

ESPLANAD Square

**2-STOREY LIFESTYLE
STRATA SHOP OFFICES**



— ECO —
GRANDEUR
— CITY —

YOUR EXCEPTIONAL
**BUSINESS JOURNEY
BEGINS HERE**

Esplanad Square presents premier strata shop offices that offer the ideal setting for both established businesses and start-ups. Meticulously designed for flexibility and easy customisation in order to accommodate the spectrum of business models, this commercial enclave is where opportunity and aesthetics seamlessly fuse to create the ultimate business experience.

UNIQUELY
DESIGNED FACADE

INTEGRATED
COMMERCIAL DEVELOPMENT

GOOD
ACCESSIBILITY

Strategically located in Eco Grandeur, Esplanad Square offers the advantages of full visibility and access to a large and upwardly-mobile population.

ESPLANAD
Square

THE GAME CHANGING HUB

Esplanad Square is the perfect address for business success.

The revolutionary strata ownership concept will help to ensure that your investment is protected and the value of your property will increase.

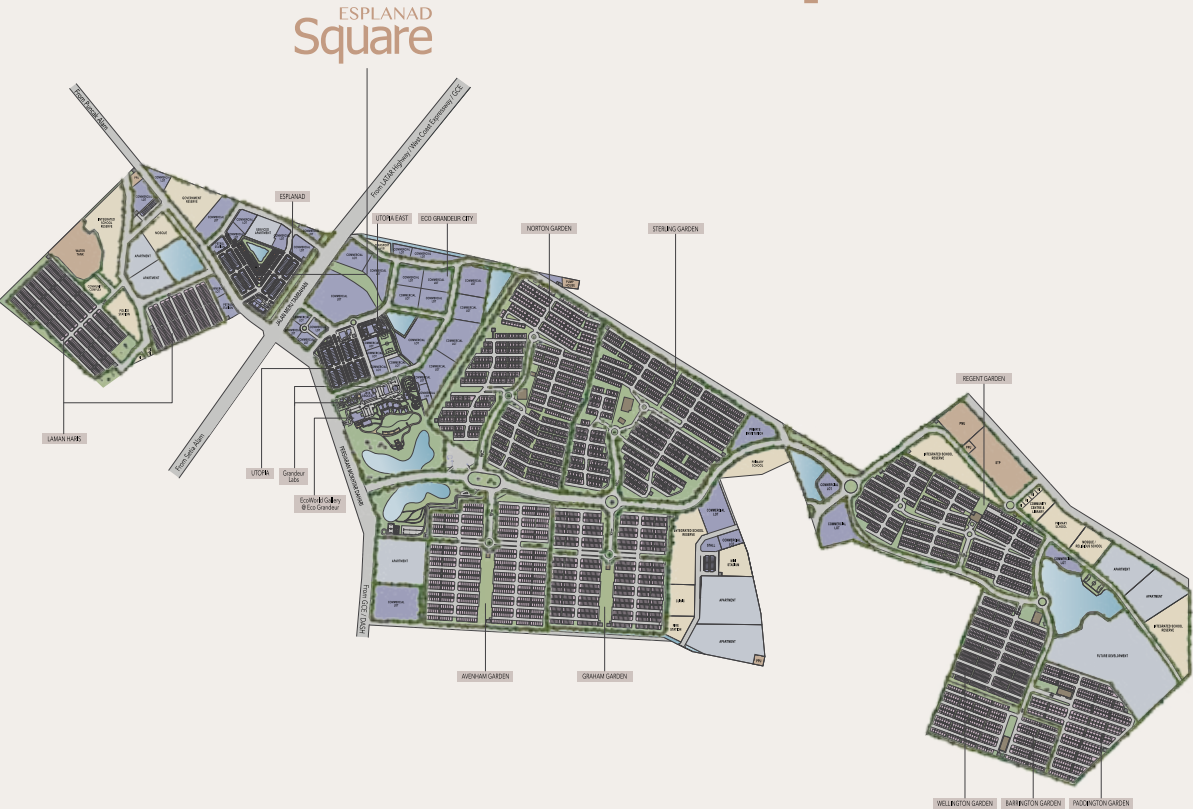


With a range of different floor plans and built-ups, as well as all the essential facilities, Esplanad Square is ready for your – or your tenant's – business.



SITE PLAN

ESPLANAD Square



LEGEND

- ESPLANAD SQUARE
- COMMERCIAL

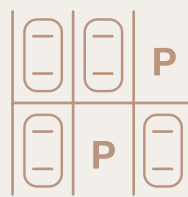




STANDING THE
**TEST OF
TIME**



Limited Exclusive Units
of Strata Shop Office



Ample
Parking Bays



High
Visibility



Individual Floor Strata
Tittle Easier to Resell



Dedicated Signages
for Every Unit

SPECIFICATIONS

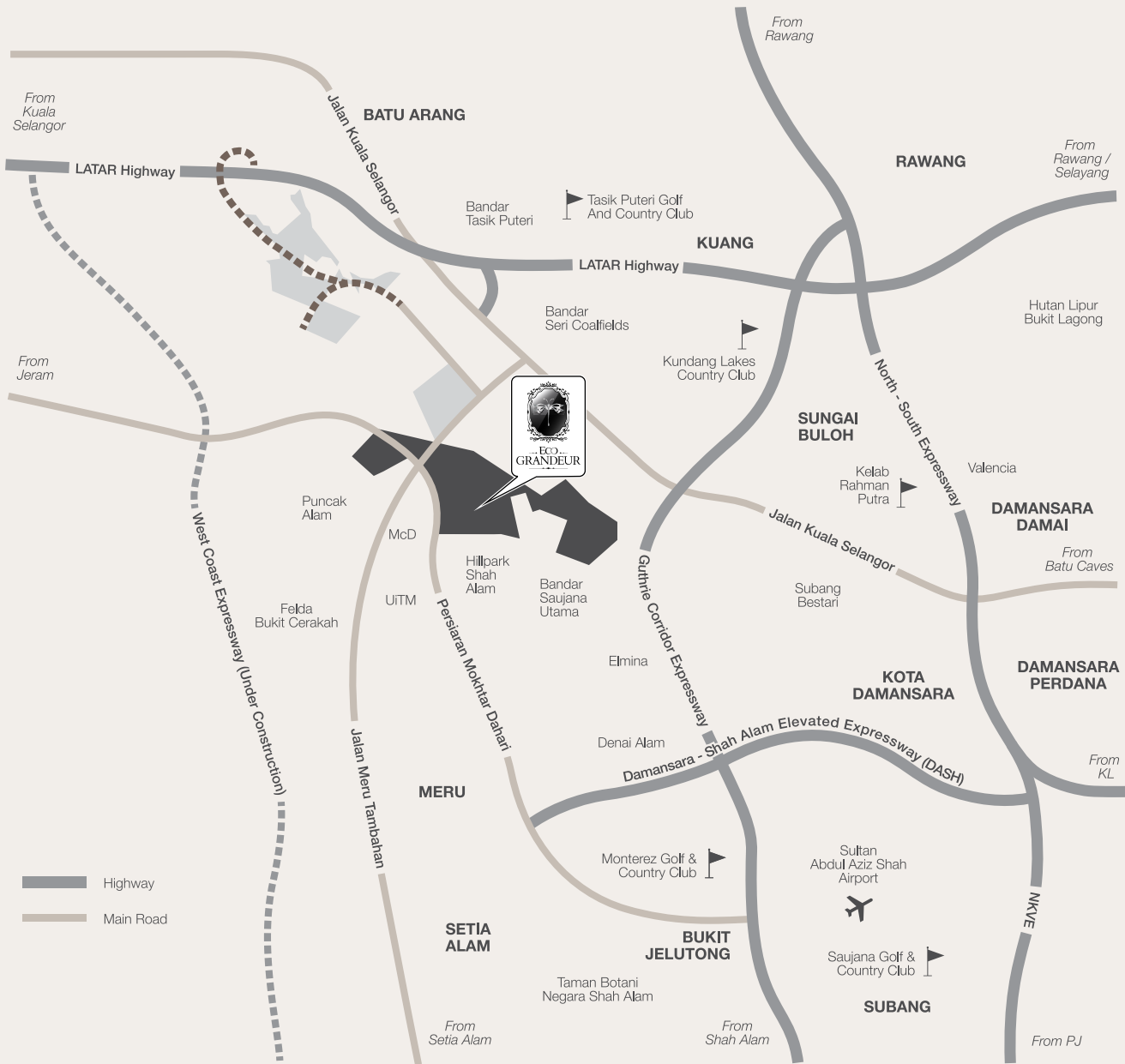
STRUCTURE	Reinforced Concrete	
WALL	Brickwork	
ROOFING	Metal Roof / Concrete Slab	
CEILING	Skim Coat / Plaster Ceiling	
WINDOWS	Aluminium Frame Glass Window Casement / Top Hung / Fixed Glass	
DOORS	Main Entrance Others	Aluminium Frame Swing Glass Door with Fixed Glass Panel Aluminium Frame Swing Glass Door with Fixed Glass Panel, Flush Door
IRONMONGERY	Quality Ironmongery & Locksets	
FLOOR FINISHES	Shop / A/C Ledge Cement Render	Toilet / Balcony / Alfresco (where applicable) Tiles
WALL FINISHES	Internal Walls Emulsion Paint External Walls / A/C Ledge Weather Shield Paint	Toilet Wall tiles up to ceiling height Others Plaster & Paint

GROUND FLOOR	TYPE	EQ-G-01, 02 & 03	EQ-G-21	EQ-G-25	EQ-G-26	EQ-G-41
Wash Basin		2	2	2	2	2
WC		4	4	2	2	4
Kitchen Sink		2	2	2	2	2
Light Point		51	19	19	18	40
13 Amp Power Point		23	13	14	13	22
20 Amp Isolator Point		1	1	1	1	1
Fiber Wall Socket		1	1	1	1	1
Electrical Supply (Amp)		150 (3 Phase)	100 (3 Phase)	100 (3 Phase)	100 (3 Phase)	150 (3 Phase)

GROUND FLOOR	TYPE	EQ-G-3A to 11, 16 to 18, 28 to 33, 35 to 39	EQ-G-12	EQ-G-13	EQ-G-13A	EQ-G-15	EQ-G-20	EQ-G-27 & 40	EQ-G-33A	EQ-G-19
Kitchen Sink		1	1	1	1	1	1	1	1	1
Light Point		10	14	6	8	9	12	10	14	4
13 Amp Power Point		10	11	6	7	7	9	8	10	5
20 Amp Isolator Point		1	1	-	1	-	1	1	1	-
Fiber Wall Socket		1	1	1	1	1	1	1	1	1
Electrical Supply (Amp)		60 (3 Phase)					60 (1 Phase)			

FIRST FLOOR	TYPE	EQ-01-1 to 11, 13 to 29	EQ-01-12	EQ-01-30	EQ-01-31	EQ-01-32
Water Tap Point		1	1	1	1	1
Light Point		4	2	7	4	10
13 Amp Power Point		5	5	7	4	8
20 Amp Isolator Point		-	-	-	-	-
Fiber Wall Socket		1	1	1	1	1
Electrical Supply (Amp)		60 (1 Phase)				

LOCATION MAP



Located in the up-and-coming district north-west of the Klang Valley and near to Kuala Lumpur,

Eco Grandeur is easily accessible via the LATAR Highway, Guthrie Corridor Expressway and DASH Highway.

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 9am - 6pm
Weekends and Public Holidays 10am - 6pm

+603 3270 2525
www.ecoworld.my

A JOINT DEVELOPMENT BY
ECOWORLD CREATING TOMORROW & BEYOND
KWSP EPF

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→ ECO ←
GRANDEUR
— — —
The Original Greens