

BarisPlace

2 & 3-STOREY LIFESTYLE SHOP OFFICES

# WHERE EVERY HOMECOMING IS A HOLIDAY

Set between the growing townships of Semenyih and Broga with unmatched vistas of nearby Broga Hill, Setia Mayuri is set to be the premier resort-style luxury residential development in the Klang Valley.

- FREEHOLD
- GUARDED WITH PERIMETER FENCING
- CULTURE & HERITAGE-INSPIRED PAVILIONS & LANDSCAPES

A paradise found, this high-end and guarded residential development is within driving distance of Kuala Lumpur on 209 acres of lush greens, populated by two residential precincts and one select business district, BarisPlace.

High visibility  
**32 units**  
road-fronting  
lifestyle shop offices

Close to nature  
**Broga Hill**  
just 5km away

In boomtown Semenyih  
23,616 psk in size  
**92,491 population**

Captive population  
**5,000 students**  
at nearby University of Nottingham

**209-acre**  
resort-style luxury  
residential development





## NEW OPPORTUNITY

### INVESTMENT-GRADE RETAIL

Limited to 32 units, these self-sustainable shop offices come ready with a captive market of over 5,000 population from the University of Nottingham, and nearby Broga and Semenyih communities. Practical layout and modern design make it ideal for entrepreneurs, businesses and retailers.

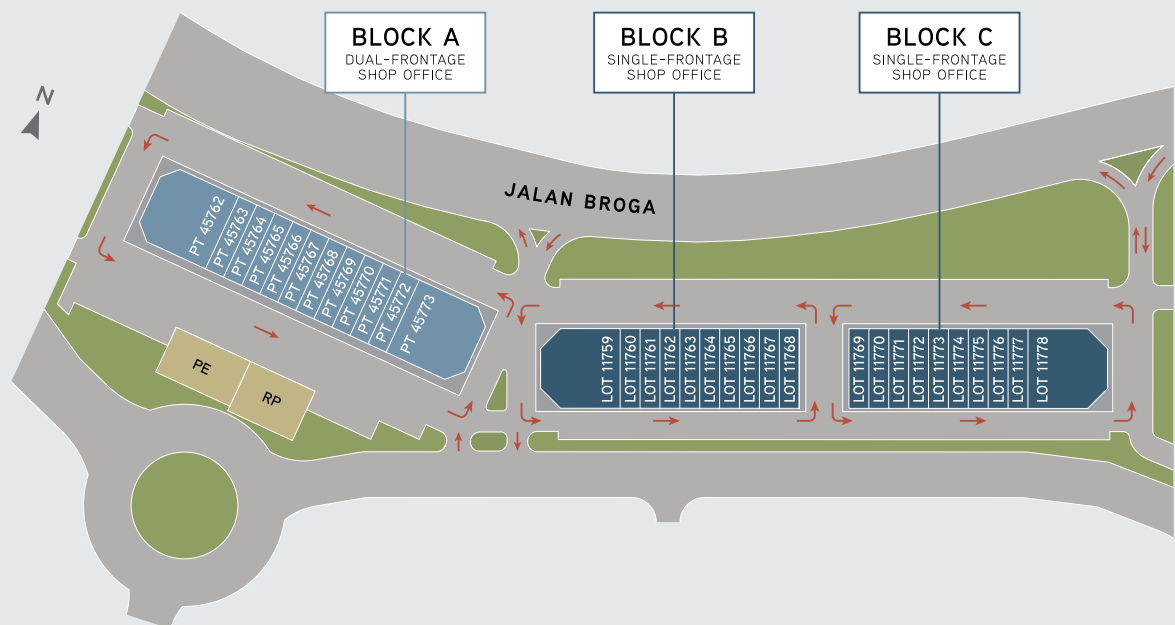


# MASTER PLAN

A guarded Master Plan of luxe bungalows, semi-Ds and lifestyle shop offices.



S I T E   P L A N



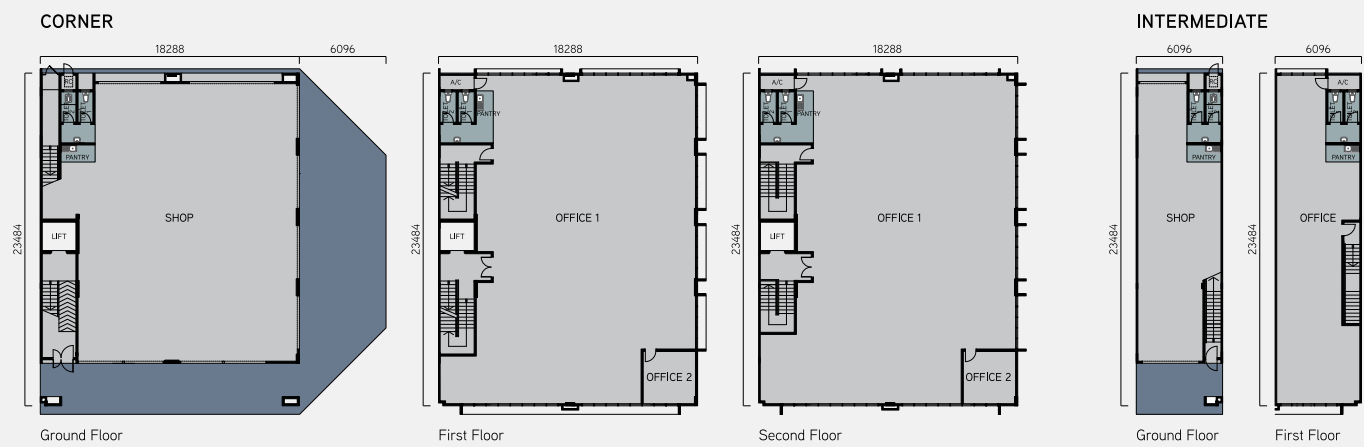
Limited 32 Units	Exclusive Main Road-Fronting Retail	Walking Distance to University of Nottingham	80' Shop Length
Direct Access from Jalan Broga Main Road	Matured Area with Growing Population	Dual-Frontage Layout (Limited Units)	Attractive Contemporary Facade Design



DUAL-FRONTAGE SHOP OFFICE (BLOCK A)

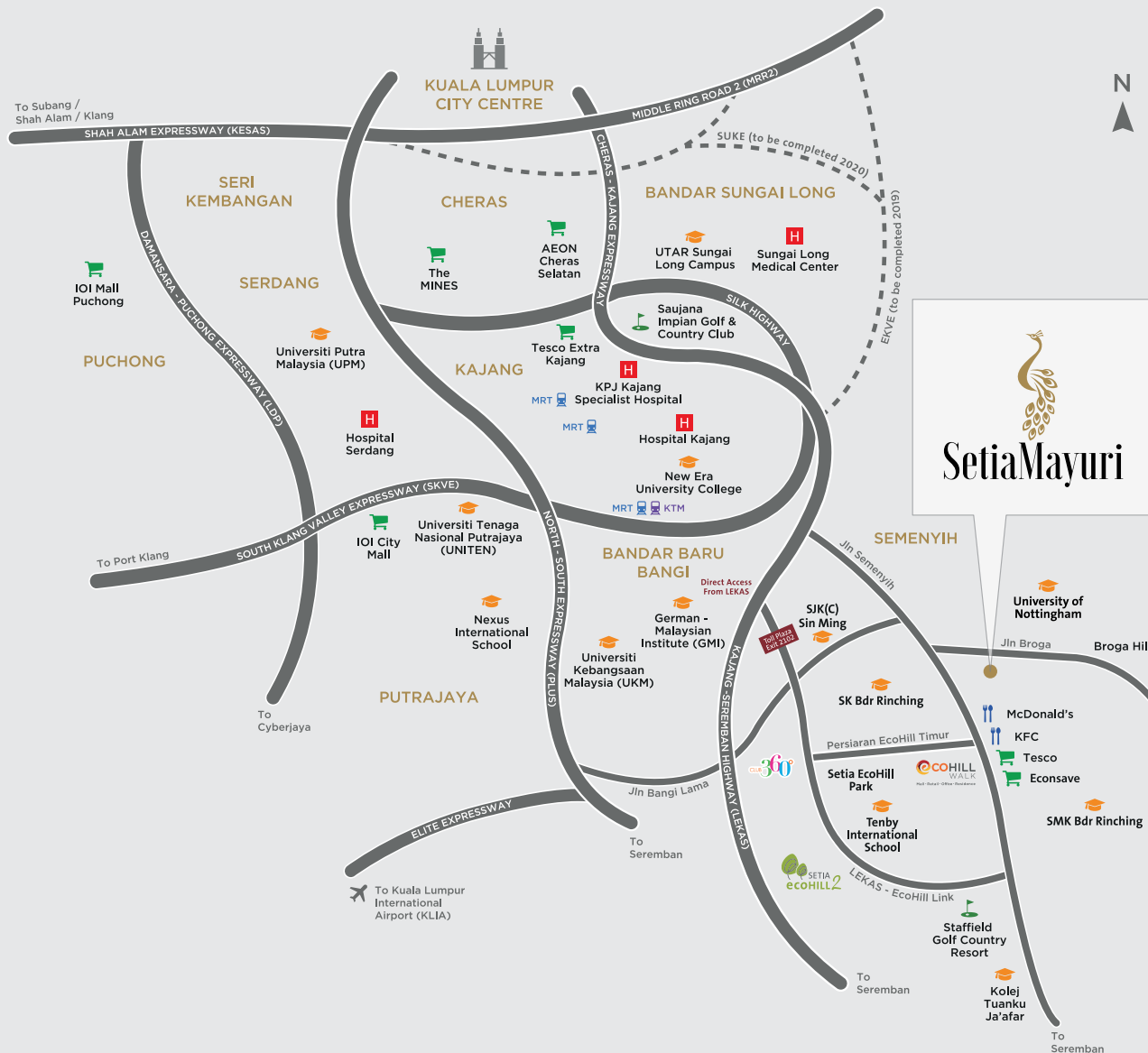


SINGLE-FRONTAGE SHOP OFFICE (BLOCK B&C)



SPECIFICATIONS

STRUCTURE	Reinforced Concrete		WALL FINISHES		
WALL	Brickwork / Reinforced Concrete		Toilet / Pantry	1500mm High Ceramic Wall Tiles	
ROOFING MATERIAL	Metal Deck Roof / Concrete Slab		Others	Plaster and Paint	
ROOF FRAMING	Metal Truss		FLOOR FINISHES		
CEILING	Concrete Slab / Fibrous Plaster Ceiling		Toilet / Pantry	Ceramic Tiles	
WINDOWS	Aluminum Framed Casement / Top Hung / Fixed Glass Window		Verandah	Porcelain Tiles / Cement Render	
DOORS			Others	Cement Render	
Main Entrance	Roller Shutter		ELECTRICAL INSTALLATION	CORNER UNIT	INTERMEDIATE UNIT
Side Entrance	Roller Shutter (Corner Unit)		13 Amp Plug Point	26	12
Back Entrance	Roller Shutter		Light Point	40	15
Others	Flush Door / PVC Door		Ceiling Fan Points	4	3
IRONMONGERY	Quality Ironmongery		INTERNAL TELEPHONE - TRUNKING & CABLING		
SANITARY & PLUMBING	4 WCs, 2 Wash Basins, 2 Showers, 2 Kitchen Sinks		Telephone Points	3	2
	6 WCs, 3 Wash Basins, 3 Showers, 3 Kitchen Sinks (Corner Unit)		PAINTING	Emulsion Paint	



## LOCATION MAP

South of Klang Valley, Setia Mayuri is strategically located in the Kajang-Semenyih growth corridor close to Broga Hill. It is easily accessible via the Cheras-Kajang Expressway, SKVE (through SILK Highway) and LEKAS.

### NEARBY AMENITIES

UNIVERSITY OF  
NOTTINGHAM  
**0.5 km**

SEMENYIH  
TOWN  
**3 km**

BROGA  
TOWN  
**5 km**

SETIA  
ECOHILL  
**8 km**

Stay Together. Stay Setia  
live**live**work**work**play**play**

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