

Modern Workspace For Trendy Businesses



Flaunting a bold and contemporary aesthetic, Capitol Square 3 is where your business will enjoy greater prominence, with well-designed workspaces that are ideal for a variety of businesses, from offices to retail and F&B.

2-Storey Shop Offices

Standard intermediate Lot from

Built-up from

3,058 sq. ft.

with

Selected units

balcony







22' x 70' 3,058 sq. ft. 72 units

LEGEND

Phase 1

Odd Corner (20' x 70') (PTD 207896, PTD 207897 & PTD 207915)

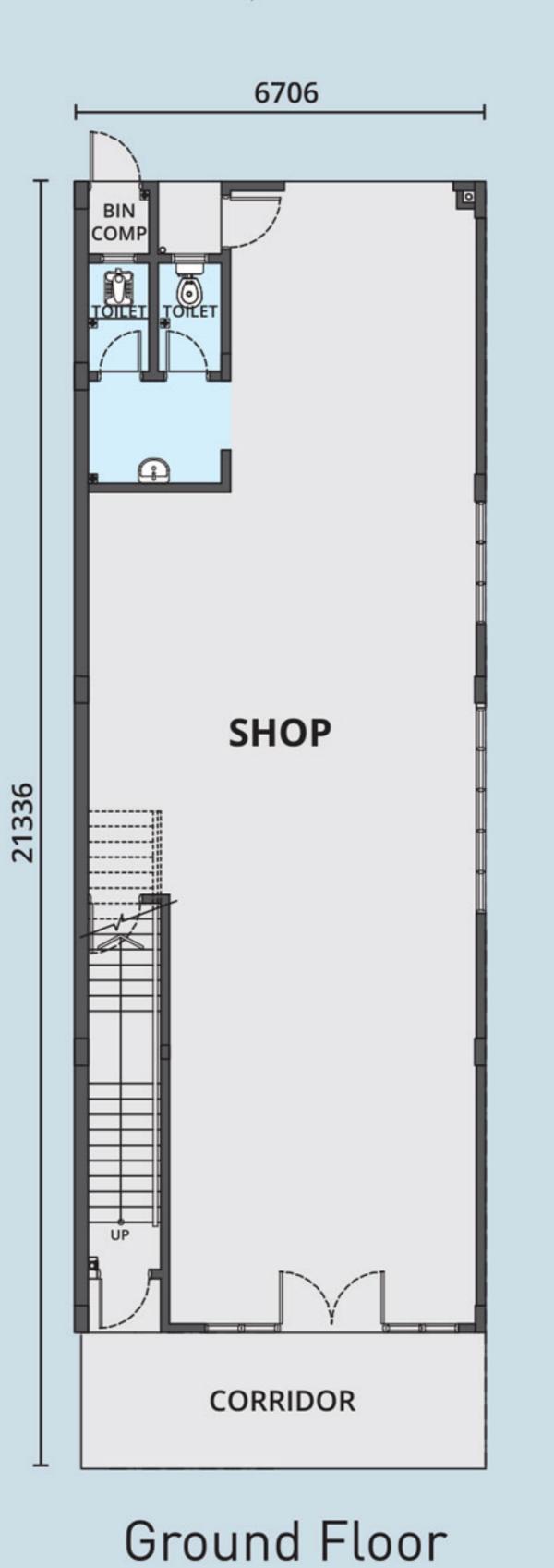
Remark:

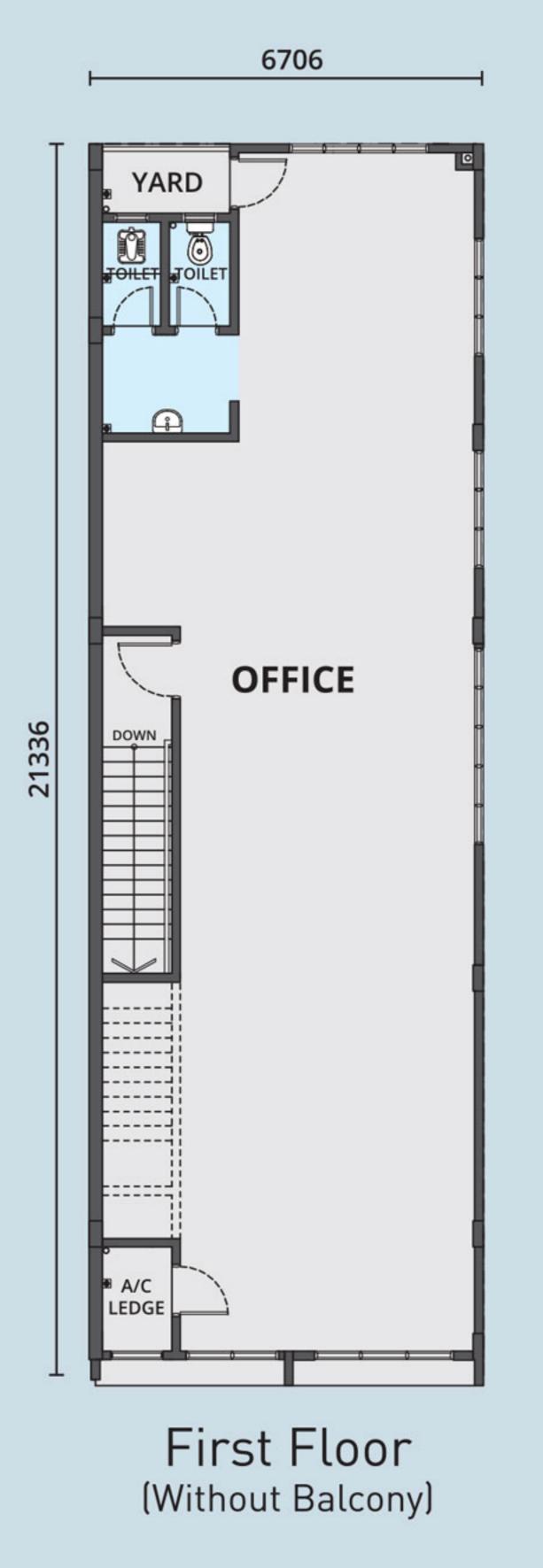
* - Unit with balcony

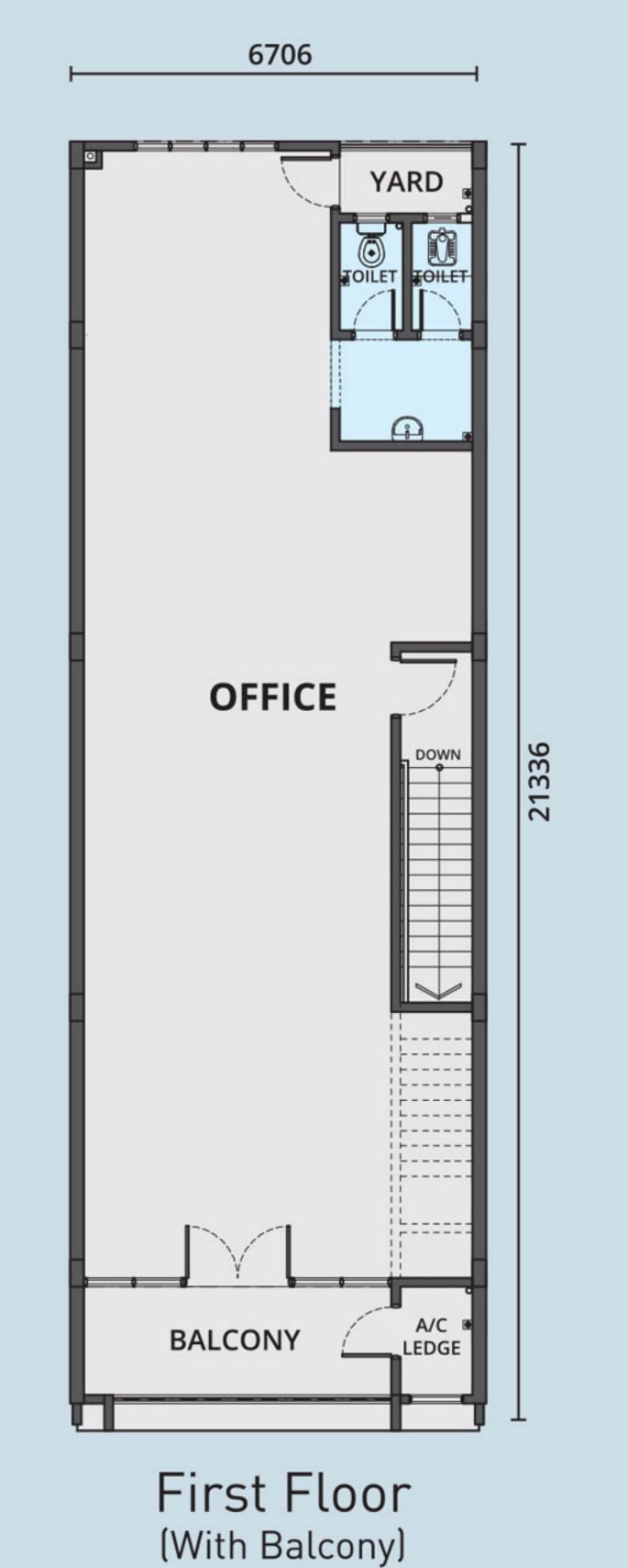
Phase 2

Bumiputera Lots

Floor Plan (Intermediate Unit)







Specifications

: Reinforced Concrete Frame

WALL : Brick wall

STRUCTURE

: Metal Roofing Sheet ROOFING COVERING **ROOF FRAMING** : Quality Roof Truss

CEILING : Skim Coat

: Cement Board

: Plaster Ceiling Board

WINDOWS : Aluminium Framed Glass Window

: Glass Door

: Roller Shutter : Fire Rated Door

: Plywood Flush Door : Plywood Flush Door with Fixed Louvers

: Mild Steel Door with Fixed Louvers

: Mild Steel Grille Door

IRONMONGERY : Provided WALL FINISHES

DOORS

Toilet / : Ceramic Tiles up to 1500mm Height /

Wash Hand Basin Area Plaster and Paint

: Emulsion Paint on Internal Plastered Walls Miscellaneous : Weather Resistant Paint on External Walls

FLOOR FINISHES

: Cement Render Shop Office : Cement Render

: Cement Render c/w Nosing Tiles Staircase

Toilet : Tiles Corridor : Tiles Bin Compartment : Tiles

: Cement Render Miscellaneous

SANITARY AND PLUMBING FITTINGS

Toilet / Wash Hand Basin Area : Pedestal Water Closet

: Squatting Water Closet

: Bib Tap

: Wash Hand Basin with Tap

ELECTRICAL INSTALLATION	Corner Unit				Intermediate Unit				End Unit		
Туре	1	2	3	4	5	6	7	8	9	10	11
Lighting Point	34	34	34	34	24	24	24	24	24	24	24
13A Power Point	16	16	16	16	16	16	16	16	16	16	16
A/C Point	3	3	3	3	3	3	3	3	3	3	3
Fiber Wall Socket	2	2	2	2	2	2	2	2	2	2	2

FENCING : Nil TURFING : Nil **GAS PIPING** : Nil

Note: The Developer shall at its own cost and expense, install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an * which may be deleted if not applicable.

Strategically Located For Business Success



IKEA Tebrau 4 km

AEON Mall **Tebrau City** 4.5 km

Sunway College Johor Bahru 7 km

Kempas Medial Centre 15 km

Johor Bahru City Centre & CIQ 17 km

Senai International Airport 32 km

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