KOTA KINABALU - SABAH

ARMANI
BUSINESS PARK

2 STOREY SEMI DETACHED

MULTI PURPOSE FACTORY

SEPANGGAR KOTA KINABALU PORT

Premium Space in a Prime Location

Armani Business Park, nestled near Sepanggar Kota Kinabalu Port, emerges as the iconic business hub for dynamic enterprise opportunities that fosters regional growth and accommodates a thriving population. Its strategic position grants it a vital role in facilitating international trade and sustaining economic growth on a global scale.

PAN BORNEO HIGHWAY	SEPANGGAR KOTA KINABALU PORT	KK INTERNATIONAL AIRPORT	KOTA KINABALU DOWNTOWN
6 KM	3 KM	28 KM	23 KM

Flexible & Efficient

Crafted to meet and exceed the demands of both multinational and local industries, Armani Business Park boasts an attractive contemporary facade that seamlessly merges with purposeful and spacious layouts. Its multi-functional design offers flexible solutions tailored to meet your business needs.

OMNIDIRECTIONALLY CONNECTED	ONLY 44 UNITS	MULTI PURPOSE USAGE	PRACTICAL DESIGN

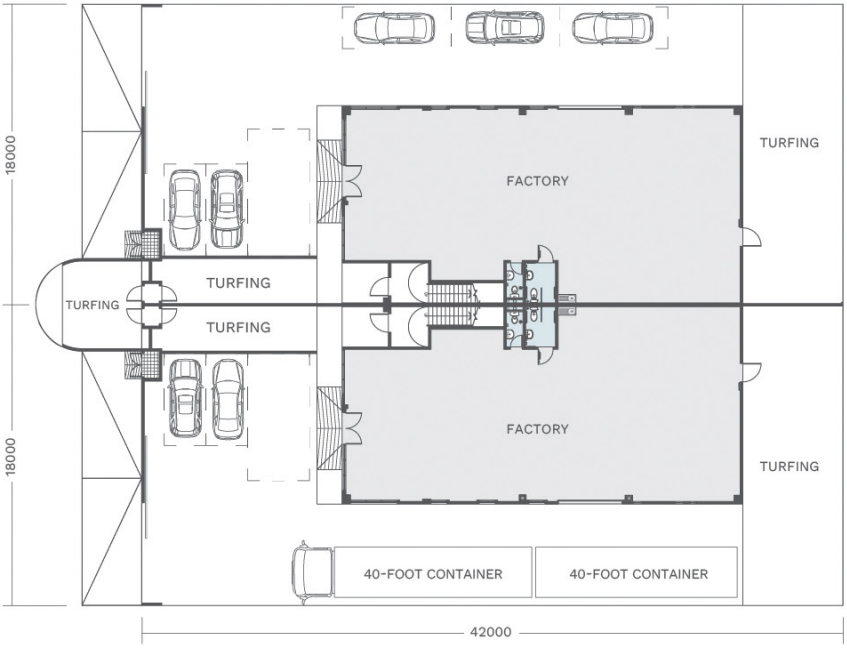
Multi Function Layout

SPECIFICATIONS

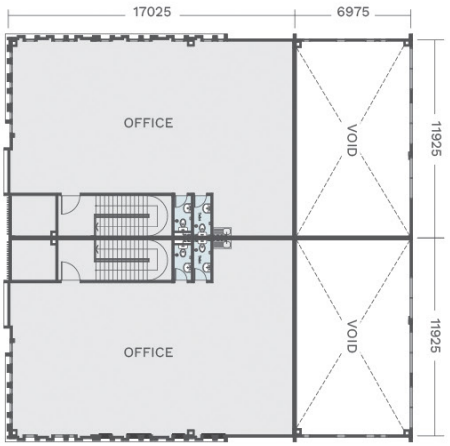
TYPE	2 Storey Semi Detached Multi Purpose Factory	
FACTORY SIZE	5,251 sqft	
LAND AREA	8,138 sqft / 8,913 sqft	
DETAIL	G FLOOR	1ST FLOOR
BUILD UP AREA	3,080 sqft	2,171 sqft
FLOOR HEIGHT	15ft / 26ft	10ft

SHOWROOM / OFFICE / WAREHOUSE / PRODUCTION

GROUND FLOOR



1ST FLOOR



Master Plan

A Unique Business Opportunity at a Landmark Location

Armani Business Park where opportunities abound, providing a conducive environment and strategic industrial alliances for your business establishment and expansion.

The proximity between Armani Business Park and Sepanggar Kota Kinabalu Port is a mere 3 kilometers, expediting business travels and ensuring seamless logistics operations.

Major Industries

Designing an effective and versatile space suitable for major industries

- LIGHT INDUSTRY & MACHINERY
- WAREHOUSE & COLD STORAGE
- FORWARDING & LOGISTIC
- TRADING BUSINESS
- F&B BUSINESS
- CONSTRUCTION & FABRICATION
- HARDWARE & SOFTWARE BUSINESS
- ENGINEERING & MANUFACTURING
- SHOWROOM & OFFICE
- EDUCATION (COLLEGE & UNIVERSITY)

ARMANI BUSINESS PARK

VISIT US AT:

Lot 16, Jalan Terowong Sepanggar,
88460 Kota Kinabalu, Sabah

Open daily, 9:30am - 6:30pm

FOR ENQUIRIES:

+6017 500 6831
+6016 831 1238
www.armanibusinesspark.com.my

All pictures, sketches and measurements in this publication are artists' impression/renderings for illustration purposes only while all visual renditions of interiors are mere artists' perspectives and shall not be taken as the identical representation of the actual state thereof. Nothing contained in this publication and/or visualisation shall constitute or be construed to constitute part of the formal Sale and Purchase Agreement or a representation or warranty on part of Armani Group, unless expressly and specifically incorporated in the formal Sale and Purchase Agreement. Prospective purchasers are advised to read and inspect the Sale and Purchase Agreement together with its enclosures prior to signing the same. Armani Group shall not be held responsible for any error or inaccuracy nor be liable for any losses and/or damages that may be suffered or sustained resulting from any reliance on this publication and/or visualisation or any part thereof.