



CAPITOL SQUARE 3

SHOP · OFFICE · HUB



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.



Where Business Thrives

Well-placed in a strategic location that is surrounded by ample residential catchment, the modern shop offices at Capitol Square 3 offer the ideal workspace to enhance your business image.

- Established connectivity for easy access
- Matured nearby amenities
- Ample car park spaces



Site Plan



22' x 70' | 3,058 sq. ft. | 72 units

LEGEND

- Phase 1
- Phase 2
- Odd Corner (20' x 70')
(PTD 207896, PTD 207897 & PTD 207915)
- Bumiputera Lots

Remark:
* - Unit with balcony

Floor Plan (Intermediate Unit)



Specifications

STRUCTURE	: Reinforced Concrete Frame	Toilet	: Ceramic Tiles
WALL	: Brick wall	Corridor	: Porcelain Tiles
ROOFING COVERING	: Metal Roofing Sheet	Bin Compartment	: Ceramic Tiles
ROOF FRAMING	: Steel	Miscellaneous	: Cement Render
CEILING	: Skim Coat	SANITARY AND PLUMBING FITTINGS	
	: Cement Board	Toilet / Wash Hand Basin Area	
	: Plaster Ceiling Board	: Pedestal Water Closet	
WINDOWS	: Aluminium Framed Glass Window	: Squatting Water Closet	
DOORS	: Glass Door	: Bib Tap	
	: Roller Shutter	: Wash Hand Basin with Tap	
	: Fire Rated Door		
	: Plywood Flush Door		
	: Plywood Flush Door with Fixed Louvers		
	: Mild Steel Door with Fixed Louvers		
	: Mild Steel Grille Door		
IRONMONGERY	: Lockset with Accessories		
WALL FINISHES			
Toilet /	: Ceramic Tiles up to 1500mm Height /		
Wash Hand Basin Area	Plaster and Paint		
Miscellaneous	: Emulsion Paint on Internal Plastered Walls		
	: Weather Resistant Paint on External Walls		
FLOOR FINISHES			
Shop	: Cement Render		
Office	: Cement Render		
Staircase	: Cement Render c/w Nosing Tiles		
		FENCING	: Nil
		TURFING	: Nil
		GAS PIPING	: Nil

GROUND FLOOR			
ELECTRICAL INSTALLATION	Intermediate Unit	End Unit	Corner Unit
Light Point	13 nos	13 nos	18 nos
Fan Point	3 nos	3 nos	3 nos
13A Power Point	8 nos	8 nos	8 nos
A/C Power Point	-	-	-
FIRST FLOOR			
ELECTRICAL INSTALLATION	Intermediate Unit	End Unit	Corner Unit
Light Point	12 nos	12 nos	17 nos
Fan Point	3 nos	3 nos	3 nos
13A Power Point	8 nos	8 nos	8 nos
A/C Power Point	3 nos	3 nos	3 nos

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

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