

se.ruma

ECO SANCTUARY

SE.RUMA OFFICE SUITES

17 STOREYS

ECOWORLD
CREATING TOMORROW & BEYOND

ENHANCING THE VIBRANT
INTEGRATED COMMERCIAL HUB
 IN ECO SANCTUARY

se.ruma
 OFFICE SUITES

TO
 KESAS &
 LKSA

Se.Ruang
 Square

TO
 ELITE & SKVE

Eco
 Somerset II

Sanctuary
 Mall

Eco
 Somerset I

3S
 Centre

**MASTER
 PLAN**



**INTEGRATED WITH
 RESIDENTIAL UNITS**
 3-bed & 3-key
 serviced apartments



COMMERCIAL HUB
 Only minutes away from
 a supermarket, F&B
 & retail outlets



**SCENIC
 SURROUNDINGS**
 Near to the 1.3-acre
 Urban Park



ESSENTIAL SERVICES
 Health & medical care,
 child enhancement,
 3S service centre & more

**SE.RUMA –
 WHERE COMMUNITY
 IS FAMILY**

Introducing SE.RUMA, a micro-integrated development within Eco Sanctuary's integrated commercial hub. Comprising office suites, strata shops, and serviced apartments, SE.RUMA symbolises by our vision of creating a close-knit yet vibrant community within our township.



Well connected to
KESAS, LKSA, ELITE, SKVE



Located in the heart of
Eco Sanctuary



Surrounded by a
population of 221,000
 within a 10km radius

A BUSINESS COMMUNITY
THAT IS AS VARIED AS IT IS VIBRANT

SERVICED APARTMENT

STRATA SHOP

se.ruma
OFFICE SUITES



ARTIST'S IMPRESSION FOR REFERENCE ONLY



A OFFICE SUITES FOR THE
**ESTABLISHED
COMPANIES**

SE.RUMA Office Suites Lobby



SE.RUMA Office Suites Lobby

AND **START-UPS** **ALIKE**

SE.RUMA Office Suites is the new business address in Eco Sanctuary. This boutique development is the region's first corporate office tower and is designed to cater to established companies and start-ups alike.



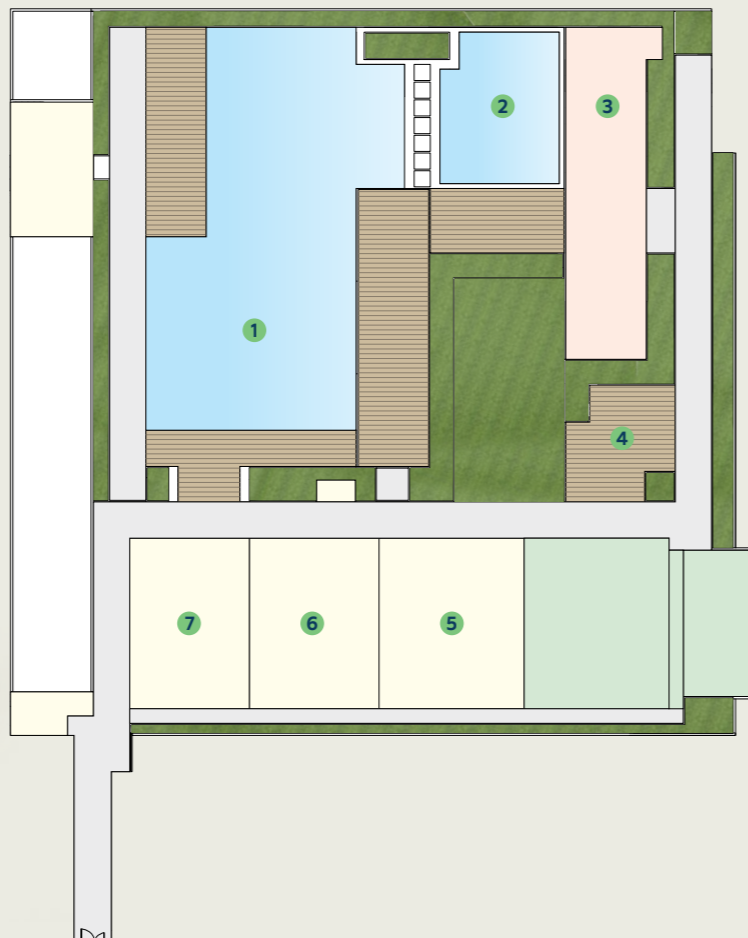
FLOOR PLAN



EXCEPTIONAL PRIVILEGES

The development offers unprecedented access to the following facilities:

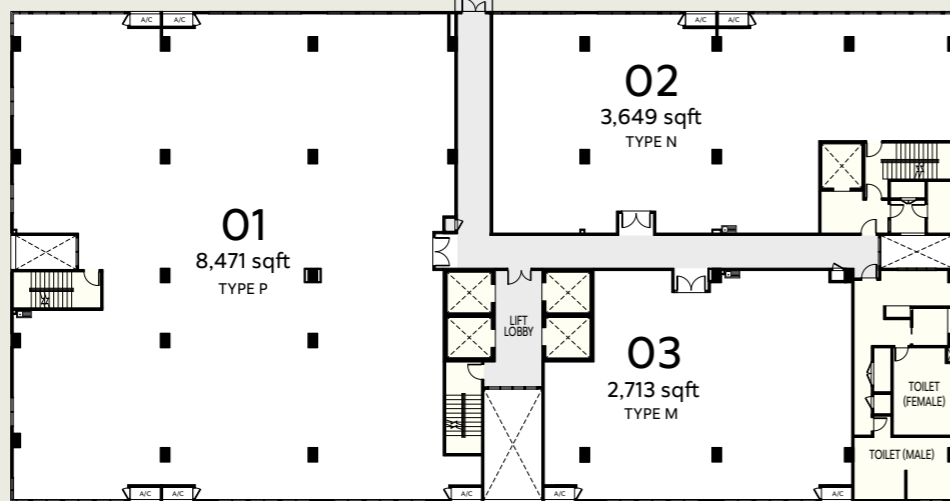
- 1 SWIMMING POOL
- 2 WADING POOL
- 3 PLAYGROUND
- 4 BBQ AREA
- 5 MULTI-PURPOSE HALL
- 6 TOILET / CHANGING
- 7 ROOM GYMNASIUM



LEVEL 6

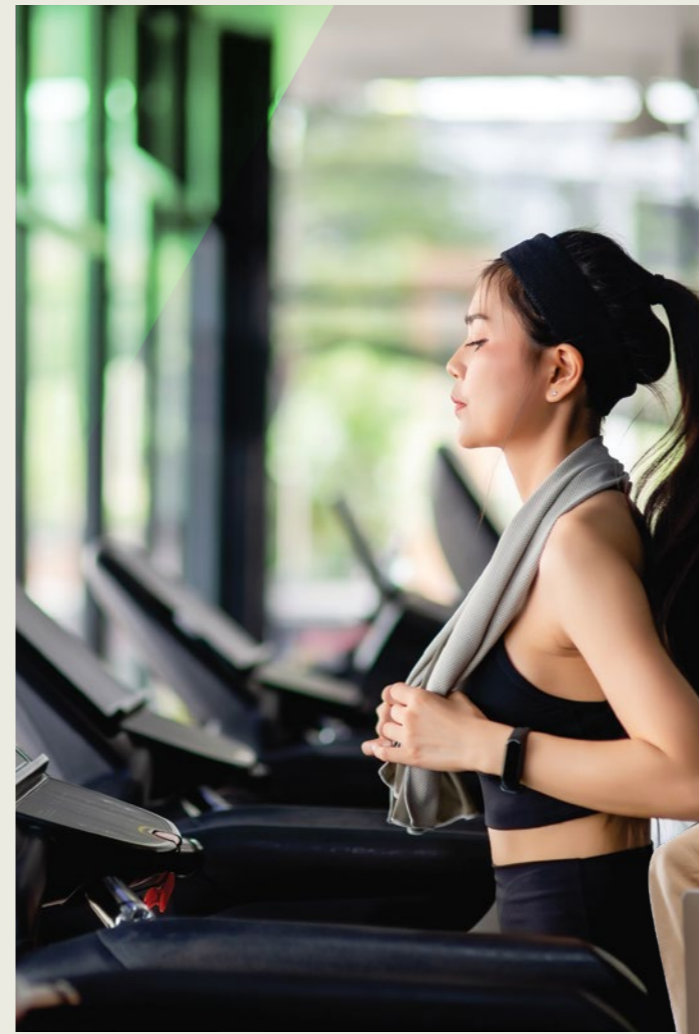
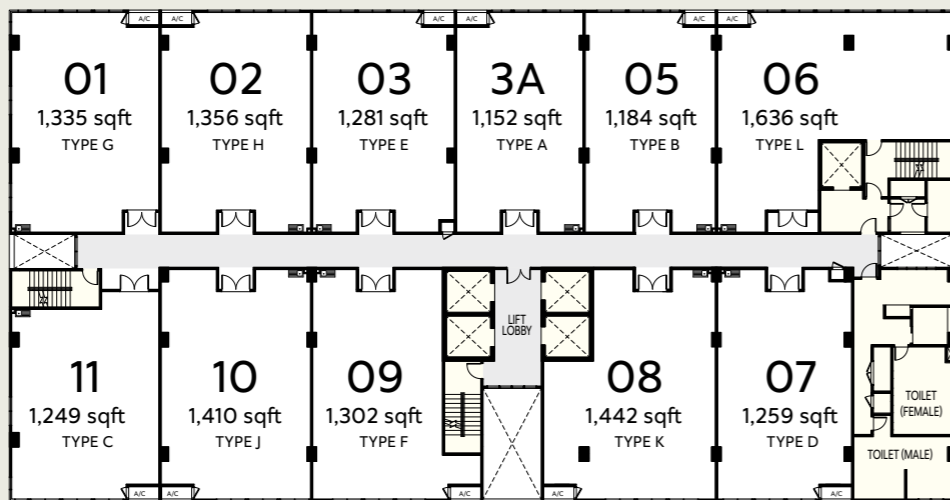
(FACILITIES FLOOR)

FROM
2,713 SQ.FT.
-
8,471 SQ.FT.



LEVEL 7-16

FROM
1,152 SQ.FT.
-
1,636 SQ.FT.



AN EASY WORK-LIFE BALANCE

SE.RUMA Office Suites provides access to a variety of fitness and leisure facilities. This unique privilege will allow daily opportunities to seek moments of respite for fresh inspiration, to build and strengthen team spirit.





ACTUAL PHOTO
SE.RUMA Office Suites View from Level 16

BUILDING FEATURES



4 Passenger Lifts
with Destination Control



24-hour
Surveillance System



Office Tower
with Proper Security



Lifestyle
Facilities



Dedicated
Parking Space



Split Air Conditioning
Point



Water Tap Point
at Each Unit

SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALL	Brick Wall / Reinforced Concrete	
ROOF	Reinforced Concrete Slab	
CEILING	Plasterboard / Skim Coat & Paint	
WINDOWS	Aluminium Frame Glass Window	
DOORS	Office Entrance Others	Fire Rated Timber Door Timber Flush Door
IRONMONGERY	Standard Ironmongery	
WALL FINISHES	Office Pantry	Skim Coat / Plaster & Paint Quality Tiles / Plaster & Paint
FLOOR FINISHES	Office A/C Ledge	Cement Render Cement Render
SANITARY & FITTINGS	Kitchen Sink	
ELECTRICAL INSTALLATION	TNB Supply	Single Phase (TYPE A, B, C, D, E, F, G, H, J, K & L) Three Phase (TYPE M, N & P)
INTERNAL TELEPHONE TRUNKING & CABLING	Fiber Wall Socket	1

LOCATION MAP



Eco Sanctuary, located in the vicinity of Kota Kemuning, Shah Alam, allows you to enjoy effortless access to a comprehensive range of excellent amenities within a 5 km radius, as well as connectivity to Klang Valley's network of major expressways and highways.

APPROXIMATE DISTANCE TO...

8km

KOTA
KEMUNING

15km

SHAH ALAM | PUCHONG |
BUKIT TINGGI

20km

SUNWAY | SUBANG |
BANTING | CYBERJAYA

25km

PETALING JAYA |
PUTRAJAYA

35km

KUALA LUMPUR |
KLIA ✈️

ecoworld.my/ecosanctuary

603 8688 2255

📍 EcoWorld Gallery @ Eco Sanctuary

ECOWORLD
CREATING TOMORROW & BEYOND

All illustrations, art renderings and photographs contained herein are artist's impression only. All plans, layouts, drawings, specifications and information herein are subject to change and shall not be construed as an offer or contract, or taken as the developer's representation of any information contained herein. The developer reserves the right to alter, change or modify any plans, layouts, drawings, specifications and information herein without prior notification. The developer shall not be held liable for any losses, damages, costs, expenses and liabilities that may be incurred, suffered or sustained arising from any reliance on any information contained herein or any part thereof. Please refer to the sale and purchase agreement of the actual unit purchased.

This digital copy is green initiative to help environment