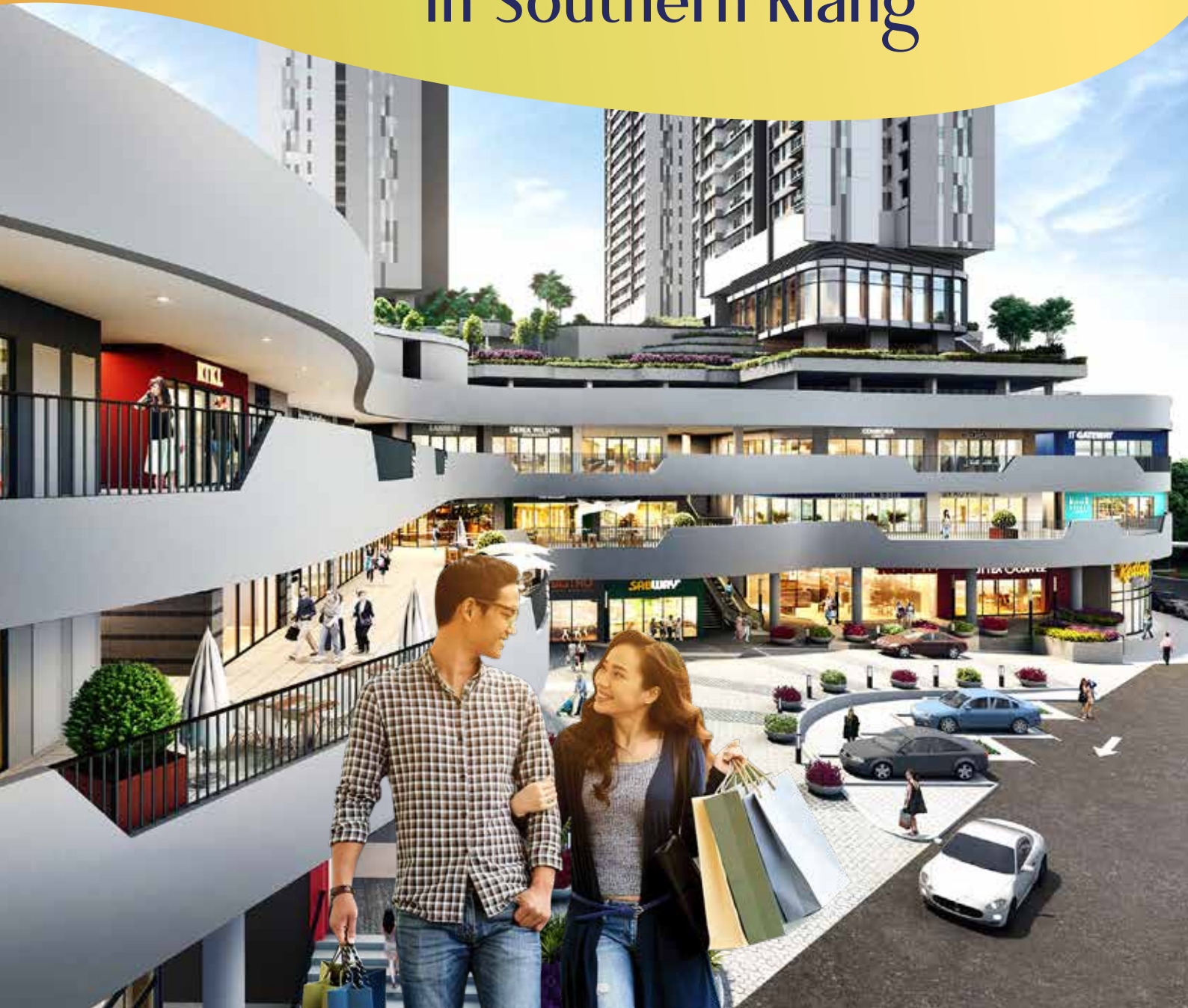


Tr||owalk

Integrated Development in Southern Klang





Triowalk, the New Landmark of Bukit Tinggi

1.1 acres
Commercial Area

32
Exclusive Units

***117** Commercial
Car Park Bays
*Inclusive of assigned & public car park

Located in Matured Township
Bukit Tinggi is an integrated and modern township in Klang with more than 100,000 population.



Ready Population
Ready footfall from 788 apartment units that connected via residential link bridge.



Business Friendly Design
A concept tailored for F&B, groceries outlet, fashion line, offices, clinics, pharmacy or even a showroom.



Potential Future Rental Growth
A benchmark for an exceptional value growth, paving the way to the rewarding future.



T.O.D Oriented
Easy access to PJ & KL via public transport; LRT, taxi, Grab, bus and LRT3 station that link to MRT2 at Bandar Utama.

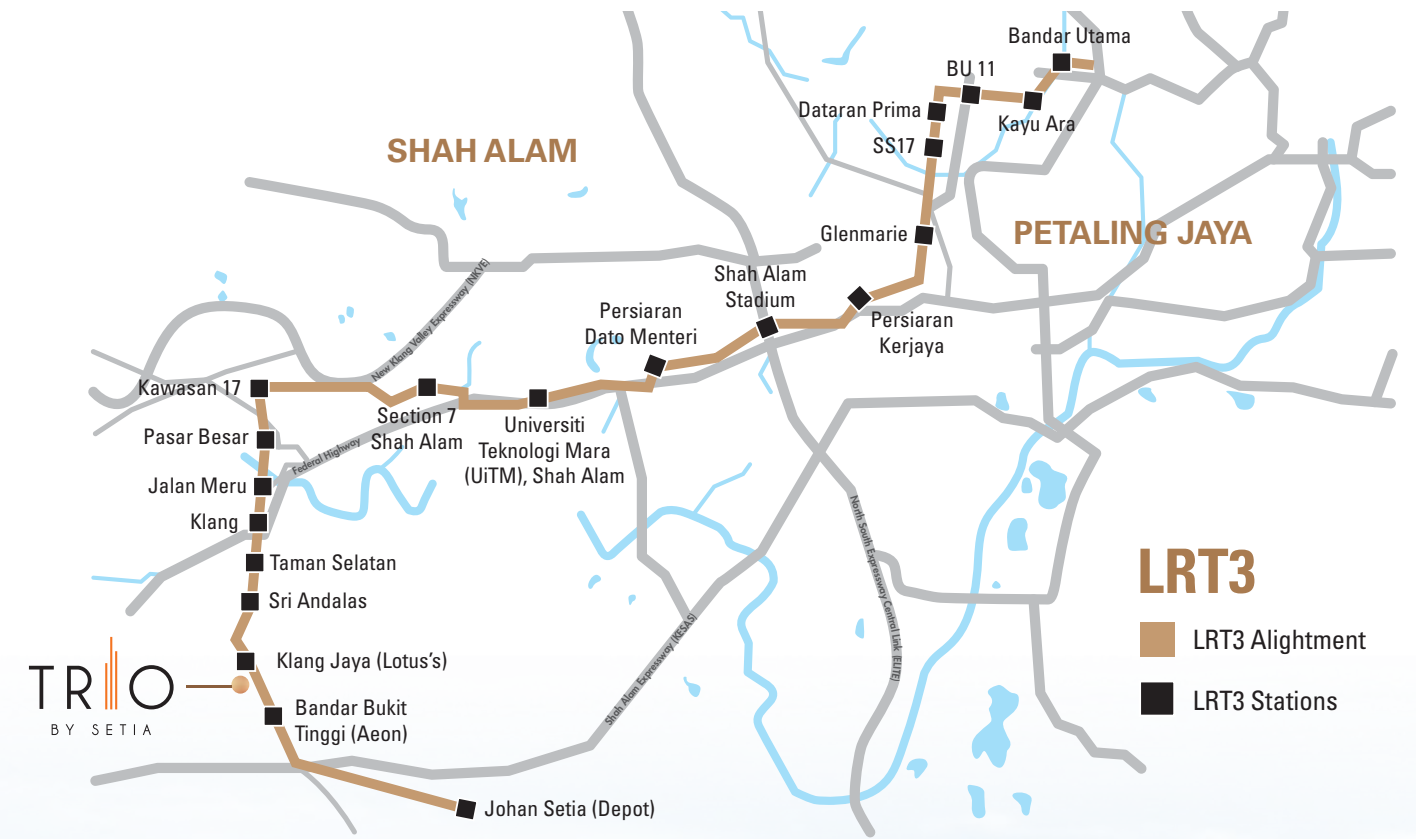
Highly Visible
Fronting main thoroughfare of Jalan Langat where highly visible along busy traffic.

Great Connectivity
Well connected via major highways; KESAS, Federal Highway, SKVE, WCE and Elite.

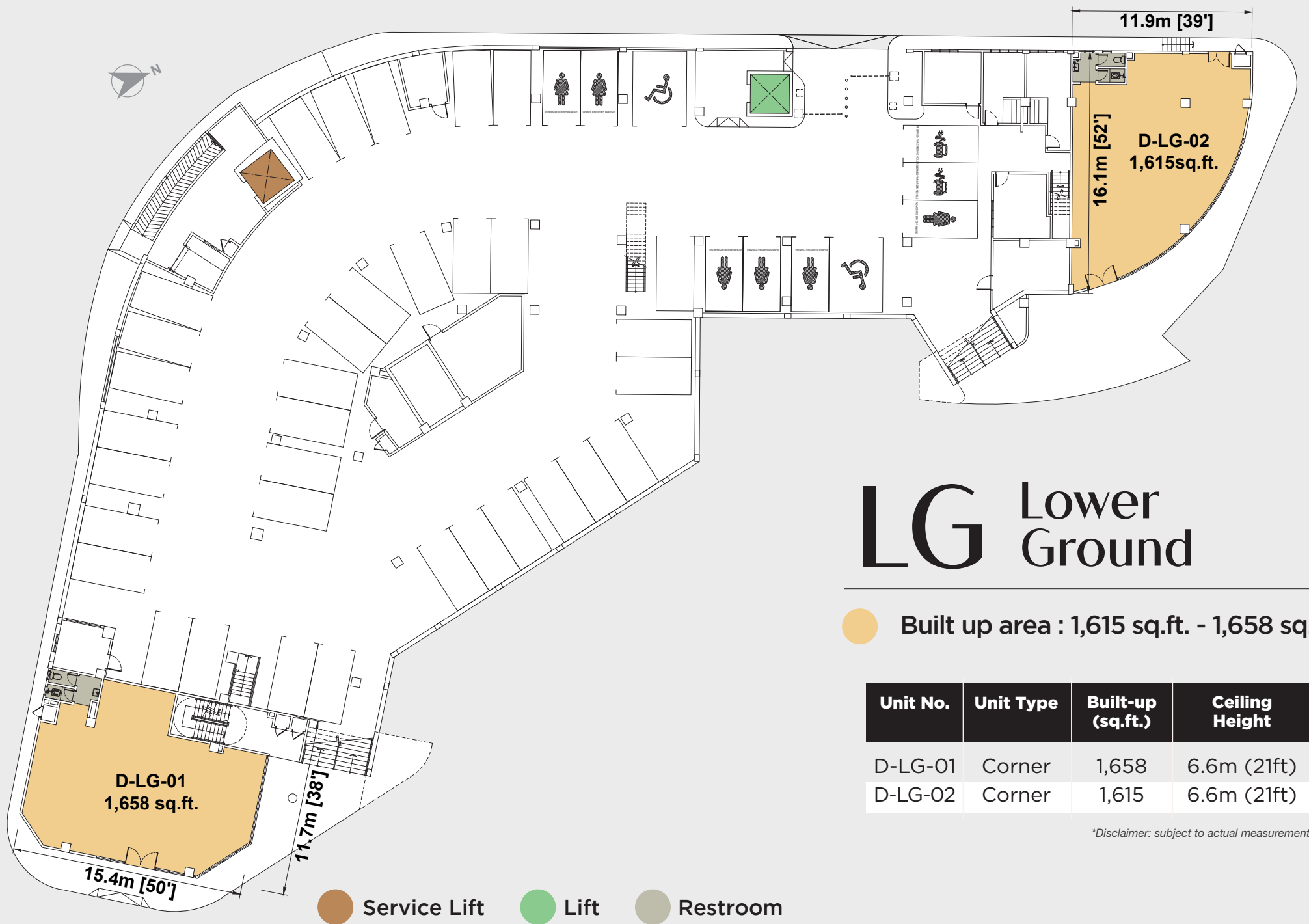
Artist's Impression only

The Ideal Location for Your Business

Triowalk is at the heart of it all, located in one of Klang's most vibrant and liveable city. This Transit-Oriented Development (T.O.D) has been meticulously planned with modern amenities as well as covered walkway to LRT3 station.



Artist's Impression only

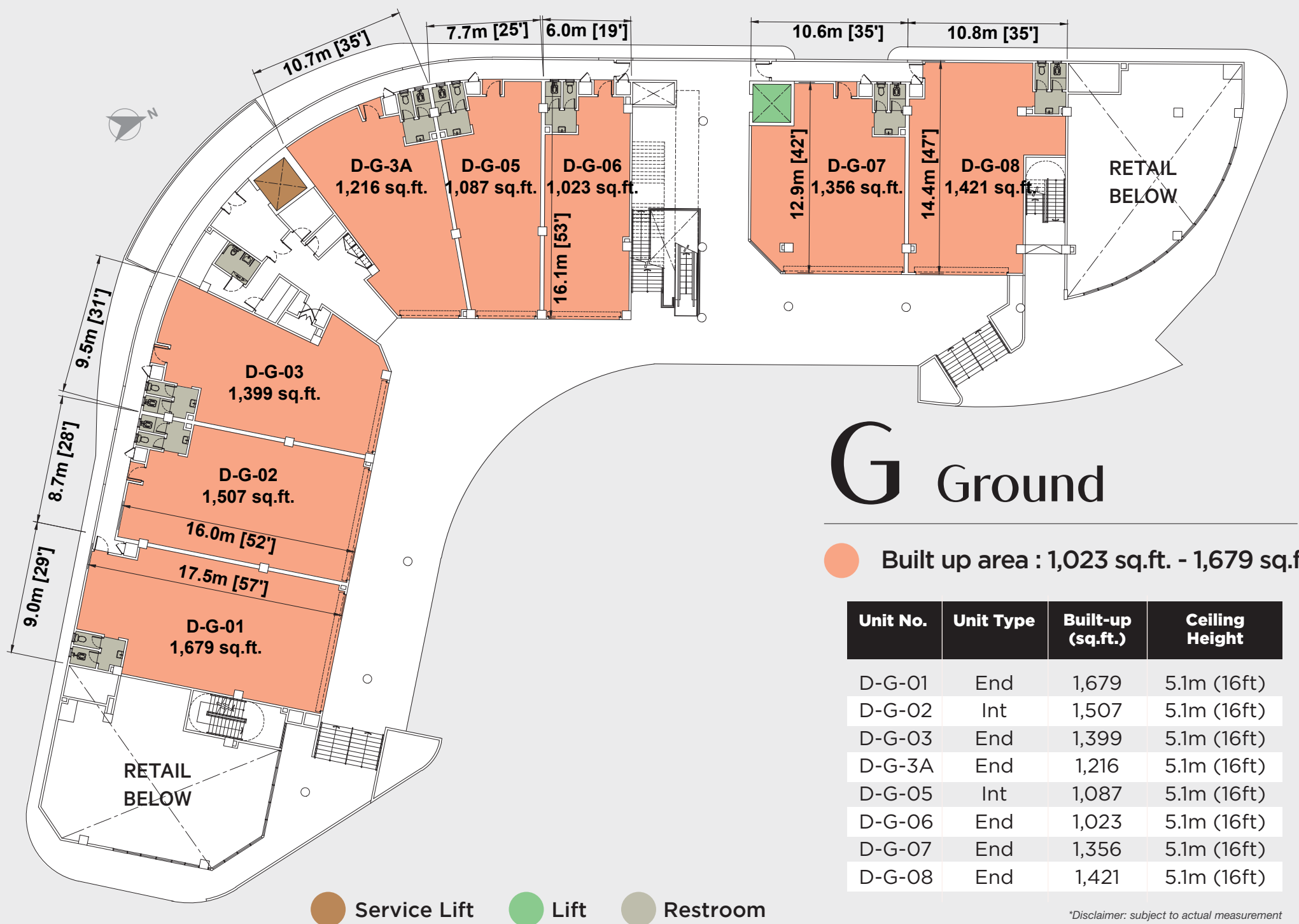


LG Lower Ground

Built up area : 1,615 sq.ft. - 1,658 sq.ft.

Unit No.	Unit Type	Built-up (sq.ft.)	Ceiling Height
D-LG-01	Corner	1,658	6.6m (21ft)
D-LG-02	Corner	1,615	6.6m (21ft)

**Disclaimer: subject to actual measurement*

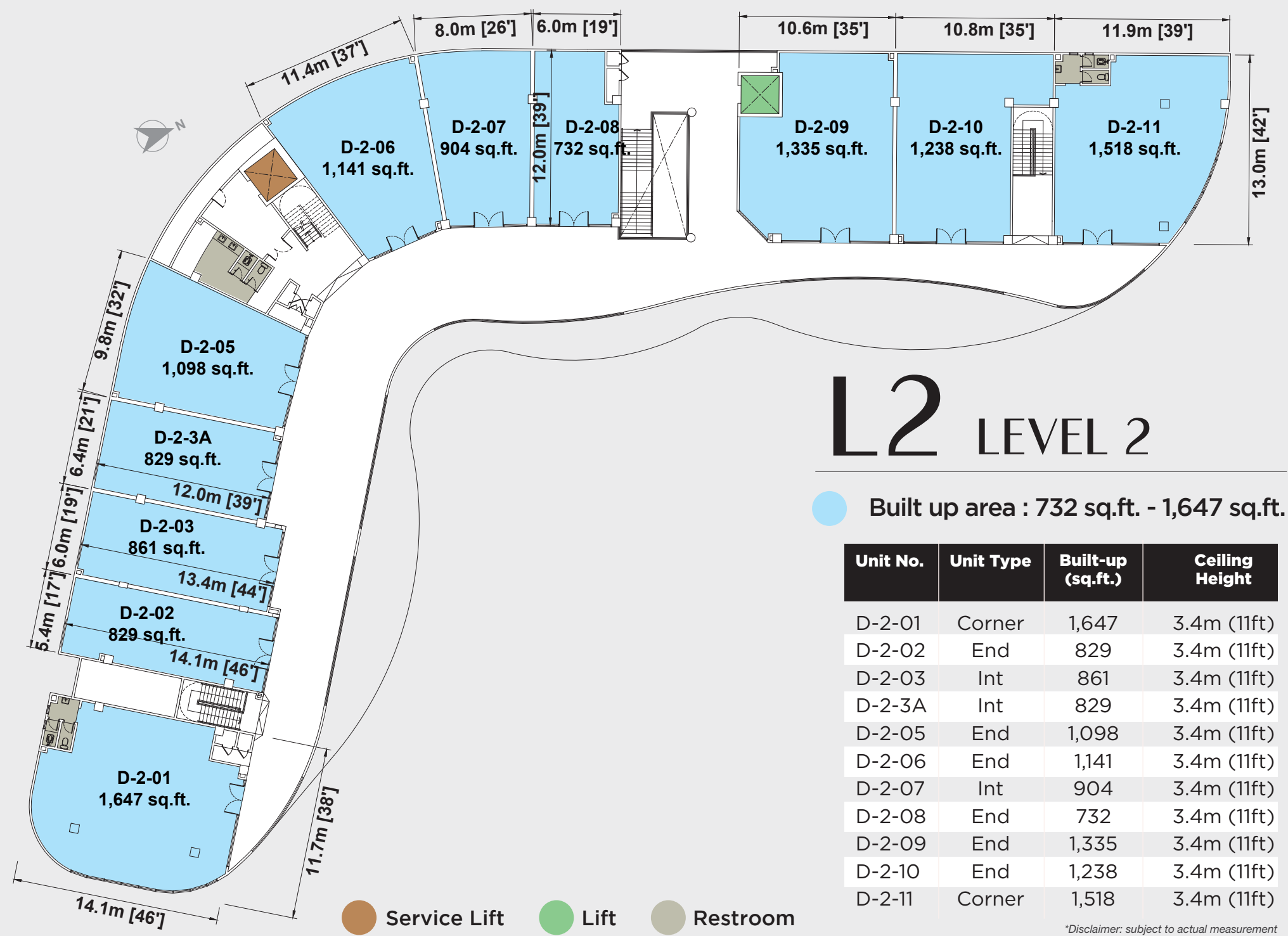
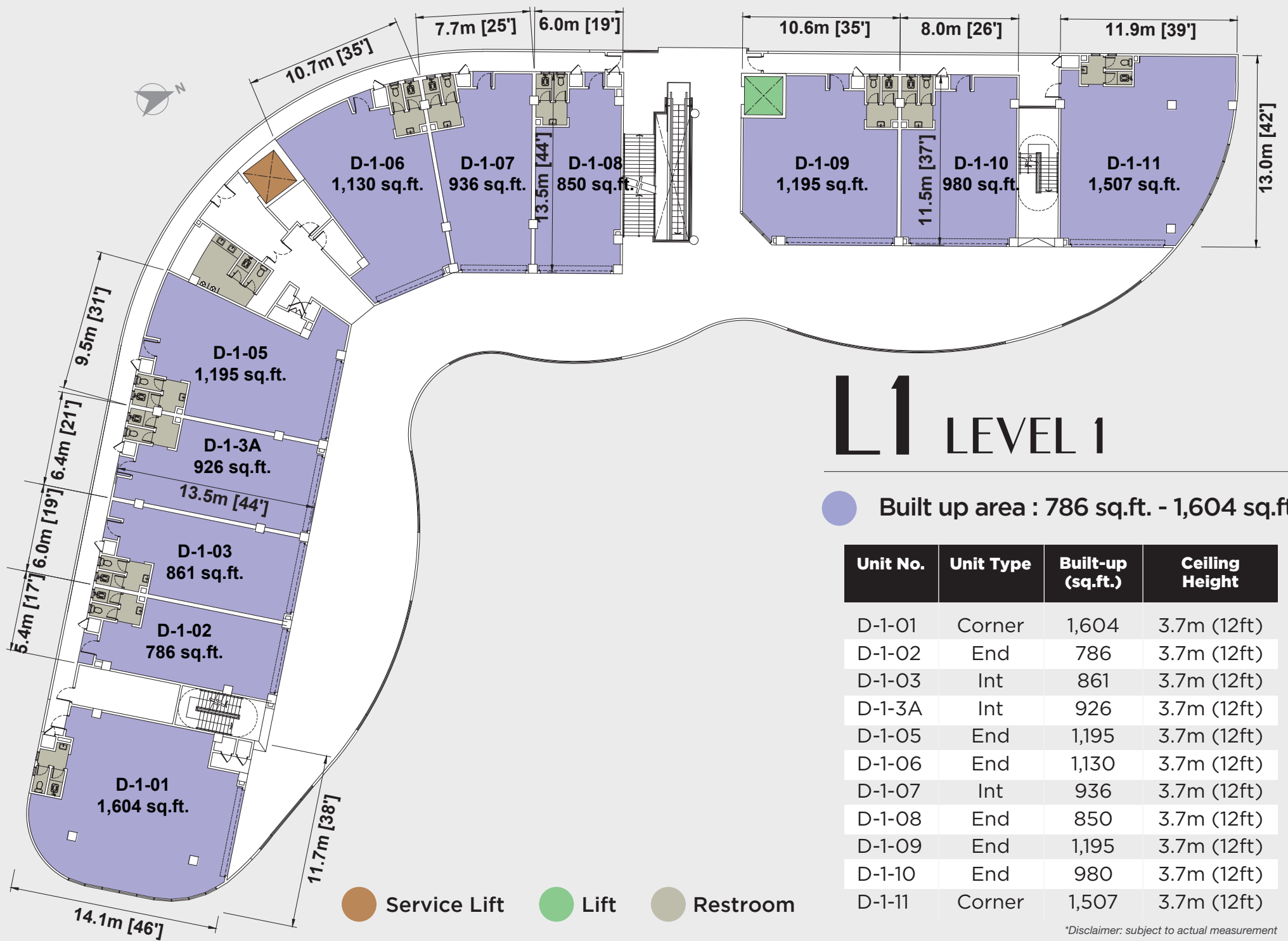


G Ground

Built up area : 1,023 sq.ft. - 1,679 sq.ft.

Unit No.	Unit Type	Built-up (sq.ft.)	Ceiling Height
D-G-01	End	1,679	5.1m (16ft)
D-G-02	Int	1,507	5.1m (16ft)
D-G-03	End	1,399	5.1m (16ft)
D-G-3A	End	1,216	5.1m (16ft)
D-G-05	Int	1,087	5.1m (16ft)
D-G-06	End	1,023	5.1m (16ft)
D-G-07	End	1,356	5.1m (16ft)
D-G-08	End	1,421	5.1m (16ft)

**Disclaimer: subject to actual measurement*



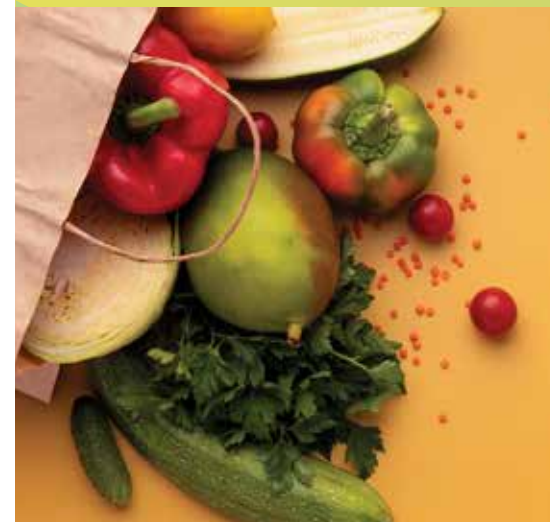
SPECIFICATION

Structure	Reinforced Concrete											
Wall	Concrete Wall / Brick Wall / Lightweight Wall / Drywall and / or Precast Wall											
Roofing Covering	Concrete Slab											
Roof Framing	Reinforced Concrete											
Ceiling	Other Areas	Skim Coat & Paint to underside of Reinforced Concrete Slab Plaster Ceiling (Where Applicable)										
	Toilet	Plaster Ceiling (Retail & Office Corner Unit)										
Windows	Aluminium Framed Glass Windows											
Doors	Main Entrance	Roller Shutter (Where Applicable)										
	Others	Painted Plywood Flush Door										
	Aluminium Framed Glass Doors (Where Applicable)											
Ironmongeries	Quality Ironmongery											
Wall Finishes	TYPES	RETAIL	OFFICE CORNER UNIT	OFFICE INTERMEDIATE UNIT								
	Internal Walls	Plaster & Paint / Skim Coat & Paint	Plaster & Paint / Skim Coat & Paint	Plaster & Paint / Skim Coat & Paint								
	Toilets	Tiles to Plaster Ceiling Height	Tiles to Plaster Ceiling Height	-								
	Refuse	Tiles	-	-								
Floor Finishes	Other Areas	Cement Render	Cement Render	Cement Render								
	Refuse	Tiles	-	-								
	Toilets	Tiles	Tiles	-								
Sanitary & Plumbing Fittings	End-Cap	-	-	1 no								
	Basin	1 no	1 no	-								
	Tap	3 nos	2 nos	-								
	WC	1 no	1 no	-								
	AWC	1 no	1 no	-								
Electrical Installation	TYPES	D-LG-01	D-LG-02	D-G-01	D-G-02	D-G-03	D-G-3A	D-G-05	D-G-06	D-G-07	D-G-08	
	Light Point	16	18	20	17	17	14	13	12	16	17	
	13 Power Point	10	10	12	10	10	8	8	8	10	10	
	Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1	
	Electrical DB	1	1	1	1	1	1	1	1	1	1	
	TYPES	D-1-01	D-1-02	D-1-03	D-1-3A	D-1-05	D-1-06	D-1-07	D-1-08	D-1-09	D-1-10	D-1-11
	Light Point	19	10	10	10	14	12	11	10	16	14	16
	13 Power Point	12	6	6	6	8	8	6	6	8	6	10
	Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1	1
	Electrical DB	1	1	1	1	1	1	1	1	1	1	1
	TYPES	D-2-01	D-2-02	D-2-03	D-2-3A	D-2-05	D-2-06	D-2-07	D-2-08	D-2-09	D-2-10	D-2-11
	Light Point	21	10	8	8	12	12	9	8	11	9	16
	13 Power Point	14	6	6	6	8	8	6	6	10	8	10
	Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1	1
	Electrical DB	1	1	1	1	1	1	1	1	1	1	1

UNITS CHART

2nd Floor	CL	EL	IL	IL	EL	EL	IL	EL	EL	EL	CL
Built-up (sq.ft.)	1,647	829	861	829	1,098	1,141	904	732	1,335	1,238	1,518
Unit No.	D-2-01	D-2-02	D-2-03	D-2-3A	D-2-05	D-2-06	D-2-07	D-2-08	D-2-09	D-2-10	D-2-11
1st Floor	CL	EL	IL	IL	EL	EL	IL	EL	EL	EL	CL
Built-up (sq.ft.)	1,604	786	861	926	1,195	1,130	936	850	1,195	980	1,507
Unit No.	D-1-01	D-1-02	D-1-03	D-1-3A	D-1-05	D-1-06	D-1-07	D-1-08	D-1-09	D-1-10	D-1-11
Ground Floor	EL	IL	EL	EL	IL	EL	EL	EL			
Built-up (sq.ft.)	1,679	1,507	1,399	1,216	1,087	1,023	1,356	1,421			
Unit No.	D-G-01	D-G-02	D-G-03	D-G-3A	D-G-05	D-G-06	D-G-07	D-G-08			
Lower Ground Floor	CL	CL									
Built-up (sq.ft.)	1,658	1,615									
Unit No.	D-LG-01	D-LG-02									

Perfect for
New Startups
 & Business Upgraders



All areas and / or measurements stated in this brochure are approximates only and are subject to final survey, and the above plans are subject to change(s) as may be required by the relevant authorities. All art renderings and pictures are artist impression only where selected units may be blocked by LRT pillars. While every care has been taken in providing this information, any inaccuracy and/or omission is not intentional. The developer cannot be held responsible for variations without notification as may be required by the relevant authorities or developer's architect and cannot form part of an offer or contract.

Be part of the Lively Bukit Tinggi

TRIO's prime location in matured townships of southern Klang offers complete amenities. Also offers accessibility and great connectivity via majors highways such as KESAS, Federal Highway, ELITE, SKVE, West Coast Highway & up-coming LRT 3.



Call +603 3162 3322
www.triobysetia.com.my

TRIO SALES GALLERIA
15-G, Jalan Remia 2/KS6,
Bandar Botanic, 41200 Klang, Selangor.
E trio_sales@spsetia.com.my

Connect with us

TRIO By Setia



Stay Together. Stay Setia
livelearnworkplay

Ganda Anggun Sdn. Bhd. 200101001750 (537506-W) • No. Lot 82623, Jalan Langat / KS06, Bandar Bukit Tinggi 1, 41200 Klang Bandar Diraja, Selangor. • T: +603 3162 3322 • F: +603 3162 3323 • W: www.spsetia.com
Developer License No.: 14680/03-2025/0052(R) • Validity Period: 09/03/2022-21/03/2025. • Land Tenure: Freehold. • Land Authority Approving Plan: MPK/BGN-600-4/1/0124(2016)-P. • Majlis Perbandaran Klang. • Expected Date Of Completion: September 2025. DISCLAIMER: All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.