



OFFICE

Maximising PRODUCTIVITY

More than just design, The Mercato is made of inspiring plans with a vision to help you work smarter.

Spacious with inspiration drawn from every corner, the modern design imbues the office space with stylish elegance. While glass façades offer natural lighting, its high ceilings counter heat with ideal ventilation.



RETAIL

Multiplying PATRONAGE

Fronting the main road with a modern façade and vast windows for great visibility, The Mercato is hitting the road to success in more ways than one.

Wise thoughts play a part in nurturing a creative business space. Here, the al-fresco concept is complemented by wide footways at the storefront, enabling patrons to enjoy a delightful stroll that accommodates their pleasant visit.

VALUE-ADDED
COMMERCIAL SPACE



RETAIL



STUDIO



CAFE/
BISTRO



RESTAURANT



BOUTIQUE



GROCERY



FURNITURE



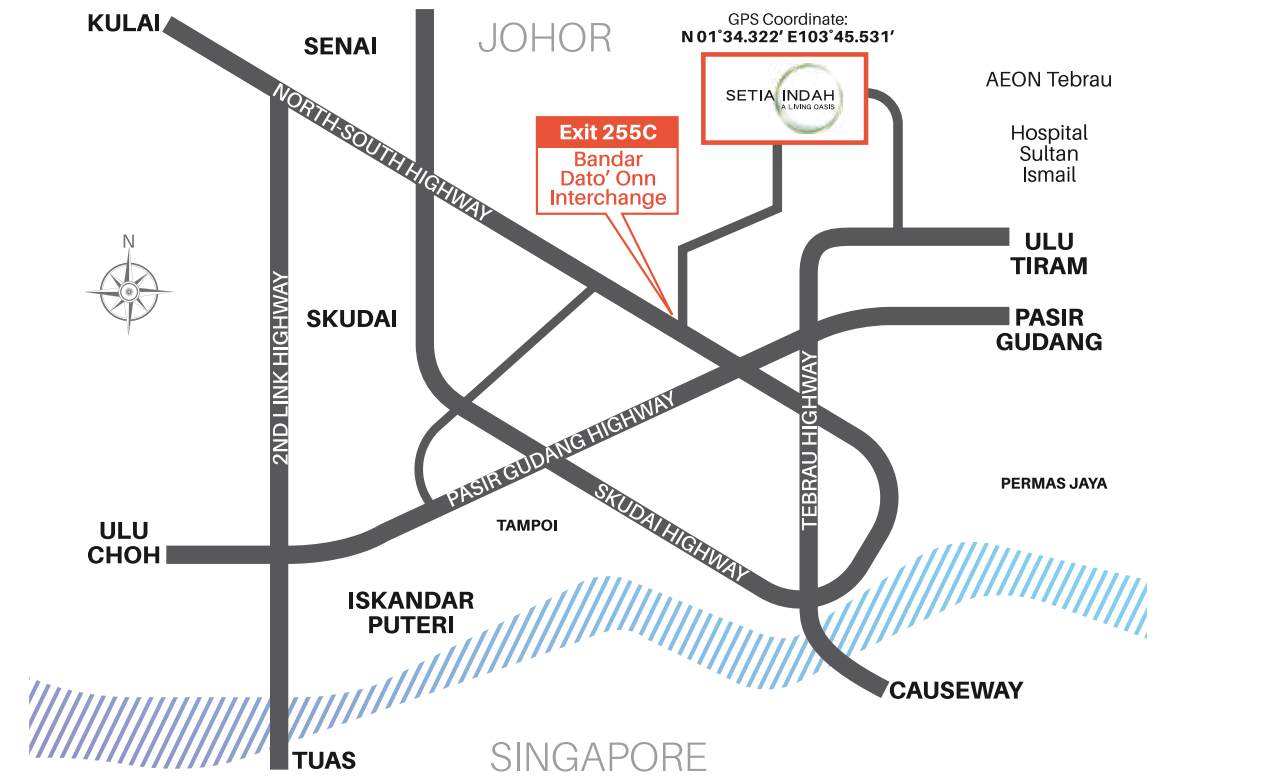
LAUNDRY

Boundless CONNECTIVITY, Effortless ACCESSIBILITY

Enjoy a seamless journey. Poised as a hotspot, The Mercato @ Setia Indah boasts optimum convenience, thanks to easy access of all surrounding urban amenities granted by excellent connectivity of road networks.

Thoroughfare Linkages That Knit Swift Journeys:

- Bandar Dato' Onn Interchange
- Eastern Dispersal Link
- North-South Highway



CALL NOW FOR MORE INFORMATION

Call 607 351 2255
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livelearnworkplay Malaysia | Vietnam | Australia | Singapore | China | United Kingdom

Setia

All art renderings and photographs contained in this circular are artist's impressions 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.



The
Mercato
@Setia Indah

the urban marketplace

Flawless LOCATION
Endless OPPORTUNITY

2 & 3-STOREY SHOP OFFICES

5 FUNDAMENTAL SUCCESS FACTORS

READY CATCHMENT



STRATEGIC LOCATION



FRONTING MAIN ROAD



IMPRESSIVE DESIGN



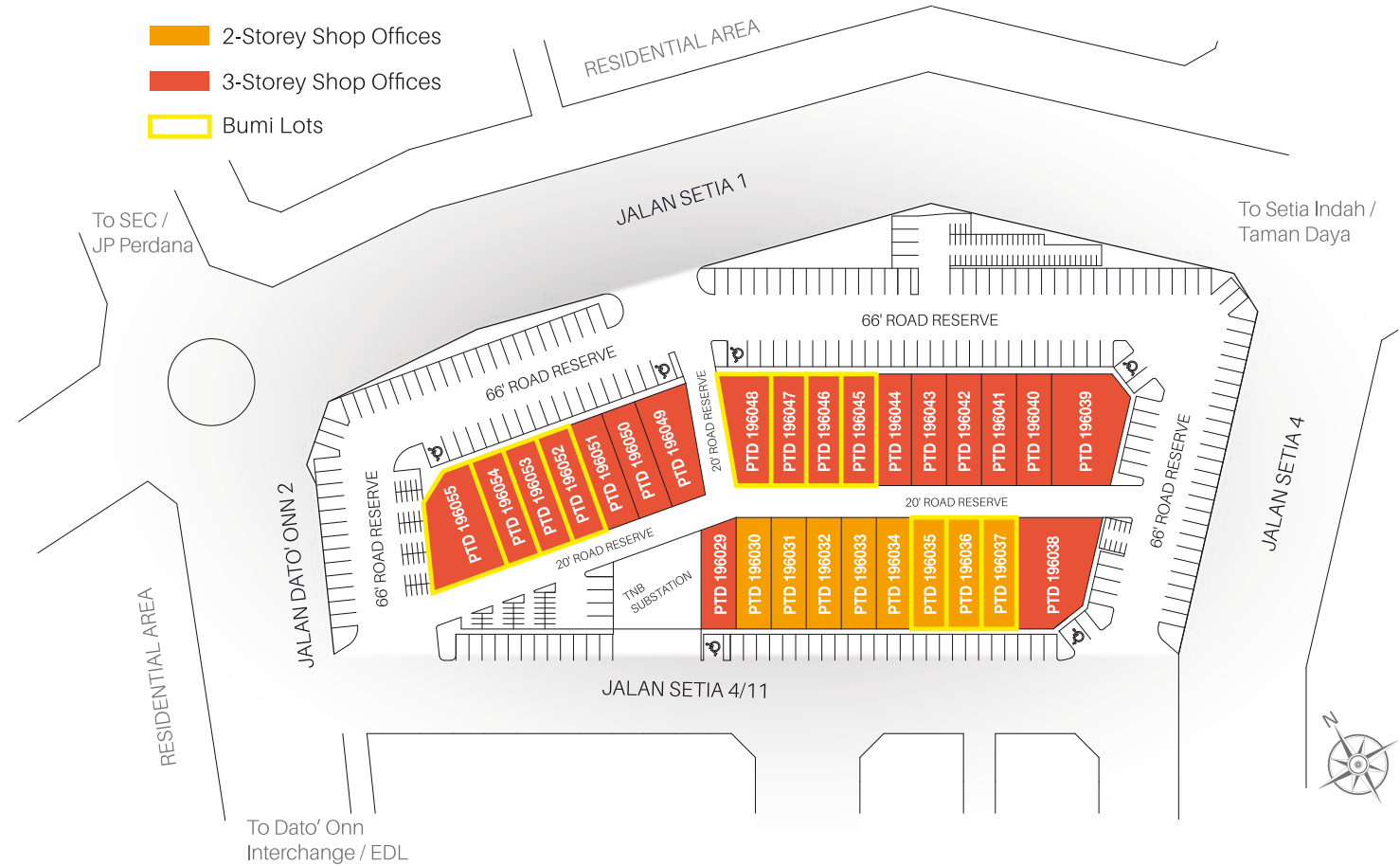
AMPLE PARKING SPACE



EXCLUSIVE
27
UNITS!



Artist's Impression



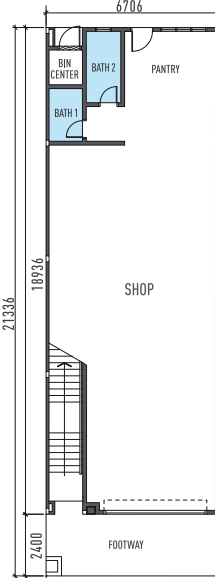
SPECIFICATIONS

Structure	:	Reinforced concrete framework			
Wall	:	Brickwall / Reinforced concrete wall			
Roofing covering	:	Metal roof			
Roof framing	:	Quality roof truss			
Ceiling	:	Asbestos free ceiling board / Plaster ceiling board / Skim coat			
Windows	:	Aluminium frame glass			
Doors	:	Aluminium Roller Shutter / PVC Door / MS Door / Fire Rated Door			
Ironmongery	:	Quality lockset			
Wall finishes	:	Toilets	- 1500mm high ceramic tiles		
		Pantry	- 1500mm high ceramic tiles		
Floor finishes	:	Toilets	- Ceramic tiles		
		Walkway	- Ceramic tiles		
		Others	- Cement render		
			<i>2-storey Intermediate</i>	<i>3-storey Int. \ End lot</i>	<i>3-storey Corner</i>
Sanitary & plumbing fittings	:	Kitchen sink	2 nos.	3 nos.	3 nos.
		Wash basin	2 nos.	3 nos.	3 nos.
		Soap holder	2 nos.	3 nos.	3 nos.
		Shower rose	2 nos.	3 nos.	3 nos.
		W.C	4 nos.	6 nos.	6 nos.
		Toilet roll holder	4 nos.	6 nos.	6 nos.
Electrical installations	:	Lighting point	22 nos.	33 nos.	35 nos.
		Power point (13A)	14 nos.	21 nos.	21 nos.
		Fan Point	6 nos.	9 nos.	9 nos.
Internal telecommunication trunking & cabling	:	Telephone point	2 nos.	3 nos.	3 nos.
		Internet point	2 nos.	3 nos.	3 nos.

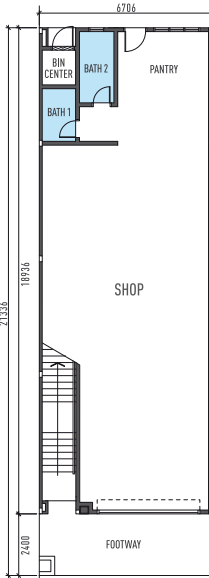
Note : All the above specifications are subject to changes to comply with the requirements of the Appropriate Authority or if the Vendor's Architect considers it necessary.

3-STOREY SHOP OFFICES Intermediate

Type A Land Size: 22' x 70'
Built-up: 4,620 sqft

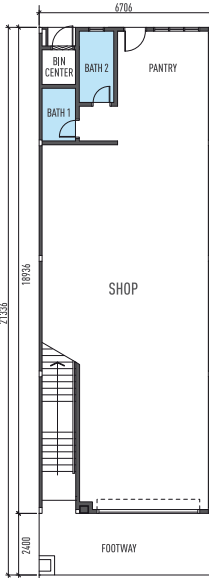


Type B Land Size: 22' x 70'
Built-up: 4,620 sqft

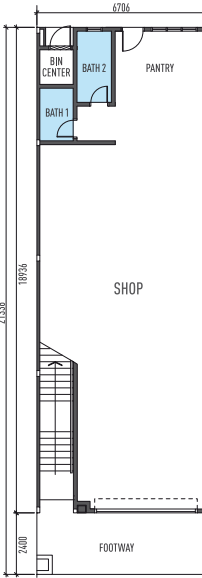


2-STOREY SHOP OFFICES Intermediate

Type C Land Size: 22' x 70'
Built-up: 3,080 sqft

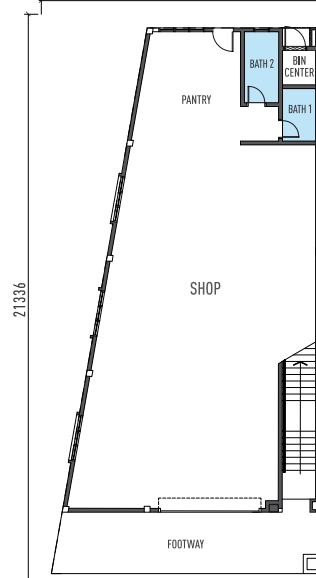


Type D Land Size: 22' x 70'
Built-up: 3,080 sqft

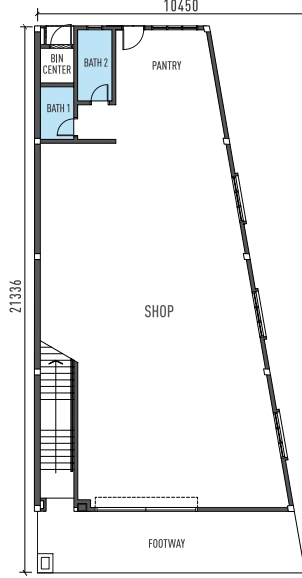


3-STOREY SHOP OFFICES

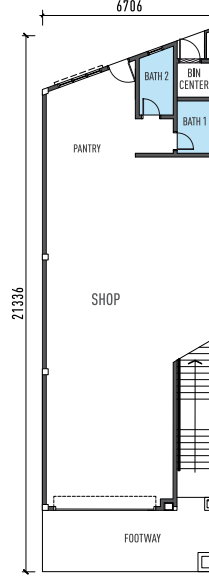
Type E1 Land Size: 22' x 70'
Built-up: 5,911 sqft



Type E2 Land Size: 22' x 70'
Built-up: 5,910 sqft



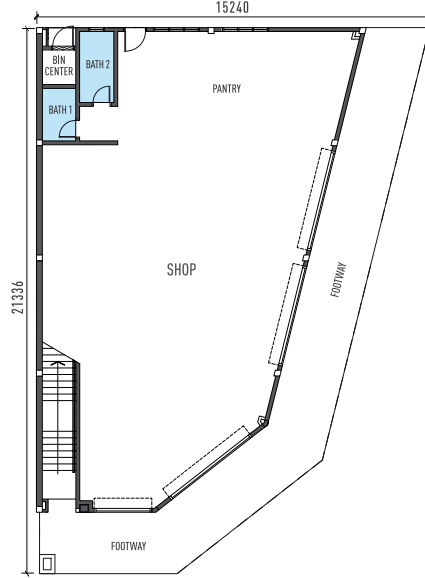
Type E3 Land Size: 22' x 70'
Built-up: 4,357 sqft



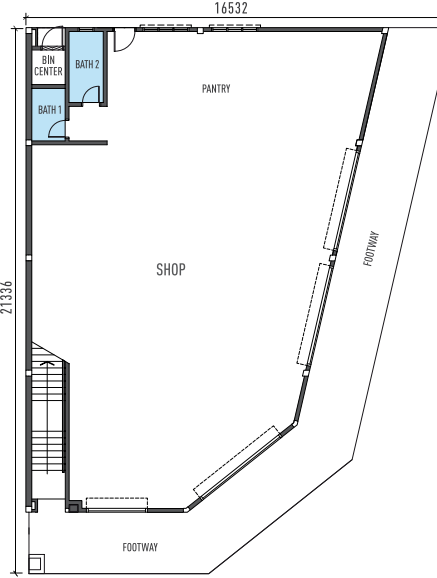
End Lot

3-STOREY SHOP OFFICES

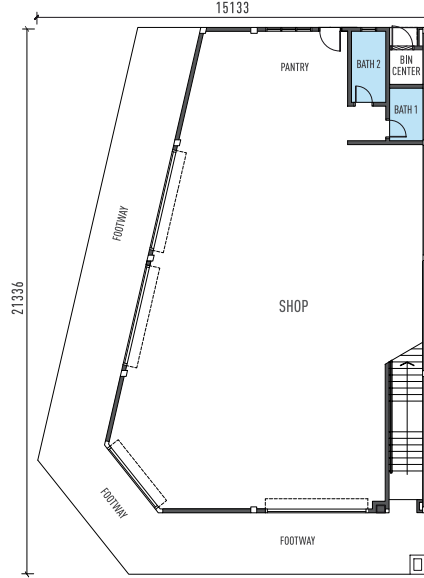
Type F1 Land Size: 50' x 70'
Built-up: 8,349 sqft



Type F2 Land Size: 54' x 70'
Built-up: 9,364 sqft



Type G Land Size: 50' x 70'
Built-up: 9,109 sqft



Corner Lot

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

