



2-STOREY SHOP OFFICE | 22' X 75'

*empor*ia

@ SETIA ALAMSARI

excite. evolve. emerge.

CONVERGENCE OF PEOPLE AND PLACE



2-STOREY SHOP OFFICE | 22' X 75'

THE MARK OF VIBRANT COMMERCIAL HUB


Emerging from the largest township in Kajang, Emporia is a unique and vibrant commercial enclave designed to blend the essence of modern retail.

Emporia aims to bring life back into the streets, creating public spaces for the community to gather and maximising businesses' potentials. Here is where identity meets vibrancy and urban convenience.

BETTER SPACE DESIGNS FOR GREATER RESULTS

The wide shop length and walkways allow businesses to go beyond the quarters of their shop to create an alfresco experience for their patrons.

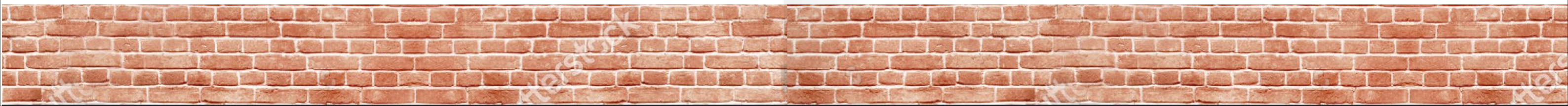
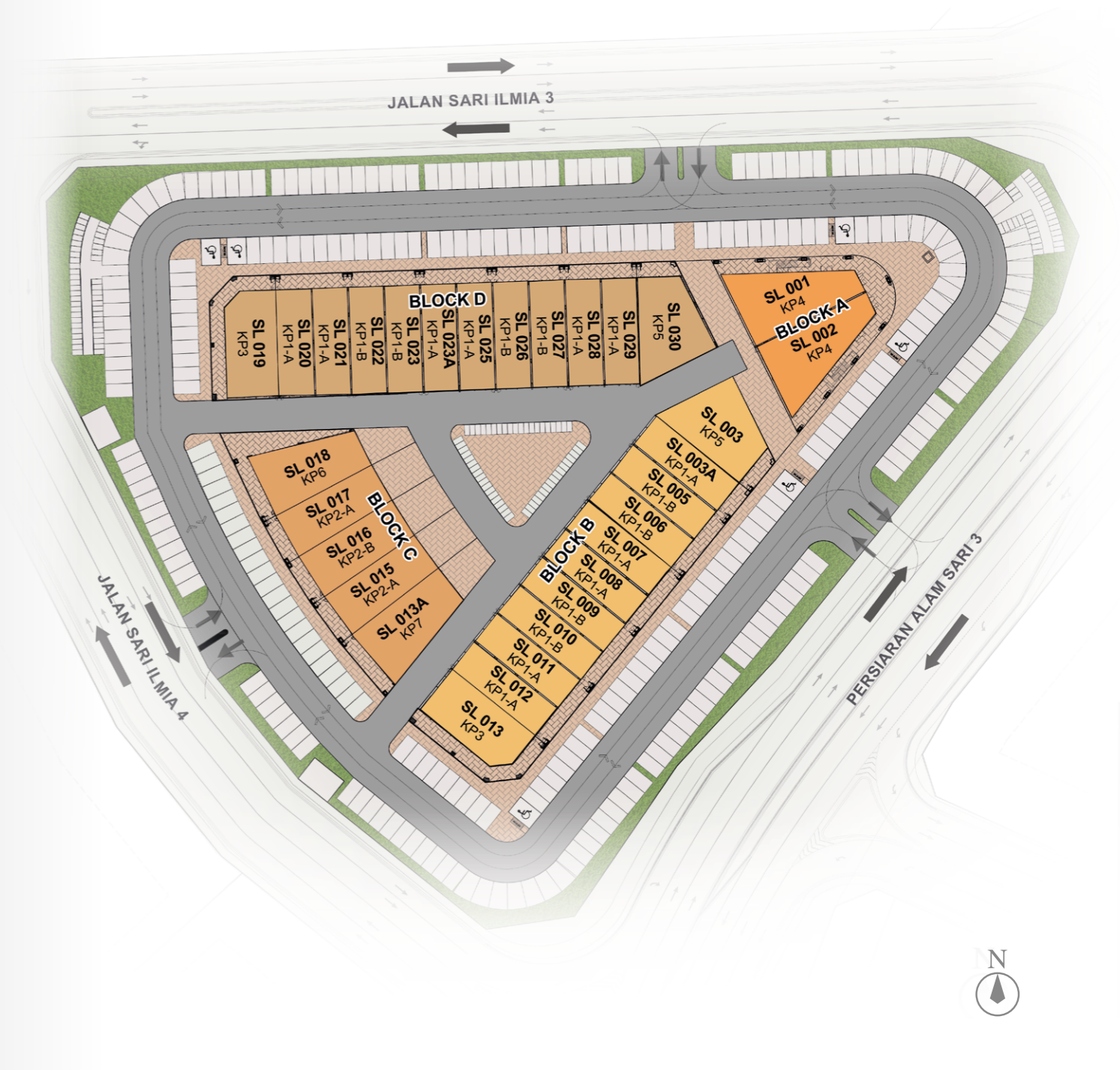


-  30 Limited Units
-  5mins to UKM
-  High Visibility (Facing Main Ring Road)
-  75' Shop Length
-  Matured Area with Growing Population
-  Attractive Façade Design
-  Extended Walkway
-  Ample Parking Space
-  Extensive Mosque Facilities (Caters up to 5,000 pax. Complete by 2024)



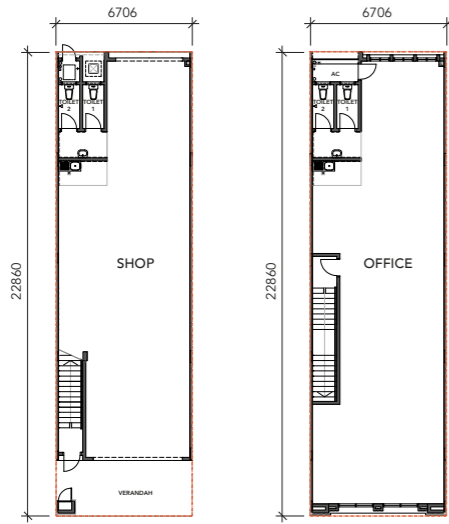
MASTER PLAN

site PLAN



FLOOR PLAN

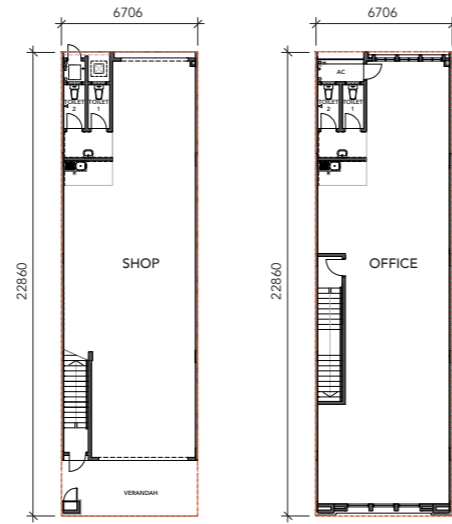
KP1-A | Intermediate | 3,208 sqft



Ground Floor

First Floor

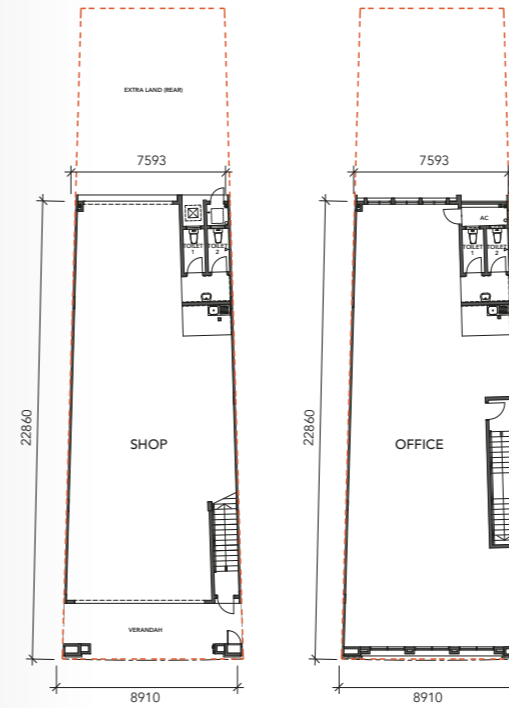
KP1-B | Intermediate | 3,208 sqft



Ground Floor

First Floor

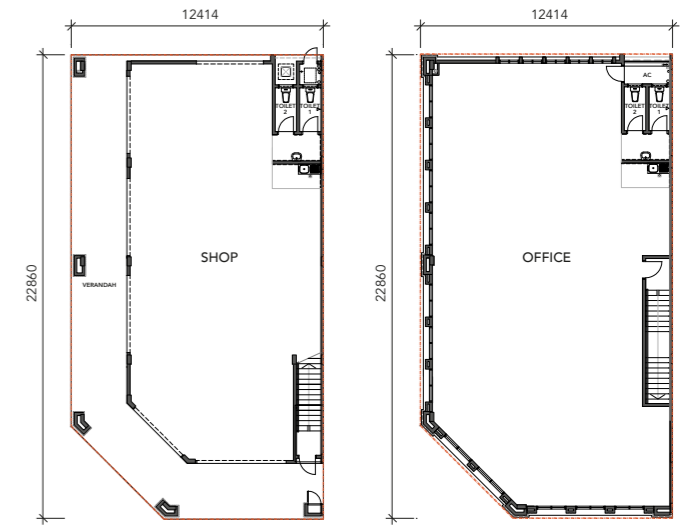
KP2-A, KP2-B | Intermediate | 3,947 sqft



Ground Floor

First Floor

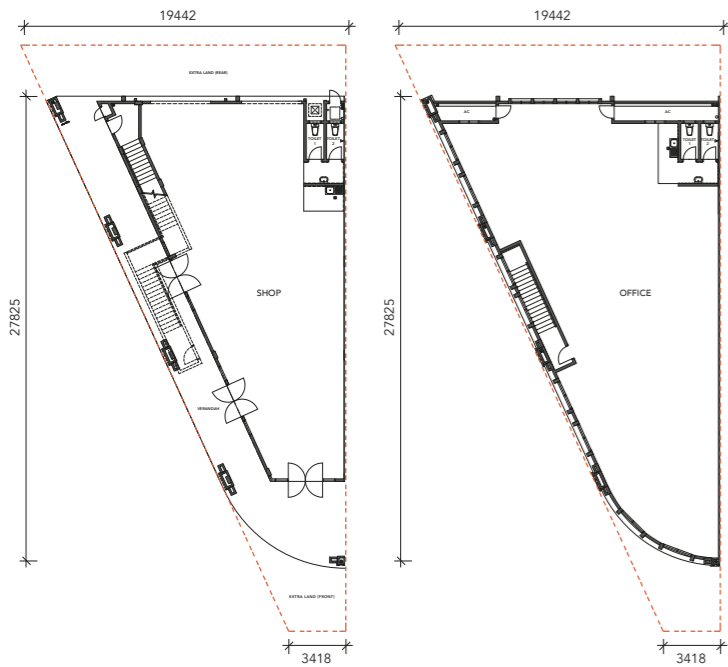
KP3 | Corner | 5,584 sqft



Ground Floor

First Floor

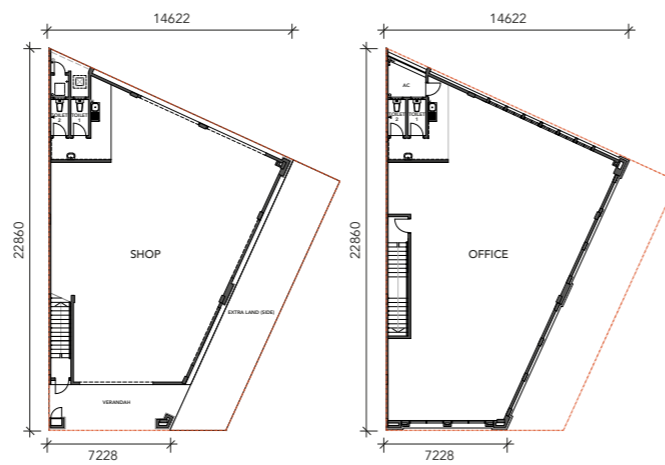
KP4 | Corner | 6,646 sqft



Ground Floor

First Floor

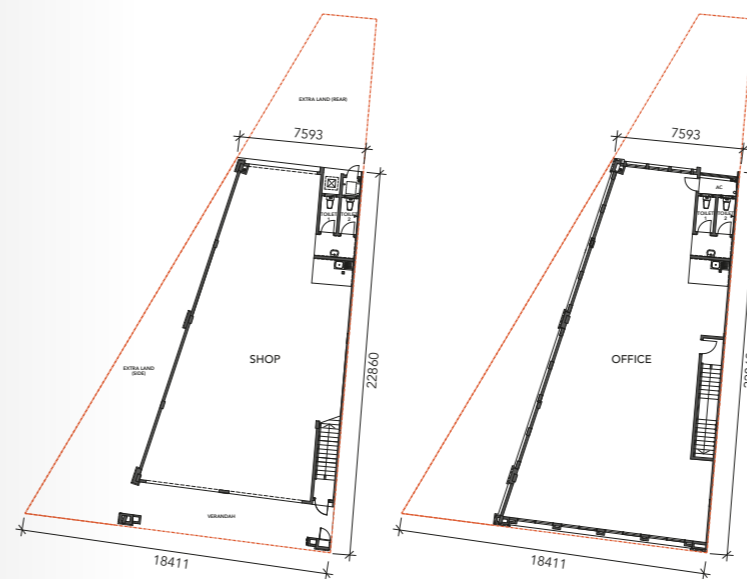
KP5 | End Lot | 4,526 sqft



Ground Floor

First Floor

KP6 | End Lot | 4,724 sqft



Ground Floor

First Floor

KP7 | End Lot | 4,724 sqft



Ground Floor

First Floor



SPECIFICATIONS

Structure	:	Reinforced Concrete
Wall	:	Brickwork
Roofing Covering	:	Metal Deck Roof / Concrete Slab
Roof Framing	:	Metal Truss
Ceilings	:	Concrete Slab / Plaster Ceiling / Ceiling Board
Windows	:	Aluminium Framed Casement / Top Hung / Fixed Glass Window
Doors	:	Main Entrance - Roller Shutter Side Entrance - Roller Shutter (Corner Lot / End Lot) Back Entrance - Roller Shutter Others - MS Grille Door / Flush Door / PVC Door
Ironmongery	:	Quality Ironmongery
Wall Finishes	:	Toilet - Ceramic Tiles Pantry - Ceramic Tiles Others - Plaster and Paint
Floor Finishes	:	Toilet / Pantry - Ceramic Tiles Verandah - Porcelain Tiles / Paver Others - Cement Render
Painting	:	Emulsion Paint
Sanitary & Plumbing Fittings	:	4 WCs, 2 Wash Basins, 2 Showers, 2 Kitchen Sinks

Electrical Installation :

	BLOCK A	BLOCK B & D			BLOCK C		
	KP4	KP1-A & KP1-B	KP5	KP3	KP2-A & KP2-B	KP6	KP7
	Corner Lot	Intermediate Lot	End Lot	Corner Lot	Intermediate Lot	End Lot	End Lot
13 Amp Plug Point	18	18	18	18	18	18	18
Light Points	42	29	36	37	31	37	33
Ceiling Fan Points	4	3	5	3	3	3	3

Internal Telecommunication

Trunking & Cabling :

	BLOCK A	BLOCK B & D			BLOCK C		
	KP4	KP1-A & KP1-B	KP5	KP3	KP2-A & KP2-B	KP6	KP7
	Corner Lot	Intermediate Lot	End Lot	Corner Lot	Intermediate Lot	End Lot	End Lot
FWS Points	2	2	2	2	2	2	2



KAJANG'S LARGEST TOWNSHIP BY THE AWARD-WINNING DEVELOPER



Staying true to S P Setia's philosophy of 'Live, Learn, Work, Play', Setia Alamsari is a comprehensive township that offers the community a well-rounded lifestyle.

The township inculcates inspirational design principles into each development to add value to each resident and patron's everyday life.



Stay Together. Stay Setia
livelearnworkplay

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Connect with us
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Setia

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