

KOMPLEKS **KUBICA** SQUARE

Retail & Shop Outlets

**YOUR AFFORDABLE & IRRESISTIBLE
COMMERCIAL INVESTMENT
IN SOUTH KLANG VALLEY**



Artist's impression only.

bandar
Puteri
@ Bangi



MAXIMUM EXPOSURE MEETS PROFITABLE OPPORTUNITIES

Strategically located within the existing Kubica Square 3 & 4-storey shop office, Kompleks Kubica Square promises maximum exposure and profitable opportunities for your business. With the upcoming Tesco Hypermarket, Bangi Wonderland Theme Park & Resort just around the corner, you can also tap into a steady flow of potential customers every day.

- **FREEHOLD**
- **PRIME LOCATION** @ KL's Southern Region
- **THRIVING POPULATION** from existing established neighbourhoods and communities - Bangi, Kajang, Semenyih and Nilai.
- **IMMEDIATE CATCHMENT** population of 50,000 (500,000 within 10km radius)
- **WIDE CHOICE OF SIZES** from 930 sq. ft. to 1,604 sq. ft.
- **CONNECTED DIRECTLY** to KL-Seremban Highway
- **AMPLE PARKING SPACE** with 950 bays within carpark complex
- **IDEAL** for up and coming entrepreneurs
- **SUITABLE** for F&B outlets, IT & telecommunication centres, grocery/ convenience stores and specialty shops



INVEST NOW! LIMITED TO ONLY **27** UNITS!

Don't miss this golden opportunity to own a highly affordable retail lot at Kompleks Kubica Square. Take advantage of the versatile design to customise your unit layout according to your business requirements.



Artist's impression only.



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SITE PLAN



RETAIL

- STRUCTURE** : Reinforced concrete
- WALL** : Clay / cement sand bricks
- ROOFING** : R.C. flat roof
- CEILING** : Skim coat / Asbestos ceiling sheet
- FLOOR FINISHES** : Pantry & toilet : Selected tiles
Others : Cement render
- WALL FINISHES** : Pantry & toilet : Selected tiles
Internal & External : Plastered & painted
- DOOR** : M.S. roller shutter / Timber flush door
- IRONMONGERY** : Quality lockset
- PLUMBING & SANITARY FITTINGS**

Pedestal WC	1 no.
Water tap	1 no.
Basin	1 no.
Paper holder	1 no.
- ELECTRICAL FITTINGS**

CR01-CR09, CR15-CR21 & CR25-CR36	CR10 & CR12	CR11 & CR13	CR14 & CR23	CR22	CR24
Light point	6 nos.	7 nos.	8 nos.	8 nos.	10 nos.
13A SSO	4 nos.	4 nos.	4 nos.	4 nos.	5 nos.
Emergency light	1 no.	1 no.	1 no.	1 no.	1 no.
Exit sign	1 no.	2 nos.	2 nos.	1 no.	2 nos.
Telephone point	1 no.	1 no.	1 no.	1 no.	1 no.

SHOP

- STRUCTURE** : Reinforced concrete
- WALL** : Clay / cement sand bricks
- ROOFING** : R.C. flat roof
- CEILING** : Skim coat / Asbestos ceiling sheet
- FLOOR FINISHES** : Pantry & toilet : Selected tiles
Others : Cement render
- WALL FINISHES** : Pantry & toilet : Selected tiles
Internal & External : Plastered & painted
- DOOR** : M.S. roller shutter / Timber flush door
- IRONMONGERY** : Quality lockset
- PLUMBING & SANITARY FITTINGS**

Pedestal WC	1 no.
Squatting WC	1 no.
Water tap	2 no.
Sink	1 no.
Paper holder	2 no.
- ELECTRICAL FITTINGS**

CS01	CS02- CS10	CS11	CS12- CS18	CS19- CS26	CS27
Light point	10 nos.	11 nos.	10 nos.	8 nos.	9 nos.
13A SSO	5 nos.	4 nos.	4 nos.	4 nos.	4 nos.
Emergency light	1 no.	1 no.	1 no.	1 no.	1 no.
Exit sign	1 no.	1 no.	1 no.	1 no.	1 no.
Telephone point	1 no.	1 no.	1 no.	1 no.	1 no.





GPS Coordinates: 2.882974,101.791037

waze : IOI Galleria @ Bangi



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A Township Development By:



IOI PROPERTIES

Developer
KNOWLEDGE VISION SDN. BHD. (1027577-P)
 (A Subsidiary Company of IOI Properties Group Bhd)

Marketing & Sales Office

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