



SETIA FONTAINES
Archipelago of Dreams

CITY CENTRE BUSINESS HUB — PHASE 2 —



**UNVEILING THE MOST
EXCITING BUSINESS HUB
OF PENANG NORTH**

A Prestigious Lifestyle Development Concept

Artist's Impression Only



CCBH PHASE 2
2 STOREY SHOP OFFICE
22' X 70'

Open For Sales*
Limited Units Available

CCBH PHASE 1
OPEN FOR LEASING & OPERATION

THE ESSENCE OF SEBERANG PERAI

Situated at the central point of northern Seberang Perai in Penang, Setia Fontaines is a short distance away from major cities such as Georgetown, Butterworth, Bukit Mertajam, Sg. Petani and Kulim. The township, easily accessible via major highways and main roads, is also connected through the KTM Tasek Gelugor double track railway line.

Walking Distance (200m - 700m)

- Setia International Waterfront Centre
- Heritage Park • Proposed Chinese School
- Amansara South Residential
- Amansara North Residential
- NusaCinta Residential

5 mins to

- Penang Technology Park
- Mydin Mall • USM • ILP • MRSM
- Government departments
- Other major food outlets

10 mins to

- North-South Highway
- Lotus's Hypermarket • Sunshine Mall

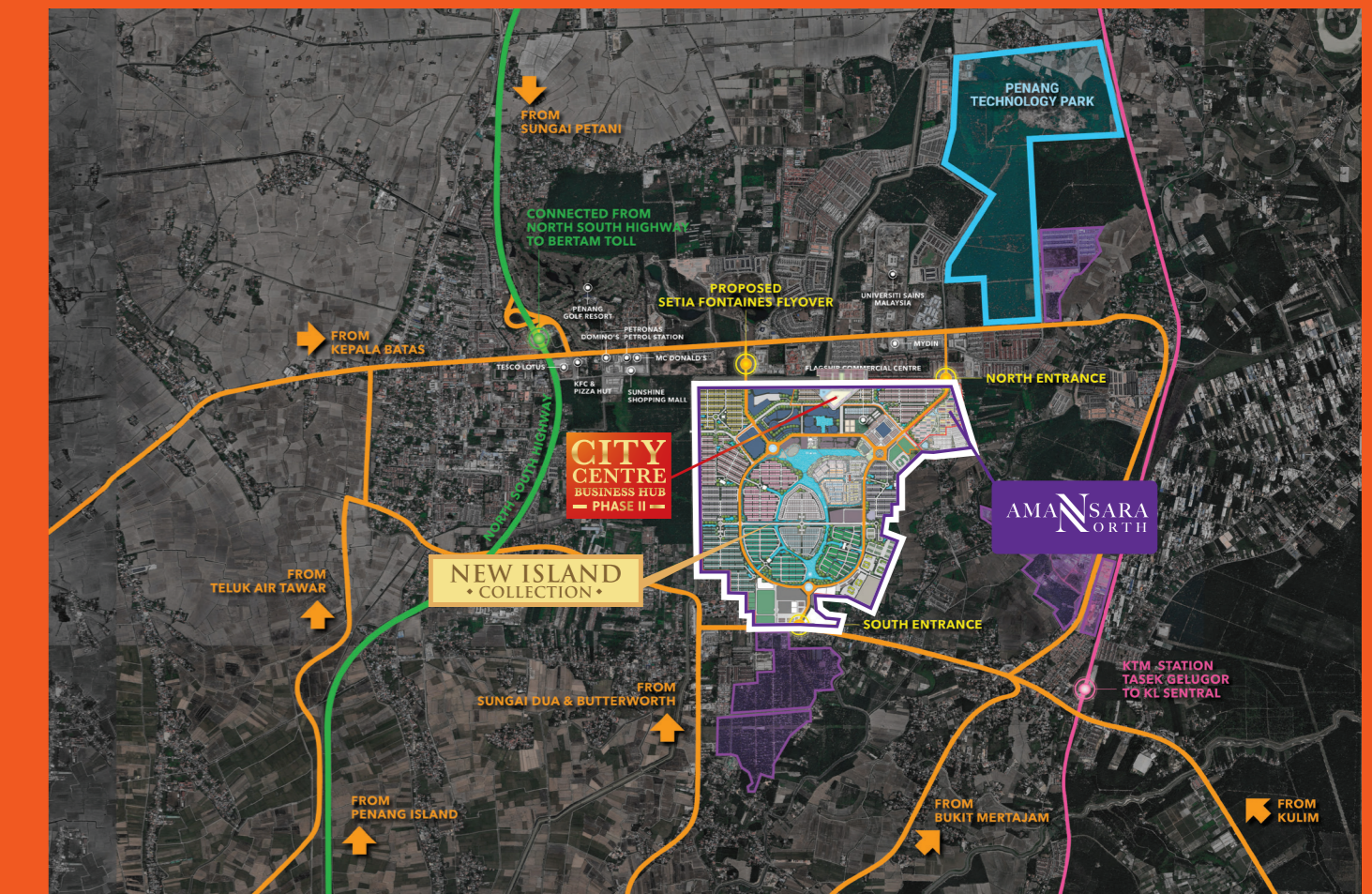
20 mins to

- Butterworth • Penang Sentral
- Jetty • Penang Bridge
- Sungai Petani • Bukit Mertajam • Kulim

*Terms & Conditions Apply

CITY CENTRE BUSINESS HUB PHASE 2 ACCESSIBILITY & SUSTAINABILITY

Easily accessible via major highways and main roads, CCBH Phase 2 is set to redesign business and commerce in Seberang Perai. With a comprehensive range of preventative security systems, it is well-equipped to protect and assist during emergencies. In addition to its robust security features, it also boasts an exceptional sensitivity to the environment, with a host of innovative green features that showcase a commitment to sustainability and responsible resource management.



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Setia

Stay Together. Stay Setia
Live learn heart play
MALAYSIA | VIETNAM | AUSTRALIA | SINGAPORE | CHINA | UNITED KINGDOM

WHERE GROWTH HAPPENS

1,691
-ACRE
City Development
in Penang North

MORE THAN 10,000
Population Within 10km

City Centre Business Hub Phase 2 @ Setia Fontaines is a thriving ecosystem for businesses to succeed. With its strategic location in the heart of North Seberang Perai, the hub offers easy access to highways and KTM Railway. Boasting state-of-the-art facilities, ample parking bays, and high-speed internet connectivity, City Centre Business Hub Phase 2 is designed to meet the needs of modern businesses. And with a vibrant community of like-minded businesses and entrepreneurs, the hub provides an environment that fosters collaboration, creativity, and growth.

TARGETED BUSINESSES

- FOOD & BEVERAGE
- CONVENIENCE STORES
- AUTOMOTIVE
- SALONS, BEAUTY & FITNESS
- ACCOMMODATION
- HEALTHCARE STORES
- EDUCATION CENTRES
- HOME FURNITURE & APPLIANCES
- OFFICES
- BANKING & FINANCIAL SERVICES
- SPORTS & OUTDOORS



City Centre Business Hub Phase 2

Site Plan

- 2 Storey Shop Office
- Future Development
Subject To Authority Approval



FLOOR PLANS



CCBH PHASE 2
Intermediate Unit - 22' x 70'

CCBH PHASE 2
End Unit - 24' x 70'

CATCHMENT FACTS & FIGURES

- 1** Strategic Location
- 2** Close Proximity To Amenities
- 3** Educational Institutes
- 4** Large Immediate Catchment
- 5** High Visibility (All Units Facing Main Road)
- 6** Matured Area With Growing Population

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