

UTOPIA

EAST

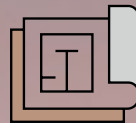
2-STOREY LIFESTYLE STRATA SHOP OFFICE



— ECO —
GRANDEUR
— CITY —

ELEVATE YOUR BUSINESS TO
GREATER HEIGHTS

Welcome to Utopia East - the ultimate commercial destination for your flourishing business! These strata shop offices are tailored to fulfil all your business needs, offering a versatile and spacious environment to unleash your entrepreneurial vision.



FLEXIBLE
SIZES



COMMERCIAL
HUB AREA



VISIBLE
MAIN ROAD

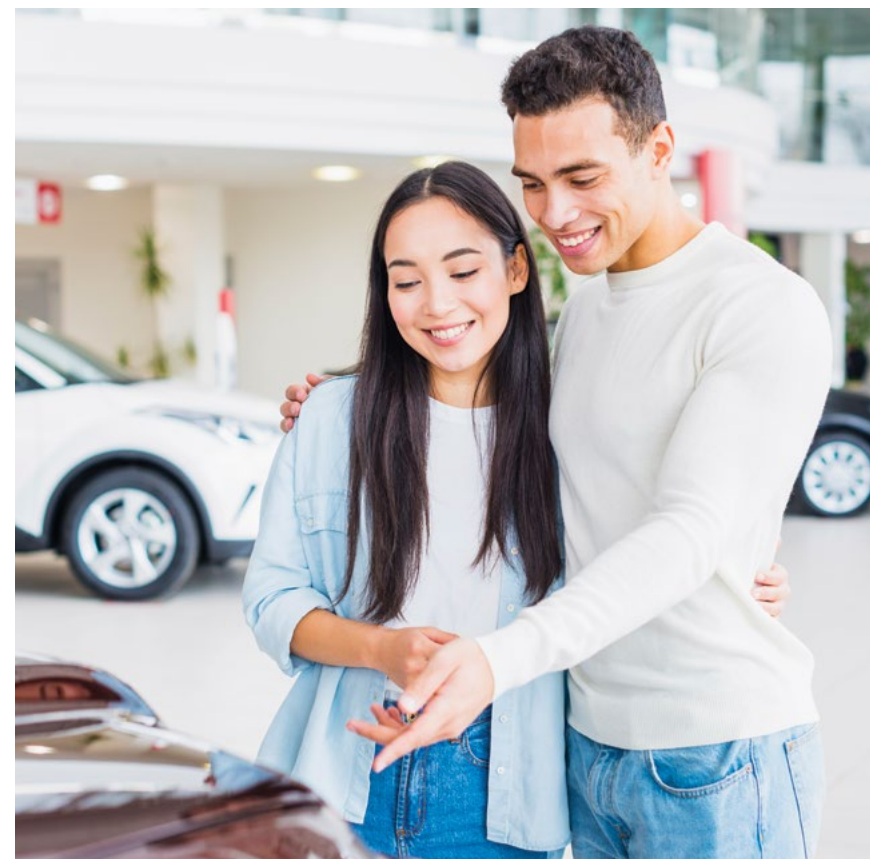
LIMITED UNITS





IGNITE THE BRILLIANCE WITHIN

A flawless fusion of modern aesthetics and functionality, sets the ideal stage for your success.
Don't let this exceptional opportunity pass you by, seize this chance and take your business to new heights.



SITE PLAN



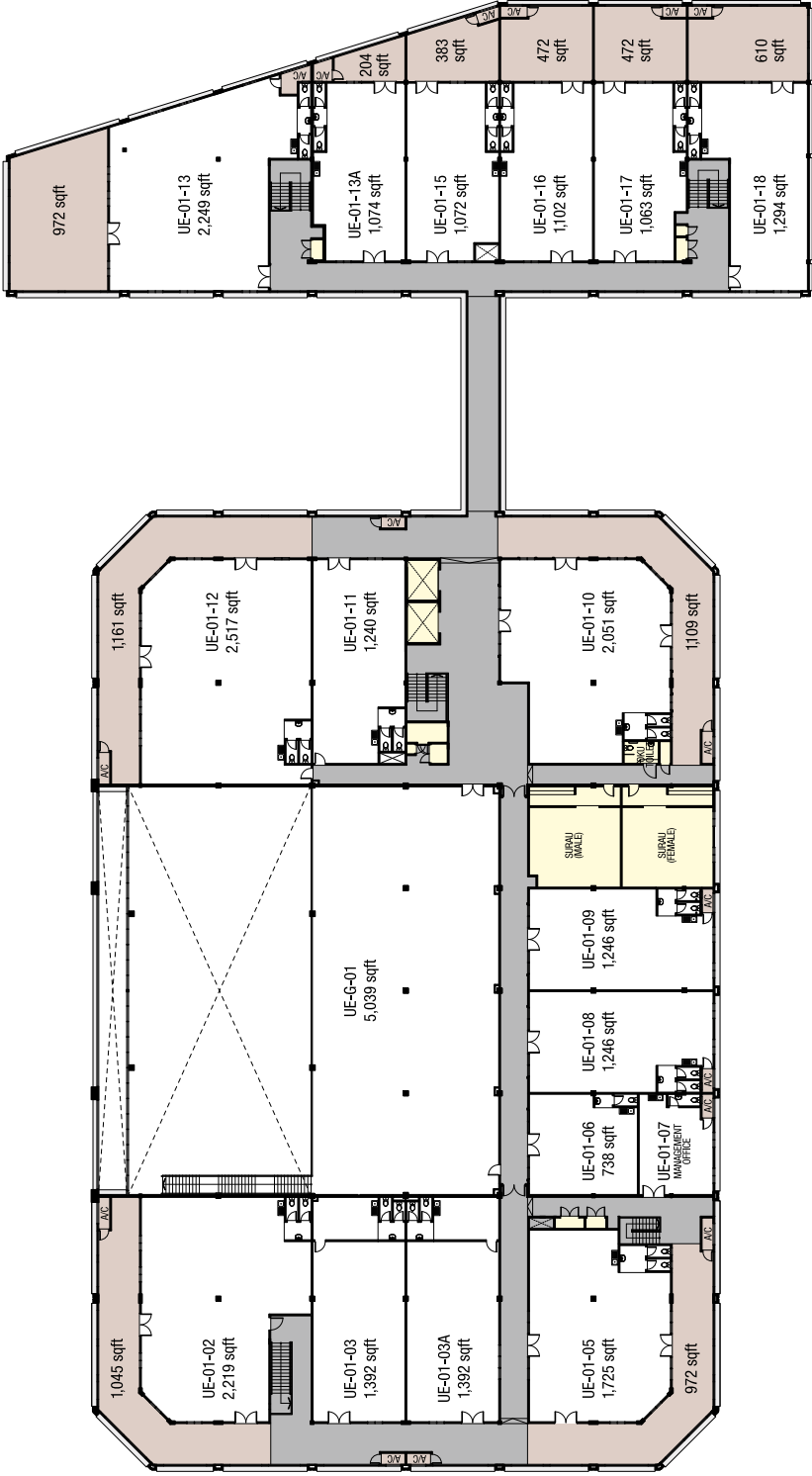
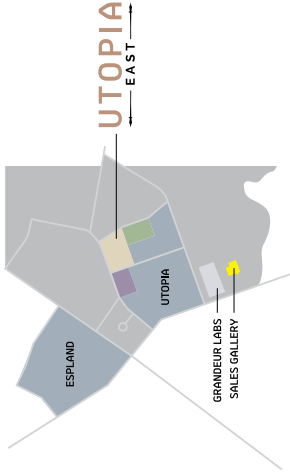
LEGEND

- UTOPIA EAST
- COMMERCIAL

FLOOR PLAN

BUILT-UP
738 - 14,952SQ.FT.

Total 30 Units



LEGEND

- Balcony
- Alfresco

First Floor



LEGEND

- Balcony
- Alfresco

Ground Floor

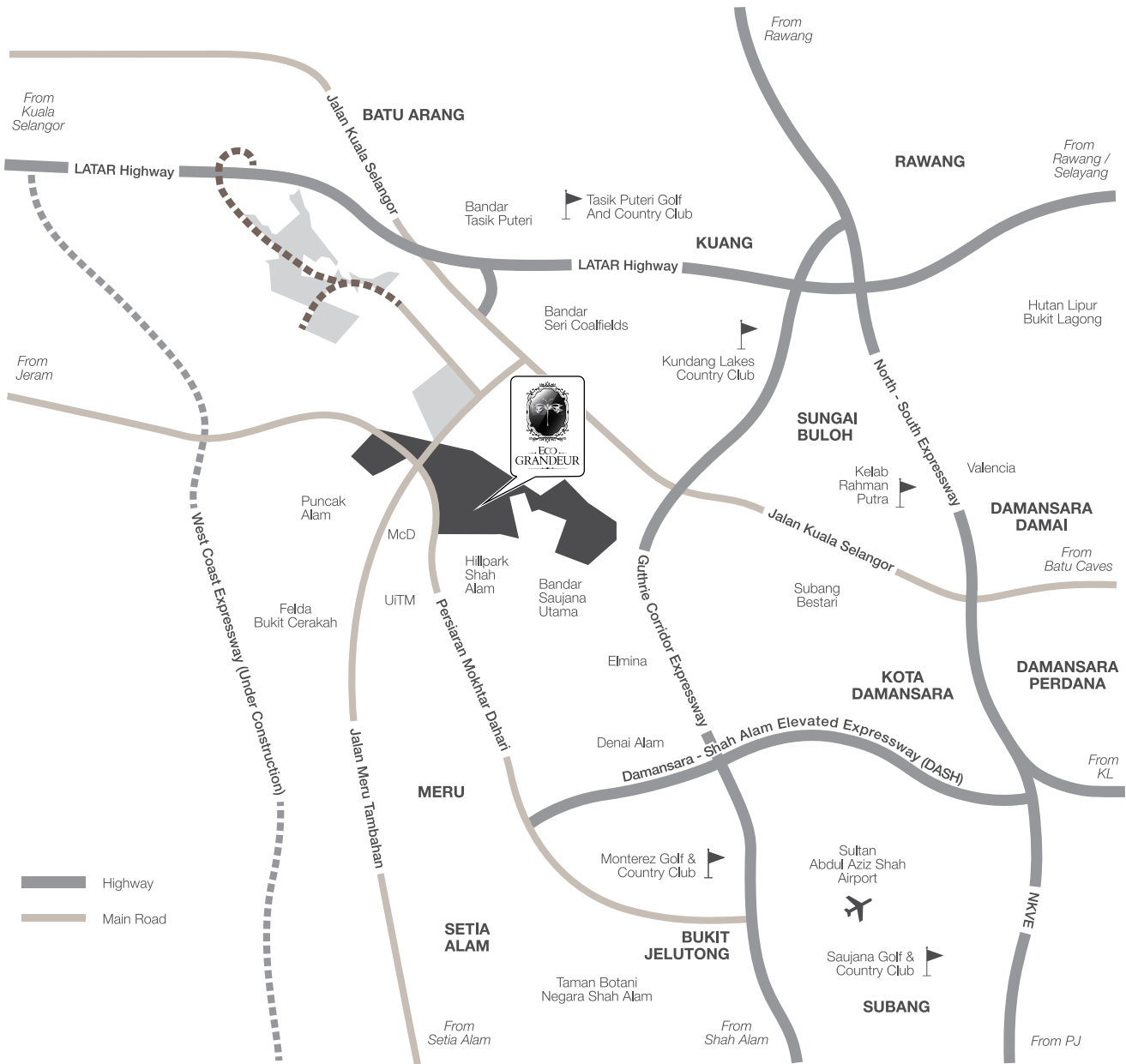
SPECIFICATIONS

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	Aluminium Frame Glass Door
	Others	Flush Door
IRONMONGERY	Quality Ironmongery & Locksets	
FLOOR FINISHES	Shop / A/C Ledge	Toilet / Balcony / Alfresco (where applicable)
	Cement Render	Tiles
WALL FINISHES	Internal Walls	Toilet
	Emulsion Paint	Wall Tiles up to Ceiling Height
	External Walls / A/C Ledge	Others
	Weather Shield Paint	Plaster & Paint

GROUND FLOOR	TYPE	UE-G-01	UE-G-02 & 08	UE-G-03, 3A & 07	UE-G-05	UE-G-06	UE-G-09, 10 & 11	UE-G-12	UE-G-13	UE-G-13A
WC		5	2	2	2	2	2	2	2	2
Wash Basin		5	1	1	1	1	1	1	1	1
Kitchen Sink		1	1	1	1	1	1	1	1	1
13 Amp Power Point		25	11	8	11	10	6	8	8	10
20 Amp Isolator Point		-	-	-	-	-	1	1	-	1
Fibre Wall Socket		1	1	1	1	1	1	1	1	1
Electrical Supply (Amp)		400A	150A	100A	100A	100A	100A	100A	150A	150A

FIRST FLOOR	TYPE	UE-01-02	UE-01-12	UE-01-05 & 10	UE-01-13	UE-01-06	UE-01-03, 3A, 08, 09 & 11	UE-01-13A, 15, 16, 17 & 18
WC		2	2	2	2	1	2	2
Wash Basin		1	1	1	1	1	1	1
Kitchen Sink		1	1	1	1	1	1	1
13 Amp Power Point		10	11	10	11	6	8	8
20 Amp Isolator Point		-	-	-	1	-	-	1
Fibre Wall Socket		1	1	1	1	1	1	1
Electrical Supply (Amp)		100A	100A	100A	100A	60A	60A	60A

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

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ECOWORLD
CREATING TOMORROW & BEYOND



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—♦— ECO —♦—
GRANDEUR
—♦—
The Original Greens