

UTOPIA

2 & 3- STOREY LIFESTYLE SHOP OFFICES



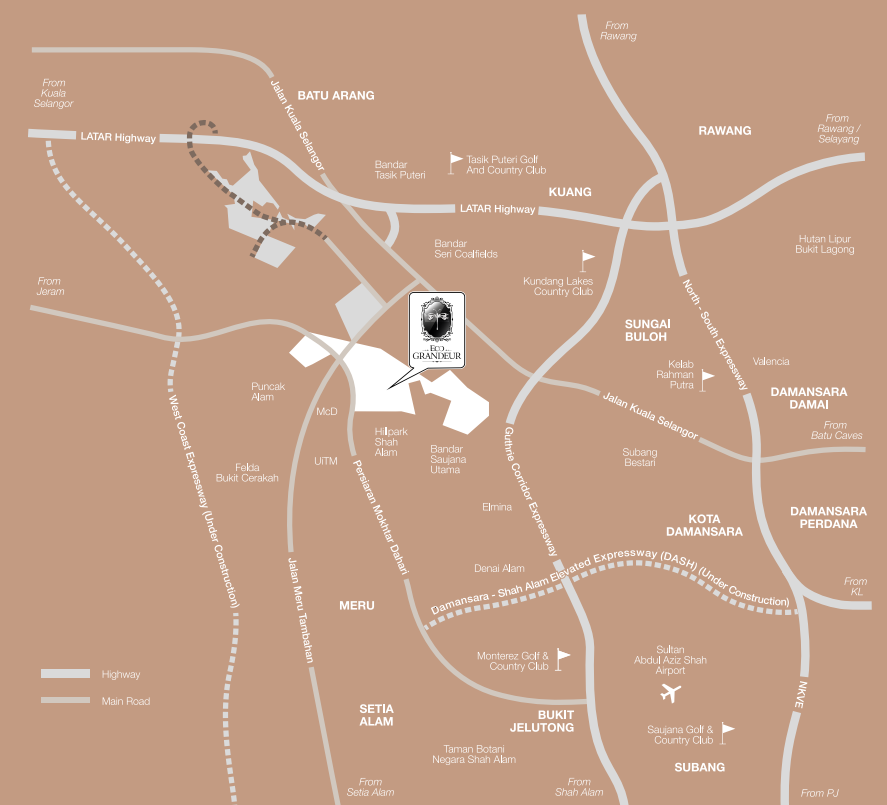
— ECO —
GRANDEUR
— CITY —

LET THERE BE LIGHT

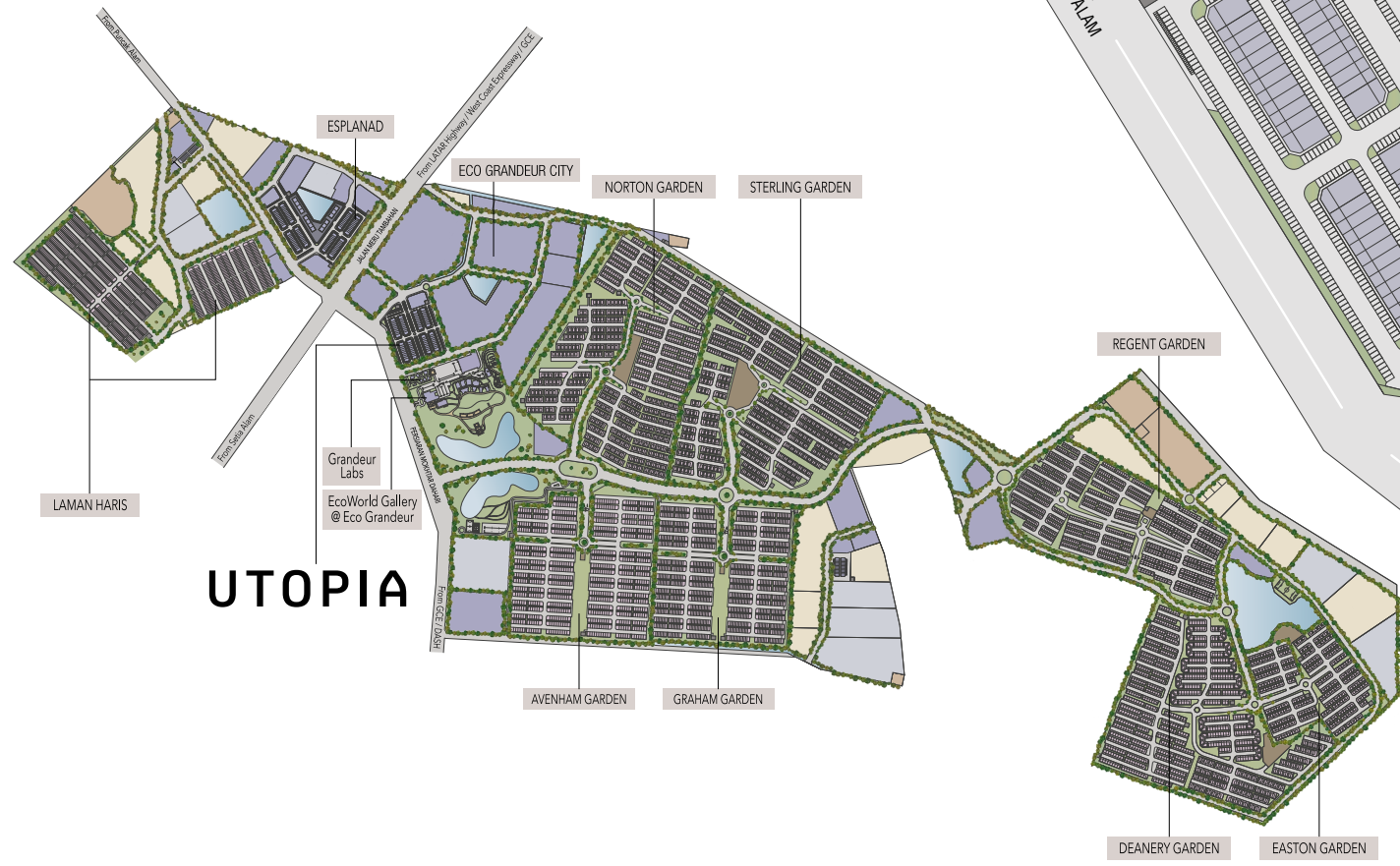


UTOPIA shines with its intriguing design features like the double-volume solarium that allows us to enjoy natural light without the heat and glare.

With its superior location in Eco Grandeur City, UTOPIA radiates boundless potential for those seeking bright business and investment opportunities.



SITE PLAN



UTOPIA

LEGEND

CORNER

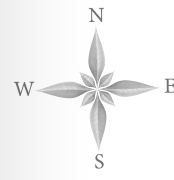
A1 - 46' x 75' A2 - 46' x 75' A3 - 46' x 80'

INTERMEDIATE - Conventional

B1 - 24' x 75' B2 - 24' x 75' B3 - 24' x 80'

INTERMEDIATE - Solarium

B4 - 24' x 75' B5 - 24' x 80'



FROM
SETIA ALAM/
MERU

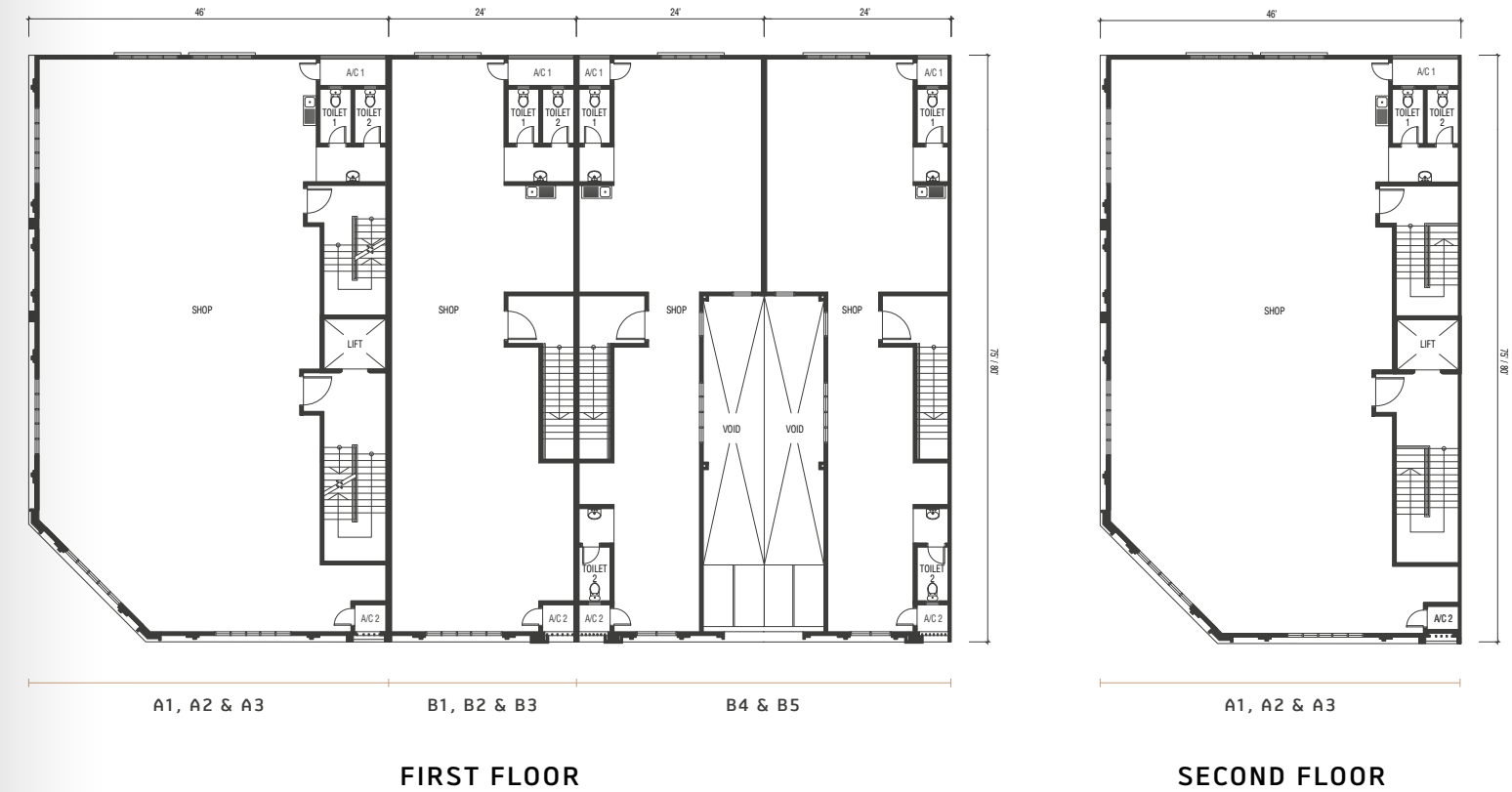
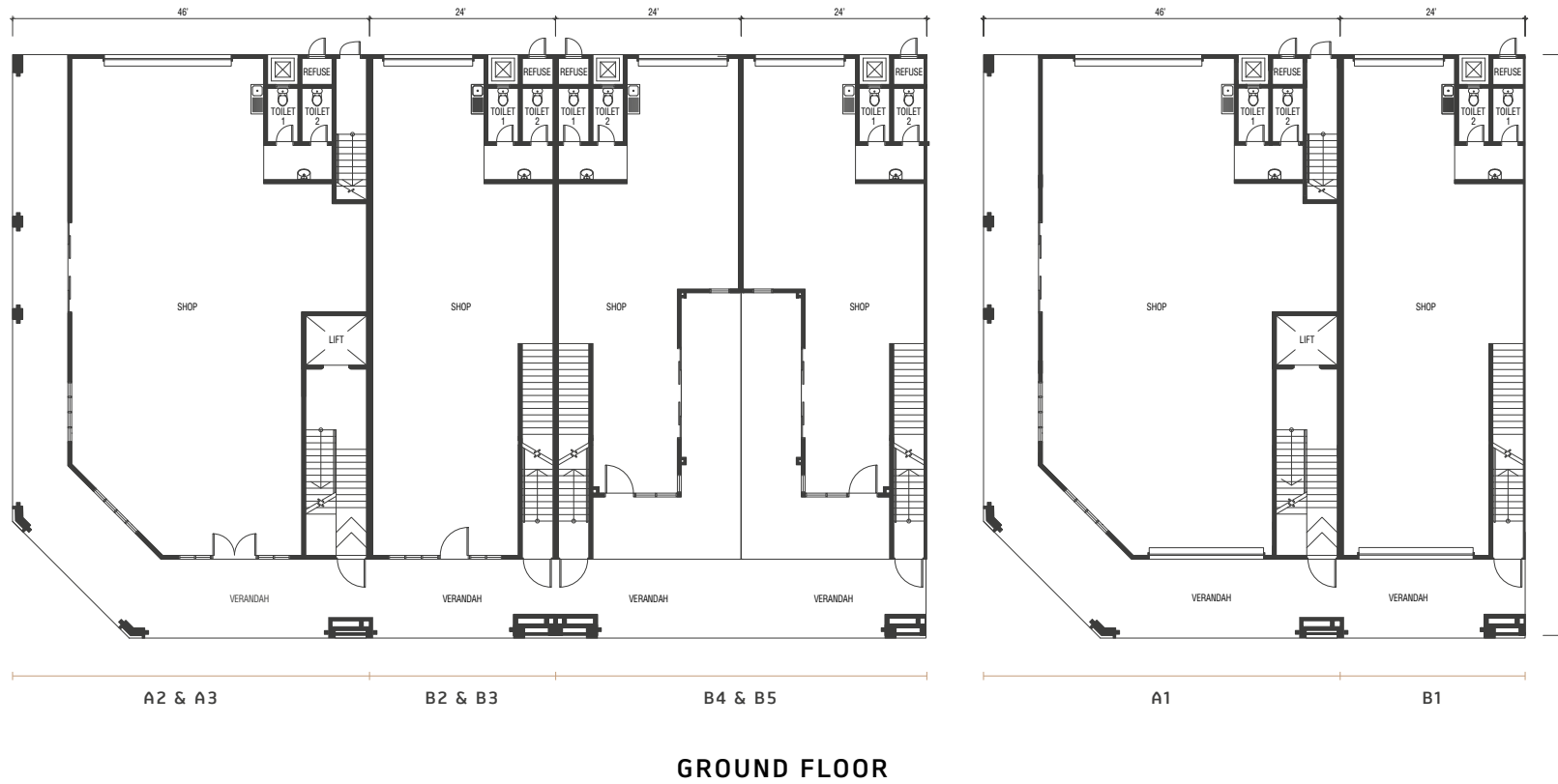
FROM
PUJACK-ALAM

FROM
JALAN KUALA SELANGOR /
LATAR HIGHWAY / WCE

FROM
BUKIT JELUTONG /
HSP

DRAGONFLY LAKE

FLOOR PLAN



SPECIFICATIONS

STRUCTURE	Reinforced Concrete		
WALL	Brickwork		
ROOFING	Metal Deck / Concrete Slab		
CEILING	Skim Coat / Plaster Ceiling		
WINDOWS	Aluminium Frame Glass Window Casement / Top Hung / Fixed Glass		
DOORS	Ground Floor	First / Second Floor	Others
A1, B1	Main Entrance Roller shutter	Main Entrance Fire Rated Door	Flush Door
	Back Entrance Roller Shutter	Main Entrance Fire Rated Door	Flush Door
A2, A3, B2, B3, B4, B5	Main Entrance Aluminium frame swing glass door with fixed Glass panel		
	Back Entrance Roller Shutter		
IRONMONGERY	Quality Locksets		

FLOOR FINISHES	Shop / Office / Staircase Utility / Pantry / A/C Ledge Cement Render	Toilet / Refuse Chamber Tiles		
WALL FINISHES	Internal Walls Emulsion Paint	Pantry Wall tiles up to 2100mm		
	External Walls / A/C Ledge Weather Shield Paint	Toilet Wall tiles full height		
		Others Plaster & Paint		
	TYPE	A1,A2,A3	B1,B2,B3	B4,B5
SANITARY & PLUMBING FITTINGS	WC	6	4	4
	Wash Basin	3	2	3
	Kitchen Sink	3	2	2
ELECTRICAL INSTALLATION	Light Point	79	32	30
	13 Amp Power Point	26	16	20
INTERNAL TELEPHONE TRUNKING & CABLING	Fiber Wall Socket	3	2	2



ECO
GRANDEUR
The Original Greens

Paragon Pinnacle Sdn Bhd (1098122-T)
EcoWorld Gallery @ Eco Grandeur
Lot 6232, Persiaran Mokhtar Dahari,
Eco Grandeur,
42300 Bandar Puncak Alam, Selangor Darul Ehsan.
Waze: Eco Grandeur Sales Gallery

Enjoy our world-class services and expert assistance
every day.

Mondays to Fridays
Weekends and Public Holidays

9am - 6pm
10am - 6pm

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ECOWORLD
CREATING TOMORROW & BEYOND



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