

CITY CENTRE BUSINESS HUB

— SETIA FONTAINES —

BUSINESS AT THE
Heart of North
SEBERANG PERAI



FREEHOLD

THE MOST *Vibrant Hub* THRIVING IN NORTH SEBERANG PERAI



Strategic Location With Easy Access
Great accessibility and high visibility



Close Proximity To Existing Amenities
Education Institutes, Hypermarkets,
Government Departments,
Hospitals and Banks



Within Walking distance to Setia International Waterfront Centre
Future Commercial and Residential
Development, Town Park and Lake



Large Immediate Catchment
More than 10,500 ready catchment
population with thousands of
tertiary students.



Situated next to Setia Fontaines Link Road



BUSINESS POWERED BY SETIA*



Complimentary brand exposure via Setia Fontaines marketing platforms



Complimentary invitation to business networking sessions



5 years of complimentary security patrolling



Free shuttle service to nearby areas



Office / Studio



F&B Retail



Art Class / Daycare Centre



Beauty & Wellness

VALUE ADDED RETAIL SPACE*



6.7m-wide shop frontage
and 4.3m-tall ceiling



Ample parking lots

2 & 3 STOREY SHOP OFFICES

22' / 33.5' X 70'
Built-up Area from 2,997 sq. ft.

City Centre Business Hub @ Setia Fontaines offers strategic advantages for businesses to thrive. For both businesses that tap into the community market and enterprises that seek stronghold in Penang, the dynamism will be powered by the development of Setia Fontaines. City Centre Business Hub, a business hub that will rise to be the star of North Seberang Perai.



Artist's Impression

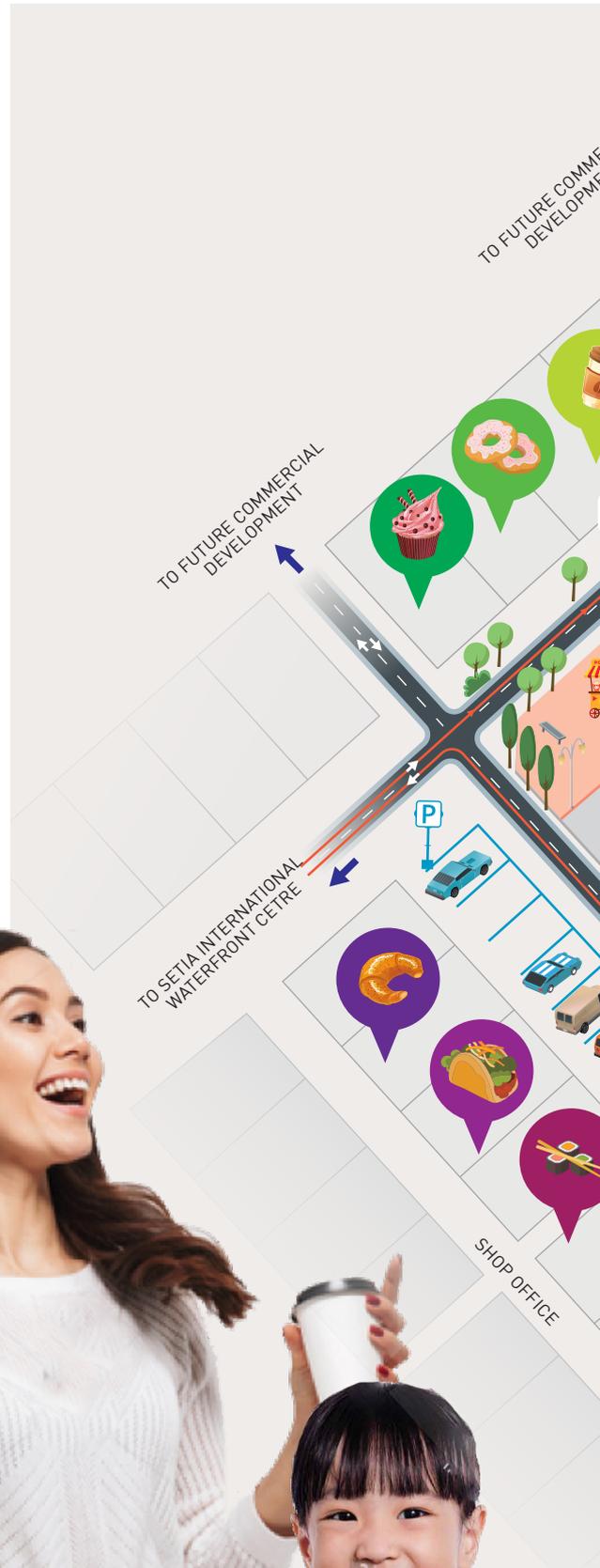
THE MARKETPLACE

Where Celebration & Lifestyle Meets

Pulsating from day till night,
The Marketplace is where celebrations and magical moments are created. The marketplace will be curated before future development takes place. This will be the spot for all fun & leisure activity and celebratory occasions - The one-stop place for all entertaining events in City Centre Business Hub!



Artist's Impression



MASTER PLAN



FUTURE RESIDENTIAL DEVELOPMENT

AMANSARA (NORTH)



AMANSARA (SOUTH)

PROPOSED CHINESE PRIMARY SCHOOL & KINDERGARTEN

LOW COST DEVELOPMENT



THE MARKETPLACE
@ CITY CENTRE BUSINESS HUB

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STRATEGIC LOCATION

Centrally situated within the strategic point of North Seberang Perai of Penang, Setia Fontaines is just a stretch away from major places like George Town, Butterworth, Bukit Mertajam, Sg. Petani, and Kulim. With the multiple access through federal roads from neighbouring towns, Setia Fontaines also enjoys the convenience of the electrified double track railway station – Tasek Gelugor KTM – easing travels to the south of Malaysia.



WALKING DISTANCE



- SETIA INTERNATIONAL WATERFRONT CENTRE
- TOWNPARK
- PRECINCT 1 RESIDENTIAL
- PROPOSED CHINESE PRIMARY SCHOOL
- PRECINCT 6 RESIDENTIAL
- LOW COST DEVELOPMENT

10 MINS



- EDUCATIONAL HUB
- HIGHWAY EXIT
- KEPALA BATAS

20 MINS



- BUTTERWORTH
- PENANG SENTRAL
- PENANG BRIDGE

25 MINS



- BUKIT MERTAJAM
- SUNGAI PETANI
- KULIM

Call 604 618 0225 / 604 576 2255

SETIA FONTAINES SDN BHD (505572-T)

Satellite Gallery, No. 108-B-01-18
SPICE Canopy, Jalan Tun Dr. Awang,
11900 Bayan Lepas, Penang.

Welcome Centre, Lot 67, Persiaran
Seksyen 4/7, Bandar Putra Bertam,
13200 Kepala Batas.

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Stay Together. Stay Setia
livelearnworkplay

