



SETIA FONTAINES
Archipelago of Dreams

CITY CENTRE

BUSINESS HUB

— PHASE 2 —



THE FUTURE OF
COMMERCE IN
NORTHERN
SEBERANG PERAI

1,691 ACRES OF MASTER-PLANNED EXCELLENCE & THE EPICENTRE OF GROWTH

Setia Fontaines is a meticulously planned 1,691-acre FREEHOLD township designed to be the new heartbeat of Northern Seberang Perai. As the flagship development of the North, it creates a self-sustaining ecosystem where residential precincts, lush greenery and high-growth commercial hubs converge.



STRATEGIC LOCATION. SUPERIOR REACH.

Positioned at the Epicentre of Growth, City Centre Business Hub Phase 2 (CCBH2) sits at the crossroads of Northern Seberang Perai's most significant industrial and urban expansion. This is the 'Northern Gateway', strategically linked to the North-South Expressway (PLUS) and perfectly placed to capture the economic spillover from the neighboring Penang Technology Park (PTP).

CITY CENTRE
BUSINESS HUB
PHASE 2



THE INVESTOR'S ADVANTAGE



MASSIVE CATCHMENT

Tapping into a demographic of residents and a workforce of thousands from nearby corporations.



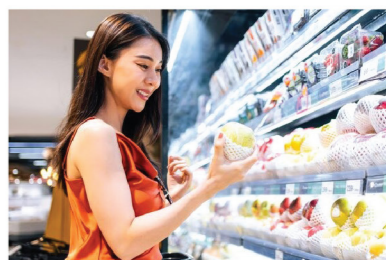
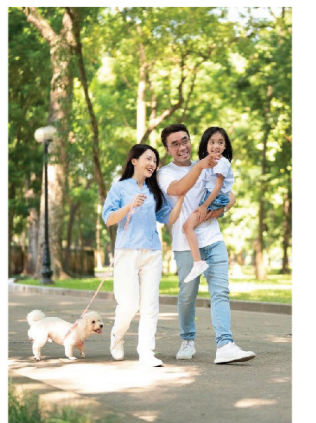
DESTINATION APPEAL

Home to a 100-acre Heritage Park and the region's largest musical fountain, ensuring consistent footfall by design.



FUTURE-PROOF VALUE

A rare FREEHOLD asset backed by the world-class master-planning of S P Setia.



WHERE **BUSINESS** MEETS **VIBRANCY**

CCBH2 is designed as the lifestyle and commercial destination of Setia Fontaines. Building on the success of Phase 1, CCBH2 offers a sophisticated environment where modern architecture meets high-traffic visibility.



DESIGNED FOR MAXIMUM IMPACT & VISIBILITY

PRACTICAL DESIGN FOR BUSINESSES

CCBH2 features designs that are made for versatility. These spaces easily adapt to any retail or office setup.

AMPLE PARKING SPACE

Stress-free access for your customers, ensuring consistent and repeated footfall.

OPTIMAL SPACE PLANNING

Wide frontage (22' x 70') layouts designed for maximum floor-space efficiency.

MAIN ROAD FRONTAGE

Strategically positioned facing main road to attract high volume traffic. Selected units offer enhanced accessibility & double the exposure.

STRATEGIC SYNERGY

Ideally positioned nearby to the 100-acre Heritage Park and Musical Fountain, capturing a natural, high-volume flow of families, tourists and professionals for 24/7 vibrancy.





WHY INVEST NOW?

Investing in CCBH2 is more than a property purchase, it's a strategic move into a high-growth corridor. As Northern Seberang Perai undergoes a massive industrial and residential transformation, early-bird investors stand to gain the most from the inevitable appreciation of this freehold asset.

PROVEN TRACK RECORD

Following the rapid sell-out of Phase 1, CCBH2 meets the high demand for commercial space in an underserved market.

THE INDUSTRIAL CATALYST

Setia Fontaines is primed for high growth with the newly completed Waterfront Lifestyle Centre and upcoming Industrial Park.

BUILT-IN FOOTFALL

Situated within a 1,691-acre masterplan community with thousands of homes and the 100-acre Heritage Park, it offers a consistent, ready-made customer base.

FREEHOLD APPRECIATION

A rare opportunity to own a freehold commercial asset in a master-planned township, offering long-term security and capital growth.

THE SETIA SIGNATURE

Backed by one of Malaysia's leading developers, ensuring quality infrastructure, reliable maintenance, and community management that preserves your asset's value.

CCBH

— PHASE 2 —

2 STOREY SHOP OFFICE
22' X 70'

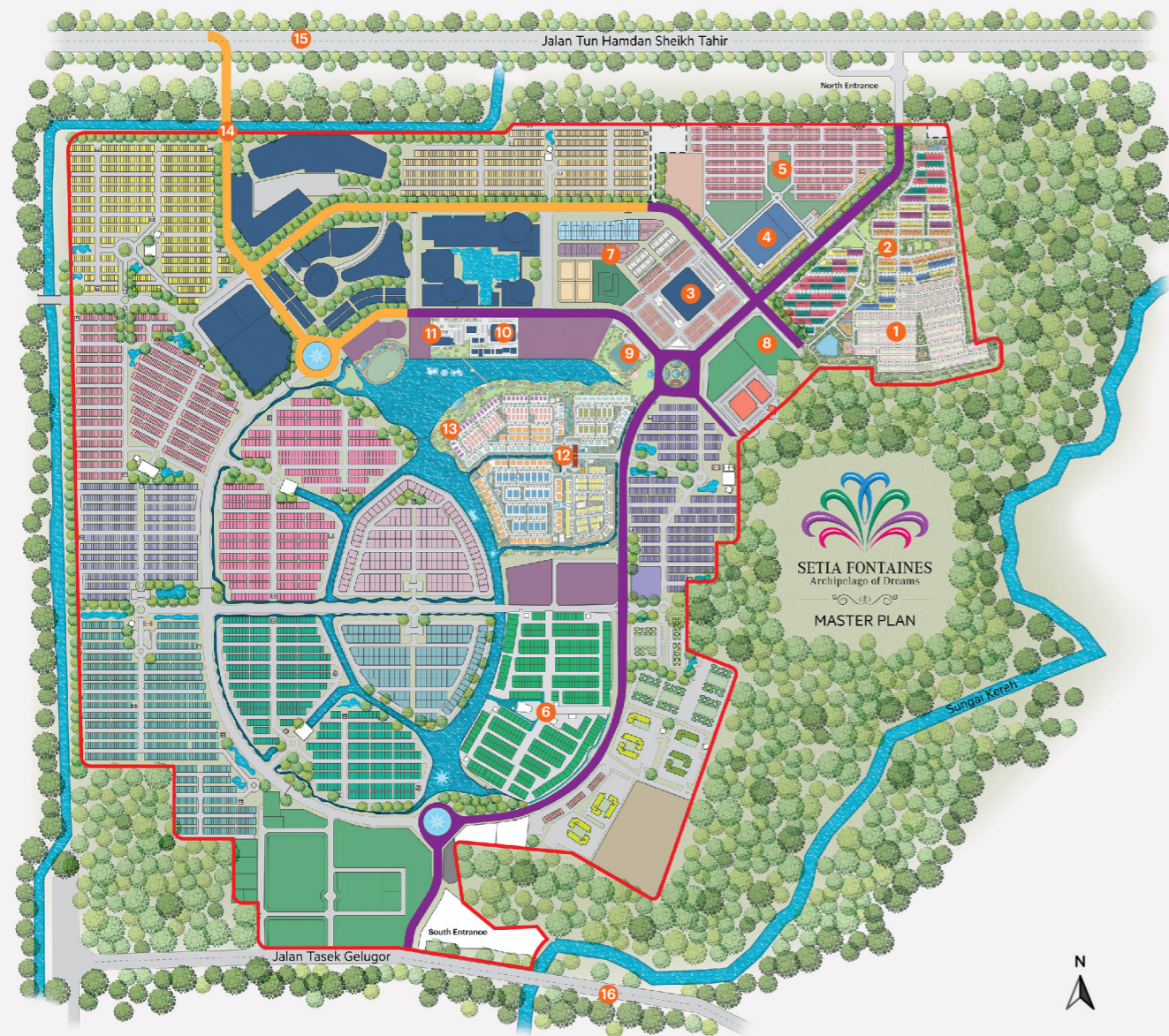
Limited Units
Available

CCBH

— PHASE 1 —

SOLD OUT

THE MASTERPLAN LAYOUT



LEGEND

- | | | |
|------------------------------|-----------------------------------|----------------------------------|
| 1 Amansara South | 7 Flagship Centre | 13 Heritage Park |
| 2 Amansara North | 8 Proposed Chinese Primary School | 14 Proposed Flyover |
| 3 City Centre Business Hub | 9 Townpark | 15 Jalan Tun Hamdan Sheikh Tahir |
| 4 City Centre Business Hub 2 | 10 Waterfront Lifestyle Centre | 16 Jalan Tasek Gelugor |
| 5 Setia Suria | 11 Setia Experience Centre | |
| 6 Precinct 7 | 12 NusaCinta | |

*Masterplan subject to changes.

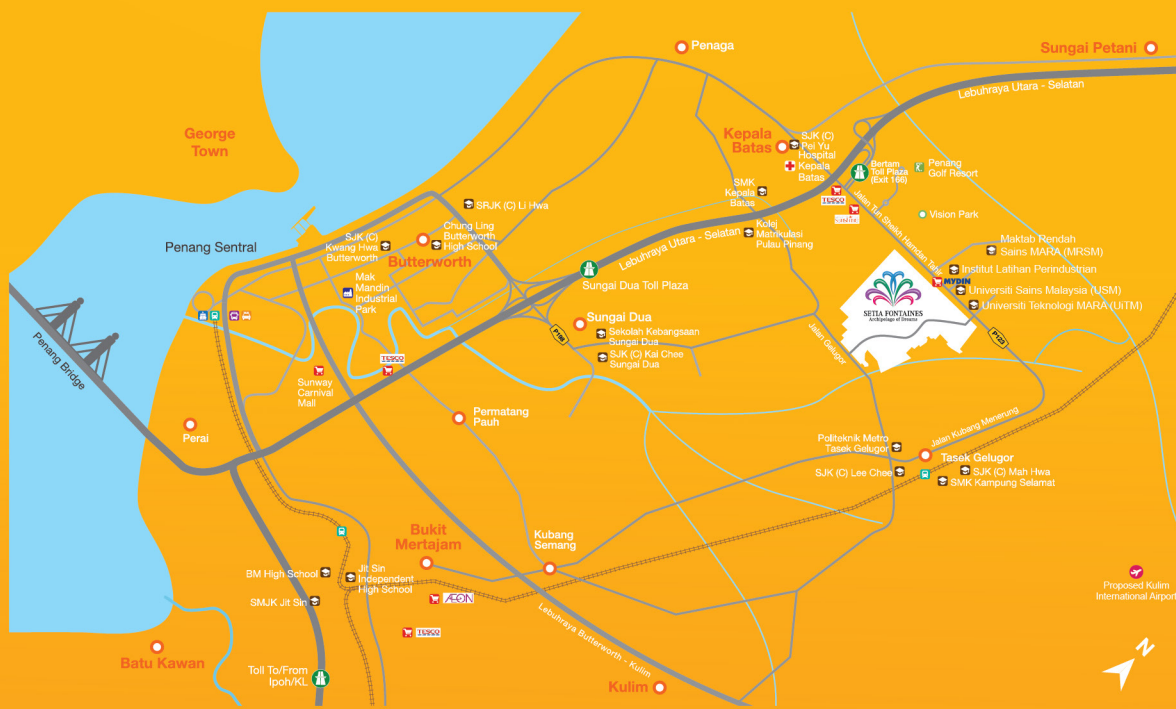
SITE PLAN



FLOOR PLAN



Intermediate Unit
22' x 70'



EASY CONNECTIVITY

North-South Expressway	5KM
KTM Tasek Gelugor	7KM
BORR	15KM
Penang Bridge (1st Link)	26KM

HEALTHCARE

Hospital Kepala Batas	6.6KM
Seberang Jaya Hospital	21KM
Bagan Specialist Centre	22KM
KPJ Bandar Perda	28KM

EDUCATIONAL

Universiti Sains Malaysia (USM)	1KM
Institut Latihan Perindustrian	1KM
Maktab Rendah Sains MARA (MRSM)	1.6KM
SMK Sains Kepala Batas	2KM
Universiti Teknologi MARA (UITM)	3KM
SJK(C) Pei Yu	6KM
Kolej MATrikulasi Pulau Pinang	8KM
SJK(C) Mah Hua	9KM
SJK(C) Nung Min	10KM
SJK(C) Kai Chee	16KM

GROCERIES & SHOPPING

City Centre Business Hub	500M
Mydin	1KM
Sunshine Bertam	4KM
Tesco	6KM
Sunway Carnival Mall	22KM
Pacific Megamall	24KM

F&B

McDonald's	4KM
Bertam Kiosk	4KM
Pizza Hut	5KM
Domino's Pizza	5KM
Secret Recipe	5KM
KFC	5KM



Call +604 576 2255

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   SetiaFontaines

Setia

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