

A.O. NO.	7786		
DATE	3/8/2021	SIZE	A3
CLIENT	Setia (Sin Yee)	STATUS	Visual
PROJECT	Taman Industri Jaya	ARTIST	Chuang
MEDIUM	Brochure	SERVICES	Steven/Kai Yee



SETIA
NEXUS II
1½-Storey Detached Factory
TAMAN INDUSTRI JAYA

THE FOCAL
POINT OF
BUSINESS

THE FOCUS STARTS HERE

Taman Industri Jaya, Skudai is a purpose-planned industrial park to cater for industrial businesses with the ready infrastructure for better efficiency. Add to this is the strategic location means that Taman Industri Jaya is surrounded by matured neighbourhoods like Taman Nusa Bestari, Taman Sutera Utama, Taman Jaya Mas and Taman Selesa Jaya.



66 FEET

wide service roads for easy transport access



PRIME LOCATION

Close to the city centre, airport, port and nearby townships



TOP-NOTCH ACCESS

Easily access Jalan Skudai and the North-South Expressway



ZERO MAINTENANCE FEE

Operating costs will benefit with no maintenance fees



HIGH-SPEED BROADBAND

A must-have for businesses big or small

SILVER PRINTING



DESIGNED FOR PRACTICALITY & EFFICIENCY

Setia Nexus II is a collection of 8 limited detached factories that is perfectly designed for industrial operations. These factories come with practical features for better operation efficiency. Which is why, Nexus 2 is perfect for a wide range of businesses including but not limited to, warehousing, forwarding and workshops.

Type C1

1 ½-Storey Detached Factory

Land size:

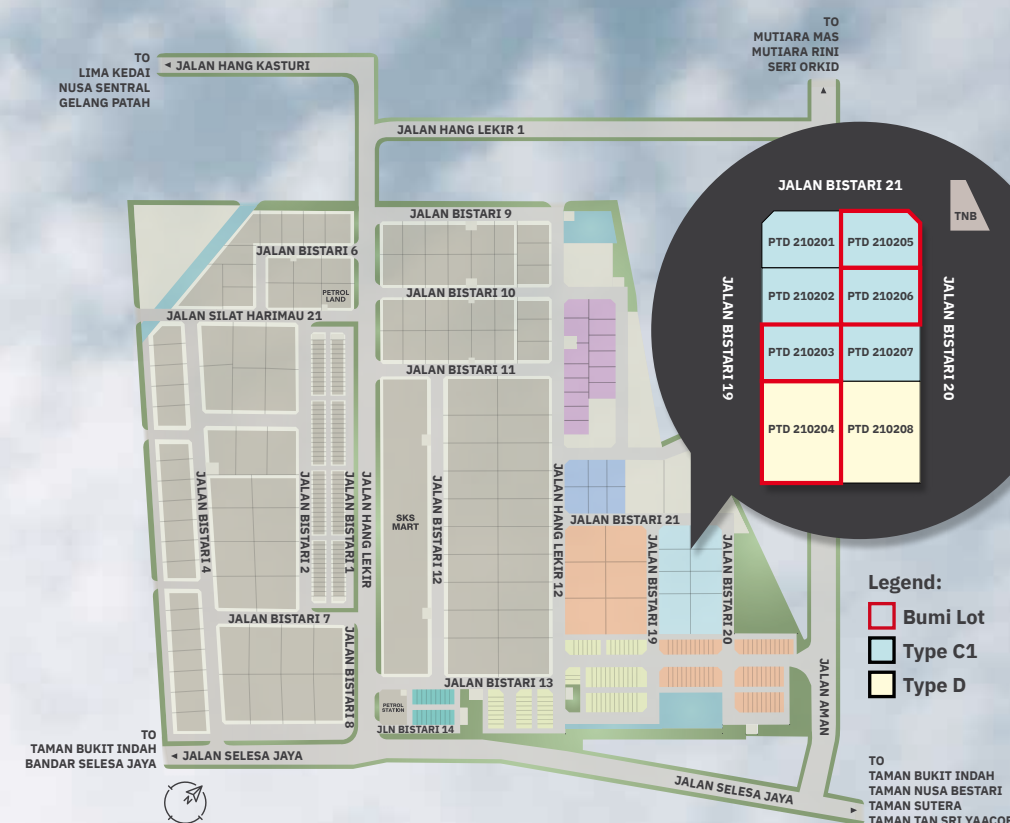
0.46 & 0.47 acres

Built-up area:

10,885 sq. ft.



SITE PLAN



Type D

1 ½-Storey Detached Factory

Land size:

0.85 acres

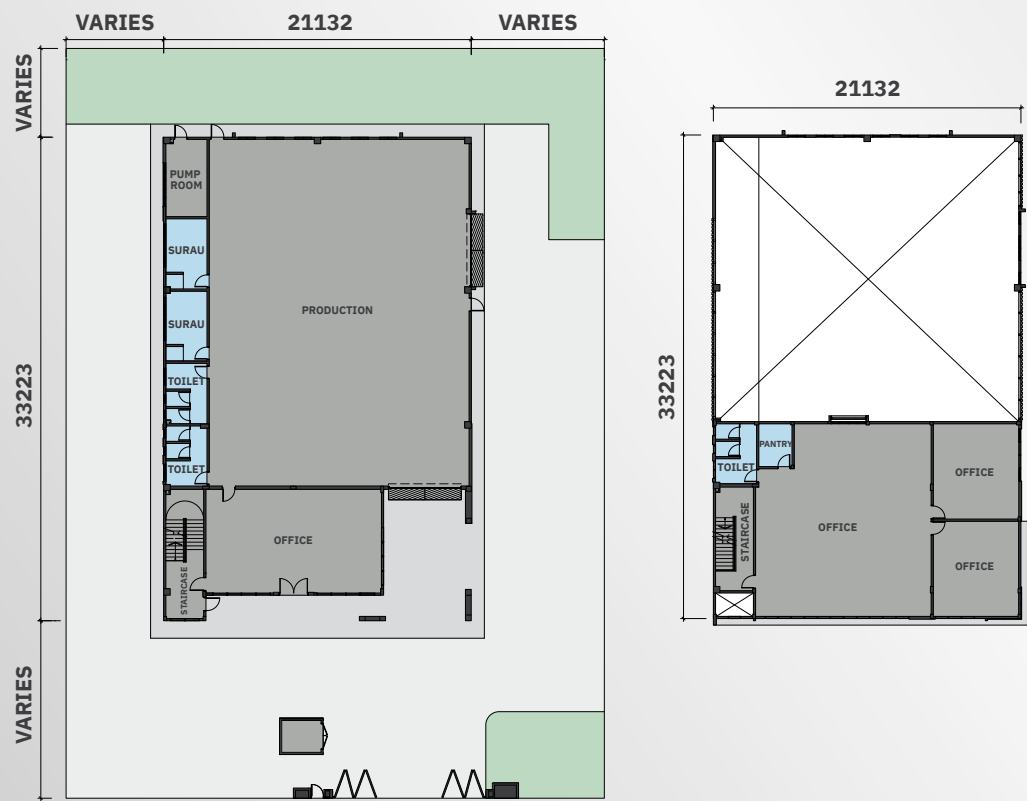
Built-up area:

22,145 sq. ft.



FLOOR PLANS

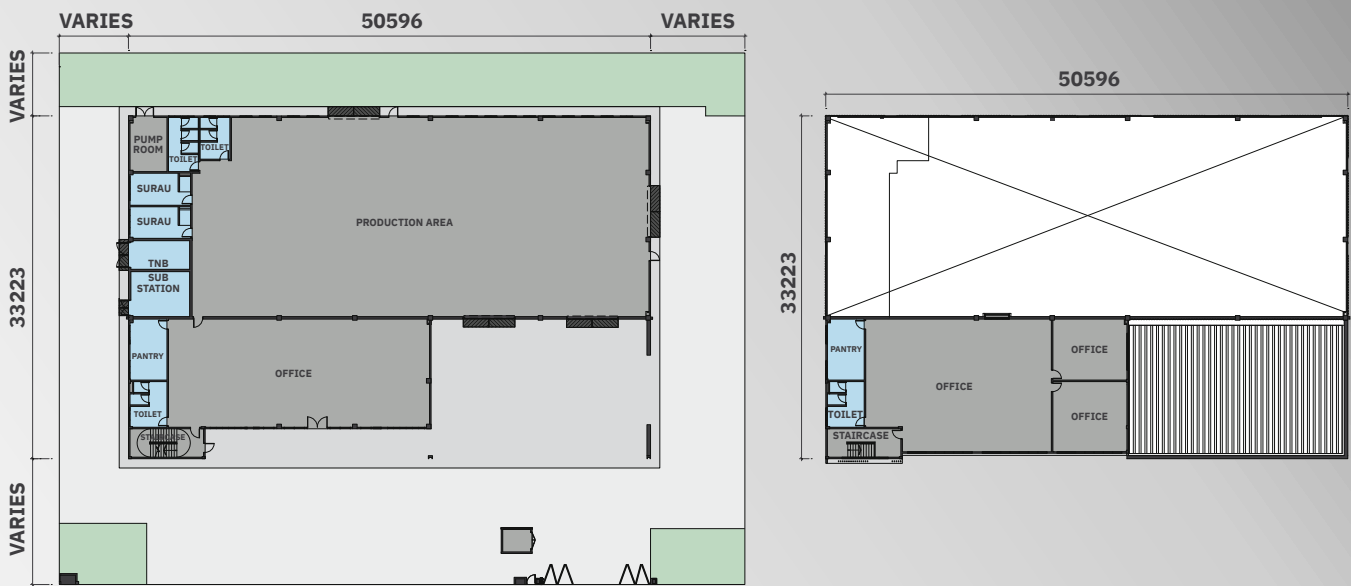
TYPE C1



Ground Floor

First Floor

TYPE D



Ground Floor

First Floor

SPECIFICATIONS

Structure	: Reinforced concrete framework / steel frame / steel trusses	
Wall	: Lightweight block / metal cladding	
Roof Covering	: Metal deck roofing	
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 / metal door	
Ironmongeries	: Quality lockset	
Wall Finishes	Toilet, Pantry	- 1500mm height tiles
Floor Finishes	Toilet, Pantry, Surau	- Tiles
	Production	- Floor hardener
	Office & Others	- Cement render

Sanitary & Plumbing Fitting	: Quality sanitary wares with fittings
Electrical Installations	: Three phase (setting at 200 Amp) electricity supply terminated at main switchboard – for Type C1
	: Three phase (setting at 600 Amp) electricity supply terminated at main switchboard – for Type D
Internal Telecommunication	
Trunking & Cabling	: Fiber wall socket provided
*Fencing	: Provided
*Turfing	: Provided
*Gas Piping	: Nil

*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.*

LOCATION MAP



Stay Together. Stay Setia
livelearnworkplay

+607-241 2255
www.spsetia.com.my

Biltmore (M) Sdn. Bhd. 198401012737 (125293-X)
No. 6, Jalan Bistari 13, Taman Industri Jaya, 81300 Skudai,
Johor Darul Takzim, Malaysia.
Fax: +607-357 9923



Setia

All illustrations are artist's impressions only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

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