

FREEHOLD • READY FOR OPERATIONS



**ISKANDAR
PUTERI**



**THRIVING BUSINESS
SUSTAINABLE WORLD**

WHERE BUSINESS THRIVES FOR ONE & ALL

Welcome to Setia Business Park where caring about the environment and working towards a thriving business is now a possibility. You can have it all – a centrally located office, plant or warehouse that is modern, well-planned and looks nothing like an industrial zone.

Setia Business Park is one of the first ecologically friendly industrial bustling region of Iskandar Malaysia. With enclaves built in the premium address, you can be assured your neighbours share the same passion for ecology and sustainable designs.

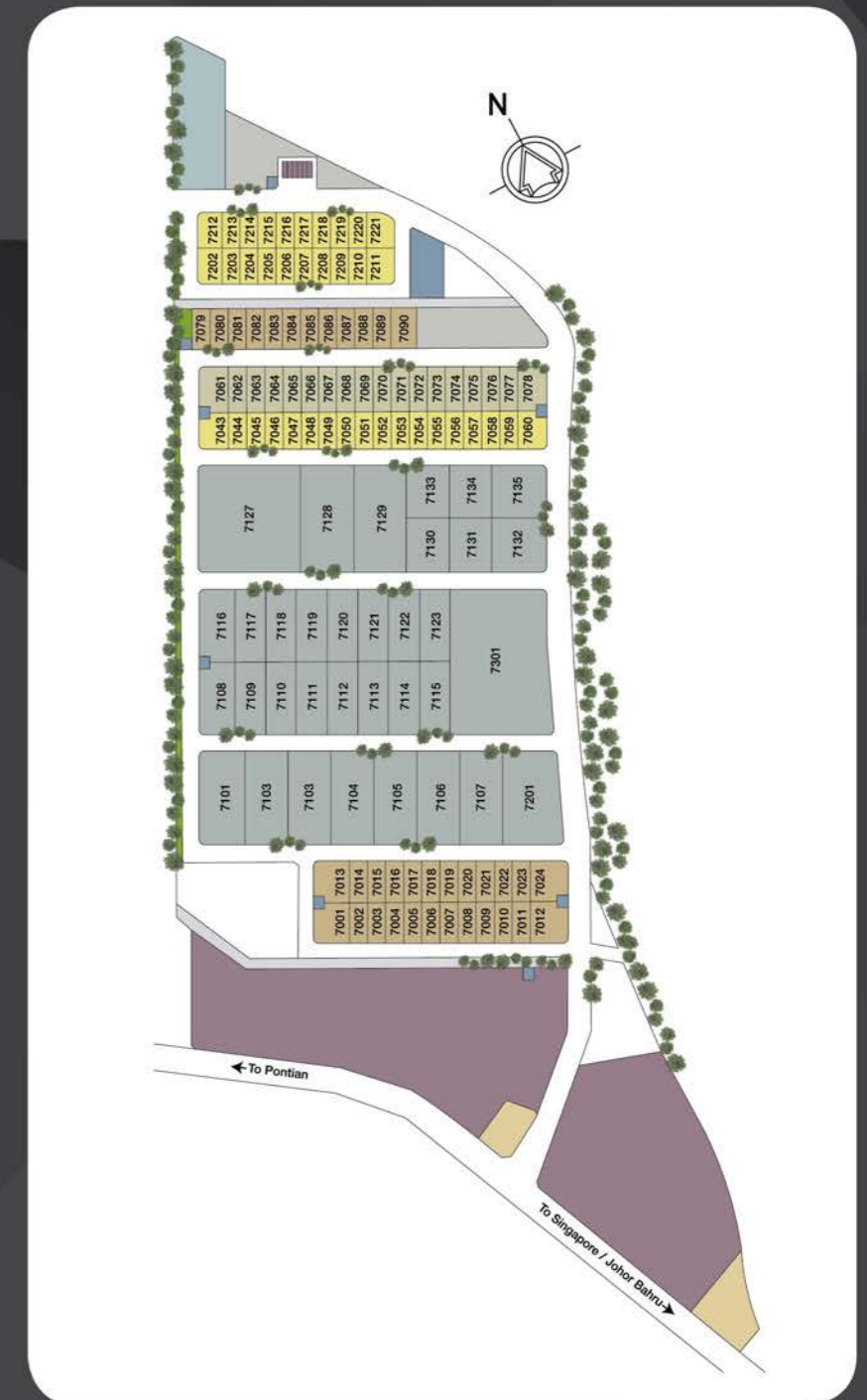
-  **Gated & Guarded**
-  **24-Hour Security Patrol**
-  **High-Speed Broadband**
-  **Passive Low Energy Facade**
-  **Green Designs**
-  **Heat Reduction Louvres**
-  **Enhanced Natural Lighting**
-  **Efficient Eco-System**



SITE PLAN

Legend:

-  80' x 160' Semi-D Factory
-  80' x 180' Semi-D Factory
-  80' x 200' Semi-D Factory
-  1-Acre Detached Factory
-  1.76-Acre Detached Factory
-  Commercial Lot
-  Green Areas and Reserves
-  Sub Station
-  Petrol Station
-  Hostel



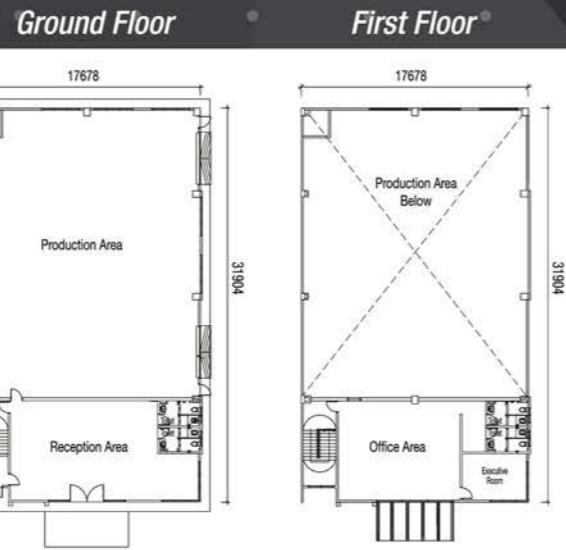
SPECIFICATIONS

Structure	Reinforced concrete / Steel frame / Steel trusses
Walls	Brick walls / Cladding wall
Roof	Mainly metal deck roofing with suitable sisalation
Ceiling	Class 'O' ceiling for office, where indicated.
Windows	Mainly aluminium framed openable & fixed windows
Doors	Metal roller shutter for service entrance. Aluminium framed glass door, m.s. framed plywood flush door, fire-rated door and PVC door with quality locks
Floor Finishes	Tiles finish for toilet. Cement rendering for others
Wall Finishes & Painting	Weather resistant paint or approved equivalent externally. Elmusion paint internally. Gloss paint to wood and metal surfaces.
Sanitary And Water Supply Installation	Quality sanitary ware with filling
Electrical Installation	Detached Factory Three phase (setting at 600 Amp) 415 Volts electricity supply terminating at the main switchboard Semi-Detached Factory Three phase (setting from 150 Amp) 415 Volts electricity supply terminating at the main switchboard
Gate And Fencing	Sliding mild steel gate, brick wall, bin centre, and chainlink fencing

Note: All the above specifications are subject to change to comply with Government Authorities / Engineers' and / or Architects' requirements as and when deemed necessary.



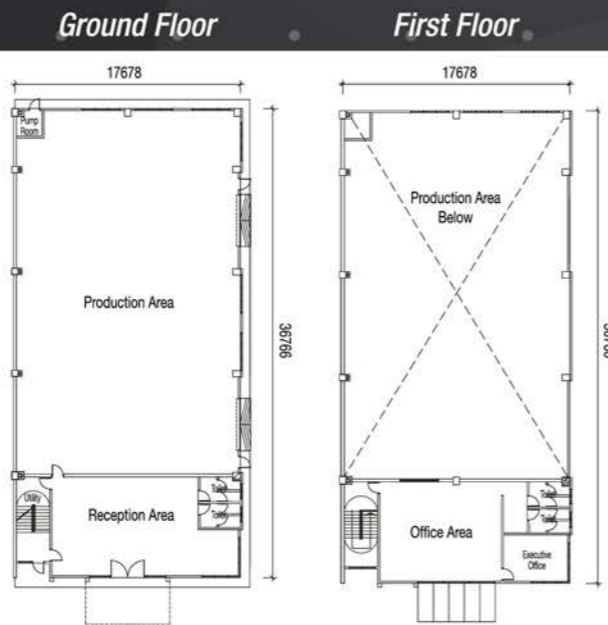
Semi-D Factory
80' x 160' • 7,750 sq. ft.



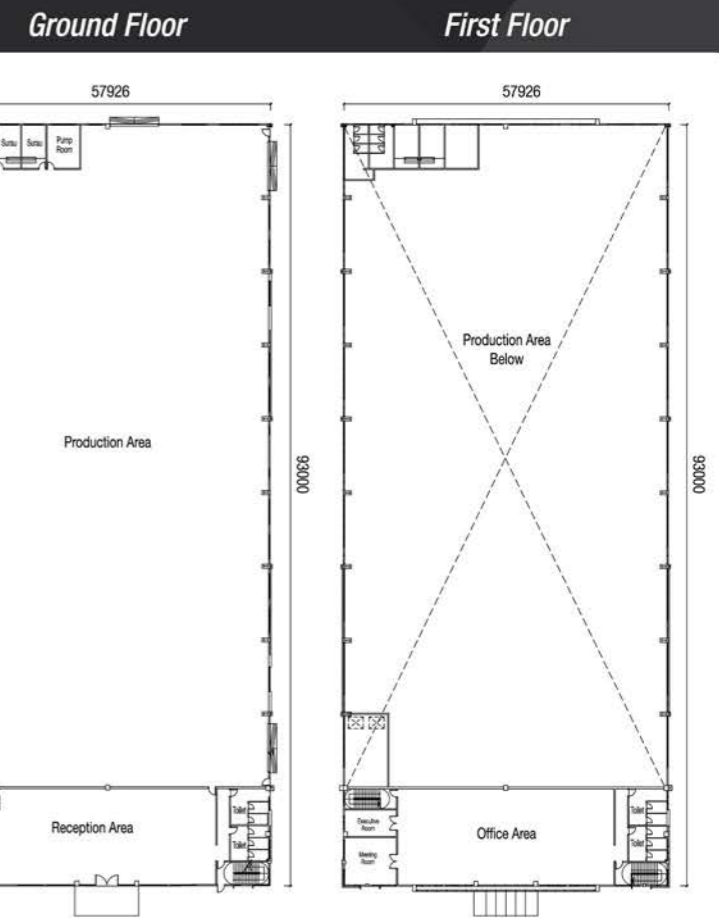
Detached Factory
1 Acre • 24,678 sq. ft.



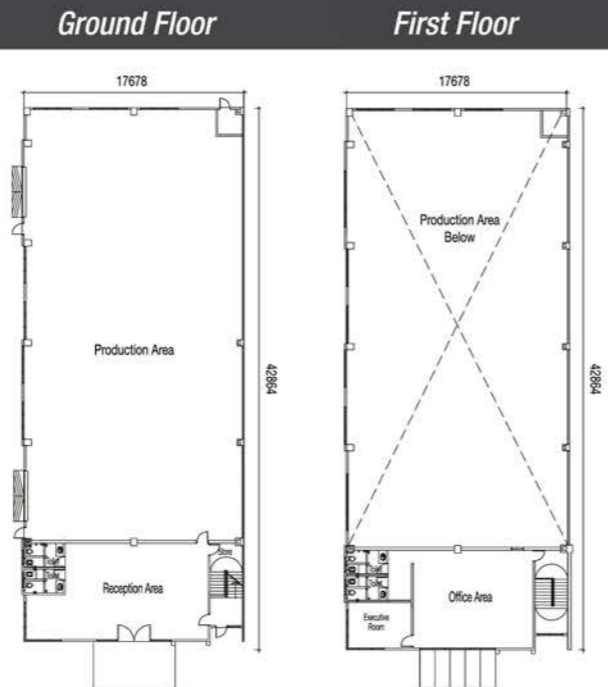
Semi-D Factory
80' x 180' • 8,873 sq. ft.



Detached Factory
1.76 Acres • 46,106 sq. ft.



Semi-D Factory
80' x 200' • 10,033 sq. ft.



LOCATION



Sales Gallery GPS Coordinates: N1°30'16" E103°34'52.0"

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9-TIME WINNER
 FIABCI Malaysia
 Property Awards



8-TIME WINNER
 THE EDGE
 No.1 Premier Developments Awards
 (Malaysia, Singapore, Australia)
 2013



6-TIME WINNER
 Aon Hewitt
 Best Employers
 2015 Best Employer - Malaysia
 2013 Best of the Best - Malaysia
 2011 Overall Best - Malaysia

Malaysia | Vietnam | Australia | Singapore | China | United Kingdom

Setia

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