

ANDAR
BUKIT RAJA
THE PRIDE OF KLANG



KARYA



28' X 60' | FROM 3,345 SQFT | FREEHOLD
2-STOREY SHOP OFFICES



Property

BANDAR BUKIT RAJA, THE BEST ADDRESS IN KLANG

Welcome to Bandar Bukit Raja, an award-winning planned township that combines modern living with natural beauty. Conveniently located near four major highways, this vibrant community features a stunning 60-acre town park for recreation and relaxation. With a well-designed infrastructure that prioritizes comfort and convenience, Bandar Bukit Raja is perfect for families and individuals alike. Explore the many amenities available and enjoy a fulfilling lifestyle in a community that offers everything you need for everyday living.

MASTER PLAN

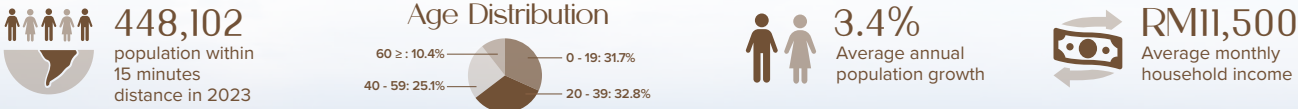


THE KEY TO UNLOCK UNLIMITED BUSINESS POTENTIAL

With over 60% of residents under 40 and a growing population, this area promises immense commercial potential. Steady new arrivals and high household incomes drive strong demand, making it an ideal investment for those ready to tap into a dynamic market.



Trade Demographics of Bandar Bukit Raja



Based on Stratos Pinnacle Sdn Bhd (SPAC) in 2023



The Largest
Recreational Park with
Renewable Energy

Actual Photo of Bandar Bukit Raja Townpark



THE FIRST-EVER COMMERCIAL HUB IN BANDAR BUKIT RAJA 2

Complementing this vibrant environment are the latest 90 units of Peranakan-inspired 2-storey shop offices in Bandar Bukit Raja 2. These distinctive spaces pay homage to local heritage while providing spacious interiors designed for flexible configurations, ideal for diverse business needs. KARYA is poised to deliver lasting value for investors eager to capitalize on the area's thriving commercial landscape.

FROM 3,345 SQ.FT.
BUILT-UP SIZE

|

90 UNITS

|

28' X 60' 2-STOREY
SHOP OFFICE

NOW IS THE TIME
to invest in the future of business and
community in Bandar Bukit Raja 2



Direct Access to Key Roads
From Jalan Sungai Puloh, Persiaran Bukit Raja Warisan/KU5 and Jalan Meru.



Golden Triangle of Klang
Nestled among Aman Perdana, Taman Klang Utama, and Bandar Bukit Raja 2.



Chillax by the Lake
A short walk to an 8.8-acre lake, blending tranquility and vibrancy.



Spacious Layouts
Expansive spaces to accommodate any F&B or service store setup.



Anchor Tenant
Potential for a future grocer, petrol station, or essential services.



28-Foot Frontage
Modern architecture featuring a wide frontage to enhance foot traffic.



Community Centre
Nearby high-rise developments and schools to transform KARYA into a community hub.



SITE PLAN

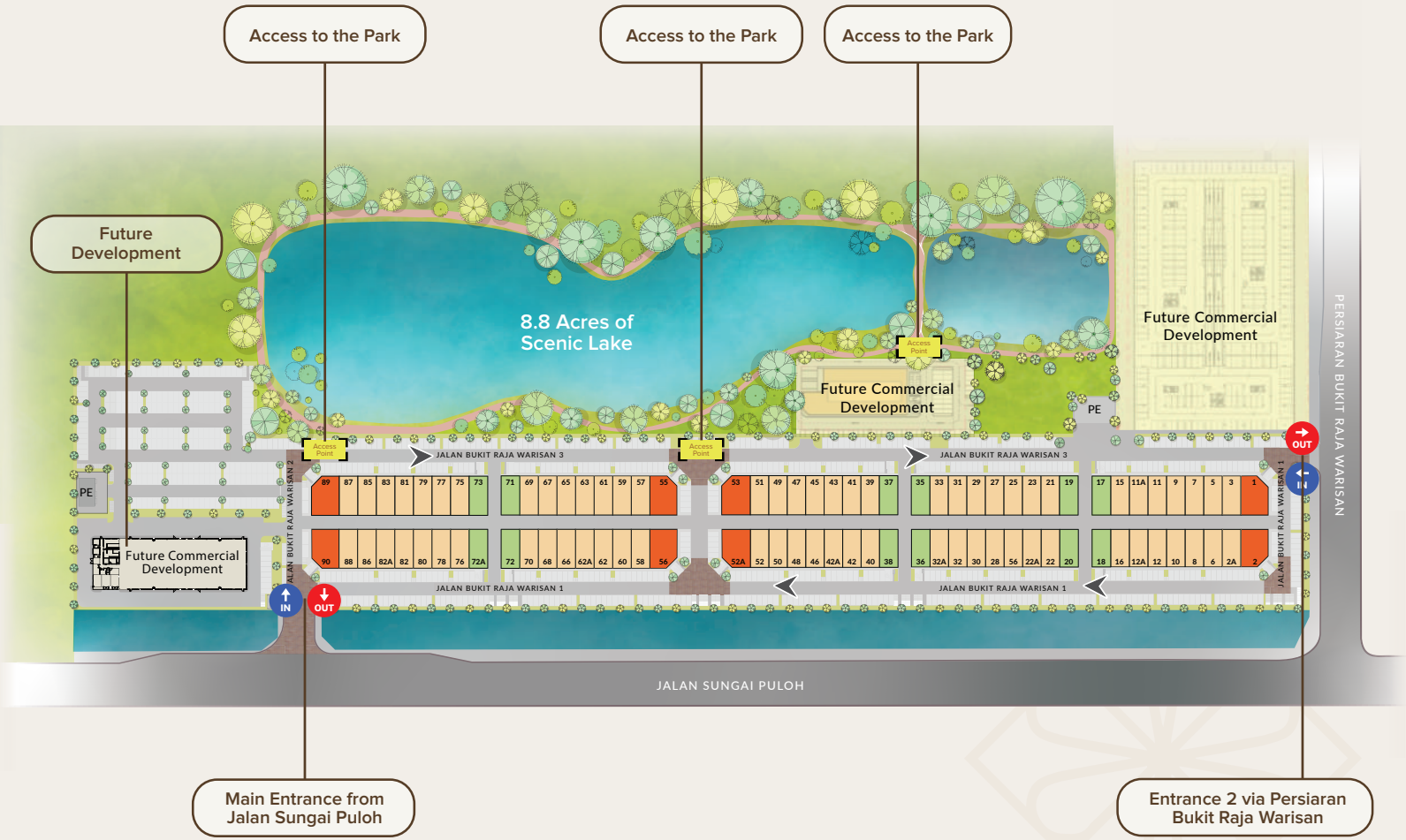


Nestled within a vibrant mix of residential, industrial, and commercial zones, KARYA is the one and only commercial hub in Bandar Bukit Raja 2, poised to thrive as a bustling destination. Its strategic location along high-traffic roads enhances visibility and footfall, making it an ideal spot for businesses. The striking 28-foot facades create perfect opportunities for cafés, retail shops, and convenience stores, all just steps away from an 8.8-acre scenic lake. This seamless connectivity not only enriches lifestyle appeal but also fosters a lively community atmosphere, ensuring that KARYA stands out as the premier choice for both businesses and visitors alike.

LEGEND

- Type A1 (Corner Unit)
42' x 60' | 4,780 sqft
- Type A2 (Intermediate Unit)
28' x 60' | 3,345 sqft
- Type A3 (End Unit)
28' x 60' | 3,345 sqft

N



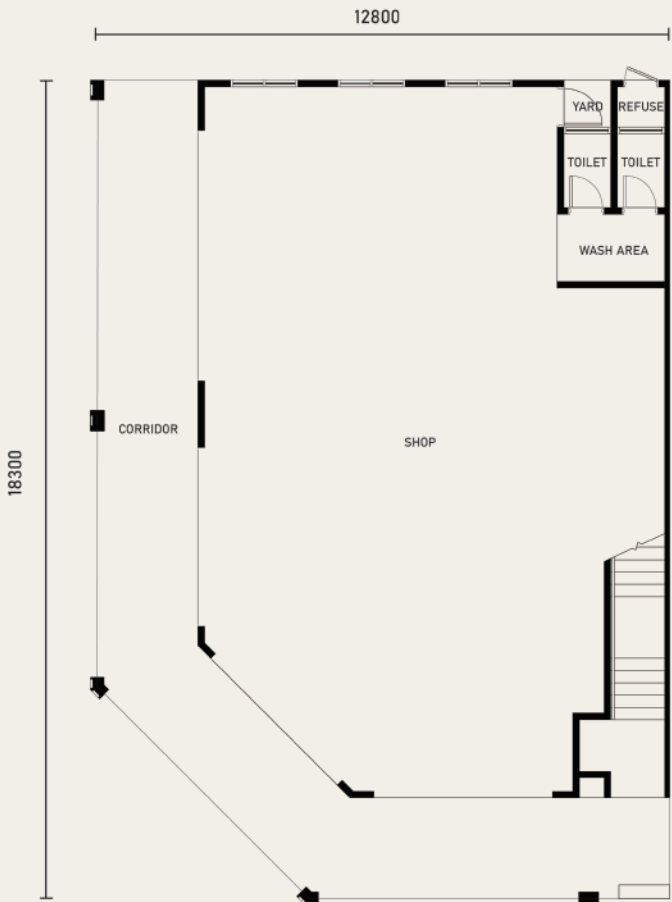
TYPE A1/A1m

Floor Plan

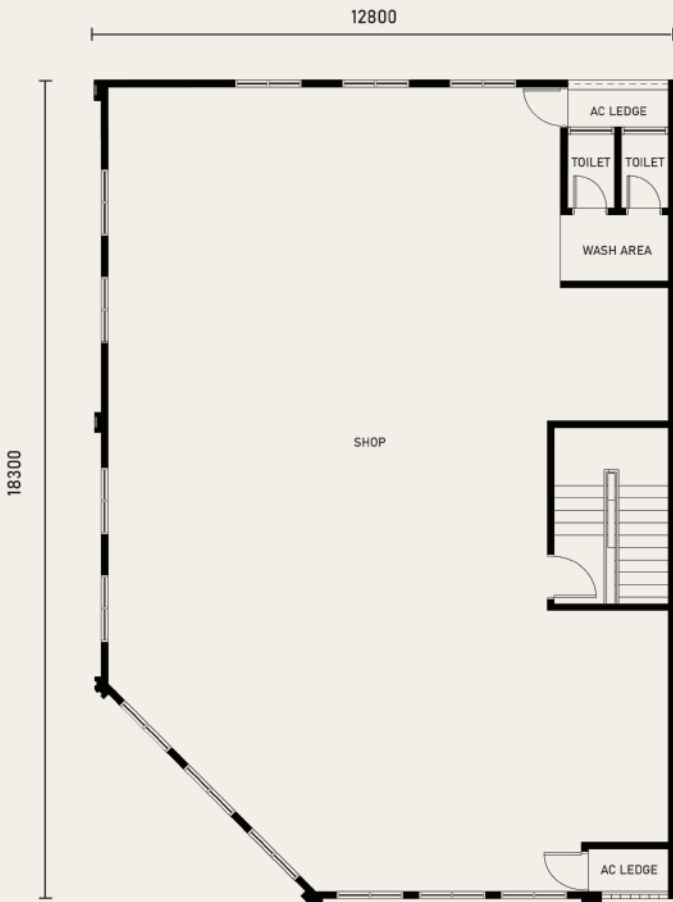


CORNER

8 units | 42' x 60' | Build-up 4,780 sqft



GROUND FLOOR



FIRST FLOOR

TYPE

A2/A2m

Floor Plan

INTERMEDIATE

70 units | 28' x 60' | Build-up 3,345 sqft

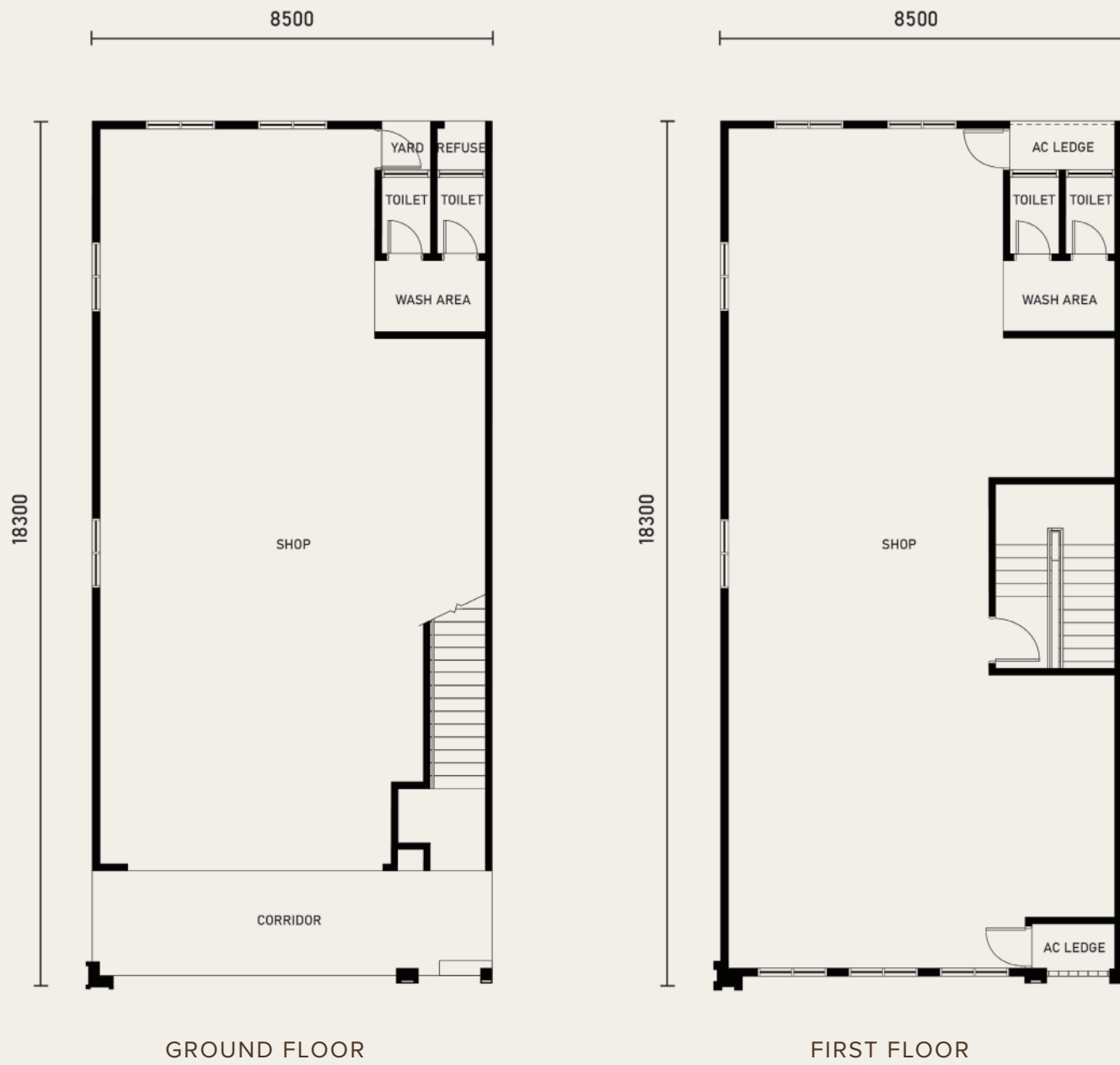
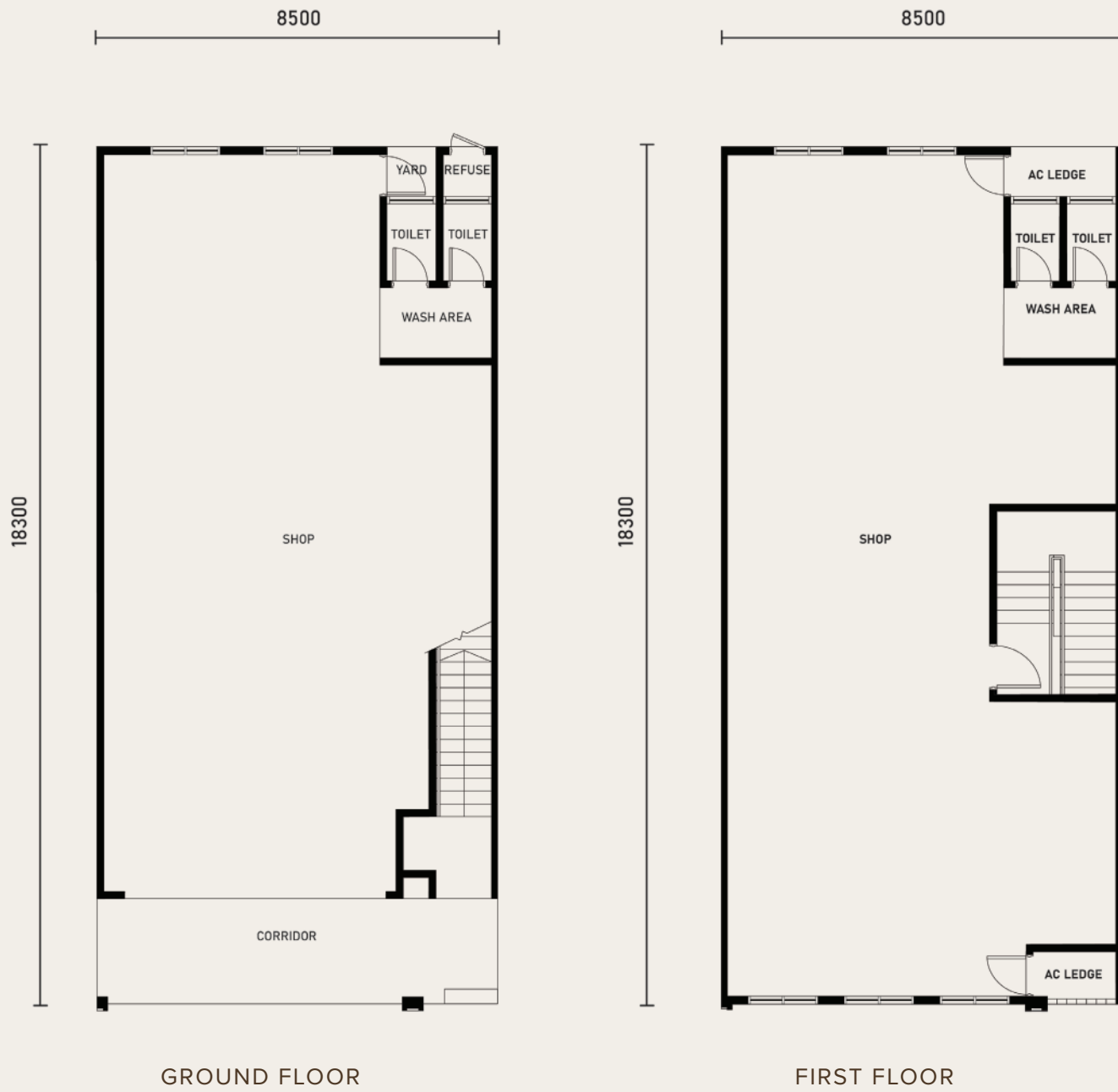
TYPE

A3/A3m

Floor Plan

END

12 units | 28' x 60' | Build-up 3,345 sqft



SPECIFICATION

Structure		: Reinforced Concrete		
Wall		: Masonry		
Roof Covering		: Metal Deck / Reinforced Concrete		
Roof Framing		: Metal		
Ceiling		: Plaster Board / Cement Board / Skim Coat		
Windows	: All	: Aluminum Frame / Glass Panel		
Doors	: Main Entrance	: Roller Shutter		
	: Rear Entrance	: Roller Shutter		
	: Other Doors	: Fire Rated Door, Metal Door		
Ironmongery		: Lockset with Accessories		
Wall Finishes	: Pantry	: Ceramic Tiles up to 1500mm High / Plaster & Paint		
	: Wash Basin	: Ceramic Tiles up to 1500mm High / Plaster & Paint		
	: Toilet	: Ceramic Tiles up to Ceiling Height		
	: Others	: Skim Coat / Plaster & Paint		
Floor Finishes	: Verandah / Walkway	: Homogeneous Tiles		
	: Shop Office	: Cement Render		
	: Wash Basin	: Ceramic Tiles		
	: Toilet	: Ceramic Tiles		
	: Refuse Bin	: Ceramic Tiles		
	: Office Area	: Cement Render		
	: A/C Ledge	: Cement Render		
	: Staircase	: Cement Render with Nosing Tiles		
Sanitary & Plumbing Fittings	: Wash Basin	: Sink with Tap		
	: Toilet	: Sanitary Wares & Fittings		
	: Refuse Bin	: Tap		
Electrical Installation		A1 / A1m Corner Unit	A2 / A2m Intermediate Unit	A3 / A3m End Unit
	: Light Point	: 39	: 31	: 31
	: Signage Point	: 4	: 2	: 2
	: Emergency Light	: 6	: 6	: 6
	: Keluar Sign	: 4	: 4	: 4
	: Ceiling Fan Point	: 8	: 8	: 8
	: Power Point	: 12	: 12	: 12
	: Electrical DB	: 2	: 2	: 2
	: Fibre Wall Socket	: 2	: 2	: 2
Internal Telecommunication		: Provided Fibre Wall Socket		
Miscellaneous		: Letter Box		
		: Refuse Compartment		
		: TNB Meter Compartment		

LOCATION MAP



COMMERCIAL
& RETAILS

320M
McDonald's
Family Mart
Petrol Station

5KM
Lotus's Setia Alam
Klang Parade

7KM
Setia City Mall
Aeon Mall Bukit Raja

8KM
Central i-City

EDUCATION
INSTITUTIONS

2KM
SJK(T) Ladang Bukit Rajah

4KM
SK/SMK Setia Alam

6KM
SJK(C) Pin Hwa 2 Klang
Peninsula International School

9KM
Tenby International School

10KM
UNISEL

HEALTHCARE

5KM
Columbia Asia Hospital

6.3KM
Government Hospital
(under construction)

8KM
KPJ Klang Specialist Hospital

10KM
Shah Alam Hospital
Hospital Tengku Ampuan
Rahimah

LEISURE

2KM
Bandar Bukit Raja
Town Park

6.3KM
Setia Alam
Community Trail

8KM
Shah Alam National
Botanical Park

PORT &
AIRPORTS

12KM
Port Klang

28KM
Subang Airport

60KM
Kuala Lumpur
International Airport
(KLIA)

For enquiries, please call or visit us:

Bandar Bukit Raja Sales Gallery
1E, Jalan Gamelan, Bandar Bukit Raja,
41200 Klang, Selangor.

Open daily from 9.30 a.m. to 6.00 p.m.

03 3361 7288

sime-darbyproperty.com



Property

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