



**CENTRAL**  
@ TEMERLOH

**Main Road Address  
Long-term Returns**

**2-STOREY RETAIL SHOP**



**FREEHOLD | PRIME LOCATION  
HIGH RENTAL POTENTIAL**

# The Perfect Setting for Your Business

Botanic Central is a low-density development featuring just 44 exclusive 2-storey shop offices. Strategically located at the heart of Temerloh's most vibrant commercial corridor, it is designed to maximize visibility, accessibility, and long-term value.

Every element of Botanic Central is thoughtfully crafted to elevate your business presence – from its prime location and high visibility along a busy main road, to spacious layouts with 20-foot open frontage ideal for F&B and retail. With easy access via the East Coast Expressway, wide 60-foot roads, and a low-density environment of just 44 exclusive units, it offers the ideal foundation for lasting business success and growth.



**1KM**

**From Temerloh Toll Plaza**

seamless access to the East Coast Expressway



**250k**

**250,000 residents across Temerloh and Jerantut**

strong catchment from matured townships



**44**

**Exclusive shop units**

a low-density development with limited availability



**20ft**

**Open space**

versatile frontage ideal for outdoor dining and promotions



**60ft**

**Wide roads**

ample parking and smooth traffic flow for visitors



**20k**

**20,000 vehicles per day**

Highest traffic mainroad of Jalan Temerloh - Jerantut





**CENTRAL**  
@ TEMERLOH

SMK ABU BAKAR  
SMK TEMERLOH  
(2KM)

TMG MART

MARRYBROWN  
DRIVE THRU

COWBOY  
BIG  
TREE  
HOTEL

SRA AT TAQWA  
7 ELEVEN CAFE  
BS FRESHMART

DOMINOS  
PIZZA

MR DIY

KFC  
DRIVE THRU

SK TANJUNG  
LALANG

KLINIK KESIHATAN  
TANJUNG LALANG

KOLEJ  
VOKASIONAL  
PUTERI

BHP

SIREH  
PINANG HALL  
7 ELEVEN

99  
SPEEDMART

PETRONAS

PETRON

BATU 3 CAMP  
GOLF CLUB

INSTITUT  
MEMANDU  
EKONOMI  
CERIA

SJK(C) MENTAKAB 1  
SJK(C) MENTAKAB 2  
SMK MENTAKAB  
SJK(T) MENTAKAB  
(5KM)

TF VALUE  
MART  
(6KM)

← TO TEMERLOH

TO MENTAKAB →

RESTORAN GO'BANG

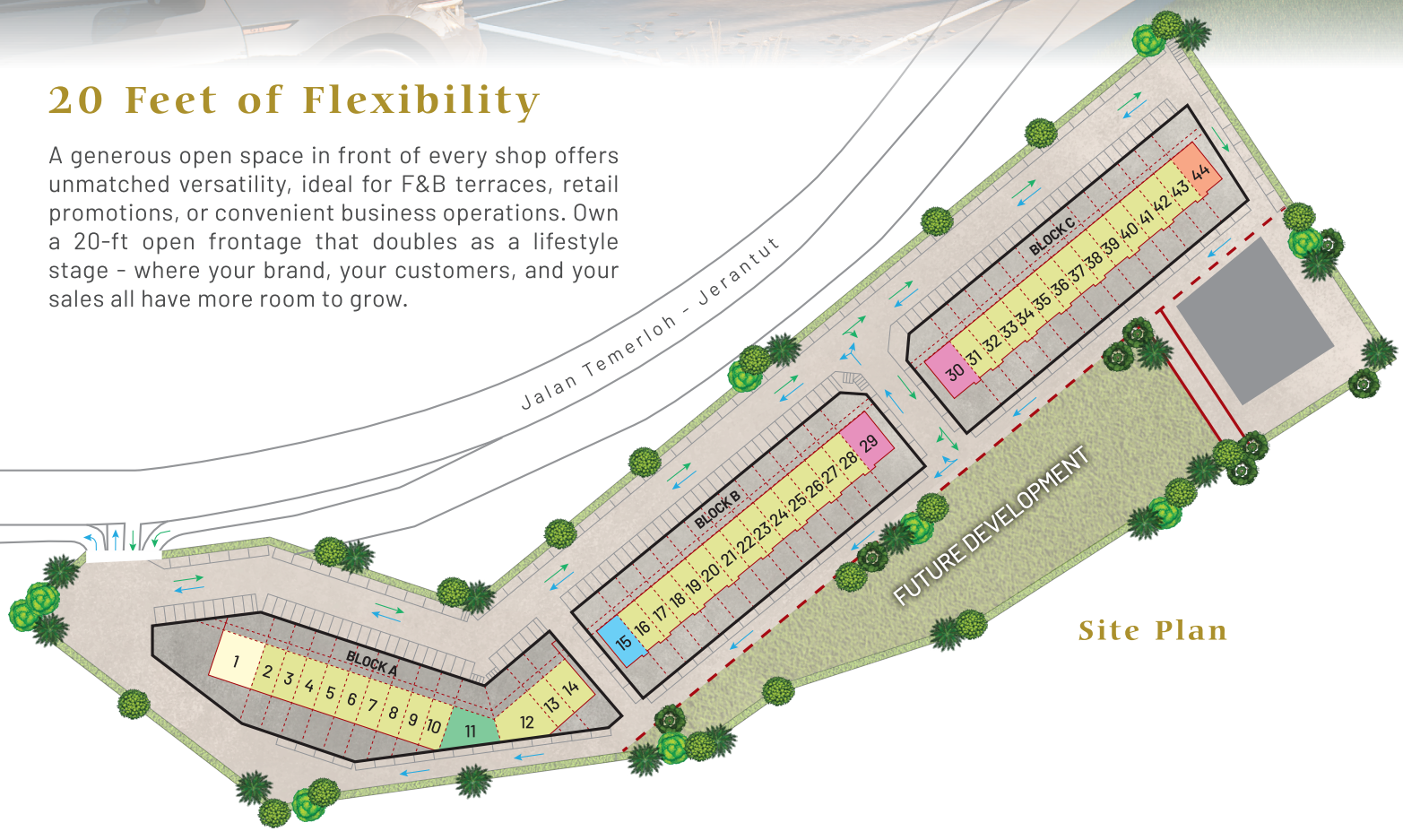
LPT TOL TEMERLOH (3KM)



Artist's impression

## 20 Feet of Flexibility

A generous open space in front of every shop offers unmatched versatility, ideal for F&B terraces, retail promotions, or convenient business operations. Own a 20-ft open frontage that doubles as a lifestyle stage - where your brand, your customers, and your sales all have more room to grow.



Site Plan

### Legends

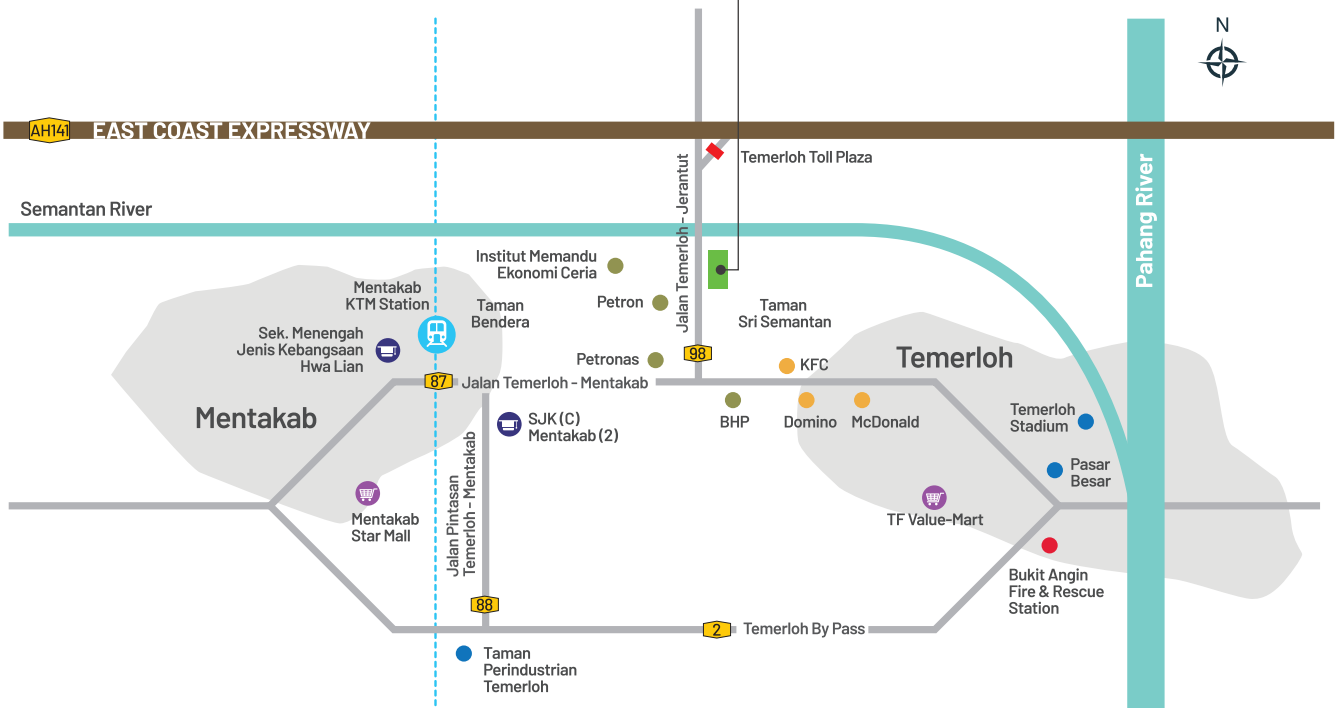
- Type A**  
 2 Storey Commercial Shop Offices  
 Land Area : 2,000 Sq.ft.  
 Built Up Area : 1,869 Sq.ft.
- Type B**  
 2 Storey Commercial Shop Offices  
 Land Area : 2,126 Sq.ft.  
 Built Up Area : 2,958 Sq.ft.
- Type C**  
 2 Storey Commercial Shop Offices  
 Land Area : 3,000 Sq.ft.  
 Built Up Area : 2,574 Sq.ft.
- Type D**  
 2 Storey Commercial Shop Offices  
 Land Area : 3,520 Sq.ft.  
 Built Up Area : 2,574 Sq.ft.
- Type E**  
 2 Storey Commercial Shop Offices  
 Land Area : 3,888 Sq.ft.  
 Built Up Area : 3,079 Sq.ft.



**CENTRAL**  
@ TEMERLOH

## Strategically Connected for Growth

Centrally located between Temerloh, Mentakab & Kuala Krau, just 1km from the Temerloh Toll Plaza, Botanic Central ensures effortless access and strong customer catchment from surrounding townships.



## Central Hub of Temerloh

Flourishing within well-established townships, Botanic Central benefits from a vibrant population that drives business and sustains growth.

**PMS GROUP**  
BUILD WITH PURPOSE

Main Office  
Unit 12-12, Tower A,  
The Vertical Business Suite  
Bangsar South 59200 KL.

Pahang Sales Gallery  
No. 32A, Jalan Bahagia,  
Bukit Bahagia, 28000 Temerloh,  
Pahang Darul Makmur.

**+6 018 3139 666**  
pmsglobal.co



Scan to visit  
our website