



se.ruma

ECO SANCTUARY

SE.RUMA OFFICE SUITES

17 STOREYS

ECOWORLD
CREATING TOMORROW & BEYOND

ENHANCING THE VIBRANT
INTEGRATED COMMERCIAL HUB
IN ECO SANCTUARY

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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



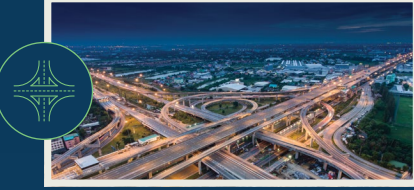
**SCENIC
SURROUNDINGS**
Near to the 1.3-acre
Urban Park



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

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OFFICE SUITES

SERVICED APARTMENT

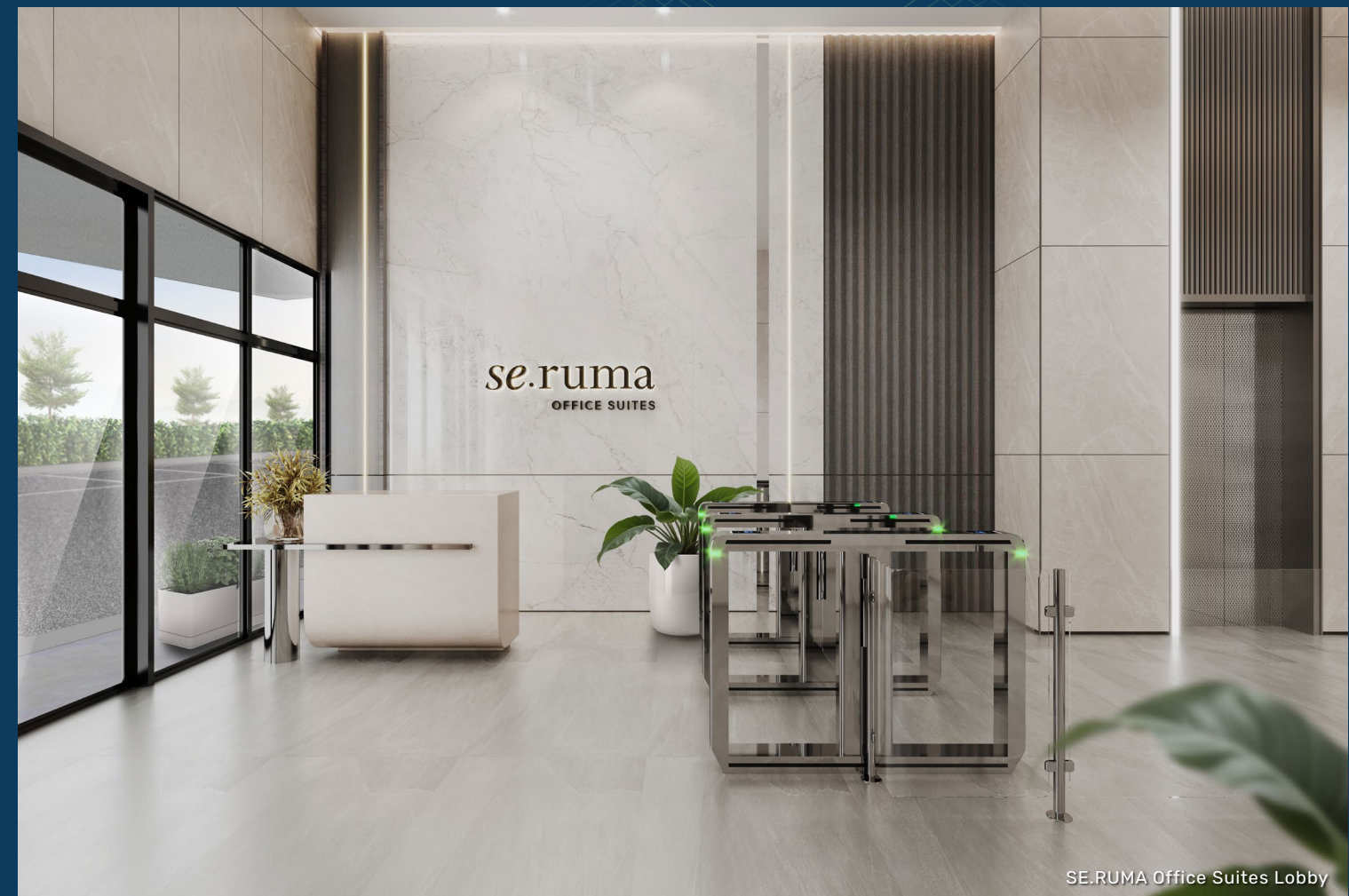
STRATA SHOP





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

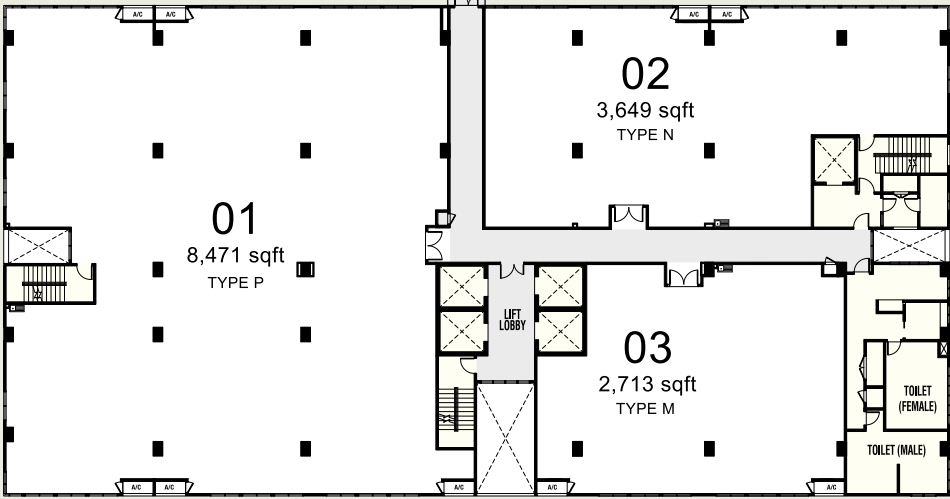
The development offers
unprecedented access
to the following facilities:

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



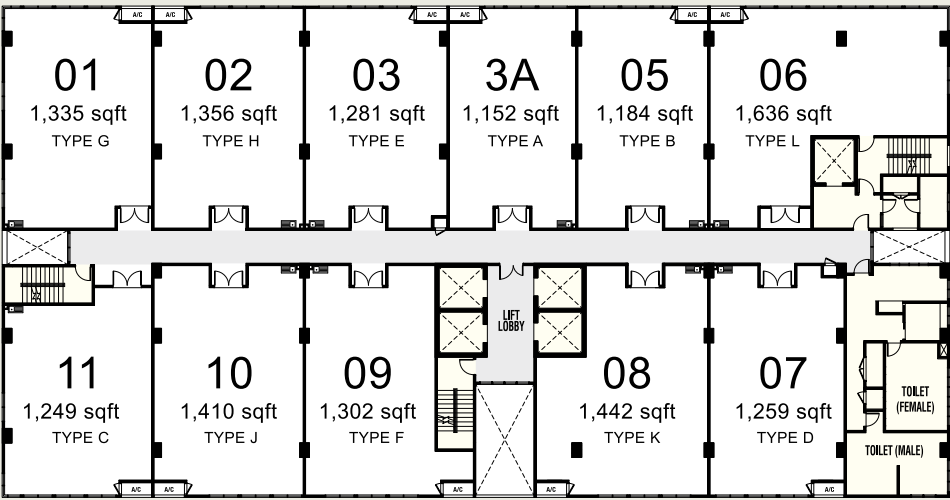
LEVEL 6
(FACILITIES FLOOR)

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



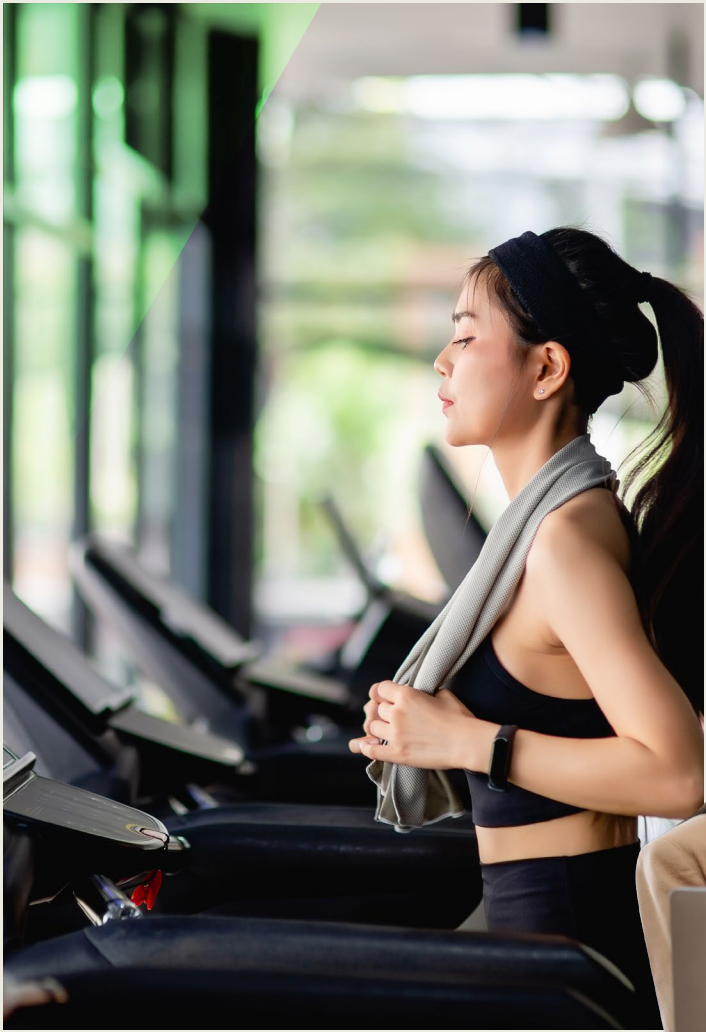
LEVEL 7-16

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
CREATING TOMORROW & BEYOND

ecoworld.my/ecosanctuary | 603 8688 2255 | EcoWorld Gallery @ Eco Sanctuary

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