



KEMPAS SQUARE

2 & 3 Storey Shop Offices



Kempas Utama
live where life is enjoyed
太子岭

FREEHOLD

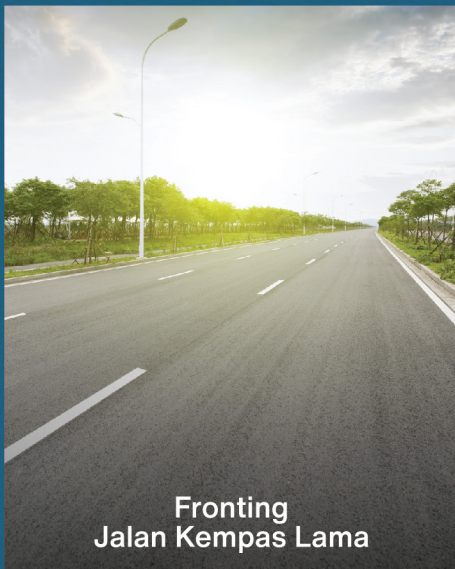
Key Features



Large Population Catchment



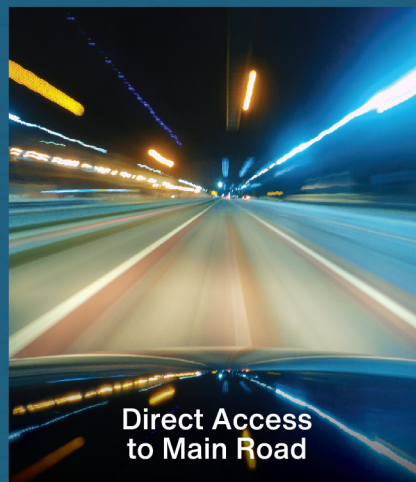
Proximity to ETS Station & Highways



Fronting Jalan Kempas Lama



Spacious Interior with High Ceiling



Direct Access to Main Road

Step into a thriving commercial destination designed for forward-thinking entrepreneurs. These shop offices offer a striking modern facade, prominent road frontage, and strategic location near the ETS Station and major highways, making Kempas Square the perfect setting for businesses to grow, connect, and succeed.

ONE ADDRESS INFINITE POSSIBILITIES





Office / Co-Working Space



Restaurant / Cafe / Bistro



Showroom

Site Plan

Legend

- 3-Storey Shop Office
- 2-Storey Shop Office
- Bumi Lots





s / Retail Outlets

Designed with a modern contemporary facade, each unit balances style and functionality for a professional, versatile setting suited for a variety of businesses. Kempas Square benefits from high growth potential within a strong catchment area, surrounded by established residential neighbourhoods. It is more than a commercial space—it's a strategic investment in a vibrant, rapidly expanding community.

SPACES FOR THRIVING COMMERCE





Artist's Impression Only

**3-Storey
Shop Office**
Corner Lot

**Land Size:
35' x 70'**

**Built-Up:
6,800 sq.ft.**



**3-Storey
Shop Office**
Intermediate Lot

**Land Size:
24' x 70'**

**Built-Up:
4,979 sq.ft.**



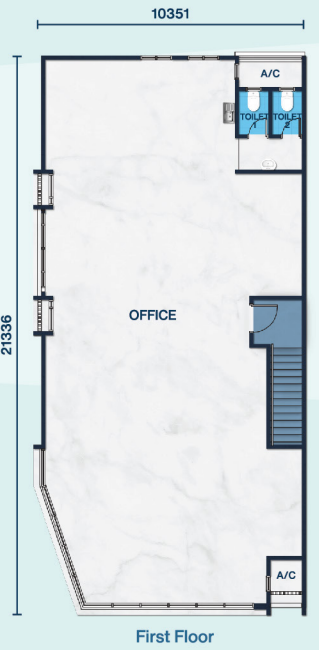
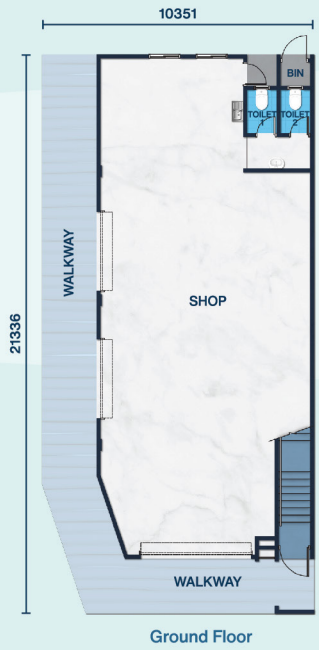


Artist's Impression Only

**2-Storey
Shop Office**
Corner Lot

Land Size:
34' x 70'

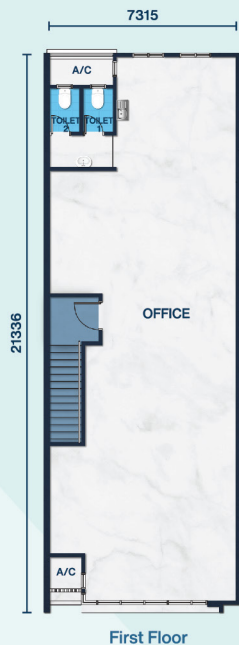
Built-Up:
4,553 sq.ft.



**2-Storey
Shop Office**
Intermediate Lot

Land Size:
24' x 70'

Built-Up:
3,329 sq.ft.



Specification

Structure	: Reinforced Concrete Framework					
Wall	: Brickwall					
Roofing Covering	: Metal Roofing / Reinforced Concrete Roof*					
Roof Framing	: Light Weight Truss / Reinforced Concrete Roof*					
Ceiling	: Skim Coat / Ceiling Board					
Windows	: Aluminium Frame Glass Window / Metal Frame Glass Window*					
Doors	: Roller Shutter / Fire-Rated Door / Flush Door / Grill Door / Louvers Door					
Ironmongery	: Selected Lockset					
Wall Finishes	: Toilet 1 & Toilet 2	: Tiles up to Max 1500mm High / Plaster & Paint				
	: Bin	: Tiles				
	: External Wall	: Plaster & Paint				
	: Internal Wall	: Plaster & Paint				
Floor Finishes	: Toilet 1 & Toilet 2	: Tiles				
	: Bin	: Tiles				
	: Shop / Office	: Hardener Cement				
	: Other	: Cement Render				
Sanitary & Plumbing Fittings		3-Storey	2-Storey			
	: Water Closet	: 6 nos	: 4 nos			
	: Wash Basin	: 3 nos	: 2 nos			
	: Bib Tap	: 7 nos	: 5 nos			
	: Paper Roll Holder	: 6 nos	: 4 nos			
	: Kitchen Sink	: 3 nos	: 2 nos			
Electrical Installation		3-Storey	3-Storey	2-Storey	2-Storey	2-Storey
	: Lighting Points	Cor. Lot	End/Int. Lot	Cor. Lot	End/Int. Lot	Int. Lot
	: Fan Point				PTD215920-PTD215921	PTD215922-PTD215926
	: 13A SSO	: 41 nos	: 38 nos	: 26 nos	: 23 nos	: 23 nos
		: 8 nos	: 8 nos	: 6 nos	: 4 nos	: 6 nos
		: 21 nos	: 21 nos	: 14 nos	: 13 nos	: 14 nos
Internal Telecommunication Trunking & Cabling	: Fibrewall Socket	3-Storey	2-Storey			
		: 3 nos	: 2 nos			

* for 2-Storey Shop only

* for 3-Storey Shop only

Positioned in the Kempas-Tebrau growth corridor within Iskandar Malaysia, Kempas Square is in proximity to the ETS Station and is connected to major highways, as well as Singapore via North-South Highway.

STRATEGIC LOCATION CONNECTED FOR SUCCESS



Connectivity

- 1km** Kempas Toll Plaza
- 3km** ETS Kempas
- 5km** Skudai Highway
- 6km** Pasir Gudang Highway
- 13km** RTS / CIQ
- 14km** Senai International Airport

Shopping malls

- 1km** Lotus's Setia Tropika
- 4km** NSK Trade City Skudai
- 6km** Paradigm Mall Johor Bahru
- 7km** AEON Mall Bandar Dato' Onn
- 12km** AEON Mall Tebrau City
- 17km** Johor Premium Outlets

Healthcare

- 4km** Kempas Medical Centre
- 5km** KPJ Dato' Onn Specialist Hospital
- 12km** Hospital Sultanah Aminah
- 12km** Columbia Asia Hospital
- 13km** Hospital Sultan Ismail



A Township Development By:



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