

A woman with long dark hair, wearing a blue sleeveless top, is sitting at a table in a cafe. She is looking down at a white coffee cup on the table. The background is blurred, showing other people and cafe lights.

4-STOREY LIFESTYLE SHOP OFFICES • TAMAN PELANGI

# PELANGI AVENUE





# UNCOVER THE COMMERCIAL GEM OF TAMAN PELANGI



Elevate your brand at the newest 4.66-acre commercial hotspot in Johor Bahru. Pelangi Avenue Lifestyle Shop Offices are poised to enliven the place with an avenue for robust business prospects and more.

ADJACENT TO PELANGI LEISURE MALL // INDIVIDUAL PRIVATE LIFTS // OPEN + BASEMENT CAR PARK

Artist's impression on actual site photo



Legend

- 1 Main Driveway
- 2 Aesthetic Green Area
- 3 Entrance To Spacious Basement Parking
- 4 Sleek Facade Design
- 5 Open, Functional Area
- 6 Pelangi Boulevard
- 7 Jalan Serampang (Main Road)

# THE PRIDE OF JOHOR

Give your business the added advantage of being within the immediate, established communities of Taman Pelangi and the surrounding neighbourhoods.

Be part of **Pelangi Avenue Lifestyle Shop Offices**, designed to offer a highly effective platform for SMEs as well as corporate offices.

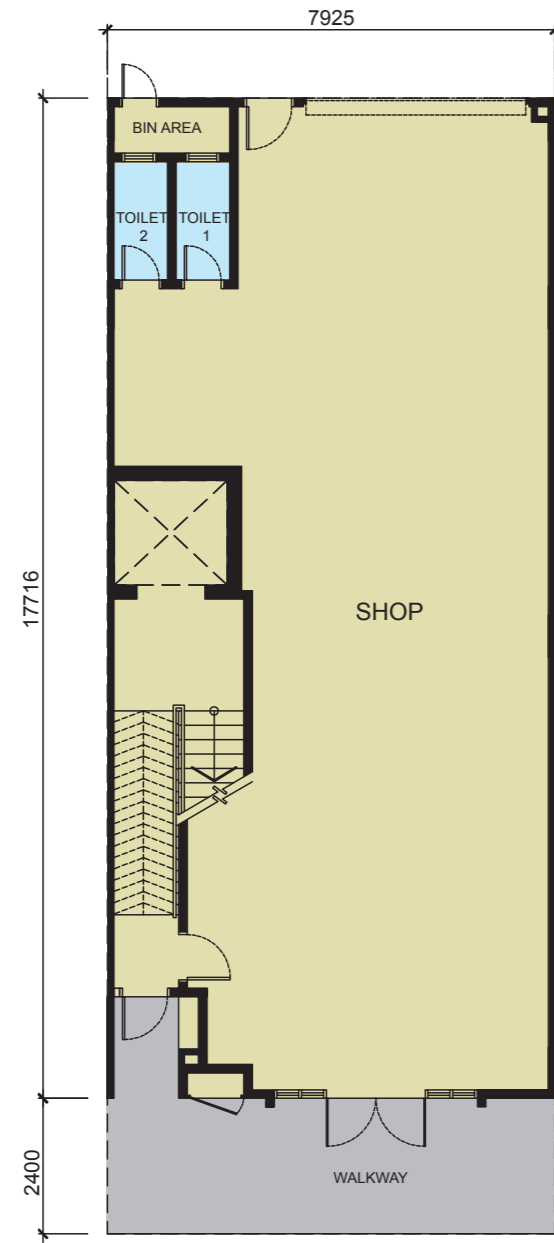
**PELANGI AVENUE**

**4-STOREY  
SHOP  
OFFICES**

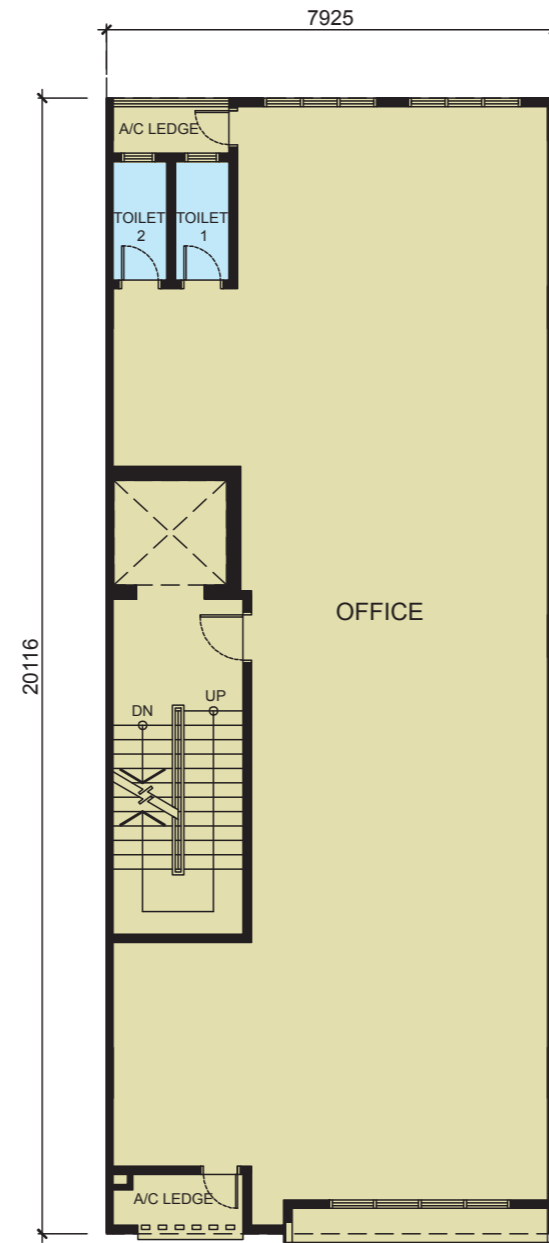
26' x 66'

Built-up area: from 6,863 sq. ft.

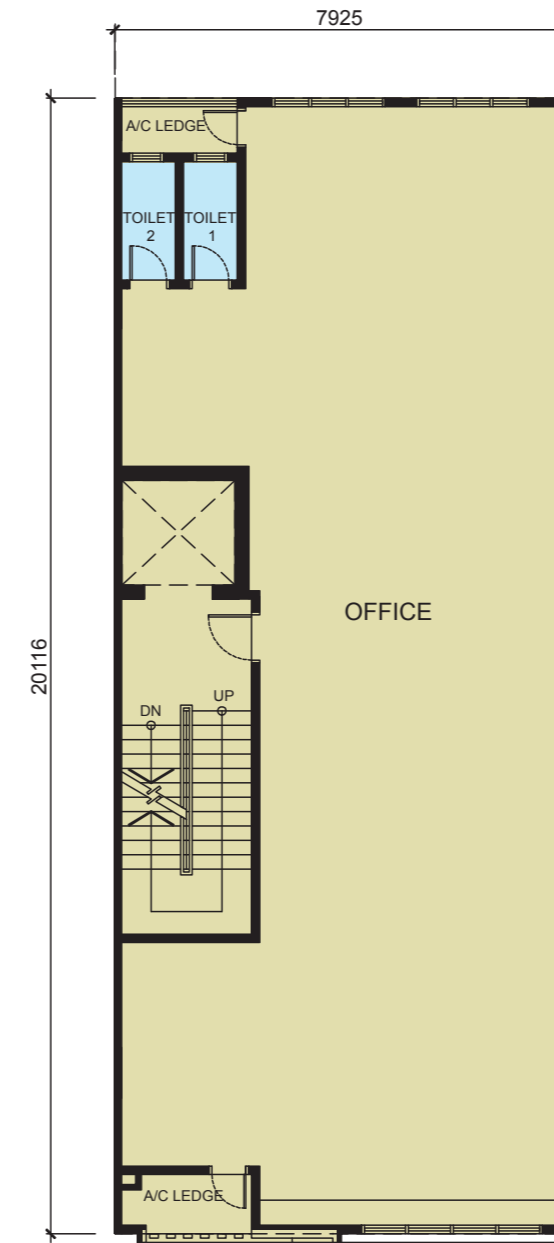
With private lift



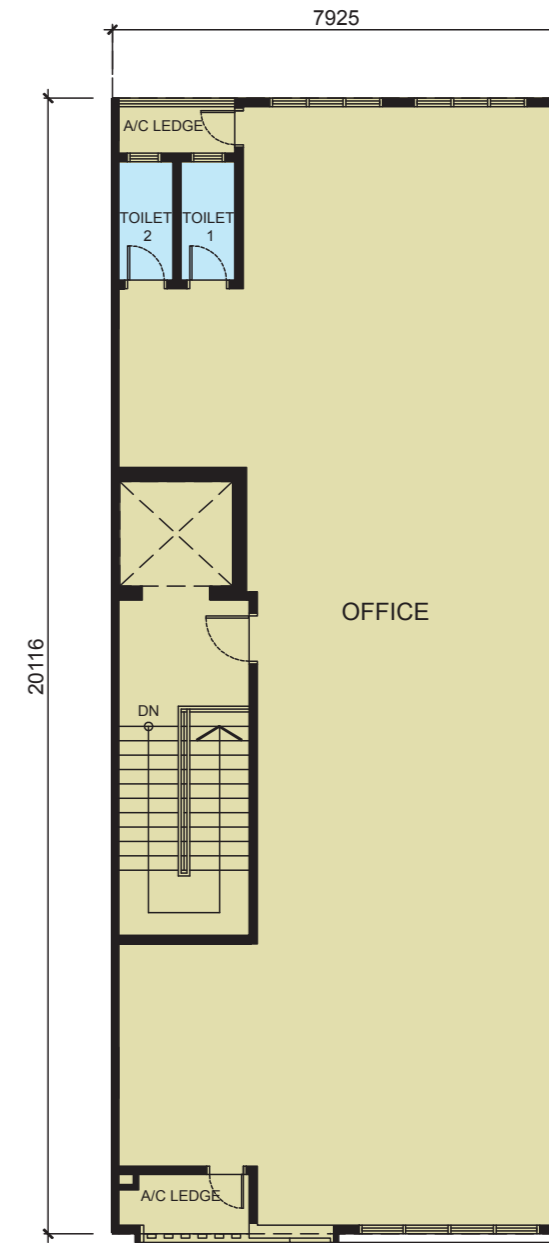
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

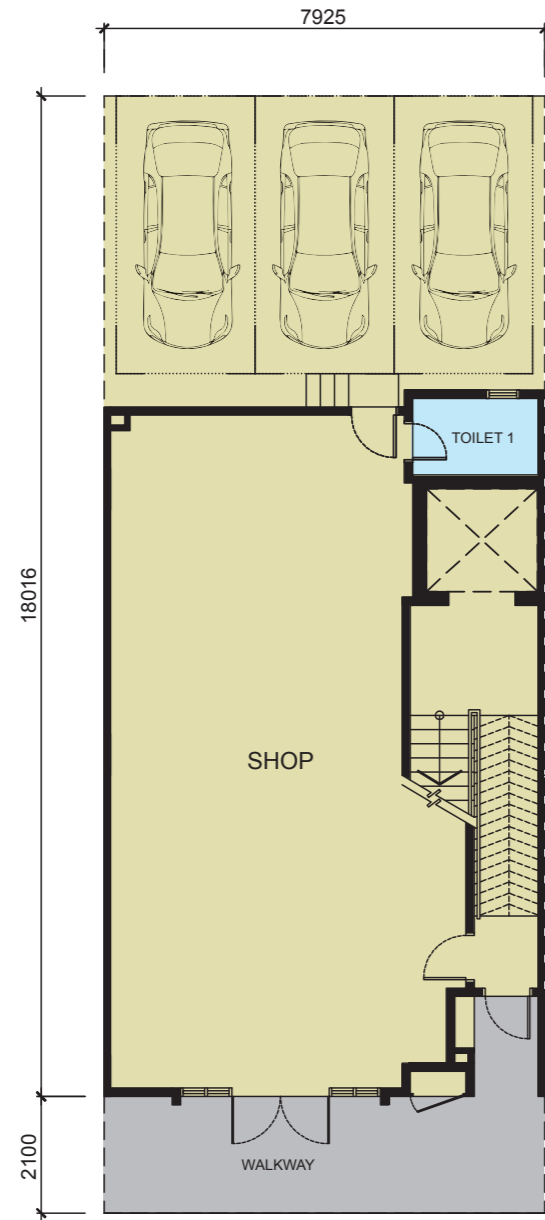
# 4-STOREY SHOP OFFICES

26' x 66'

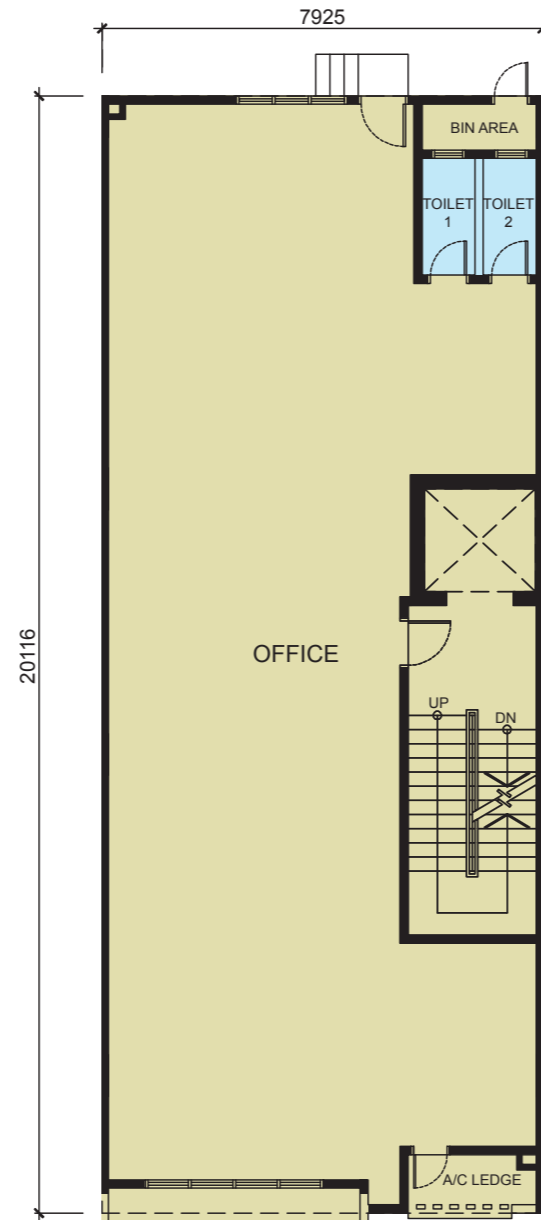
Built-up area: from 6,864 sq. ft.

Designated private car park bays\*

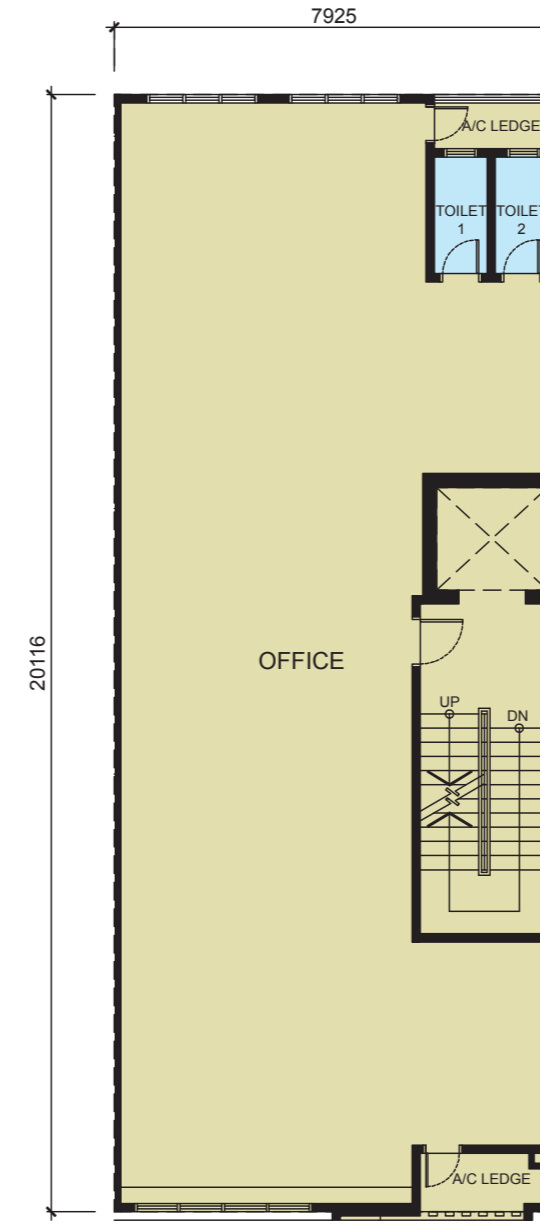
With private lift



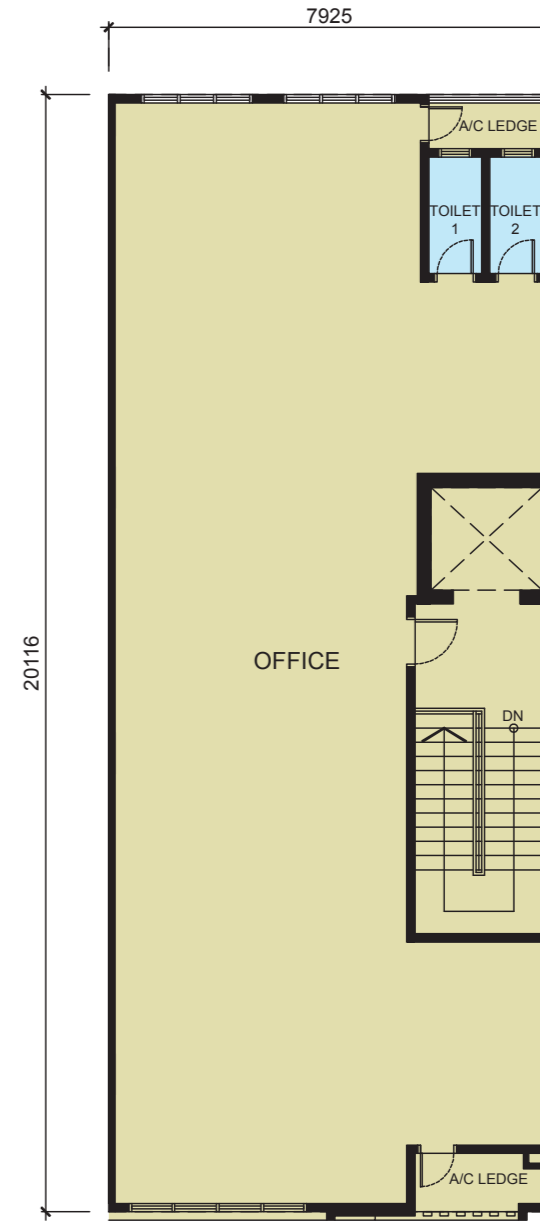
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

BLOCKS  
C&D

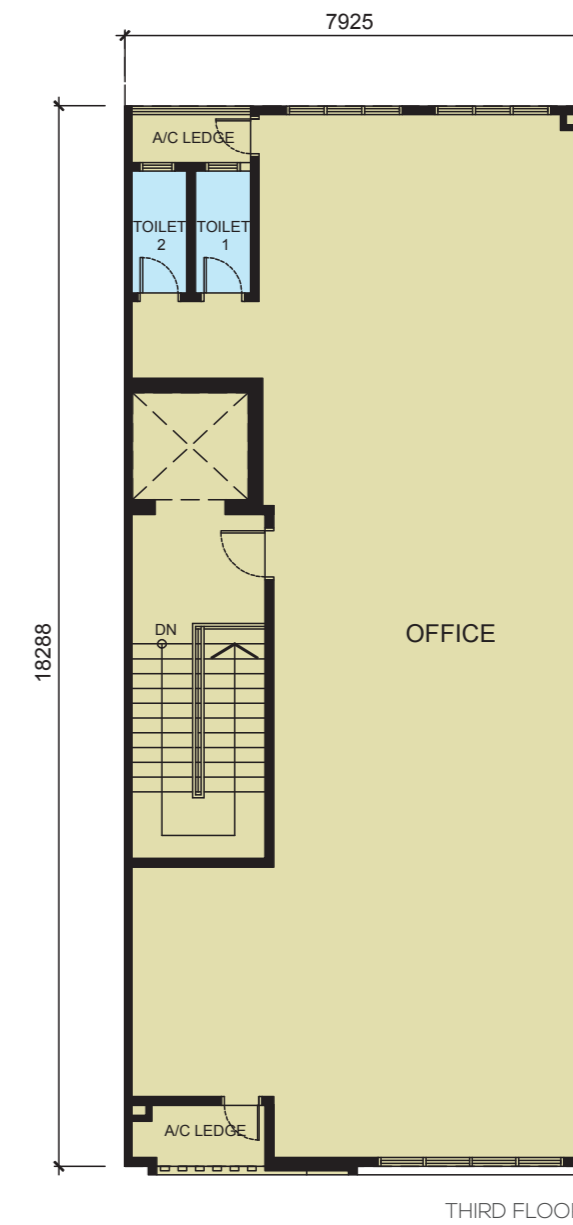
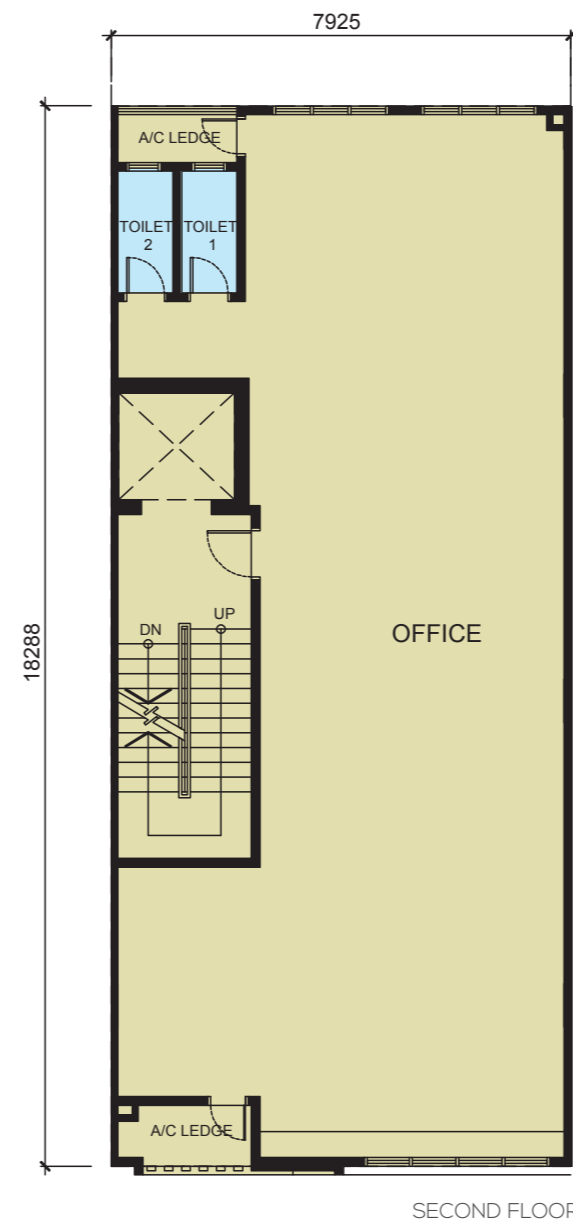
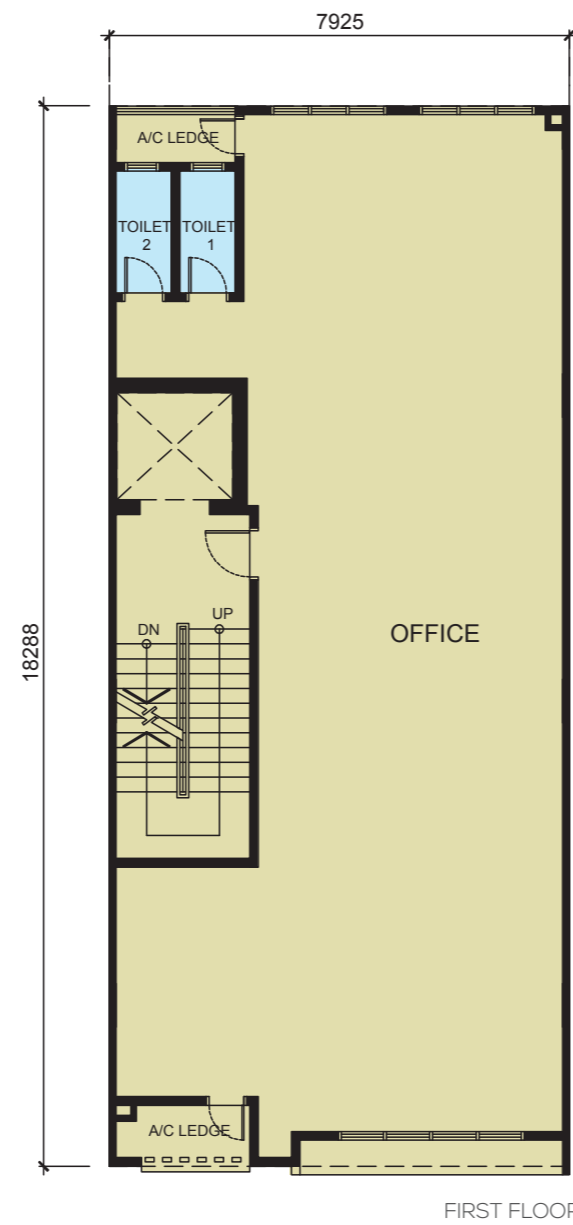
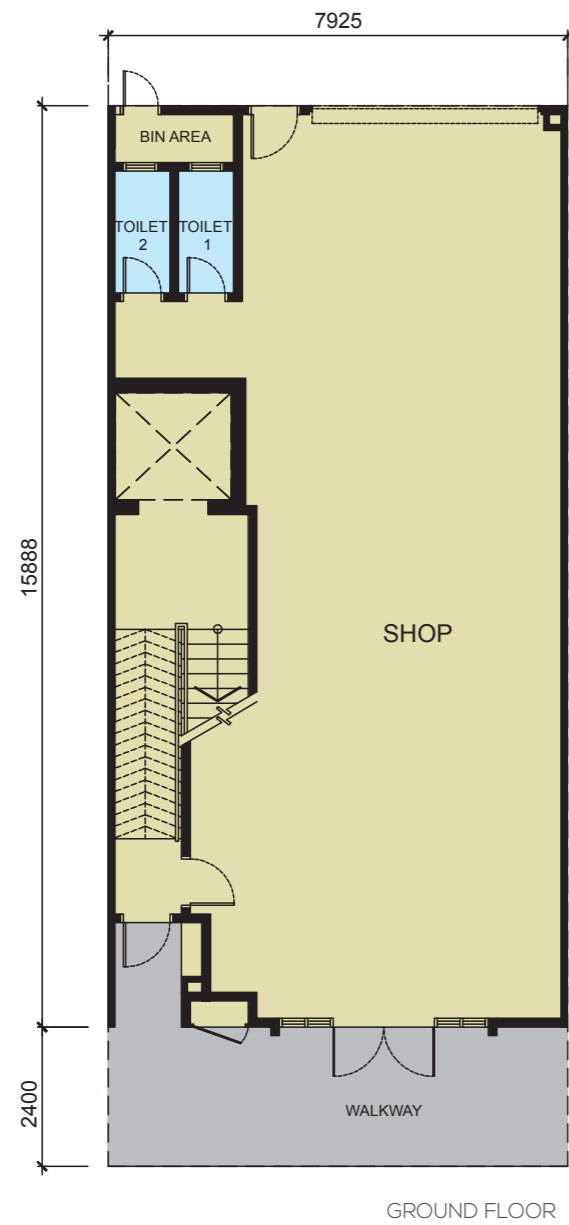
\*For Blocks C & D only, except L35 & L36

# 4-STOREY SHOP OFFICES

26' x 60'

Built-up area: from 6,240 sq. ft.

With private lift



# SITE PLAN

ONLY 57 STRATA LOTS



## STRUCTURE

Reinforced concrete framework

## WALL

Brickwall

## ROOFING COVERING

Metal roofing

## ROOF FRAMING

Steel frame

## CEILING

Plaster ceiling board, Skim coat

## WINDOWS

Aluminium frame sliding window, Aluminium fixed glass panel window, Aluminium top hung window, Aluminium casement window

## DOORS

Aluminium frame glass swing door, Plywood flush door, Fire-rated door, Roller shutter (except Blocks C & D)

## IRONMONGERY

Quality lockset

## WALL FINISHES

Toilets : 2,100mm height tiles  
Refuse bin : 1,500mm height tiles

## FLOOR FINISHES

Toilets : Tiles  
Refuse bin : Tiles  
Walkway : Tiles  
Other areas : Cement render

## SANITARY & PLUMBING FITTINGS

Kitchen sink : 4 nos.  
Wash basin : 7 nos. / 8 nos. (without private parking)  
Soap holder : 7 nos. / 8 nos. (without private parking)  
W.C. : 7 nos. / 8 nos. (without private parking)  
Toilet roll holder : 7 nos. / 8 nos. (without private parking)

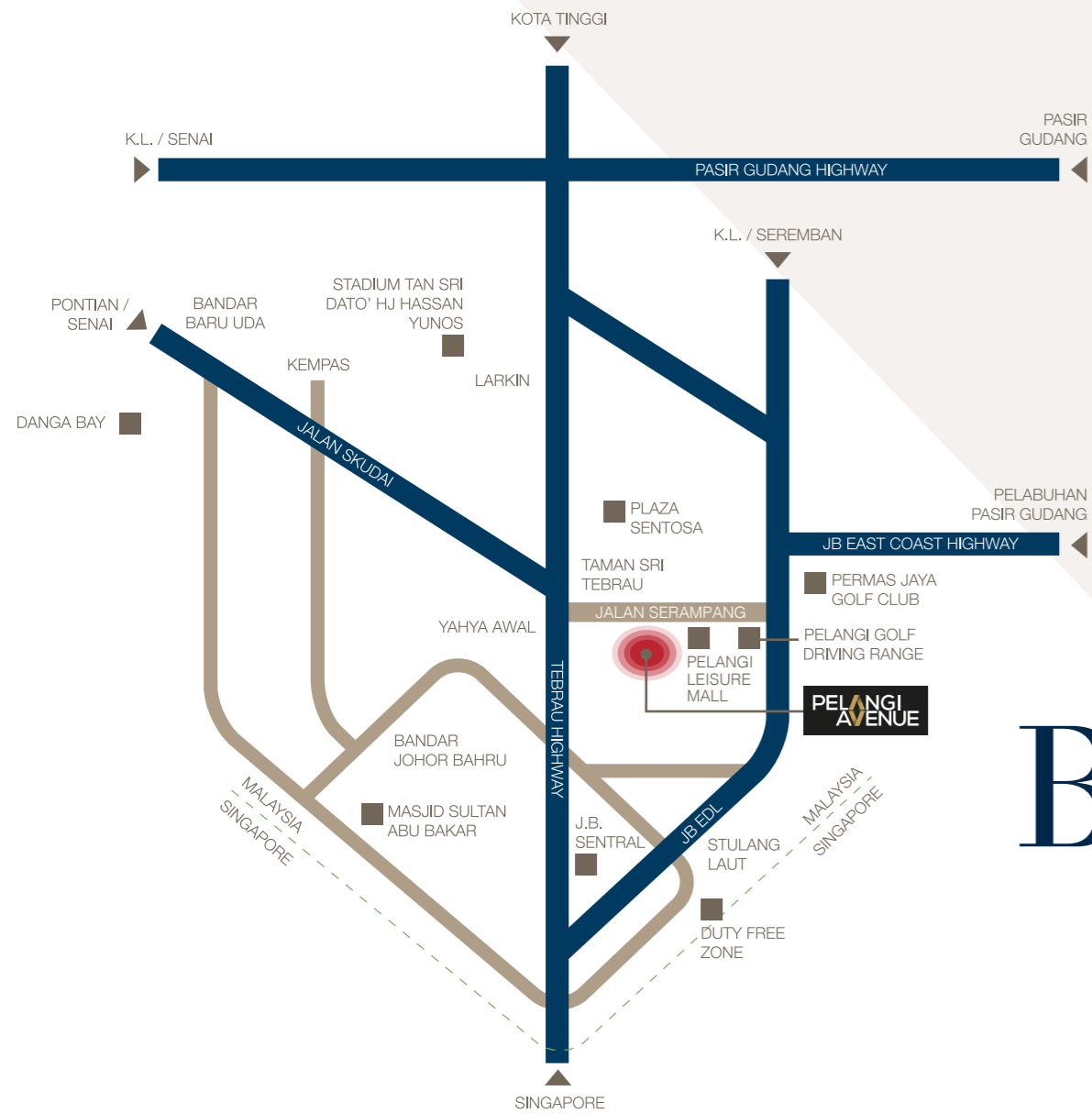
## ELECTRICAL INSTALLATION

	26' x 66' (with private parking)			26' x 60' & 26' x 66 (without private parking)		
	INTERMEDIATE	END LOT	CORNER LOT	INTERMEDIATE	END LOT	CORNER LOT
Lighting point	35 nos.	38 nos.	40 nos.	35 nos.	38 nos.	40 nos.
Power point (13A)	22 nos.	22 nos.	22 nos.	22 nos.	22 nos.	22 nos.
Fan point	12 nos.	12 nos.	12 nos.	12 nos.	12 nos.	12 nos.

## INTERNAL TELECOMMUNICATION

	26' x 66' (with private parking)			26' x 60' & 26' x 66 (without private parking)		
	INTERMEDIATE	END LOT	CORNER LOT	INTERMEDIATE	END LOT	CORNER LOT
Telephone point	4 nos.	4 nos.	4 nos.	4 nos.	4 nos.	4 nos.
Network point	4 nos.	4 nos.	4 nos.	4 nos.	4 nos.	4 nos.

# SPECIFICATIONS



Being in the heart of Johor Bahru's Central Business District, its strategic location grants access to multiple amenities that adds value to the communities in and around Taman Pelangi.

Whether it's the access to various key destinations within Johor or Singapore, Pelangi Avenue is undeniably as prominent as it is convenient.

# A BUSTLING ADDRESS

- 15km  
Eastern  
Dispersal  
Link  
(EDL)
- 35km  
Central  
Business  
District  
(CBD)
- 4.5km  
Custom,  
Immigration  
& Quarantine  
Complex(CIQ)
- 9km  
Pasir Gudang  
Highway
- 26km  
Second Link  
Expressway
- 27km  
Senai  
International  
Airport
- 40km  
Changi  
International  
Airport

\*Distance information provided is just for indicative purposes only.



**Taman Pelangi**

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livelearnworkplay

PELANGI SDN BHD (CO. NO. 13509-H)

**Sales Gallery:**

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I & P

Member of

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