

# LOCATION



# LIVISTONIA IX

3-STOREY SHOP OFFICES

07 237 2255  
setiatropika.com

Setia Indah Sdn. Bhd. 198901008253 (185555-H)  
Setia Tropika Sales Gallery  
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Stay Together. Stay Setia  
livelearnworkplay



All art renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.



# LIVE UP THE VIBE

Liviston IX, a contemporary 3-storey shop office with an industrial flair, blending steel, glass, and exposed materials for a sleek aesthetic. The open floor plan and large windows create a versatile, well-lit space, catering to modern business needs with style and functionality.



Lot size:  
22' x 65' / 22' x 70'



29 Exclusive  
Shop Offices



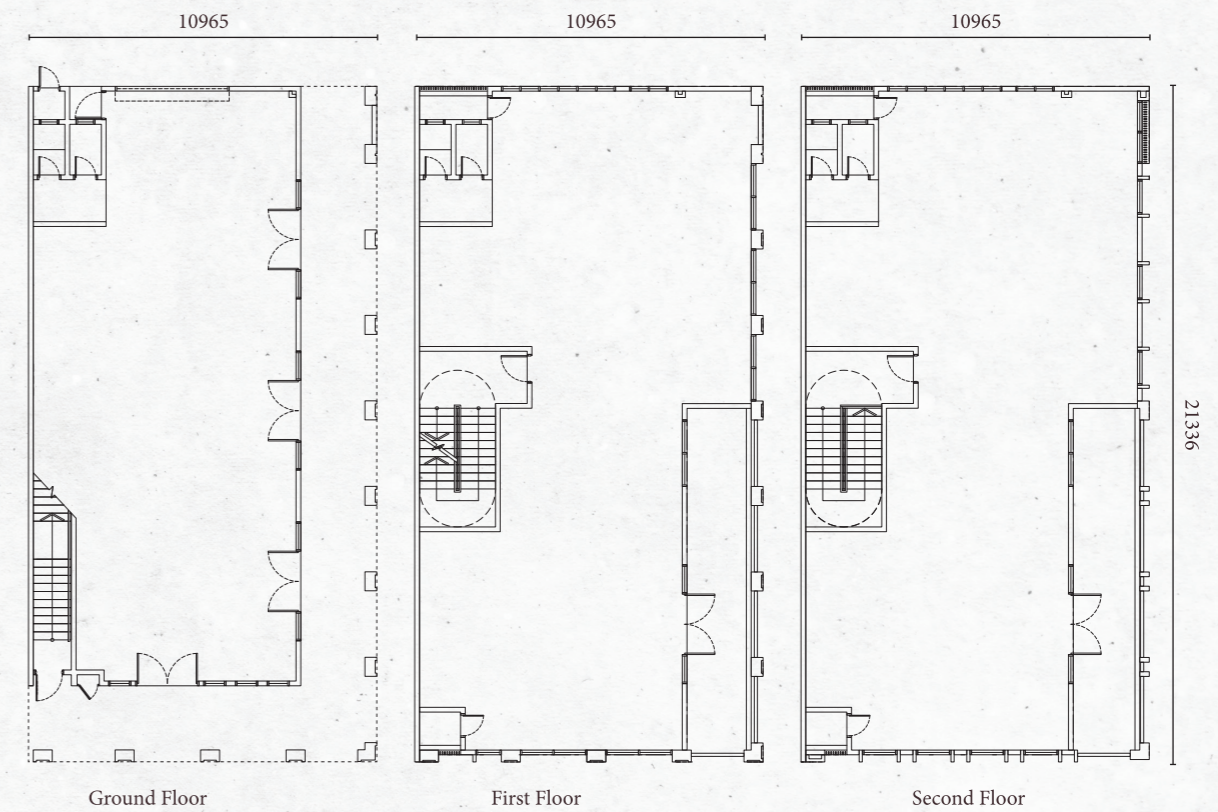
Ample  
Parking Spaces



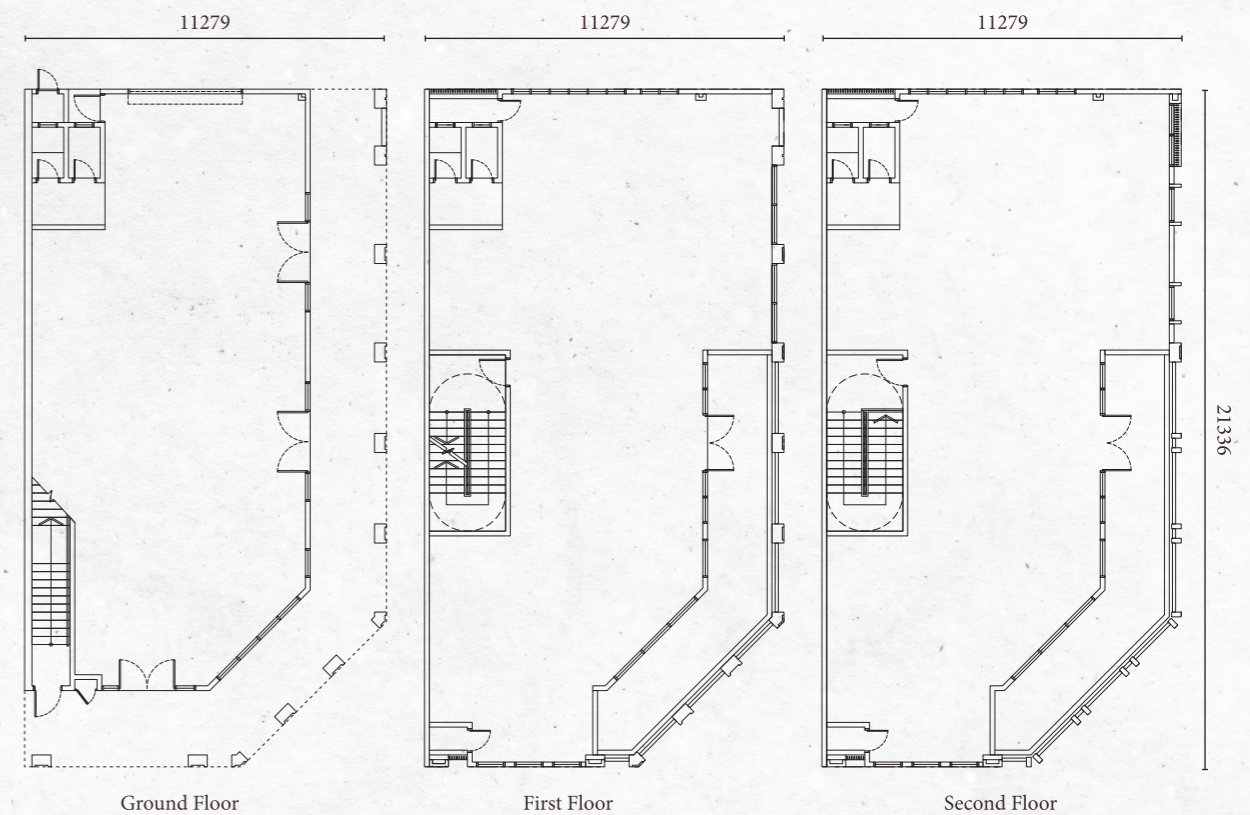
Matured Township  
Development

## FLOOR PLANS

C



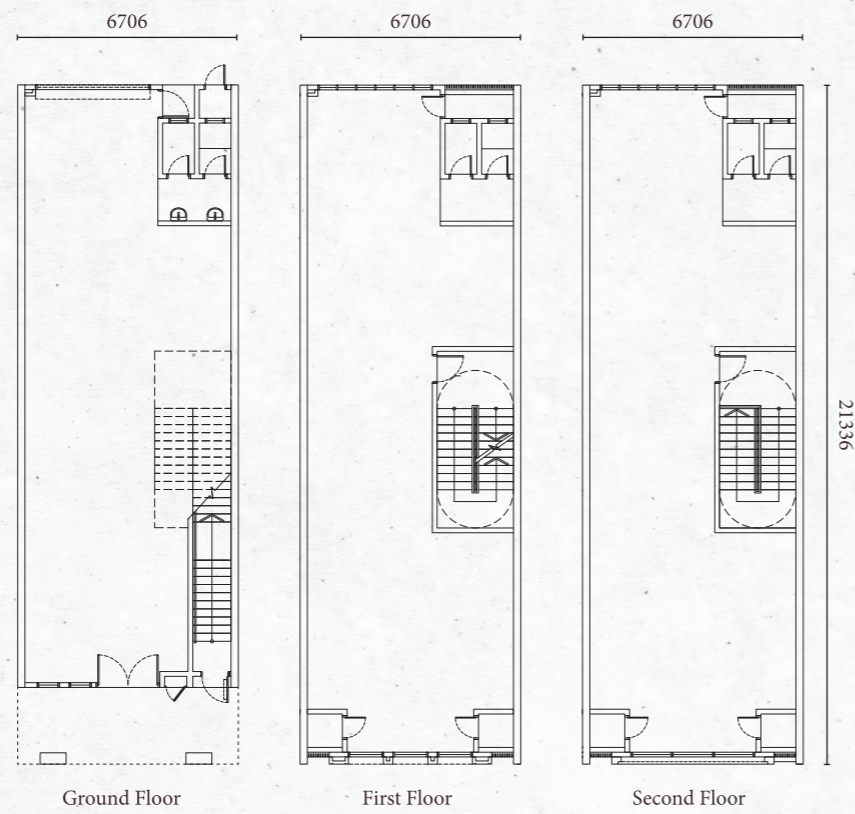
D



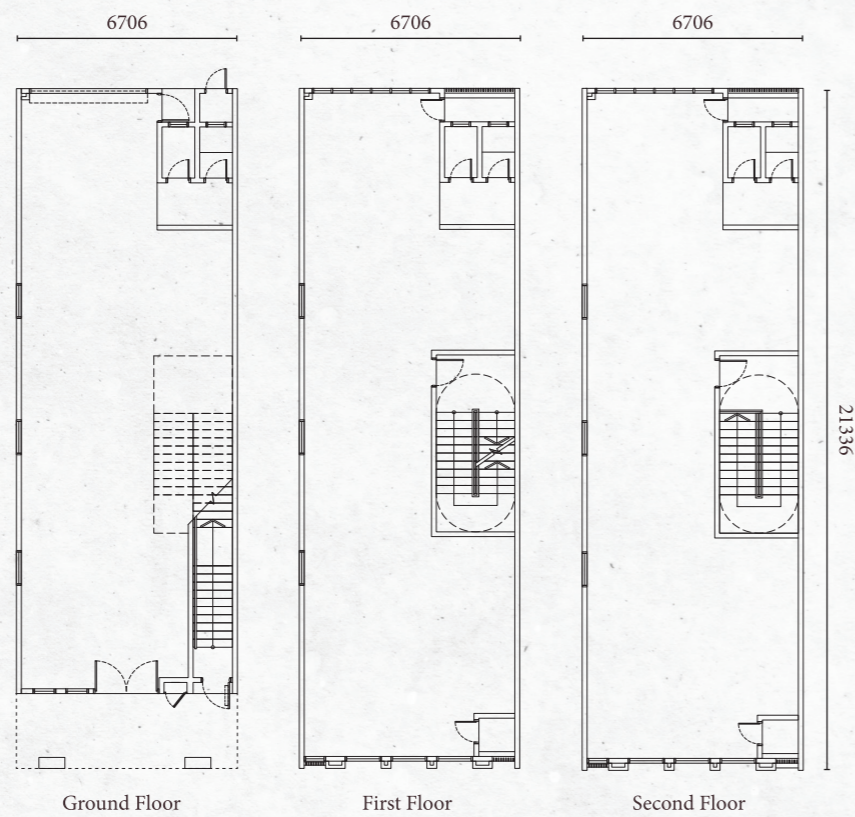


# FLOOR PLANS

A<sup>1</sup>



B<sup>1</sup>





# SITE PLAN

Jalan Setia Tropika Utama



22' x 70'

- Type A1
- Type A2
- Type A3
- Type A4
- Type B1
- Type B2
- Type C
- Type D
- Type E
- Type F

22' x 65'

- Type G1
- Type G2
- Type H
- Type I
- Type J

Bumi Lot



# SPECIFICATIONS

- Structure** Reinforced concrete framework
- Wall** Brickwall / Drywall and / or Precast panels
- Roof Covering** Metal roofing / Reinforced concrete roof
- Roof Framing** Quality roof truss
- Ceiling** Plaster ceiling board, Skim coat
- Windows** Aluminium frame top hung with fixed glass window, Aluminium frame top hung with casement window, Aluminium frame top hung window, Aluminium frame fix glass panel window
- Doors** Aluminium frame glass swing door, Fire rated door, Plywood flush door with water resistant laminate, M.S grill door, Louvre door, PVC door, Roller shutter door

- Ironmongery** Provided
- Wall Finishes**
  - Toilet 1500mm height tiles
  - Refuse bin Full height wall tiles
- Floor Finishes**
  - Toilet Tiles
  - Refuse bin Tiles
  - Walkway Tiles
  - Shop & office Cement render
  - Other area Cement render
- Sanitary & Plumbing Fittings**
  - Kitchen sink 1 no.
  - Wash basin 6 nos.
  - Bip tap 7 nos.
  - W.C. 6 nos.
  - Toilet roll holder 6 nos.

	Intermediate								End			Corner		
	A1	A2	A3	A4	G1	G2	H	I	B1	B2	J	C	D	E
<b>Electrical Installation</b>														
Light point	32	32	32	32	32	40	40	40	32	32	40	41	43	43
Power point (13A)	21	21	21	21	21	21	21	21	21	21	21	21	21	21
Fan point	3	3	3	3	3	3	3	3	3	3	3	3	3	3
<b>Internal Telecommunication Trunking and Cabling</b>														
FWS	Provided													

Note : All the above specifications are subject to changes to comply with the requirements of the Appropriate Authority or if the Vendor's Architect consider it necessary.



Artist's Impression