



DISCOVER YOUR BUSINESS OASIS

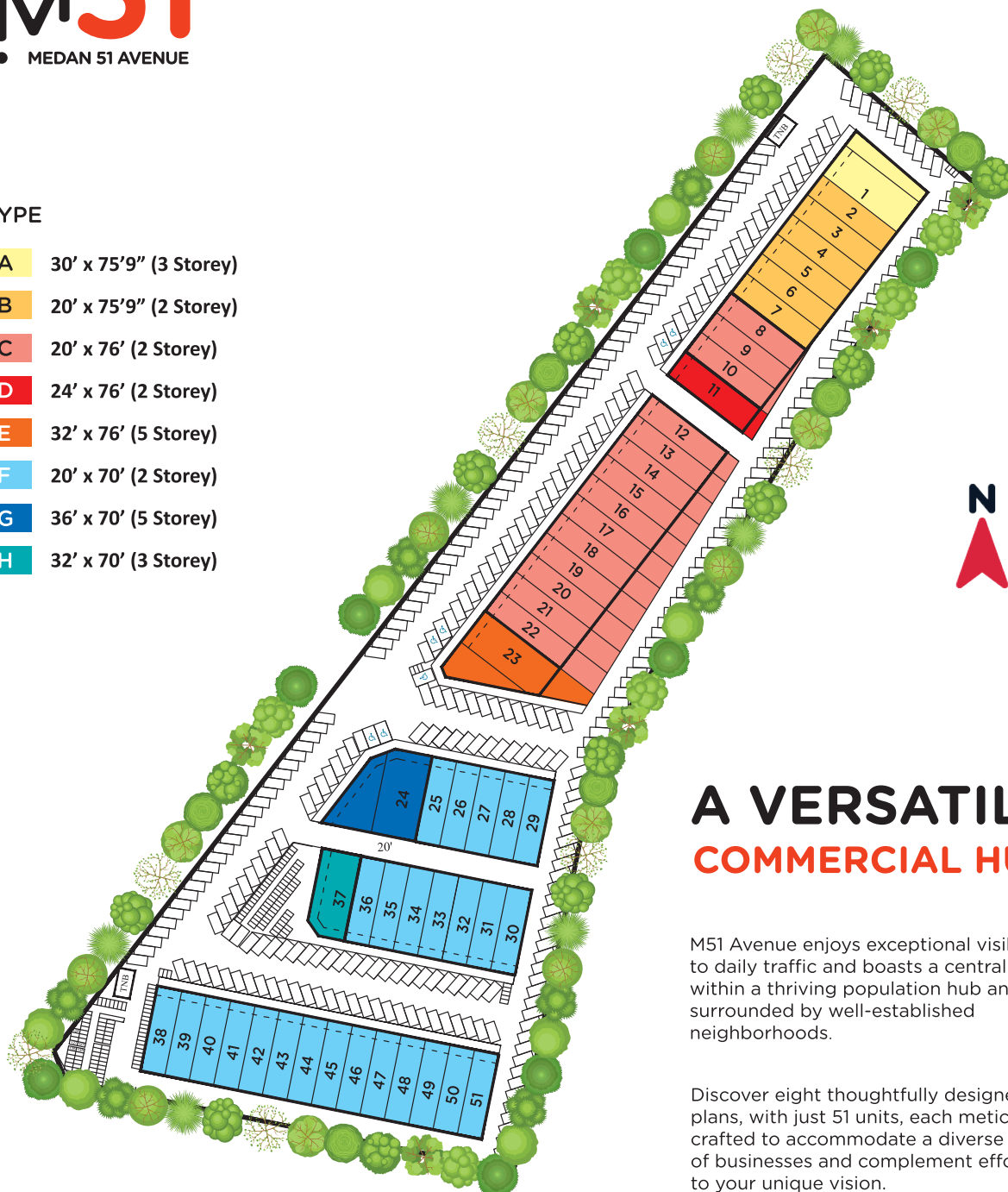


*Pictures shown are for illustration purposes only

M51
● MEDAN 51 AVENUE

TYPE

- A** 30' x 75'9" (3 Storey)
- B** 20' x 75'9" (2 Storey)
- C** 20' x 76' (2 Storey)
- D** 24' x 76' (2 Storey)
- E** 32' x 76' (5 Storey)
- F** 20' x 70' (2 Storey)
- G** 36' x 70' (5 Storey)
- H** 32' x 70' (3 Storey)



A VERSATILE COMMERCIAL HUB

M51 Avenue enjoys exceptional visibility to daily traffic and boasts a central location within a thriving population hub and surrounded by well-established neighborhoods.

Discover eight thoughtfully designed floor plans, with just 51 units, each meticulously crafted to accommodate a diverse range of businesses and complement effortlessly to your unique vision.



Close Proximity to Matured
Neighbourhood



Recorded about 200
Hotels & Resorts in year 2019



Recorded 4.498 million local &
international tourists arrivals in year 2019



Recorded total population
of 130,600 in 2019



Hotel occupancy averaging 80%
on weekends & 40% on weekdays



An affordable holiday & wellness
destination with beautiful
beaches & hotels.



*Pictures shown are for illustration purposes only

AMPLE CONVENIENCES . COMMUNITIES WITHIN REACH

M51 Avenue lies within a vibrant 2km radius of an established neighborhood, seamlessly integrating residential, commercial, industrial, and recreational developments to create a thriving community.



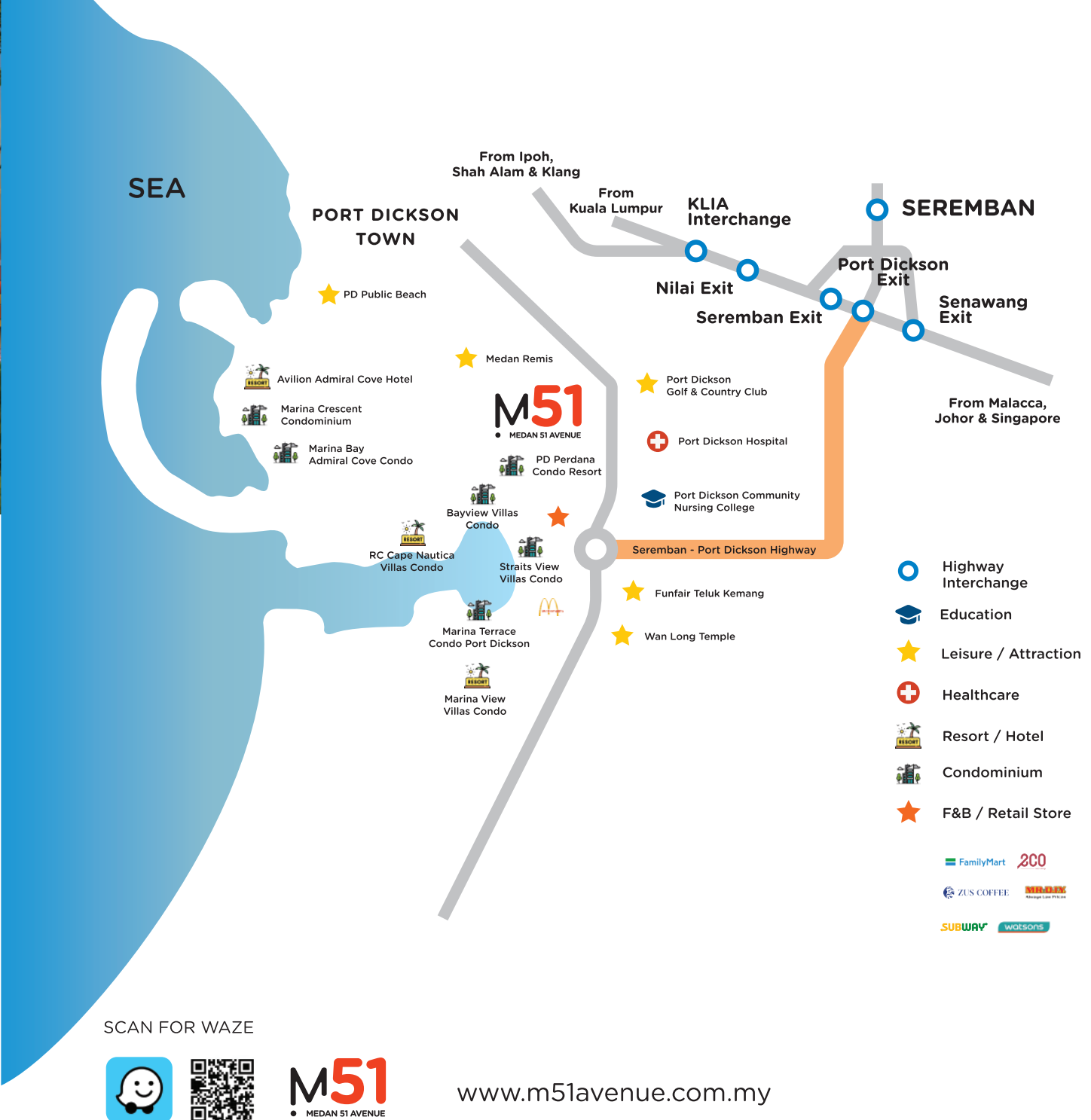
100m	200m	500m	1km	1.5km
PD PERDANA CONDO RESORT	BANK MUAMALAT	PORT DICKSON HOSPITAL	AVILLION ADMIRAL COVE HOTEL	RC CAPE NAUTICA VILLAS CONDO
MHR BURGER'S	7-ELEVEN		STRAITS VIEW VILLAS CONDO	MARINA TERRACE CONDO
	HOTEL MIRAGE		BAYVIEW VILLAS CONDO	MARINA VIEW VILLAS CONDO
			MARINA CRESNET CONDO	MARINA BAY ADMIRAL COVE CONDO
			PORT DICKSON COMMUNITY NURSING COLLEGE	PORT DICKSON GOLF & COUNTRY CLUB
			PORT DICKSON PUBLIC BEACH	
			MCDONALD'S	
			MR. DIY	

*Travel distance obtained from Google Maps.

LOCATION

DISCOVER YOUR IDEAL BUSINESS SPACE

Envisioned as a landmark in Port Dickson's bustling center, M51 Avenue reigns supreme in terms of visibility and accessibility, seamlessly connected to the Seremban-Port Dickson Highway and a network of major highways that traverse the north and south of Malaysia.



Eko Ventures Development Sdn. Bhd. (1274791-A)

Address: 2-3, Jalan Kasturi 3, Plaza Kasturi, 43200 Cheras, Selangor.

Phone: 03-9082 0980

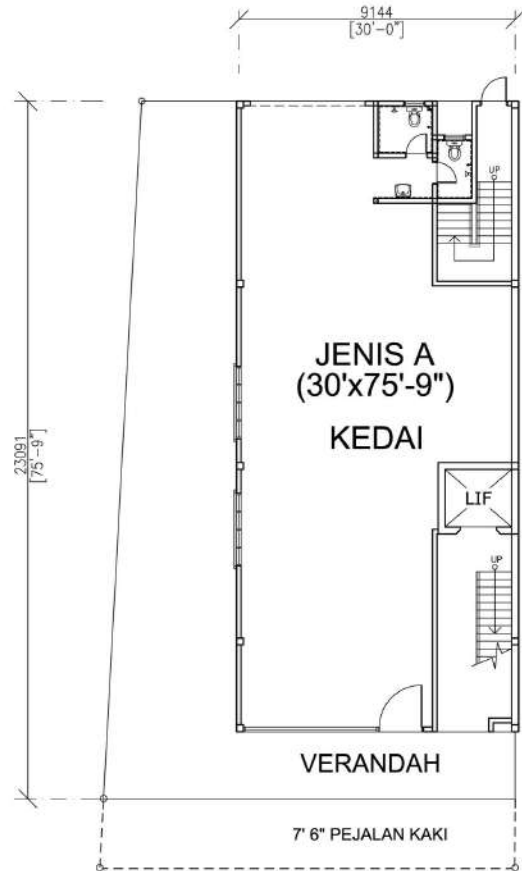
Disclaimer: All information contained in this document, including all statements, visuals, photos, renderings and illustrations, plans and layouts, measurements, distances and specifications are subject to amendment without notification and do not form any part of an offer or contract. The owner, developer, builders and managers are not liable for any omissions, inaccuracies or future variations, modifications and substitutions. This document shall not be construed as an offer to sell any unit, building, land or other component described herein. All statements and illustrations, including artist impressions, provide an impression of the intended development only and are subject to change without prior notice and cannot be relied upon as a complete or updated description of the development, and no warranty is given that the completed development or its surroundings will comply with any degree with the artist's impressions.



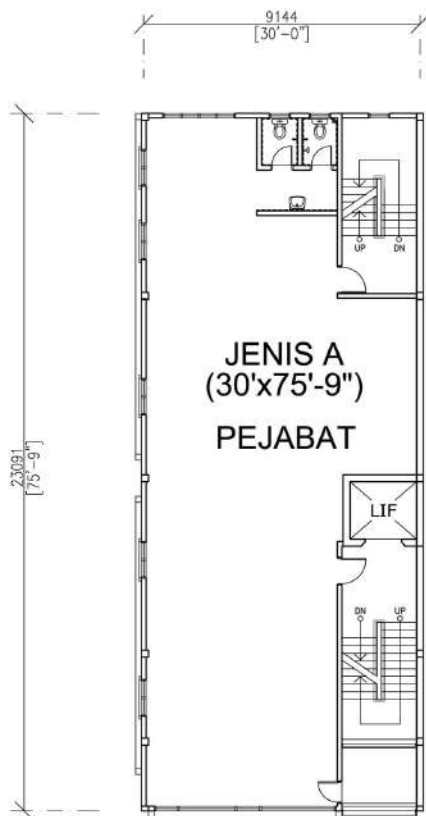
TYPE A (3 Storey)

LAND SIZE : 3,229 sq.ft.

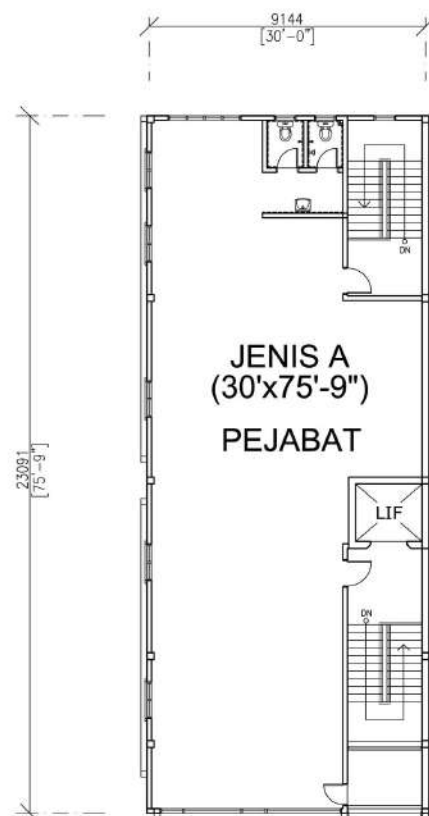
BUILT UP: 6,593 sq.ft.



GROUND FLOOR

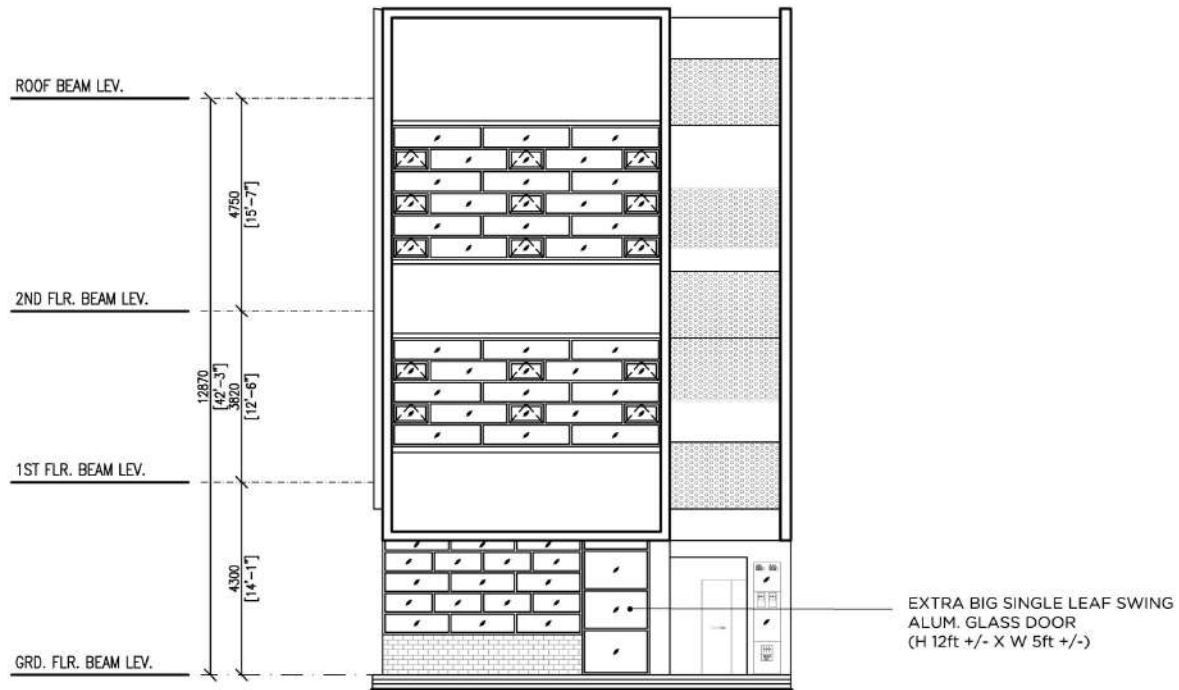


FIRST FLOOR



SECOND FLOOR

FRONT ELEVATION



3 STOREY SHOP & OFFICE

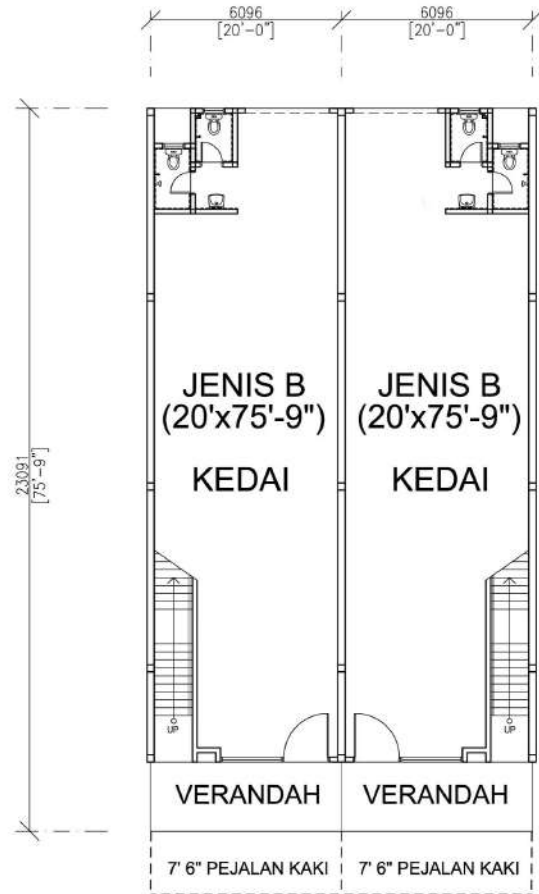
SPECIFICATION	
STRUCTURE	Reinforced concrete structure
WALL	Cement sand brick wall with cement plastering Toilet : Glazed wall tiles to approximately 1524mm height
ROOFING	Metal roofing sheet
WINDOWS	Alum. frame glass panel Alum. frame top hung Alum. frame casement window
DOORS	Front Entrance : Alum. Glass Door Back Entrance : Roller Shutter Toilet : Alum. Glass Door Staircase : Fire Door Aircon Ledge : Alum. Glass Door
FLOOR FINISHES	Shop : Concrete Floor Toilet : Ceramic Tiles Office / Verandah : Concrete Floor



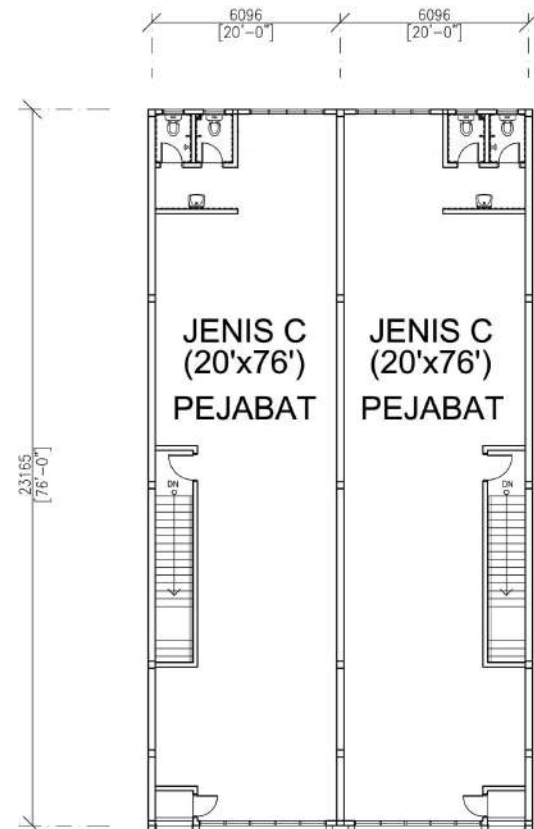
TYPE B (2 Storey)

LAND SIZE : 1,517 - 1,528 sq.ft.

BUILT UP: 2,880 sq.ft.

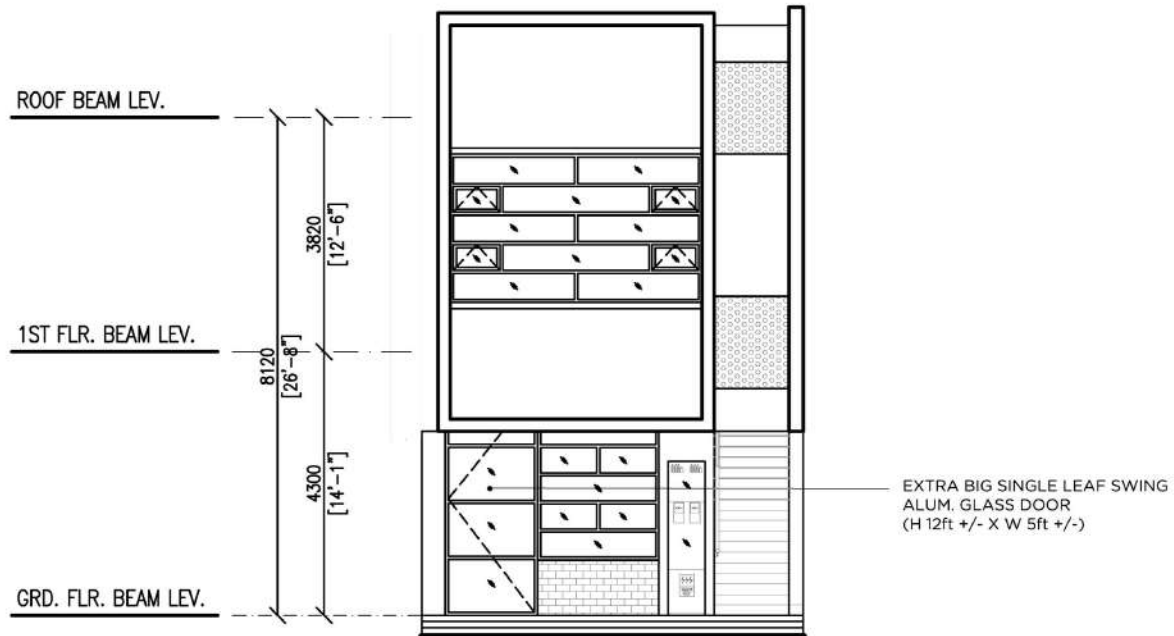


GROUND FLOOR



FIRST FLOOR

FRONT ELEVATION



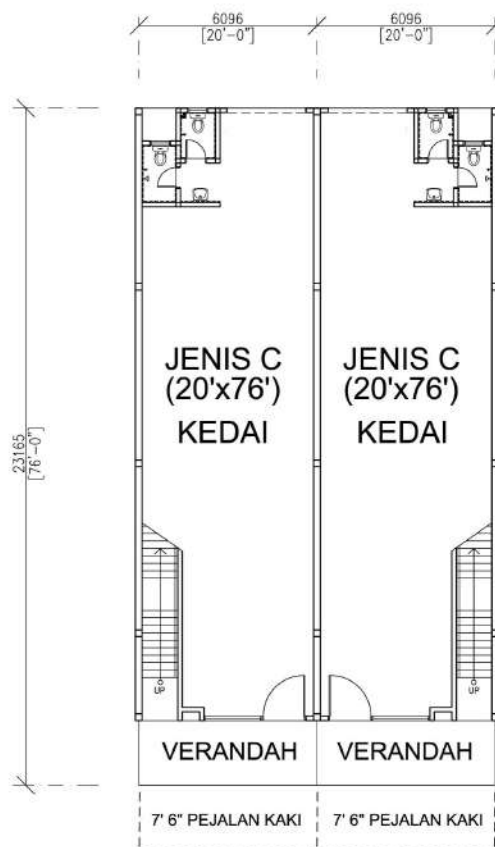
2 STOREY SHOP & OFFICE

SPECIFICATION	
STRUCTURE	Reinforced concrete structure
WALL	Cement sand brick wall with cement plastering Toilet : Glazed wall tiles to approximately 1524mm height
ROOFING	Metal roofing sheet
WINDOWS	Alum. frame glass panel Alum. frame top hung Alum. frame casement window
DOORS	Front Entrance : Alum. Glass Door Back Entrance : Roller Shutter Toilet : Alum. Glass Door Staircase : Fire Door Aircon Ledge : Alum. Glass Door
FLOOR FINISHES	Shop : Concrete Floor Toilet : Ceramic Tiles Office / Verandah : Concrete Floor

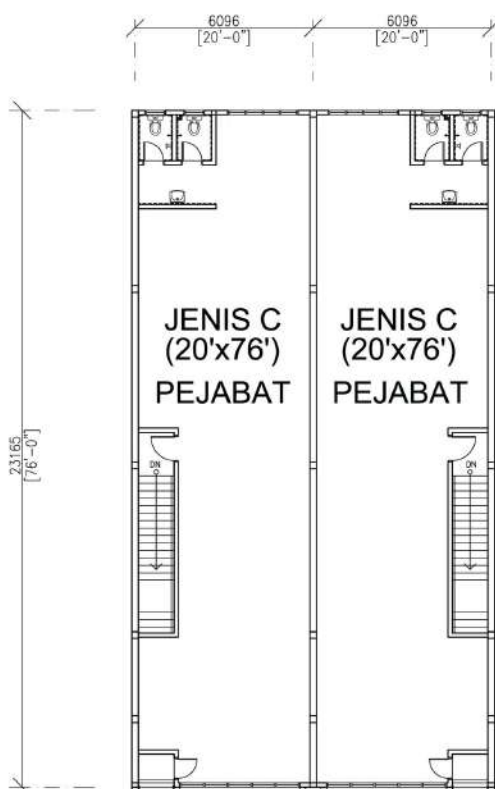
TYPE C (2 Storey)

LAND SIZE : 1,560 - 2,185 sq.ft.

BUILT UP: 2,890 sq.ft.

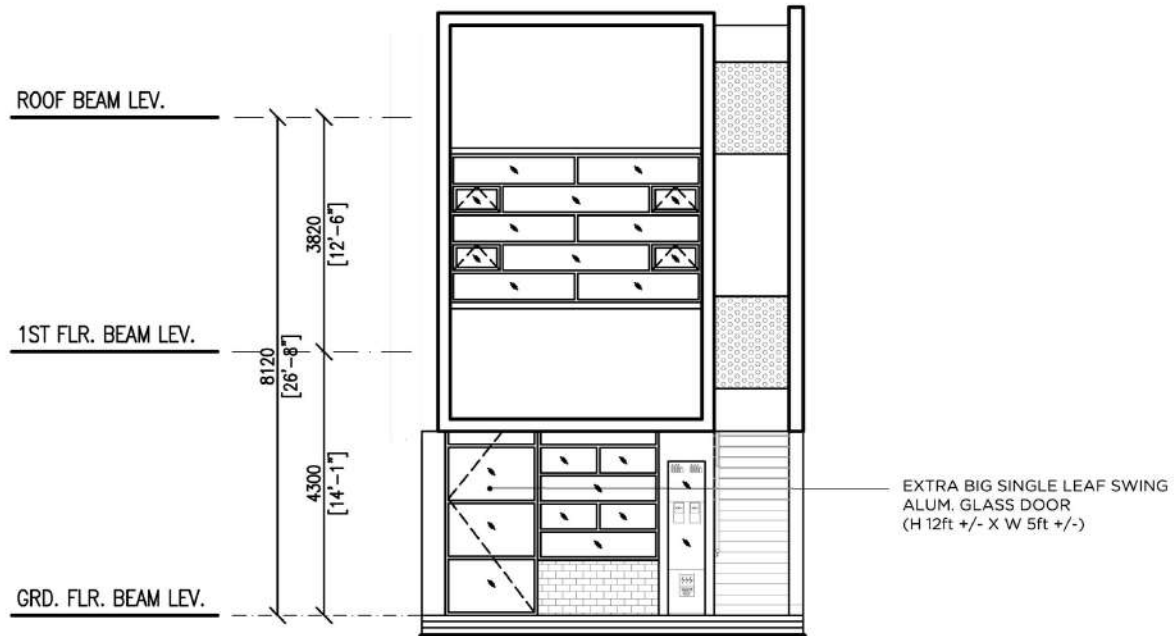


GROUND FLOOR



FIRST FLOOR

FRONT ELEVATION



2 STOREY SHOP & OFFICE

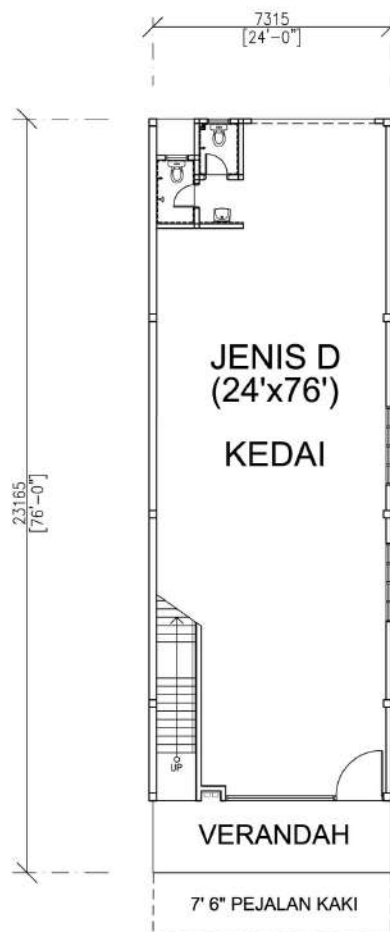
SPECIFICATION	
STRUCTURE	Reinforced concrete structure
WALL	Cement sand brick wall with cement plastering Toilet : Glazed wall tiles to approximately 1524mm height
ROOFING	Metal roofing sheet
WINDOWS	Alum. frame glass panel Alum. frame top hung Alum. frame casement window
DOORS	Front Entrance : Alum. Glass Door Back Entrance : Roller Shutter Toilet : Alum. Glass Door Staircase : Fire Door Aircon Ledge : Alum. Glass Door
FLOOR FINISHES	Shop : Concrete Floor Toilet : Ceramic Tiles Office / Verandah : Concrete Floor



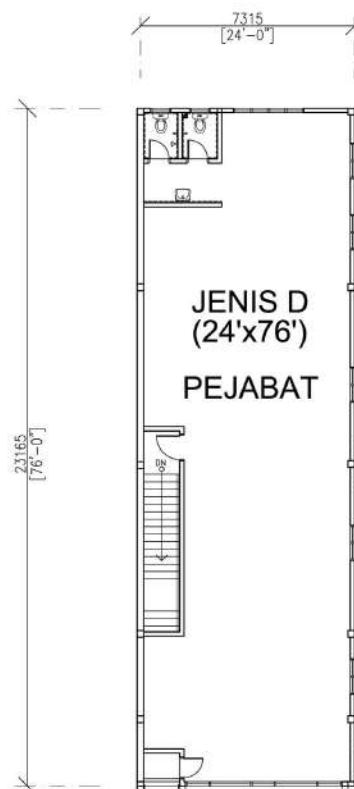
TYPE D (2 Storey)

LAND SIZE : 2,023 sq.ft.

BUILT UP: 3,468 sq.ft.

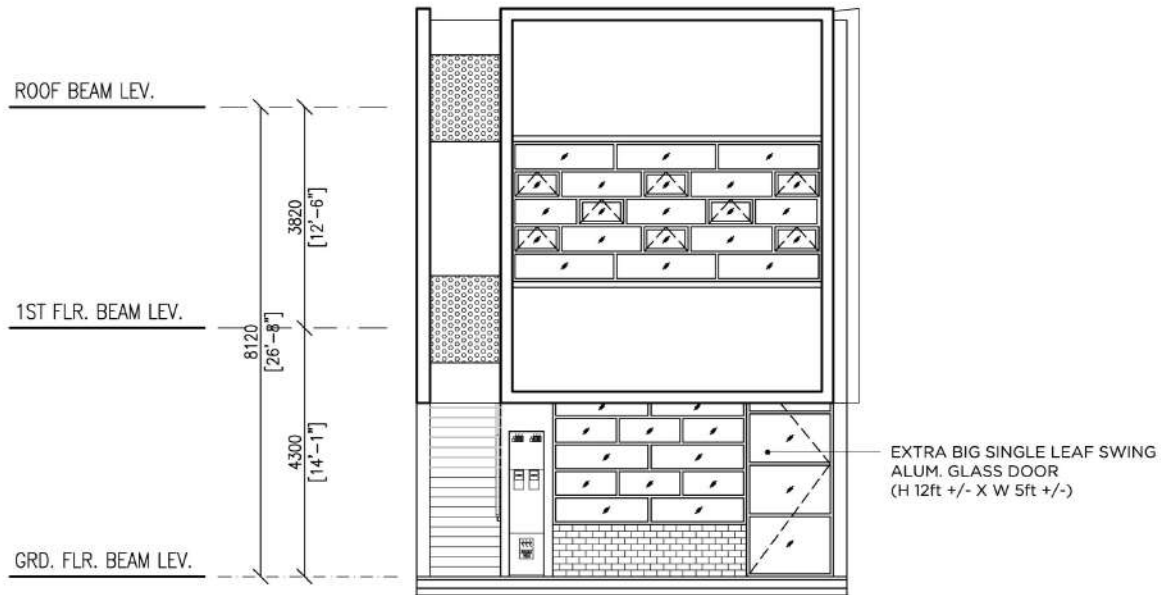


GROUND FLOOR



FIRST FLOOR

FRONT ELEVATION



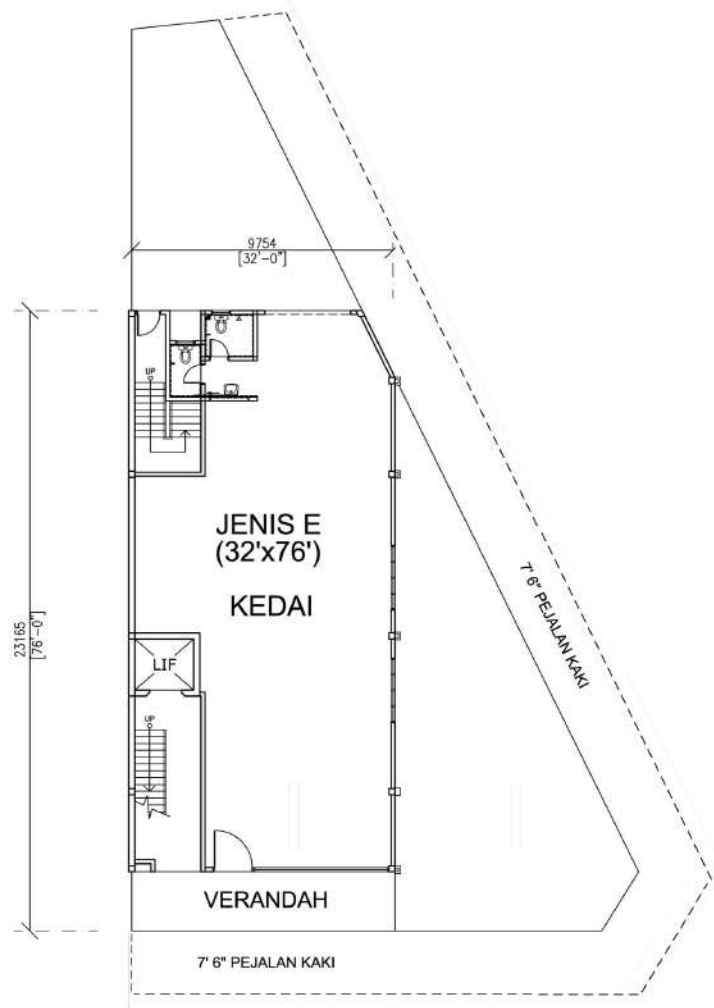
2 STOREY SHOP & OFFICE

SPECIFICATION	
STRUCTURE	Reinforced concrete structure
WALL	Cement sand brick wall with cement plastering Toilet : Glazed wall tiles to approximately 1524mm height
ROOFING	Metal roofing sheet
WINDOWS	Alum. frame glass panel Alum. frame top hung Alum. frame casement window
DOORS	Front Entrance : Alum. Glass Door Back Entrance : Roller Shutter Toilet : Alum. Glass Door Staircase : Fire Door Aircon Ledge : Alum. Glass Door
FLOOR FINISHES	Shop : Concrete Floor Toilet : Ceramic Tiles Office / Verandah : Concrete Floor

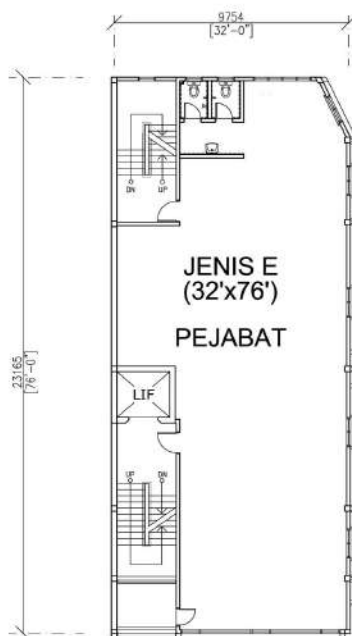
TYPE E (5 Storey)

LAND SIZE : 4,219 sq.ft.

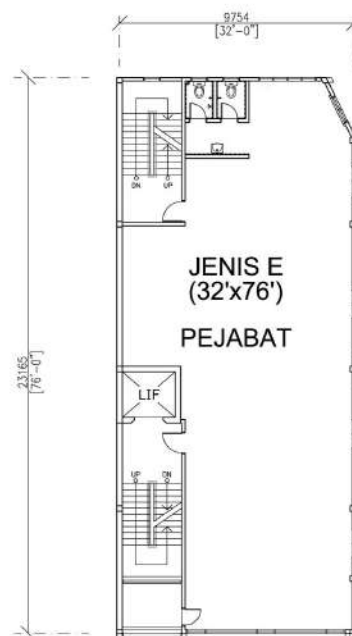
BUILT UP: 11,847 sq.ft.



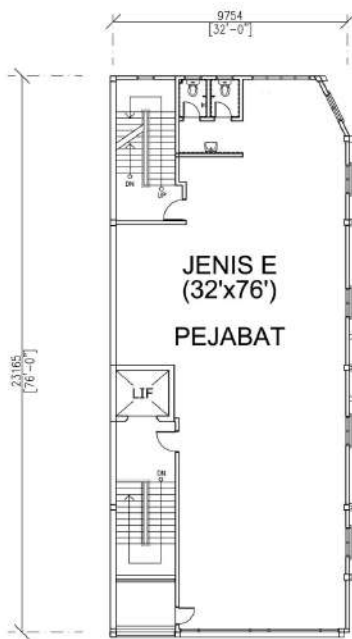
GROUND FLOOR



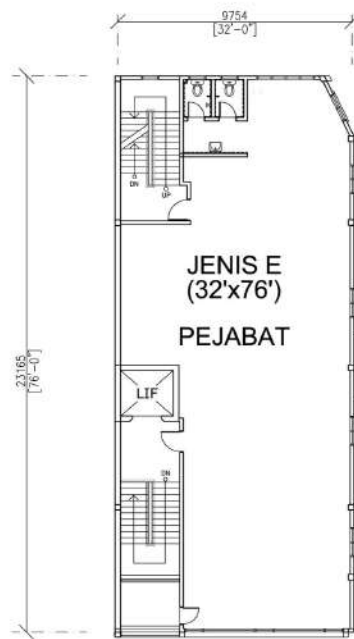
FIRST FLOOR



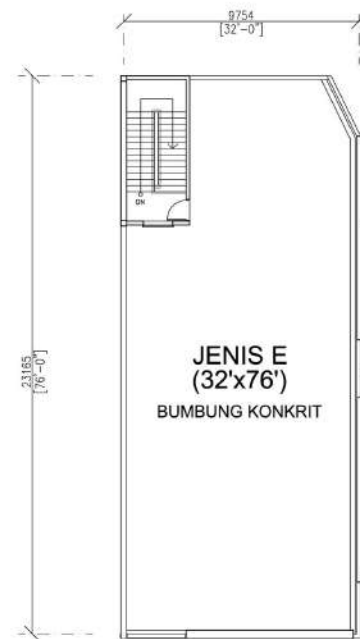
SECOND FLOOR



THIRD FLOOR



FORTH FLOOR



ROOF

5 STOREY SHOP & OFFICE

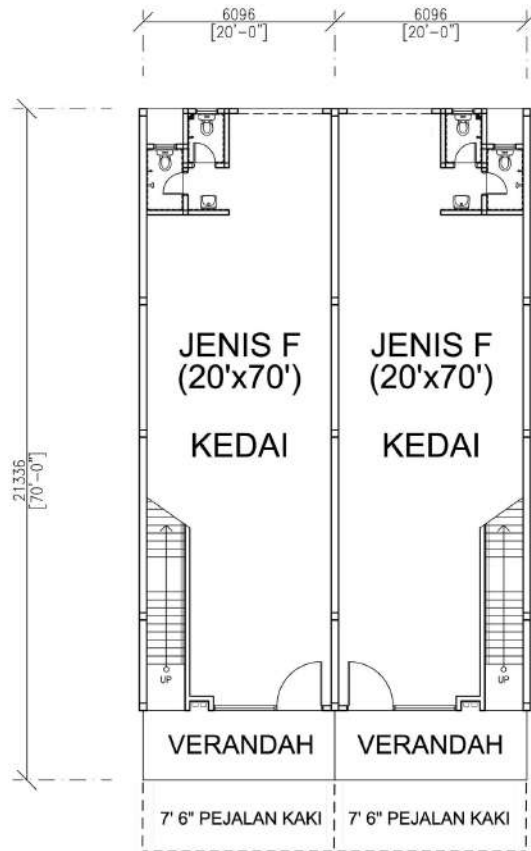
SPECIFICATION	
STRUCTURE	Reinforced concrete structure
WALL	Cement sand brick wall with cement plastering Toilet : Glazed wall tiles to approximately 1524mm height
ROOFING	Concrete Roof
WINDOWS	Alum. frame glass panel Alum. frame top hung Alum. frame casement window
DOORS	Front Entrance : Alum. Glass Door Back Entrance : Roller Shutter Toilet : Alum. Glass Door Staircase : Fire Door Aircon Ledge : Alum. Glass Door
FLOOR FINISHES	Shop : Concrete Floor Toilet : Ceramic Tiles Office / Verandah : Concrete Floor



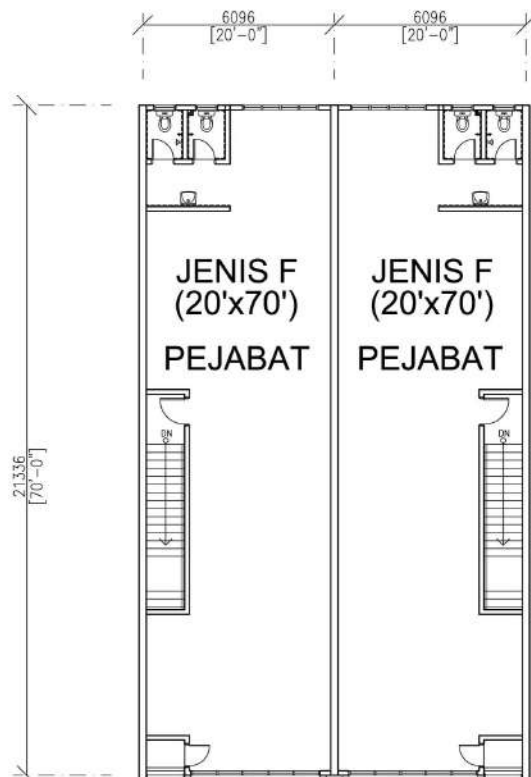
TYPE F (2 Storey)

LAND SIZE : 1,400 sq.ft.

BUILT UP: 2,650 sq.ft.

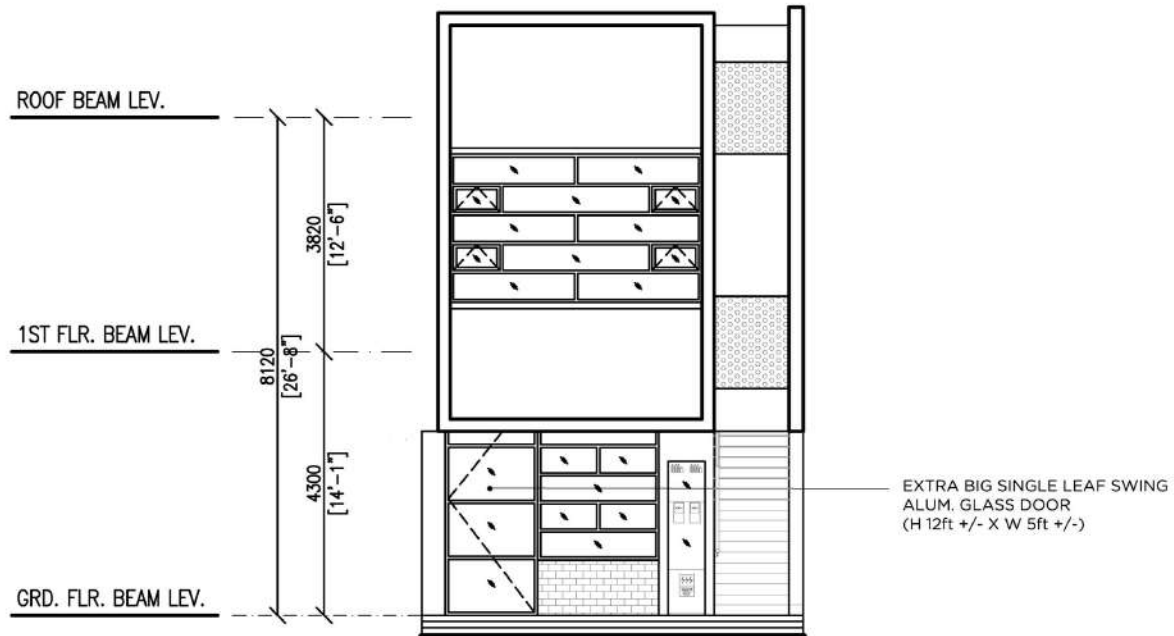


GROUND FLOOR



FIRST FLOOR

FRONT ELEVATION



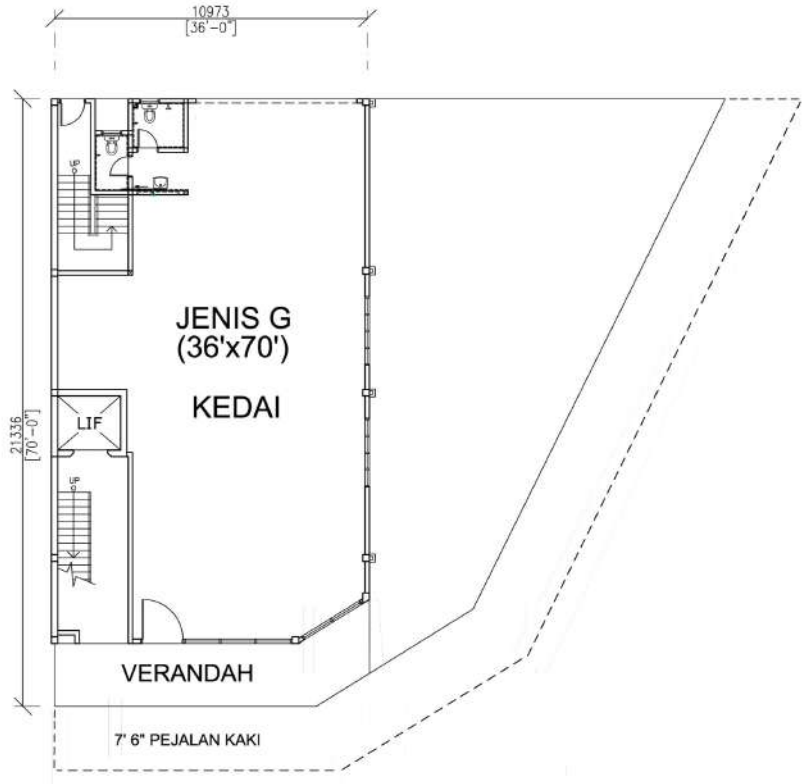
2 STOREY SHOP & OFFICE

SPECIFICATION	
STRUCTURE	Reinforced concrete structure
WALL	Cement sand brick wall with cement plastering Toilet : Glazed wall tiles to approximately 1524mm height
ROOFING	Metal roofing sheet
WINDOWS	Alum. frame glass panel Alum. frame top hung Alum. frame casement window
DOORS	Front Entrance : Alum. Glass Door Back Entrance : Roller Shutter Toilet : Alum. Glass Door Staircase : Fire Door Aircon Ledge : Alum. Glass Door
FLOOR FINISHES	Shop : Concrete Floor Toilet : Ceramic Tiles Office / Verandah : Concrete Floor

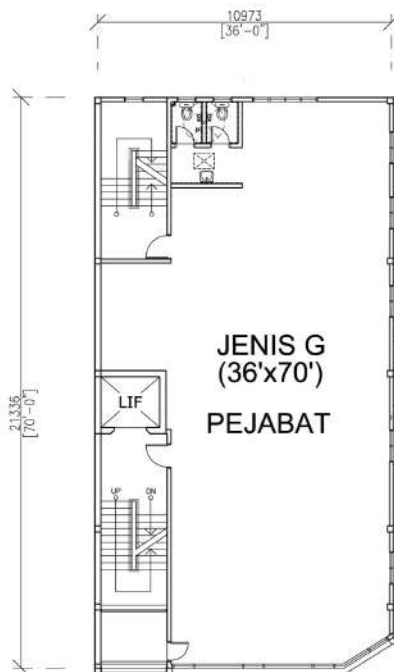
TYPE G (5 Storey)

LAND SIZE : 4,122 sq.ft.

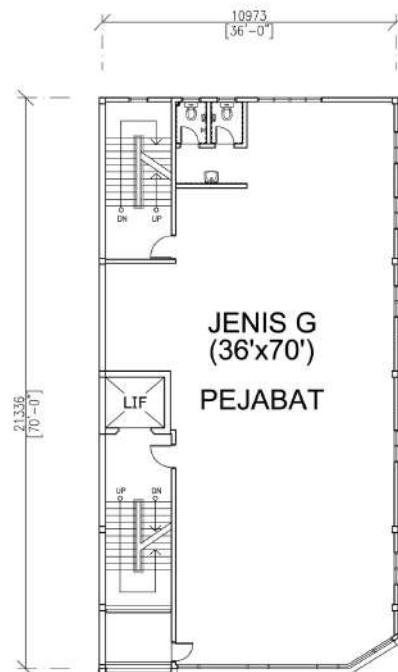
BUILT UP: 12,267 sq.ft.



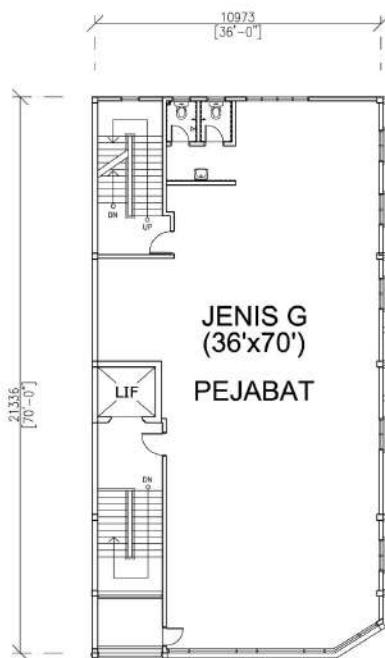
GROUND FLOOR



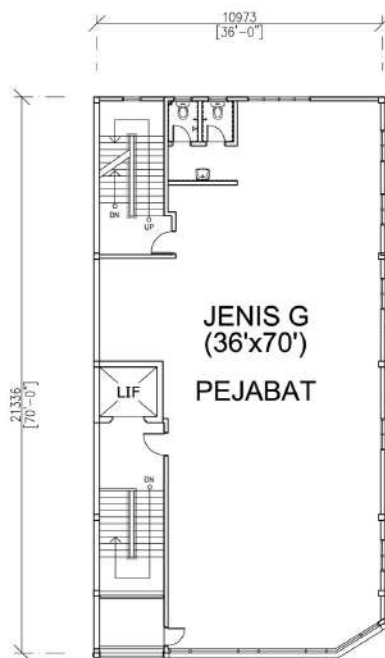
FIRST FLOOR



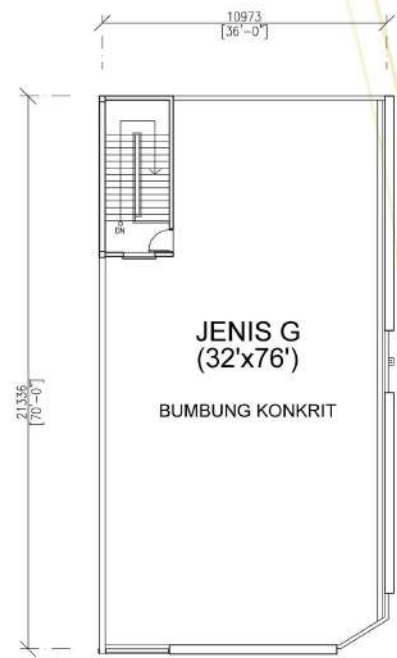
SECOND FLOOR



THIRD FLOOR



FORTH FLOOR



ROOF

5 STOREY SHOP & OFFICE

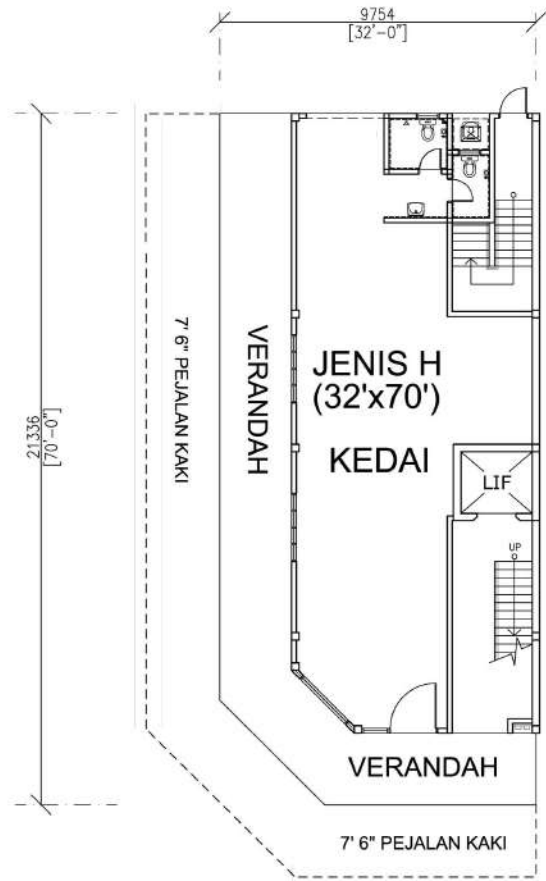
SPECIFICATION	
STRUCTURE	Reinforced concrete structure
WALL	Cement sand brick wall with cement plastering Toilet : Glazed wall tiles to approximately 1524mm height
ROOFING	Concrete Roof
WINDOWS	Alum. frame glass panel Alum. frame top hung Alum. frame casement window
DOORS	Front Entrance : Alum. Glass Door Back Entrance : Roller Shutter Toilet : Alum. Glass Door Staircase : Fire Door Aircon Ledge : Alum. Glass Door
FLOOR FINISHES	Shop : Concrete Floor Toilet : Ceramic Tiles Office / Verandah : Concrete Floor



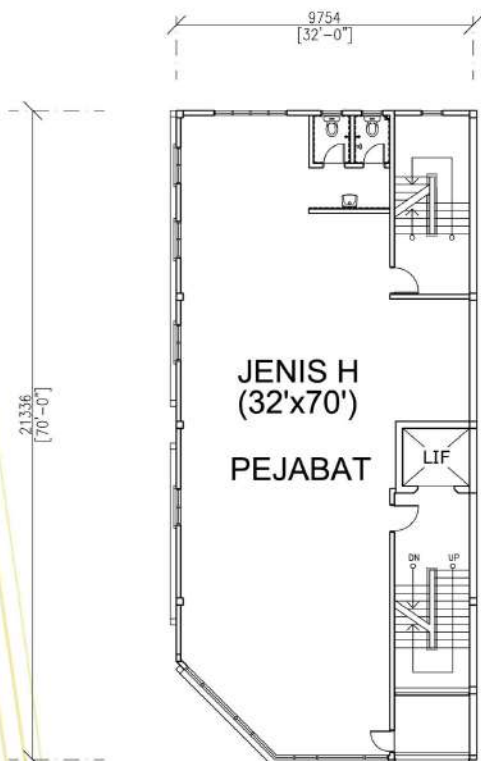
TYPE H (3 Storey)

LAND SIZE : 2,185 sq.ft.

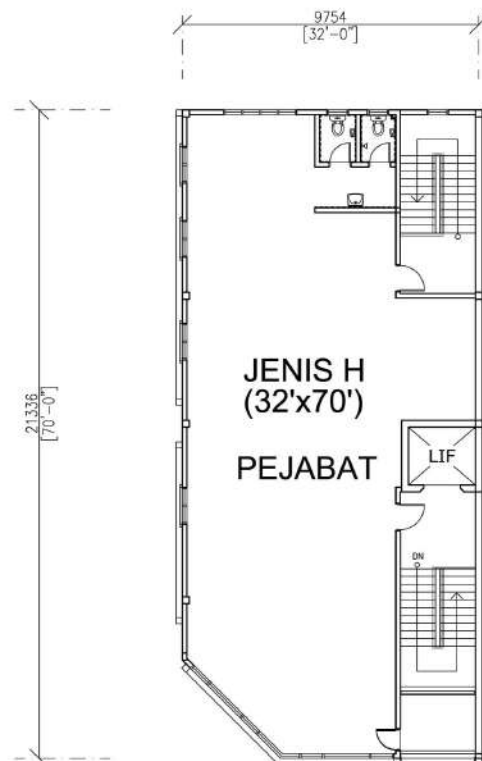
BUILT UP: 5,879 sq.ft.



GROUND FLOOR

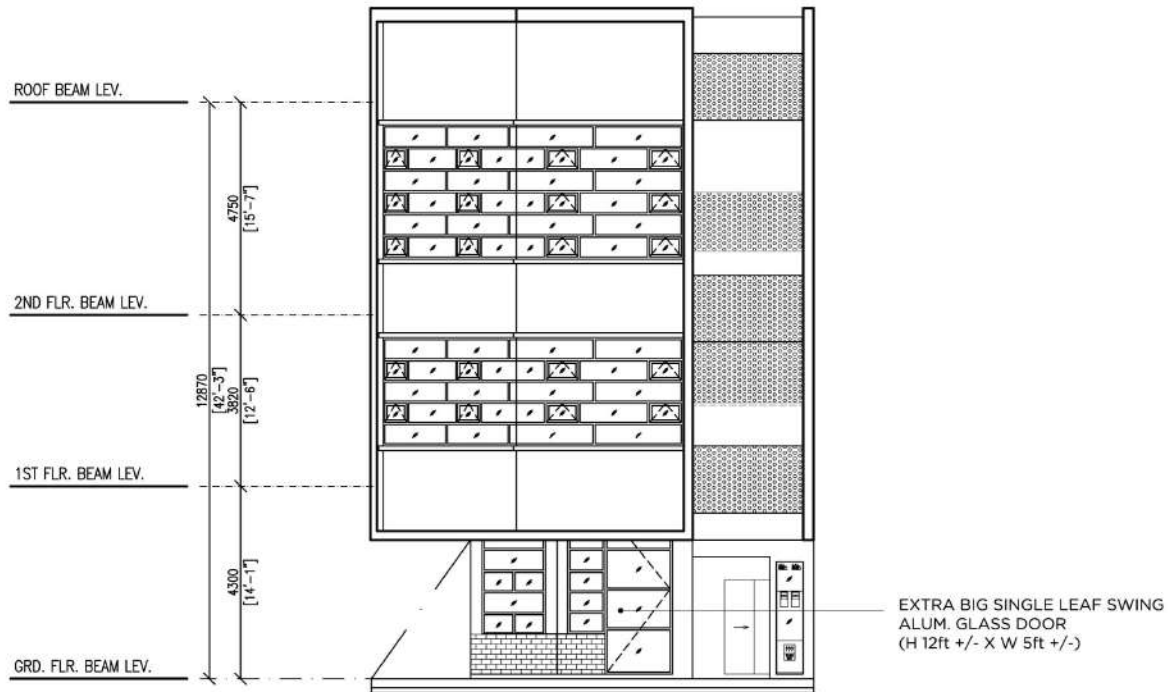


FIRST FLOOR



SECOND FLOOR

FRONT ELEVATION



3 STOREY SHOP & OFFICE

SPECIFICATION	
STRUCTURE	Reinforced concrete structure
WALL	Cement sand brick wall with cement plastering Toilet : Glazed wall tiles to approximately 1524mm height
ROOFING	Metal roofing sheet
WINDOWS	Alum. frame glass panel Alum. frame top hung Alum. frame casement window
DOORS	Front Entrance : Alum. Glass Door Back Entrance : Roller Shutter Toilet : Alum. Glass Door Staircase : Fire Door Aircon Ledge : Alum. Glass Door
FLOOR FINISHES	Shop : Concrete Floor Toilet : Ceramic Tiles Office / Verandah : Concrete Floor