



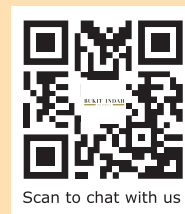
SETIA
NEO II



Stay Together. Stay Setia
livelearnworkplay

+6012 241 2725
www.spsetia.com

Biltmore (M) Sdn. Bhd. 198401012737 (125293-X)
No. 6, Jalan Bistari 13, Taman Industri Jaya,
81300 Skudai, Johor Darul Takzim, Malaysia.
Fax: +607-357 9923



Scan to chat with us

Setia

TERRACE FACTORY
@ Taman Industri Jaya

* All illustrations are artist's impressions. The illustrations may differ from the actual final presentation of the area and subject to change. The lifestyle depicted herein is a mere suggestion and implementation of the depicted lifestyle depends on collective agreement of all owners to contribute towards set up, maintenance of necessary fittings or accessories of respective facilities and provision of the relevant lifestyle services. *Terms & Conditions Apply.



OPEN BUSINESS PARK

Open work environment with wide entrance roads and multiple entry points.



PRIME LOCATION

Close to the city centre, airport, seaports and surrounded by mature townships.



EXCELLENT CONNECTIVITY

Highly accessible via Jalan Skudai and the North-South expressway.



NO MAINTENANCE FEE

Optimise operating expenses with zero maintenance fee payments.



HIGH SPEED BROADBAND

Cutting edge internet capabilities to ensure swift and smooth operations.

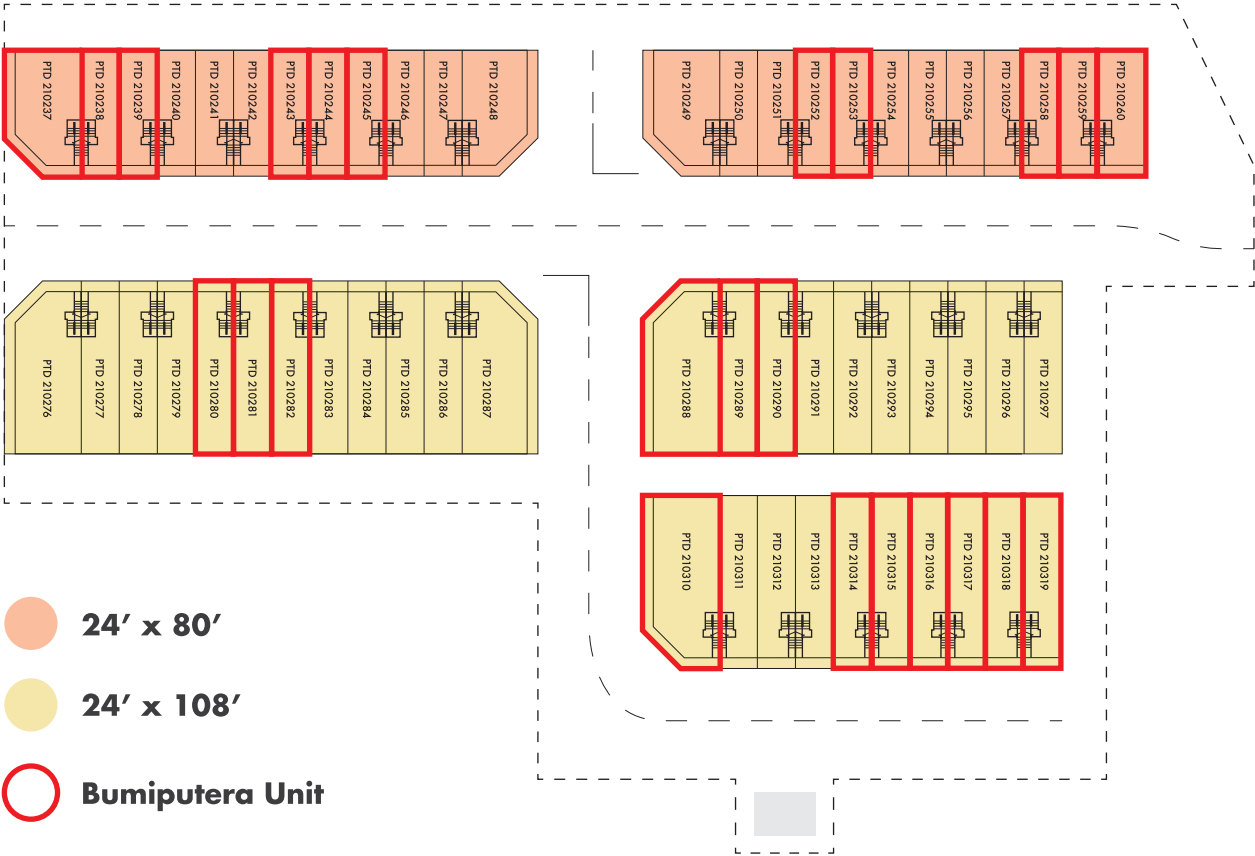
PLENTIFUL POSSIBILITIES

SETIA NEO II is located in the vibrant Industrial Zone of Johor Bahru, innovatively designed and built for businesses including warehousing, logistics, and incubation. Set within a mature neighbourhood supported by numerous amenities and pool of skilled resources, NEO II is the ideal place to start, and grow your enduring business.



MASTER PLAN

56 UNITS AVAILABLE



LIMITED 2 STOREY TERRACE FACTORY

A versatile factory unit, SETIA NEO II offers limited units of 2 Storey Terrace Factory in multifunctional layout plans to suit a wide range of business specifications. Enjoy visibility, and direct access via several major highways as well as excellent digital infrastructure as a complete package for your business growth.

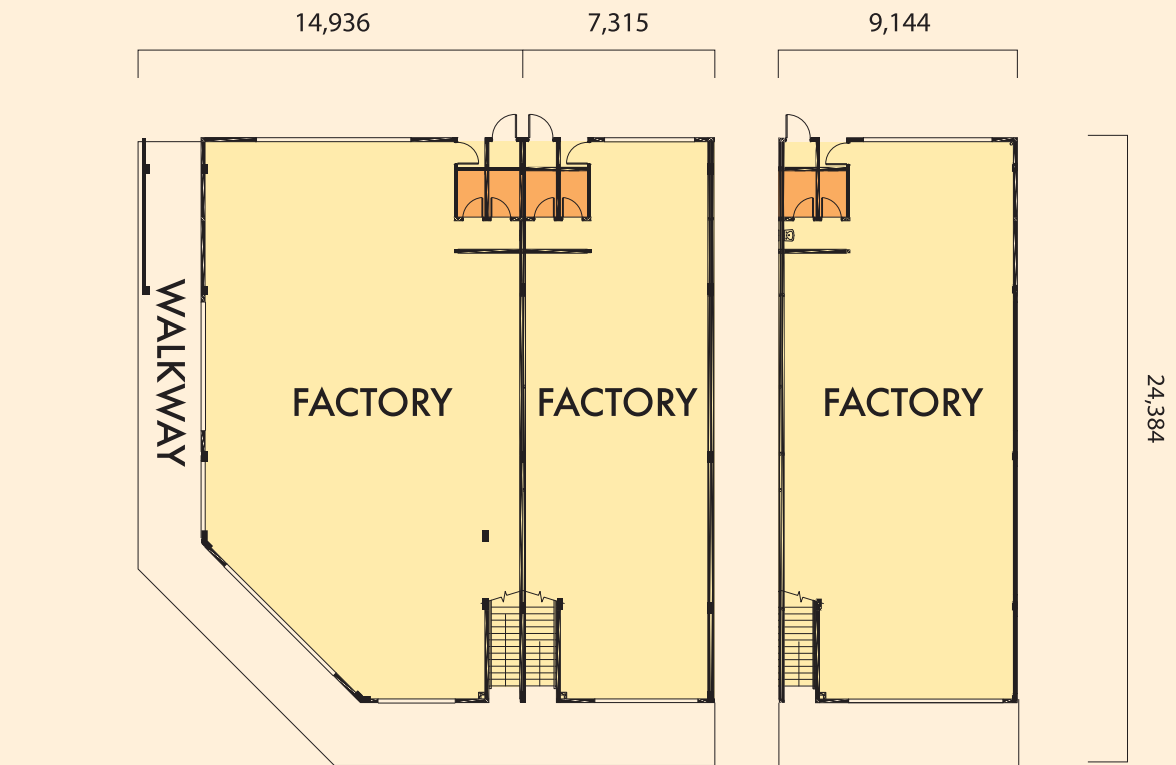


TYPE 1 FLOOR PLAN

Land Area: **24' X 80'**

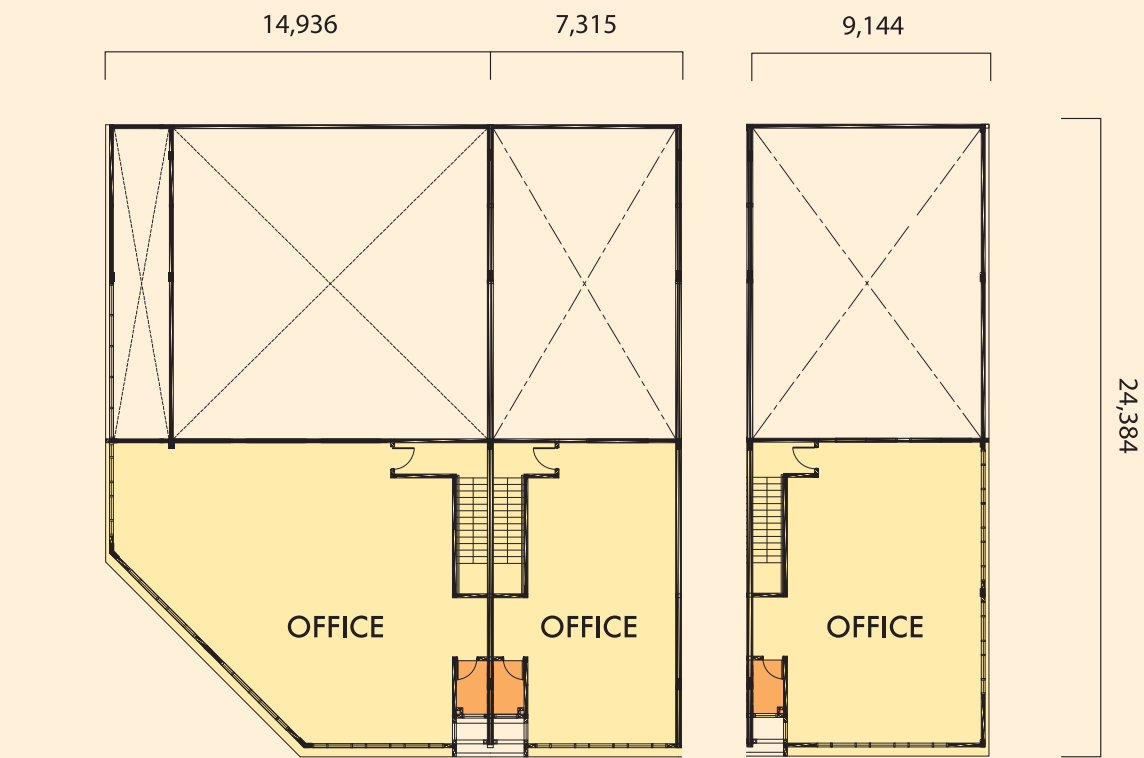
Built-up Area: **2,879 SQ.FT.**

Distinct flagship designs and flexible layouts to suit your business needs.



GROUND FLOOR

CORNER	INTERMEDIATE	END
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FIRST FLOOR

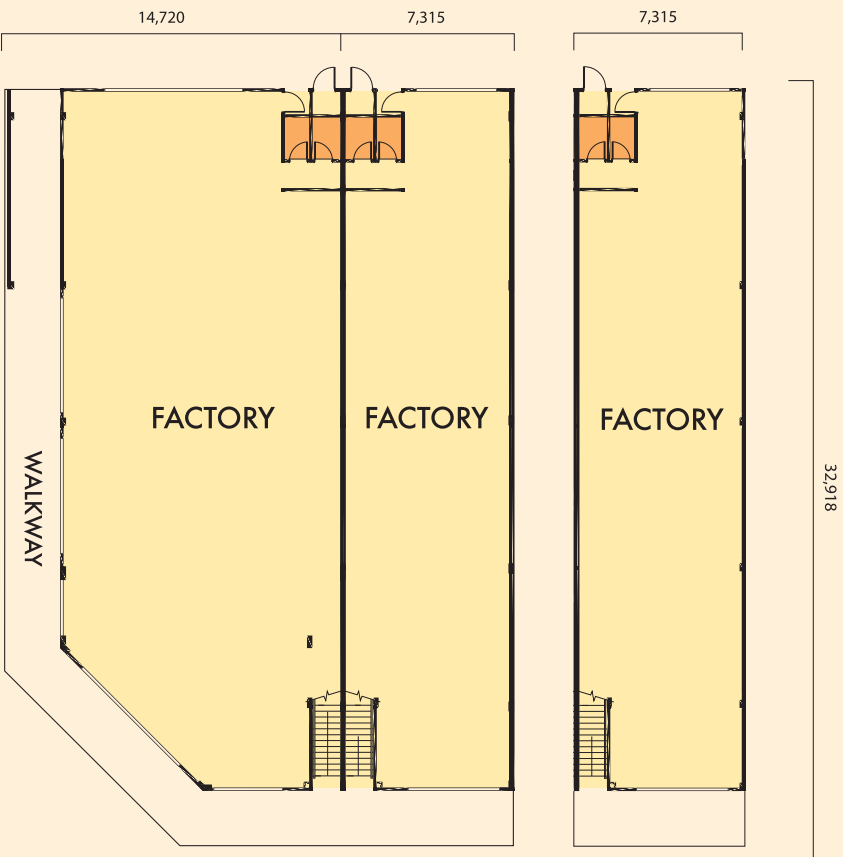
CORNER	INTERMEDIATE	END
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TYPE 2 FLOOR PLAN

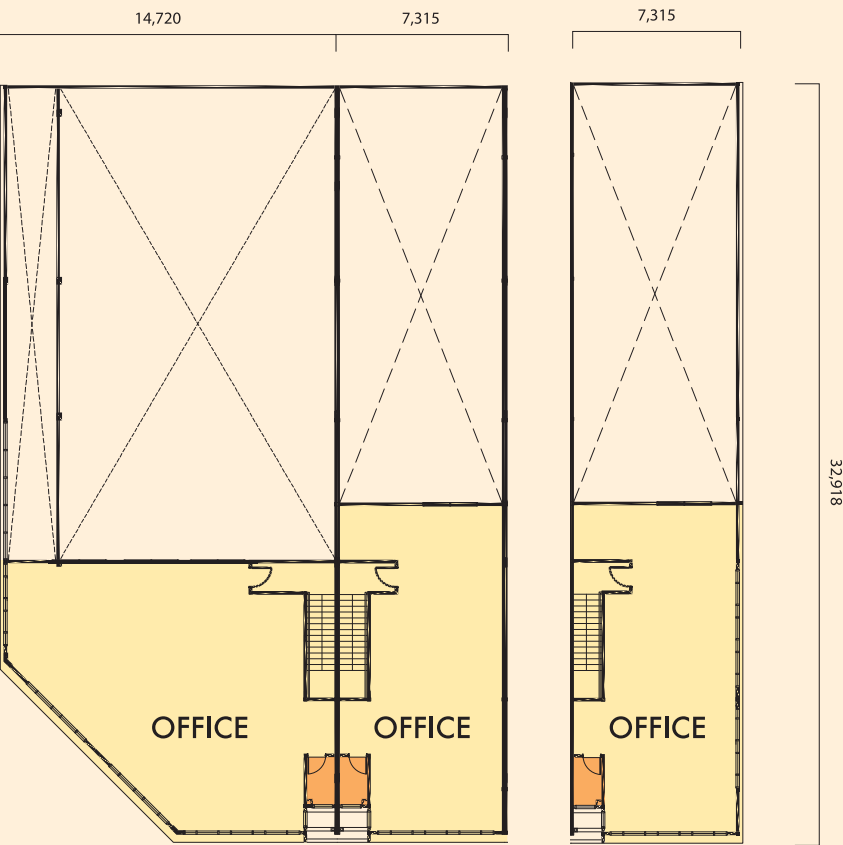
Land Area: **24' X 108'**

Built-up Area: **3,748 SQ.FT.**

Wide spaces and open concept to accentuate your business identity while staying efficient.



GROUND
FLOOR



FIRST
FLOOR

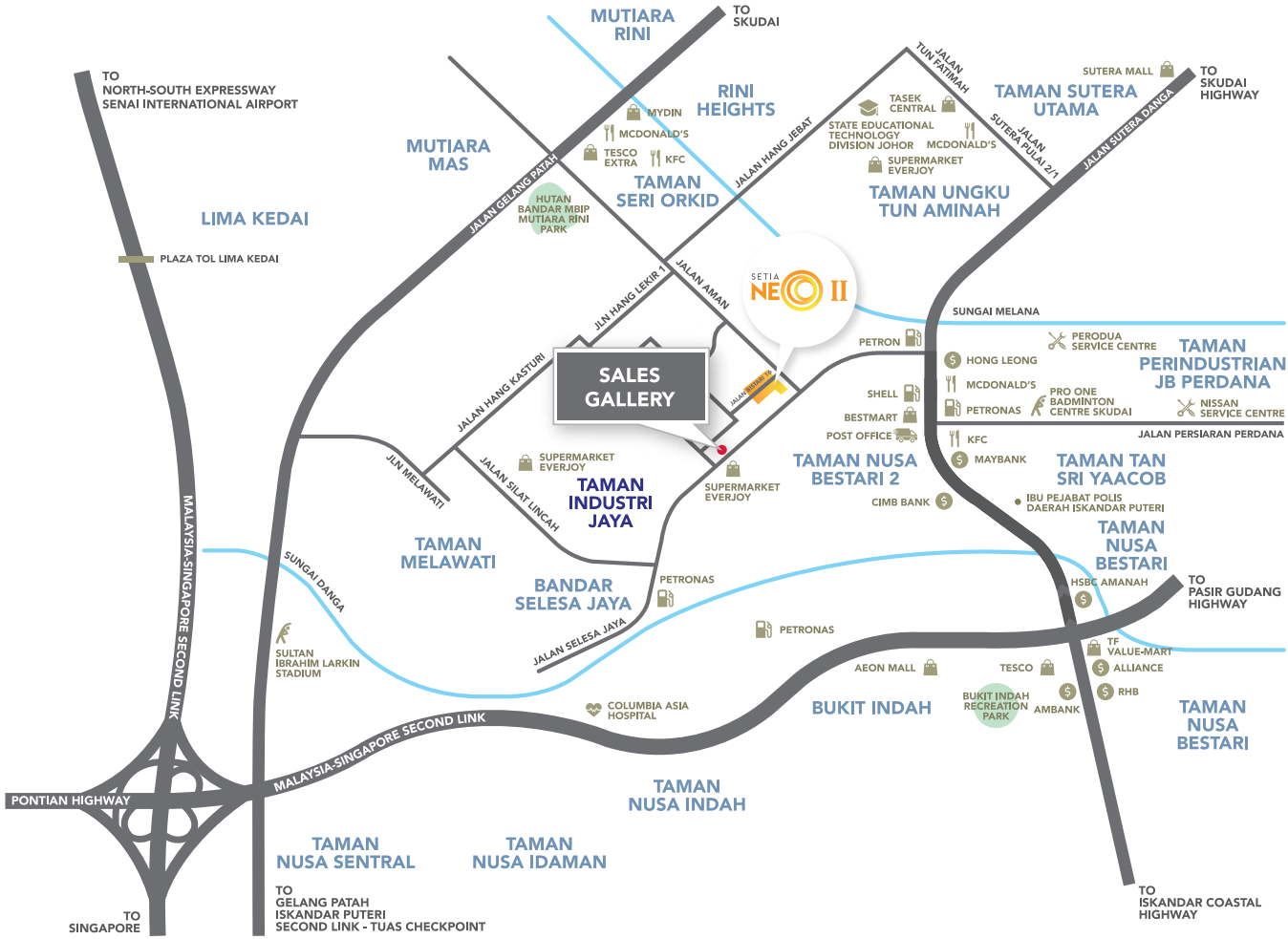


SPECIFICATIONS

Structure	: Reinforced Concrete Framework / Steel Frame / Steel Truss		
Wall	: Light Weight Block / Clay Brick Wall		
Roof Covering	: Metal Roofing Sheet		
Roof Framing	: Quality Roof Truss		
Ceiling	: Asbestos Free Ceiling Board / Skim Coat / Fibrous Ceiling		
Windows	: Aluminium Frame Fixed Glass Window / Casement Window / Top Hung Window		
Doors	: Roller Shutter / Fire Rated Door / Plywood Flush Door / HDMR Door / Metal Louvers Door		
Ironmongeries	: Quality Lockset		
Wall Finishes	: All Toilets	:	1500mm height Tiles
Floor Finishes	: All Toilets	:	Tiles
	: Corridor, Factory, Office, Other	:	Cement Render
Sanitary &	: Quality Sanitary Wares with Fittings		
Plumbing Fitting			
Electrical Installations	: Three phase (setting at 60Amp) electricity supply terminated at distribution board		
Internal	: Fibre Wall Socket		
Telecommunication			
Trunking& Cabling			

Note:
The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable

GREAT ACCESSIBILITY



GREAT ACCESSIBILITY VIA JALAN GELANG PATAH & JALAN SUTERA DANGA

