

IN THE MIDST
OF IT ALL

THE
Galleria
LIFESTYLE STREETMALL



THE GALLERIA LIFESTYLE STREETMALL

A FUSION OF COLOURS, NATURE AND SPACE

A convergence of urbane architecture, breathtaking landscapes and the freedom to explore limitless lifestyle options, The Galleria Lifestyle Streetmall unites artisanal pleasures with ingenious practicality.

The alfresco boulevard sweeps effortlessly into dualfronted retail and commercial units on the ground floor while escalators lift shoppers to upper level atriums, calling to mind the finesse of Mediterranean piazzas.

Combining the best things in life, The Galleria Lifestyle Streetmall boasts of:

- || **Panache** – Multiple pamper zones nestled among canopies of indoor trees and tranquil water features.
- || **Exuberance** – A vast array of lifestyle options decked out in an attractive, multi-hued façade.
- || **Accessibility** – SkyLinks usher shoppers to and from the bus & taxi terminal, Giant and McDonald's Drive-Thru.

Welcome to The Galleria Lifestyle Streetmall, where highstreet meets street smart. And everything in between.

ARCHITECTURALLY
FUNCTIONAL AND
AESTHETICALLY PLEASING
FLOORS LINKED BY
ESCALATORS



A WINNING INVESTMENT IN ONE OF NORTH KLANG'S MOST VIBRANT AND BUSTLING COMMERCIAL HUBS

Existing crowd-pullers:



KLANG SENTRAL
BUS AND TAXI TERMINAL

UPCOMING
SERVICED APARTMENT

GIANT
SUPERMARKET

Centrally located in a thriving business hub, The Galleria is directly connected to the adjacent Klang Sentral Bus & Taxi Terminal and Giant via the SkyLink, maximising retail traffic from all sides.

This crown jewel in the North Klang Growth Corridor is surrounded by multiple **highly populated neighbourhoods** namely, Setia Alam, Aman Perdana, UEP Bandar Bukit Raja, Puncak Alam, Sungai Kapar Indah and other upcoming developments.

Commercial concerns such as McDonald's Drive-Thru and Tesco (opposite Giant) further complement and complete the future lifestyle options to be opened at The Galleria.

It is easily connected to all of the Klang Valley via:

- || Jalan Haji Abdul Manan
- || NKVE-Meru Link
- || Jalan Kapar

- || New North Klang Straits Bypass
- || Shahpadu Highway
- || Federal Highway
- || Shah Alam-Batu Arang Expressway

AN ICONIC RETAIL
LANDMARK
THAT DRAWS IN
SHOPPERS
FROM ALL
WALKS OF LIFE



For savvy business owners, The Galleria is a rare opportunity for capital gains with its catchment area, strategic location and seamless blend of lifestyle opportunities combined with excellent infrastructure.

Designed for accessibility, **escalators to every floor** permeate this lifestyle destination, transforming units on upper floors into potential retail atriums and not just shop offices. With a low-rise piazza ambience, all upper floors are visible from the ground floor, promising:

- || Better potential for conversion to retail opportunities
- || Higher margins of profit and yield from the exposure
- || Increased rates of capital appreciation and rental yield

All these are presented in avant garde designs that allow a good mix of retail and commercial businesses and come in attractive and colourful façades.

Supermarket/Convenience Stores || Cafés || Restaurants || Pubs & Bistros || Bakeries || Home Entertainment Stores || Fitness & Beauty Centres || Hair Salons || Healthcare Centres || Banks || Car Showrooms || Electronics Stores || Florist Shops || Pet Grooming Shops || DIY Stores and more!



TO FIT YOUR
LIFESTYLE

FREEHOLD
3-STOREY RETAIL
SHOPOFFICES
FROM 22' X 70'

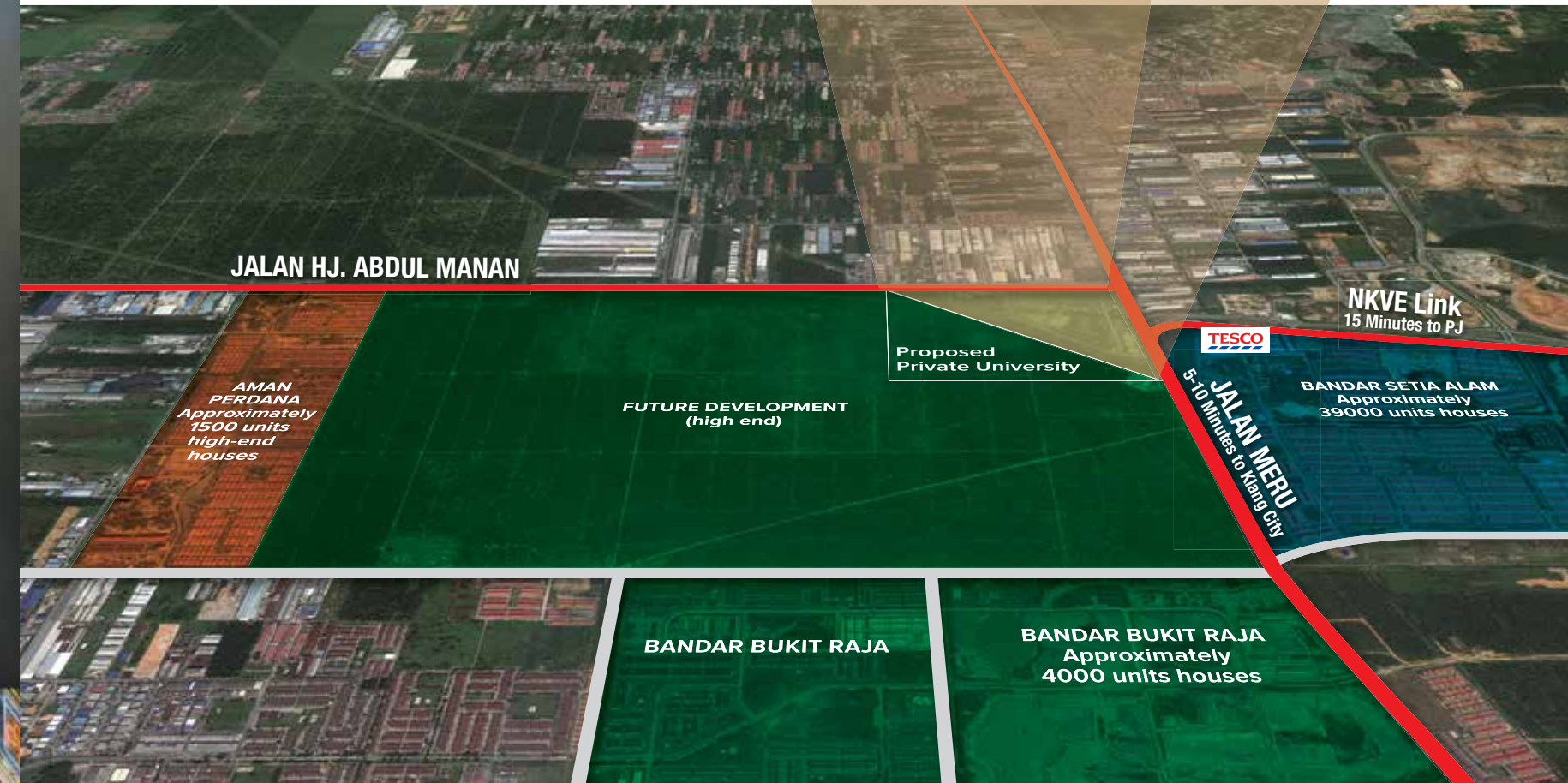
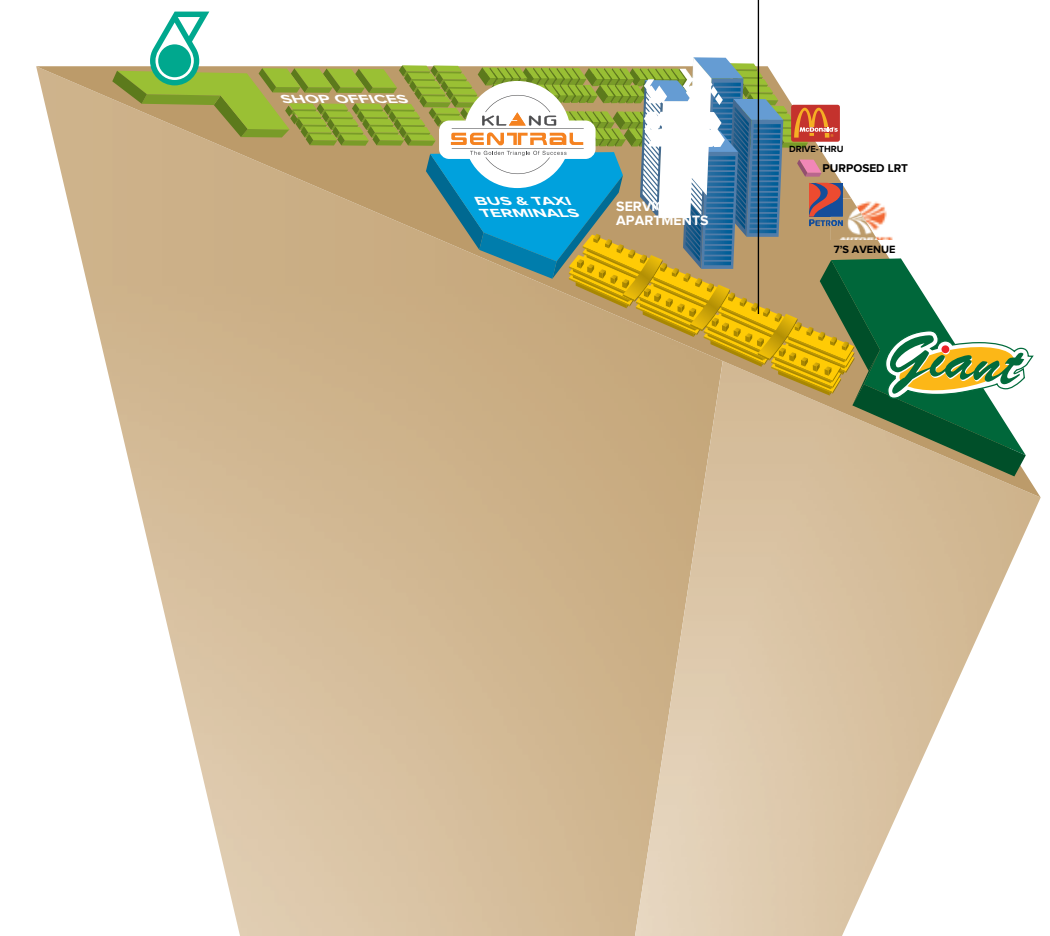


The Galleria is unlike any other mall. Besides its location in a well-developed township with many amenities such as public transportation hubs, a hypermarket, petrol stations, clinics and restaurants to name a few, all within walking distance of the development, The Galleria promises a whole new shopping experience of being a 'lifestyle centre' which is very much the rage in other developed countries.

Once fully completed, The Galleria will be part of a bustling new development which will house 3 storey shop offices (Phase 1 – completed), The Galleria (Phase 2 – in progress) and serviced apartments (Phase 3 & 4 – upcoming project).

Being a part of The Galleria is not just about having a unit and doing your own thing. It is about giving others the chance to live the life and experience a lifestyle like no other. One with much finesse, yet exciting and full of character at the same time.

THE
Galleria
LIFESTYLE STREETMALL



PART ALFRESCO,
PART INDOORS
TOTALLY INNOVATIVE
AND INTEGRATED
SHOPPING PARADISE



The high ceiling volume grand entrance to the central concourse area of the alfresco boulevard

One of the 8 alternative entrances to the alfresco boulevard

A variety of refreshing trees dotting the walkways and the alfresco boulevard



Front elevation view

The Galleria is where style and substance meet, leaving shoppers excited and exhilarated for their next visit.

The **dual-frontage** of all units enables a free flow of customers and maximum exposure of businesses while style is given a natural boost with:

- || Multiple pamper zones replete with benches laid out under a canopy of refreshing foliage, surrounded by the soft gushing of rejuvenating water features

An awe-inspiring **alfresco boulevard** with 8 entry points flows right into the ground floor units, permitting F&B retailers the chance for alfresco dining areas at the forecourts of their premises. With bistros, cafés and delis dotting this stretch, strolling down the boulevard will be *tres chic*.

90% completed – actual site photo taken on Dec 2013



LOCATION MAP

Quick access to:

- || NKVE-Meru Link (3 mins)
- || NKVE (5 mins)
- || Shah Alam (6 mins)
- || Subang (10 mins)
- || PJ/Damansara (20 mins)

GPS coordinates:

(Latitude: 3.108034,
Longitude: 101.440029)



WITHIN **2** minutes
Walking Distance

WITHIN **5** minutes
Drive

WITHIN **10** minutes
Drive

BOLD, BRIGHT AND BEAUTIFUL
DESIGNS SUIT A VARIETY OF
COMMERCIAL AND RETAIL
BUSINESSES



SITE PLAN

Legend:

- A** SkyLink connecting to Klang Sentral Bus & Taxi Terminals
- B** SkyLink connecting to Giant
- C** Staircase to upper floors
- D** Escalators to upper floors
- E** Refreshing water features
- F** Colourful pavement
- G** Water fountain at the central concourse area
- H** Floor-buried uplight throughout the alfresco boulevard
- I** Ample car park bays
- J** Various species of trees



3-STOREY RETAIL SHOPOFFICES
 Lot size from 22' x 70'

Information contained herein is subject to variations, modification and substitutions as may be required by the relevant authorities and/or the developer's consultants and cannot form part of an offer or contract for sale.



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