



Connecting All Possibility

STRATEGICALLY LOCATED

TAMAN INDUSTRI JAYA

Is a niche industrial scheme that sits on a 198 acres of land, offering a variety of factory types suitable for every industries.

Taman Industri Jaya is surrounded by mature township such as Taman Nusa Bestari, Taman Sutera Utama, Taman Jaya Mas and Taman Selesa Jaya.

**CLICK HERE
FOR MORE INFO**



OPEN BUSINESS PARK

Open work environment with wide entrance roads and multiple entry points



PRIME LOCATION

Close to the city centre, airport, seaports and surrounded by mature townships



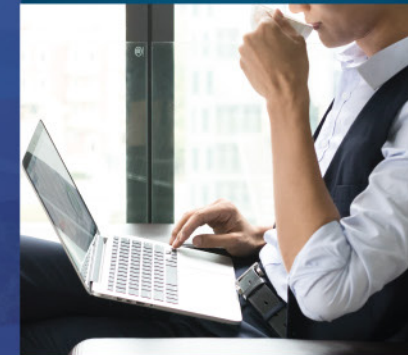
EXCELLENT CONNECTIVITY

Highly accessible via Jalan Skudai and North-South expressway.



NO MAINTENANCE FEE

Optimise operating expenses with zero maintenance fee payments



HIGH SPEED BROADBAND

Cutting edge internet capabilities to ensure swift & smooth operations

SETIA NEXUS

Detached Factory

TAMAN INDUSTRI JAYA

SPACES • LOCATION • INFRASTRUCTURE

A Premier detached factory located in the strategic Iskandar Development Zone. Setia Nexus consists of 6 limited modern detached factory that boast both functionality and aesthetics. The spacious layout provide ideal work flow, combine with attractive facade that provide a great impression.

INTERMEDIATE UNIT

LAND AREA	BUILD UP SIZE
0.33 acres	6,826 sq.ft

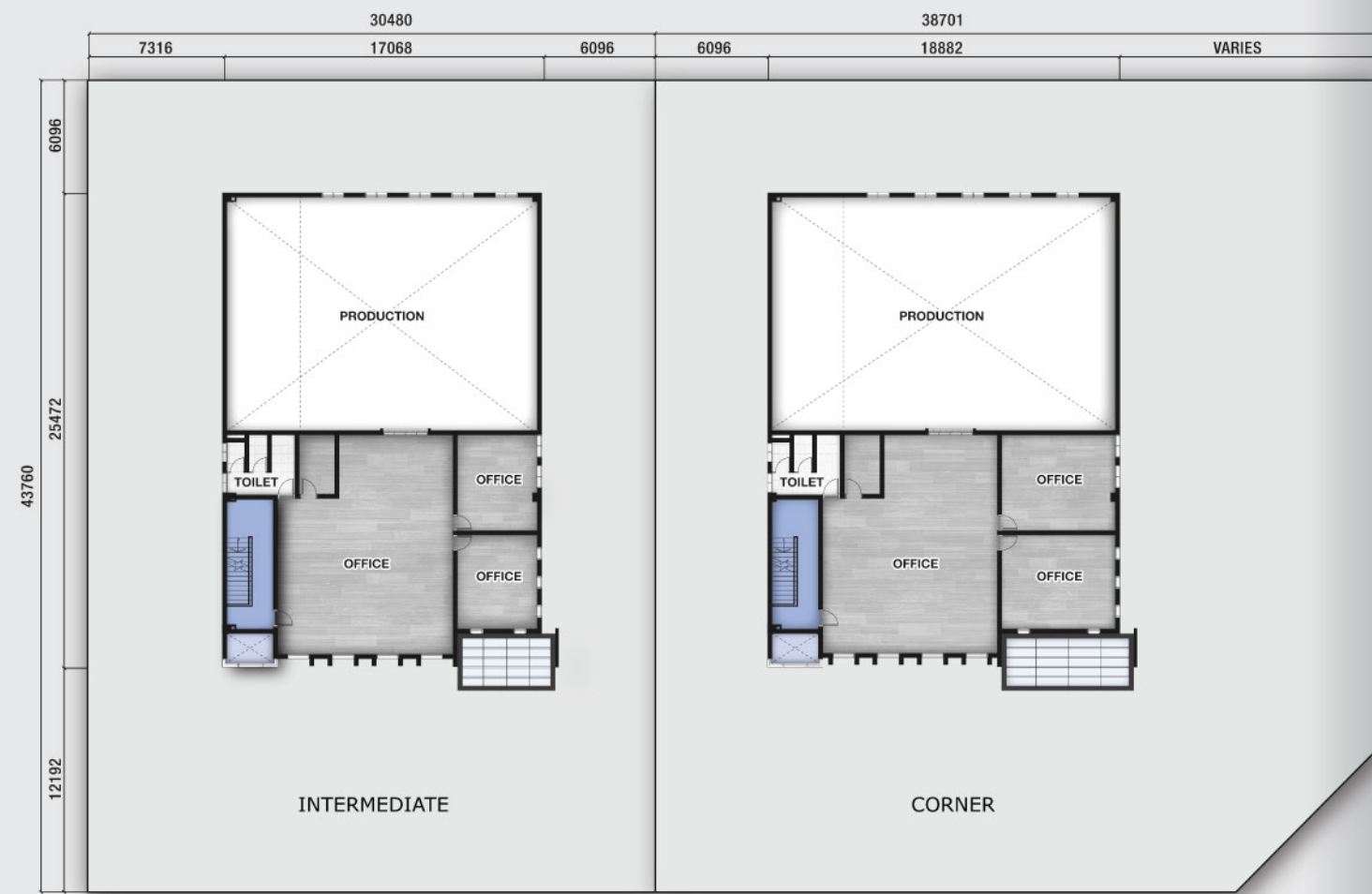
CORNER UNIT

LAND AREA	BUILD UP SIZE
0.41 acres	7,558 sq.ft



FLOOR PLAN

1ST FLOOR



GROUND FLOOR



SITE PLAN

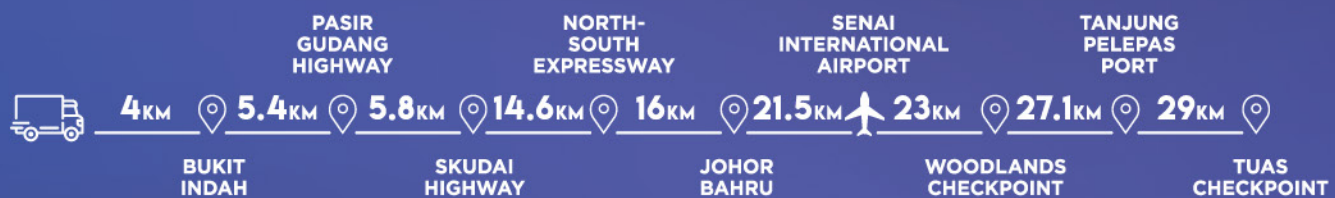
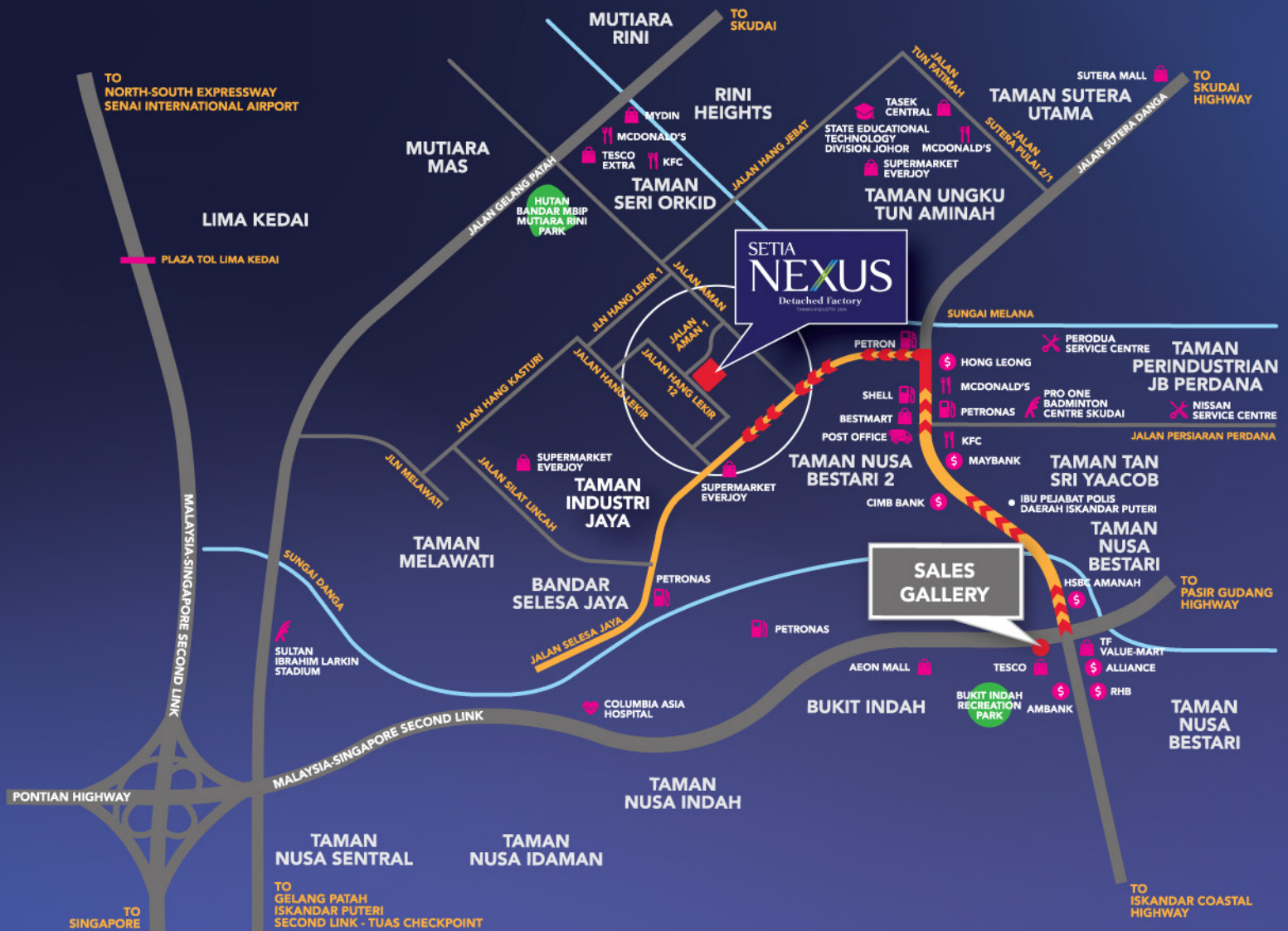


Specification

Structure	Reinforced Concrete Framework / Steel Frame / Steel Trusses
Wall	Light Weight Block
Roof Covering	Metal Deck Roofing
Roof Framing	Quality Roof Truss
Ceiling	Plaster Ceiling Board / Skim Coat
Windows	Aluminium Frame Window
Doors	Roller Shutter / Fire Rated Door / Plywood Flush Door / PVC Flush Door / Glass Door / Metal Door

Ironmongeries	Quality Lockset
Wall Finishes	Toilet, Pantry - 1500mm height Tiles
Floor Finishes	Toilet, Pantry, Surau - Tiles Production - Floor Hardener Office & Other - Cement Render
Sanitary & Plumbing Fitting	Quality Sanitary Wares with Fittings
Electrical Installations	Three phase (setting at 200 Amp) electricity supply terminated at main switchboard
Internal Telecommunication Trunking & Cabling	Fiber Wall Socket Provided
*Fencing	: Provided
*Turfing	: Provided
*Gas Piping	: Nil

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 save for the item or items marked with an * which may be deleted if not applicable.



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Stay Together. Stay Setia
livelearnworkplay

BILTMORE(M) SDN. BHD. 198401012737 (125293-X)
No.6, Jalan Bistari 13, Taman Industri Jaya, 81300 Skudai,
Johor Darul Takzim, Malaysia.

6012 241 2725
www.spsetia.com

Get There by
 waze
Taman Industri Jaya
Sales Gallery

Setia

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