SEJATI SENTRAL SANDAKAN

BEDI DEVELOPMENT
A MEMBER OF EXSIM

Business | Community **Entertaiment | Lifestyle**

BREAKING NEWS

THE WEEKLY NEWSPAPER: TRENDING / ISSUE 01 / 08.03.2024 / FRIDAY

TOP TRENDING

ONE AVENUE, INFINITE POSSIBILITIES



*Artist Impression

LATEST NEWS

A CONVERGENCE OF PEOPLE, PLACES AND POSSIBILITIES



*Artist Impression



*Artist Impression

享受城市生命力

欢迎来到城中道Sejati Sentral，商业 / 休闲与生活完美融合的一站式繁荣枢纽。这个仅距离机场400m的最大商业生活区势必将成为山打根市中心的新兴地标。

这里与主要大道相连，驱车前往市政厅 / 学校等重要地点皆可在10分钟内抵达。许多购物中心与市场如 MYDIN / MR. DIY / Sejati Walk 及 Fajar 更是近在咫尺，带给所有访客与住户最佳生活体验。

小香港山打根的城市生命力，在这里等你开启。

*Artist Impression



AT THE HEART OF VIBRANCY

Welcome to Sejati Sentral, where the finest of business, leisure and lifestyle come together in one thriving integrated hub. Envisioned as a rising new landmark for growth in the centrestage of Sandakan, it sits in the midst of the city's largest established neighbourhood, a mere 400m away from the airport.

The area is directly connected via major trunk roads, ensuring accessibility within 10 minutes to key locations such as Government administrative centres, schools, driving centres and more. Visitors and residents can also hop over to shopping and grocery conveniences such as MYDIN, MR.DIY, Sejati Walk, and Fajar in close vicinity.

Truly, the final crowning jewel of Sandakan's most iconic gem.

SEJATI SENTRAL FACT SHEET

Phase	Types Of Property		Floor	Size (sqft)			Units
				Internal	External	Total	
1	TYPE A	2 Storey Shop/Office (Shoplot Intermediate)	Ground Floor	1,076	129	2,350	43
			First Floor	1,065	80		
	TYPE B	2 Storey Shop/Office (Shoplot Corner)	Ground Floor	1,278	155	2,806	20
			First Floor	1,267	106		
	TYPE D1	2 Storey Link Shop (Pavilion) (P1 & P3)	Ground Floor	2,199	1,347	5,745	2
			First Floor	2,199	-		
	TYPE D2	2 Storey Link Shop (Pavilion) (P2)	Ground Floor	2,454	1,416	6,324	1
			First Floor	2,454	-		
	TYPE D3	2 Storey Link Shop (Pavilion) (P3A-P6)	Ground Floor	2,153	1,183	5,489	3
			First Floor	2,153	-		
2	TYPE A	2 Storey Shop/Office (Shoplot Intermediate)	Ground Floor	1,076	129	2,350	16
			First Floor	1,065	80		
	TYPE B	2 Storey Shop/Office (Shoplot Corner)	Ground Floor	1,278	155	2,806	8
			First Floor	1,267	106		
3	TYPE A	2 Storey Shop/Office (Shoplot Intermediate)	Ground Floor	1,076	129	2,350	18
			First Floor	1,065	80		
	TYPE B	2 Storey Shop/Office (Shoplot Corner)	Ground Floor	1,278	155	2,806	8
			First Floor	1,267	106		
4	TYPE A	2 Storey Shop/Office (Shoplot Intermediate)	Ground Floor	1,076	129	2,350	20
			First Floor	1,065	80		
	TYPE B	2 Storey Shop/Office (Shoplot Corner)	Ground Floor	1,278	155	2,806	8
			First Floor	1,267	106		

OPEN FOR SALE NOW!

THE NEW BUSINESS PARK IN SABAH



*Artist Impression

A CONVERGENCE OF PEOPLE, PLACES AND POSSIBILITIES

Sejati Sentral boldly redefines the architype of traditional double-storey shoplots, infusing a fresh new verve of fluidity, sustainability and humanity into the development. Enjoy a modern approach to commercial ambience, with pedestrian-friendly layouts and thoughtful green spaces that invite seamless interaction between architecture and nature.

Here, businesses and retail spaces can find the address for success at The Village – Sejati Sentral's signature space comprising 149 shoplots, a drive-thru, a hotel, and its 6-boutique pavilion. Take advantage of ample practical space for business expansion, with high potential for visitor traffic from surrounding matured neighbourhoods, hospitality guests and office workers.


*Artist Impression

Sejati Sentral boldly redefines the architype of traditional double-storey shoplots, infusing a fresh new verve of fluidity, sustainability and humanity into the development.

TYPE A

Built-Up 2,350 sq. ft.

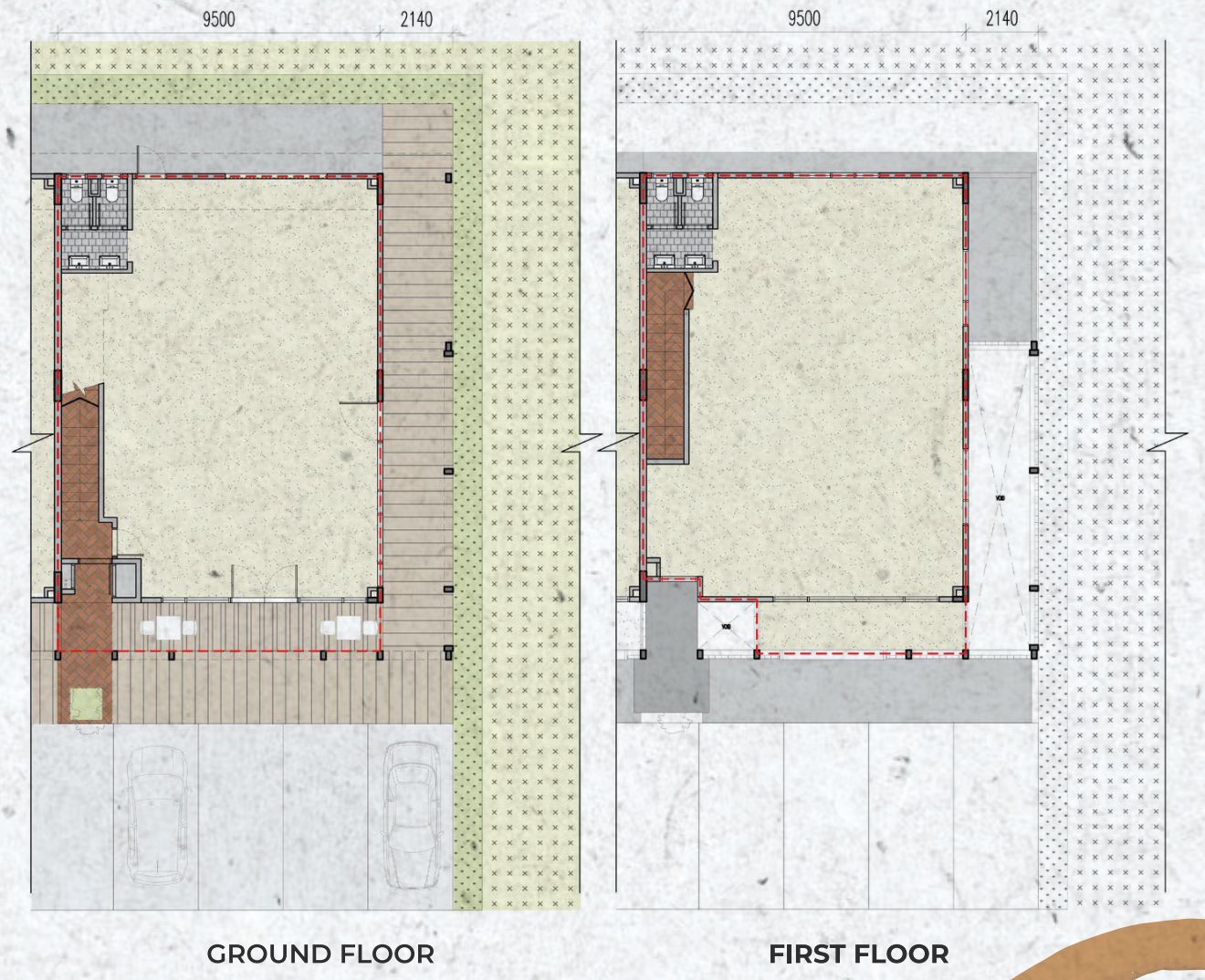
INTERMEDIATE SHOPLOT



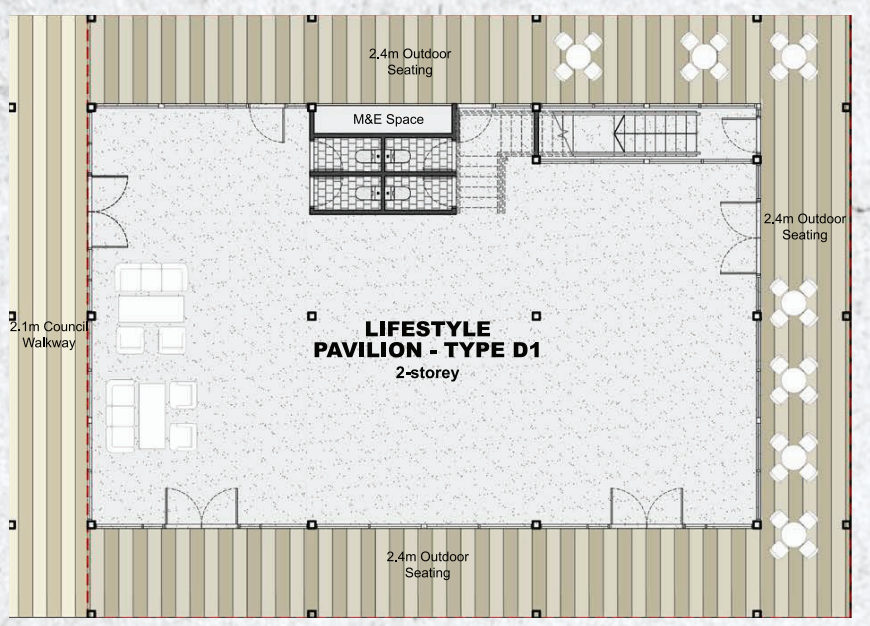
TYPE B

Built-Up 2,806 sq. ft.

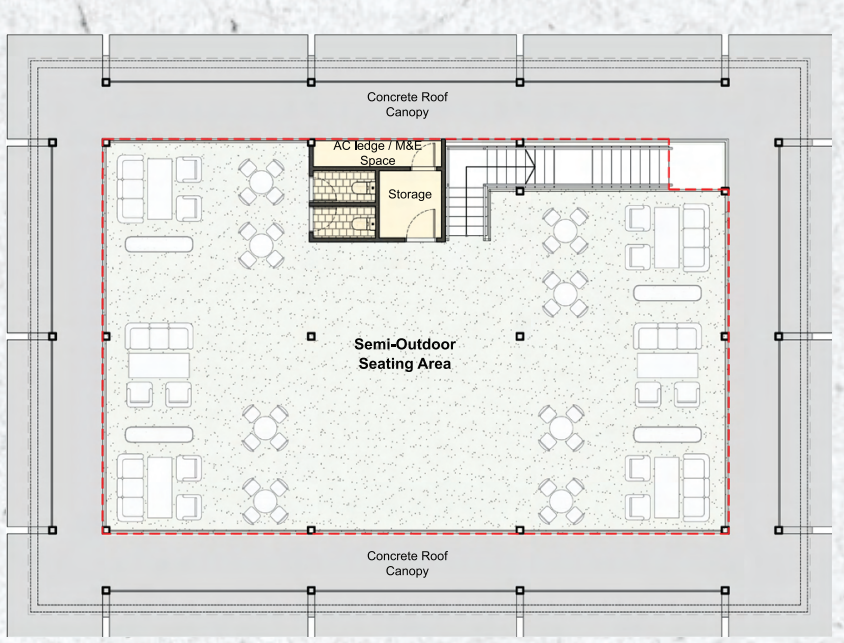
CORNER SHOPLOT



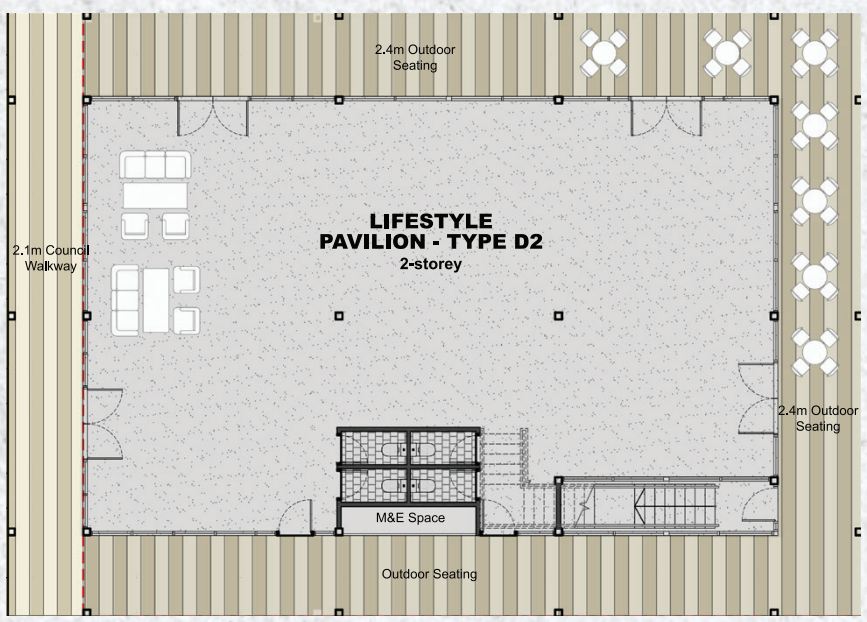
2-STOREY LINK SHOP (PAVILION)



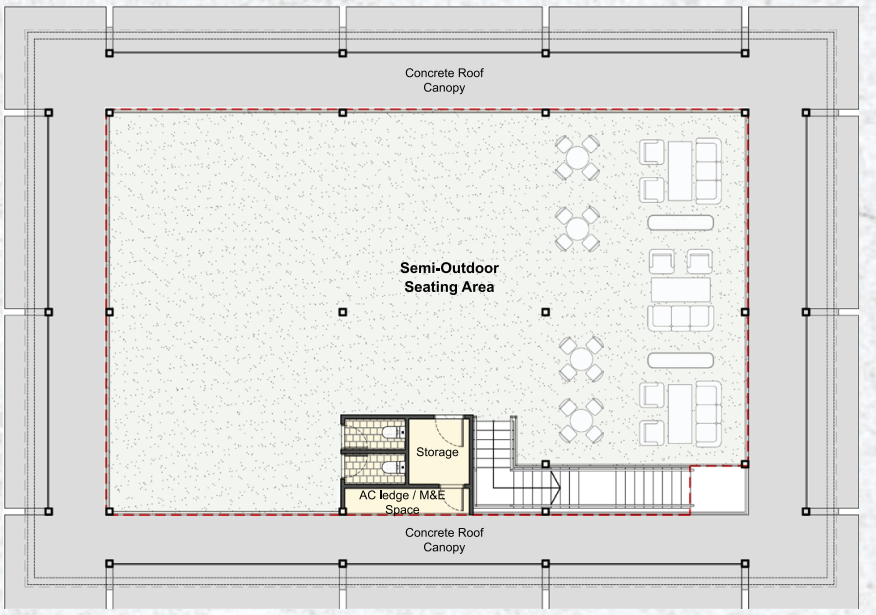
Ground Floor - Pavilion Type D1
2 Storey Link Shop (P1 & P3)
Built-Up 3,546 Sqft



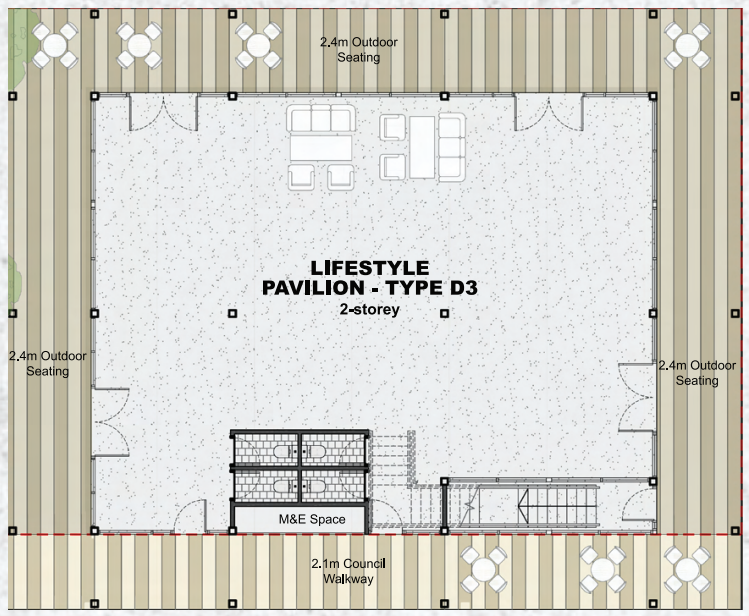
First Floor - Pavilion D1
2 Storey Link Shop (P1 & P3)
Built-Up 2,199 Sqft



Ground Floor - Pavilion Type D2
2 Storey Link Shop (P2)
Built-Up 3,870 Sqft



First Floor - Pavilion Type D2
2 Storey Link Shop (P2)
Built-Up 2,454 Sqft



Ground Floor - Pavilion Type D3
2 Storey Link Shop (P3A-P6)
Built-Up 3,336 Sqft



First Floor - Pavilion Type D3
2 Storey Link Shop (P3A-P6)
Built-Up 2,153 Sqft

NURTURED BY NATURE, INSPIRED BY DESIGN



*Artist Impression

标杆新镇

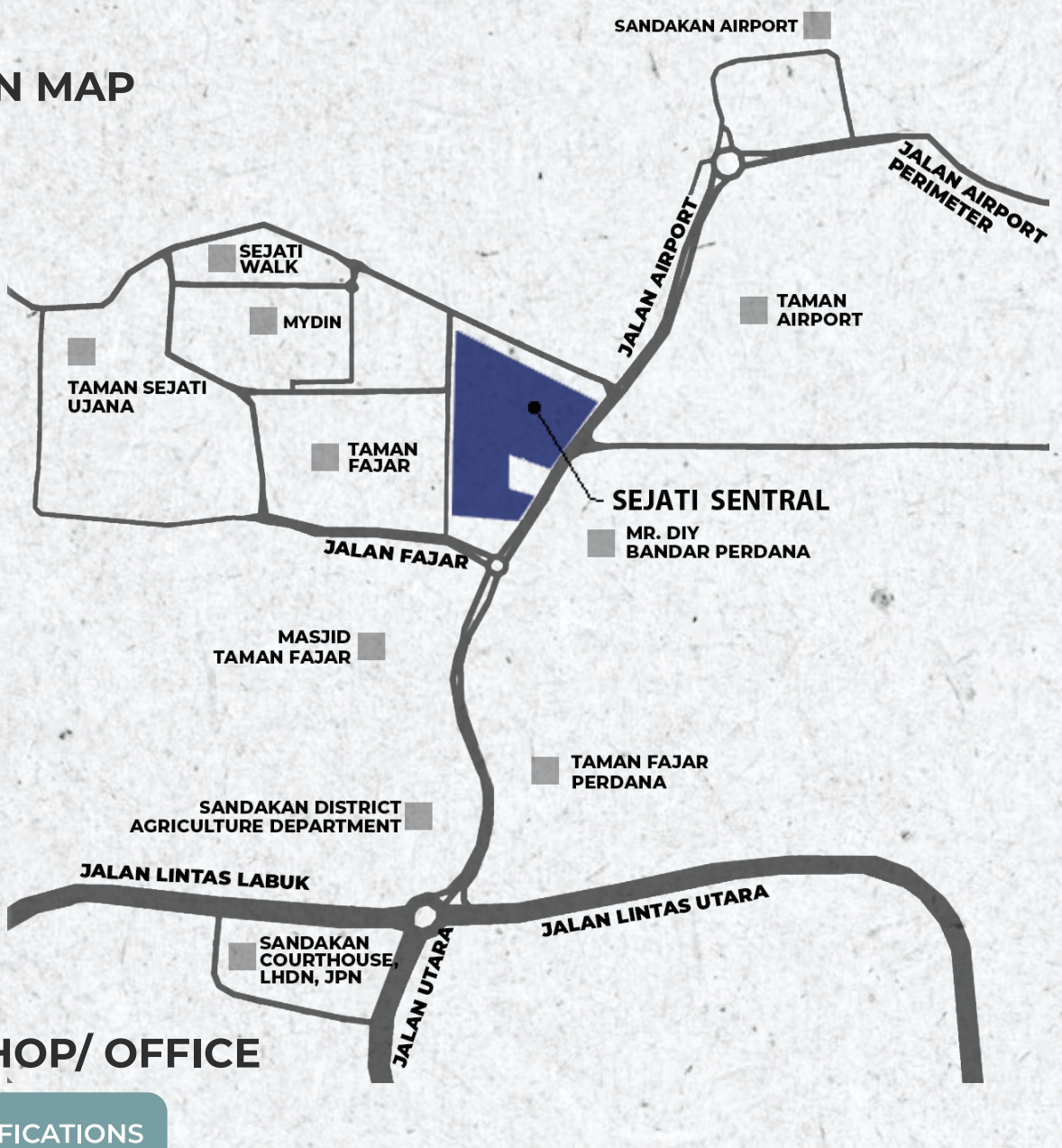


*Artist Impression

From its unmistakeable façade to vast outdoor and engaging indoor spaces, Sejati Sentral is crafted to captivate. A well-planned interplay of environmental elements such as lighting and shadows, as well as curated green pockets, infuse a cosy natural ambience that artfully soothes the soul amidst bustling urbanity. The development is also the first of its kind in Sandakan to be GreenRE certified, marking it as a 'green building' committed to sustainability ideals.

Each shoplot unit comes with designated entrance and staircase to the upper level, ensuring accessibility on all fronts. For maximum functionality and flexibility for future expansion, building spaces are also designed with alternating double column spaces. Private verandas on the ground level and balconies on the first floor offer additional area for outdoor activities.

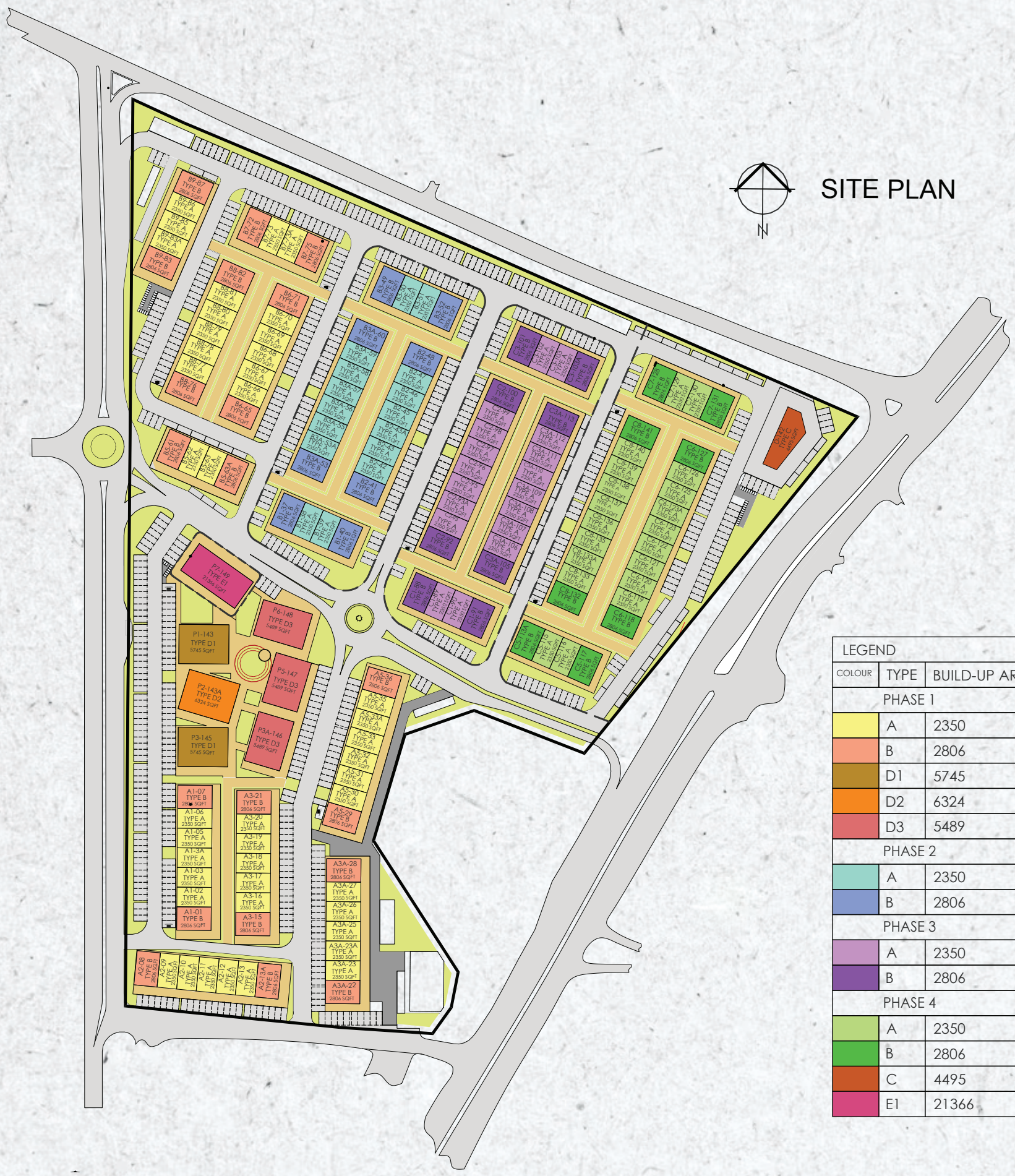
LOCATION MAP



2 STOREY TERRACE SHOP/ OFFICE

BUILDING SPECIFICATIONS

	STRUCTURE	: Reinforced concrete framework
	WALLS	: Internal - Brick with cement plastering on both sides External - Brick with cement plastering on both sides or Reinforced concrete wall (where applicable)
3.	ROOF	: Metal deck roofing or equivalent
4.	CEILING FINISHES	: Ground Floor - Skim coat and paint finish First Floor - Approved ceiling board
5.	WINDOWS	: Aluminium frame window
6.	DOORS	: Main door & side door - Aluminium frame glass door Rear door - Aluminium roller shutter & Aluminium frame glass door Toilet - UPVC door Balcony - Aluminium frame glass door
7.	INTERNAL WALL	: Shop - Emulsion Paint • Toilet - Ceramic Tiles up ot 2.1m height Balcony - Ventblock with varnish coating
8.	FLOOR FINISHES	: Shop - Cement render or equivalent Toilet - Ceramic Tiles or equivalent Balcony & Outdoor seating area - Ceramic Tiles or equivalent, and paver or equivalent
9.	PAINTING	: Emulsion paint to all internal walls, weather coat paint to all external walls and selected coating to all timber and metal works
10.	SANITARY / PLUMBING	: Toilet - Ceramic wash basin and water closet
11.	ELECTRICAL	: All Electrical Installations ot be SESB Standard
	NOTE	: Al items mentioned above are subject to variations, modifications & substitutions as imposed by the Relevant Authority or as recommended by the Developer's Consultant without prior notice. Further, the specifications and facilities may be varied, substituted or changed in any manner upon the requirement or certification of the Developer's Architect or Project Engineer, as the case may be. Hence, all the information and specifications above are not to be relied upon as a representation or warranty. The Developer or its agents cannot be held responsible for any error, omission or inaccuracy.



LEGEND		
COLOUR	TYPE	BUILD-UP AREA (SQ.FT)
PHASE 1		
	A	2350
	B	2806
	D1	5745
	D2	6324
	D3	5489
PHASE 2		
	A	2350
	B	2806
PHASE 3		
	A	2350
	B	2806
PHASE 4		
	A	2350
	B	2806
	C	4495
	E1	21366

Tel: 089-229 333

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(KK Office)
G-07, Ground Floor, JQ Central
Coastal Highway, Off Jalan Tun Fuad Stephen
88400 Kota Kinabalu, Sabah
Tel: 088-313 133 / 313 123

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Phase 3, Prima Square, Jalan Utara
90000 Sandakan, Sabah

BEDI DEVELOPMENT
A MEMBER OF EXSIM

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