



Thriving Business  
Sustainable World

# SETIA EDGE

2-STOREY FACTORIES





Freehold  
Medium Industry



Gated &  
Guarded



24-hour  
Security Patrol



High Speed  
Broadband



Modern  
Design



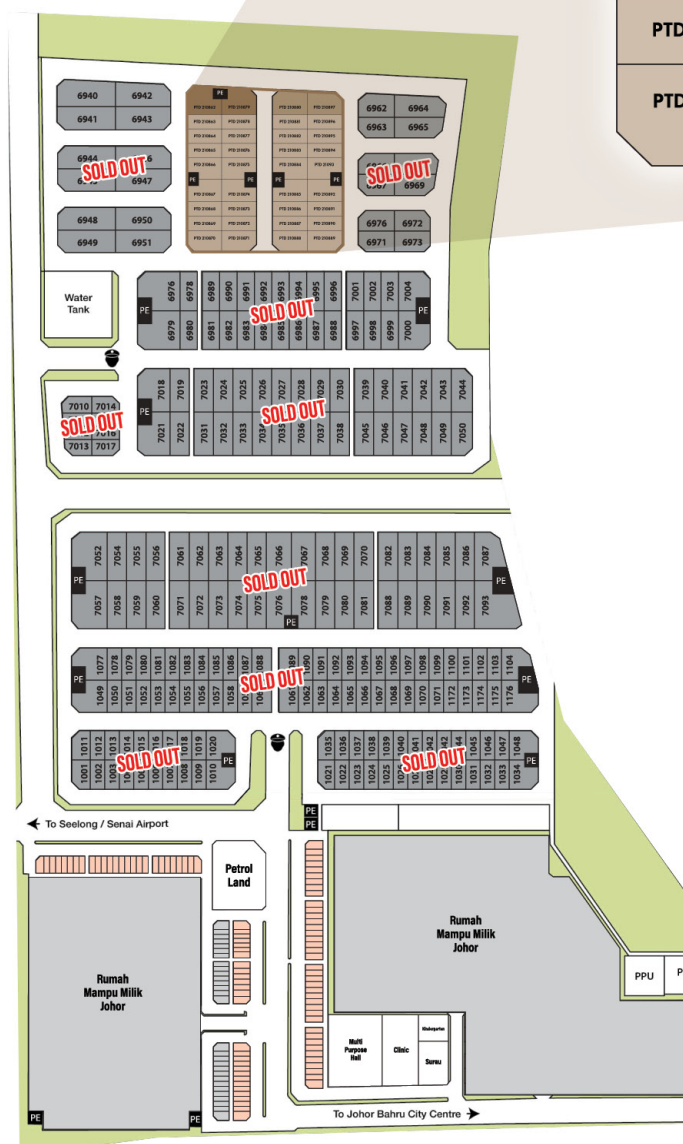
Efficient  
Eco-system

# SETIA EDGE

2-STOREY FACTORIES

## SITE PLAN

|            |            |            |            |
|------------|------------|------------|------------|
| PE         |            |            |            |
| PTD 210862 | PTD 210879 | PTD 210880 | PTD 210897 |
| PTD 210863 | PTD 210878 | PTD 210881 | PTD 210896 |
| PTD 210864 | PTD 210877 | PTD 210882 | PTD 210895 |
| PTD 210865 | PTD 210876 | PTD 210883 | PTD 210894 |
| PTD 210866 | PTD 210875 | PTD 210884 | PTD 21093  |
| PE         | PE         | PE         | PE         |
| PTD 210867 | PTD 210874 | PTD 210885 | PTD 210892 |
| PTD 210868 | PTD 210873 | PTD 210886 | PTD 210891 |
| PTD 210869 | PTD 210872 | PTD 210887 | PTD 210890 |
| PTD 210870 | PTD 210871 | PTD 210888 | PTD 210889 |



2-STOREY CLUSTER FACTORY

2-STOREY LINK BUNGALOW FACTORY

2-STOREY BUNGALOW FACTORY

BUMIPUTERA LOT

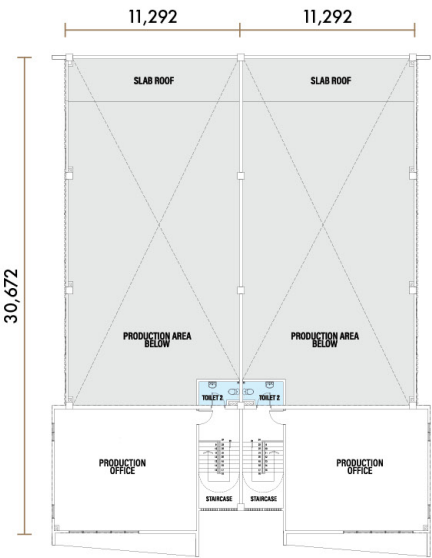
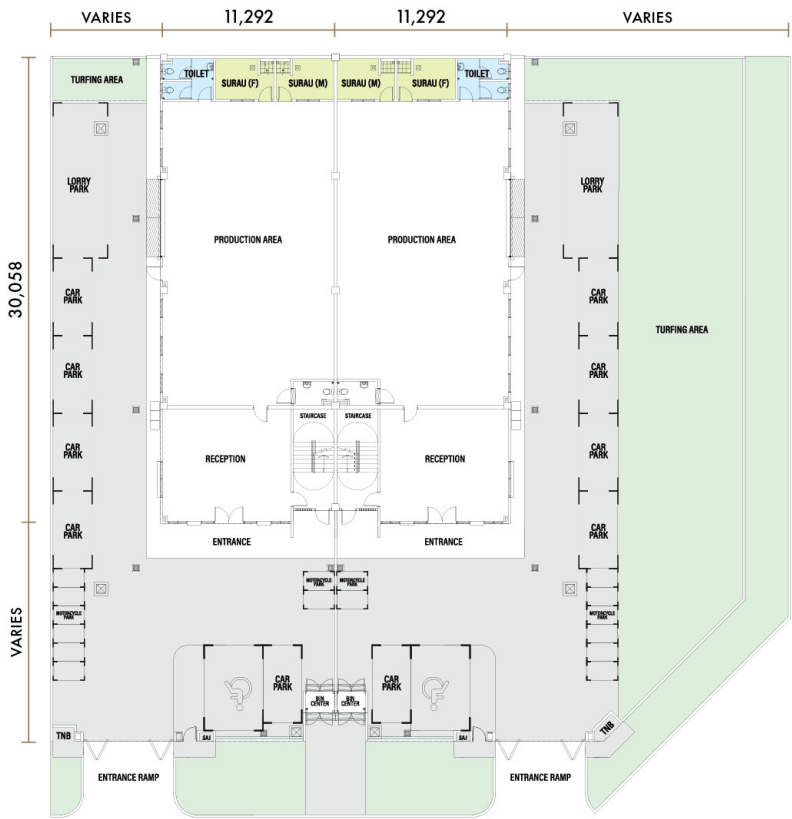
COMPLETED FACTORIES

THE POINT



2-STOREY  
CLUSTER

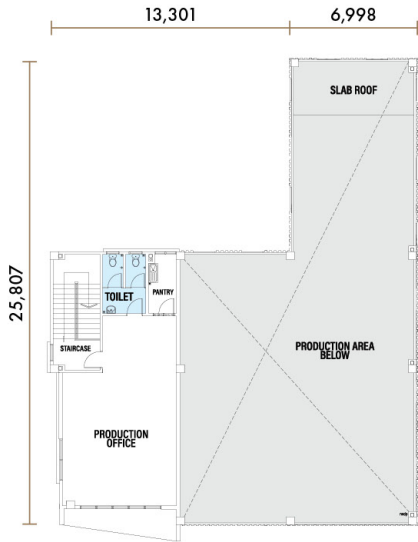
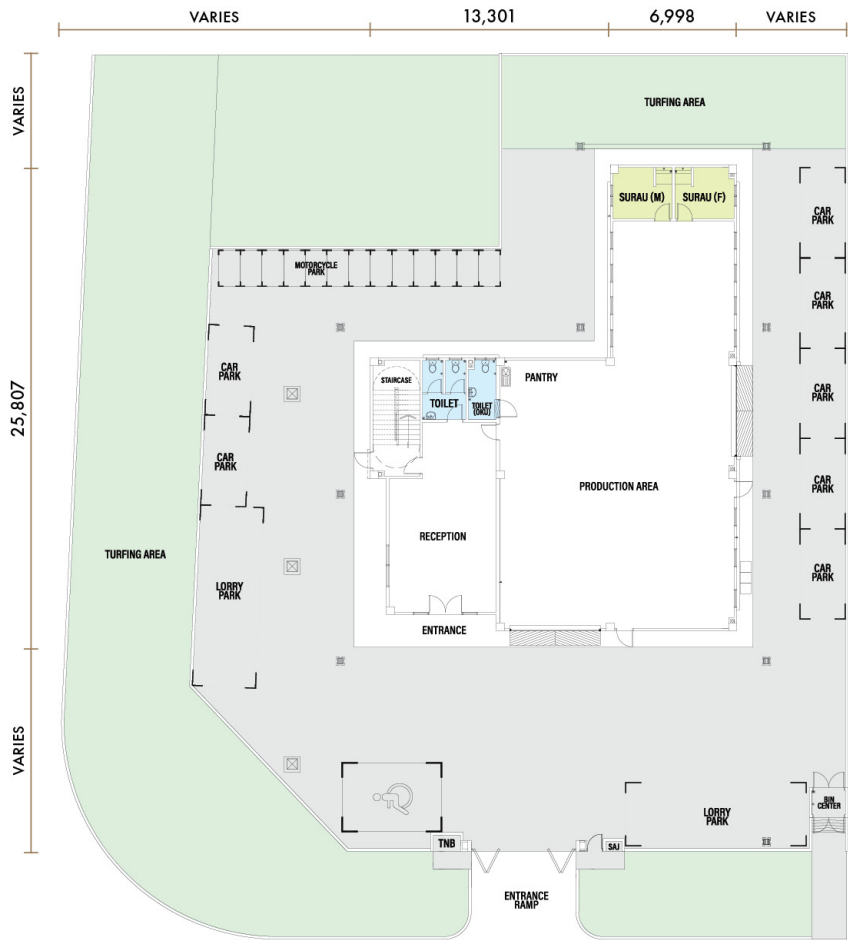
LAND SIZE: 8,681 - 12,085 sf.  
BUILT-UP: 5,216 sf.



REMARKS:

2-STOREY  
BUNGALOW

LAND SIZE: 14,314 - 14,727 sf.  
BUILT-UP: 5,158 - 5,380 sf.



REMARKS:

2-STOREY  
LINK BUNGALOW

LAND SIZE: 13,199 - 14,168 sf.  
BUILT-UP: 5,414 sf.



REMARKS:

SPECIFICATIONS

|                                               |                                                                                     |                                                        |               |                        |                        |
|-----------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------|---------------|------------------------|------------------------|
| Structure                                     | Reinforced Concrete Framework / Steel Frame / Steel Trusses                         |                                                        |               |                        |                        |
| Wall                                          | Light Weight Block / Clay Brick Wall                                                |                                                        |               |                        |                        |
| Roof Covering                                 | Metal Deck Roofing / RC Flat Roof                                                   |                                                        |               |                        |                        |
| Roof Framing                                  | Quality Roof Truss                                                                  |                                                        |               |                        |                        |
| Ceiling                                       | Plaster Ceiling Board / Skim Coat                                                   |                                                        |               |                        |                        |
| Windows                                       | Aluminium Frame Window                                                              |                                                        |               |                        |                        |
| Doors                                         | Roller Shutter / Fire Rated Door / Plywood Flush Door / PVC Flush Door / Glass Door |                                                        |               |                        |                        |
| Ironmongeries                                 | Qualiy Lockset                                                                      |                                                        |               |                        |                        |
| Wall Finishes                                 | All Toilets                                                                         | - 1500mm Height Tiles                                  |               |                        |                        |
| Floor Finishes                                | All Toilets, Pantry, Surau<br>Production<br>Office<br>Others                        | - Tiles<br>- Hardener<br>- Hardener<br>- Cement Render |               |                        |                        |
| Sanitary & Plumbing Fitting                   |                                                                                     | <u>Cluster</u>                                         | <u>Semi-D</u> | <u>Bungalow Type A</u> | <u>Bungalow Type B</u> |
|                                               | W.C.                                                                                | 4 nos.                                                 | 4 nos.        | 5 nos.                 | 5 nos.                 |
|                                               | Bib Tap                                                                             | 7 nos.                                                 | 7 nos.        | 7 nos.                 | 7 nos.                 |
|                                               | Wash Basin                                                                          | 3 nos.                                                 | 3 nos.        | 3 nos.                 | 3 nos.                 |
|                                               | Basin Tap                                                                           | 4 nos.                                                 | 4 nos.        | 3 nos.                 | 3 nos.                 |
| Electrical Installations                      |                                                                                     | <u>Cluster</u>                                         | <u>Semi-D</u> | <u>Bungalow Type A</u> | <u>Bungalow Type B</u> |
|                                               | Lighting Points                                                                     | 32 nos.                                                | 35 nos.       | 38 nos.                | 42 nos.                |
|                                               | Power Points (13A)                                                                  | 13 nos.                                                | 14 nos.       | 17 nos.                | 16 nos.                |
|                                               | Wall Fan Points                                                                     | 2 nos.                                                 | 2 nos.        | 2 nos.                 | 2 nos.                 |
|                                               | Exhaust Fan                                                                         | 3 nos.                                                 | 2 nos.        | -                      | -                      |
|                                               | EL Light                                                                            | 14 nos.                                                | 14 nos.       | 13 nos.                | 14 nos.                |
|                                               | Keluar Sign                                                                         | 6 nos.                                                 | 7 nos.        | 7 nos.                 | 7 nos.                 |
| Internal Telecommunication Trunking & Cabling | Fiber Termination Box (FTB) and Fiber Wall Socket (FWS) Provided                    |                                                        |               |                        |                        |

*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

Setia Business Park II broke new ground in Iskandar Malaysia by setting the benchmark for an eco-friendly development catering specifically to businesses with strong green credentials, as well as those that require clean manufacturing facilities.



Stay Together. Stay Setia  
livelearnworkplay

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**Setia**