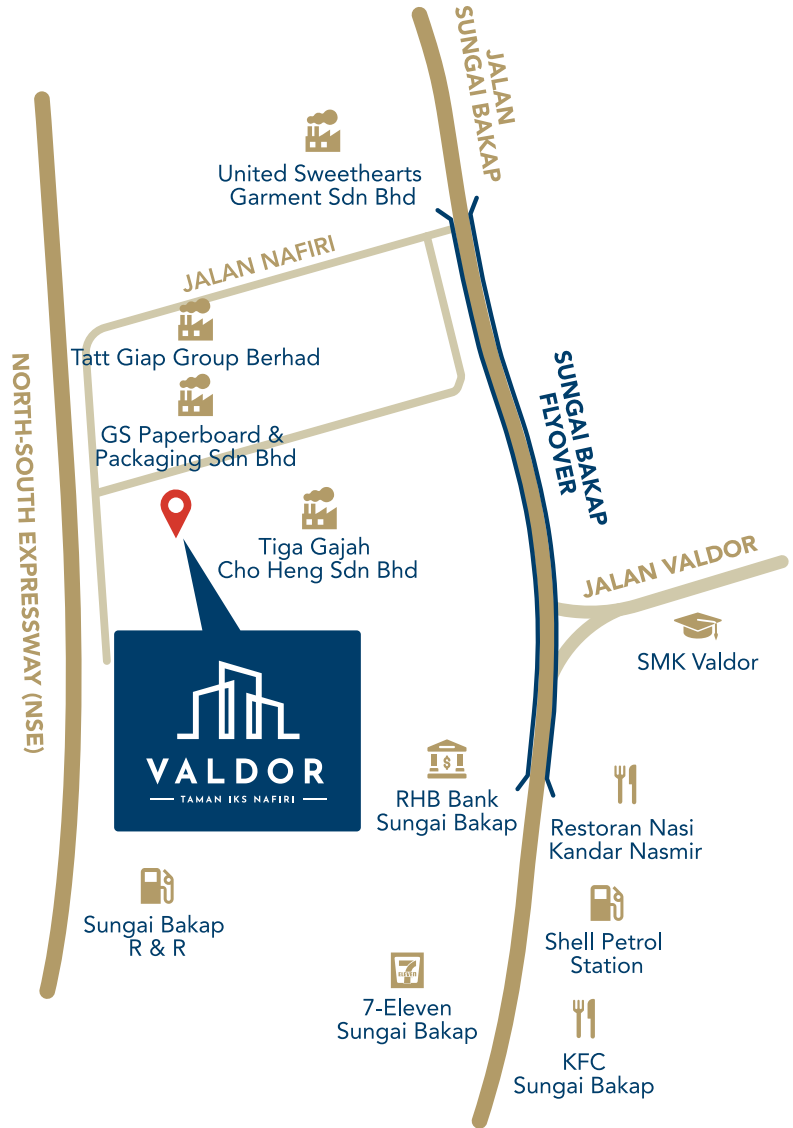
Build-up Area  $\pm 6,673$  sf





## STRATEGIC LOCALITY *for business prospects*

Situated in the southern district of Penang, Sungai Bakap is the rising business hub suitable for light to medium industrial economic activities. VALDOR @ Taman IKS Nafiri is an upcoming development located in the Sungai Bakap Nafiri Industrial Zone, not far away from mature and existing industrial parks such as Batu Kawan, Bukit Minyak, Prai, Mak Mandin and Bukit Tengah. Its strategic location is well-connected via major expressways such as the North-South Expressway and is poised for a ready catchment of potential business opportunities within the region and beyond.



**Strategic Location**  
*to nearby amenities & potential workforce*



**Excellent Accessibility**  
*to major roads and highways*



**Dual Entrance System**  
*for loading & unloading convenience*



**Flexible & Versatile Spaces**  
*for corporate office, warehouse & factory*



**Robust Floor Loading**  
*to facilitate small-medium industry*

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