

# LOT 158 159

Contemporary Shop Offices





A Centre of ————— Freehold Property  
Connections



## Fully Commercial Shop Offices

Our 4-storey commercial-only shop office is a standalone building with prime frontage and protocol road exposure, offering unparalleled opportunities to thrive in the heart of the Satok precinct retail banking hub.



Completed  
**2024**



# Elevate Your Business Space

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.



## Standalone Building

Rare opportunity in the financial district of Satok precinct.



## Banking Hub Locale

Neighbouring two major banks at Sego Precinct I.



## Individual Staircase

Single staircase layout that services only 1 unit per floor.



## Home Lift Ready

Structure designed to accommodate safe installation of Home Lift.

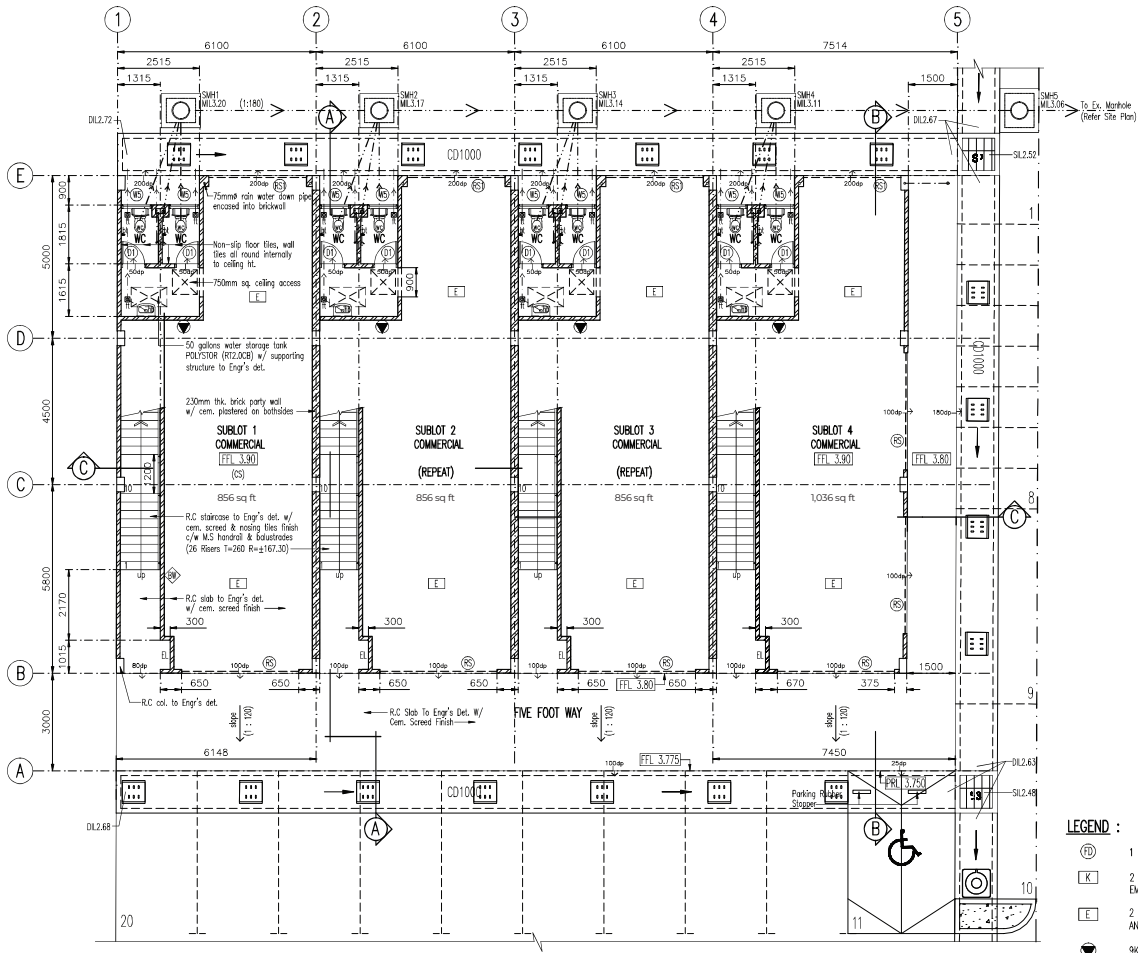




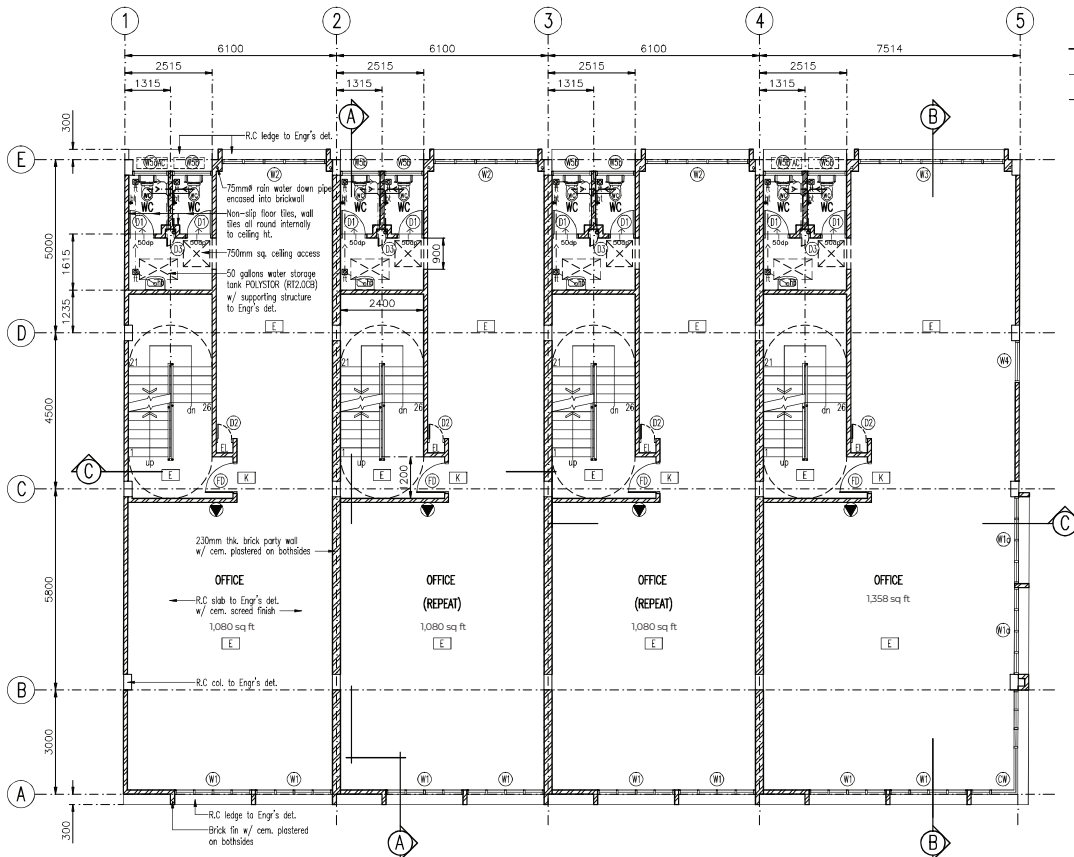
# Property Information



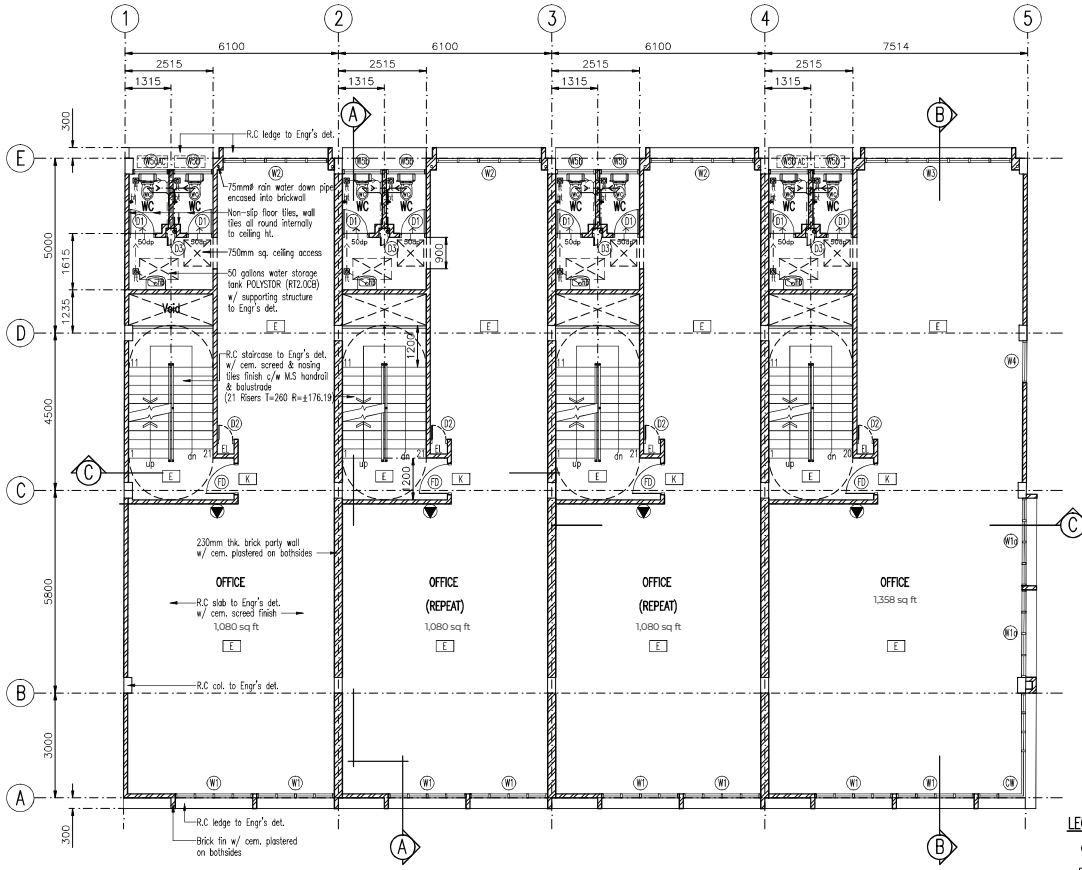
Survey Lot	Type	Build-Up Area (sqft)	Walled-Up Area (sqft)
572	Intermediate	4,806	4,096
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575	Corner	5,920	5,110



Ground Floor Plan



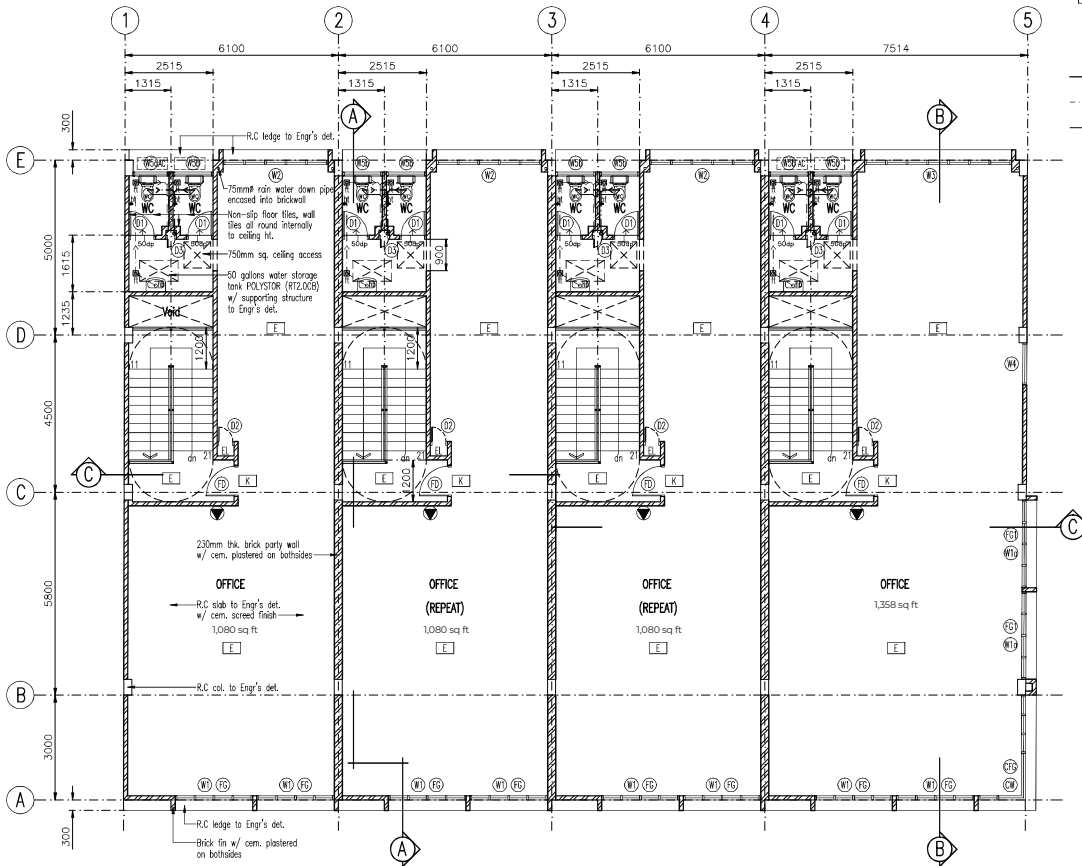
First Floor Plan



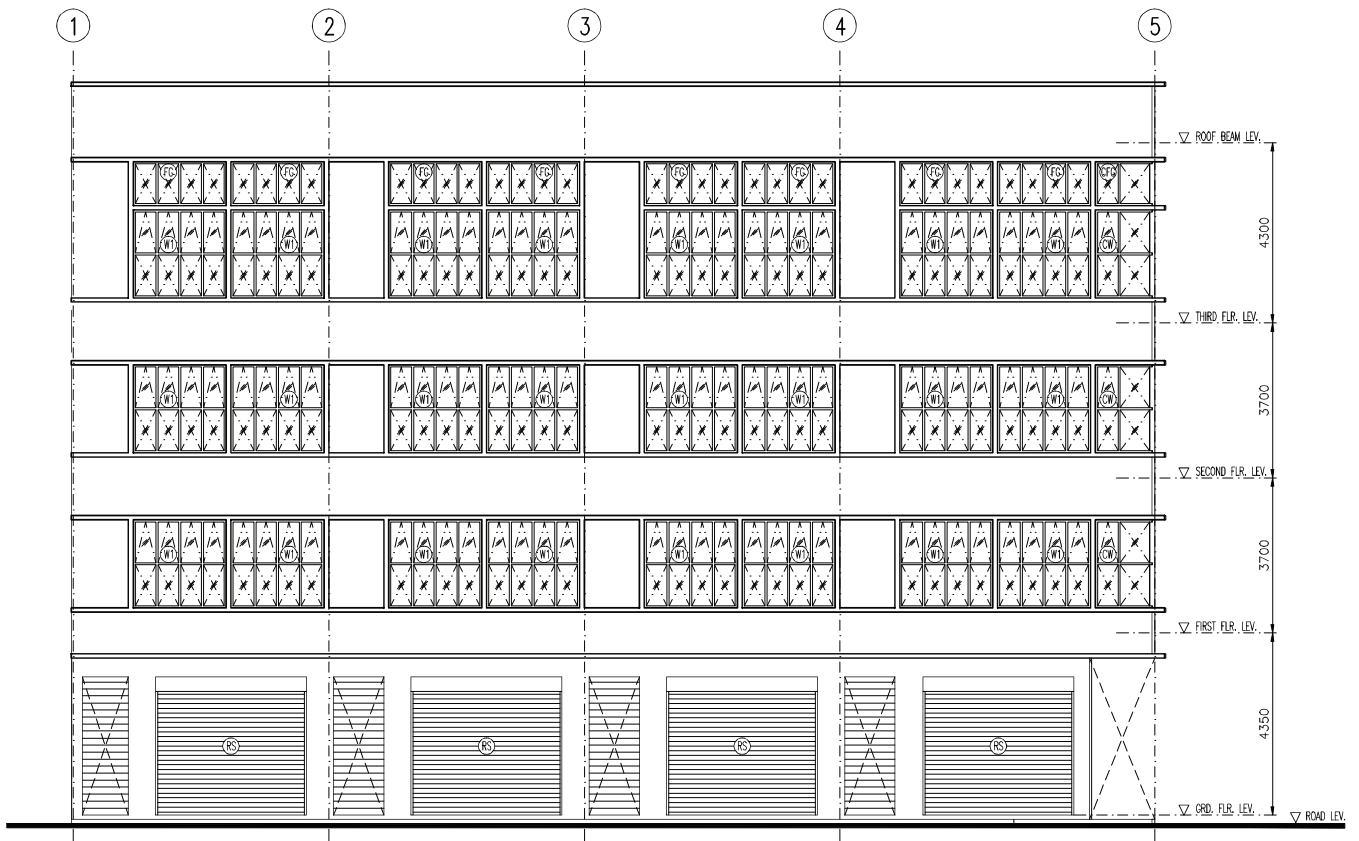
Second Floor Plan

**LEGEND :**

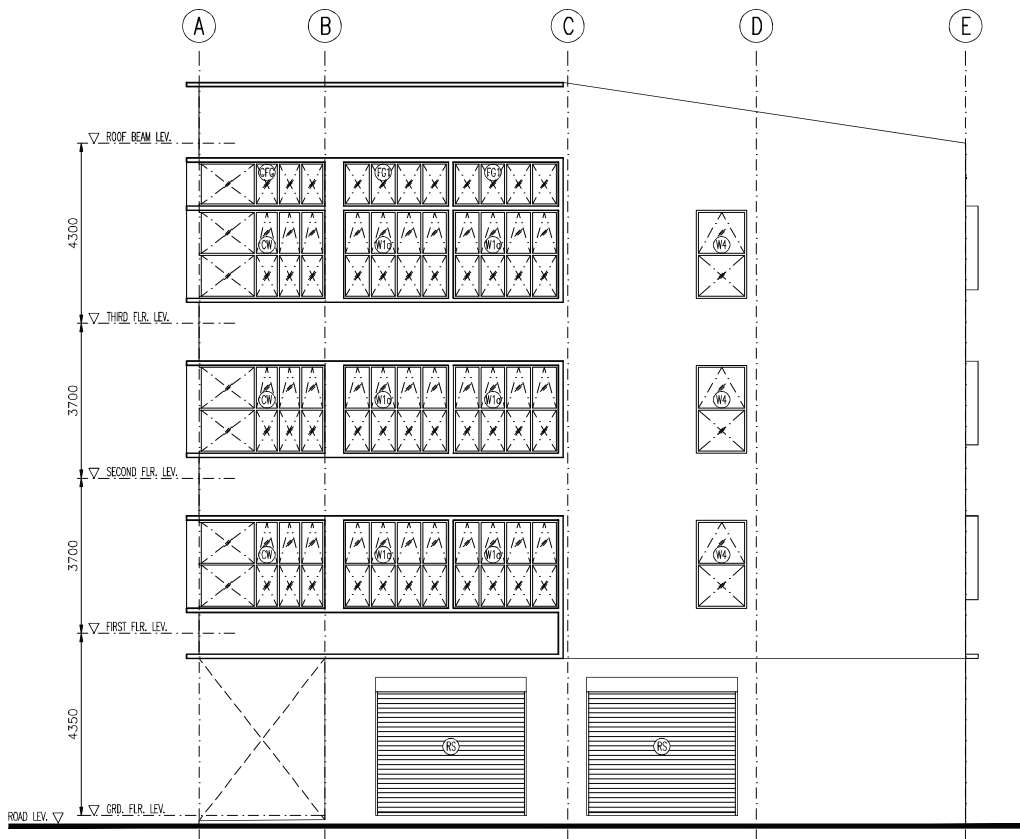
- 1 HOUR FIRE RATED DOOR
- 2 X 15W SELF-CONTAINED NORMAL SUPPLY & 3 HOURS DURATION EMERGENCY SUPPLY KELLUM SIGN TO BOMBA APPROVED TYPE
- 2 X 8W SURFACE MOUNTED SELF-CONTAINED EMERGENCY LIGHTING FITTING WITH CHARGER, BATTERIES AND CONTROL UNIT FOR 3 HOURS OPERATION WHEN MAINS FAILS TO BOMBA REQUIREMENT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



Third Floor Plan

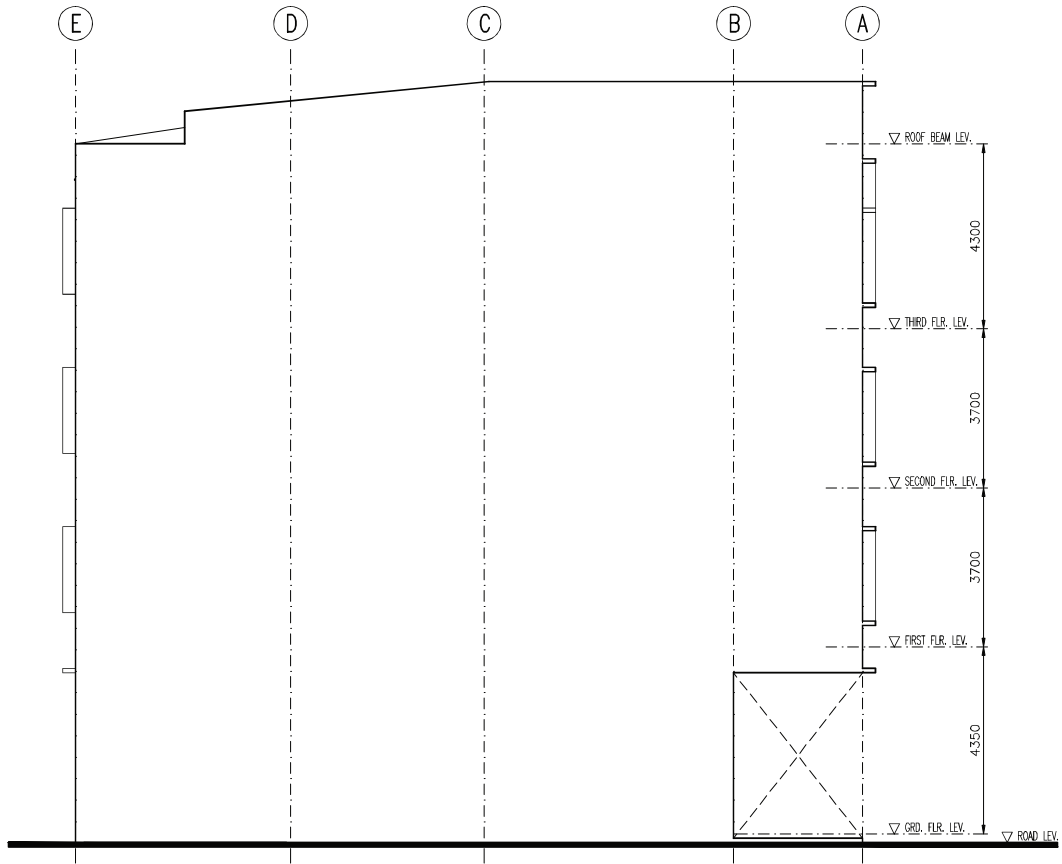


Front Elevation

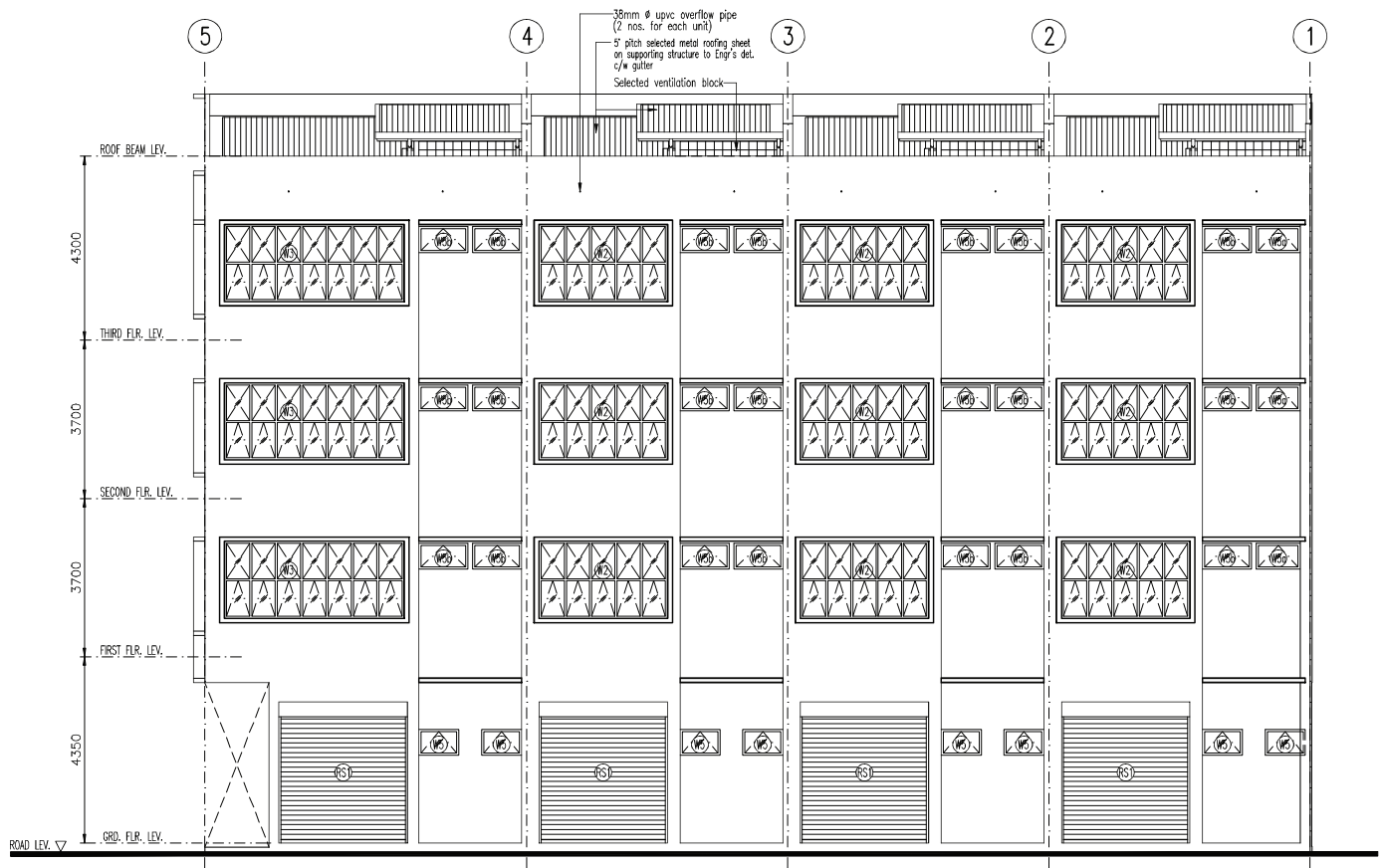


Right Side Elevation





Left Side Elevation



Rear Elevation





## Jalan Kulas, Satok

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

