

Senna EXCHANGE

senna puteri

2 & 3 Storey Shop Offices

The Place to be

Featuring a spacious layout, a column-free design, and broad walkway, these shop offices provide exceptional flexibility to accommodate diverse business needs. Ideal for retail, SME offices, or showrooms, Senna Exchange offers a seamless blend of functionality and sophistication. With limitless opportunities for growth and success, this is the ultimate destination for visionary enterprises.

Senna EXCHANGE

A NEW FRONTIER OF COMMERCIAL POSSIBILITY

Taking the commercial and lifestyle heartbeat of Senna Puteri to new heights, Senna ExChange is the next retail landmark in Bandar Baru Salak Tinggi. Featuring 49 double and triple-storey shop offices, Senna ExChange sets a new business paradigm in Sepang.

The commercial hub is the latest in IOI Properties Group's growing retail portfolio, with a track record of vibrant launches such as Arena XChange in Warisan Puteri and 2Rio XChange in Bandar Puteri Puchong.



49 Units Only



**3,352 - 7,576 sq.ft
2 - 3 Storey**



534 Car Parks



12.5 ft Ceiling Height (GF)



5 mins to ERL Salak Tinggi



> 400k* Population Catchment



Fronting Jalan Kota Warisan - Bandar Baru Salak Tinggi



EV Charging Bays

An Upcoming Hub at Sepang

Rise above the competition with triple-storey corner units.

Artist's Impression

unit





- 3.0 KM Salak Tinggi ERL Station
- 4.2 KM KIP Mall
- 4.4 KM Xiamen University Malaysia
- 6.7 KM Inti University
- 9.3 KM Kota Seriemas Golf & Country Club
- 11.4 KM Sepang Circuit
- 11.5 KM Mitsui Outlet Park
- 15 KM KLIA & KLIA 2

*Artist's Impression Only

Connectivity

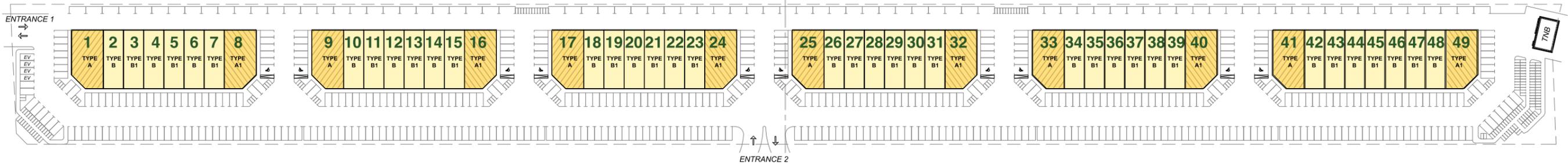
- Direct Access**
Jalan Kota Warisan - Bandar Baru Salak Tinggi
- Easy Access**
North-South Expressway Central Link (Elite Highway)
Putrajaya-Cyberjaya Expressway
Lebuhraya Damansara-Puchong (LDP Highway)
North-South Expressway (PLUS)
KLIA Expressway

RETAIL / COMMERCIAL		
ERL Station		3.0 km
Starbucks		4.2 km
KIP Mall		4.2 km
McDonald's		5.1 km
Mitsui Outlet Park		11.5 km
KLIA 2		14.2 km
KLIA		14.7 km

LEISURE		
Salak Tinggi Stadium		1.6 km
Kota Seriemas Golf & Country Club		9.3 km
National Automobile Museum		11.3 km
Sepang International Circuit		11.4 km
Anjung Spotter Observation Deck		17.2 km
KLIA Jungle Boardwalk		22.2 km

SCHOOLS		
Sekolah Kebangsaan Kota Warisan		3.2 km
Xiamen University Malaysia		4.4 km
INTI International University		6.7 km
Nilai University		8.8 km
KLIA Professional and Management College		9.9 km
SJK (C) Dengkil		10.4 km

CLINICS AND HOSPITALS		
Klinik Medicentral		4.2 km
Klinik Warisan Sepang		4.2 km
MAS Medical Centre		14.9 km



LEGEND Corner Type A / A1 - 38' x 70' Intermediate Type B / B1 - 24' x 70'



Artist's Impression

Floor Plan

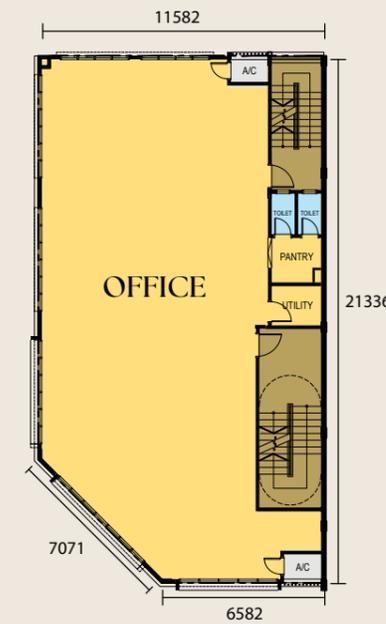
Corner
TYPE A / A1

38' x 70'

Built-up
7,576 sq.ft



Ground Floor Plan



1st Floor Plan



2nd Floor Plan

ELEVATE YOUR ENTERPRISE

Invest in the future. Make a statement with this rare commercial gem that offers lot sizes up to 38' x 70', while its expansive layouts of more than 3,000 sq ft to 7,000 sq ft offer businesses ample room to grow.

Leverage on the growing demographics of Senna Puteri, with 3,000 planned residential units in development, as well as a catchment population of more than 400,000 in Salak Tinggi and surrounding areas.

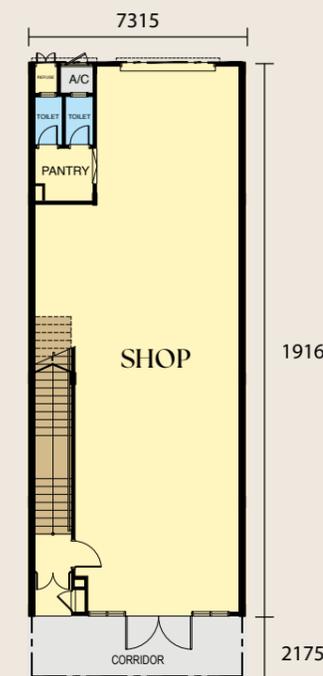


Floor Plan

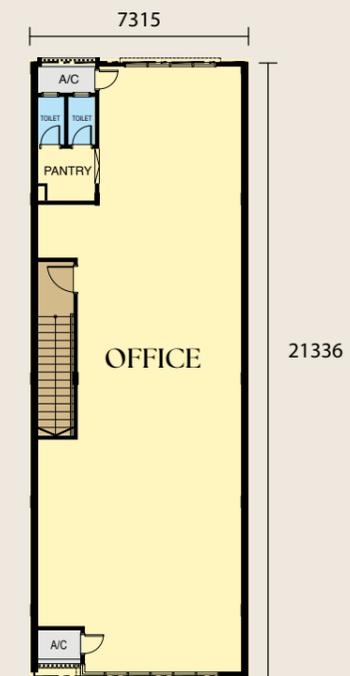
Intermediate
TYPE B / B1

24' x 70'

Built-up
3,352 sq.ft



Ground Floor Plan



1st Floor Plan

Catalysed By Catchment And Convenience



PILIHAN TERAJU SDN BHD (367118-V)
 (A Subsidiary Company of IOI Properties Group Berhad)
SALES OFFICE
 No. 1, Lot 48511, Persiaran Warisan Puteri,
 Kota Warisan, 43900 Sepang, Selangor

IOI Galleria
 Warisan Puteri Sepang

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