

# IMPIAN SEMENYIH

## BUSINESS CENTRE

Welcome to Our Sales Gallery / 欢迎光临我们的销售办事处

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**ROYALE RICH 皇豪**  
 Real Estate Agent 產業

•Building Plan Approving Authority : Majlis Perbandaran Kajang •Building Plan Approval : MPKJ/2/P/34/2011 •Land Tenure: 99 years •Land Eucumbrances: Nil •Tota Units: 30 •Expected Date of Completion: March 2013 •Selling Price: Min RM388,000 Max RM930,000

Disclaimer: All information contained herein (including specifications, measurement, artist perspective and illustration) are subject to amendments without notification as may be required by authorities or the developer and its agent and is not intended to form and cannot form part of an offer or contract. All 3-D illustration are artist impression only.

*A Wise Business Investment*  
**明智的商業投資**



## Strategically Located

Located within the Growth Corridor, Semenyih is fast transforming from a small town in Southern Klang Valley to a metropolis popular for both residential and commercial developments. Easily accessed by the North-South Highway, SILK highway and Lekas Highway. Today, Semenyih is the home of the Malaysian campus of an international university, a number of industrial parks & a prime example of modern country living. **Impian Semenyih Business Centre** is strategically located next to a major industrial park of Semenyih, providing an excellent business investment opportunity. Investing in **Impian Semenyih Business Centre** is a sound and strategic business decision, one that will surely provide you with significant investment returns.

### 理想地理位置

位于巴生谷南區的重要發展地帶，高尚的住宅區，重工業的發展，知名度的國際學府及各類的商業發展，使到士毛月鎮從一個小鎮轉變成今天的大都會。

交通四通八達銜接各主要大道如：North-South Highway, SILK highway and Lekas Highway.

**Impian Semenyih Business Centre** 在這策略性的黃金地點，提供您的商業和就業的投資機會，理想的地理位置，絕對是一個增值及高回籌的商業投資。







## Well-planned Commercial Centre

The rapid growth of population translates to an increasing need for various Business-to-Business and Business-to-Consumers services, namely convenience stores, fresh market, restaurants and retail stores to name a few example. To protect your investment, the development is equipped with an alarm system to provide you with the needed security to operate your business. The sky's the limit when it comes to business opportunities in **Impian Semenyih Business Centre**. Take advantage of our competitive pricing and prime location to enhance the future of your business. This well thought out and well planned development will be a jewel in the crown of any investor and the time to invest is now. Take advantage of our competitive pricing and strategic location and invest in **Impian Semenyih Business Centre** today.

### 精心策划的商业中心

爲了提高各個領域對商業活動及消費者的服務需求如：便利店，菜市，餐館及零售商店以滿足市場的需要。爲了保障投資者的利易，發展商免費安裝警報系統于各單位。

**Impian Semenyih Business Centre**製造了許多商業機會及理想的銷售價格，其优越的地理位置，大大提高未來投資的商業前景。這絕對是一個良好的商業投資計畫，因爲每個單位都經過精心策划，無以倫比。今天就擁有一間屬於自己的**Impian Semenyih Business Centre**單位。





## Specifications / 材料規格

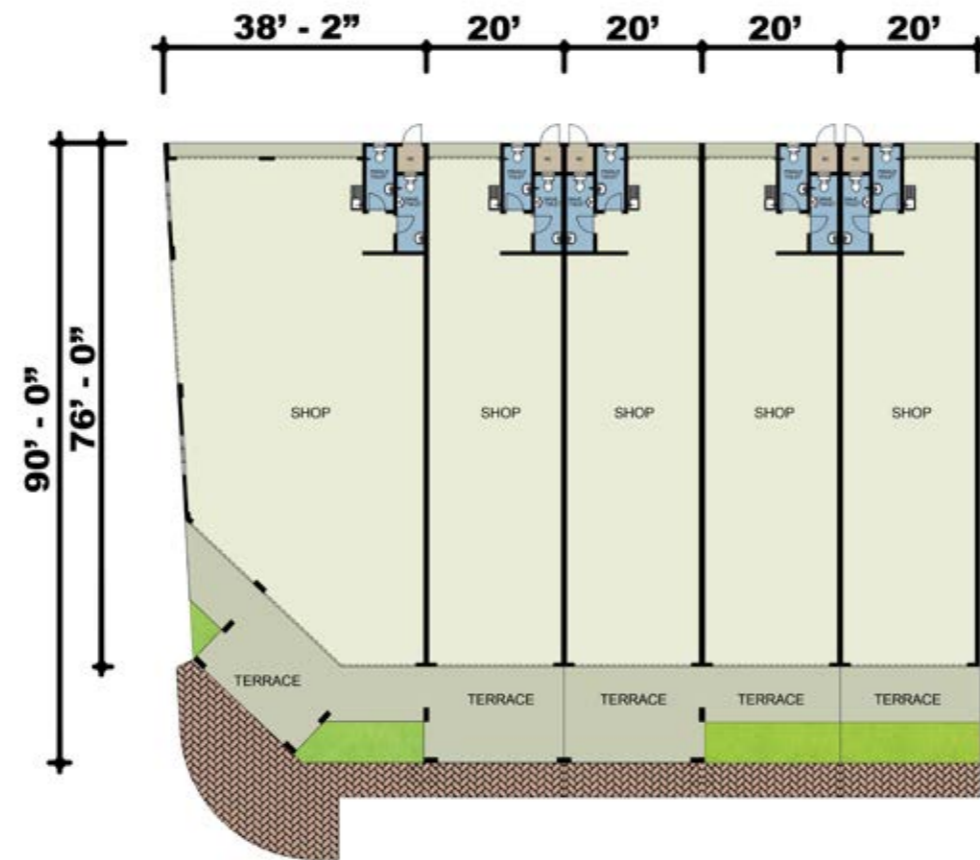
<b>Structure</b>	Reinforcement concrete frame	
<b>Roofing</b>	Metal decking roofing with insulator	
<b>Roofing Structure</b>	G.I. Purlin	
<b>Walls</b>	Cement sand brick with plaster	
<b>Ceiling</b>	Plaster Ceiling	
<b>Floor Finishes</b>	Toilet / Refuse Chamber	Ceramic tiles
	Terrace	Colour concrete stamping
	Shop	Cement rendering
<b>Wall Finishes</b>	Toilet	Color glazed wall tile in 1524mm high
	Refuse chamber	Color glazed wall tile
	External & Internal walls	Cement plaster & paint
<b>Doors</b>	Shop	Aluminium roller shutter
	Toilet	PVC door
	Refuse Chamber	M.S. door with ventilation hole
<b>Windows</b>	Toilet	Metal framed fixed glass louvres
	Shop (Corner lot only)	Metal framed Adjustable glass louvres
<b>Sanitaryware</b>	W.C.	2
	Wash Basin	2
	Single bowl alum. Sink	1
	Bib tap	2
	Urinal Bowl	1
<b>Electrical Installation</b>	Intermediate	Corner
	Lighting point	13
	Ceiling fan point	4
	13 amp power point	8
	Telephone point	1
	60 amp single phase	1



All units are equipped with an alarm system

Security alarm complete with system installation.

## Floor Plan / 平面圖



GROUND FLOOR PLAN



AMPIAN SEMENYIH  
BUSINESS CENTRE



SITE LAYOUT