



DAMAI CIRCLES 2
BUSINESS SUITES

unfold new possibilities

Stay Together. Stay Setia
livelearnworkplay

Call 03 9108 9555

Alam Damai Sales Gallery

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ANOTHER PRESTIGIOUS PROJECT BY SP SETIA

THE PLACE FOR SUCCESS

Damai Circles 2 is a fully intergrated urban hub located in one of the city's prime residential and business districts of Alam Damai, Cheras. The urban hub is set to become Kuala Lumpur's next up and coming hotshop for that perfect mix of commercial opportunities.

With the launch the Damai 26 in 2013 and subsequent Damai Circles Business Suites in 2015, we are set to launch another best commercial spot in Alam Damai. Presenting to you Damai Circles Business Suites 2, a 33 units 2 and 3 storey business suites ideal for your next buisness location.

SUPERIOR CONNECTION, GREATER EXPOSURE

Damai Circles Business Suites boasts excellent connectivity via several major highways and ring roads.

- East-West Link
- Kesas Highway
- Cheras-Kajang Highway
- MRR2

THE BEST BUSINESS SPOT

Number of Units

33
units

2 & 3 Storey
Shop Office

Built Up Area
From

3,250 sq.ft.
to
8,222 sq.ft.



MASTER LAYOUT PLAN ALAM DAMAI, CHERAS

Legend:

- Road
- Bungalow / Bungalows Lots
- Semi Detached
- Terrace
- Cluster
- Apartment
- Low / Low Medium / Medium Cost Apartment
- Green Area
- Retention Pond
- Commercial
- Public Amenities



DAMAI CIRCLES 2
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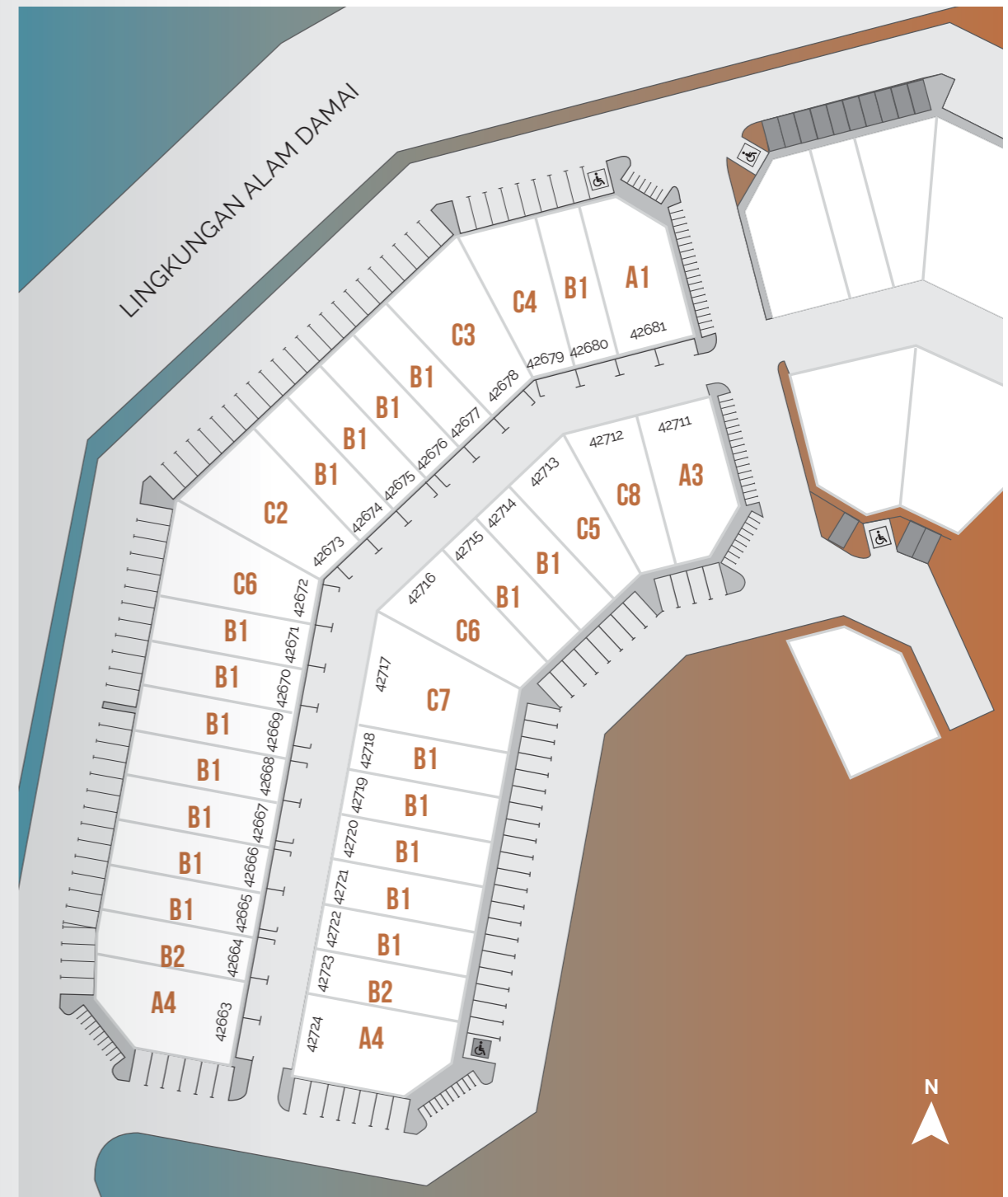


DAMAI CIRCLES
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DAMAI 26

DAMAI CIRCLES 2 SITE PLAN

Low density with only 33 units ensuring privacy and exclusivity



Over
25,000
population catchment
upon completion

Surrounded by more than
10 matured
neighbourhoods

High **accessibility**
and **visibility**
from major highways

DAMAI CIRCLES 2 BUSINESS SUITES



A Pathway to Success

Damai Circles 2 is the latest commercial area to grace Alam Damai. Featuring 54 units of modern business suites fronted by ample parking spaces and designed for high visibility, it offers a wealth of opportunities to budding enterprises.



TYPE A2



Ground Floor

First Floor

Second Floor

THREE STOREY SHOPLOT

Built up area
8,222 sq.ft.

TYPE B1



Ground Floor

First Floor

TWO STOREY SHOPLOT

Built up area
3,267 sq.ft.

DAMAI CIRCLES 2 BUSINESS SUITES



Poised for Prosperity

Damai Circles Business Suites ticks all the boxes of a great investment. Strategically located in the core of a prime residential district with several premium residences within close vicinity, Damai Circles Business Suites is set to be the central hub of the bustling neighbourhood.



TYPE C3



Ground Floor

First Floor

TWO STOREY SHOPLLOT

Built up area
5,802 sq.ft.

TYPE C4



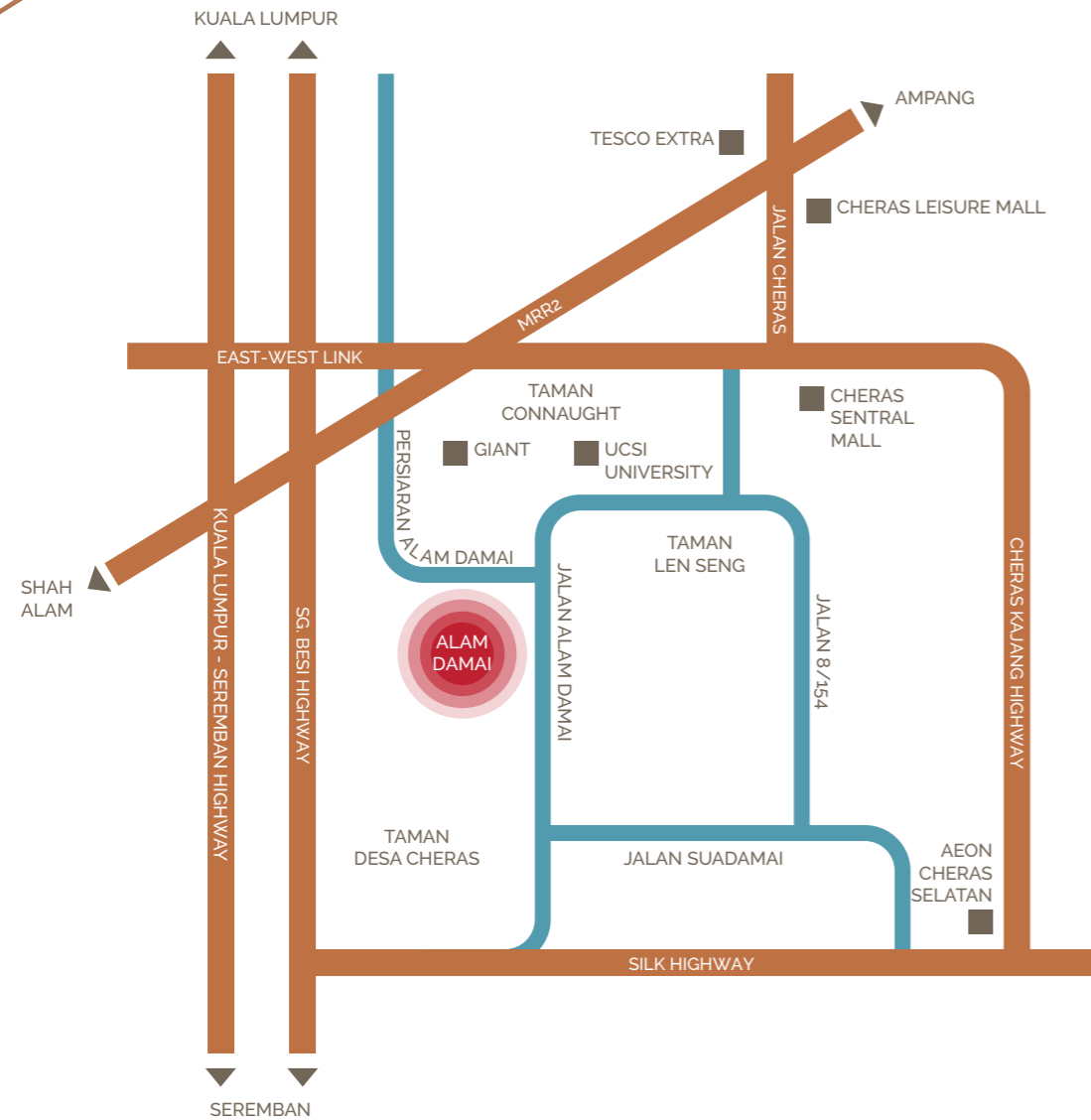
Ground Floor

First Floor

TWO STOREY SHOPLLOT

Built up area
3,983 sq.ft.

LOCATION MAP



Cheras
Kuala Lumpur City Centre
Petaling Jaya
Subang Jaya
Cyberjaya
KLIA Airport

7 km
12 km
16 km
22 km
30 km
33 km

Easy Accessibility

- East-West Link
- Kesas Highway
- Cheras-Kajang Highway
- MRR2

Nearest Public Transportation

- MRT Line - Taman Connaught Station
- KTM Line - Bandar Tasik Selatan Station
- Bus Route - Jalan 1/144a

SPECIFICATIONS

Structure	: Reinforced Concrete Frame
Wall	: Cement Sand Brick/ Clay Brick (Party Wall Only)
Roof Covering	: Metal Deck
Roof Framing	: Steel Roof Trusses
Ceiling	: Skim Coat & Paint
	: Ceiling Board
Windows	: Aluminium Frame Casement Window
	: Aluminium Frame Top Hung Window
	: Aluminium Frame Louvers Window
Doors	: Main Entrance - Aluminium Frame Glass Door
	: Shop/ Office - Flush Door
	: Rear - Roller Shutter
	: Toilets - Flush Door
	: Refuse Compartment - Aluminium Louvers Door
Ironmongeries	: Provided
Wall Finishes	: Internal/ External - Plastered and Painted
	: Toilet - Wall Tiles
Floor Finishes	: Corridor - Porcelain Tiles
	: Shop/ Office - Cement Render
	: Staircase - Porcelain Tiles
	: Toilets - Porcelain Tiles
	: Refuse Compartment - Ceramic Tiles

Sanitary Fitting & Plumbing	Type A	Type B	Type C										
	A1	A2	A3	A4	B1	B2	C1	C2	C3	C4	C5	C6	C7
Water Closet	6				4		4						
Wash Hand Basins	3				2		2						
Aluminium Sink	3				2		2						

Electrical Installation	Type A	Type B	Type C										
	A1	A2	A3	A4	B1	B2	C1	C2	C3	C4	C5	C6	C7
Light Points	56				30		37	37	37	37	34	34	34
Fan Points	3				3		4	4	4	4	4	4	4
13 Amp Power Point	31				20		24	24	24	24	21	21	21
Air Conditioning Points	10				4		5	5	5	5	5	5	5
Emergency Lights	6				4		4	4	4	4	4	4	4
KELUAR' Sign Lights	4				3		3	3	3	3	3	3	3
Telephone Trunking System	Provided												