



SetiaEcoGardens
embracing the future

eco Square

Shop Office



Where Businesses Take Shape

Nestled in the prestigious Setia Eco Gardens, Johor Bahru, this modern shopplot 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



SEG Sales Gallery

Garden Square

SJK (C) Pai Tze

Tenby International School

JALAN TANJUNG KUPANG - ULU CHOH

To Singapore 2nd Link

Proposed Alternate Access*
(Coming Soon)

Exit 309 Nusa Bayu Interchange

eco
Square
Shop Office

LAMAM SETIA UTAMA

Setia Eco Village

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

Master Plan & Site Plan



Setia Eco Gardens
Sales Gallery

 Bumiputera Lot

Cordelia Garden

- 1 Rayden
- 2 Arell

The Grove

- 3 Pine 3
- 4 Maple 3

The Bloom

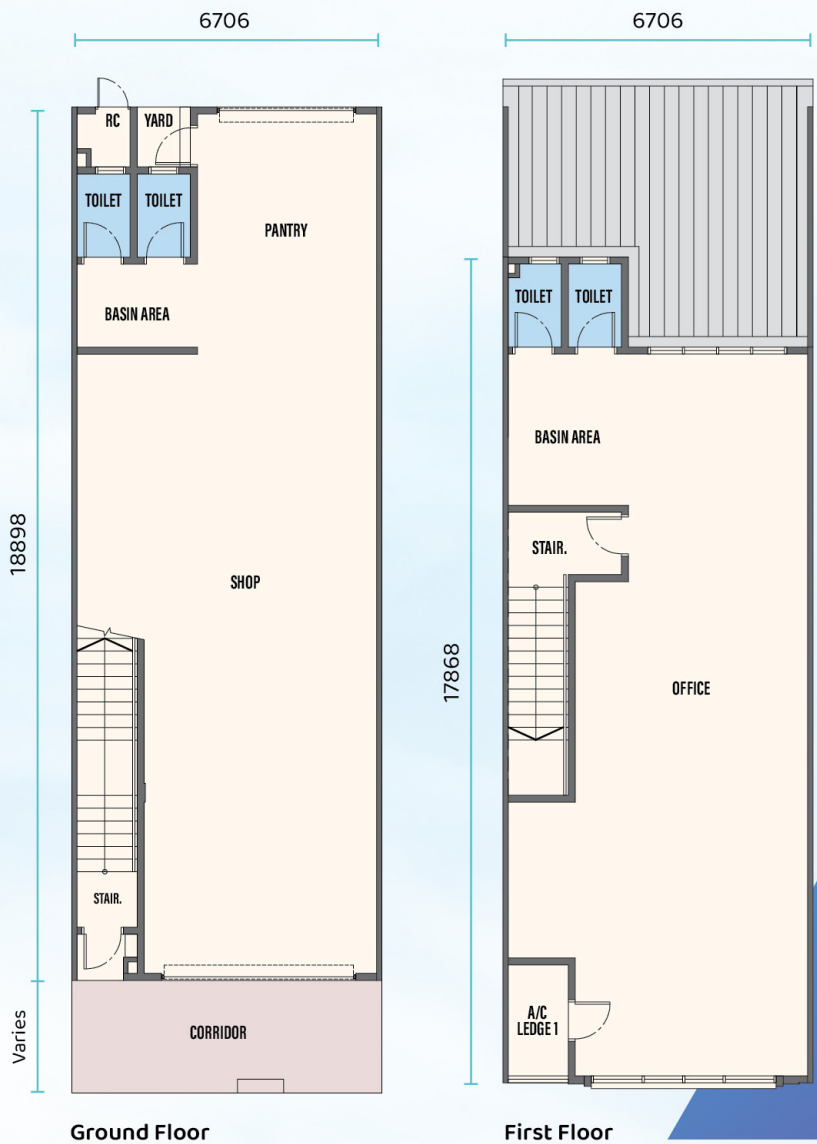
- 5 Eugenia 1
- 6 Carissa 1

- 7 Future Development

- a Eco Greens Park
- b Tenby International School
- c Pai Tze Chinese Primary School
- d Garden Square
- e Eco Square



Floor Plan & Specifications



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

Built-up:
2,745 sq. ft.
255.11 m²

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

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

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www.setiaecogardens.com

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