

# CONEXIÓN

SHOP | OFFICE

F R E E H O L D

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Actual Photo

# A Commercial Gems in Southern Klang Valley

Shop | Office

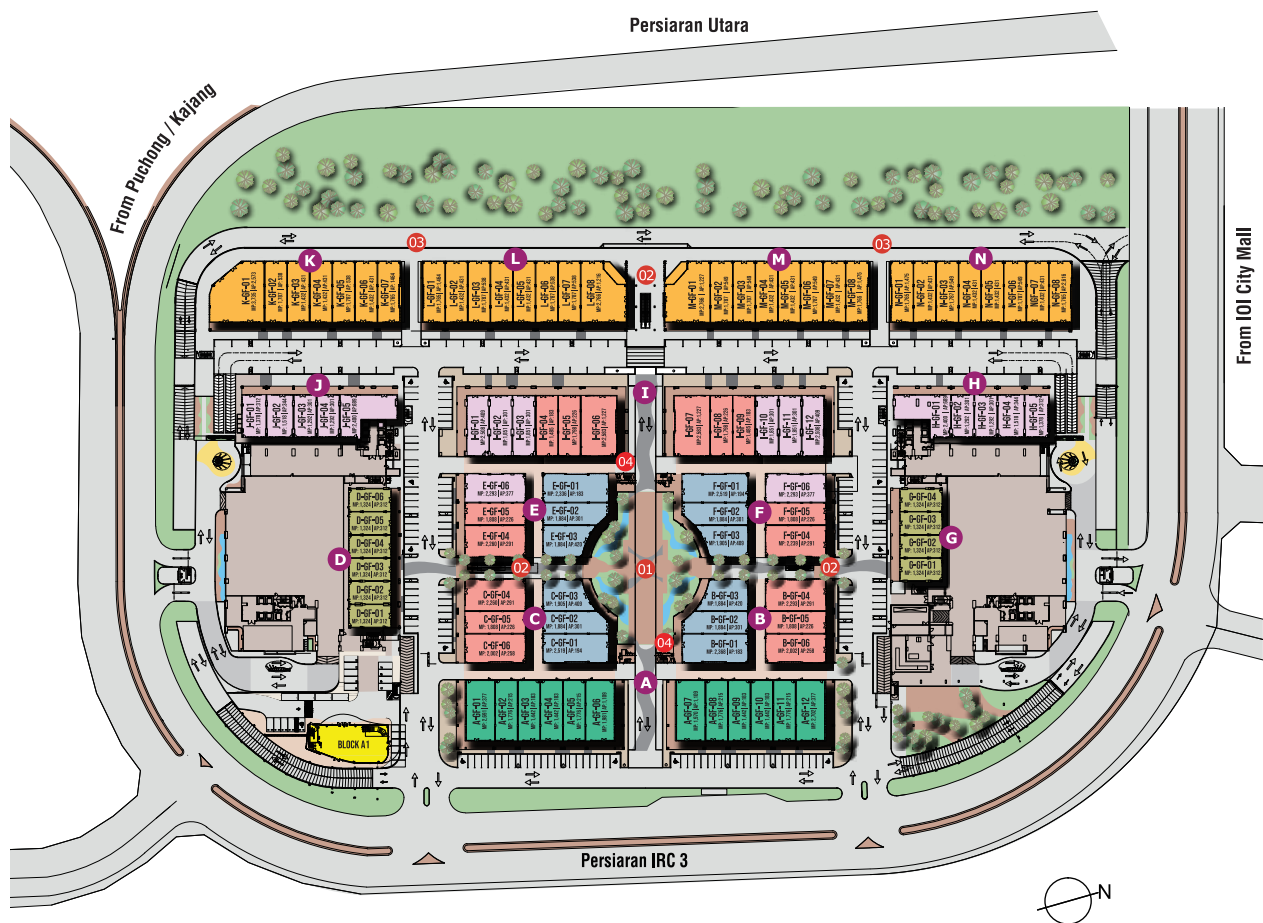
Conezi3n, a vibrant freehold commercial hub at the heart of IOI Resort City is set to bring your business to new heights. Located a mere 700m away from IOI City Mall, Conezi3n enjoys proximity to the country's administrative capital with easy access to 7 major highways and great visibility from main roads. Equipped with more than 2,000 car park bays, the commercial hub offers 473 units of shops & offices that come with practical layouts and various sizes to suit the diverse range of business needs. Currently home to a parade of well-known international chains & mature brands, Conezi3n is your perfect choice to set up base in Southern Klang Valley. Grow your business here!

Existing Tenants



And More

# Site Plan



# Typical Floor Plan

Shop  
Office

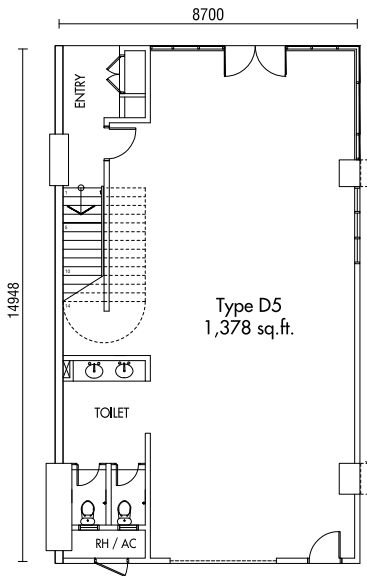
Sizes from 1,292 to 7,244 sq.ft.  
Sizes from 1,539 to 4,273 sq.ft.

*\*Sizes & layouts are varied. Please contact us for more information.*

**SHOP**

(Corner)

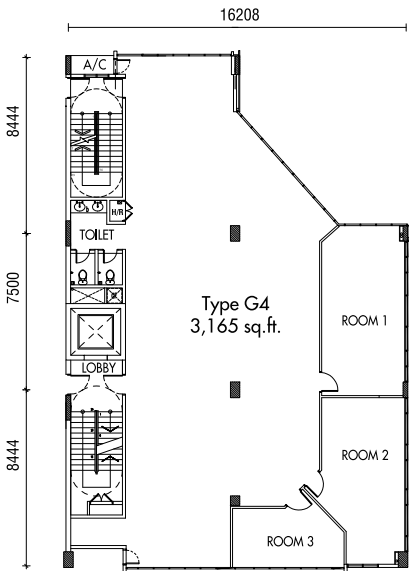
1,378 sq.ft. (Main Parcel)  
312 sq.ft. (Accessory Parcel)



**OFFICE**

(Corner)

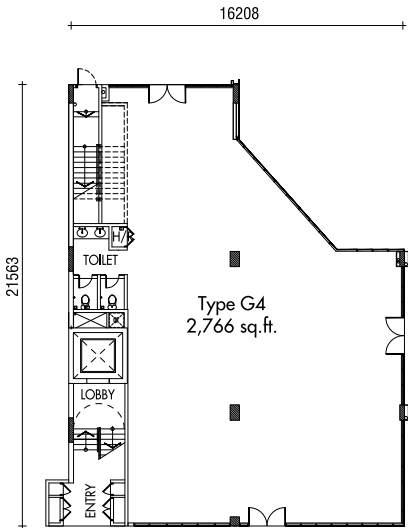
3,165 sq.ft. (Main Parcel)  
54 sq.ft. (Accessory Parcel)



**SHOP**

(Corner)

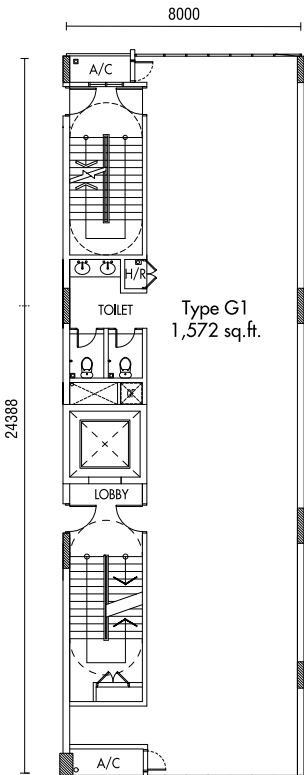
2,766 sq.ft. (Main Parcel)  
1,216 sq.ft. (Accessory Parcel)



**OFFICE**

(Intermediate)

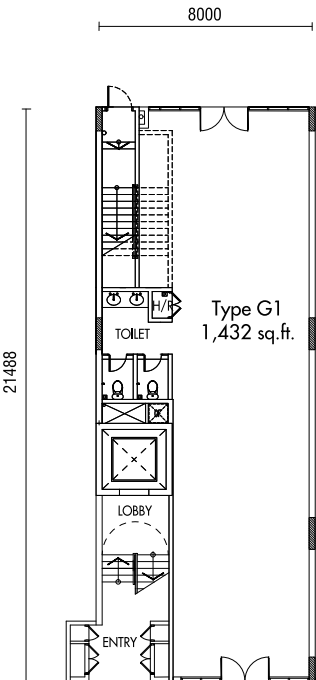
1,572 sq.ft. (Main Parcel)  
54 sq.ft. (Accessory Parcel)



**SHOP**

(Intermediate)

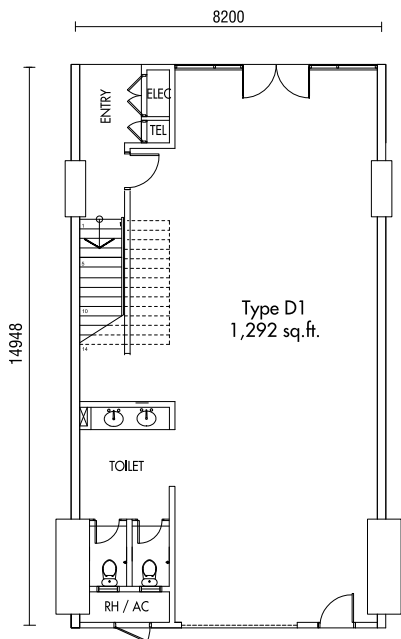
1,432 sq.ft. (Main Parcel)  
431 sq.ft. (Accessory Parcel)



**SHOP**

(Intermediate)

1,292 sq.ft. (Main Parcel)  
301 sq.ft. (Accessory Parcel)



# 11 Reasons why Conezi3n is an Opportunity not to be Missed



Freehold



1 Mil sq.ft. net  
Commercial Area



More than  
2,000 Carpark Bays



700m from  
IOI City Mall



Easy Access to  
7 Major Highways



Proximity to Country's  
Administrative Capital  
(Putrajaya & Cyberjaya)



Occupied by  
International Chains &  
Mature Brands



Practical Layout with  
Dual Frontage &  
Mainroad Visibility



Ready to  
Occupy



Opportunity to buy  
with Tenants for  
Immediate Rental Return



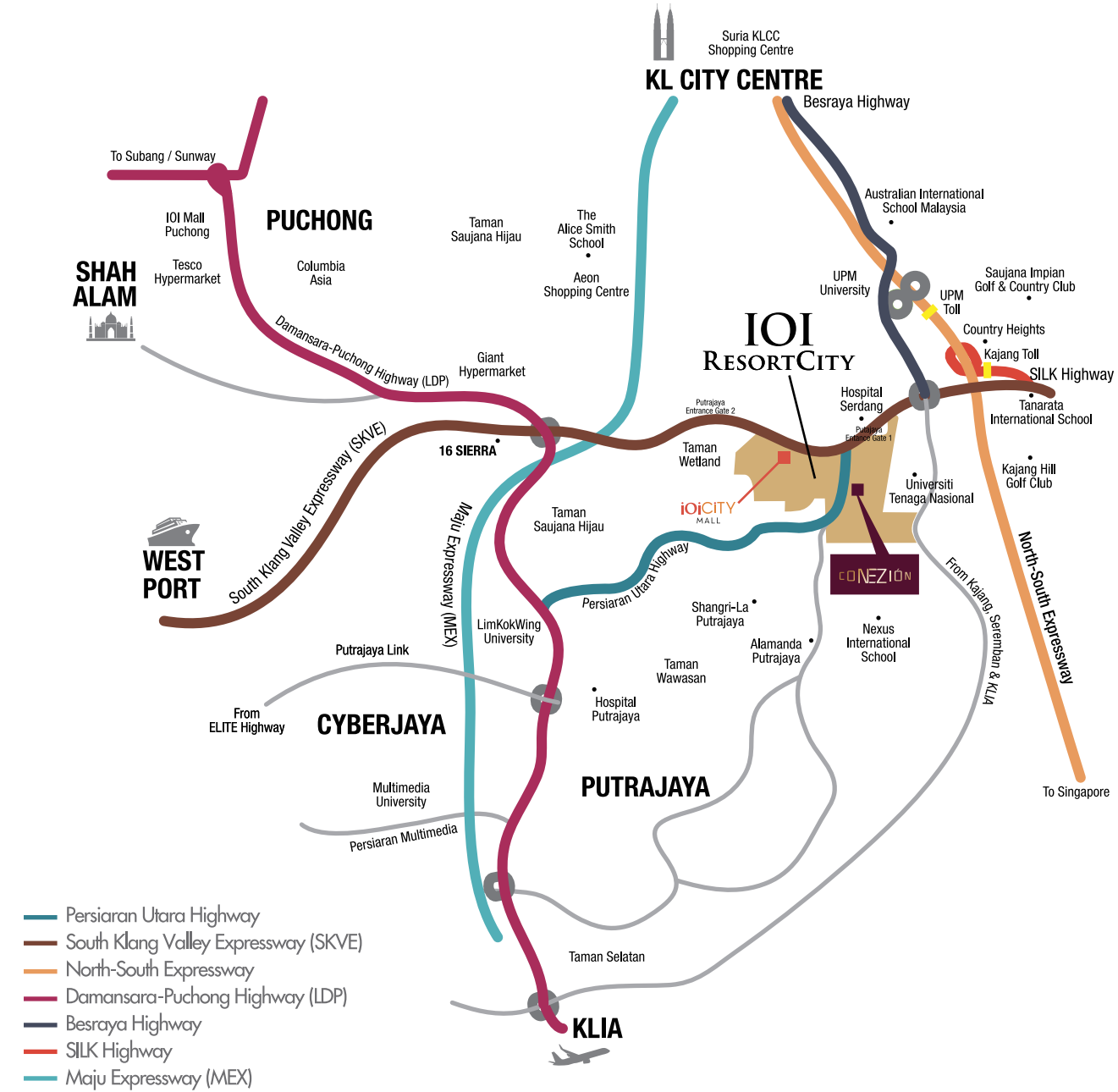
CCTV Surveillance in  
Common Area



Actual Photo

# Make Your Mark In Southern Klang Valley

Grow Your Business Here



Developer  
MAYANG DEVELOPMENT SDN BHD (86092-W)  
IOI City Tower 2, Lebuhr IRC, IOI Resort City, 62502 Putrajaya, Malaysia.

Marketing & Sales Office  
IOI Galleria @ IOI Resort City  
Lebuhr IRC, IOI Resort City, 62502 Putrajaya, Malaysia

**03 8947 8899**  
[ioiproperties.com.my/Conezion](http://ioiproperties.com.my/Conezion)

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