

SANTAI
Square
ECO SPRING

LIFESTYLE STRATA SHOP OFFICES

818 SQ. FT. — 4,155 SQ. FT.



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ECOWORLD

TAILORED SPACES FOR YOUR BUSINESS SUCCESS

Elevate your business with our exquisite 4-Storey Lifestyle Strata Shop Offices, thoughtfully designed for convenience. It features lift and staircase access, open and covered parking, and seamless connectivity to apartment parking. Each unit has a private pantry, two toilets, a front roller shutter, and standalone dual access — perfect for supporting your business growth.



3-STOREY STANDALONE STRATA SHOP OFFICES

Discover exceptional 3-Storey Standalone Strata Shop Offices with clear main road views, spacious layouts, and convenient lift and staircase access. Each unit includes a private pantry and two toilets as well as standalone dual access on every floor. Ground-floor units come with a roller shutter and an accessories parcel, while the first floor offers an exclusive rooftop space for a pleasant environment.



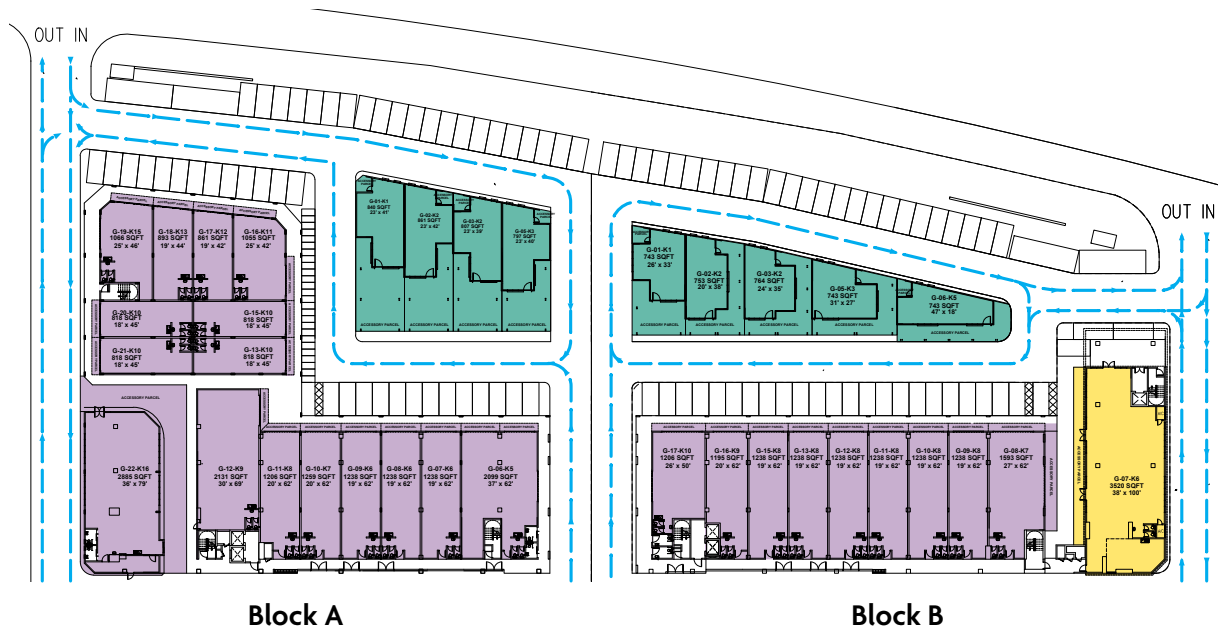
RETAIL SUITES

Explore our sophisticated Retail Suites, designed to captivate and impress. With striking thematic frontage, prime main road visibility, and dual signage for enhanced exposure, plus a generous covered alfresco and display area — they are perfect for showcasing your brand in style and elegance.



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SITE PLAN



GROUND FLOOR



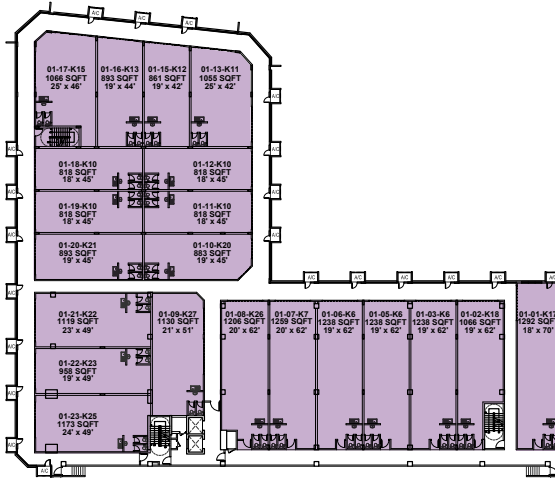
UPPER GROUND FLOOR

4-Storey Lifestyle Strata Shop Offices

3-Storey Standalone Strata Shop Offices

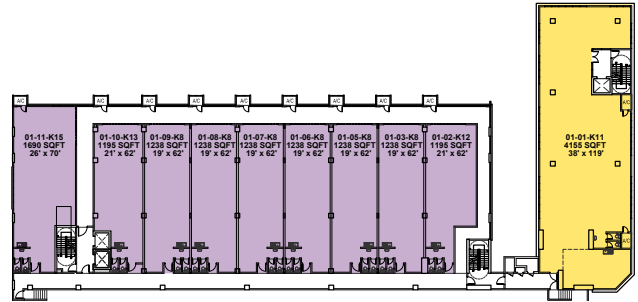
Retail Suites

SITE PLAN



TO PODIUM CARPARK

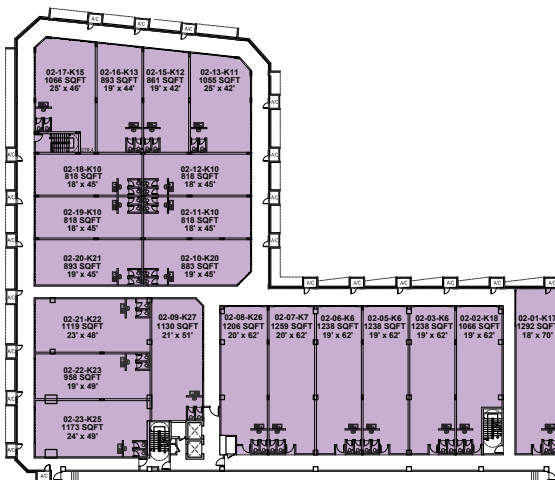
Block A



TO PODIUM CARPARK

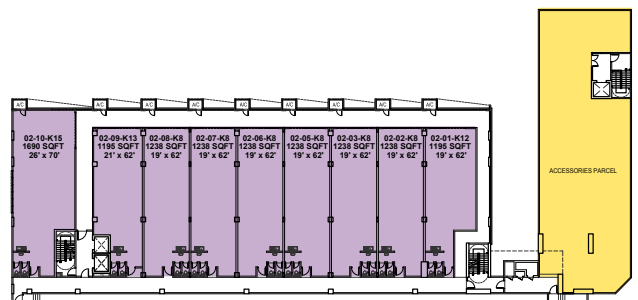
Block B

LEVEL 1



TO PODIUM CARPARK

Block A



TO PODIUM CARPARK

Block B

LEVEL 2

4-Storey Lifestyle Strata Shop Offices

3-Storey Standalone Strata Shop Offices

SPECIFICATIONS

SANTAI SQUARE 1

| | |
|-------------------------|---|
| Structure | : Reinforced Concrete Structure |
| Walls | : Reinforced Concrete Wall / Masonry Wall |
| Roofing Covering | : Reinforced Concrete Roof / Metal Roofing (Where Applicable) |
| Ceiling | : Skim Coat / Plasterboard Ceiling |
| Windows | : Metal Frame Glass Windows |
| Doors | : Roller Shutter / Flush Door / Fire-Rated Door / Metal Frame Glass Door (Where Applicable) |
| Ironmongery | : Selected Locksets |

| | |
|----------------------|---|
| Wall Finishes | : (A) Toilet : Tiles Up To 1500mm High (B) Pantry : Tiles Up To 1500mm High (C) Other Areas : Skim Coat / Plastering With Paint |
|----------------------|---|

| | |
|-----------------------|---|
| Floor Finishes | : (A) Retail Area : Cement Render (B) Toilet : Tiles (C) Staircase Area (Where Applicable) : Cement Render (D) Other Areas : Cement Render |
|-----------------------|---|

Sanitary and Plumbing Fittings:

| | K1/K2/K3 | K5 | K6/K7/K8/ K18/K26 | K9 | K10/K12/K13/K20/K21/ K22/K23/K25/K27 | K11/K17 | K15 | K16 | K19 |
|------------------------|----------|----|----------------------|----|---|---------|-----|-----|-----|
| (A) Kitchen Sink | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| (B) Wash Basin | - | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 1 |
| (C) Toilet Roll Holder | - | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| (D) Water Closet | - | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| (E) Bib Tap | - | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |

Electrical Installation :

| | K1/K2/K3 | K5 | K6/K7/K8/ K18/K26 | K9 | K10/K12/K13/K20/K21/ K22/K23/K25/K27 | K11/K17 | K15 | K16 | K19 |
|-----------------------|----------|----|----------------------|----|---|---------|-----|-----|-----|
| (A) Lighting Point | - | 14 | 9 | 16 | 8 | 10 | 11 | 16 | 7 |
| (B) Power Point | - | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| (C) Ceiling Fan Point | - | 2 | 2 | 3 | 2 | 2 | 2 | 3 | 2 |
| (D) Exhaust Fan Point | - | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| (E) EL Light | - | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| (F) K Sign | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| (G) FWS | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| (H) Isolator | - | - | - | - | - | - | - | - | - |

Note: The Vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out for the item or items marked with an * which may be deleted if not applicable.

SPECIFICATIONS

SANTAI SQUARE 2

| | |
|-------------------------|---|
| Structure | : Reinforced Concrete Structure |
| Walls | : Reinforced Concrete Wall / Masonry Wall |
| Roofing Covering | : Reinforced Concrete Roof / Metal Roofing (Where Applicable) |
| Ceiling | : Skim Coat / Plasterboard Ceiling |
| Windows | : Metal Frame Glass Windows |
| Doors | : Roller Shutter / Flush Door / Fire-Rated Door / Metal Frame Glass Door (Where Applicable) |
| Ironmongery | : Selected Locksets |

| | |
|----------------------|---|
| Wall Finishes | : (A) Toilet : Tiles Up To 1500mm High (B) Pantry : Tiles Up To 1500mm High (C) Other Areas : Skim Coat / Plastering With Paint |
|----------------------|---|

| | |
|-----------------------|---|
| Floor Finishes | : (A) Retail Area : Cement Render (B) Toilet : Tiles (C) Staircase Area (Where Applicable) : Cement Render (D) Other Areas : Cement Render |
|-----------------------|---|

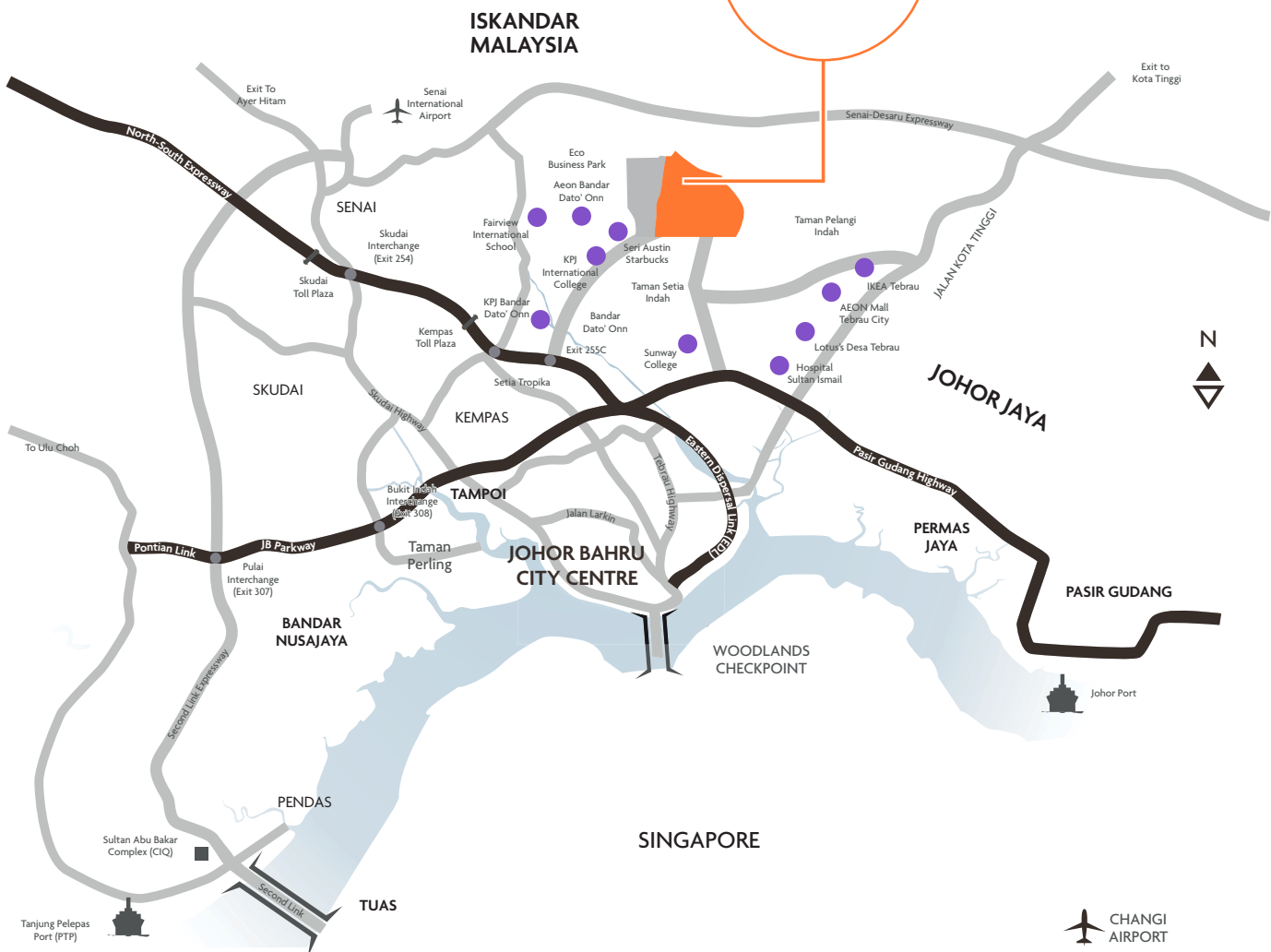
Sanitary and Plumbing Fittings:

| | K1/K2/K3/K5 | K6 | K7 | K8/K9/K12/K13 | K10 | K11 | K15 |
|------------------------|-------------|----|----|---------------|-----|-----|-----|
| (A) Kitchen Sink | - | 1 | 1 | 1 | 1 | 1 | 1 |
| (B) Wash Basin | - | 1 | 1 | 1 | 1 | 1 | 1 |
| (C) Toilet Roll Holder | - | 2 | 2 | 2 | 2 | 2 | 2 |
| (D) Water Closet | - | 2 | 2 | 2 | 2 | 2 | 2 |
| (E) Bib Tap | - | 2 | 2 | 2 | 2 | 2 | 2 |

Electrical Installation

| | K1/K2/K3/K5 | K6 | K7 | K8/K9/K12/K13 | K10 | K11 | K15 |
|-----------------------|-------------|----|----|---------------|-----|-----|-----|
| (A) Lighting Point | - | 20 | 13 | 9 | 11 | 22 | 14 |
| (B) Power Point | - | 8 | 8 | 8 | 8 | 10 | 8 |
| (C) Ceiling Fan Point | - | 3 | 2 | 2 | 2 | 3 | 2 |
| (D) Exhaust Fan Point | - | 2 | 2 | 2 | 2 | 2 | 2 |
| (E) EL Light | - | 2 | 2 | 2 | 2 | 2 | 2 |
| (F) K Sign | - | 1 | 1 | 1 | 1 | 1 | 1 |
| (G) FWS | - | 1 | 1 | 1 | 1 | 1 | 1 |
| (H) Isolator | - | - | - | - | - | - | - |

Note: The Vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out for the item or items marked with an * which may be deleted if not applicable.



**Santai Square, strategically located
in the heart of thriving Tebrau,
enhances convenience and attracts
crowds for a lively experience.**

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607 364 2552



EcoWorld Gallery @ Eco Spring

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.