

# SASANA NIAGA

.....

A NEW COMMERCIAL HUB  
IN PRECINCT 11, PUTRAJAYA

....

FREEHOLD  
2-STOREY SHOP OFFICES



**PUTRAJAYA HOLDINGS**  
Master Developer of Putrajaya

## GENERATE YOUR BUSINESS EXCELLENCE IN PUTRAJAYA'S LARGEST PRECINCT

Your chance to thrive in Putrajaya is now here, at **Sasana Niaga**, our upcoming vibrant new commercial hub. With prime visibility from Lebuhraya Sentosa, this dynamic development offers an atmosphere for opportunity, where growth and success are within reach. Located in Putrajaya's largest and most densely populated precinct, home to 60,000 residents, **Sasana Niaga** is set to be the pulse of business activity, combining the energy of a bustling centre with seamless connectivity. Position your business for success at **Sasana Niaga**, where opportunity meets unmatched potential.

### WHY SASANA NIAGA



#### PRIME LOCATION IN PRECINCT 11

Putrajaya's largest and most populated precinct



#### EASY ACCESS TO MAJOR HIGHWAYS

MEX, LDP, ELITE, SKVE, SILK and PLUS



#### READY CATCHMENT

From Putrajaya, Cyberjaya, Puchong, and beyond



#### CLOSE PROXIMITY TO TAMAN SAUJANA HIJAU

Most visited recreational park in Putrajaya



#### EXCELLENT VISIBILITY

Facing highway and main road



#### CORNER UNIT WITH COVERED VERANDAH

No renovation required



#### 526 PARKING BAYS



#### SAFE AND SECURE

CCTV and panic button connection points ready



#### READY FACILITIES

Gas and smoke detectors, individual TNB metre panel on each floor



# EVERYTHING@SASANA NIAGA

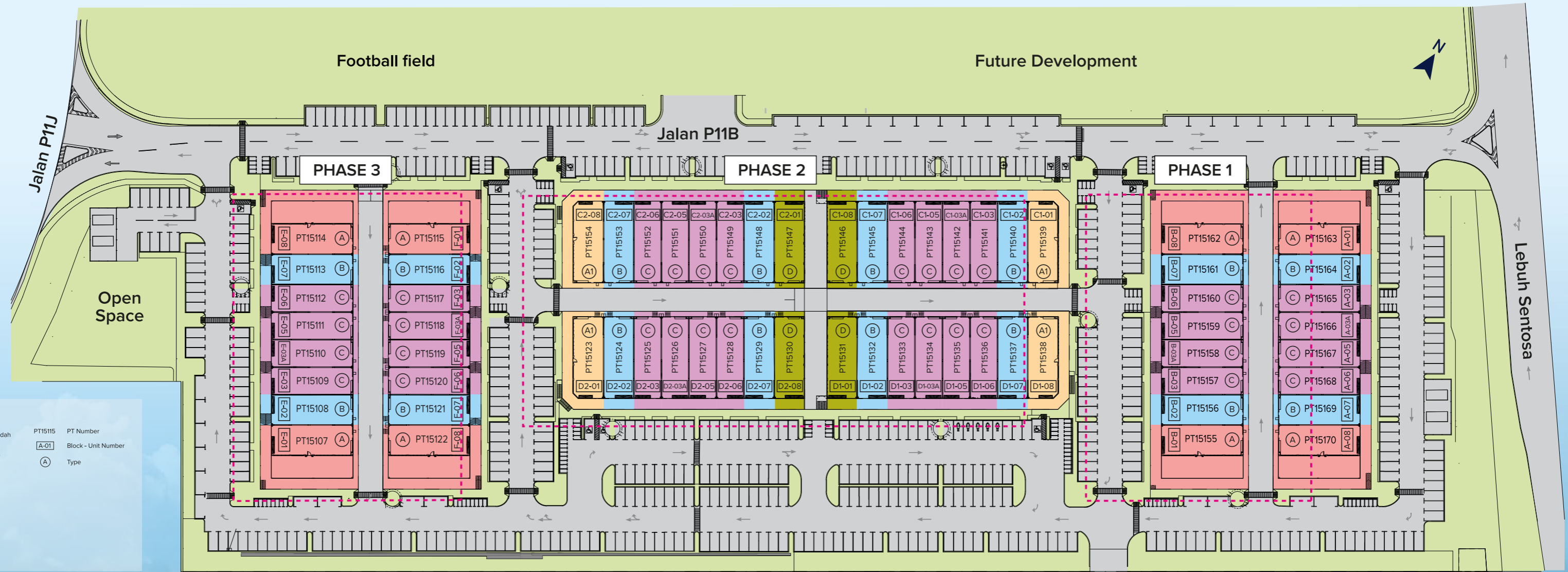
Sasana Niaga is the ideal destination for a diverse range of businesses.



and more...



# SITE PLAN



**LEGEND**

- Type A | 2-Storey Corner with verandah 56' X 85'
- Type A1 | 2-Storey Corner 36' X 85'
- Type B | 2-Storey Intermediate 26' X 85'
- Type C | 2-Storey Intermediate 24' X 85'
- Type D | 2-Storey End Lot 26' X 85'

PT15115 PT Number  
 A-01 Block - Unit Number  
 A Type



## THRIVING COMMUNITY FILLED WITH OPPORTUNITIES

Spanning nearly 12,000 acres, Putrajaya is fast emerging as a prime destination for business, supported by a secure, income-stable community and a growing residential population of approximately 119,700\*.

Precinct 11, the largest and most densely populated precinct in Putrajaya, drives significant demand for essential goods and services. Its proximity to Precincts 8, 9, and 10, along with adjacent areas like Cyberjaya, contributes to an expansive customer base of approximately 60,000 residents, making

**Sasana Niaga** a prime location for thriving business opportunities.

\*Source : DOSM Q1, 2024



### NEARBY AMENITIES

- |   |  |   |
|---|--|---|
| 1 Taman Wetlands  | 8 Menara PjH   | 15 Putrajaya International Convention Centre (PICC) |
| 2 Nexus International School                                    | 9 Ayer@8 Waterfront Alfresco Dining & Commercial Hub | 16 Heriot-Watt University Malaysia                  |
| 3 Alamanda Putrajaya Shopping Mall & The Everly Hotel Putrajaya | 10 Putrajaya Lake Club                               | 17 Double Tree Hotel Putrajaya by Hilton            |
| 4 Moroccan Pavilion Putrajaya                                   | 11 Prime Minister's Residence                        | 18 Marina Putrajaya                                 |
| 5 Putrajaya Shangri-La Hotel                                    | 12 Taman Saujana Hijau                               | 19 Challenge Park Putrajaya                         |
| 6 Prime Minister's Office                                       | 13 Masjid Tuanku Mizan Zainal Abidin                 | 20 Watersport Complex, Putrajaya                    |
| 7 Putra Mosque  | 14 Taman Equestrian Putrajaya                        |   |



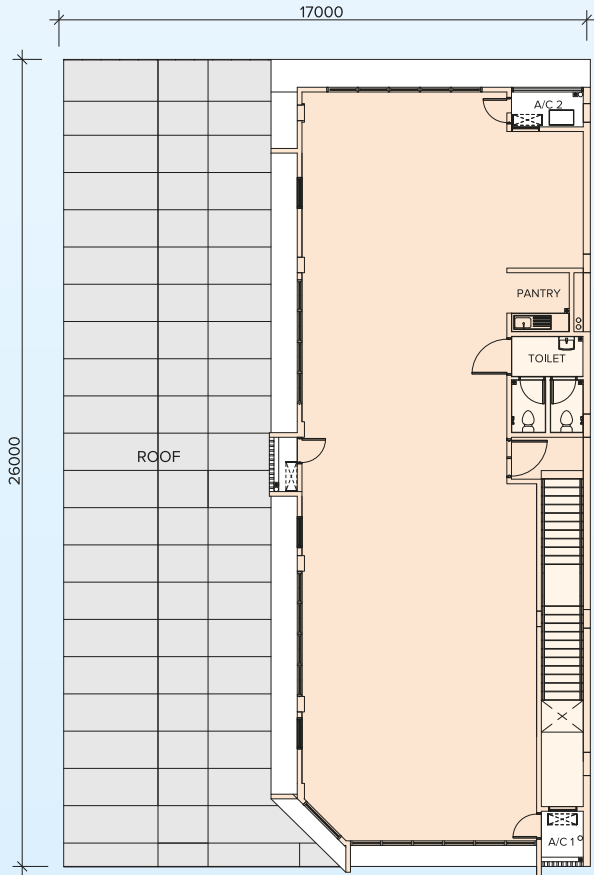
**Marketing Suite, Menara PJH**  
No.2, Jalan Tun Abdul Razak, Precinct 2, 62100 Putrajaya  
Weekdays 8.30 am - 5 pm | Weekend 10.30 am - 4 pm

**03 8888 6633**  
[www.pjh.com.my](http://www.pjh.com.my)

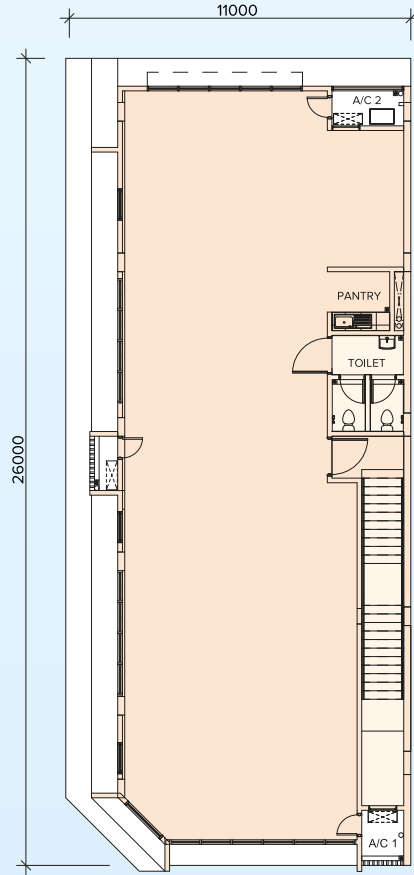
**FLOOR PLANS**

**TYPE A | 2-STOREY CORNER WITH VERANDAH**  
56' X 85' | 7,442 SQFT

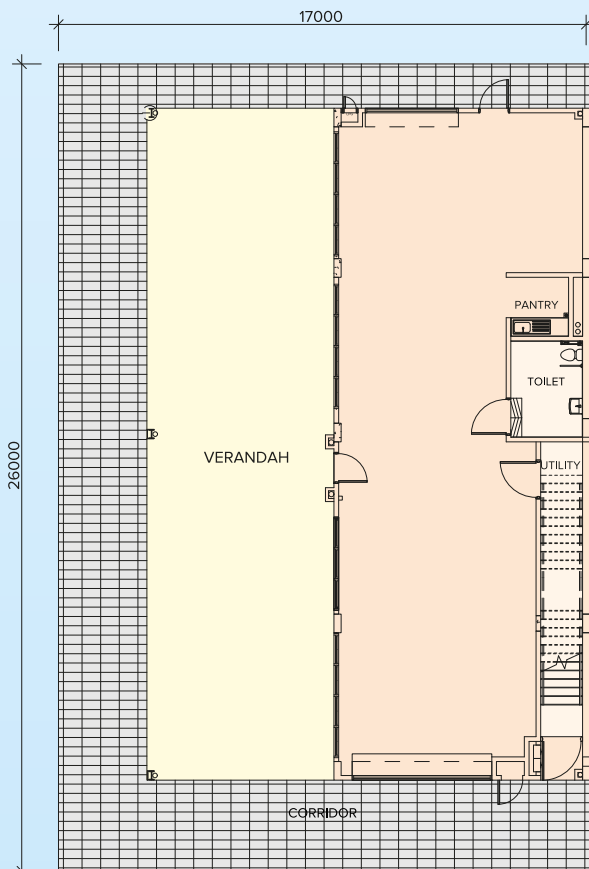
**TYPE A1 | 2-STOREY CORNER**  
36' X 85' | 5,772 SQFT



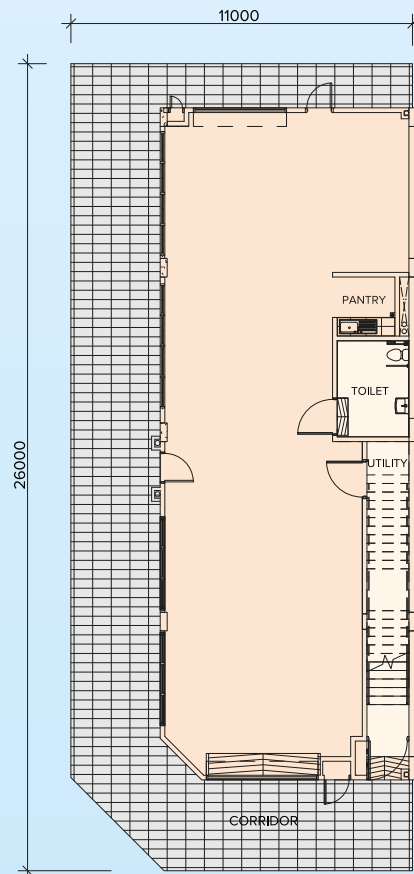
**1ST FLOOR**



**1ST FLOOR**



**GROUND FLOOR**



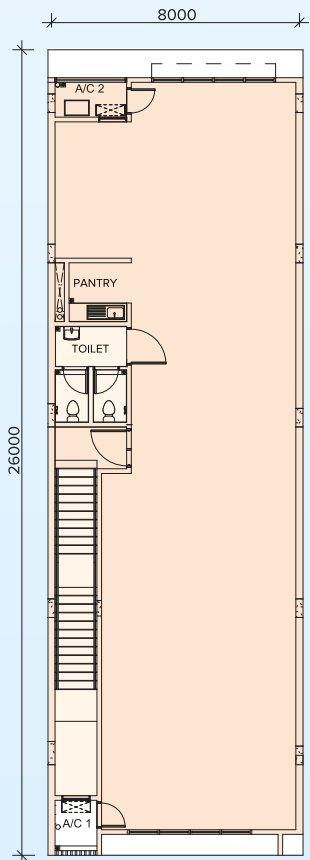
**GROUND FLOOR**

**FLOOR PLANS**

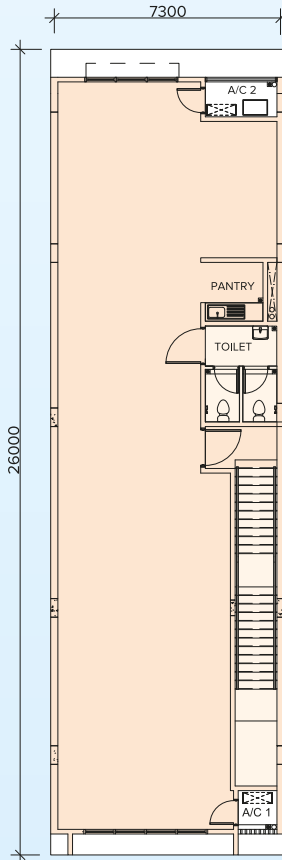
**TYPE B | 2-STOREY INTERMEDIATE**  
26' X 85' | 4,209 - 4,594 SQFT

**TYPE C | 2-STOREY INTERMEDIATE**  
24' X 85' | 4,209 - 4,594 SQFT

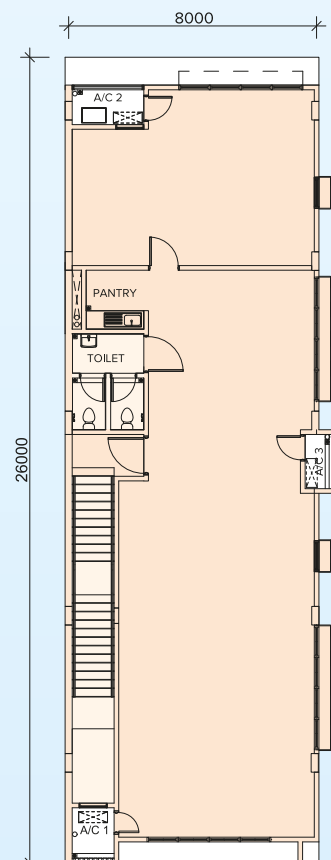
**TYPE D | 2-STOREY END LOT**  
26' X 85' | 4,604 SQFT



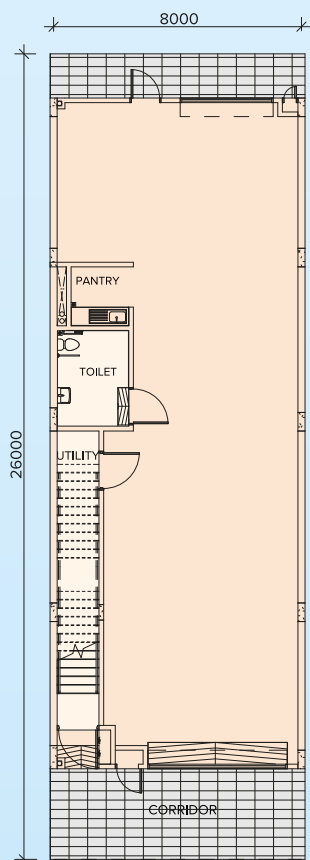
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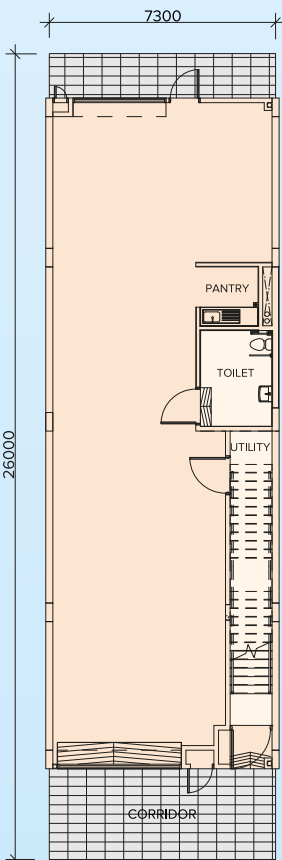
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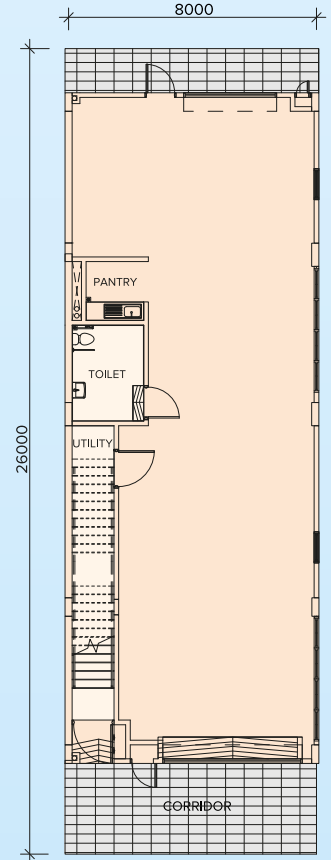
1ST FLOOR



GROUND FLOOR



GROUND FLOOR



GROUND FLOOR

## SPECIFICATIONS

Structure	:	Reinforced Concrete
Wall	:	Masonry
Roof		
Roof Covering	:	Metal Deck
Roof Framing	:	Metal
Verandah Roof	:	Polycarbonate & ACP
Ceiling	:	Ceiling Board Skim Coat & Paint
Windows	:	Aluminium Frame
Doors		
Shop	:	Roller Shutter
Other Doors	:	Timber Flush, Fire Rated & Metal
Ironmongeries	:	Lockset with Accessories
Wall Finishes		
General External	:	Plaster & Paint
Internal Wall	:	Plaster & Paint
Toilet	:	Ceramic Tiles, Plaster & Paint
Floor Finishes		
Shop	:	Cement Render
Office	:	Cement Render
Verandah	:	Broom Finish
Staircase	:	Cement Render with Nosing Tiles
Toilet	:	Ceramic Tiles
Refuse Bin Plinth	:	Ceramic Tiles
Sanitary Wares & Plumbing Fittings		
Toilet	:	Sanitary Wares & Fittings
Shop	:	Sink with Tap
Office	:	Basin with Tap
Internal Telephone Trunking & Cabling	:	Conduit & Cabling
Miscellaneous	:	Letter Box TNB Meter Compartment