

LIVISTONIA^{VIII}

BUSINESS PRECINCT

SETIA  TROPIKA
the Ultimate Lifestyle



A LAUNCHPAD FOR BUSINESS OPPORTUNITY

THE EDGE YOUR BUSINESS DESERVES



Featuring a striking avant-garde design befitting your business image, the new shop offices at **Livistonia VIII** combine conducive workspaces and a prominent location to give you the edge.

Features

3-storey Shop Offices
Lot Size: 22' x 70'
From 4,595 sq. ft.
Ample Parking Spaces
Matured Population Catchment
Only 30 Exclusive Units

Site Plan



Bumiputera unit

Floor Plans

Type A (Corner)



Type B (Intermediate)



Type A1 (Corner)



Type B1 (End Unit)



WELL PLACED TO PROSPER

Boasting a central location in vibrant **Setia Tropika**, the shop offices at **Livistonia VIII** benefit from easy accessibility and ample catchment from matured surrounding residential areas.



Specifications

Structure	Reinforced Concrete Framework			
Wall	Brickwall			
Roof Covering	Metal Roofing			
Roof Framing	Quality Roof Truss			
Ceiling	Plaster Ceiling Board, Skim Coat, Cement Sand Board			
Windows	Aluminium Frame Casement Window, Top Hung Window, Fixed Glass Panel Window, Fixed Glass Louvered Window			
Doors	Aluminium Frame Glass Swing Door, Aluminium Frame Glass Sliding Door, Metal Flush Door, Timber Flush Door With Laminate, M.S. Grille Door, Louvre Door, Roller Shutter Door, Fire Rated Door			
Ironmongery	Provided			
Wall Finishes	Toilets	- 1500 mm Height Tiles		
	Pantry	- 1500 mm Height Tiles		
	Bin	- Full Height Wall Tiles		
Floor Finishes	Toilets	- Tiles		
	Bin	- Tiles		
	Balcony	- Tiles		
	Walkway	- Tiles		
	Shop & Office	- Cement Render		
	Other Areas	- Cement Render		
Sanitary & Plumbing Fittings	Water Closet (W.C.)	6 nos.		
	Kitchen Sink	3 nos.		
	Wash Basin	6 nos.		
	Bib Tap	6 nos.		
	Toilet Roll Holder:	6 nos.		
	Electrical Installation	Intermediate Lot	End Lot	Corner Lot
Type B		Type B1	Type A	Type A1
Lighting Point		33 nos.	39 nos.	45 nos.
Power Point (13A)		21 nos.	21 nos.	21 nos.
Fan Point		9 nos.	9 nos.	9 nos.
Internal Trunking & Cabling	Telephone Point	- Provided		
	Network Point	- Provided		
* Fencing	Nil			
* Turfing	Nil			
* Gas Piping	Nil			

*Note: The developer shall, at their 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.*

Stay Together. Stay Setia
livelearnworkplay

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Setia