



CAPITOL SQUARE 3

SHOP · OFFICE · HUB



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
22' x 70'

Built-up from
3,058
sq. ft.

Selected units
with
balcony
at first floor

Only **72**
exclusive units
(Phase 1: 41 units
Phase 2: 31 units)



Where Business Thrives

Well-placed in a strategic location that is surrounded by ample residential catchment, the modern shop offices at Capitol Square 3 offer the ideal workspace to enhance your business image.

- Established connectivity for easy access
- Matured nearby amenities
- Ample car park spaces



Site Plan



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

LEGEND

- Phase 1
- Phase 2
- Odd Corner (20' x 70')
(PTD 207896, PTD 207897 & PTD 207915)
- Bumiputera Lots

Remark:
* - Unit with balcony

Floor Plan (Intermediate Unit)



Specifications

STRUCTURE	: Reinforced Concrete Frame	Toilet	: Tiles
WALL	: Brick wall	Corridor	: Tiles
ROOFING COVERING	: Metal Roofing Sheet	Bin Compartment	: Tiles
ROOF FRAMING	: Quality Roof Truss	Miscellaneous	: Cement Render
CEILING	: Skim Coat : Cement Board : Plaster Ceiling Board	SANITARY AND PLUMBING FITTINGS	
WINDOWS	: Aluminium Framed Glass Window	Toilet / Wash Hand Basin Area	
DOORS	: Glass Door : Roller Shutter : Fire Rated Door : Plywood Flush Door : Mild Steel Door with Fixed Louvers : Mild Steel Grille Door	: Pedestal Water Closet : Squatting Water Closet : Bib Tap : Wash Hand Basin with Tap	
IRONMONGERY	: Provided		
WALL FINISHES			
Toilet / Wash Hand Basin Area	: Ceramic Tiles up to 1500mm Height / Plaster and Paint		
Miscellaneous	: Emulsion Paint on Internal Plastered Walls : Weather Resistant Paint on External Walls		
FLOOR FINISHES			
Shop	: Cement Render		
Office	: Cement Render		
Staircase	: Cement Render c/w Nosing Tiles		
FENCING	: Nil		
TURFING	: Nil		
GAS PIPING	: Nil		

ELECTRICAL INSTALLATION	Corner Unit				Intermediate Unit				End Unit		
Type	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

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

Stay Together. Stay Setia
livelearnworkplay

07 861 0555
www.spsetia.com

Yukong Development (PTE) Limited
195102000014 (991872-U)

PLO 12062, Jalan Persiaran Pelangi Indah, Taman Pelangi Indah, 81800 Ulu Tiram,
Johor Bahru, Johor Darul Takzim, Malaysia.

Mon - Fri: 9am - 6pm • Sat, Sun & PH: 10am - 6pm

Setia

The information contained herein is subject to change without notification as may be required by the authorities or developer's consultants and is not intended to form and cannot form part of an offer or contract. All illustrations are artist's impressions only.