

ZONE
INNOVATION PARK

BUKIT RAJA
KLANG



HYBRID COMMERCIAL BUSINESS PARK

An icon of a sustainable and matured commercial business park, the strategically located Zone Innovation Park provides top-notch and ready infrastructure amidst lush greenery. It'll change the way you do business.

Enjoy a peace of mind and focus more on doing your best business with the presence of ready bus terminal, banks, easy access to highways and ready population of employees.

A hybrid concept, more versatile options. Situated on prime freehold land, Zone Innovation Park offers limited units of hybrid shop lots which can be flexibly converted to multifunctional and practical layouts to suit a myriad of business operations.

Enjoy unparalleled visibility as the first commercial fronting the Shapadu Highway with direct access via several major highways. Zone Innovation Park ticks all your business operation checklist, be it for your own use or for investment purposes!



SITE PLAN

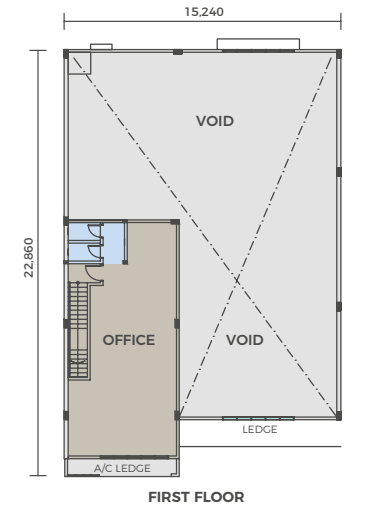
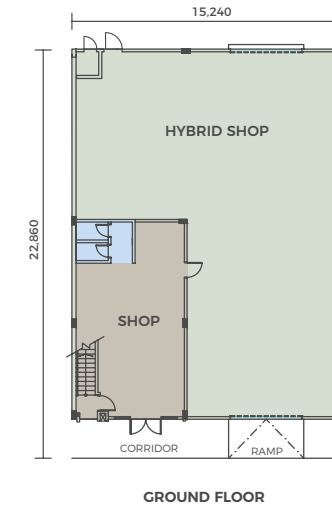


LAYOUT PLAN

TYPE A

Land size:
3,712 sq. ft.

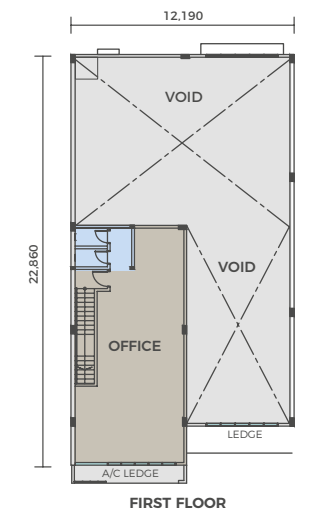
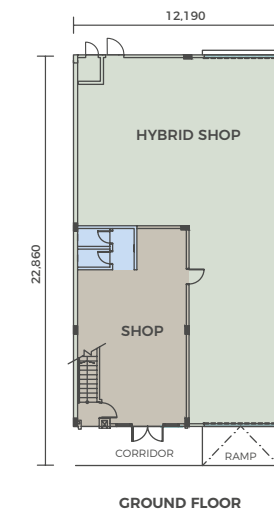
Built-up:
4,608 sq. ft.



TYPE B

Land size:
2,962 sq. ft.

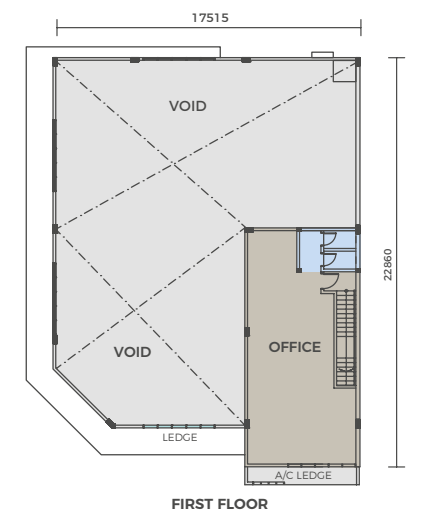
Built-up:
3,859 sq. ft.



TYPE C

Land size:
3,651 - 6,102 sq. ft.

Built-up:
4,510 - 6,961 sq. ft.



LOCATION MAP



WITHIN **2** minutes Walking Distance
 WITHIN **5** minutes Drive
 WITHIN **10** minutes Drive

Location is fundamental in driving the growth to any business.

Proximity propels the synergy of business with the vibrant existing surroundings. Existing amenities such as malls, and educational and medical institutions are just a stone's throw away. There will be ample demand to meet your supply of business or services.



• TOP 30 REAL ESTATE PLAYER •

• BUILT MORE THAN 8 BILLION WORTH OF PROJECT GROSS DEVELOPMENT VALUE ACROSS KLANG VALLEY, PENANG & SABAH •

With its 25 years of track record in developing residential, commercial and industrial properties, Titijaya is Malaysia top 30 property developer with currently 10 active developments in Klang Valley, Penang and Sabah that are strategically located and connected to major highways and transportation hubs within key growth areas.



SPECIFICATION

- Structure : Reinforced Concrete Structure
- Wall : Brick Wall / Masonry Wall / Light Weight Block
- Roof : Reinforced Concrete Flat Roof / Metal Deck Roof
- Staircase : Reinforced Concrete Structure with Mild Steel Railling
- Ceiling : Skim Coat & Paint / Ceiling Board & Paint (Office & Toilet Only)
- Window : Aluminum Framed Glass Panel Window
- Doors : Fire Rated Door / Flush Door / Roller Shutter / Glass Door / Metal Door
- Ironmongery : Quality Locksets & Accesories
- Wall Finishes : Toilet : Wall Tiles to 1500mm Height
Internal Wall : Plaster & Paint / Skim Coat & Paint
External Wall : Plaster & Paint
- Floor Finishes : Shop : Power Float Finish / Bare Concrete
Toilet : Tiles
Office : Tiles
External Corridor : Tiles
Others : Cement Render

Sanitary Installation :

Items	Nos
Water Closet	4
Basin & Tap	2
Toilet Roll Holder	4
Tap	4

Electrical Installation :

Items	Nos
150A 3 Phase Power Supply	1
13A Switch Socket Outlet	4
Lighting Point	6
Network Point	2

REDEFINE THE FUTURE COMMERCIAL HUBS



e-Commerce
Business



Logistics /
Courier Service



Packaging /
Assembly

Development by:



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