

Empower Your Business in a Thriving Modern Hub

- Strong Catchment Area
- Wide Shopfront & Practical Layout
- Strategic Location
- Ample Parking Space



Setia Warisan Tropika Phase 7 introduces a premier collection of 2-storey and 3-storey commercial shop lots designed with a contemporary style that emphasizes wider frontage and modern glass facades for maximum brand visibility. Strategically positioned to face the main road or residential areas, these units are supported by a strong catchment from neighboring townships like Taman Dahlia and Taman Saujana KLIA, as well as high-traffic institutions including Xiamen University Malaysia and the ERL Salak Tinggi transportation hub.

The development offers a variety of versatile layouts, ranging from 16' x 44' single-storey units to expansive 37' x 73' corner lots, providing flexible spaces to suit various businesses including offices, retail stores, F&B outlets, daycare centers, and service providers. By blending a prime location with a focus on high visibility and modern architecture, Setia Warisan Sentral at Setia Warisan Tropika serves as an ideal destination for businesses looking to thrive in a mature and well-connected environment.



MAJOR HIGHWAYS

- 1 MEX
- 2 LDP
- 3 SKVE
- 4 SILK
- 5 ELITE
- 6 Putrajaya-Cyberjaya Expressway
- 7 North-South Expressway
- 8 KLIA Expressway
- 9 Jalan Bangi-Dengkil
- 10 Jalan Dengkil-Banting
- 11 Nilai-KLIA Expressway
- 12 Proposed MEX II Expressway

NEARBY AMENITIES

- A Putrajaya Hospital
- B Nilai Medical Centre
- C Columbia Asia
- D IOI City Mall
- E AEON Mall / Tesco
- F KIP Mall
- G Mitsui Park
- H Lim Kok Wing University
- I UTM Dengkil
- J Xiamen University
- K Nilai University
- L INTI International University
- M Epsom College



Setia

For more information please call:
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Disclaimer: All information contained herein is subject to changes without notification as may be required by relevant authorities and cannot form part of an offer and contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant Approving Authorities.

SETIA WARISAN SENTRAL

THE BUSINESS HUB
FOR THE COMMUNITY

COMMERCIAL SHOP LOT | 2 STOREY & 3 STOREY



Type A & A1

Intermediate Unit (2 Storey)
Built-Up: 3,212 sqft
Land Size: 22' x 73'



Type C & C1

Corner Unit (3 Storey)
Built-Up: 7,923 sqft
Land Size: 37' x 73'



Type B & B1

Intermediate Unit (2 Storey)
Built-Up: 3,084 sqft
Land Size: 22' x 70'



Type D & D1

End Lot (3 Storey)
Built-Up: 7,013 sqft
Land Size: 32' x 73'



SITE PLAN

SINGLE STOREY SHOPLOTS

Type K
SIZE: 16' X 44'

THREE STOREY SHOPLOTS

Type C & C1
SIZE: 37' X 73'

Type D & D1
SIZE: 32' X 73'

DOUBLE STOREY SHOPLOTS

Type A & A1
SIZE: 22' X 73'

Type B & B1
SIZE: 22' X 70'

Type E & E1
SIZE: 37' X 70'

Type F & F1
SIZE: 32' X 70'



SPECIFICATION

STRUCTURE		: Reinforced Concrete
WALL		: Masonry Wall
ROOFING COVERING		: Metal Deck Roofing and/ or Reinforced Concrete Flat Roof
ROOF FRAMING		: Steel Trusses
CEILING		: Skim Coat and/ or Plaster Ceiling
WINDOWS		: Aluminium Framed Glass Window
DOORS		: Fire Rated Timber Door / Flush Door / Steel Grille Door Aluminium Frame Glass Door / Roller Shutter
IRONMONGERY		: Provided
WALL FINISHES	Toilet Others	: Tiles Up To 1.5 meter : Plaster & Paint
FLOOR FINISHES	Toilets Verandah Refuse Others	: Tiles : Tiles : Tiles : Ceramic Render
SANITARY & PLUMBING FITTINGS	2 Storey Corner Lot 2 Storey Intermediate Lot 2 Storey End Lot 3 Storey Corner Lot 3 Storey End Lot	: 2 Basins / 4 Water Closets / 2 Kitchen Sinks : 2 Basins / 4 Water Closets / 2 Kitchen Sinks : 2 Basins / 4 Water Closets / 2 Kitchen Sinks : 3 Basins / 6 Water Closets / 3 Kitchen Sinks : 3 Basins / 6 Water Closets / 3 Kitchen Sinks
ELECTRICAL INSTALLATION	2 Storey Corner Lot 2 Storey Intermediate Lot 2 Storey End Lot 3 Storey Corner Lot 3 Storey End Lot	: 27 Lighting Points / 10 13A Switch Socket Outlets / 2 Distribution Boards : 25 Lighting Points / 10 13A Switch Socket Outlets / 2 Distribution Boards : 26 Lighting Points / 10 13A Switch Socket Outlets / 2 Distribution Boards : 40 Lighting Points / 15 13A Switch Socket Outlets / 3 Distribution Boards : 39 Lighting Points / 15 13A Switch Socket Outlets / 3 Distribution Boards
INTERNAL TELEPHONE TRUNKING & CABLING SCHEDULE	2 Storey Corner Lot 2 Storey Intermediate Lot 2 Storey End Lot 3 Storey Corner Lot 3 Storey End Lot	: 2 Fiber Wall Socket (FWS) Outlets : 2 Fiber Wall Socket (FWS) Outlets : 2 Fiber Wall Socket (FWS) Outlets : 3 Fiber Wall Socket (FWS) Outlets : 3 Fiber Wall Socket (FWS) Outlets