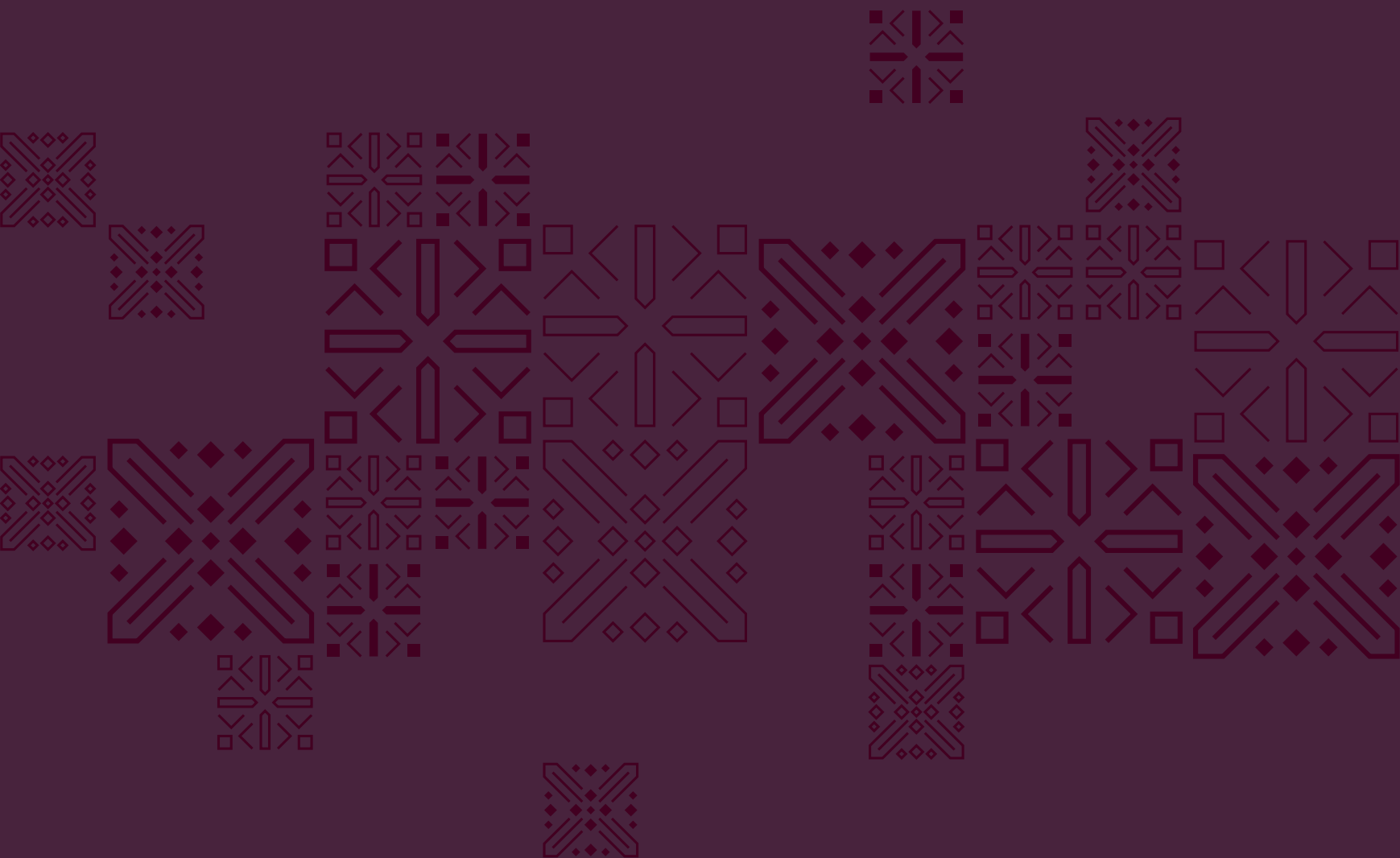




BarisPlace2

2 - STOREY

LIFESTYLE SHOP OFFICES

I Baris

JUST EXTENDED!

Flanking both sides of the successful first phase commercial development in Setia Mayuri, Baris Place 2 introduces 16 limited units, offering prime opportunities for businesses to thrive. Strategically located for high visibility and accessibility, these lifestyle shop offices are perfect for retail outlets, lifestyle brands, and dynamic office spaces.



**Excellent
Connectivity**
to major highways

**Modern,
Versatile Spaces**
for business or leisure

**High
Exposure**
with strong foot traffic

**Limited To Only
16 Units,**
ensuring exclusivity



BarisPlace² The New Addition to Setia Mayuri

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.

With its freehold status, guarded perimeter, and culture-inspired pavilions and landscapes, this 209-acre paradise offers an unmatched blend of luxury and tranquility.

Now, with the introduction of Baris Place 2, Setia Mayuri expands its vibrant commercial offerings. These lifestyle shop offices are strategically located to serve the growing community, providing businesses with an exceptional opportunity to thrive in this serene and flourishing environment.

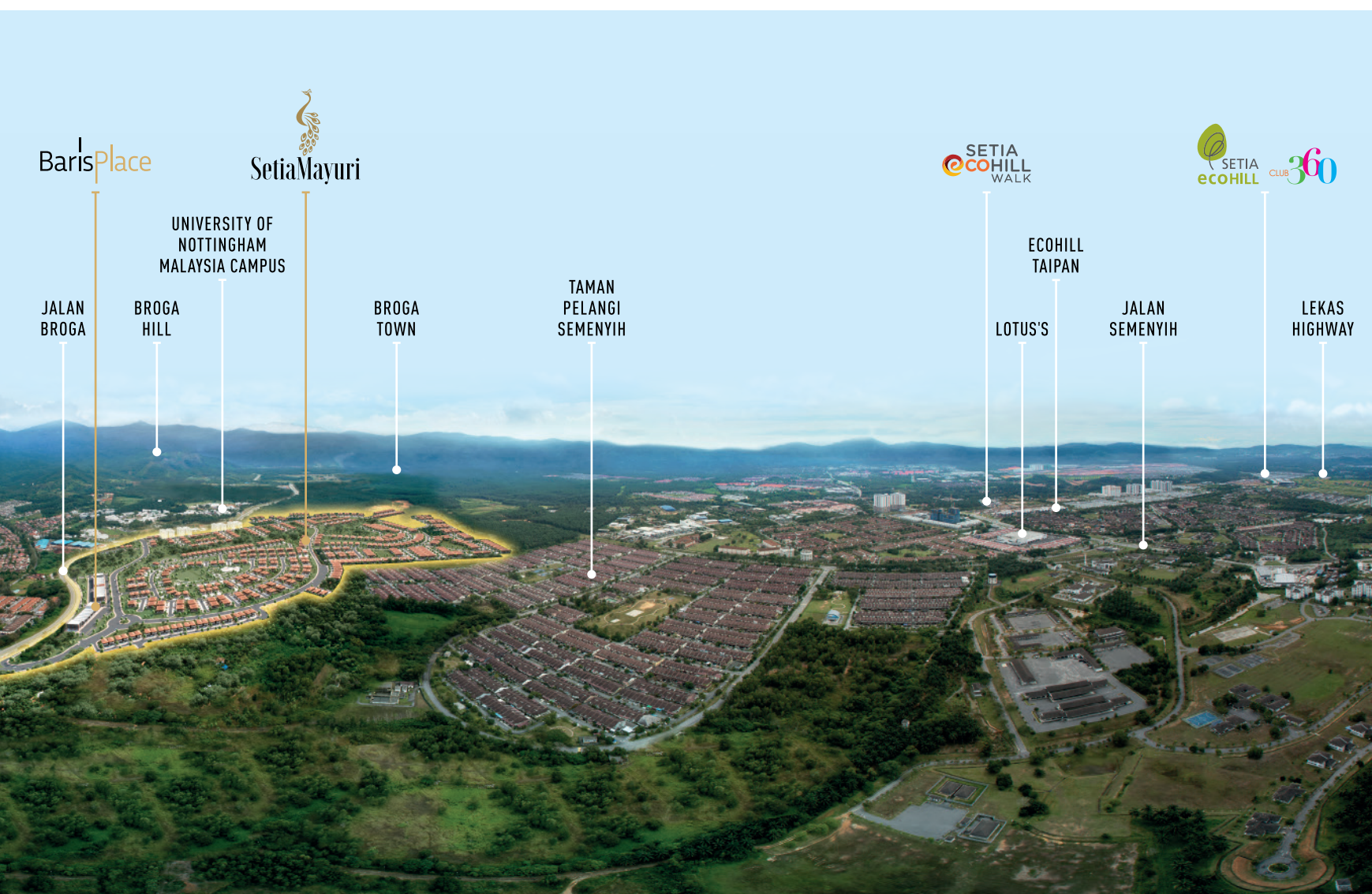
High visibility
16 units
road-fronting
lifestyle shop offices

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



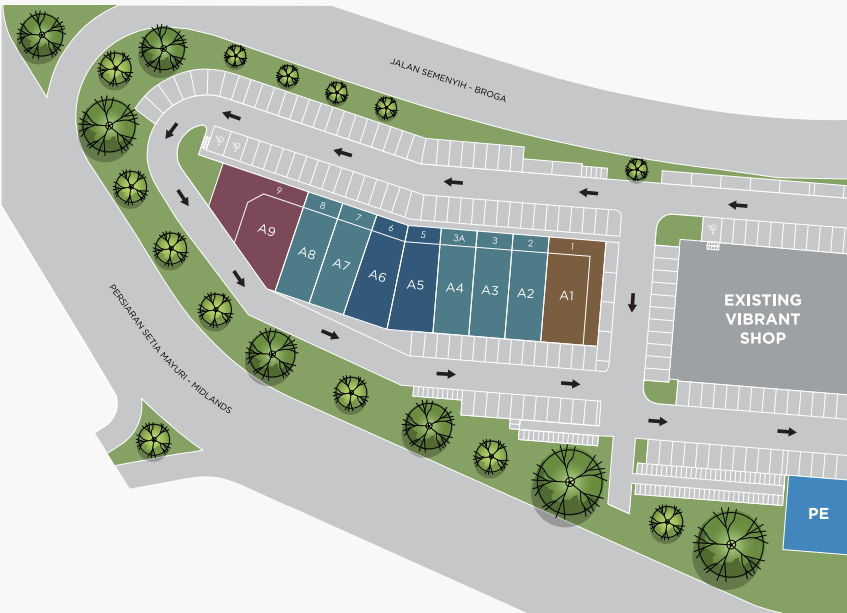
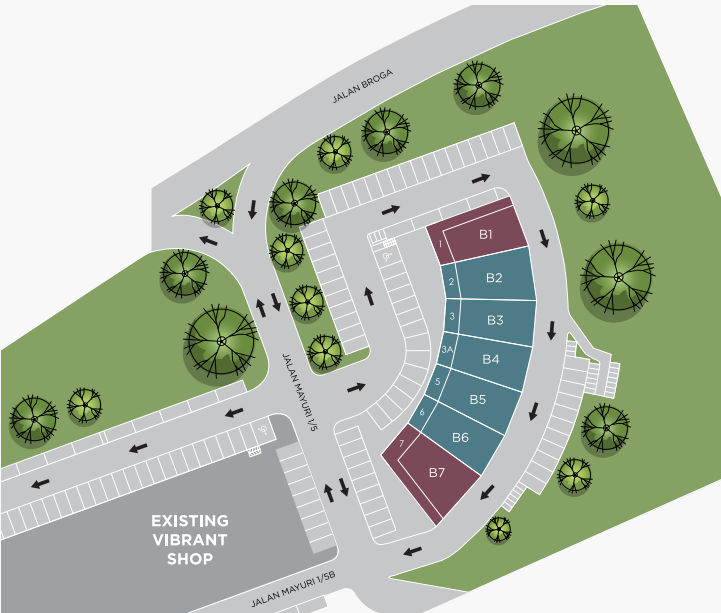
MASTER PLAN

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



SITE PLAN

Intermediate Lot Odd Lot Corner Lot End Lot



PLOT B

PLOT A



Limited 16 Units

Exclusive Main Road-Fronting Retail

Walking Distance to University of Nottingham

Column Free Facade

Direct Access from Jalan Broga Main Road

Matured Area with Growing Population

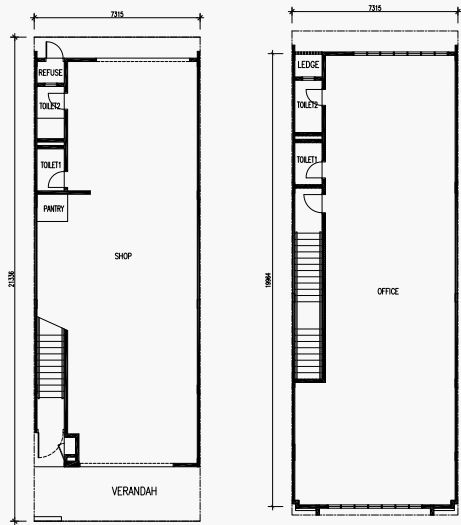
Wide Front Walkways

Attractive Contemporary Facade Design

FLOOR PLAN

(PLOT A)

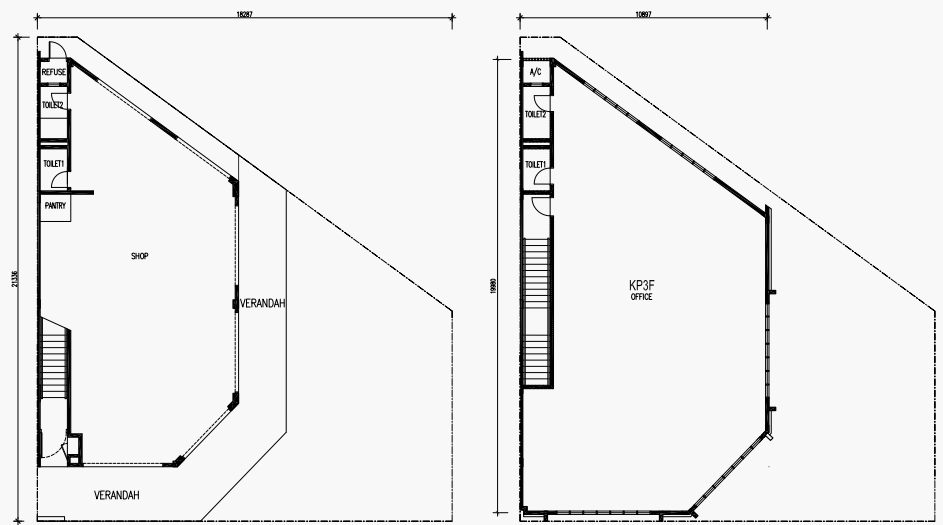
INTERMEDIATE LOT



GROUND FLOOR

FIRST FLOOR

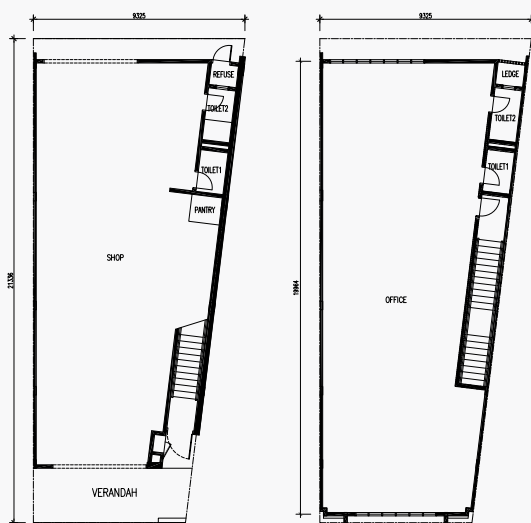
CORNER LOT



GROUND FLOOR

FIRST FLOOR

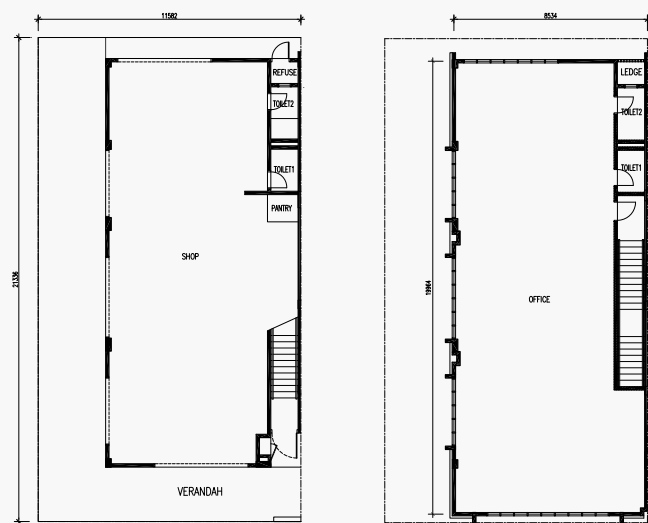
ODD LOT



GROUND FLOOR

FIRST FLOOR

END LOT



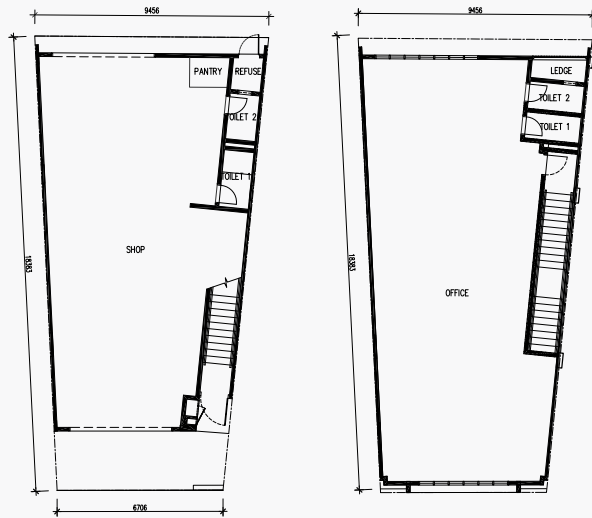
GROUND FLOOR

FIRST FLOOR

FLOOR PLAN

(PLOT B)

INTERMEDIATE LOT



GROUND FLOOR

FIRST FLOOR

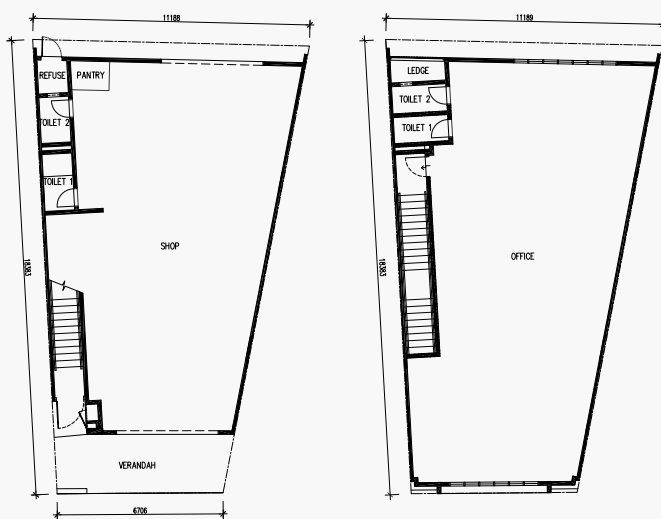
CORNER LOT
Unit B1



GROUND FLOOR

FIRST FLOOR

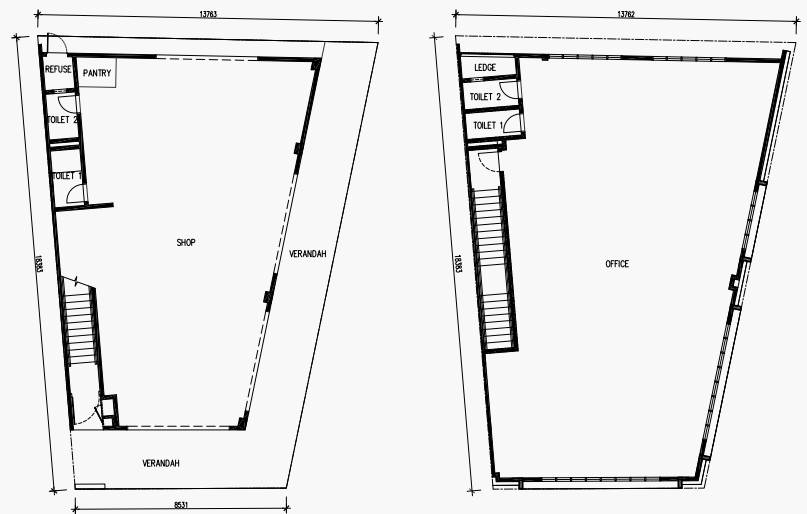
ODD LOT



GROUND FLOOR

FIRST FLOOR

CORNER LOT
Unit B7



GROUND FLOOR

FIRST FLOOR

SPECIFICATION

(PLOT A)

Structure		:	Reinforced Concrete	
Wall		:	Masonry and Precast Wall Panel	
Roof Covering		:	Metal Deck Roofing / Reinforced Concrete Slab	
Roof Framing		:	Metal Truss	
Ceiling		:	Skim Coat & Paint / Plaster Ceiling & Paint	
Windows		:	Aluminium Framed Glass Window	
Doors		:	Roller Shutter / Grille Door / Fire-Rated Door / PVC Door / Metal Door	
Ironmongery		:	Provided	
Wall Finishes	Toilets	:	Ceramic Wall Tiles up to Ceiling Height	
	Pantry	:	1500mm High Ceramic Wall Tiles	
	Others	:	Plaster / Skim Coat and Paint up to Ceiling Height	
Floor Finishes	Toilet & Pantry	:	Ceramic Tiles	
	Verandah	:	Porcelain Tiles	
	Staircase	:	Porcelain Tiles	
	Others	:	Cement Render	
Sanitary & Plumbing Fittings		:	3 Water Closets, 1 Squatting Pan, 4 Wash Basins, 2 Showers, 1 Kitchen Sink	
Telephone & Electrical Installation			Intermediate Lot	Corner Lot
	Power Point	:	11	11
	Lighting Point	:	18	29
	Fan Point	:	3	3
	Fibre Wall Socket (FWS)	:	2	2
Internal Telecommunication Trunking And Cabling		:	Provided	

SPECIFICATION

(PLOT B)

Structure		:	Reinforced Concrete		
Wall		:	Masonry and Precast Wall Panel		
Roof Covering		:	Metal Deck Roofing / Reinforced Concrete Slab		
Roof Framing		:	Metal Truss		
Ceiling		:	Skim Coat & Paint / Plaster Ceiling & Paint		
Windows		:	Aluminium Framed Glass Window		
Doors		:	Roller Shutter / Grille Door / Fire-Rated Door / PVC Door / Metal Door		
Ironmongery		:	Provided		
Wall Finishes	Toilets	:	Ceramic Wall Tiles up to Ceiling Height		
	Pantry	:	1500mm High Ceramic Wall Tiles		
	Others	:	Plaster / Skim Coat and Paint up to Ceiling Height		
Floor Finishes	Toilet & Pantry	:	Ceramic Tiles		
	Verandah	:	Porcelain Tiles		
	Staircase	:	Porcelain Tiles		
	Others	:	Cement Render		
Sanitary & Plumbing Fittings		:	3 Water Closets, 1 Squatting Pan, 4 Wash Basins, 2 Showers, 1 Kitchen Sink		
Telephone & Electrical Installation			Intermediate Lot	Corner Lot (B1)	Corner Lot (B7)
	Power Point	:	11	11	11
	Lighting Point	:	18	25	30
	Fan Point	:	3	3	3
	Fibre Wall Socket (FWS)	:	2	2	2
Internal Telecommunication Trunking And Cabling		:	Provided		



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

Call 603 8724 2255

Setia EcoHill Welcome Centre
Kelab 360, No. 1, Persiaran EcoHill Barat, Setia EcoHill, 43500 Semenyih, Selangor Darul Ehsan
F 603 8724 2525 E setiamayuri@spsetia.com W www.setiamayuri.com

SetiaMayuri **Setia**