

RETAIL HUB

Unlock Your Business Potential in a Prime Location



Exclusive Retail Spaces in the Heart of Setia Tropika

Surrounded by a Thriving Customer Base



Prime
Location



Freehold



Limited
Units



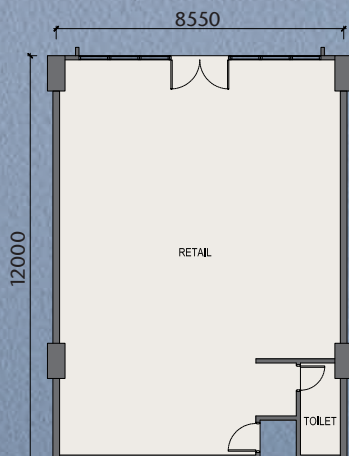
High Return
Potential



Ample
Parking

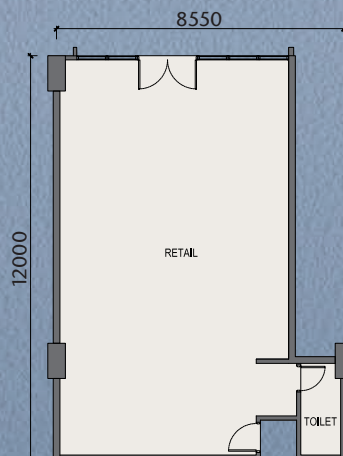


North-South
oriented



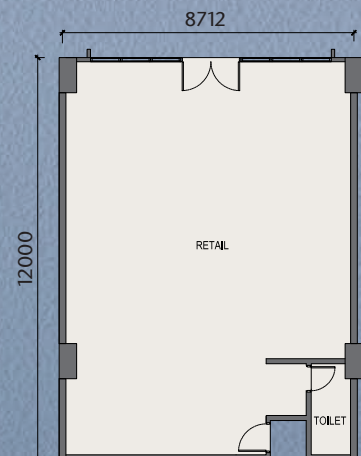
Ground Floor

TYPE A
Built Up : 1,093 sq.ft.



Ground Floor

TYPE B
Built Up : 943 sq.ft.



Ground Floor

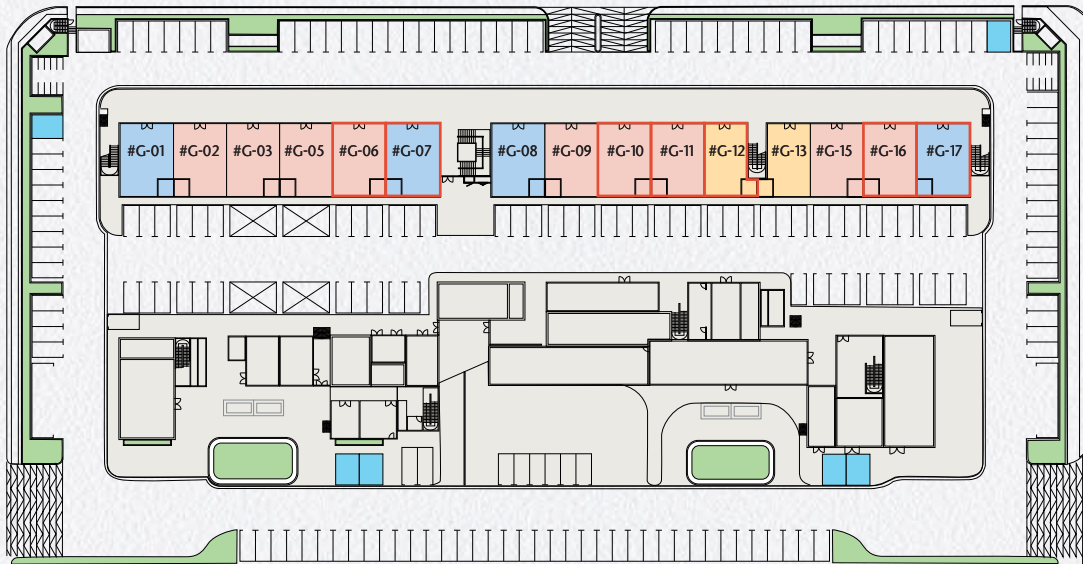
TYPE C
Built Up : 1,114 sq.ft.

Why Choose Sky Valley Retail Hub?

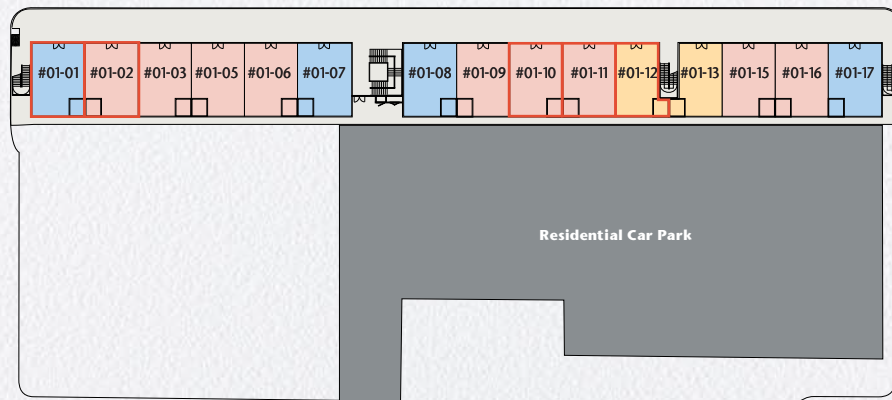
Sky Valley Retail Hub enjoys exceptional footfall due to its strategic location beside prominent establishments such as Lotus's Supermarket, McDonald's, KFC, The Coffee Bean & Tea Leaf, Starbucks, and several major banks.

Designed with modern facilities, it offers dedicated parking, contemporary architecture, and optimal lighting.

An ideal investment for F&B outlets, boutiques, salons, pharmacies, cafés, and service businesses.



Ground Floor Level Plan



First Floor Level Plan

TYPE A
1,093 sq.ft.

TYPE B
943 sq.ft.

TYPE C
1,114 sq.ft.

BUMI LOT

Specifications

- (a) Structure : Reinforced Concrete Frame
(b) Wall : Precast Concrete Wall Panel
(c) Roofing Covering : Reinforced Concrete Flat Roof
(d) Roofing Framing : Reinforced Concrete
(e) Ceilings : Skim Coat
: Plaster Ceiling Board
(f) Windows : Aluminum Framed Glass Window
(g) Doors : Glass Door
: Plywood Flush Door/ Fire Rated Door
(h) Ironmongery : Provided

- (i) Wall Finishes
Toilet / Wash Hand Basin Area : Tiles up to 1500mm Height / Plaster and Paint
Miscellaneous : Emulsion Paint on Internal Plastered Walls
: Weather Resistant Paint on External Walls
(j) Floor Finishes
Shop : Cement Render
Toilet : Tiles
Miscellaneous : Cement Render
(m) Fencing : Nil
(n) Turfing : Nil
(o) Gas Piping : Nil

(k) Sanitary and Plumbing Fittings

Type	A	B	C
Pedestal Water Closet	1	1	1
Bib Tap	1	1	1
Wash Hand Basin with Tap	2	2	2

(l) Electrical Installation

Type	A	B	C
Lighting Point	7	7	7
13A Power Point	6	6	6
Ceiling Fan Point	2	2	2
15A Air-Con Point	-	-	-

Call 07 237 2255

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Stay Together. Stay Setia
livelearnworkplay

Setia