



Information Memorandum



Strata-Titled Office Suites



40 units

Strata-titled Office Suites
Accessible by Lifts

- Driven by design, quality and uncompromising working lifestyle.
- Managed by an experienced property management team to ensure consistent quality and exceptional maintenance standards.



Confirmed Occupants





Neo-modern eco-friendly workspace, equipped with all rounded natural lighting and top-tier materials.

New-wave environment space for optimum performance employees in the heart of Satok- Kuching.

The Concept

- Innovative, lifestyle-integrated commercial and office development workplace that sets the standard of exceptional value and quality.



Respected building operator providing **top-brass maintenance for building tenants and progressive clean environment.**

Building units all equipped with **private elevators** for ease of movement and speed to employees.



Unique Selling Points



Strategic Location - high traffic area and surrounded by banks, commercial and residential areas.



Driven by design, quality and uncompromising working lifestyle.



Ample car-parking and motorcycle parking bays



Exclusive commercial strata-title (Not for residential)



Managed by an experienced property management team

Strata-titled Office Suites



Security system
eg. CCTV /
Security Guards



Unifi ready



Handicapped
accessible
building



Conference
room facility



All units
accessible by
lifts

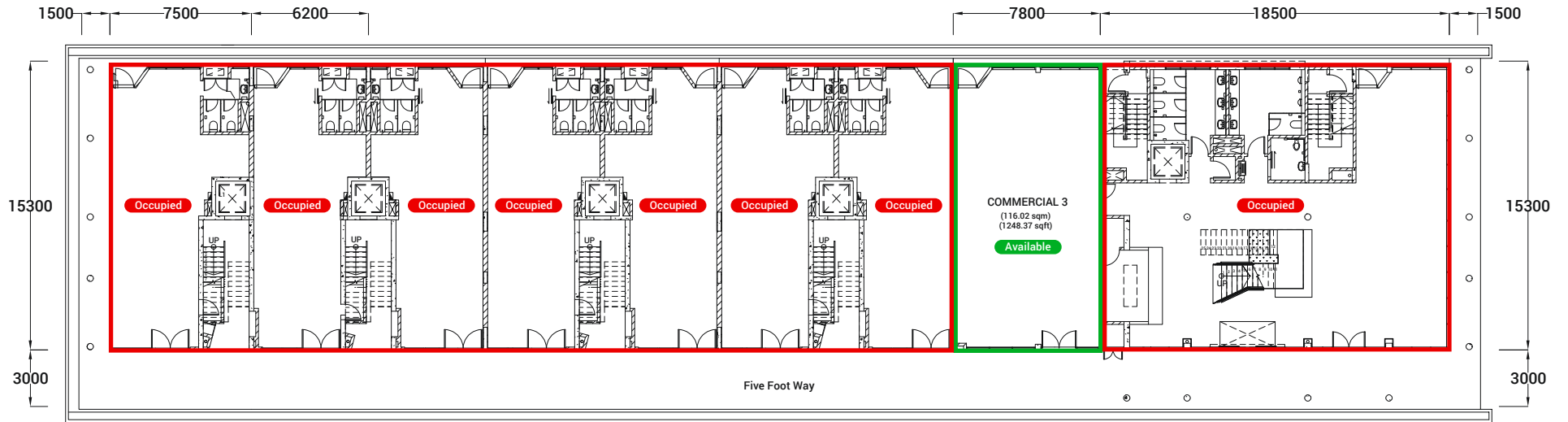


Premium
stratified office

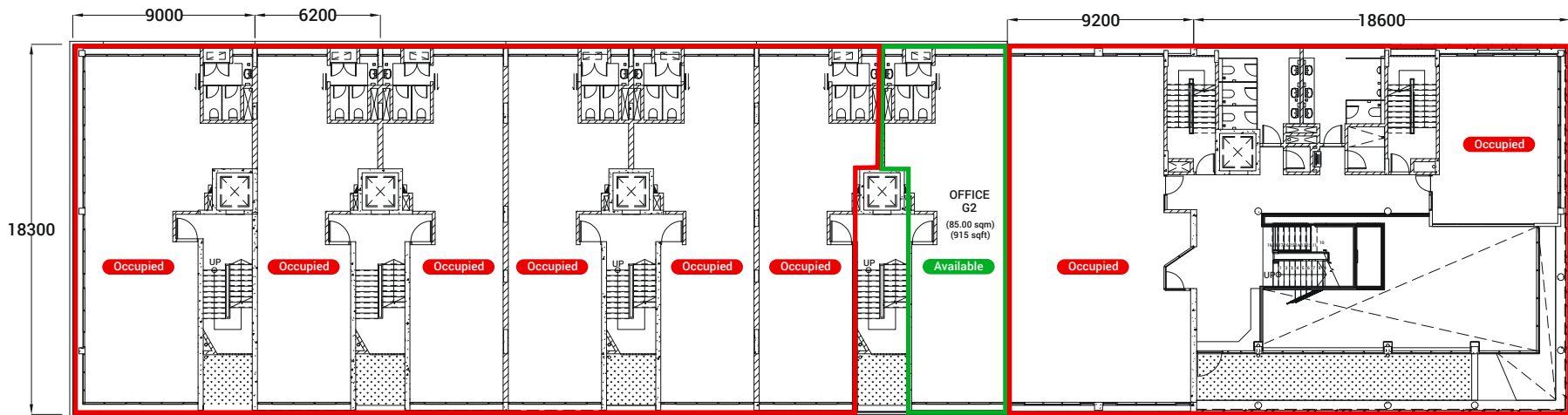
The Location

- Jalan Kulas (high traffic area and surrounded by banks, commercial and residential areas)

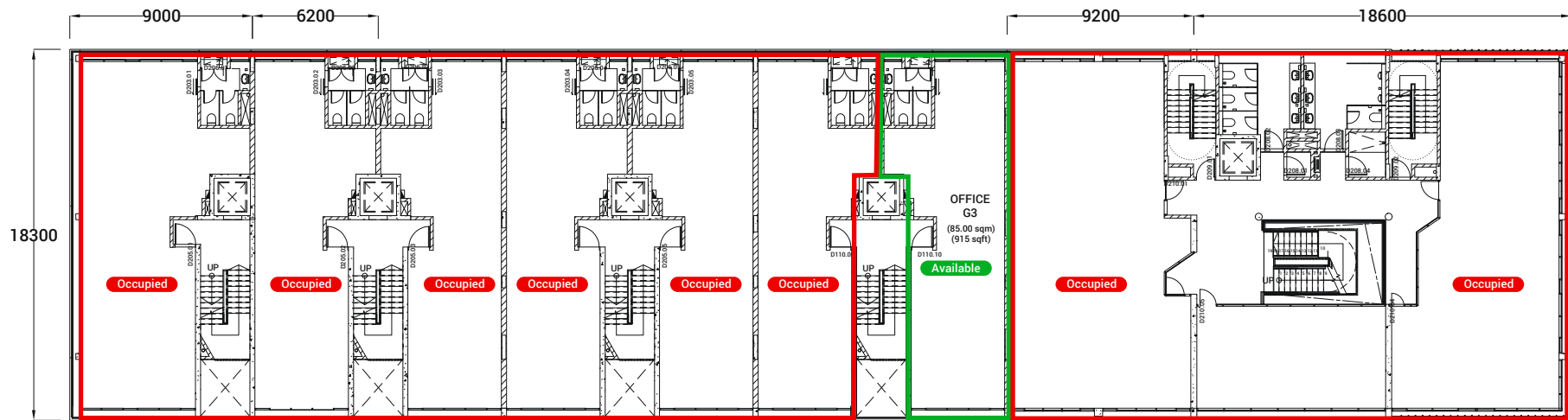




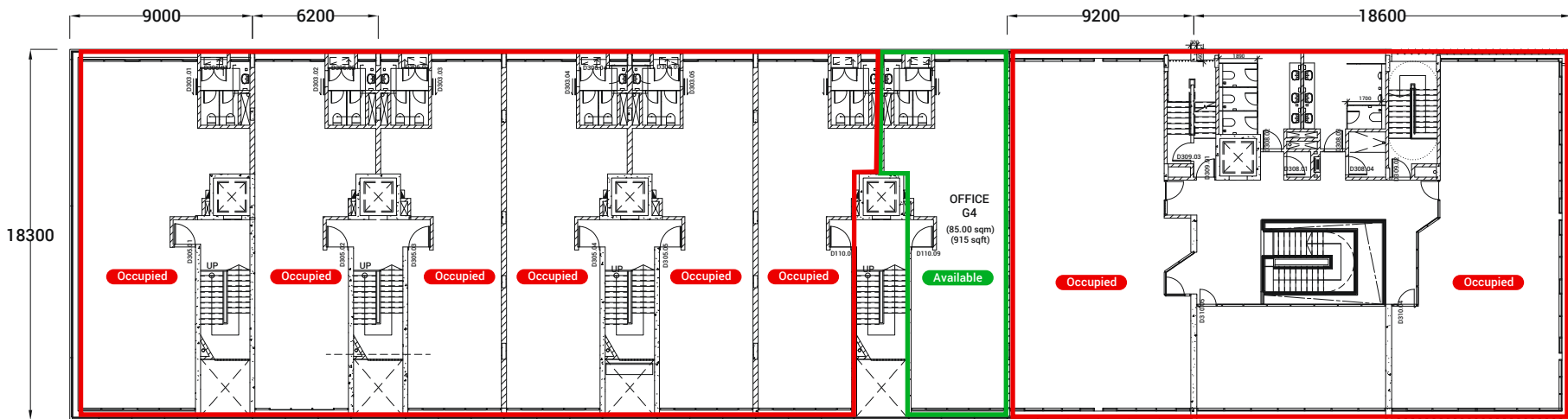
GROUND FLOOR PLAN



LEVEL 1 PLAN



LEVEL 2 PLAN



LEVEL 3 PLAN



Sri Damai I



Sri Damai I



Riveria Maya



Riveria Maya

About Us

Petra Jaya Properties

Since 1988, Petra Jaya Properties (PJP) has grown from its residential roots to a preferred developer of premium properties in Kuching. Committed to delivering value, quality, and excellent service, PJP offers a diverse range of products, including agricultural land, prime industrial plots, and high-grade office spaces.

We are proud to present a range of quality properties for sale or lease. These represent a selection from our complete portfolio of land, approved projects and completed buildings. Opportunities for partnerships are also presented, recognizing the importance of extending our business network beyond our valued house-buyers to contractors and investors



SENA



SENA

📍 Segoh Precinct I, Jalan Kulas,
93400 Kuching, Sarawak

📞 082 288 860

✉ marketing@segoholdings.com

🌐 petrajayaproperties.com





PROPOSED 4-STOREY COMMERCIAL AND OFFICE BUILDINGS (WITH STRATA TITLES)
 Lots 251, 252, 337, 338 Section 6 Kuching Town Land District Jalan Kulas,
 Satok, 93400 Kuching.

Rental Rates

Level	UNITS							
	A (9 x 18.3m)	B (6.2 x 18.3m)	C (6.2 x 18.3m)	D (6.2 x 18.3m)	E (6.2 x 18.3m)	F (6.2 x 18.3m)	G (6.2 x 18.3m)	
3rd Floor sqft							G-4 915	
Rental (RM)							2700	
2nd Floor sqft							G-3 915	
Rental (RM)							2500	
1st Floor sqft							G-2 915	
Rental (RM)							2500	
G Floor sqft								Commercial 3 1248
Rental (RM)								6000

Additional Information

Leasing Period	Minimum 3 years
Management Fee	RM0.35 per sqft
Estimated Building Completion	Completed
Unique Features	Built in pantry space with sink in every unit Shared conference room facilities Multiple power points and lighting points