

# Sejati Corporate Building

@ TAMAN SEJATI UJANA

**20 UNITS ONLY**

**MODERN CONTEMPORARY DESIGN**

**LAND AREA**  
From 3,787 sq. ft to 4,229 sq. ft

**BUILT-UP AREA**  
2,100 sq. ft

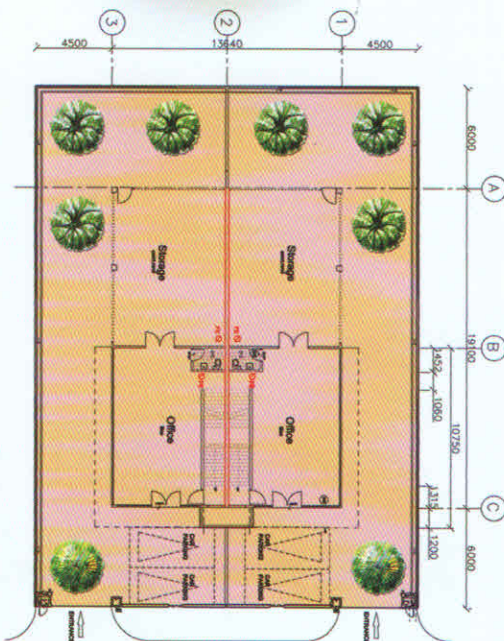
**FREE SPA Legal Fees**

**MULTI-PURPOSE DESIGN**

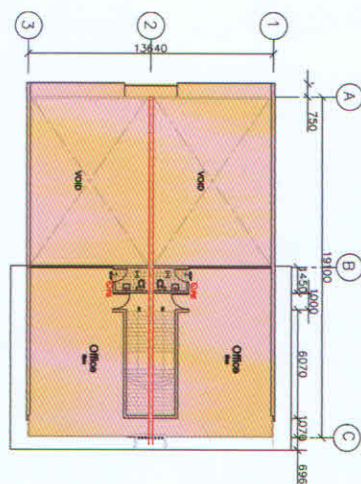
**SURROUNDED BY HYPERMARKET AND SHOPPING MALL**

**WELL-CONNECTED TO MAJOR ROADS**

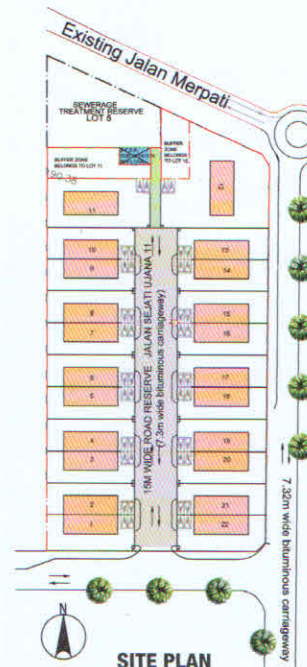
## 2-STOREY SEMI-DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN

LOT NO.	AREA Sq. ft
Lot 1	4,288
Lot 2	3,787
Lot 3	3,787
Lot 4	3,787
Lot 5	3,787
Lot 6	3,787
Lot 7	3,787
Lot 8	3,787
Lot 9	3,787
Lot 10	3,787

LOT NO.	AREA Sq. ft
Lot 13	3,891
Lot 14	3,881
Lot 15	3,869
Lot 16	3,856
Lot 17	3,844
Lot 18	3,830
Lot 19	3,819
Lot 20	3,805
Lot 21	3,793
Lot 22	4,229



Developer: **Asterasia Sdn Bhd**

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**089-212 133**





## BUILDING SPECIFICATIONS

### STRUCTURE

Reinforced Concrete Frame / Metal Frame

### WALLS

Brickwall / Selected Metal Cladding

### ROOF

Selected Metal Roofing Sheet

### CEILING

Office : UAC Ceiling  
Store : UAC Ceiling  
Bathrooms : : UAC Ceiling

### WINDOW

Natural Anodized Aluminum Frame With Glass Panel

### DOORS

Main Entrance Door : Glass Door  
Internal Doors : Plywood Flush Door

### WALL FINISHES

Toilet : Ceramic Tiles  
Office Internal Wall : Emulsion Paint  
Store Internal Wall : Selected Metal Cladding  
External Wall : Weather Resistant Paint

### FLOOR FINISHES

Office : Ceramic Tiles  
Store : Cement Render  
Bathrooms : Ceramic Tiles

### SANITARY PLUMBING

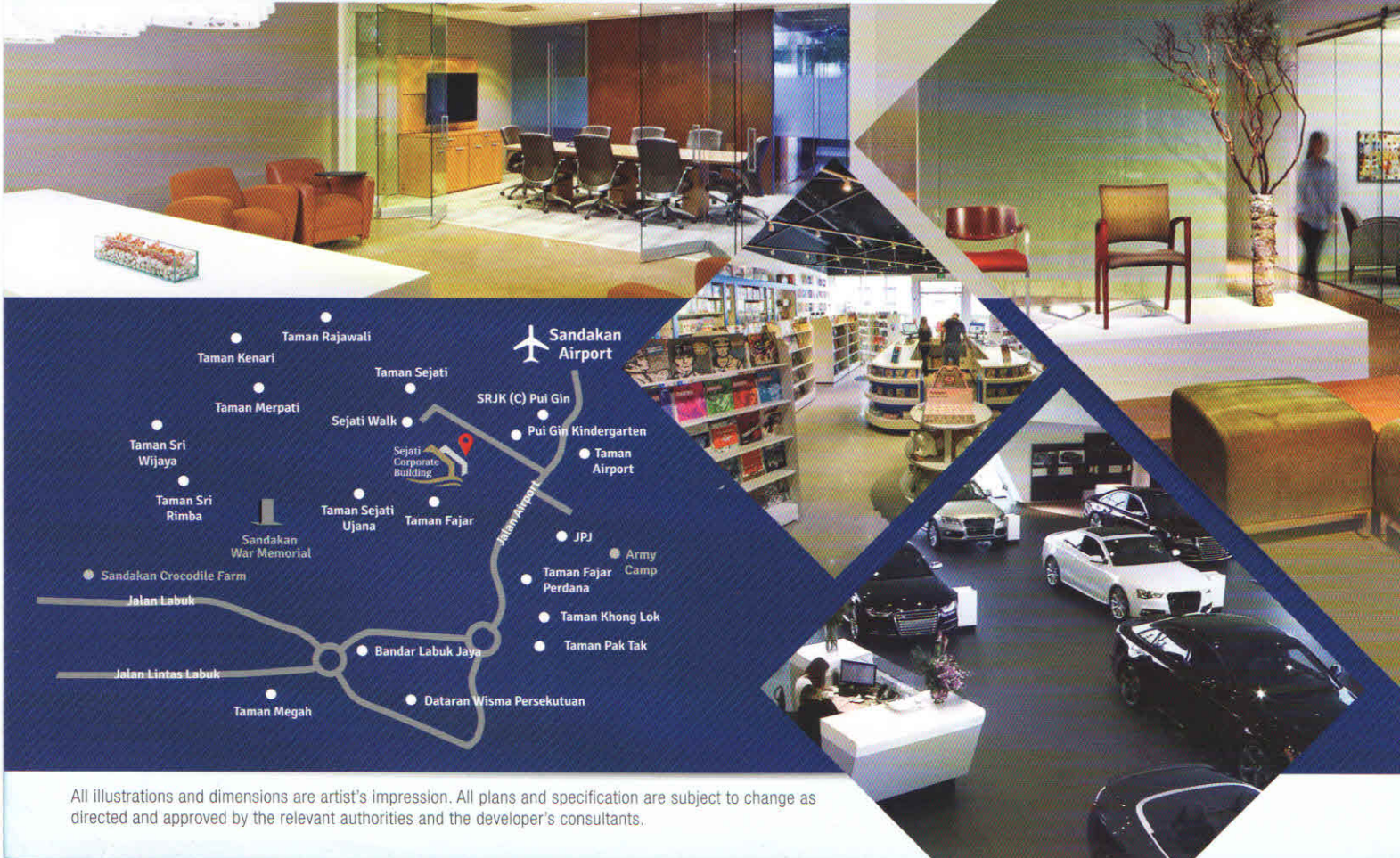
All Bathrooms : All Sanitary And Plumbing Installation According To Local Authorities Standard

### ELECTRICAL APPLIANCES

All Electrical Wiring To Be SESB Standard



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All illustrations and dimensions are artist's impression. All plans and specification are subject to change as directed and approved by the relevant authorities and the developer's consultants.