



Thriving Business
Sustainable World



SETIA EDGE

2-STOREY FACTORIES



Artist's impression of 2-storey Cluster Factory

SETIA EDGE

2-STOREY FACTORIES

SITE
PLAN



Freehold
Medium Industry



Gated &
Guarded



24-hour
Security Patrol



High Speed
Broadband



Modern
Design

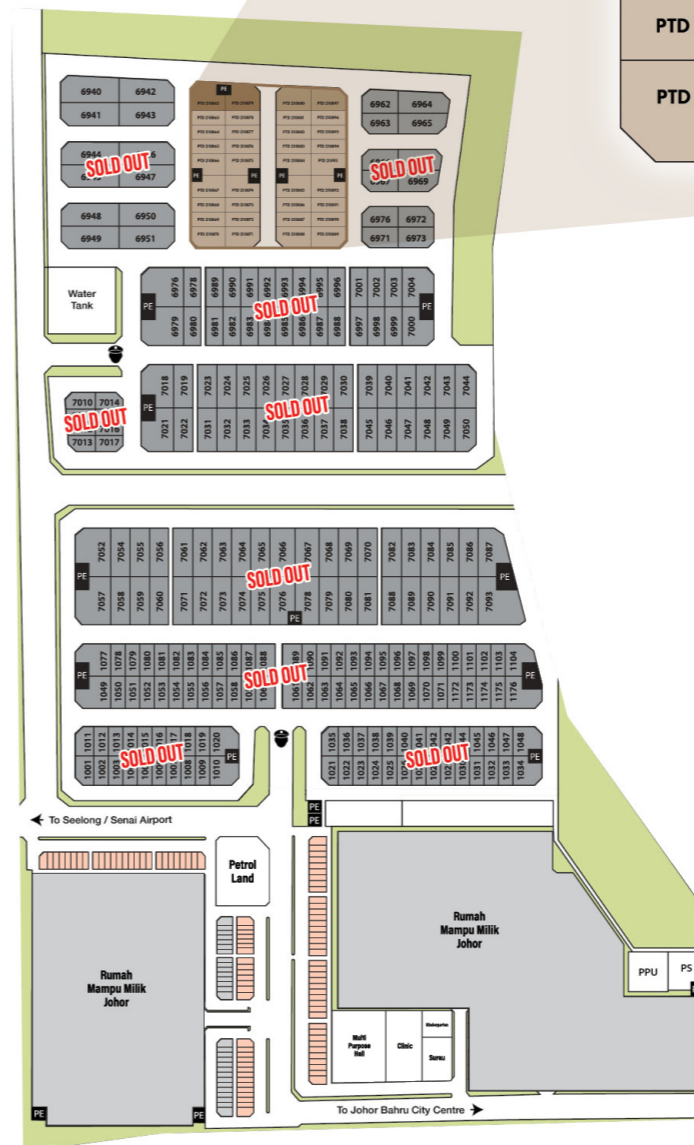


Efficient
Eco-system



Artist's impression of 2-storey Bungalow Factory

PE			
PTD 210862	PTD 210879	PTD 210880	PTD 210897
PTD 210863	PTD 210878	PTD 210881	PTD 210896
PTD 210864	PTD 210877	PTD 210882	PTD 210895
PTD 210865	PTD 210876	PTD 210883	PTD 210894
PTD 210866	PTD 210875	PTD 210884	PTD 21093
PE		PE	
PTD 210867	PTD 210874	PTD 210885	PTD 210892
PTD 210868	PTD 210873	PTD 210886	PTD 210891
PTD 210869	PTD 210872	PTD 210887	PTD 210890
PTD 210870	PTD 210871	PTD 210888	PTD 210889

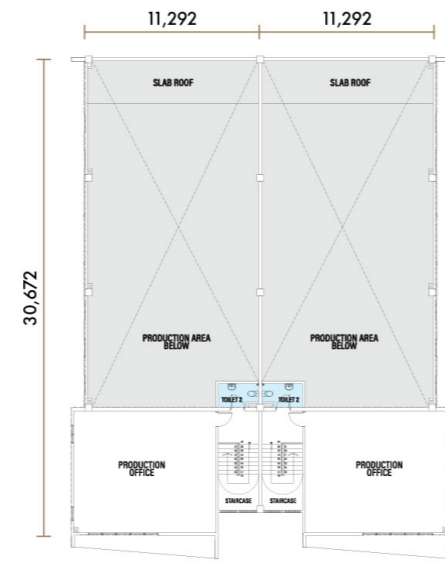
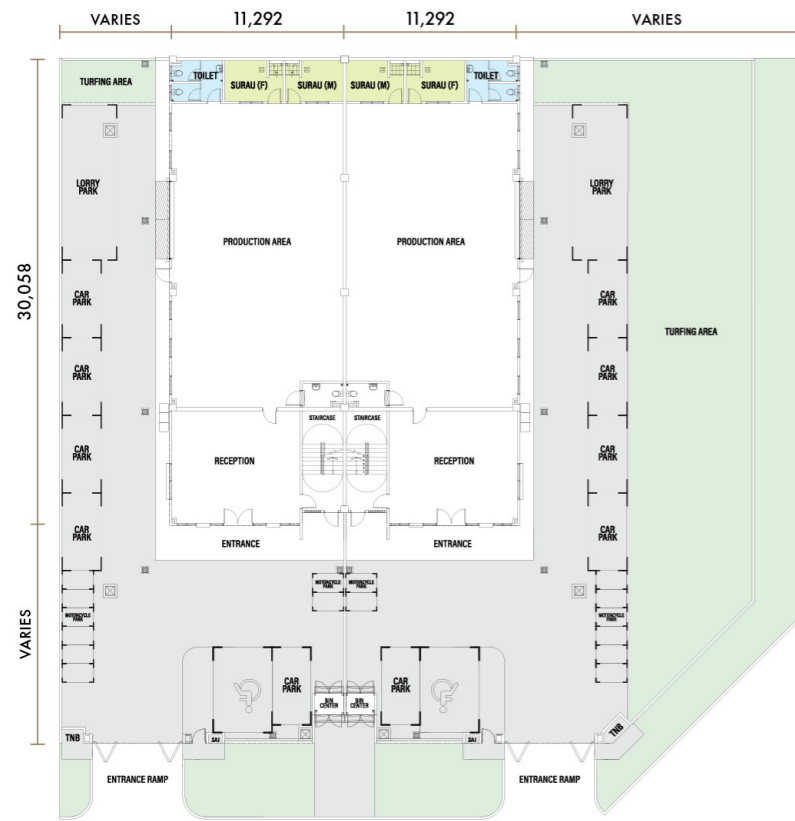


- 2-STOREY CLUSTER FACTORY
- 2-STOREY LINK BUNGALOW FACTORY
- 2-STOREY BUNGALOW FACTORY
- BUMIPUTERA LOT
- COMPLETED FACTORIES
- THE POINT



2-STOREY CLUSTER

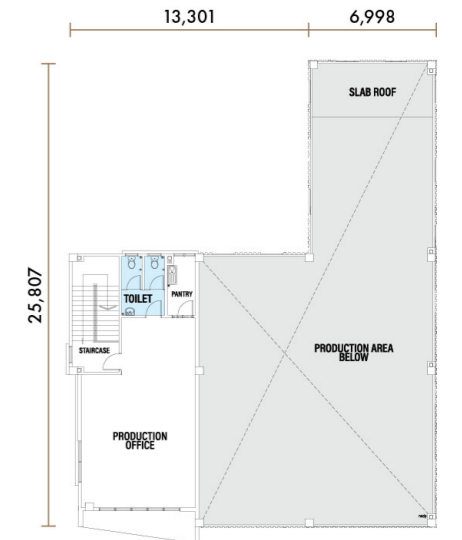
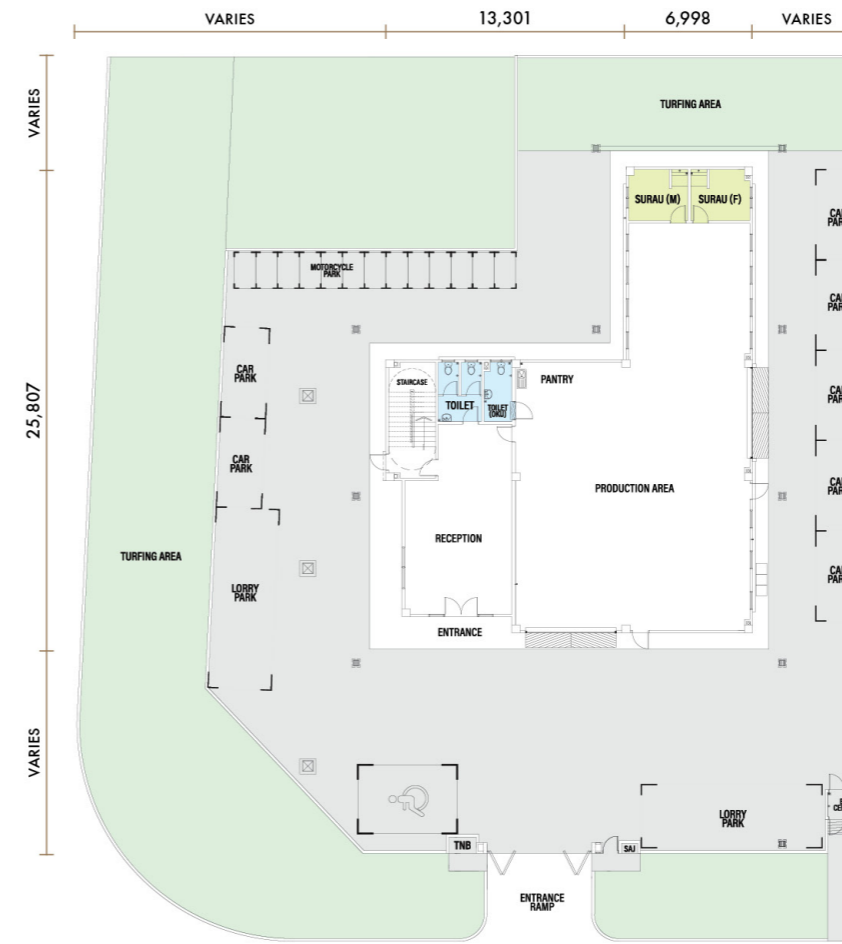
LAND SIZE: 8,681 - 12,085 sf.
BUILT-UP: 5,216 sf.



REMARKS:

2-STOREY BUNGALOW

LAND SIZE: 14,314 - 14,727 sf.
BUILT-UP: 5,158 - 5,380 sf.



REMARKS:

2-STOREY LINK BUNGALOW

LAND SIZE: 13,199 - 14,168 sf.
BUILT-UP: 5,414 sf.



REMARKS:

SPECIFICATIONS

Structure Reinforced Concrete Framework / Steel Frame / Steel Trusses

Wall Light Weight Block / Clay Brick Wall

Roof Covering Metal Deck Roofing / RC Flat Roof

Roof Framing Quality Roof Truss

Ceiling Plaster Ceiling Board / Skim Coat

Windows Aluminium Frame Window

Doors Roller Shutter / Fire Rated Door / Plywood Flush Door / PVC Flush Door / Glass Door

Ironmongeries Quality Lockset

Wall Finishes All Toilets - 1500mm Height Tiles

Floor Finishes
All Toilets, Pantry, Surau - Tiles
Production - Hardener
Office - Hardener
Others - Cement Render

Sanitary & Plumbing Fitting	Cluster	Semi-D	Bungalow Type A	Bungalow Type B
W.C.	4 nos.	4 nos.	5 nos.	5 nos.
Bib Tap	7 nos.	7 nos.	7 nos.	7 nos.
Wash Basin	3 nos.	3 nos.	3 nos.	3 nos.
Basin Tap	4 nos.	4 nos.	3 nos.	3 nos.

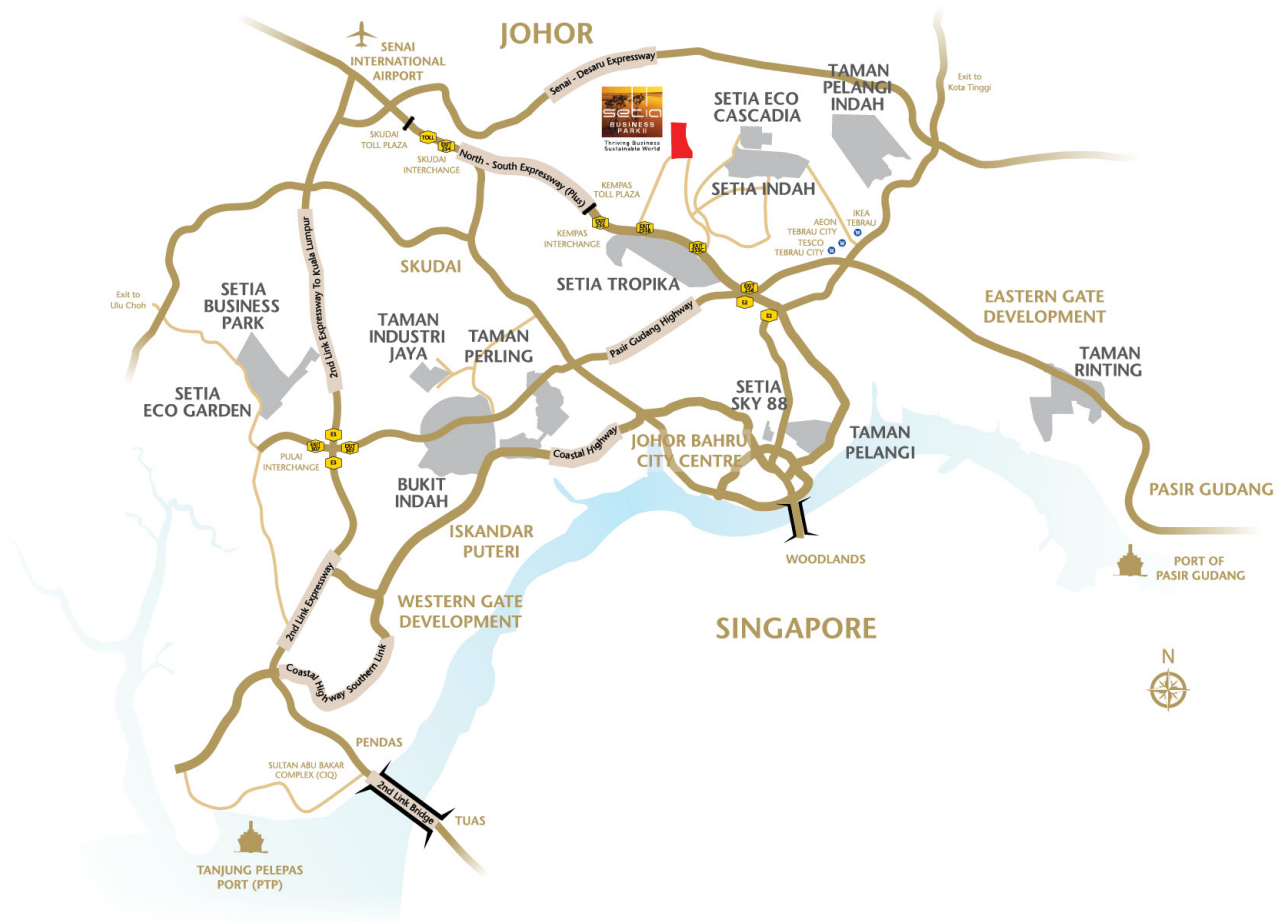
Electrical Installations	Cluster	Semi-D	Bungalow Type A	Bungalow Type B
Lighting Points	32 nos.	35 nos.	38 nos.	42 nos.
Power Points (13A)	13 nos.	14 nos.	17 nos.	16 nos.
Wall Fan Points	2 nos.	2 nos.	2 nos.	2 nos.
Exhaust Fan	3 nos.	2 nos.	-	-
EL Light	14 nos.	14 nos.	13 nos.	14 nos.
Keluar Sign	6 nos.	7 nos.	7 nos.	7 nos.

Internal Telecommunication Trunking & Cabling Fiber Termination Box (FTB) and Fiber Wall Socket (FWS) Provided

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.

STRATEGIC LOCATION

Setia Business Park II broke new ground in Iskandar Malaysia by setting the benchmark for an eco-friendly development catering specifically to businesses with strong green credentials, as well as those that require clean manufacturing facilities.



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Setia

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