

# LOT 158 159

Contemporary Shop Offices

For Sale / Rent



# A Centre of ————— Freehold Property Connections



Experience the pinnacle of prime location exposure with these modern office and retail spaces in the heart of the thriving Jalan Kulas. Located in the heart of the Satok area retail banking hub, your business deserves this location.

For Sale / Rent  
**2024**

# Elevate Your Business Space



Site Progress as of April 2024

## Fully Commercial Shop Offices

Our 4-storey commercial-only shop office offers unparalleled opportunities to thrive in the bustling hub of Jalan Kulas.

Ideal for both businesses and retailers seeking excellence, elevate your brand presence, attract discerning customers, and enjoy the benefits of a strategic address that sets you apart from the competition.

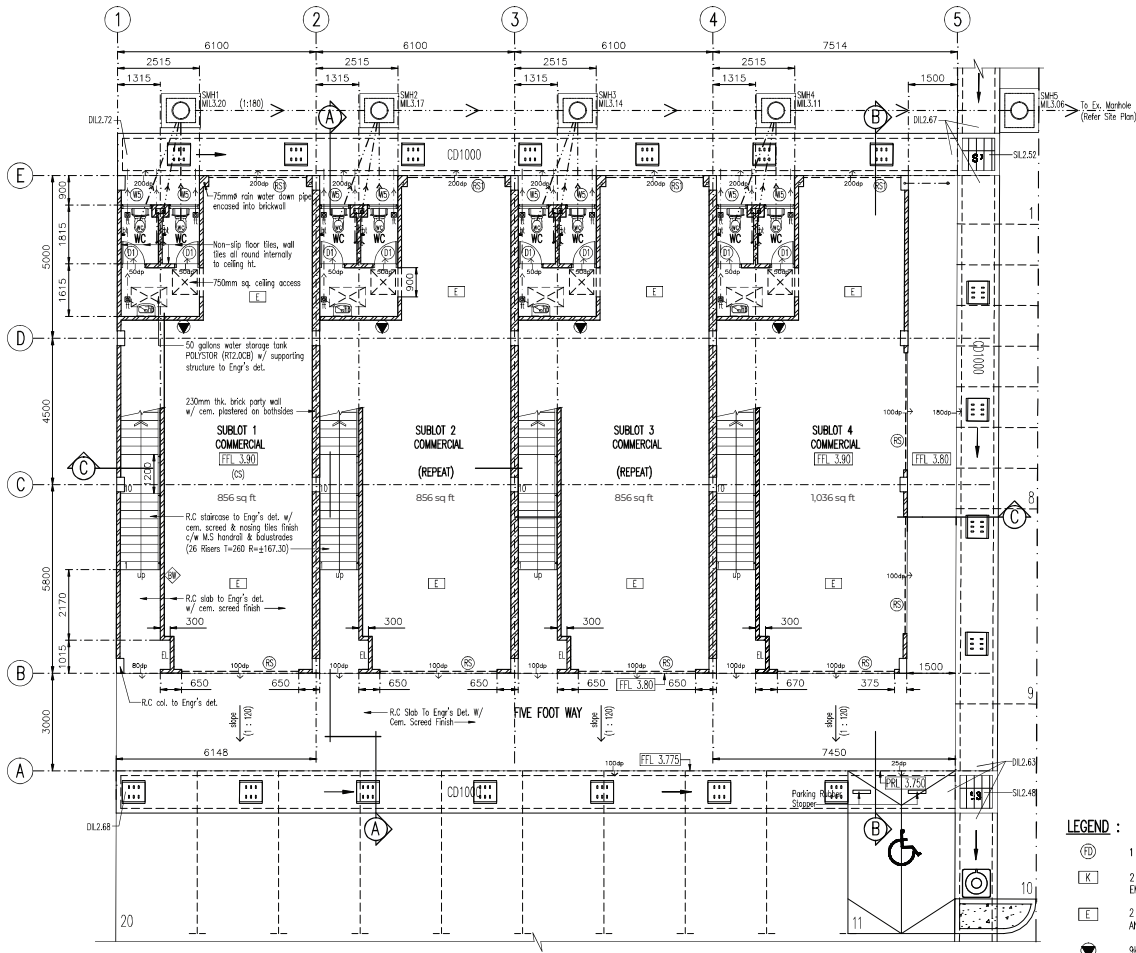


# Property Information

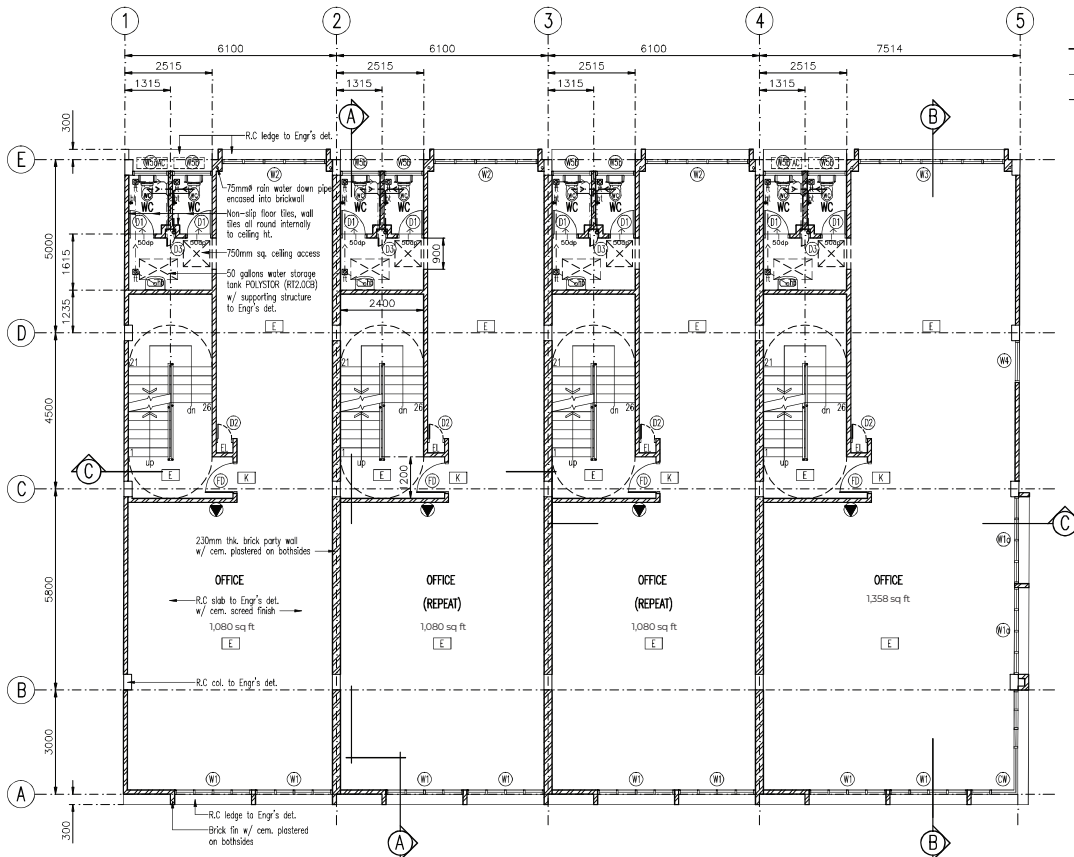


Survey Lot	Type	Build-Up Area (sqft)	Walled-Up Area (sqft)	Price (RM)
572	Intermediate	4,806	4,096	2.68 million
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575	Corner	5,920	5,110	2.88 million

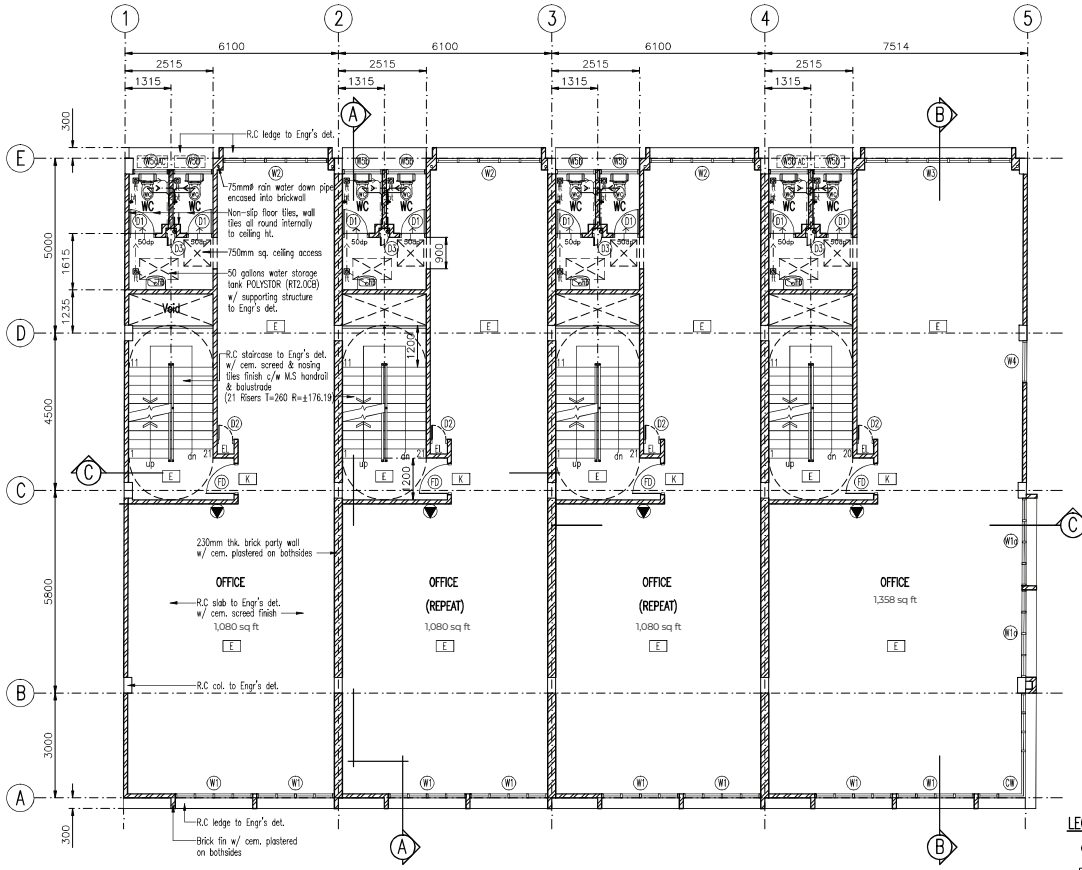
\*Selling price quoted as of 8 Nov 2023



Ground Floor Plan



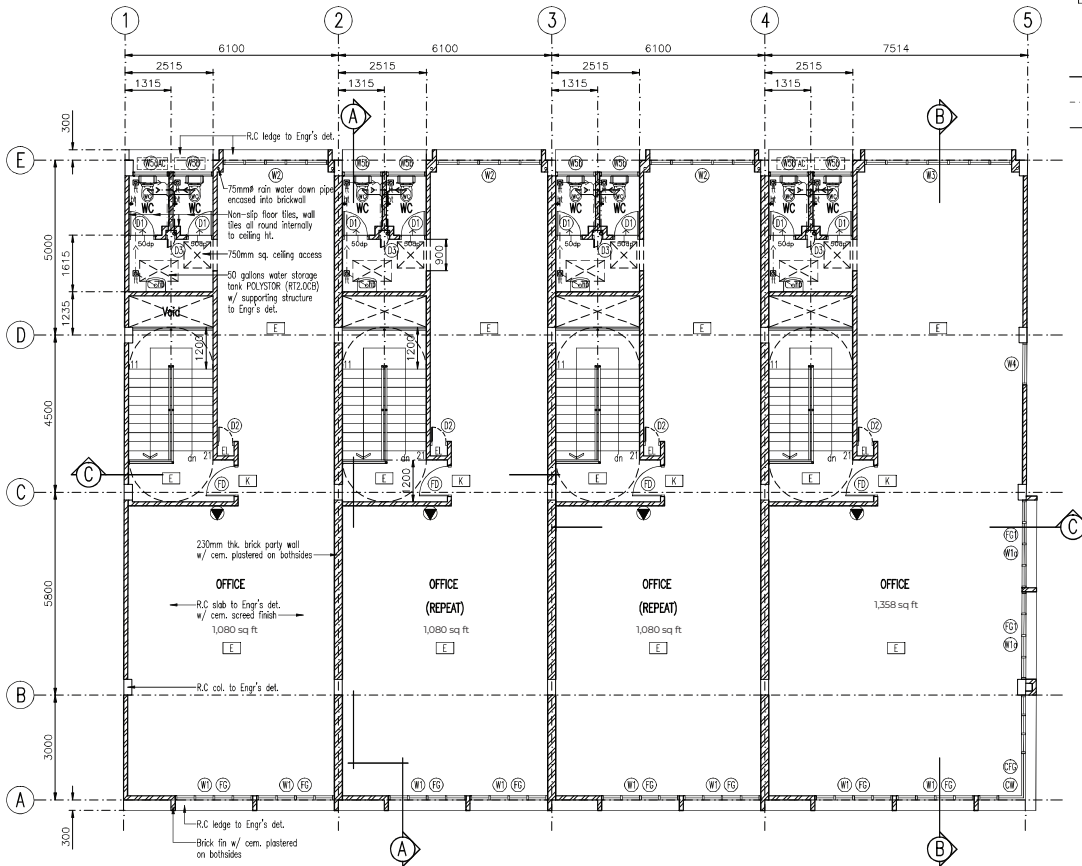
First Floor Plan



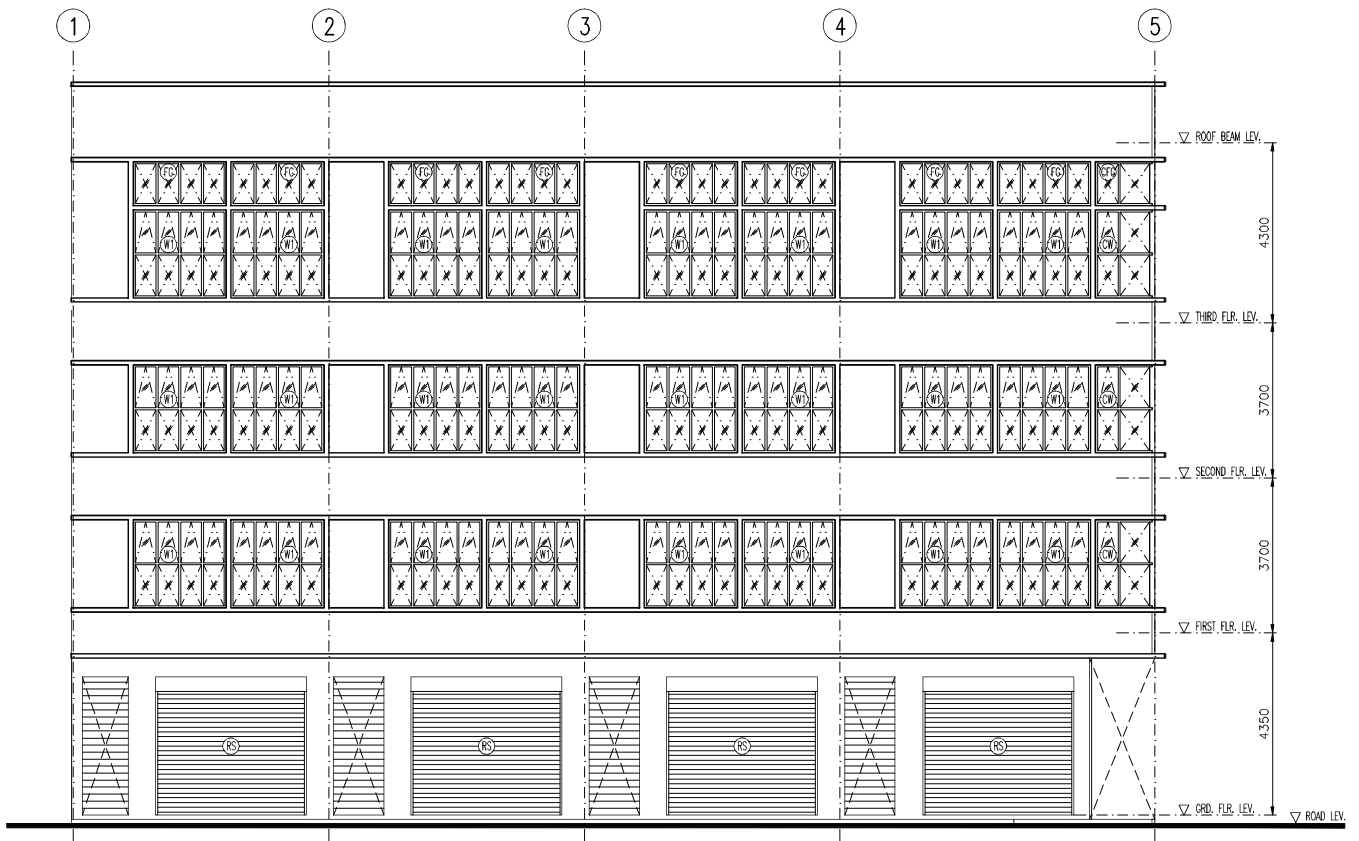
Second Floor Plan

**LEGEND :**

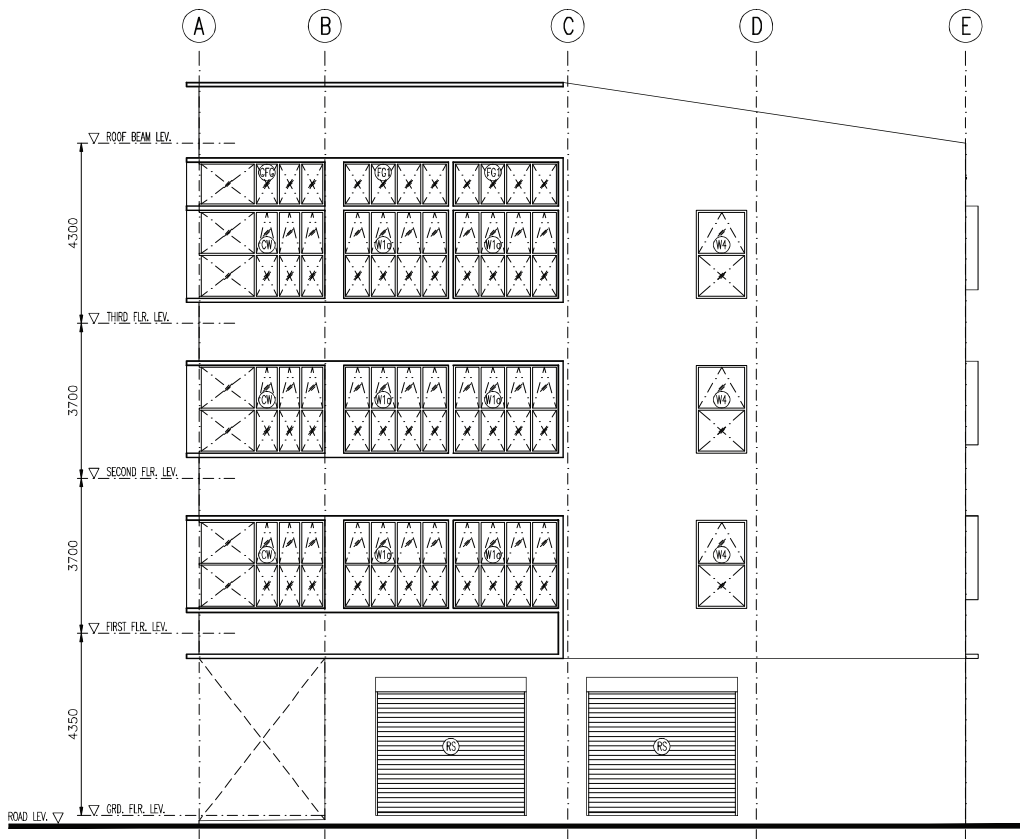
- (R) 1 HOUR FIRE RATED DOOR
- (K) 2 X 15W SELF-CONTAINED NORMAL SUPPLY & 3 HOURS DURATION EMERGENCY SUPPLY RECURR SIGN TO BOMBA APPROVED TYPE
- (E) 2 X 8W SURFACE MOUNTED SELF-CONTAINED EMERGENCY LIGHTING FITTING WITH CHARGER, BATTERIES AND CONTROL UNIT FOR 3 HOURS OPERATION WHEN MAINS FAILS TO BOMBA REQUIREMENT
- (F) 9KG ABC DRY POWDER PORTABLE FIRE EXTINGUISHER W/ WALL BRACKET
- BRICKWALL W/ CEMENT PLASTERED ON BOTHSIDES
- (W) SELECTED WATER CLOSET
- (WB) SELECTED WASH HAND BASIN
- (BT) SELECTED BIB TAP
- (FT) 100mm # UPVC FLOOR TRAP W/ COVER
- (SP) PROPOSED UPVC SOIL PIPE
- (WP) PROPOSED UPVC WASTE PIPE
- (AP) PROPOSED UPVC ANTI-SYPHONAGE PIPE



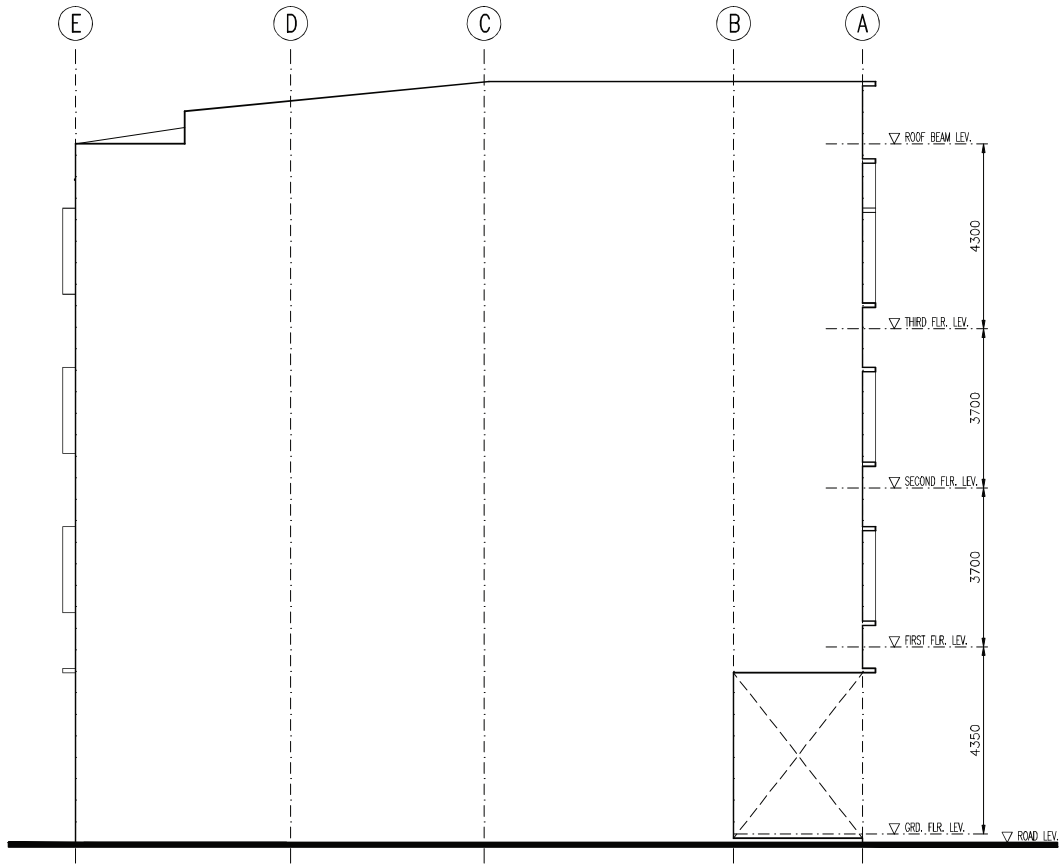
Third Floor Plan



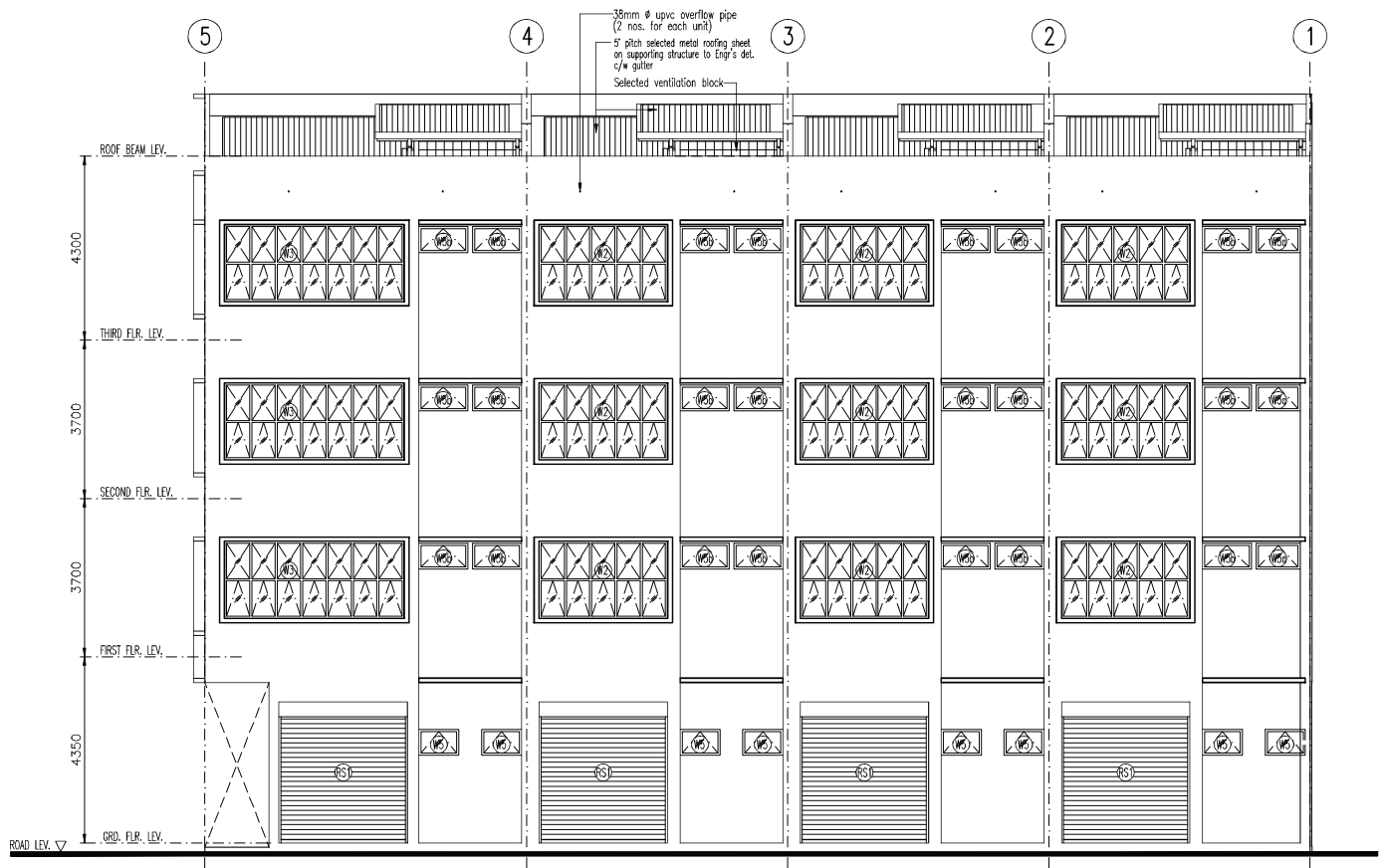
Front Elevation



Right Side Elevation



Left Side Elevation



Rear Elevation





Site Progress as of April 2024

## Jalan Kulas, Satok

Lot 158 & 159 is located adjacent to Sego Precinct I - another boutique commercial building by Petra Jaya Properties, with anchor tenants like Bank Rakyat and BSN as well as Zus Coffee.

