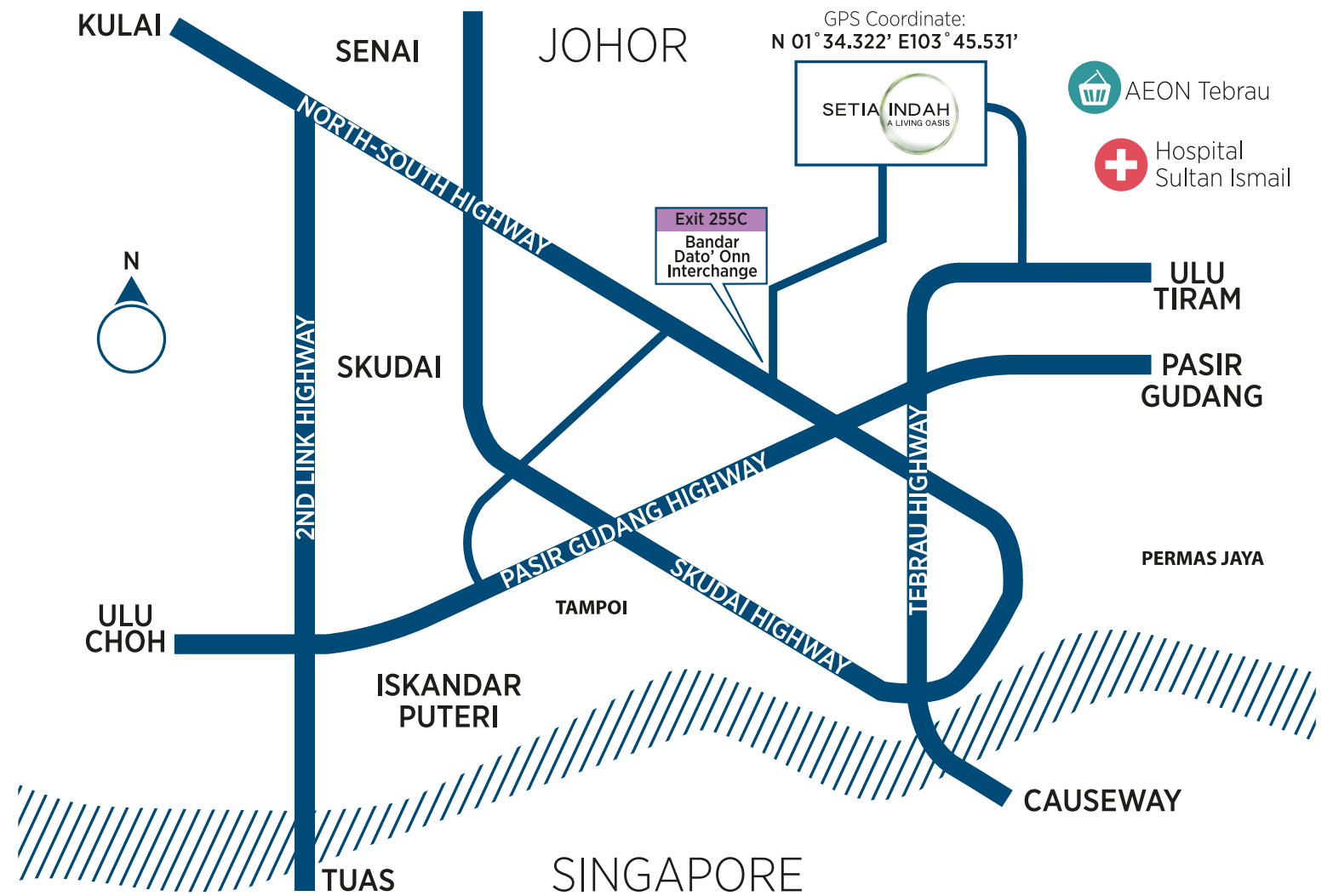


It's An Effortless Journey

Situated within the excellent realm of Setia Indah, The Artiz is surrounded by a myriad of amenities. With this strategic location of comprehensive facilities and great road networks, the journey to The Artiz is an easy and pleasurable experience.



3-STOREY SHOP OFFICES

THE artiz

• SETIA INDAH •



Call +607 351 2255

Setia Indah Sdn Bhd (185555-H)
 Wisma S P Setia
 No 1, Jalan Setia 3/6, Taman Setia Indah,
 81100 Johor Bahru, Johor Darul Takzim, Malaysia.
 Fax +607 357 9923 Website www.setiaindah.com.my

Setia

Stay Together. Stay Setia
livelearnworkplay

All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information, and specifications are subject to change and cannot form part of an offer or contract presentation.



RETAIL OFFICES WHERE
 BUSINESSES THRIVE



3-STOREY
SHOP
OFFICES

As Vibrant As The Colour Palette

Opportunities are never the same old ones here. The Artiz offers a plethora of business and lifestyle shop ideas that generate the growth of this town.

With a thoughtful and equally colourful façade design that draws the attention of many, The Artiz is sure to be the creative spot many business investors crave.

Whether you'd love to mix leisure and work with a bit of fun or utter seriousness, The Artiz has this versatile platform for you. Being the perfect place to set up cafes and other gathering spots, The Artiz makes a great place to enrich the lifestyles of people of all ages.

WORK OFFICE OR RETAIL PLAY

From its picture-frame façade designs to its sky-high glass ceilings, The Artiz is more than just an ordinary business hub. It's a flourishing address. With its stunning architectural design and easy accessibility, The Artiz paves an array of creative business paths for many business owners.

Why Choose Us



Ready Catchment



Impressive Design



Strategic Location



Great Accessibility



Ample Parking Space



Fronting Main Road



Gymnasium

- Gym Room
- Swimming Pool
- Trampoline Room



Salon

- Spa Treatment
- Hair Salon
- Pedi & Mani Treatment



Tuition Centre

- Day Care
- Clay Workshop
- Drawing Class



Pet Hotel

- Hotel Room
- Swimming Pool
- Grooming & Spa



Food & Drinks

- Kids Playground Cafe
- Theme Cafe
- Bubble Tea Shop



Healthcare Centre

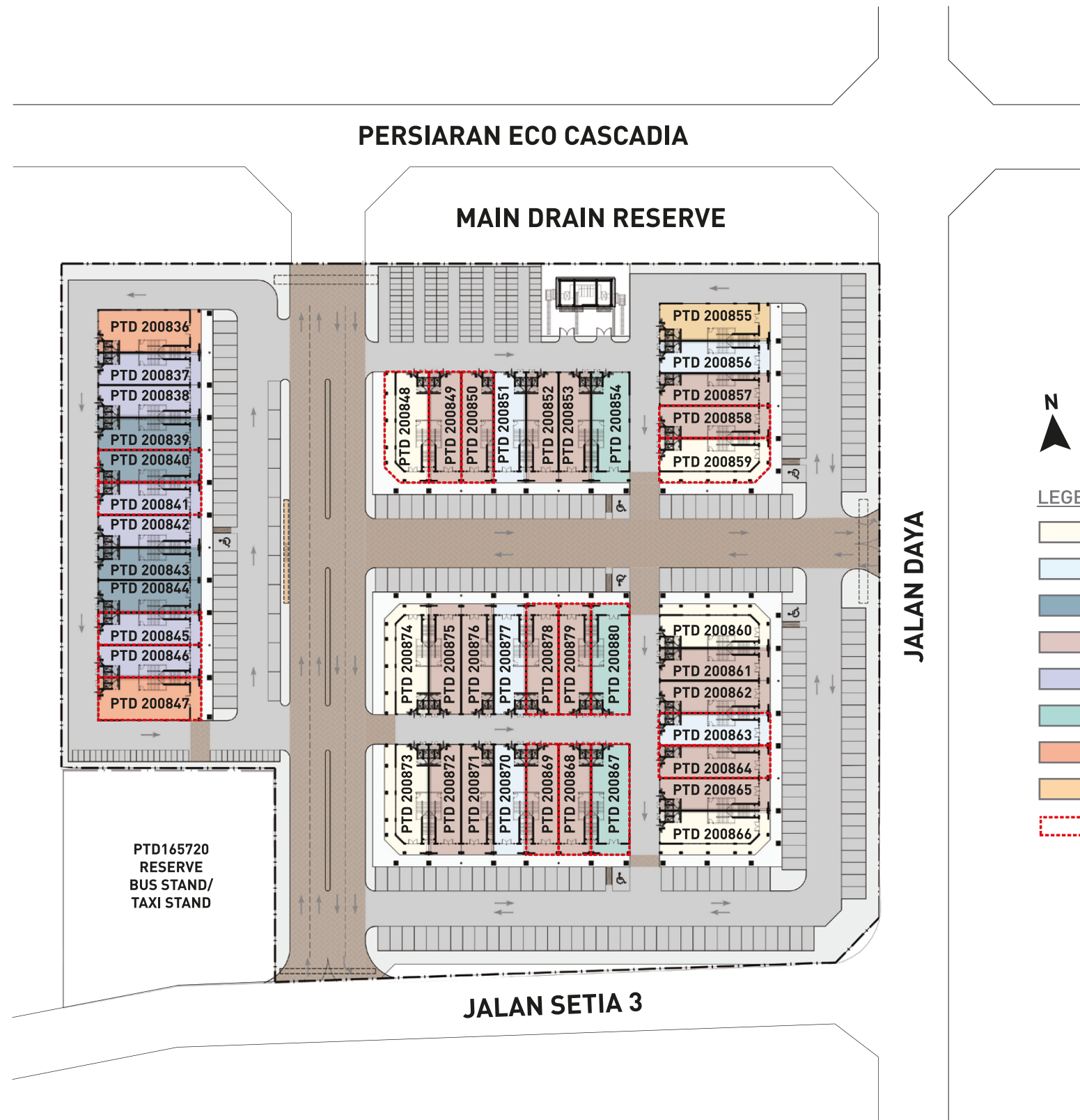
- Blood Test Lab
- Pharmacy
- Kidney Diagnostic Centre



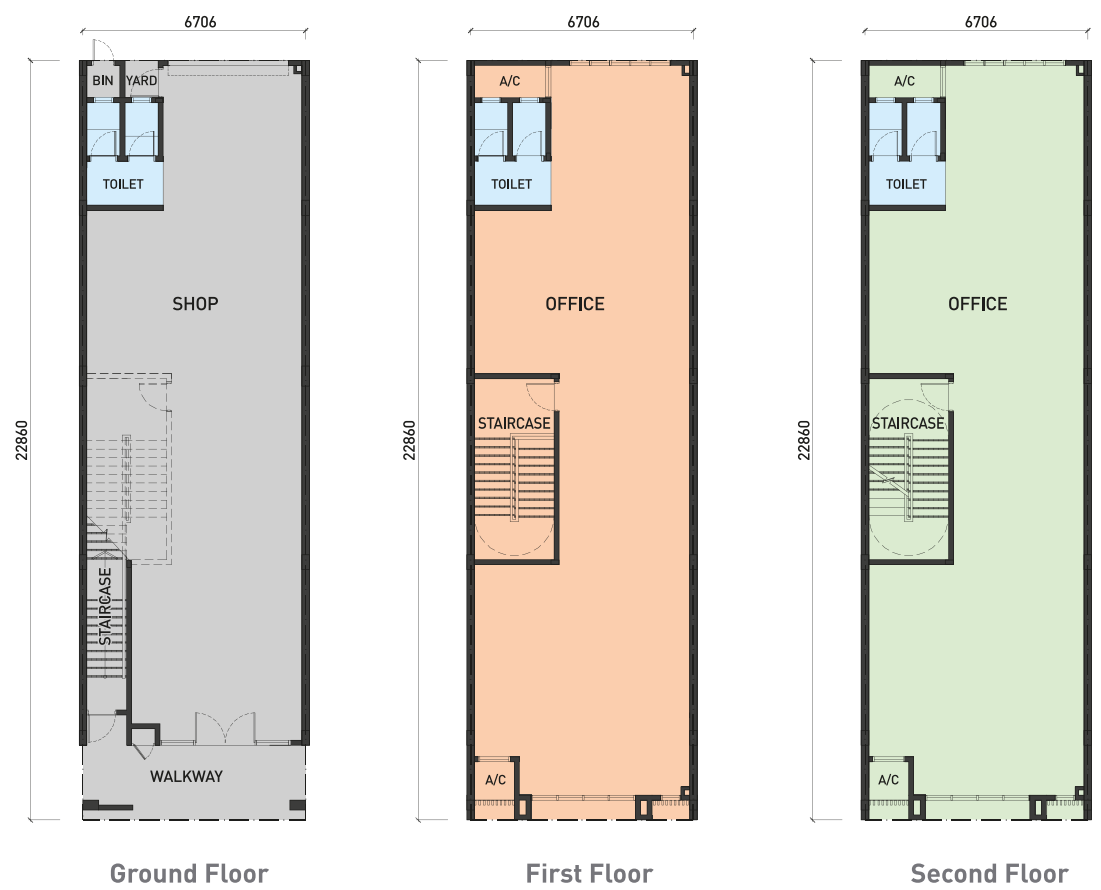
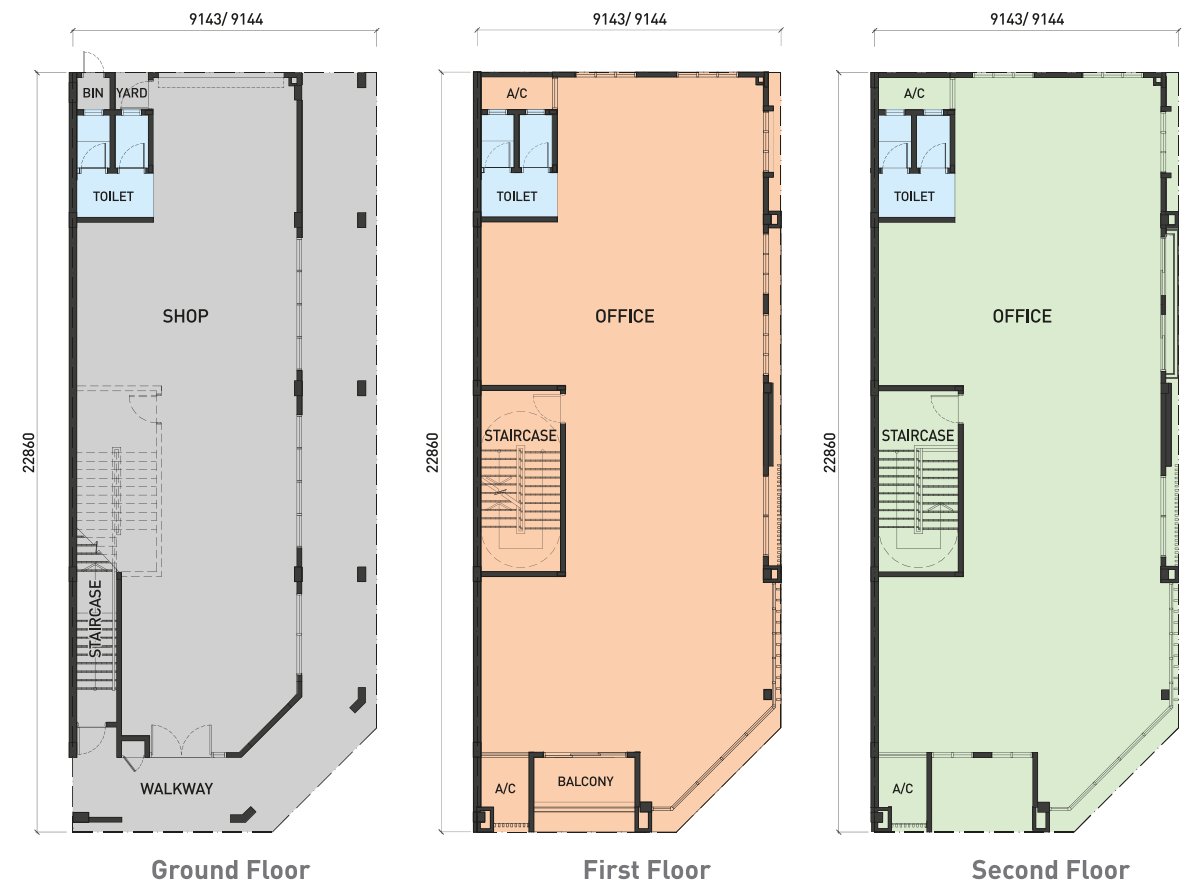
Artist's Impression Only

The Core of This Masterpiece

Both business and leisure services are distributed within these 45 shop units of The Artiz. Located just around the corner of Setia Indah's township, The Artiz is bound to receive major patron flow, all thanks to its high visibility.



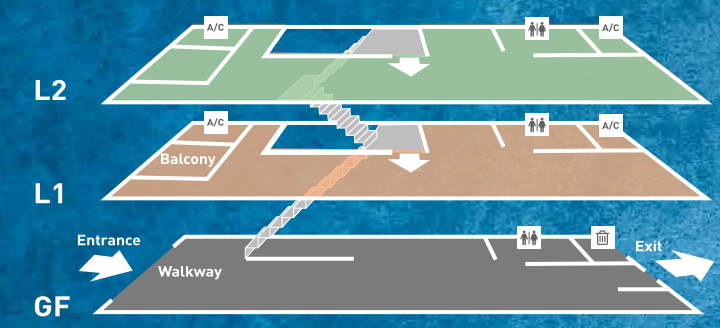
- LEGEND:**
- TYPE A 30' x 75'
 - TYPE B 22' x 75'
 - TYPE B1 22' x 70'
 - TYPE C 22' x 75'
 - TYPE C1 22' x 70'
 - TYPE D 26' x 75'
 - TYPE D1 29' x 70'
 - TYPE D2 25' x 75'
 - BUMIPUTRA LOT



TYPE A

Land Size:
30'x75'

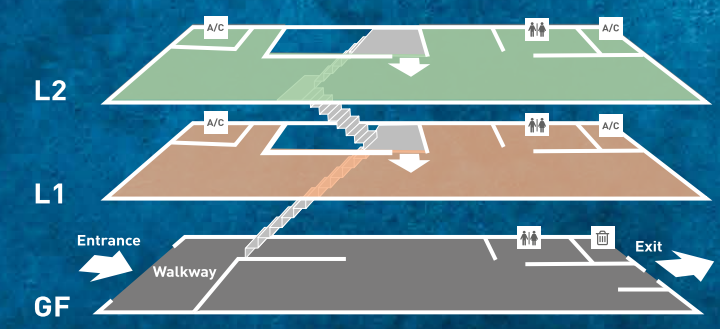
CORNER LOT



TYPE B

Land Size:
22'x75'

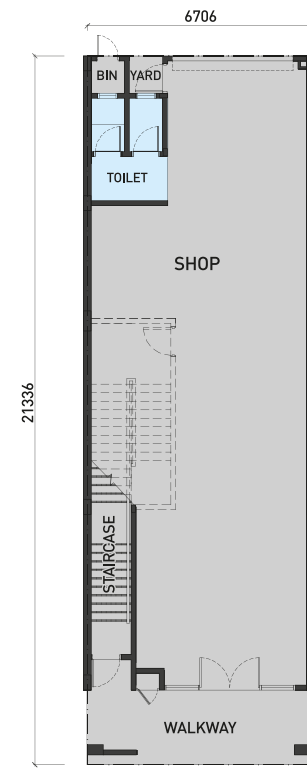
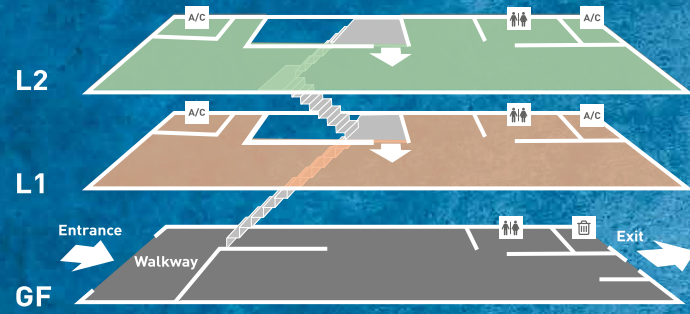
INTERMEDIATE LOT



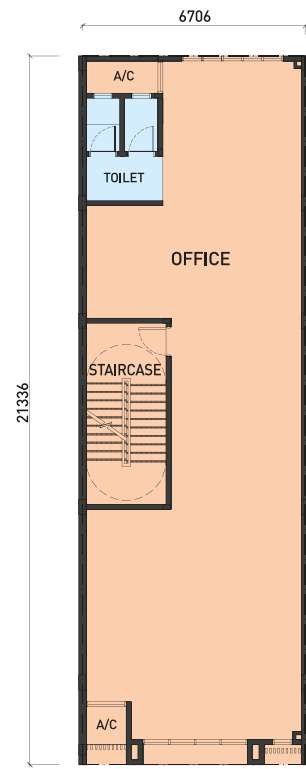
TYPE B1

Land Size:
22'x70'

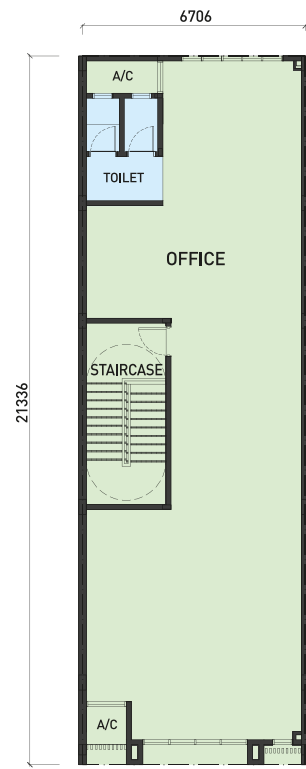
INTERMEDIATE LOT



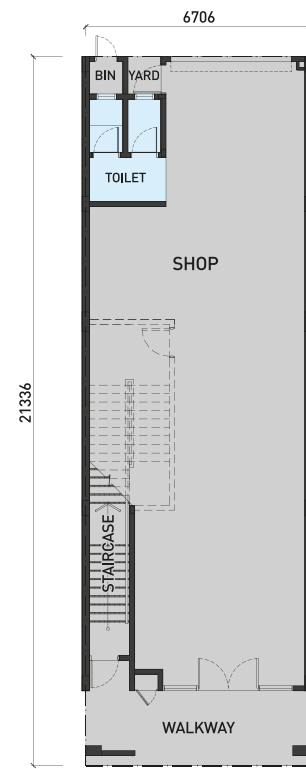
Ground Floor



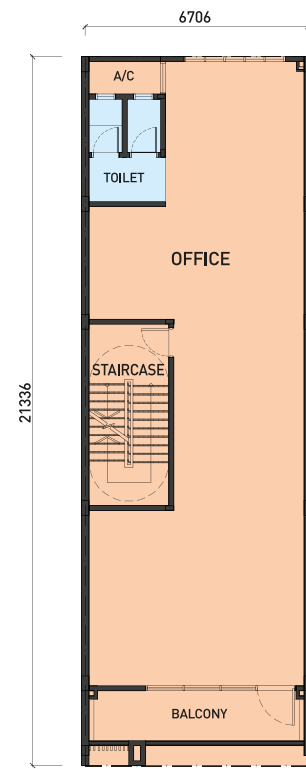
First Floor



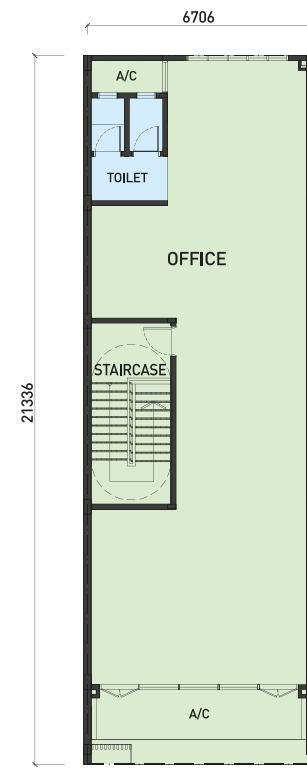
Second Floor



Ground Floor



First Floor

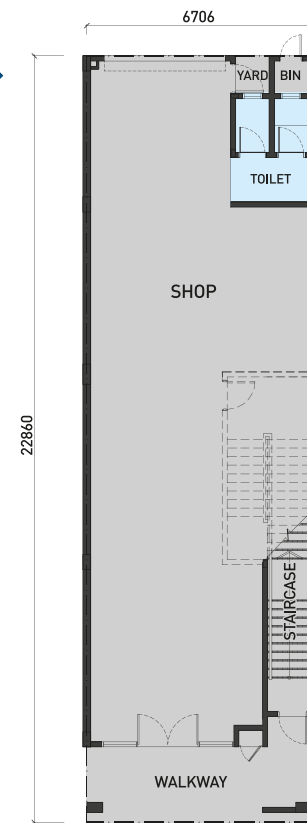
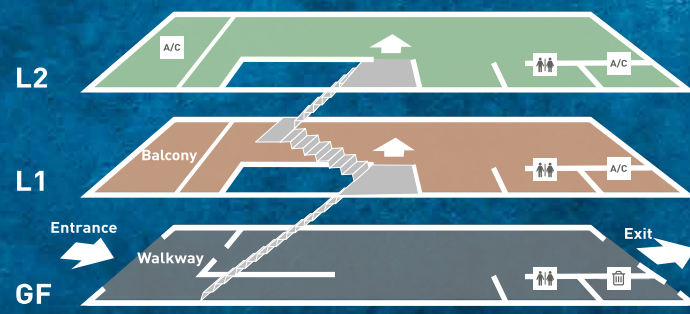


Second Floor

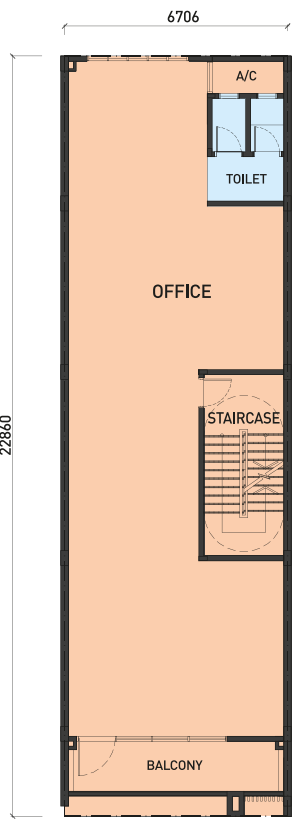
TYPE C

Land Size:
22'x75'

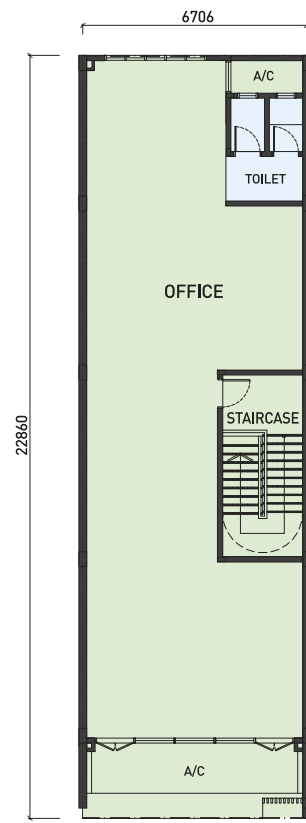
INTERMEDIATE LOT



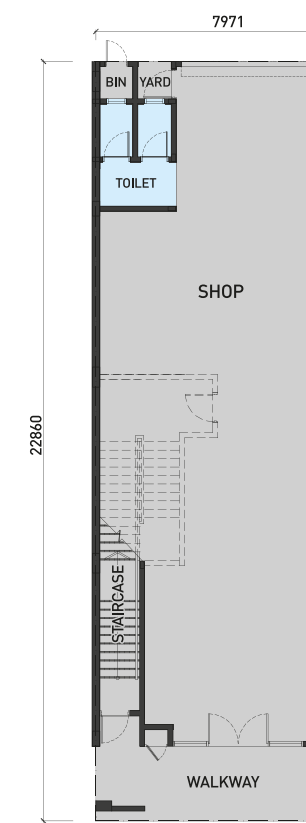
Ground Floor



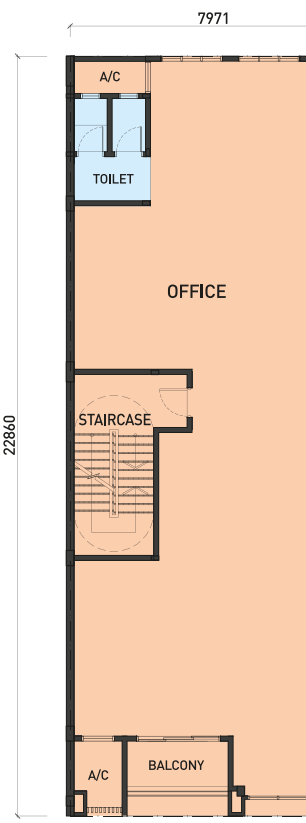
First Floor



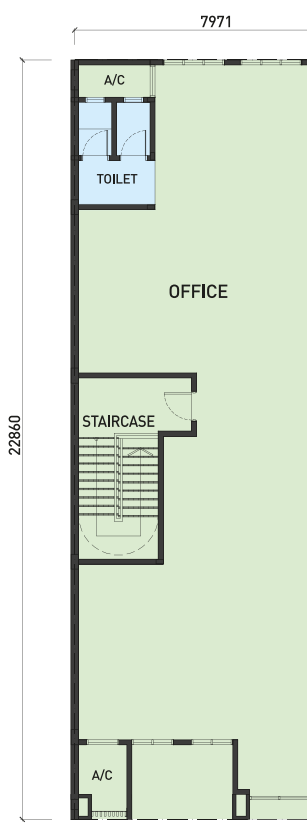
Second Floor



Ground Floor



First Floor

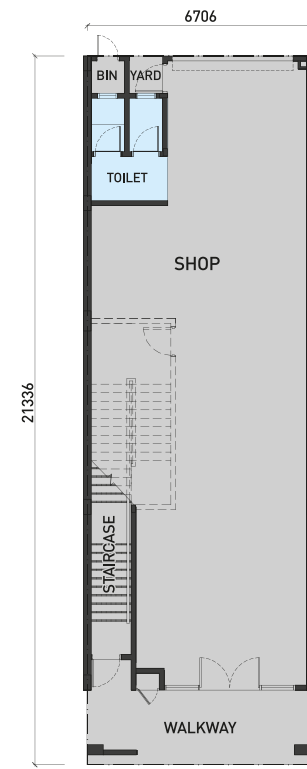
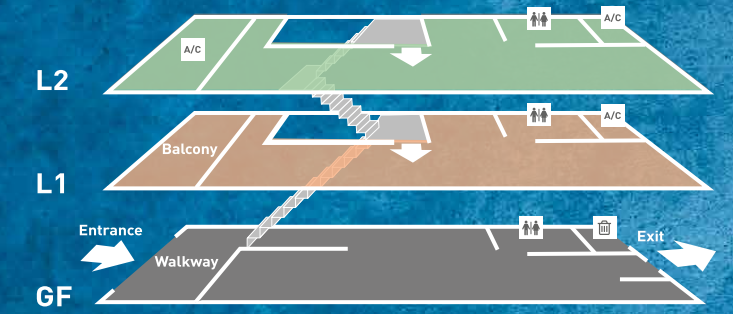


Second Floor

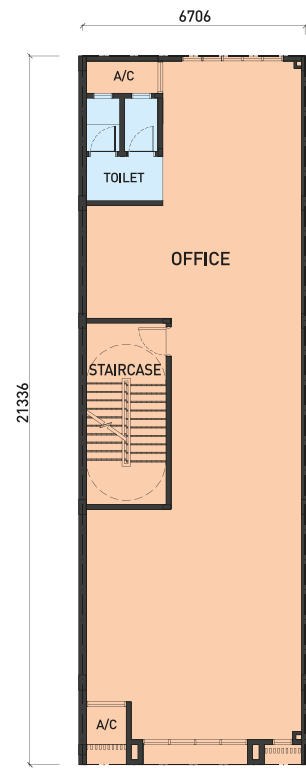
TYPE C1

Land Size:
22'x70'

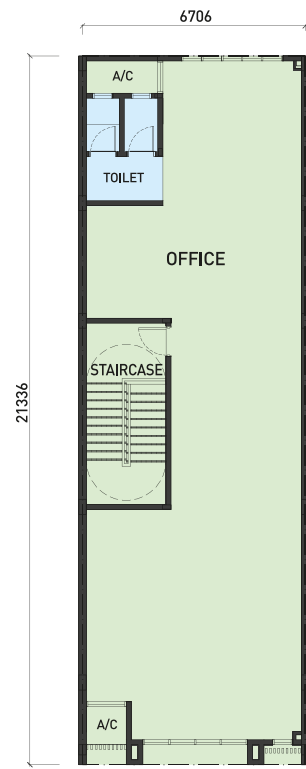
INTERMEDIATE LOT



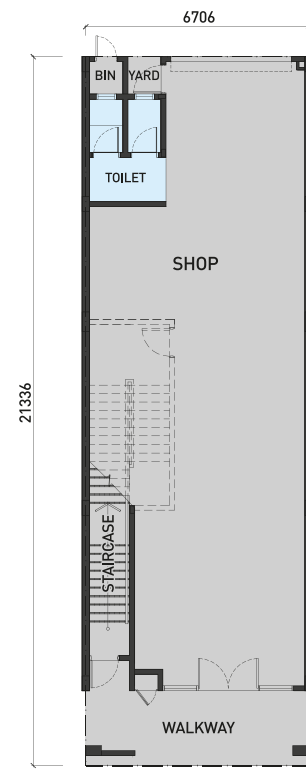
Ground Floor



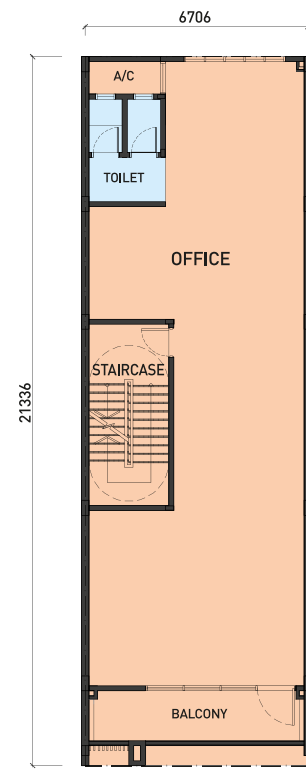
First Floor



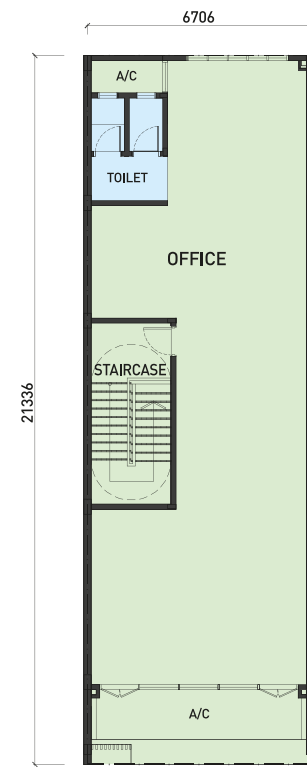
Second Floor



Ground Floor



First Floor

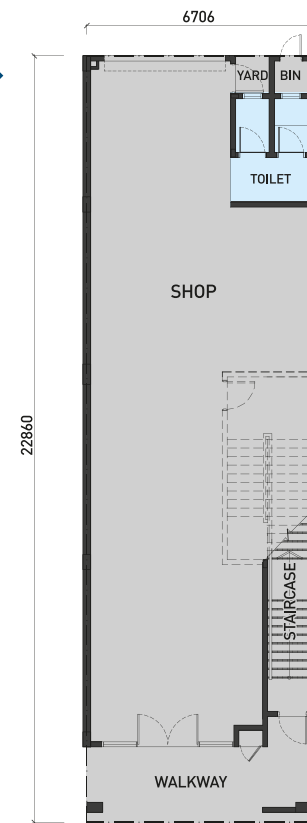
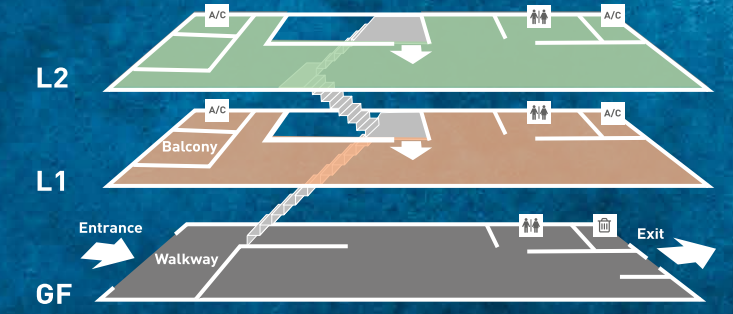


Second Floor

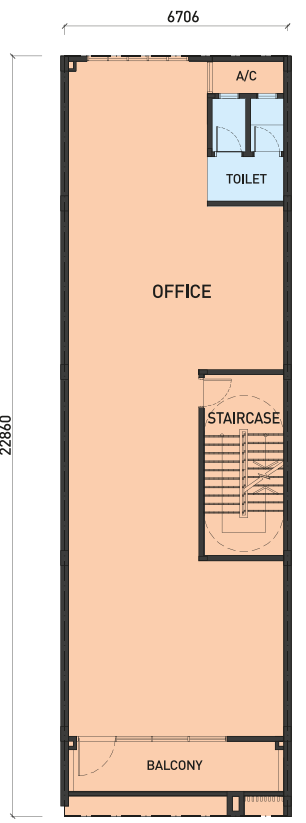
TYPE D

Land Size:
26'x75'

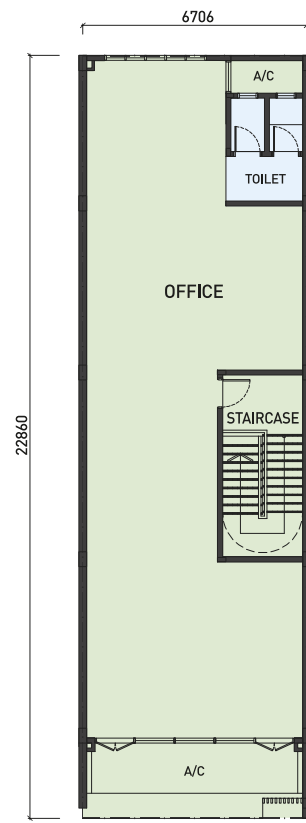
END LOT



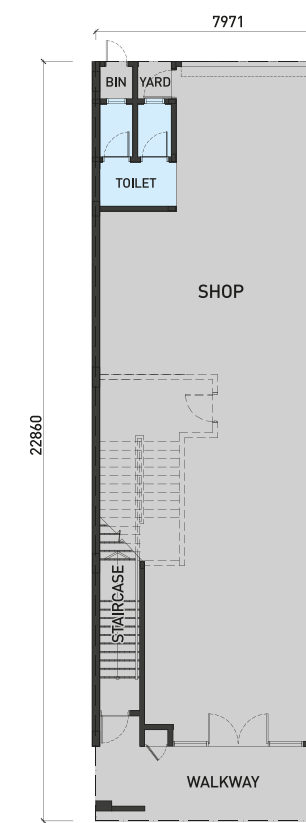
Ground Floor



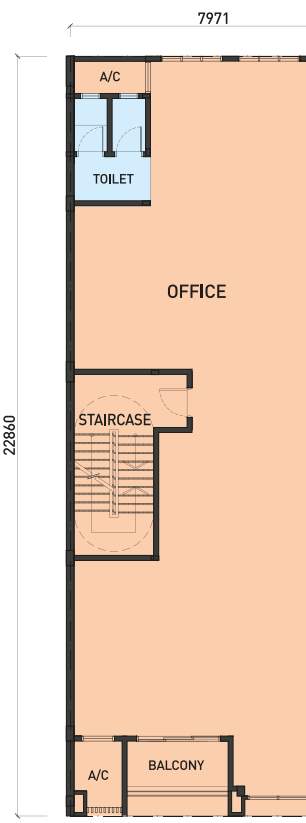
First Floor



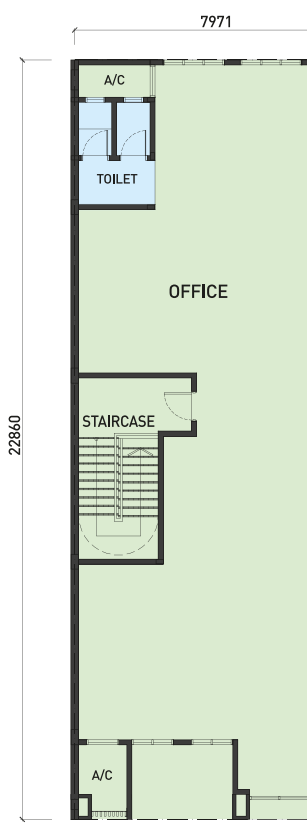
Second Floor



Ground Floor



First Floor

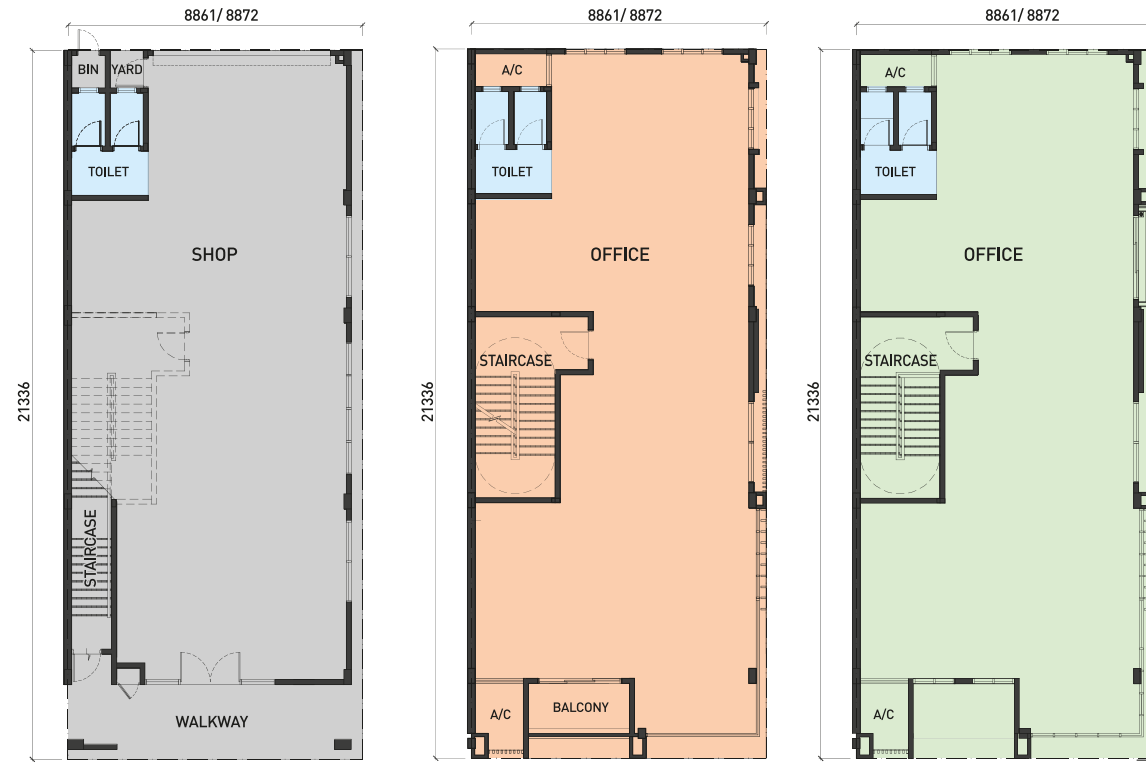
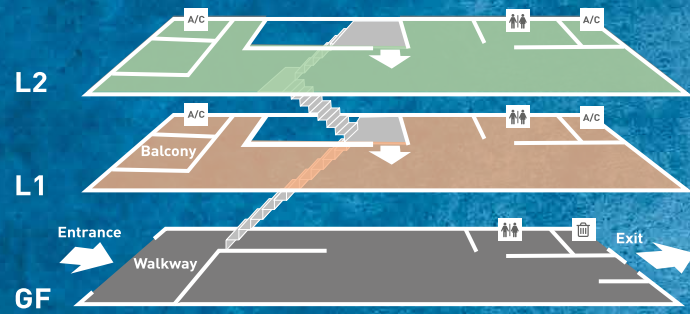


Second Floor

TYPE D1

Land Size:
29'x70'

END LOT



Ground Floor

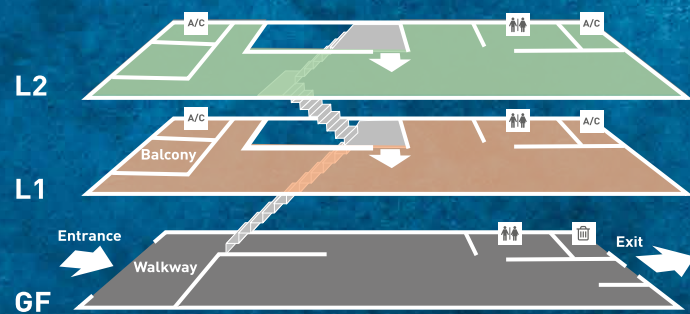
First Floor

Second Floor

TYPE D2

Land Size:
25'x75'

END LOT



Ground Floor

First Floor

Second Floor

SPECIFICATIONS

Structure	:	Reinforced concrete framework				
Wall	:	Brickwall / Drywall and / or Precast panels				
Roofing covering	:	Metal roofing				
Roof framing	:	Quality roof truss				
Ceiling	:	Plaster ceiling board, Skim coat				
Windows	:	Aluminium framed sliding window, Casement window, Top hung window, Fixed glass panel window, Curtain glass panel window				
Doors	:	Aluminium framed glass swing door, Aluminium framed glass sliding door, Fire rated door, Plywood flush door with water resistant laminate, M.S grille door, Louvre door, PVC door, Roller shutter door				
Ironmongery	:	Provided				
Wall finishes	:	Toilets	-	1500mm high tiles		
	:	Pantry	-	1500mm high tiles		
	:	Refuse bin	-	Full height wall tiles		
	:	Other areas	-	Cement render		
Floor finishes	:	Toilets	-	Tiles		
	:	Refuse bin	-	Tiles		
	:	Balcony	-	Tiles		
	:	Walkway	-	Tiles		
	:	Shop & Office	-	Cement render		
Sanitary and plumbing fittings	:	Kitchen sink	-	3 nos		
	:	Wash basin	-	6 nos		
	:	Bib Tap	-	7 nos		
	:	W.C	-	6 nos		
	:	Toilet roll holder	-	6 nos		
	:	Other areas	-	Cement render		
Electrical installations	:	Lighting point	42 nos.	37 nos.	37 nos.	35 nos.
	:	Power point (13A)	24 nos.	24 nos.	24 nos.	21 nos.
	:	Fan point	9 nos.	9 nos.	9 nos.	9 nos.
	:	Telephone point	-	Provided		
	:	Internet point	-	Provided		
			Corner lot	Intermediate lot	Intermediate lot	Intermediate lot
			Type A	Type B	Type C	Type B1 & C1
						Type D & D2
						Type D1

Note: The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out.