

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 I.



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

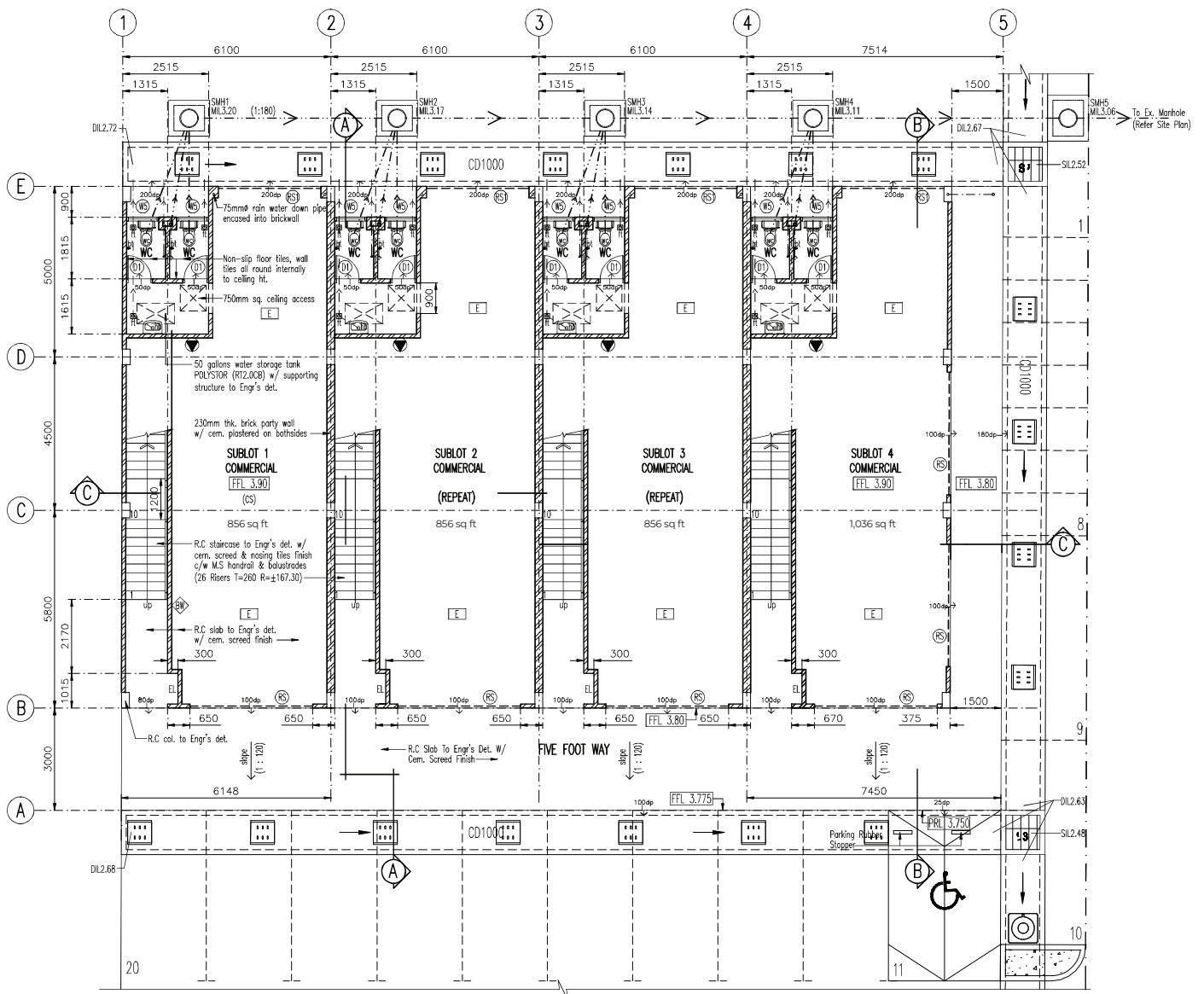
Structure designed to accommodate safe installation of Home Lift.



Property Information



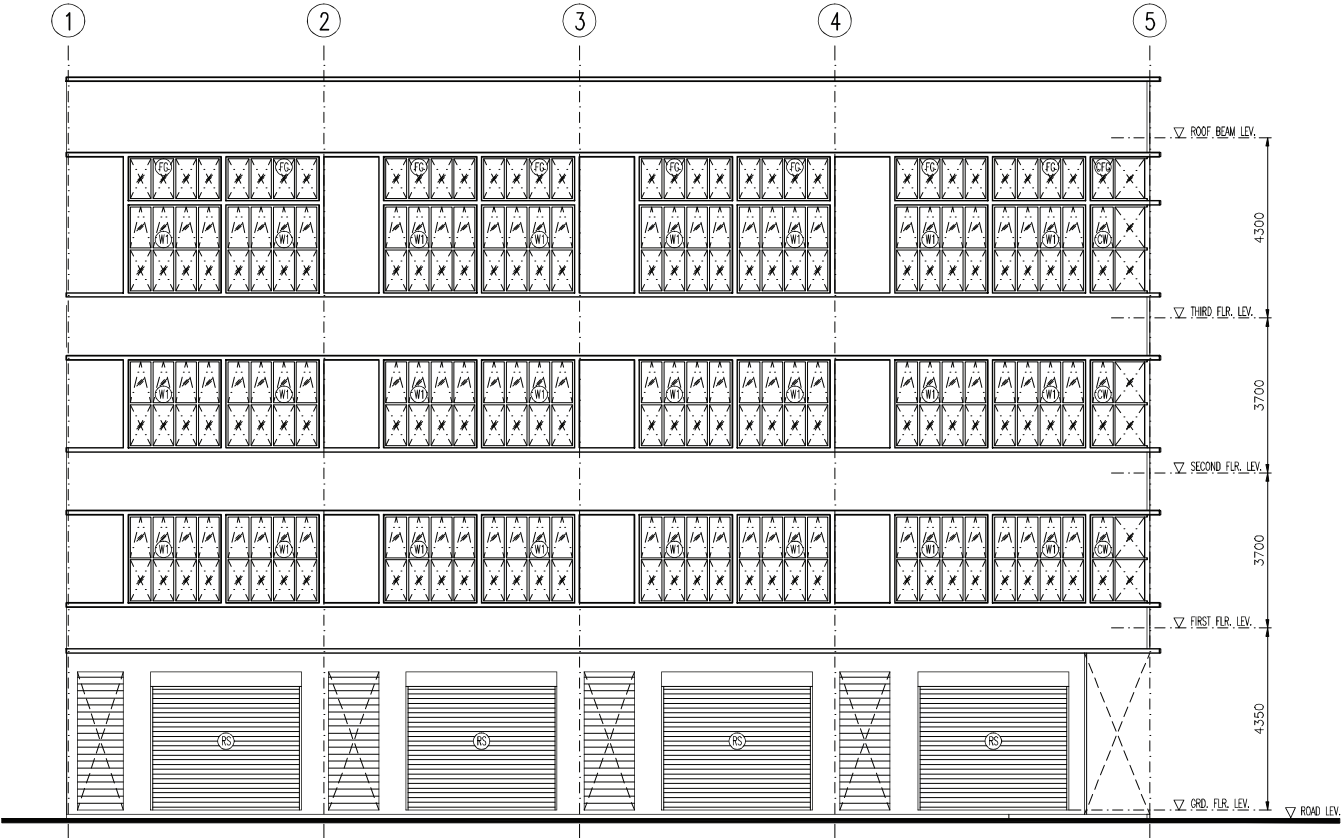
Survey Lot	Type	Build-Up Area (sqft)	Walled-Up Area (sqft)
572	Intermediate	4,806	4,096
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575	Corner	5,920	5,110



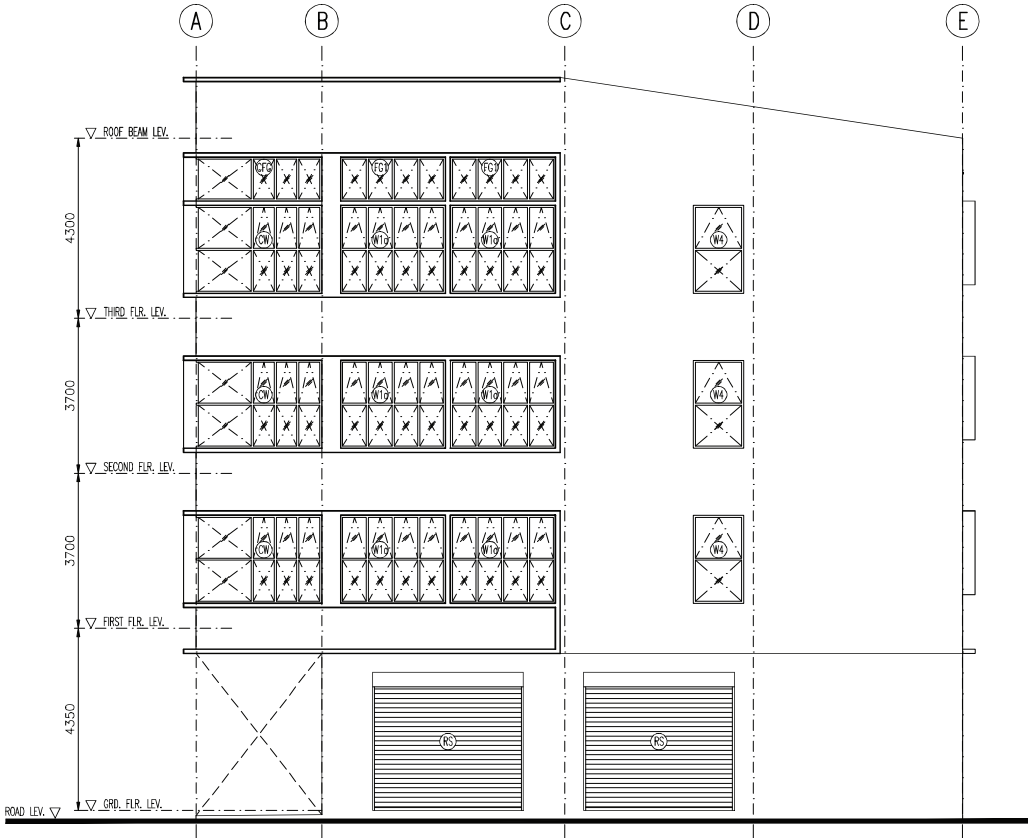
First Floor Plan

Second Floor Plan

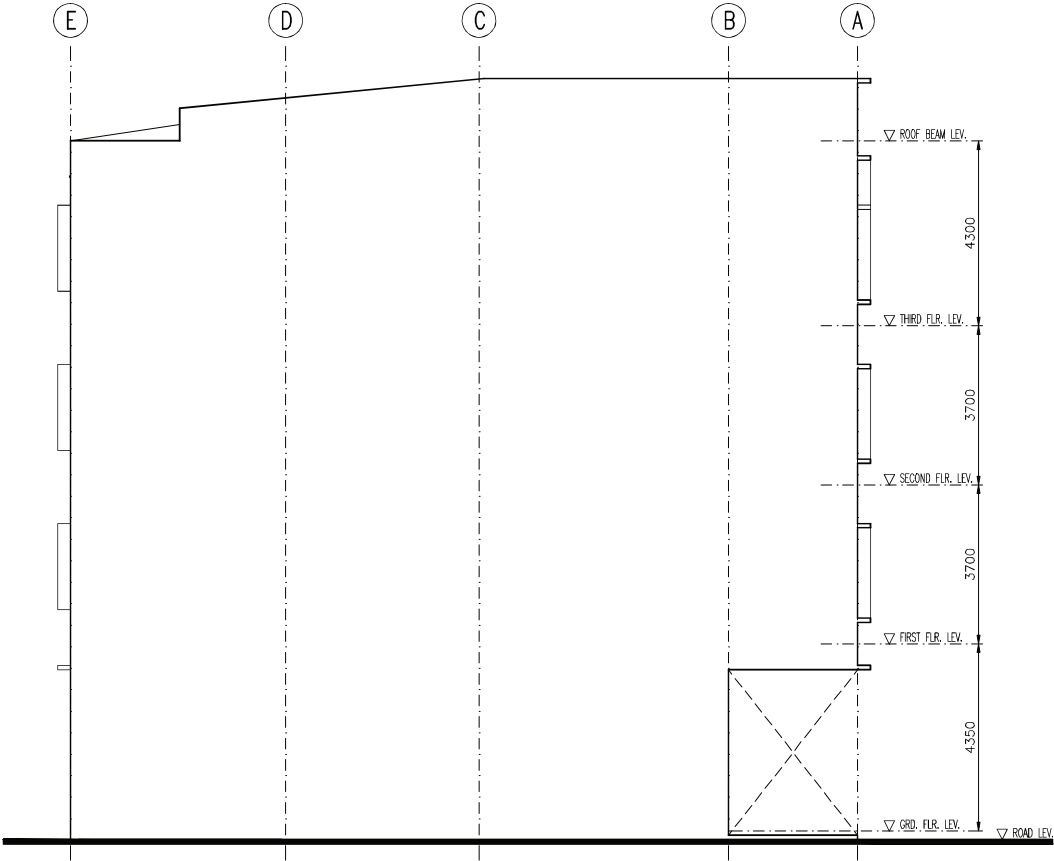
Third Floor Plan



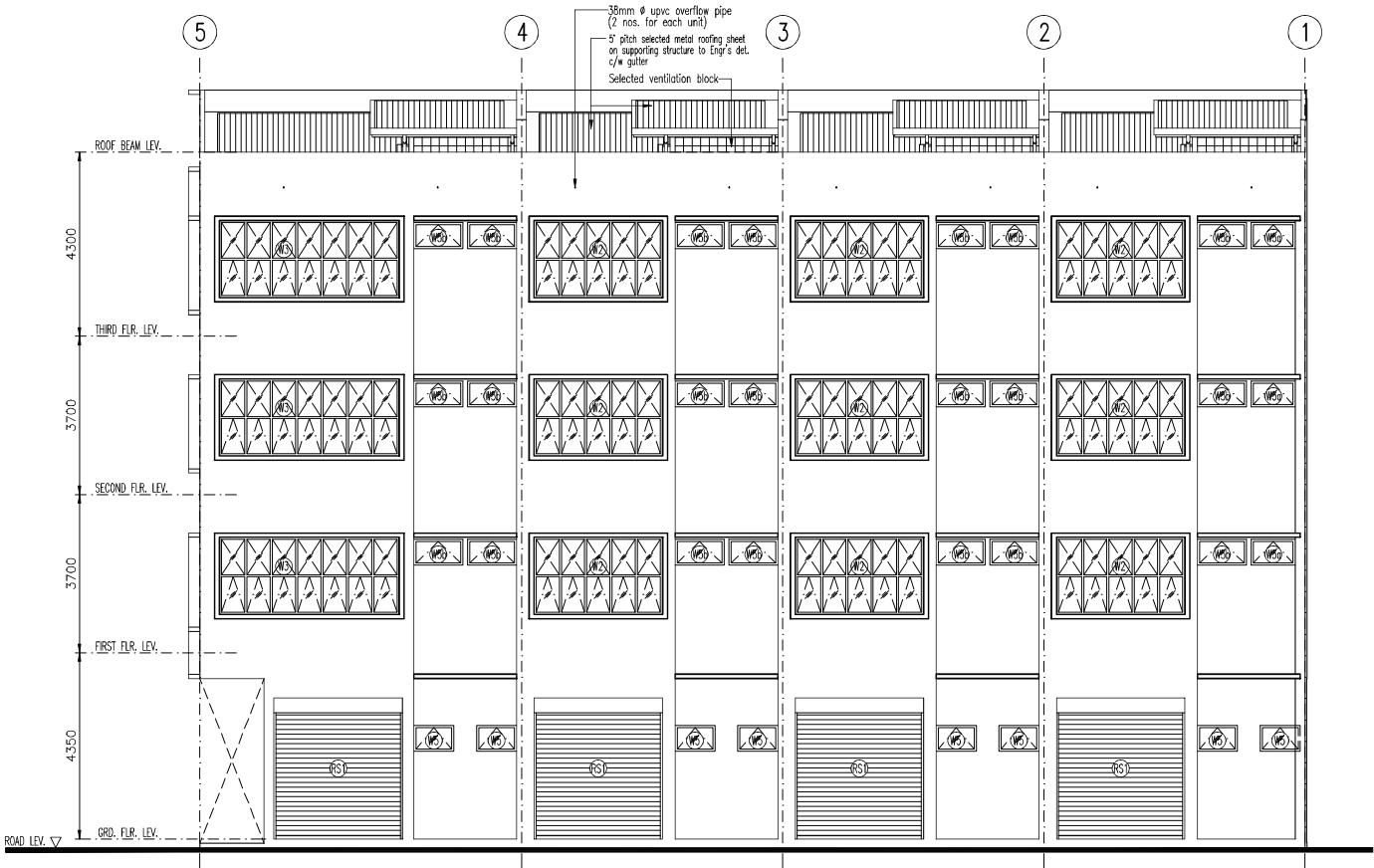
Front Elevation



Right Side Elevation



Left Side Elevation



Rear Elevation

Location



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.

