



# *se.ruma*

ECO SANCTUARY

SE.RUMA OFFICE SUITES

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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



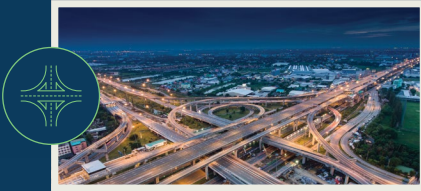
**SCENIC  
SURROUNDINGS**  
Near to the 1.3-acre  
Urban Park



**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

se.ruma  
OFFICE SUITES

SERVICED APARTMENT

STRATA SHOP

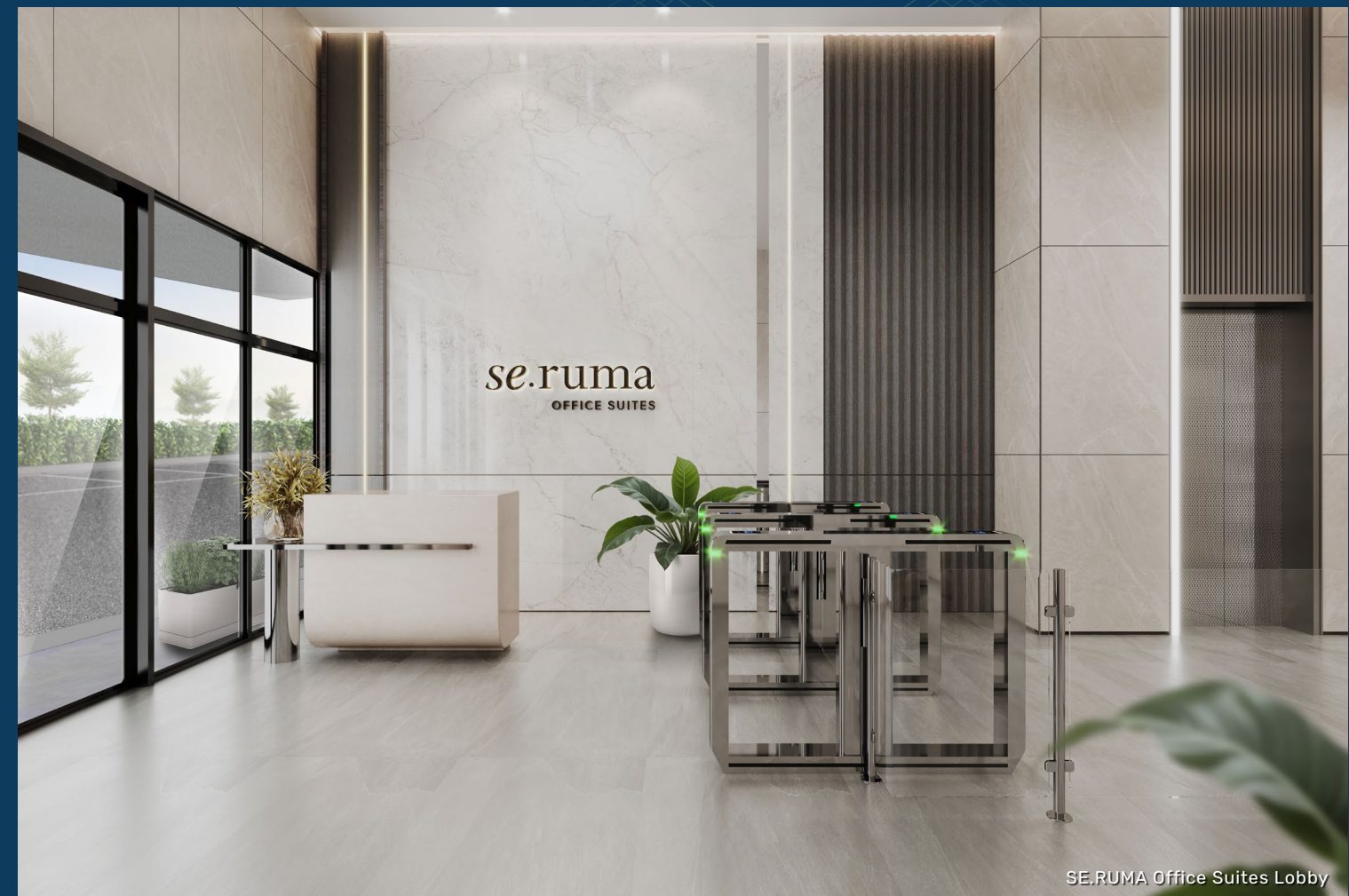






A OFFICE SUITES FOR THE  
**ESTABLISHED  
COMPANIES**

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

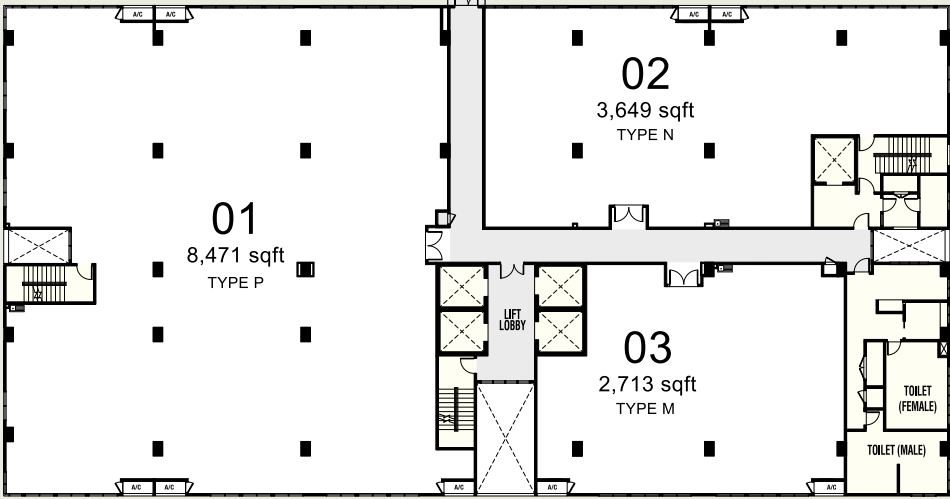
The development offers unprecedented access to the following facilities:

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



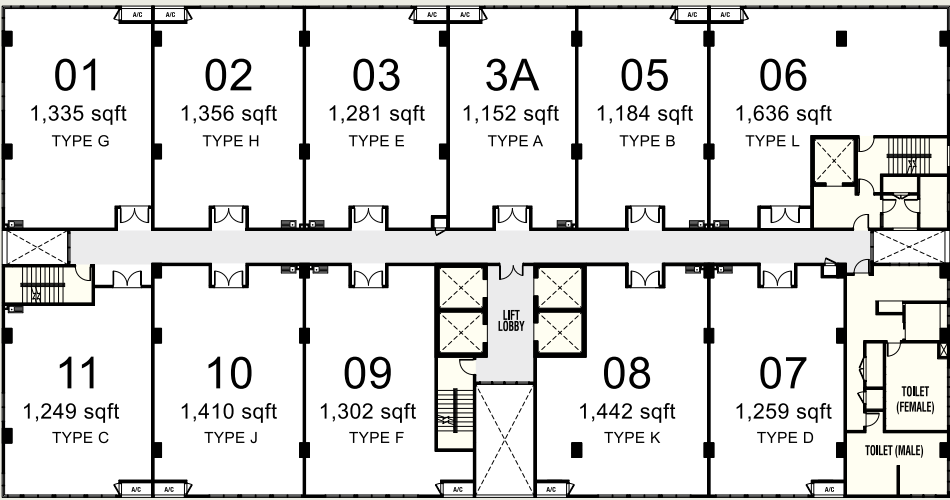
LEVEL 6  
(FACILITIES FLOOR)

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



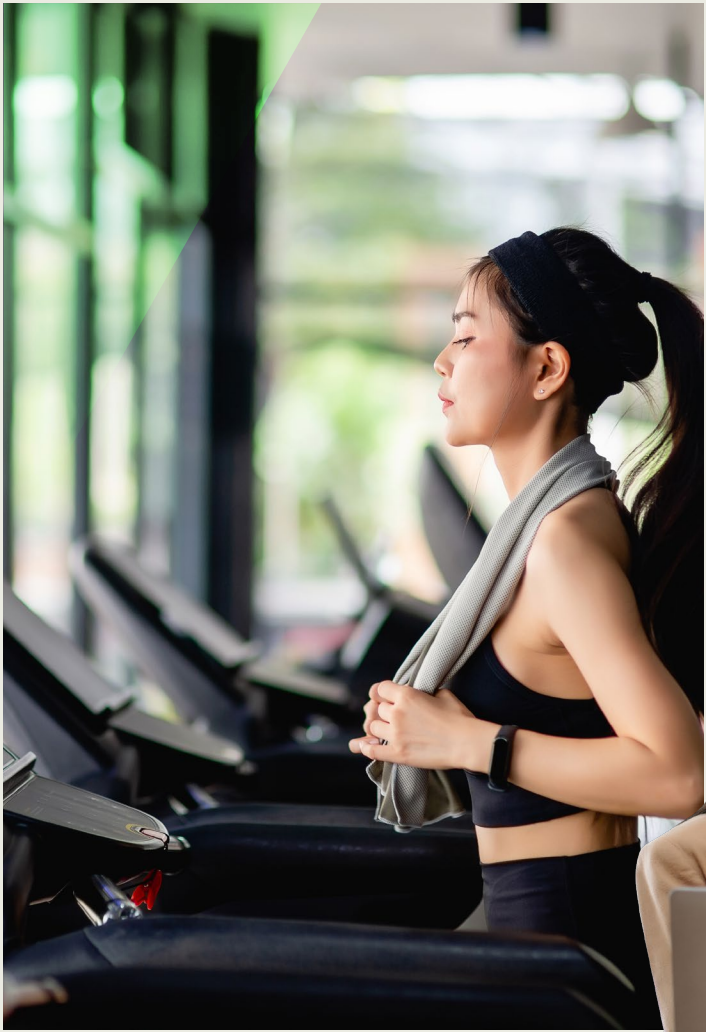
LEVEL 7-16

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](http://ecoworld.my/ecosanctuary) / 603 8688 2255 / EcoWorld Gallery @ Eco Sanctuary

**ECOWORLD**  
CREATING TOMORROW & BEYOND

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