

• 2-STOREY SHOP OFFICE •



BLOC 17

FREEHOLD

Delight In  
UNIQUE NEW EXPERIENCES



Stroll along  
SPANISH-INSPIRED PLEASURES





Future Development

ISADORA

AMADEO

CLUBHOUSE

OLIVERIA

ROSARIO

# Explore the EXTRAORDINARY



Established as a hub for all things social and commercial, Bloc 17 is great for both patrons and business owners alike. On top of adding to the charm and lifestyle at Setia Safiro, Bloc 17 is poised to make its own name as a highly-frequented destination in Cyberjaya.

LIMITED  
**48** UNITS

MAIN ROAD  
FRONTAGE

READY  
CATCHMENT





# BUILT for Brighter Communities



Explore the vibrant streets of Bloc 17 to experience what it means to be part of a bustling yet welcoming community. Bloc 17 consists of 48 shop offices, suitable for a wide variety of commercial activities. This lifestyle hub is master-planned to cultivate the best of business and interactive spaces, so that like-minded people may build tight, lasting bonds.

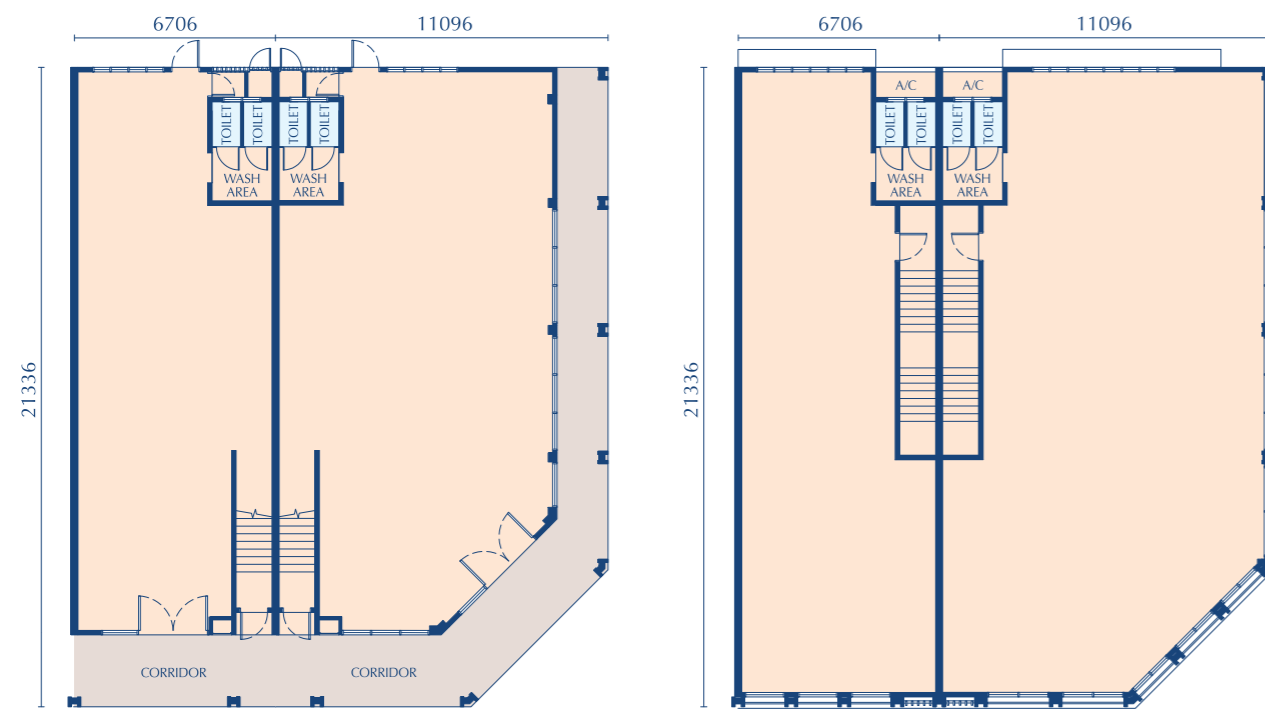
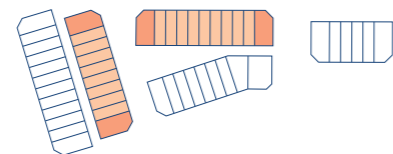


# Floor Plan



**22' x 70' / 36' x 70'**

Built-up Area  
**INTERMEDIATE LOT** 3,080 sq.ft.  
**CORNER LOT** 4,858 sq.ft.



GROUND FLOOR

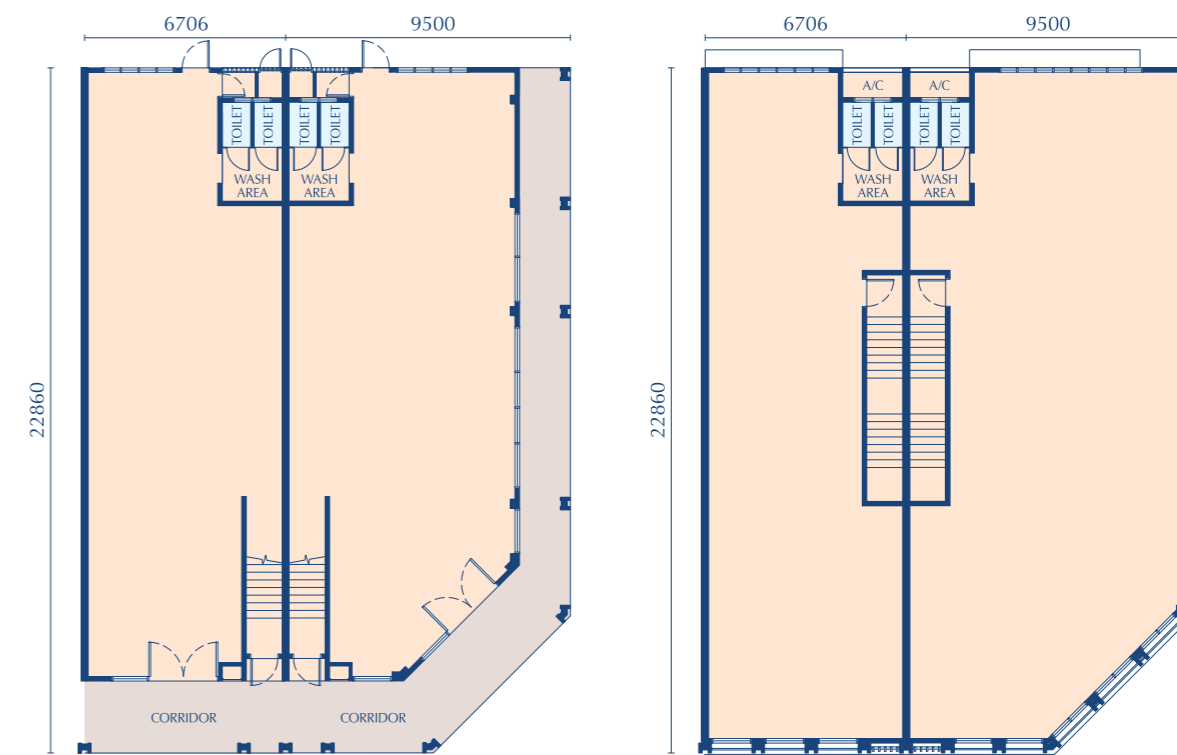
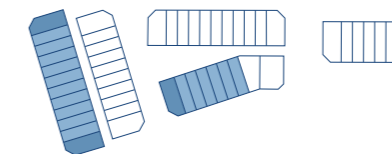
FIRST FLOOR

# Floor Plan



**22' x 75' / 31' x 75'**

Built-up Area  
**INTERMEDIATE LOT** 3,300 sq.ft.  
**CORNER LOT** 4,431 sq.ft.



GROUND FLOOR

FIRST FLOOR

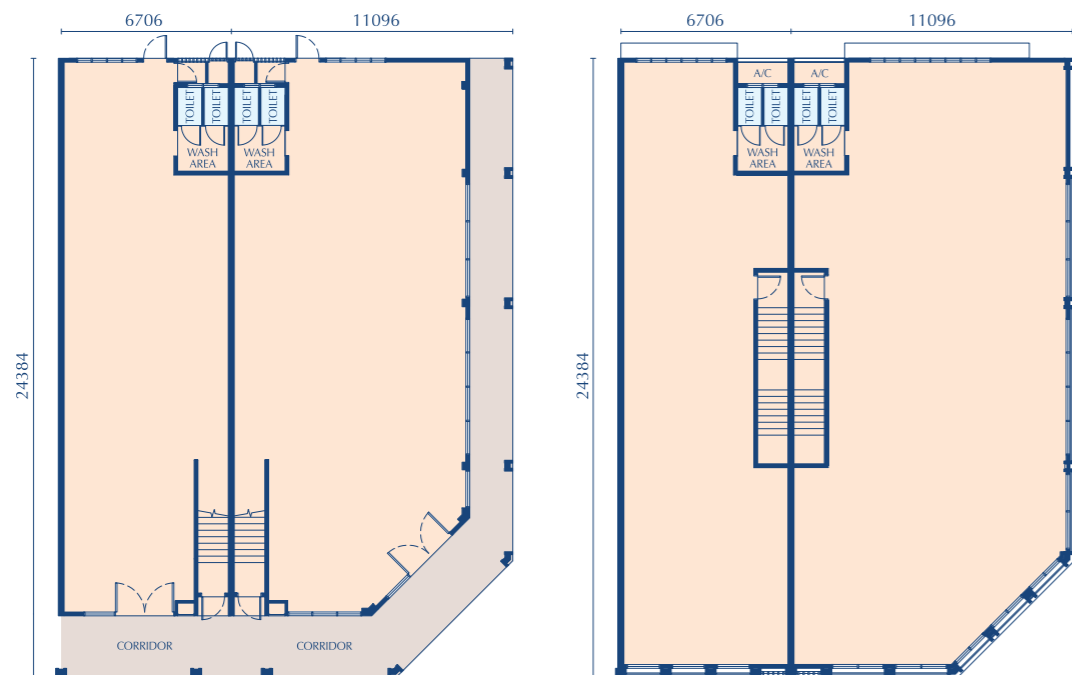
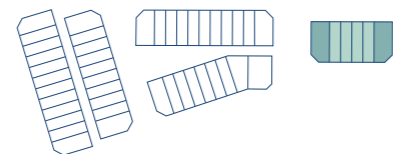


# Floor Plan



**22' x 80' / 36' x 80'**

Built-up Area  
**INTERMEDIATE LOT** 3,520 sq.ft.  
**CORNER LOT** 5,560 sq.ft.



GROUND FLOOR

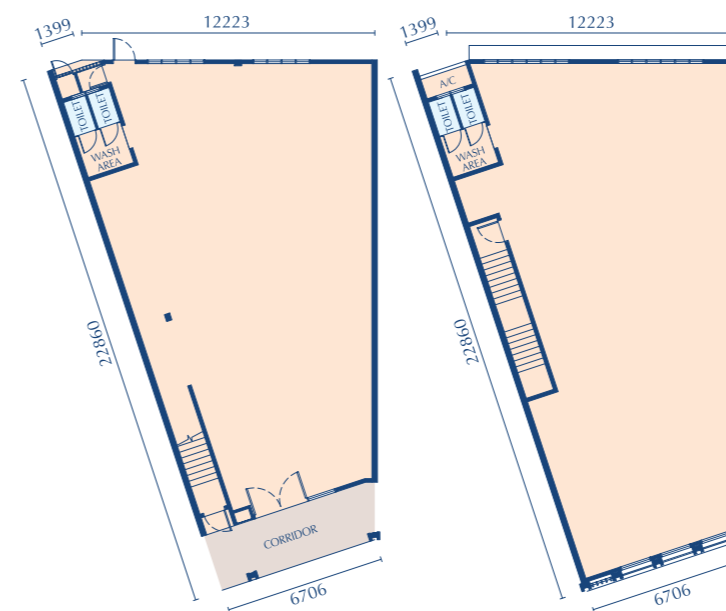
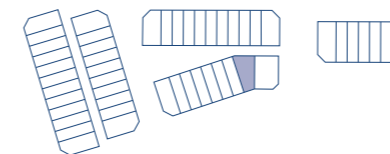
FIRST FLOOR

# Floor Plan



**Lot 41**

**INTERMEDIATE LOT**  
 Land Area 2,314 sq.ft.  
 Built-up Size 4,544 sq.ft.

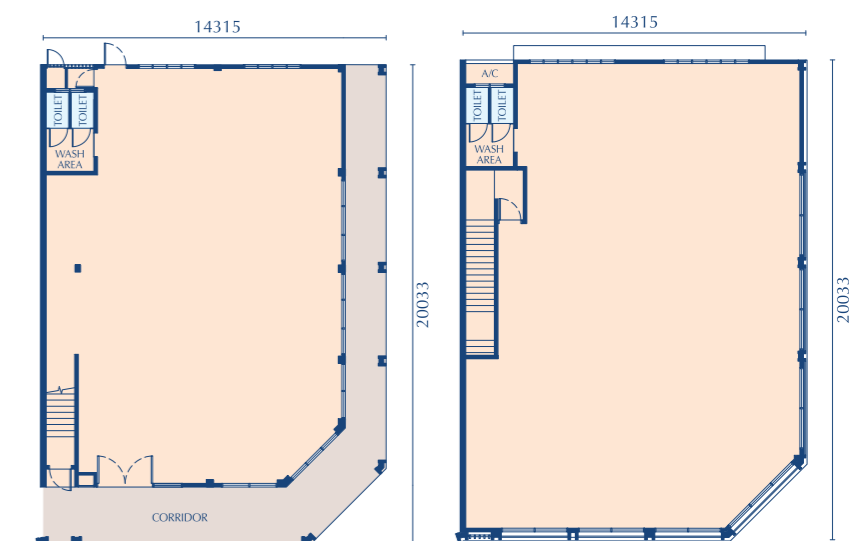
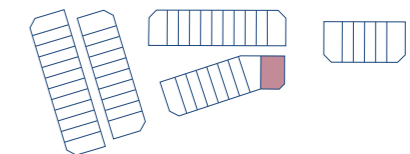


GROUND FLOOR

FIRST FLOOR

**Lot 42**

**CORNER LOT**  
 Land Area 3,035 sq.ft.  
 Built-up Size 6,047 sq.ft.



GROUND FLOOR

FIRST FLOOR

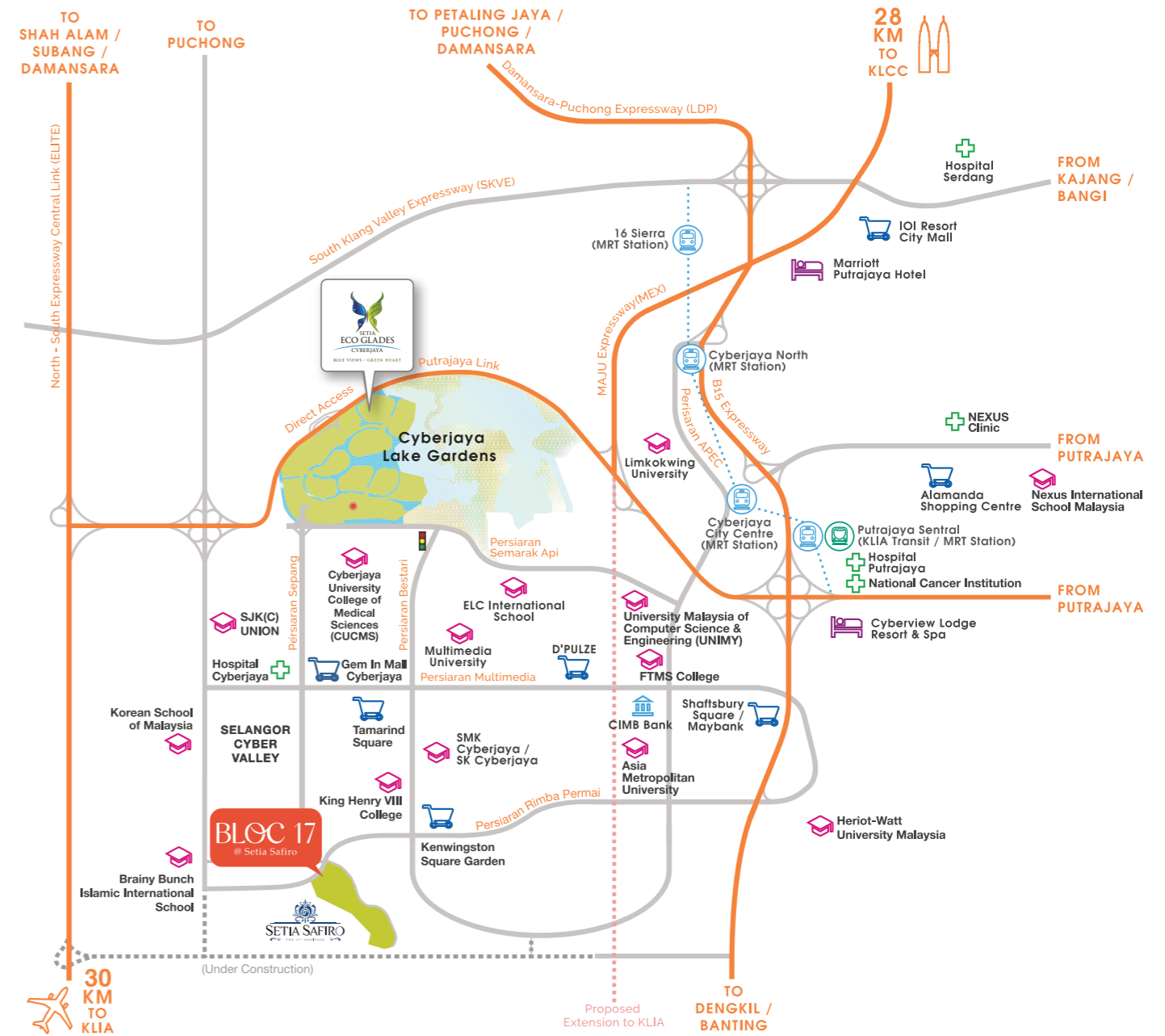
# Specification



<b>Structure</b>	- Reinforced Concrete
<b>Wall</b>	- Masonry
<b>Roof Covering</b>	- Concrete Roof Tiles
<b>Roof Framing</b>	- Metal Frame
<b>Ceiling</b>	- Skim Coat / Plaster Ceiling
<b>Windows</b>	- Aluminium Frame Glass Window
<b>Doors</b>	- Aluminium Frame Glass Door / Fire Rated Door / Flush Door
<b>Ironmongery</b>	- Selected Quality Locksets
<b>Wall Finishes</b>	- Plaster & Paint / Tiles
<b>Floor Finishes</b>	- Cement Render / Tiles
<b>Sanitary &amp; Plumbing Fittings</b>	- Water Closet : 4 nos - Basin : 4 nos - Bib Tap : 4 nos

Electrical Installations	Intermediate Unit	Corner Unit
- Distribution Board	2 nos	2 nos
- Lighting Point	23 nos	35 nos
- Ceiling Fan Point	2 nos	2 nos
- Power Socket Outlet	14 nos	18 nos
- Fiber Wall Socket	2 nos	2 nos

DISCLAIMER : All the above specification shall subject to variation, modification and substitution as recommended by the architect and/ or as directed by the appropriate authorities.



## Discover a SPANISH LIFESTYLE



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Setia