

BarisPlace2

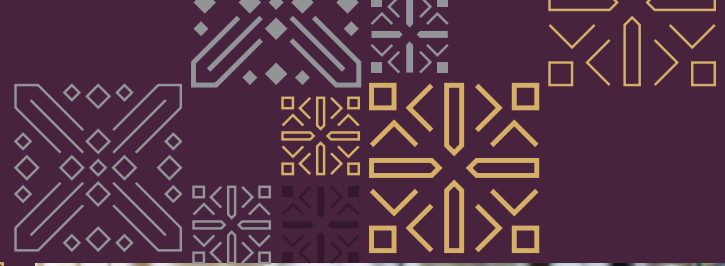
2 - STOREY

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





# BarisPlace<sup>2</sup> 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.

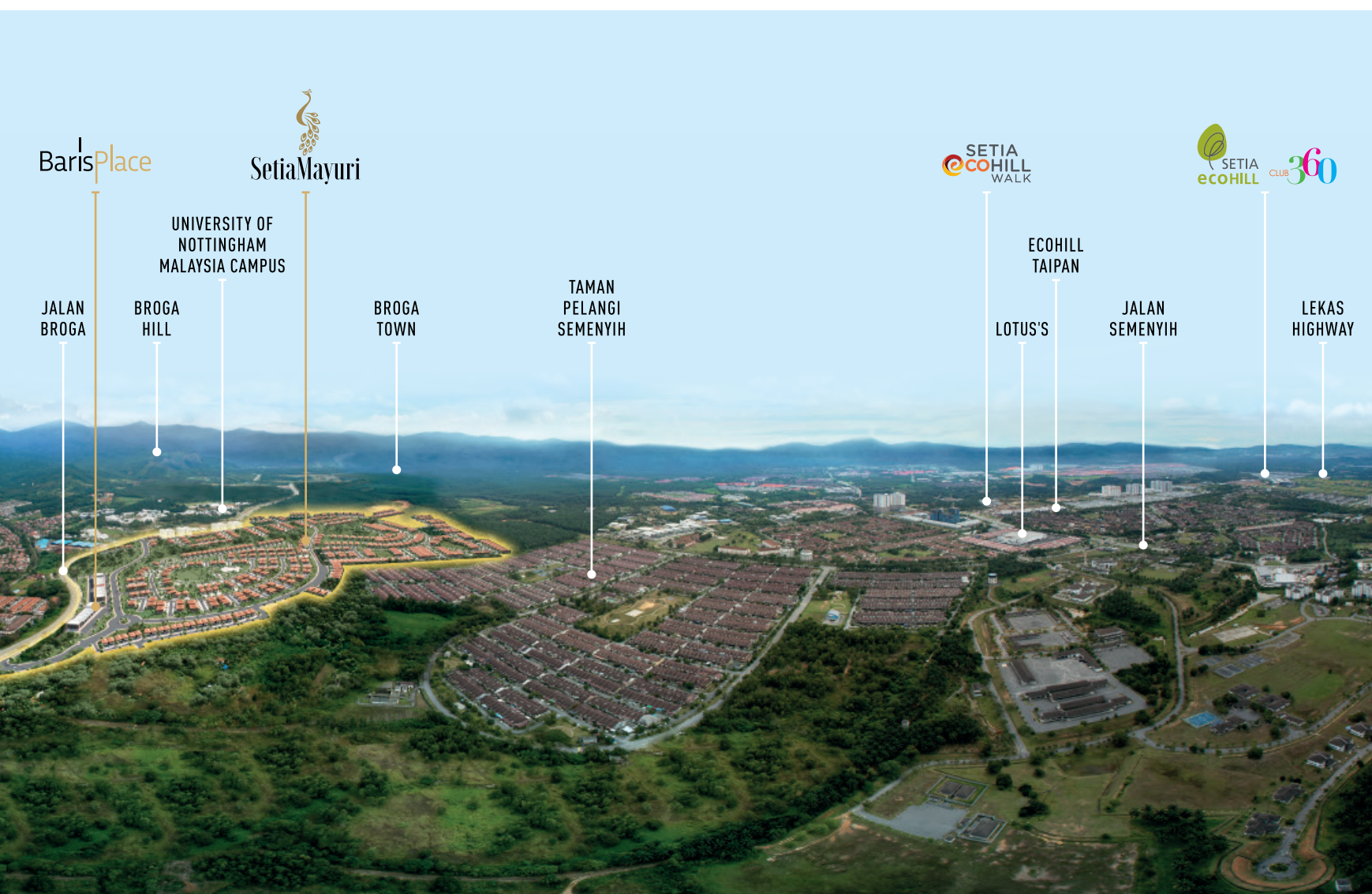
High visibility  
**16 units**  
road-fronting  
lifestyle shop offices

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

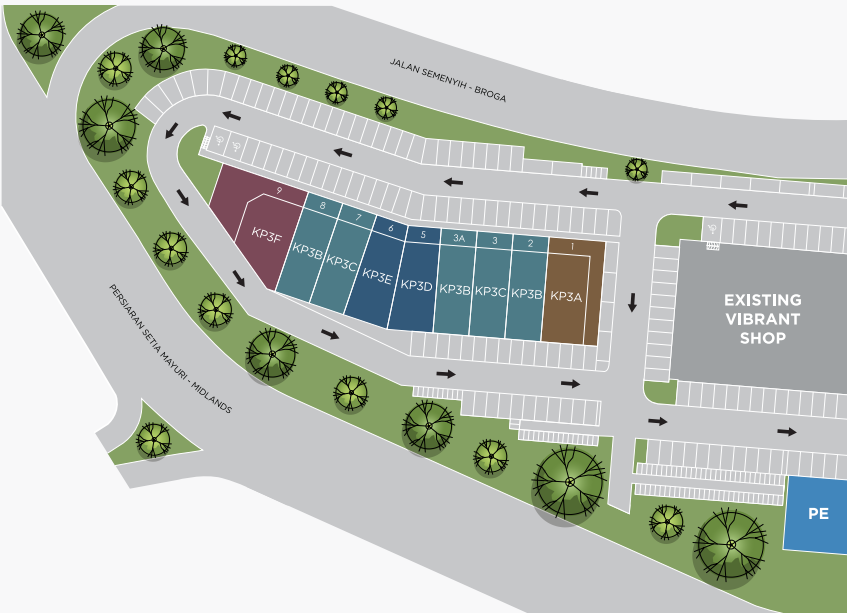
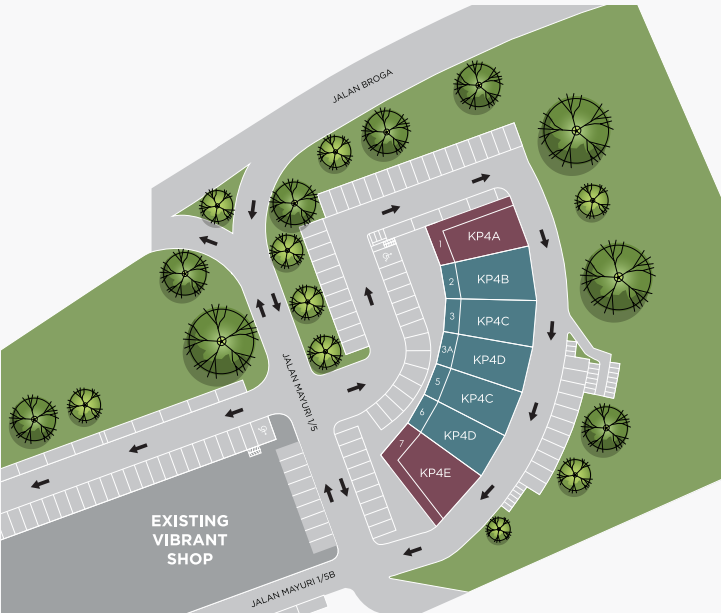
A guarded Master Plan of luxe bungalows,  
semi-Ds and lifestyle shop offices.





SITE PLAN

Intermediate Lot    Odd Lot    Corner Lot    End Lot



PLOT B

PLOT A

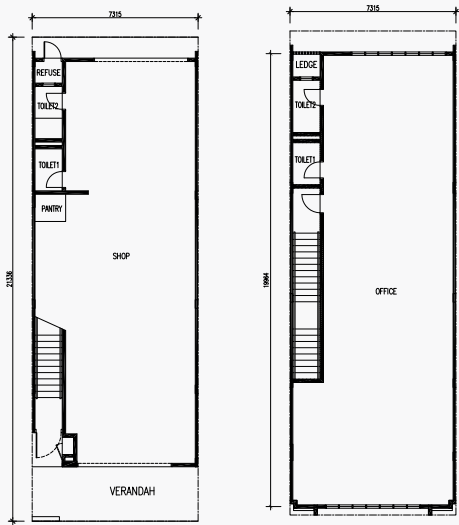


Limited 16 Units	Exclusive Main Road-Fronting Retail	Walking Distance to University of Nottingham	Column Free Facade
Direct Access from Jalan Broga Main Road	Matured Area with Growing Population	Wide Front Walkways	Attractive Contemporary Facade Design

# FLOOR PLAN

(PLOT A)

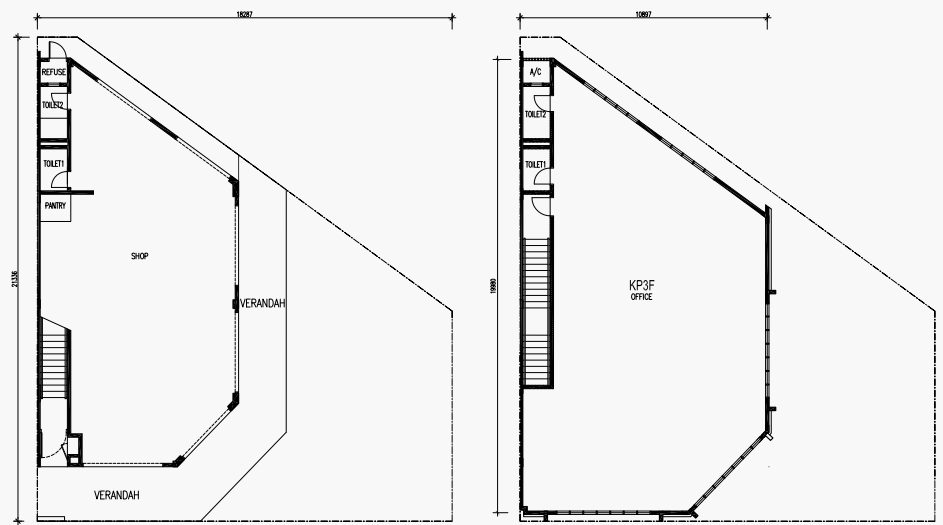
INTERMEDIATE LOT



GROUND FLOOR

FIRST FLOOR

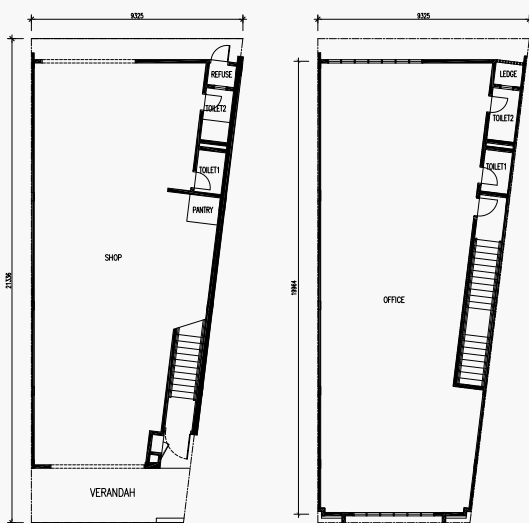
CORNER LOT



GROUND FLOOR

FIRST FLOOR

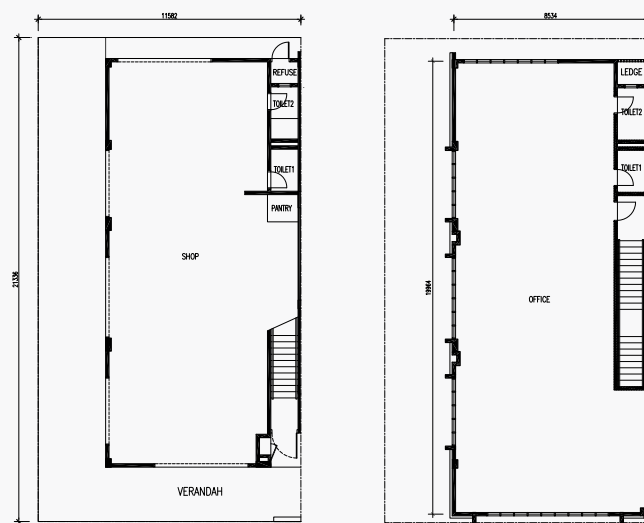
ODD LOT



GROUND FLOOR

FIRST FLOOR

END LOT



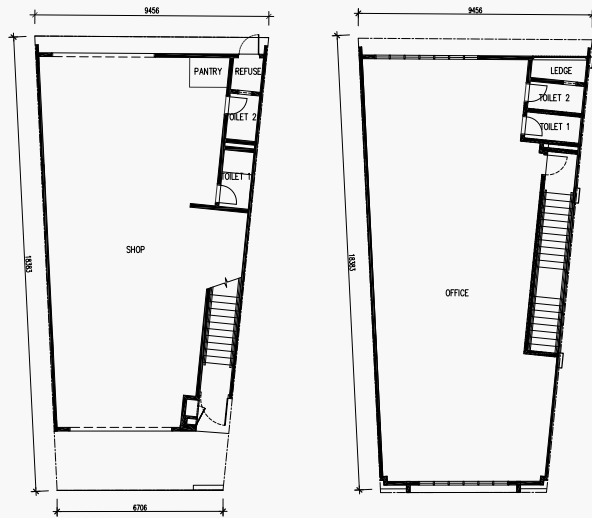
GROUND FLOOR

FIRST FLOOR

# FLOOR PLAN

(PLOT B)

INTERMEDIATE LOT



GROUND FLOOR

FIRST FLOOR

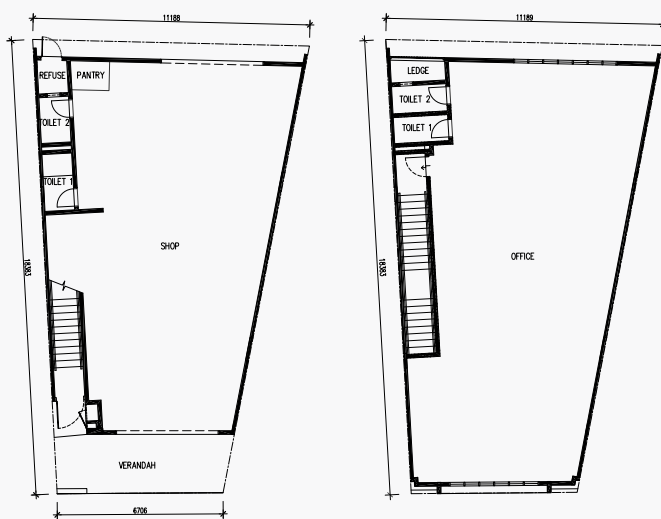
CORNER LOT  
Unit KP4A



GROUND FLOOR

FIRST FLOOR

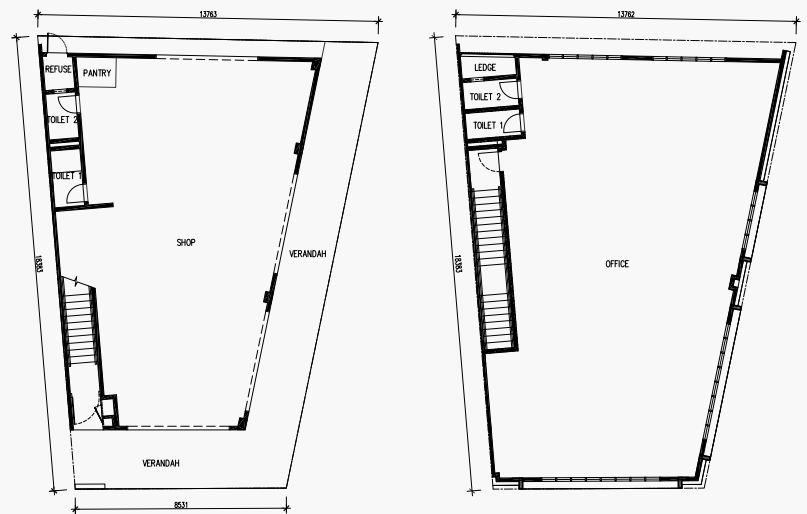
ODD LOT



GROUND FLOOR

FIRST FLOOR

CORNER LOT  
Unit KP4E



GROUND FLOOR

FIRST FLOOR

# SPECIFICATION

(PLOT A)

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



# SPECIFICATION

( PLOT B )

<b>Structure</b>		:	Reinforced Concrete		
<b>Wall</b>		:	Masonry and Precast Wall Panel		
<b>Roof Covering</b>		:	Metal Deck Roofing / Reinforced Concrete Slab		
<b>Roof Framing</b>		:	Metal Truss		
<b>Ceiling</b>		:	Skim Coat & Paint / Plaster Ceiling & Paint		
<b>Windows</b>		:	Aluminium Framed Glass Window		
<b>Doors</b>		:	Roller Shutter / Grille Door / Fire-Rated Door / PVC Door / Metal Door		
<b>Ironmongery</b>		:	Provided		
<b>Wall Finishes</b>	Toilets	:	Ceramic Wall Tiles up to Ceiling Height		
	Pantry	:	1500mm High Ceramic Wall Tiles		
	Others	:	Plaster / Skim Coat and Paint up to Ceiling Height		
<b>Floor Finishes</b>	Toilet & Pantry	:	Ceramic Tiles		
	Verandah	:	Porcelain Tiles		
	Staircase	:	Porcelain Tiles		
	Others	:	Cement Render		
<b>Sanitary &amp; Plumbing Fittings</b>		:	3 Water Closets, 1 Squatting Pan, 4 Wash Basins, 2 Showers, 1 Kitchen Sink		
<b>Telephone &amp; Electrical Installation</b>			Intermediate Lot	Corner Lot (KP4A)	Corner Lot (KP4E)
	Power Point	:	11	11	11
	Lighting Point	:	18	25	30
	Fan Point	:	3	3	3
<b>Internal Telecommunication Trunking And Cabling</b>	Fibre Wall Socket (FWS)	:	2	2	2
<b>Internal Telecommunication Trunking And Cabling</b>		:	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

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