



SERATUS WALK

2-STOREY SHOP OFFICES

22' X 70' | 3,080 SQ. FT.

THE NEW BUSINESS HOTSPOT

Seratus Walk, a prestigious commercial address in Eco Tropics City, is thoughtfully crafted for businesses of every nature — from F&B and retail to education and lifestyle ventures. Inspired by the concept of *seratus* — a hundred — it embodies a curated collection of versatile 2-storey shop offices, designed to elevate enterprises of every scale and ambition.





THE HEART OF BUSINESS IN ECO TROPICS

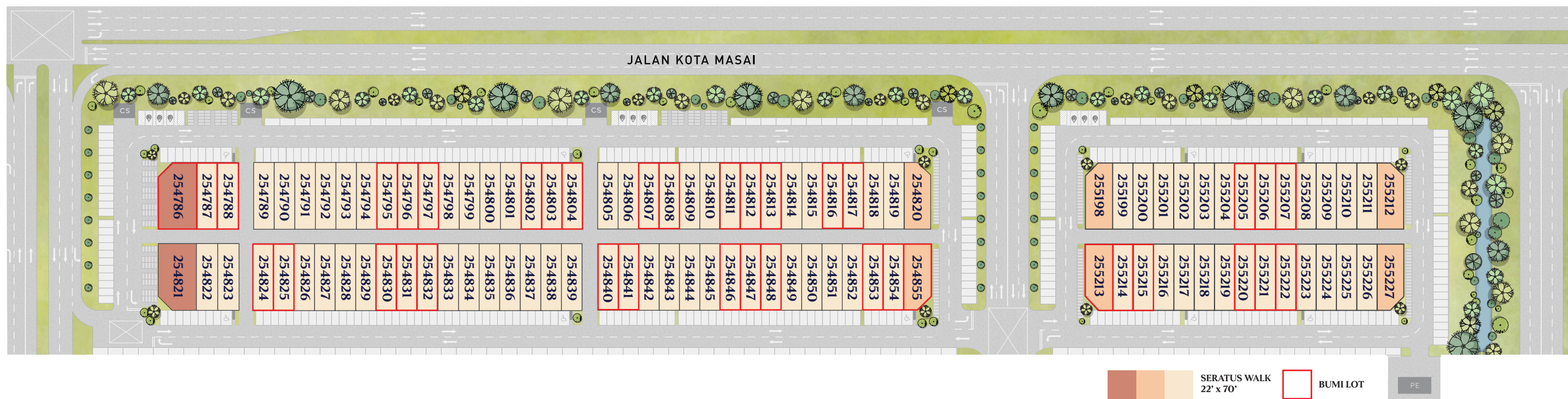
Situated in the matured Eco Tropics Township, a well-integrated enclave of residential and commercial developments, Seratus Walk injects new vibrancy and connectivity into a thriving community, enhanced by its prime accessibility and dynamic setting.

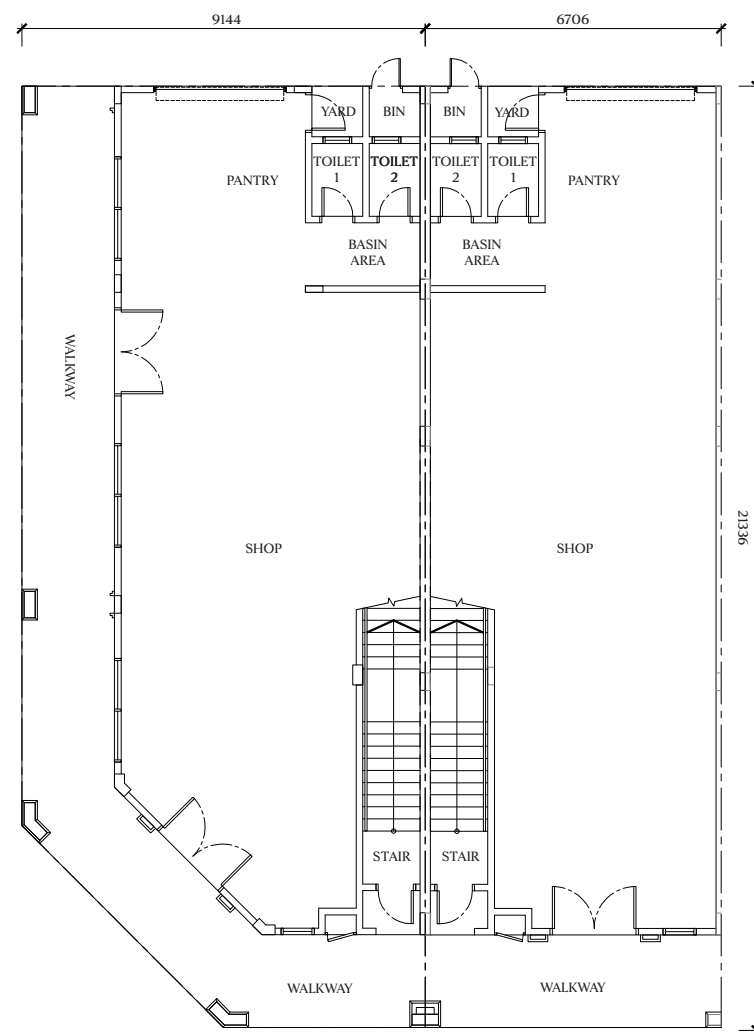
Residential

- A1 Greensgate
- A2 Millsgate
- A3 Breezegate
- A4 Fieldsgate
- A5 Länna
- A6 Rainforest

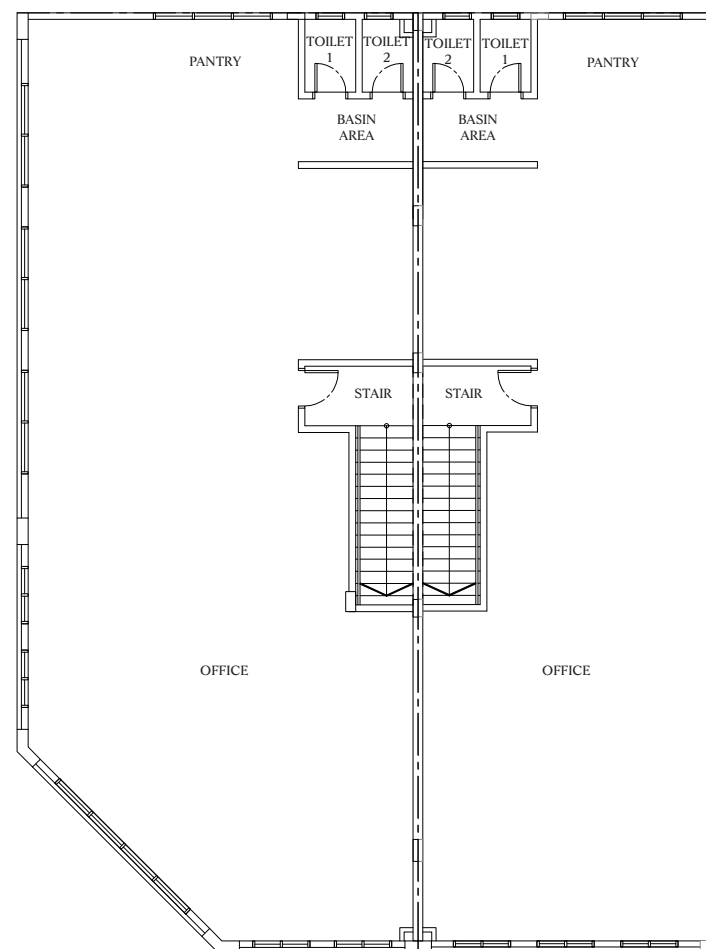
Commercial

- B1 Eco Business Park III
- B2 Eco Arena
- B3 Eco Avenue
- B4 Eco Avenue II
- B5 Eco Avenue III
- B6 Serambi Walk
- B7 Seratus Walk
- B8 Eco Biz III
- B9 Eco Biz
- B10 Eco Vantage





Ground Floor



First Floor

SPECIFICATION

Structure	: Reinforced Concrete Framework			
Walls	<u>Intermediate / End / Corner / Odd Corner Lot</u>		<u>Special Odd Corner Lot</u>	
	: Brick Wall		Brick Wall / Dry Wall	
Roof Covering	: Metal Roof			
Roof Framing	: Lightweight Truss			
Ceiling	: Plaster Ceiling Board / Skim Coat			
Windows	: Aluminium Frame Glass Windows			
Doors	: Aluminium Frame Glass Door, Grille Door, Roller Shutter, Flush Door, Fire Rated Door			
Ironmongery	: Selected Lockset			
Wall Finishes	: Toilet	Tiles at 1500 mm Height		
	: Pantry	Tiles at 1500 mm Height		
	: Refuse Bin [Ground Floor]	Tiles to Full Height		
	: Others Area	Plaster & Paint		
Floor Finishes	: Floor Area	Cement Render		
	: Toilet	Tiles		
	: Refuse Bin [Ground Floor]	Tiles		
	: Walkway	Tiles		
	: Staircase Area	Cement Render		
	: Other Area	Cement Render		
Sanitary Fittings	: Kitchen Sink	2 nos		
	: Wash Basin	2 nos		
	: Toilet Roll Holder	4 nos		
	: Water Closet	4 nos		
		<u>Intermediate / End Lot</u>	<u>Corner / Odd Corner Lot</u>	<u>Special Odd Corner Lot</u>
Electrical Installation	: Lighting Point	23 nos	27 nos	29 nos
	: Power Point (13A)	16 nos	16 nos	16 nos
	: Ceiling Fan Point	6 nos	6 nos	6 nos
	: Fibre Wall Socket	2 nos	2 nos	2 nos

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

