

TROPIKA SQUARE

3-STOREY SHOP OFFICES

CREATING YOUR LEGACY

Set in the vibrant heart of Johor Bahru, Tropika Square - 3-storey Shop Offices are built for those ready to grow, lead, and leave a mark. With prime visibility and smart layouts, it's the perfect place to build a lasting legacy.



**Prime
Location**



**Facing Main Road /
Central Park**



**Up to 4.5m
Ceiling Height**



**Private
Outdoor Area**



**Exclusive
62 Units**





MASTER PLAN & SITE PLAN



- Legend:**
- 22' x 70'
3-Storey Shop Office
32 Units (Single Frontage)
 - 22' x 75'
3-Storey Shop Office
30 Units (Double Frontage)
 - Private Outdoor Area
(Accessory Parcel)
 - Landscaped Area
 - Management Office
 - TNB Sub Station
 - EV Car Parking
 - A Main Entrance (Ingress & Egress)
 - B Secondary Entrance (Ingress)
 - C Drop-Off Canopy
 - Bumiputera Lot



THE NEW EPICENTER OF SETIA TROPIKA



FLOOR PLANS

22' x 70'

SINGLE FRONTAGE

4,467 to 6,090 sqft



22' x 75'

DOUBLE FRONTAGE

4,613 to 7,479 sqft



SPECIFICATION

Structure	Reinforced Concrete Framework			Wall	Brickwall
Roofing Covering	Metal Roofing			Roof Framing	Light Weight Truss, Purlin
Ceiling	Plaster Ceiling Board, Lattice Ceiling, Skim Coat			Windows	Aluminium Frame Window
Doors	Glass Door, Grill Door, Louvred Door, Flush Door, Fire-rated Door				
Ironmongery	Quality Lockset				
Wall Finishes	All Toilets	: 1500mm High Tiles			
	Basin Area	: 1500mm High Tiles			
	Bin	: Full Height Tiles			
	Other Area	: Plaster & Paint			
Floor Finishes	All Toilets, Walkway & Terrace & Bin	: Tiles			
	Other Areas	: Cement Render			
Sanitary & Plumbing Fittings	Wash Basin	: 3 nos. (22' x 70') / 5 nos. (22' x 75')			
	Bib Tap	: 7 nos.			
	W.C.	: 6 nos.			
	Toilet Roll Holder	: 6 nos.			
Electrical Installations	22' x 70' Intermediate Lot & End Lot	22' x 70' Corner / End-Lot with Corridor	22' x 75' Intermediate / Special Intermediate / End Lot	22' x 75' Corner / End-Lot with Corridor	22' x 75' Odd End-Lot with Corridor
Lighting Points	41 nos.	47 nos.	44 nos.	50 nos.	48 nos.
Power Point (13A)	21 nos.	21 nos.	21 nos.	21 nos.	21 nos.
Fan Point	9 nos.	9 nos.	9 nos.	9 nos.	9 nos.
Internal Telecommunication Trunking & Cabling					
Fiber Wall Socket	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.

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.



STRATEGIC LOCATION



Stay Together. Stay Setia
livelearnworkplay

07 237 2255
www.setiatropika.com

Setia Indah Sdn. Bhd. 198901008253 (185555-H)
Tropika Welcome Centre Sales Gallery, No. 10 Jalan Setia Tropika 1/21,
Taman Setia Tropika, 81200 Johor Bahru, Johor.



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