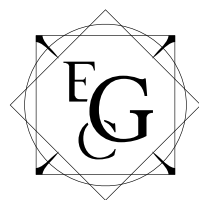


# UTOPIA

— — — — —  
SOUTH — — — — —

LIFESTYLE STRATA SHOP OFFICE



— — — — —  
ECO  
GRANDEUR  
— — — — —  
CITY



## The Ideal Environment for **BUSINESS TO THRIVE**

Utopia South is located in Eco Grandeur City, the commercial hub of Eco Grandeur, a vibrant, up-and-coming township which has become one of the most desirable addresses in Puncak Alam.

Build your business on a foundation of perfection

# 5

## Impeccable Reasons to Invest in **UTOPIA SOUTH**



### Strategic Location

Excellent Connectivity  
+ High Visibility



### Integrated Commercial Development

Diverse Business Opportunities



### Strata Title

Ensure Long-term Sustainability + Value



### Excellent Design

Eye-catching Architecture + Practical Layouts



### Reasonable Price

Easy Entry to Ownership



A Commercial Concept

# UNLIKE NO OTHER

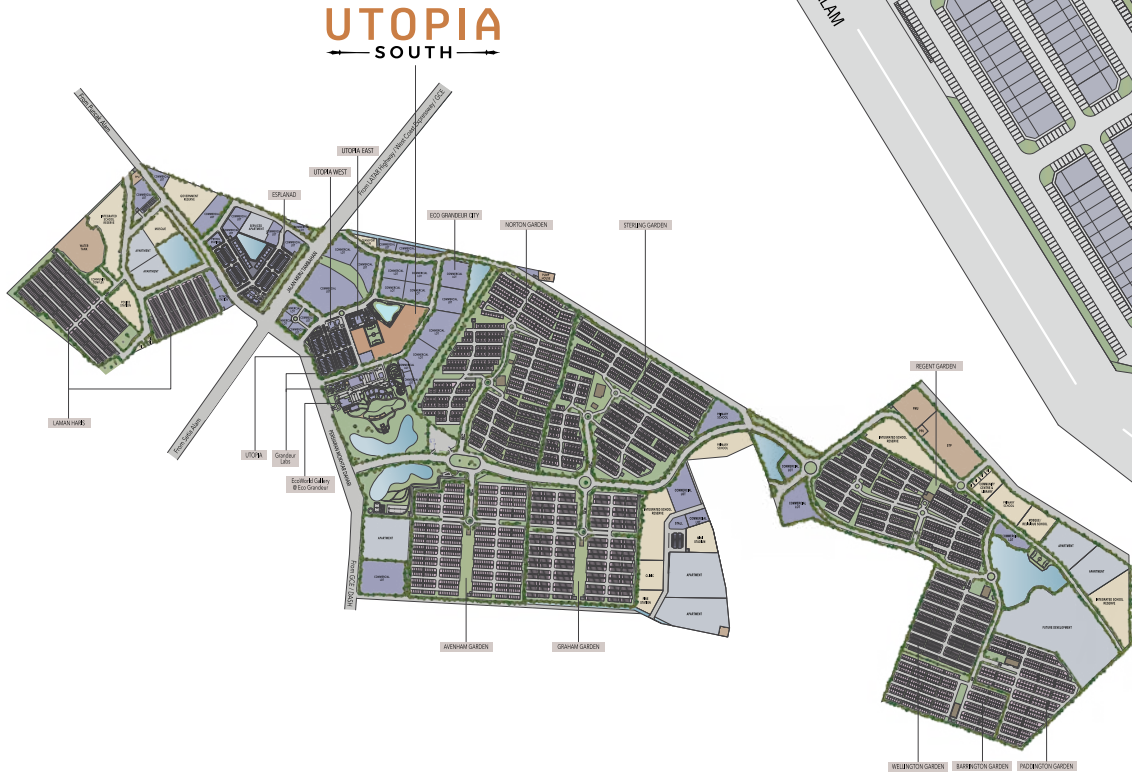
Situated next to a tranquil lake garden, Utopia South is a strata-titled commercial development in a serene park-like setting.

The simple yet attractive facade which emanates a calm yet professional ambience makes this an impressive business address.





## SITE PLAN



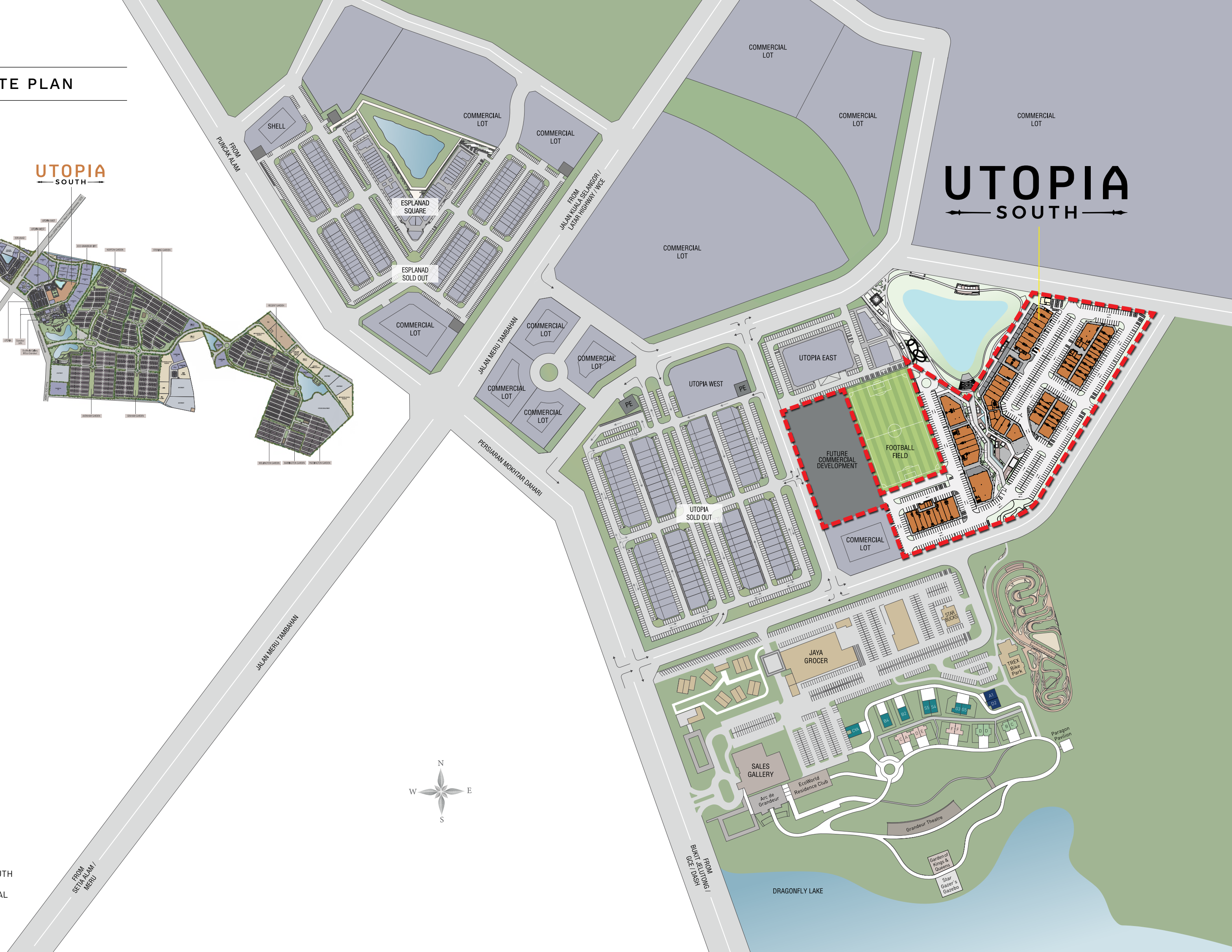
legend

- UTOPIA SOUTH  
COMMERCIAL



# UTOPIA

## SOUTH



SPECIFICATIONS

|                |  |   |
|----------------|--|---|
| Structure      | Reinforced Concrete  |   |
| Wall           | Brickwall / RC Wall / Masonry Wall                                       |   |
| Roofing        | Metal Roof / Concrete Slab   |   |
| Ceiling        | Skim Coat / Plaster Ceiling  |   |
| Windows        | Aluminium Frame Glass Window   |   |
| Doors          | Main Entrance  | Aluminium Frame Glass Door                              |
|                | Others   | Flush Door  |
| Ironmongery    | Quality Ironmongery & Locksets   |   |
| Floor Finishes | Shop / A/C Ledge<br>Cement Render  | Toilet / Balcony / Alfresco (where applicable)<br>Tiles |
| Wall Finishes  | Toilet (where applicable)<br>Wall Tiles<br><br>Others<br>Plaster & Paint |   |

| 2-STOREY SHOP OFFICES |          |                         |                |          |          |                   |                          |          |
|-----------------------|----------|-------------------------|----------------|----------|----------|-------------------|--------------------------|----------|
| TYPE                  | BLOCK A1 |                         |                | BLOCK A2 |          |                   |                          |          |
|                       | US-A1-01 | US-A1-02 to 12, 15 & 16 | US-A1-13 & 13A | US-A1-17 | US-A1-18 | US-A2-01, 07 & 11 | US-A2-02 to 05, 08 to 10 | US-A2-06 |
| Wash Basin            | 2        | 2                       | 2              | 1        | 3        | 2                 | 2                        | 2        |
| WC                    | 2        | 2                       | 2              | 3        | 4        | 2                 | 2                        | 2        |
| Kitchen Sink          | 2        | 2                       | 2              | 3        | 2        | 2                 | 2                        | 2        |
| Light Point           | 34       | 20                      | 41             | 29       | 82       | 40                | 20                       | 51       |
| 13 Amp Power Point    | 20       | 16                      | 21             | 13       | 38       | 21                | 16                       | 21       |
| 20 Amp Isolator Point | 1        | 1                       | 1              | 1        | 1        | 1                 | 1                        | 1        |
| Fibre Wall Socket     | 2        | 2                       | 2              | 2        | 1        | 2                 | 2                        | 2        |

| 2-STOREY SHOP OFFICES |                 |            |            |          |                |          |
|-----------------------|-----------------|------------|------------|----------|----------------|----------|
| TYPE                  | BLOCK A4        | BLOCK A5   | BLOCK A6   |          |                |          |
|                       | US-A4-G-01 & 02 | US-A5-G-07 | US-A5-G-08 | US-A6-01 | US-A6-02 to 08 | US-A6-09 |
| Wash Basin            | -               | 2          | 2          | 3        | 2              | 2        |
| WC                    | 1               | 4          | 4          | 3        | 2              | 2        |
| Kitchen Sink          | 1               | 2          | 2          | 2        | 2              | 2        |
| Light Point           | 9               | 55         | 64         | 53       | 31             | 43       |
| 13 Amp Power Point    | 9               | 23         | 26         | 27       | 21             | 20       |
| 20 Amp Isolator Point | 1               | 1          | 1          | 1        | 1              | 1        |
| Fibre Wall Socket     | 1               | 2          | 2          | 2        | 2              | 2        |

SPECIFICATIONS

|                |  |   |
|----------------|--|---|
| Structure      | Reinforced Concrete  |   |
| Wall           | Brickwall / RC Wall / Masonry Wall                                       |   |
| Roofing        | Metal Roof / Concrete Slab   |   |
| Ceiling        | Skim Coat / Plaster Ceiling  |   |
| Windows        | Aluminium Frame Glass Window   |   |
| Doors          | Main Entrance  | Aluminium Frame Glass Door                              |
|                | Others   | Flush Door  |
| Ironmongery    | Quality Ironmongery & Locksets   |   |
| Floor Finishes | Shop / A/C Ledge<br>Cement Render  | Toilet / Balcony / Alfresco (where applicable)<br>Tiles |
| Wall Finishes  | Toilet (where applicable)<br>Wall Tiles<br><br>Others<br>Plaster & Paint |   |

| 1-STOREY SHOP OFFICES |                  |            |                             |                  |            |            |            |                      |
|-----------------------|------------------|------------|-----------------------------|------------------|------------|------------|------------|----------------------|
| TYPE                  | BLOCK A3         | BLOCK A4   | BLOCK A5                    |                  |            |            |            |                      |
|                       | US-A3-G-01 to 08 | US-A4-G-03 | US-A4-G-03A to 07, 13 & 13A | US-A4-G-08 to 12 | US-A4-G-15 | US-A5-G-01 | US-A5-G-02 | US-A5-G-03, 03A & 05 |
| Wash Basin            | 1                | -          | -                           | -                | -          | 1          | 1          | 1                    |
| WC                    | 1                | -          | -                           | -                | -          | 2          | 1          | 1                    |
| Kitchen Sink          | 1                | 1          | 1                           | 1                | 1          | 1          | 1          | 1                    |
| Light Point           | 12               | 16         | 10                          | 4                | 19         | 63         | 21         | 12                   |
| 13 Amp Power Point    | 8                | 10         | 8                           | 6                | 12         | 16         | 12         | 11                   |
| 20 Amp Isolator Point | 1                | 1          | 1                           | 1                | 1          | 1          | 1          | 1                    |
| Fibre Wall Socket     | 1                | 1          | 1                           | 1                | 1          | 1          | 1          | 1                    |

| 1-STOREY SHOP OFFICES |             |                   |                         |                                     |                      |             |                  | 3-STOREY SHOP OFFICES      |
|-----------------------|-------------|-------------------|-------------------------|-------------------------------------|----------------------|-------------|------------------|----------------------------|
| TYPE                  | BLOCK A3    | BLOCK A4          |                         | BLOCK A5                            |                      |             |                  | US-A5-G-06<br>(GF, 1F, 2F) |
|                       | US-A3-01-01 | US-A3-01-02 to 07 | US-A4-01-01, 06, 09, 20 | US-A4-01-02 to 05, 10, 11, 16 to 19 | US-A4-01-07, 12 & 15 | US-A4-01-08 | US-A4-01-13 & 14 |                            |
| Wash Basin            | 1           | 1                 | -                       | -                                   | -                    | -           | -                | 23                         |
| WC                    | 1           | 1                 | -                       | -                                   | -                    | -           | -                | 22                         |
| Kitchen Sink          | 1           | 1                 | 1                       | 1                                   | 1                    | 1           | 1                | 2                          |
| Light Point           | 15          | 13                | 8                       | 6                                   | 7                    | 16          | 4                | 455                        |
| 13 Amp Power Point    | 10          | 10                | 8                       | 7                                   | 7                    | 12          | 7                | 66                         |
| 20 Amp Isolator Point | -           | -                 | -                       | -                                   | -                    | -           | -                | 1                          |
| Fibre Wall Socket     | 1           | 1                 | 1                       | 1                                   | 1                    | 1           | 1                | 3                          |





Ultimate Flexibility to Accommodate

# A VARIETY OF BUSINESSES

The spacious interiors with maximum usable space ensures that each unit is easily customised to meet the specific requirements of a variety of businesses.



Artist's impressions only.

### 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.

**ecoworld.my/ecograndeur** | **603 3270 2525** | **EcoWorld Gallery @ Eco Grandeur**

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→ ECO ←  
GRANDEUR  
— — —  
*The Original Greens*