



A Signature
Waterfront Commercial Space

A New Business Landmark For The Community



Adjacent Lake
Park Within
Reach



100,000
Ready
Catchment



Surrounded by
3,000-acre
Matured Township



Wide Shopfront
& Practical
Layout



Adjacent to
5,000-unit
Apartment



Strategic
Location



Ample
Parking Space

14 Exclusive
2-Storey
Shop Offices



A Scenic Commercial Haven

by South Creek Park

Position your business for success at Pines Avenue, a prime commercial hub enhanced by the serene surroundings of South Creek Park.

This park-side location offers more than just scenic beauty—it provides a constant flow of visitors and foot traffic, creating opportunities for businesses to attract customers who frequent the park.

The natural setting also elevates property value and creates a desirable space for cafes, boutiques, and offices, where the calm atmosphere encourages repeat business and longer stays.





Completed Projects

14 Units Signature Shop
by the Park

Eco Majestic

Ecohill 2
Link

Upcoming 5,000
Units Apartment

South Creek

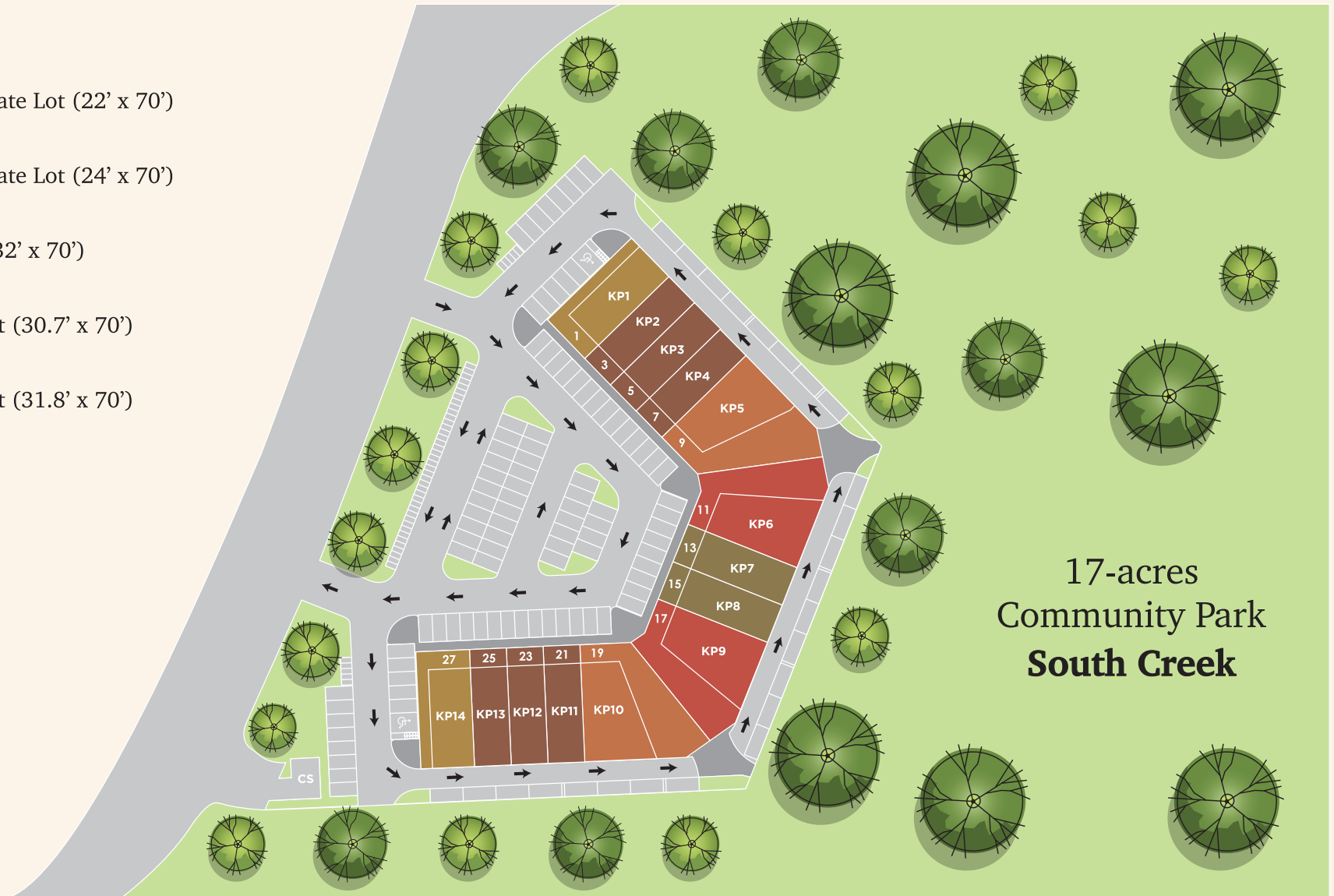
Future
Residential

Masterplan

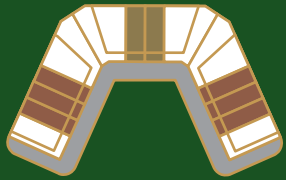


Site Plan

- Intermediate Lot (22' x 70')
- Intermediate Lot (24' x 70')
- End Lot (32' x 70')
- Corner Lot (30.7' x 70')
- Corner Lot (31.8' x 70')



Intermediate Lot



22' x 70'

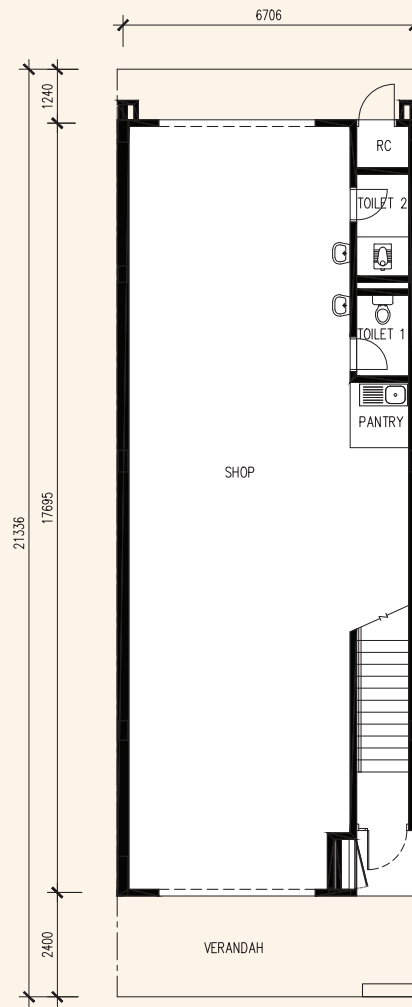
Build Up Size

2,988 sqft

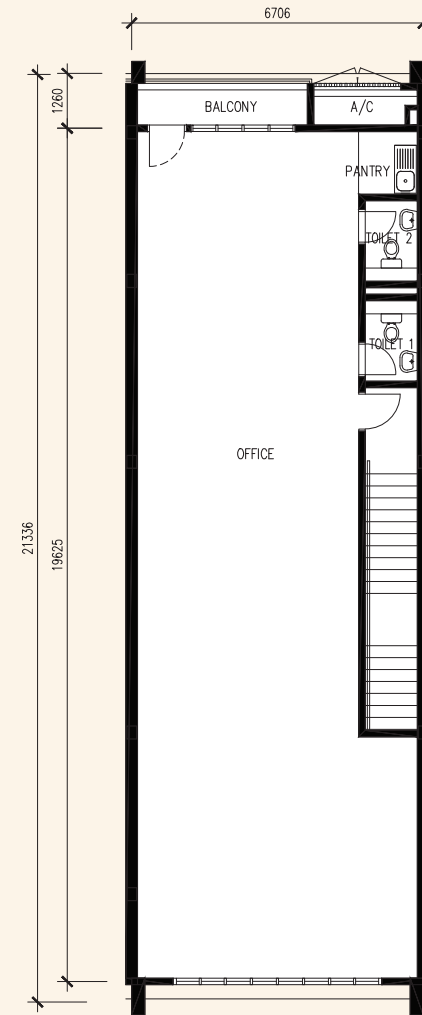
24' x 70'

Build Up Size

3,265 sqft

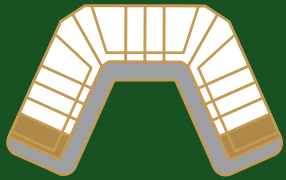


GROUND FLOOR



FIRST FLOOR

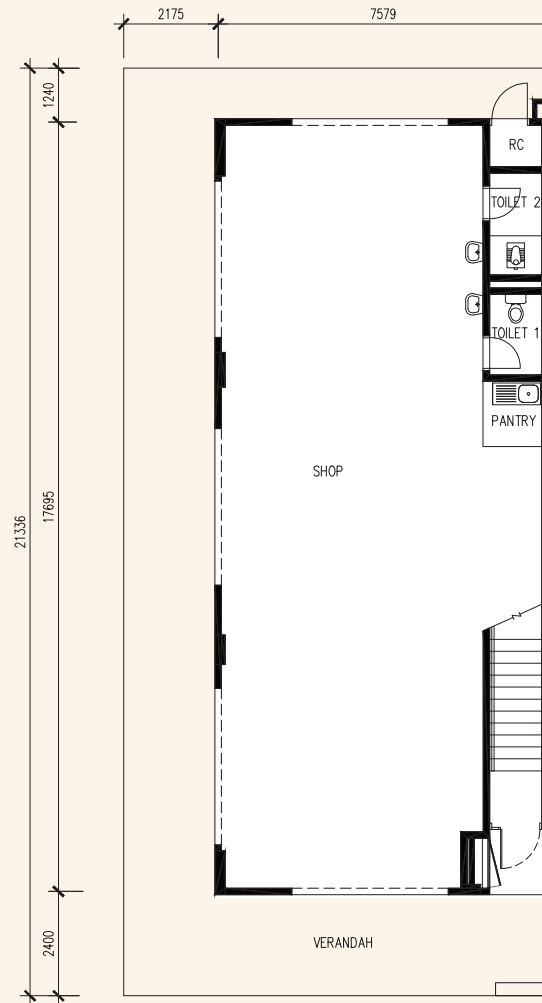
End Lot



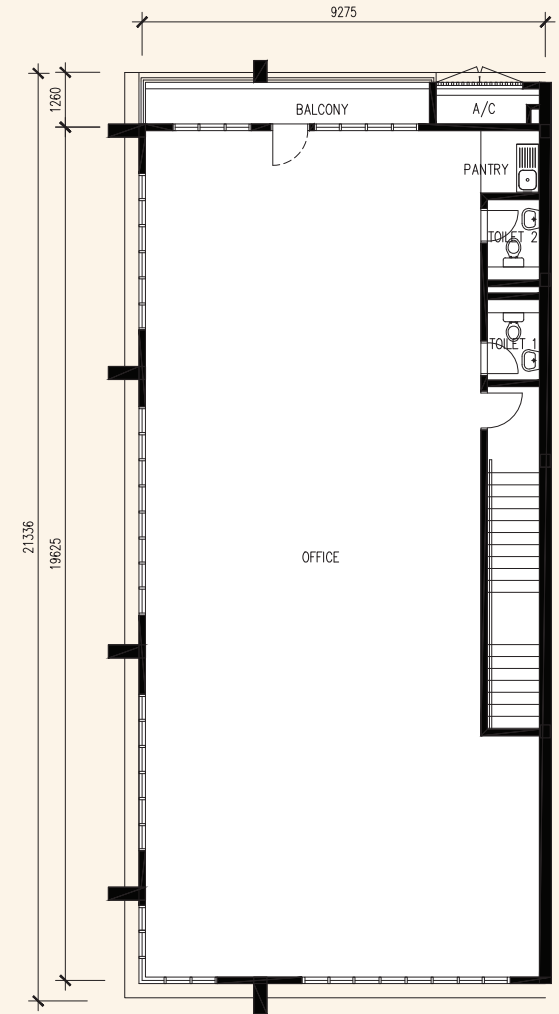
32' x 70'

Build Up Size

4,138 sqft



GROUND FLOOR



FIRST FLOOR

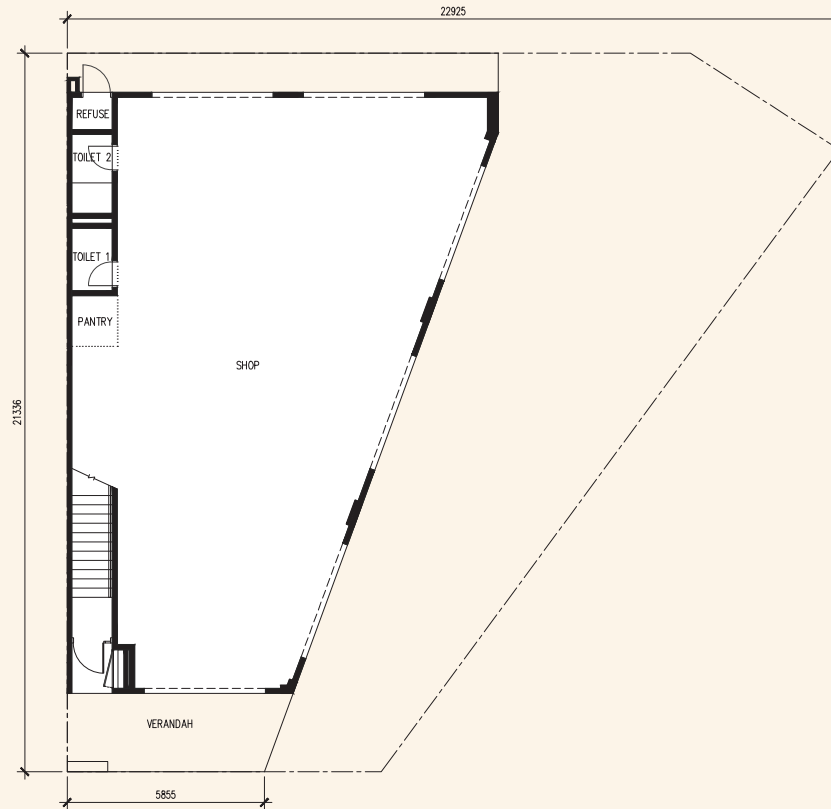
Corner Lot



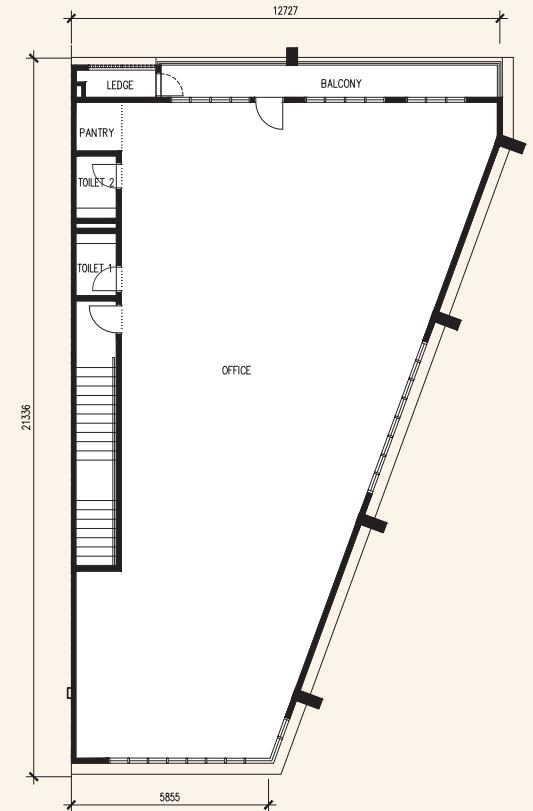
30.7' x 70'

Build Up Size

4,339 sqft



GROUND FLOOR



FIRST FLOOR

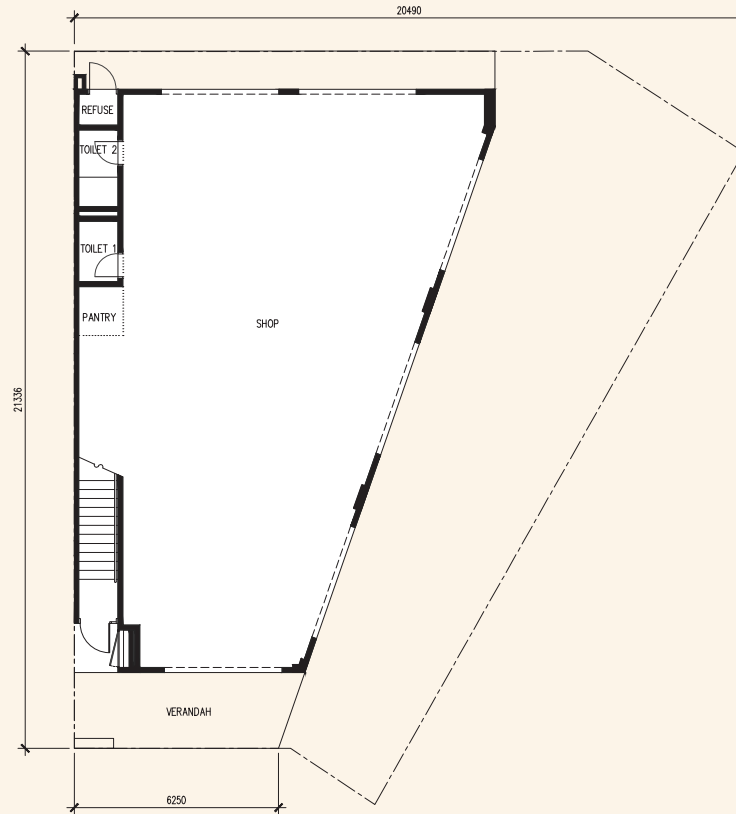
Corner Lot



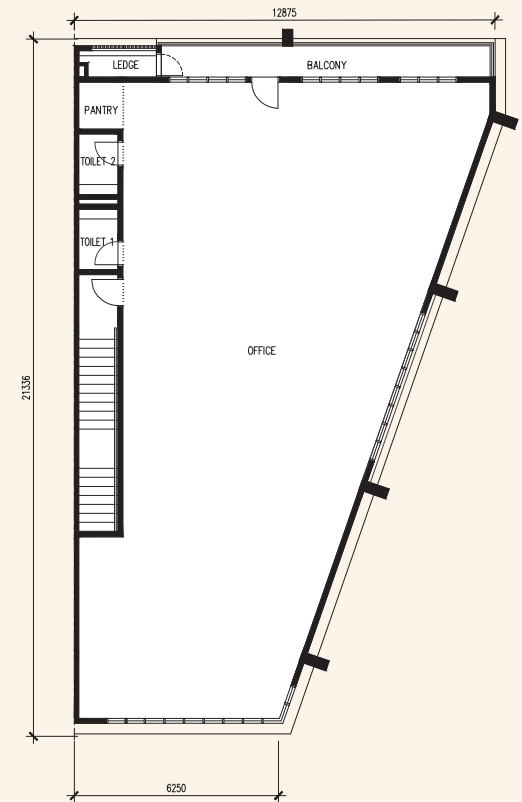
31.8' x 70'

Build Up Size

4,421 sqft



GROUND FLOOR



FIRST FLOOR

Specification

Structure		:	Reinforced Concrete		
Wall		:	Masonry Wall		
Roof Covering		:	Metal Deck Roofing / Reinforced Concrete Slab		
Roof Framing		:	Metal Truss		
Ceiling		:	Skim Coat & Paint / Plaster Ceiling & Paint		
Windows		:	Aluminium Framed Glass Window		
Doors		:	Roller Shutter / Grille Door / Fire-Rated Door / PVC Door / Aluminium Frame Door		
Ironmongery		:	Provided		
Wall Finishes	Toilets	:	Ceramic Wall Tiles up to Ceiling Height		
	Pantries / Basin	:	1500mm High Ceramic Wall Tiles		
	Others	:	Plaster / Skim Coat and Paint up to Ceiling Height		
Floor Finishes	Toilets / Pantries / Basin	:	Ceramic Tiles		
	Staircase	:	Porcelain Tiles		
	Verandah & Balcony	:	Porcelain Tiles		
	Others	:	Cement Renders		
Sanitary & Plumbing Fittings		:	3 Water Closets, 1 Squatting Pan, 4 Wash Basins, 2 Showers, 2 Kitchen Sinks		
Telephone & Electrical Installation			Intermediate Lot	Corner Lot	End Lot
	Power Point	:	17	23	21
	Lighting Point	:	21	32	31
	Fan Point	:	3	4	3
	Fibre Wall Socket (FWS)	:	2	2	2
Internal Telecommunication Trunking And Cabling		:	Provided		

An Awarded Freehold Township with a Difference

Set within the vibrant Setia Ecohill 2, this freehold township seamlessly blends modern convenience with the beauty of natural surroundings.

With top-tier infrastructure and a range of well-thought-out amenities, Pines Avenue provides an ideal space for businesses to flourish and for the community to thrive.





Call 03 8724 2255

SETIA ECOHILL 2 SDN BHD 199801010090 (466218-P)

SETIA ECOHILL WELCOME CENTRE

KELAB 360, No. 1, Persiaran Ecohill Barat, Setia Ecohill,
43500 Semenyih, Selangor Darul Ehsan

T +603 8724 2255 F +603 8724 2525 E ecohill@spsetia.com

Stay Together. Stay Setia
livelearnworkplay



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