



SetiaEcoGardens  
embracing the future

eco  
**Square**  
Shop Office



# Where Businesses Take Shape

Nestled in the prestigious Setia Eco Gardens, Johor Bahru, this modern shoplot offers great visibility and a practical layout, ideal for retail or office use. Surrounded by a vibrant residential and commercial community, it provides the perfect setting for businesses to establish, grow, and thrive.

 Matured Neighbourhood

 Versatile Layout

 Ready Catchment of Over 35,000 Residents

 Fronting Main Road



## JALAN TANJUNG KUPANG - ULU CHOH

Proposed Alternate Access\*  
(Coming Soon)  
Exit 309 Nusa Bayu Interchange

eco  
**Square**  
Shop Office

### LAMAN SETIA UTAMA

Proposed Direct Access  
to Singapore 2nd Link\*  
(Coming Soon)

# Master Plan & Site Plan



Bumiputera Lot

## Cordelia Garden

- Rayden
- Arell

## The Grove

- Pine 3
- Maple 3

## The Bloom

- Eugenia 1
- Carissa 1

- Future Development

- Eco Greens Park
- Tenby International School
- Pai Tze Chinese Primary School
- Garden Square
- Eco Square



# Floor Plan & Specifications



Lot Size:  
**22' x 70'**  
6.706m x 21.336m

Built-up:  
**2,745 sq. ft.**  
255.11 m<sup>2</sup>

<b>Structure</b>	Reinforced Concrete Framework
<b>Wall</b>	Lightweight Block
<b>Roofing Covering</b>	Metal Roofing Sheet
<b>Roof Framing</b>	Lightweight Truss
<b>Ceiling</b>	Asbestos Free Cement Board / Plaster Ceiling Board / Skim Coat
<b>Windows</b>	Aluminium Frame Glass Casement Window / Aluminium Frame Glass Top Hung Window / Aluminium Frame Glass Sliding Window / Aluminium Frame Fixed Glass Louvres Window
<b>Doors</b>	Ms. Grill Door / Ms. Door / Plywood Flush Door / PVC Door / Fire Rated Door / Roller Shutter
<b>Ironmongery</b>	Quality Lockset
<b>Wall Finishes</b>	Toilet, Basin Area, Pantry: Wall Tiles at 1500mm ht. / Plaster & Paint Other Area: Plaster & Paint

<b>Floor Finishes</b>	Toilet, Refuse Chamber: Tiles Corridor: Tiles Other Area: Cement Render
<b>Sanitary and Plumbing Fittings</b>	<b>Corner / Intermediate / Odd-End Unit</b> Water Closet: 4 nos. Wash Basin with Tap: 2 nos. Bib Tap: 5 nos. Toilet Roll Holder: 4 nos. Kitchen Sink: 1 no.
<b>Electrical Installation</b>	<b>Corner Unit</b> <b>Intermediate / Odd-End Unit</b> Lighting Point: 25 nos.      21 nos. 13A Power Point: 16 nos.      16 nos. Ceiling Fan Point: 6 nos.      6 nos.
<b>Telecommunication Trunking and Cabling</b>	Fibre Wall Socket (FWS): 2 nos.      2 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.

# Location Map



Setia Eco Gardens, a FIABCI World Prix-winning eco-township, offers a rejuvenating lifestyle amidst the serene and exclusive embrace of a rainforest sanctuary at the heart of Iskandar Malaysia.

### 500m

Tenby International School  
Pai Tze Chinese Primary School  
Garden Square

### 3km

Skudai - Pontian Highway  
Bus Station, GP Sentral  
Setia Business Park

### 5km

Banks, Supermarkets,  
Business Park

### 20km

Singapore via  
Second Link  
Expressway

### 26km

Senai International  
Airport

### 27km

Johor Bahru

Stay Together. Stay Setia  
livelearnworkplay

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**Setia**

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