

Modern Workspace For Trendy Businesses



Flaunting a bold and contemporary aesthetic, Capitol Square 3 is where your business will enjoy greater prominence, with well-designed workspaces that are ideal for a variety of businesses, from offices to retail and F&B.

2-Storey Shop Offices

Standard intermediate Lot from

Built-up from

3,058 sq. ft.

with

Selected units

balcony







LEGEND

Phase 1

Phase 2

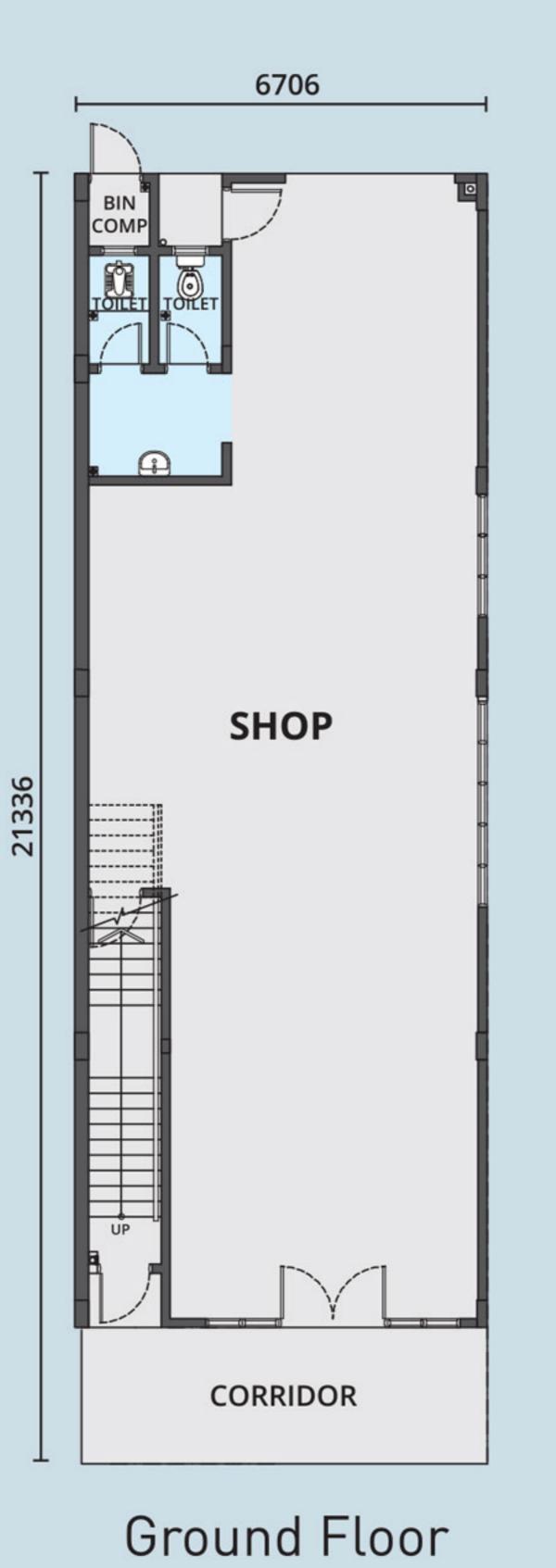
Odd Corner (20' x 70') (PTD 207896, PTD 207897 & PTD 207915)

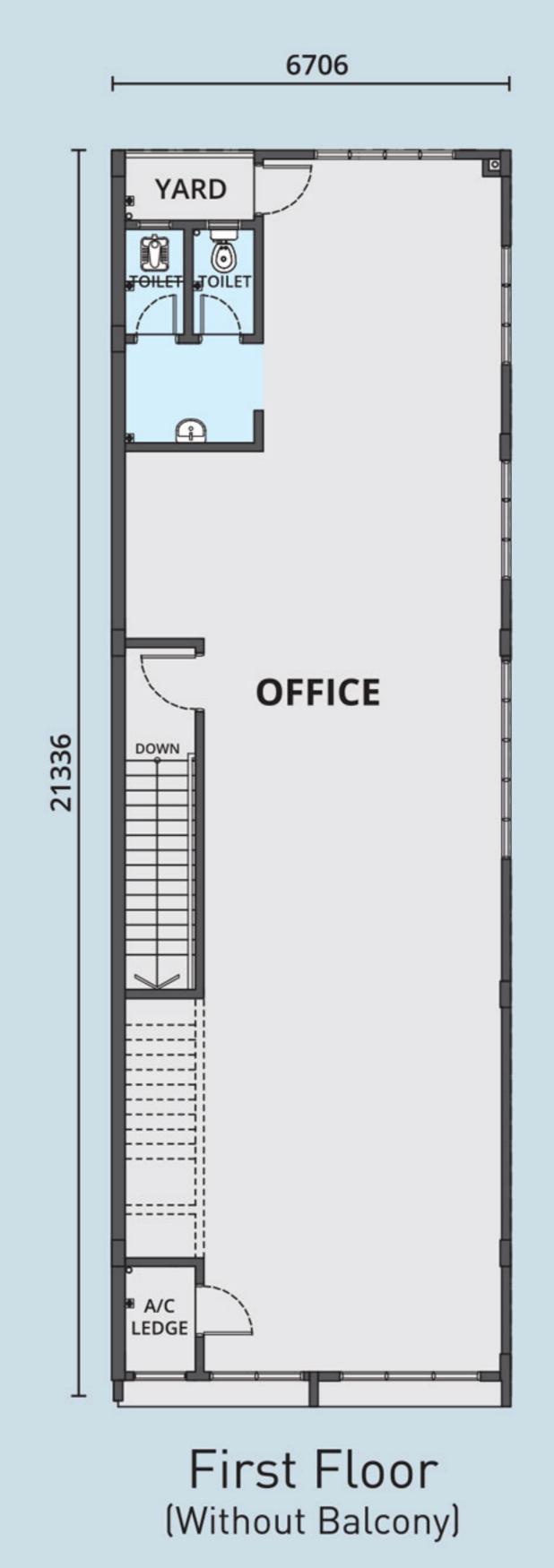
Remark:

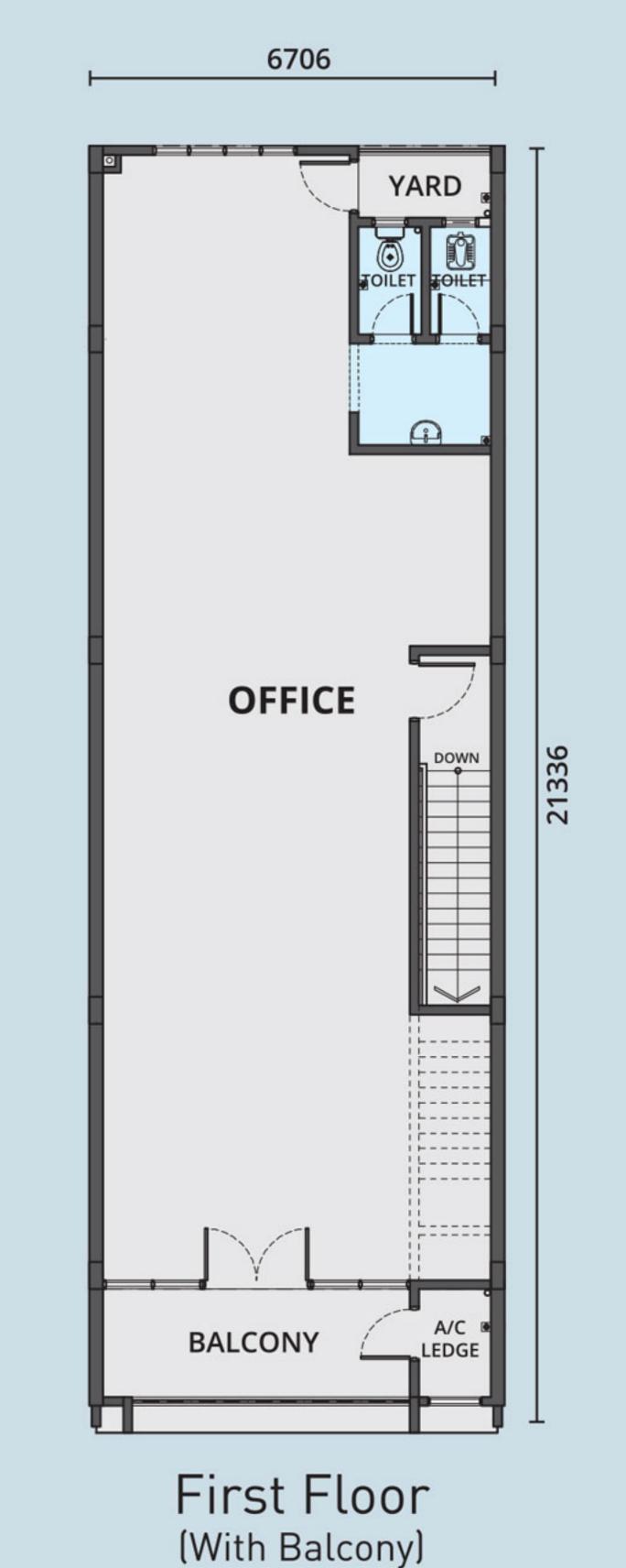
* - Unit with balcony

Bumiputera Lots

Floor Plan (Intermediate Unit)







Specifications

STRUCTURE : Reinforced Concrete Frame

WALL : Brick wall

ROOFING COVERING : Metal Roofing Sheet

ROOF FRAMING : Steel CEILING

: Skim Coat : Cement Board

: Plaster Ceiling Board

WINDOWS : Aluminium Framed Glass Window

DOORS : Glass Door

: Roller Shutter : Fire Rated Door

: Plywood Flush Door

: Plywood Flush Door with Fixed Louvers

: Mild Steel Door with Fixed Louvers

: Mild Steel Grille Door

: Lockset with Accessories

WALL FINISHES

IRONMONGERY

Toilet /

: Ceramic Tiles up to 1500mm Height /

Wash Hand Basin Area Plaster and Paint

: Emulsion Paint on Internal Plastered Walls Miscellaneous : Weather Resistant Paint on External Walls

FLOOR FINISHES

: Cement Render Shop Office : Cement Render

: Cement Render c/w Nosing Tiles Staircase

Toilet : Ceramic Tiles Corridor : Porcelain Tiles : Ceramic Tiles Bin Compartment : Cement Render Miscellaneous

SANITARY AND PLUMBING FITTINGS

Toilet / Wash Hand Basin Area : Pedestal Water Closet

: Squatting Water Closet

: Bib Tap

: Wash Hand Basin with Tap

GROUND FLOOR

ELECTRICAL INSTALLATION Intermediate Unit End Unit Light Point 13 nos 13 nos 18 nos Fan Point 3 nos 3 nos 3 nos 8 nos 13A Power Point 8 nos 8 nos A/C Power Point

FIRST FLOOR ELECTRICAL INSTALLATION **End Unit** Intermediate Unit Corner Unit Light Point 12 nos 17 nos 12 nos Fan Point 3 nos 3 nos 3 nos 8 nos 13A Power Point 8 nos 3 nos A/C Power Point 3 nos 3 nos

FENCING : Nil : Nil TURFING **GAS PIPING** : Nil

Note: The Developer shall at its own cost and expense, install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an * which may be deleted if not applicable.

Strategically Located For Business Success



IKEA Tebrau 4 km

AEON Mall **Tebrau City** 4.5 km

Sunway College Johor Bahru 7 km

Kempas Medial Centre 15 km

Johor Bahru City Centre & CIQ 17 km

Senai International Airport 32 km

07 861 0555

www.spsetia.com

Yukong Development (PTE) Limited 195102000014 (991872-U)

PLO 12062, Jalan Persiaran Pelangi Indah, Taman Pelangi Indah, 81800 Ulu Tiram, Johor Bahru, Johor Darul Takzim, Malaysia. Mon - Fri: 9am - 6pm • Sat, Sun & PH: 10am - 6pm

Setia

livelearnworkplay

Stay Together. Stay Setia