



AURA

24' X 75' | FROM 3,607 SQ. FT. | FREEHOLD
DOUBLE-STOREY SHOP OFFICES

Bandar Bukit Raja 3's New Lakeside *Gathering Place*

AURA is Bandar Bukit Raja 3's latest freehold double-storey shop offices, designed as a vibrant commercial hub where lifestyle, dining, retail, and everyday conveniences come together.



A Place that Understands Its *Community*

AURA is strategically positioned within a vibrant mix of residential, industrial and commercial developments, establishing it as the new commercial hub of Klang, defined by its distinctive Persona East Indies design concept.

24' x 75' | Built-up from 3,607 sq. ft. | Freehold

46 Units of Double-Storey Shop Offices



Ideal for F&B, office,
showroom & retail



Set within a growing
neighbourhood



Unwind by the
30 Acres Scenic Lake



Fronting
main road



Easy Access to
Major Roads



Wide and Continuous
Pedestrian Walkway



Ample
car park



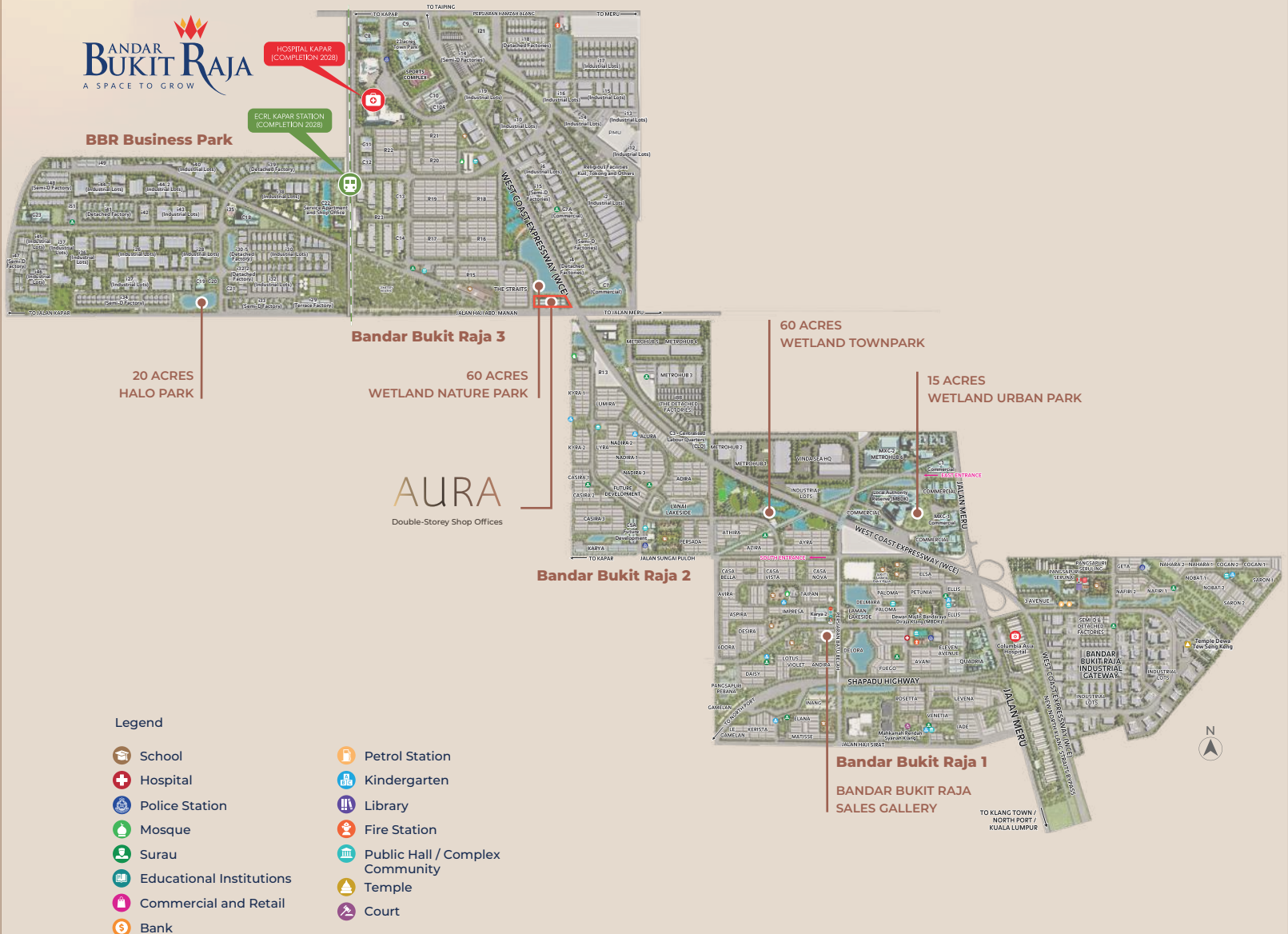
Potential for
future anchor tenant



A Place Like No Other

Blending heritage charm with modern lifestyle, AURA is a vibrant commercial hub designed to bring communities together.

A perfect location that creates a destination where people can connect, unwind, and enjoy meaningful moments together.



Rewritten for The Potential

AURA brings together lifestyle, convenience, and connection in one place, with ample car park spaces and direct access to the Wetland Nature Park within walking distance.

Its versatile shop offices offer the potential for F&B, retail, offices, clinics, banks, boutique hospitality, and elevated urban terraces.



A modern, cozy café interior with warm lighting, wooden tables, and people working and socializing. The space features a mix of round and rectangular tables, some with built-in seating. Numerous pendant lights hang from the ceiling, creating a warm atmosphere. Large windows offer a view of the outside world. People are seen working on laptops, talking, and enjoying coffee. A sign on the wall lists 'HOT DRINKS' including Espresso, Latte, Mocha, Cappuccino, and Cold Brew. A menu board is visible on the left wall. A large potted plant sits on a table in the foreground, and a brown leather bag is on a chair. A cup of coffee and a slice of cake are on a table in the foreground.

Space That Works for *Your Business*

Flexible layouts create the ideal setting for a diverse range of businesses, from cafés and dining concepts to retail, services and lifestyle offerings.

Thoughtfully designed to meet flexible business needs.

AURA's 2-storey shop offices are planned for visibility, movement, and flexibility, so the space works as hard as you do and adapts as your business grows.

Wide frontage for
greater exposure &
signage presence

Spacious, open
interiors ready for
cafés, showrooms,
and social spaces

East Indies façade
design with strategic
signage placement

Built with roller
shutter readiness
to provide
enhanced security
and protection

Covered, tiled
walkways that
keep footfall
flowing,
rain or shine

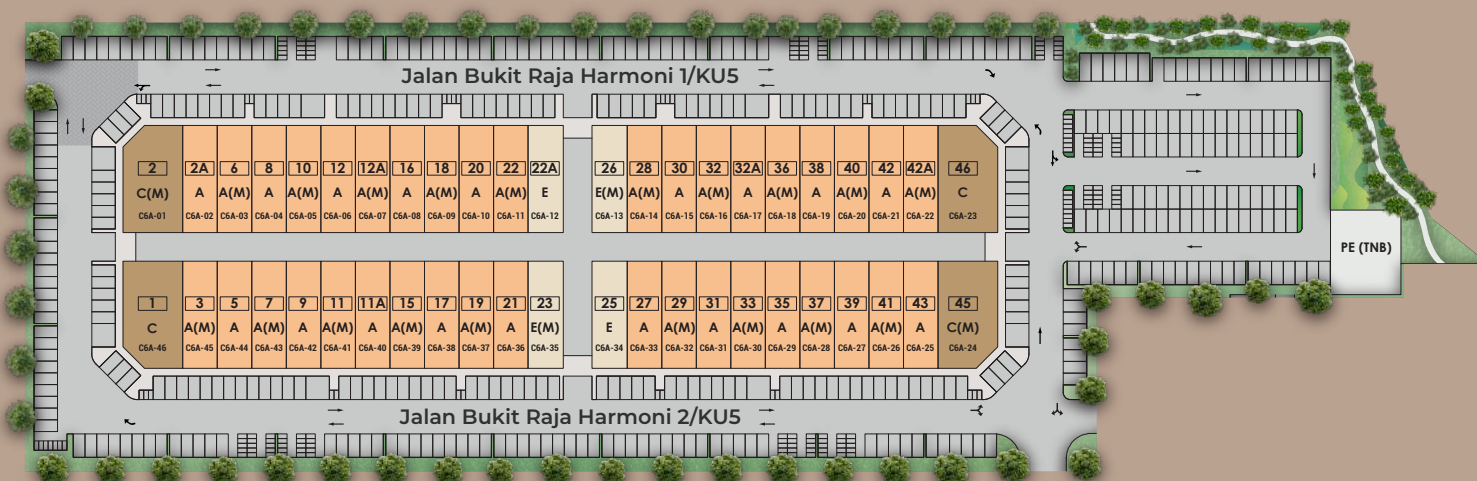
Efficiently designed
openings for optimal
natural light and
ventilation

Ample parking
on every side for
customers and
deliveries





Site Plan



LEGEND

Address No : 22A

Unit Type : A

PE (TNB) : Pencawang Elektrik TNB

- Type A / A(M) | Intermediate Unit**
24' x 75' | Built-up 3,607 sq. ft.
- Type C / C(M) | Corner Unit**
42' x 75' | Built-up 5,962 sq. ft.
- Type E / E(M) | End Unit**
25' x 75' | Built-up 3,681 sq. ft.

NOTES:

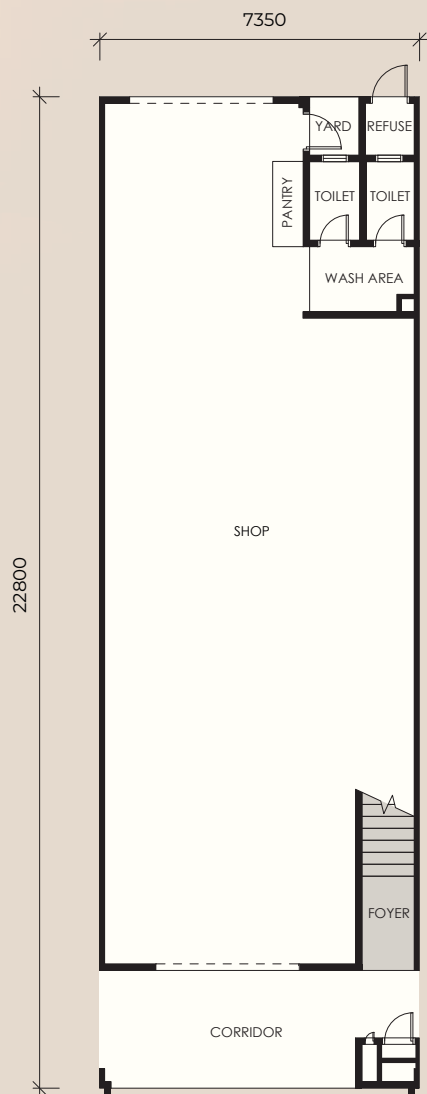
1. All description and specifications are subject to variation, modifications and substitutions as directed or approved by relevant authorities or developer's consultants.
2. Driveway, ramps and exterior areas may vary to suit site conditions.

Type A / A(M)

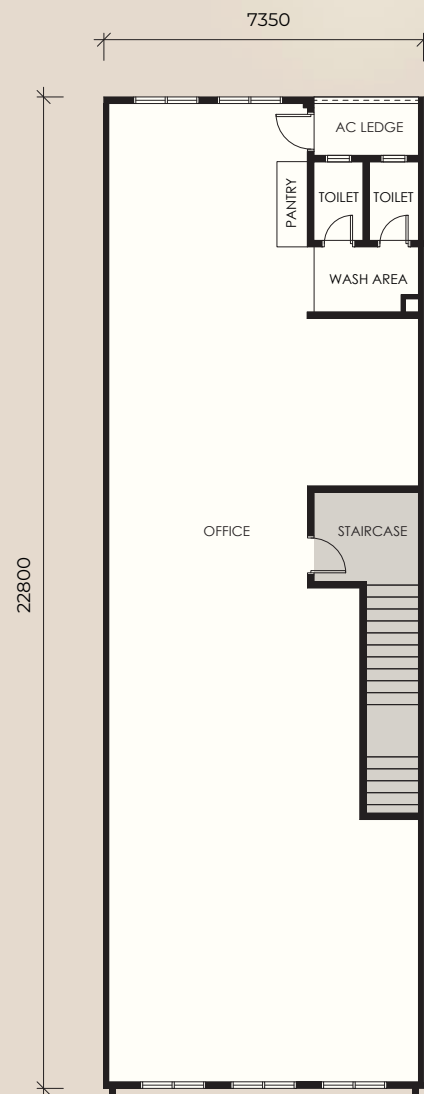
Intermediate Unit

24' × 75' | 3,607 sq. ft. | 38 units

The everyday workhorse, right-sized for an owner-occupier shop or office.



GROUND FLOOR



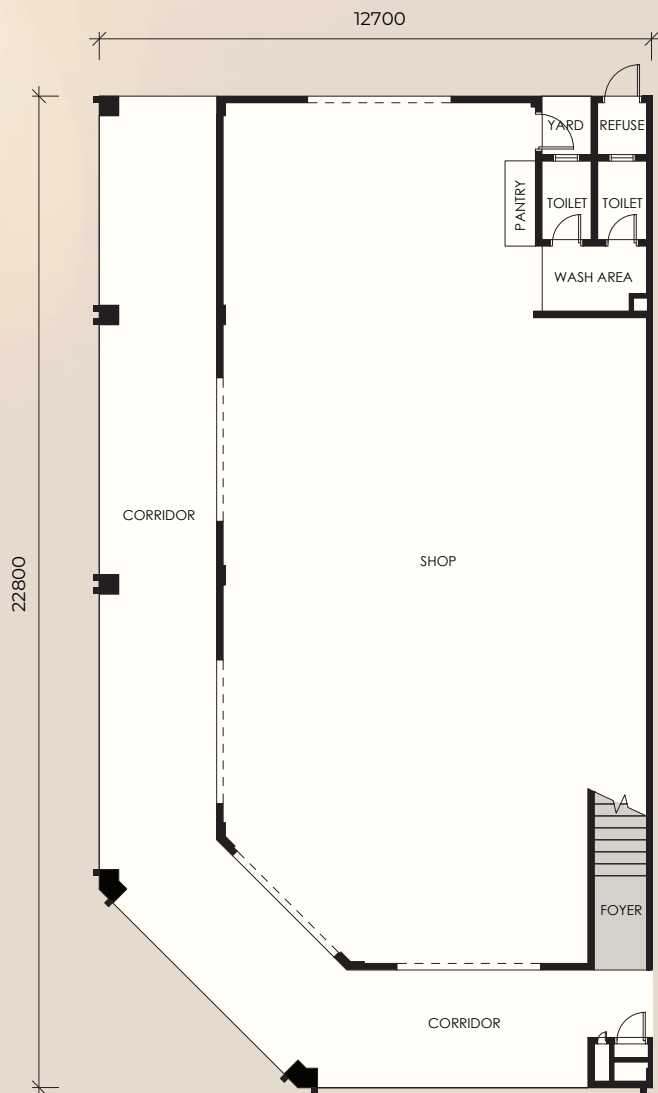
FIRST FLOOR

Type C / C(M)

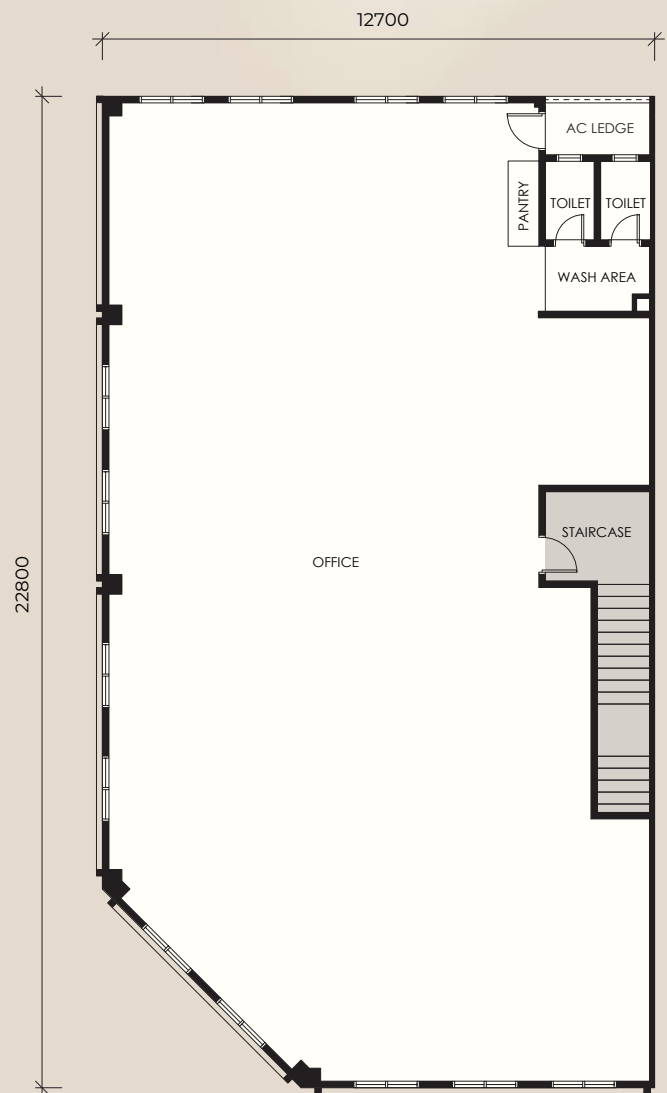
Corner Unit

42' × 75' | 5,962 sq. ft. | 4 units

A touch wider, for businesses that trade on presence.



GROUND FLOOR



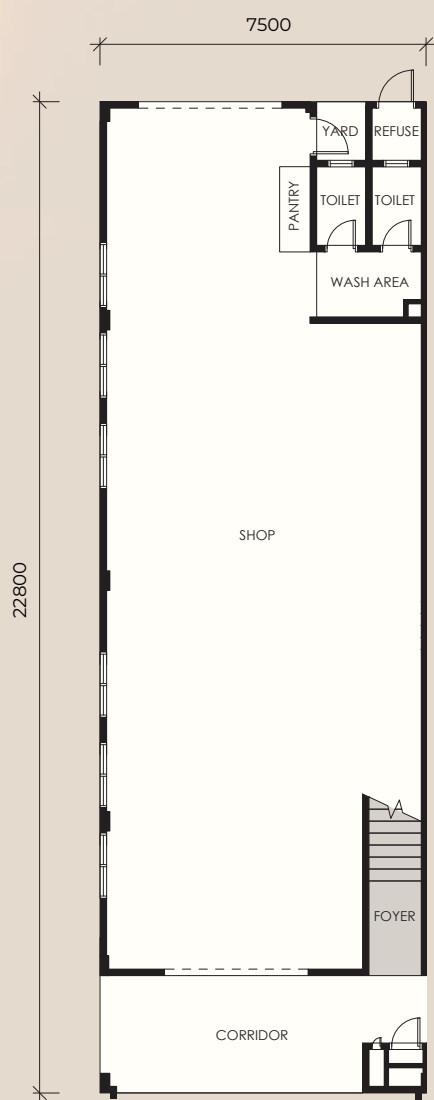
FIRST FLOOR

Type E / E(M)

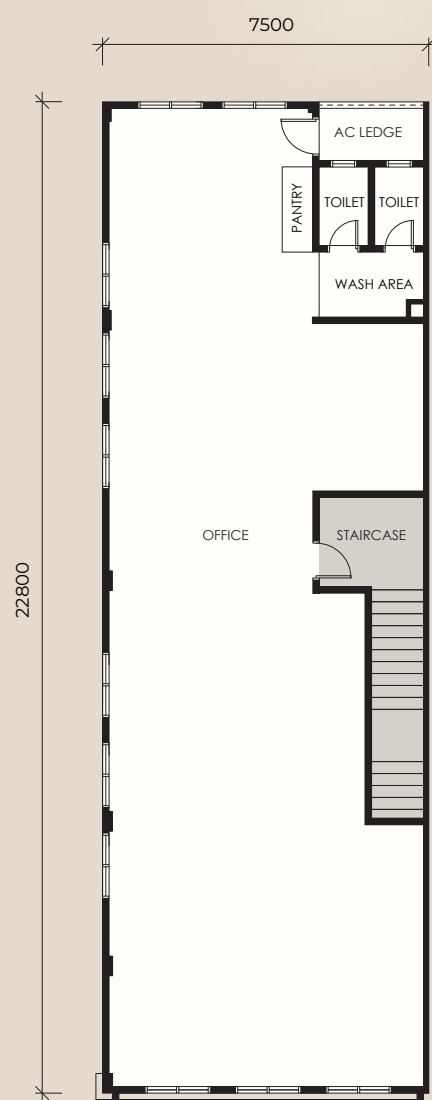
End Unit

25' × 75' | 3,681 sq. ft. | 4 units

The flagship frontage, scaled for an anchor, a showroom, or destination F&B.



GROUND FLOOR



FIRST FLOOR

Specification

Structure		: Reinforced Concrete																																			
Wall		: Masonry																																			
Roofing Covering		: Metal Deck / Reinforced Concrete																																			
Roofing Framing		: Metal																																			
Ceiling		: Plaster Board / Skim Coat																																			
Windows		: Aluminium Frame Glass Panel																																			
Doors	Main Entrance	: Roller Shutter																																			
	Other Doors	: Roller Shutter, Fire Rated Door, Flush Door, Louvers Door																																			
Ironmongery		: Lockset with Accessories																																			
Wall Finishes	Shop / Office	: Plaster and Paint																																			
	Wash Area / Pantry	: Tiles up to 1500mm Height / Plaster and Paint																																			
	Toilet	: Tiles up to Ceiling Height																																			
	Refuse Compartment	: Tiles																																			
	Others	: Plaster and Paint																																			
Floor Finishes	Corridor	: Tiles																																			
	Shop / Office	: Cement Render																																			
	Wash Area / Pantry	: Tiles																																			
	Toilet	: Tiles																																			
	Refuse Compartment	: Tiles																																			
	A/C Ledge	: Cement Render																																			
	Staircase	: Cement Render with Nosing Tiles																																			
Sanitary and Plumbing Fittings	Pantry	: Sink with Tap																																			
	All Toilets	: Sanitary Wares and Fittings																																			
Electrical Installation		<table><tr><th>Type A / A(M)</th><th>Type C / C(M)</th><th>Type E / E(M)</th></tr><tr><td>Lighting Point</td><td>: 25</td><td>29</td><td>25</td></tr><tr><td>Signage Point</td><td>: 2</td><td>6</td><td>2</td></tr><tr><td>Emergency Light</td><td>: 5</td><td>5</td><td>5</td></tr><tr><td>Exit Sign</td><td>: 1</td><td>1</td><td>1</td></tr><tr><td>Ceiling Fan Point</td><td>: 7</td><td>7</td><td>7</td></tr><tr><td>Power Point</td><td>: 16</td><td>16</td><td>16</td></tr><tr><td>Electrical DB</td><td>: 2</td><td>2</td><td>2</td></tr><tr><td>Fibre Wall Socket</td><td>: 2</td><td>2</td><td>2</td></tr></table>	Type A / A(M)	Type C / C(M)	Type E / E(M)	Lighting Point	: 25	29	25	Signage Point	: 2	6	2	Emergency Light	: 5	5	5	Exit Sign	: 1	1	1	Ceiling Fan Point	: 7	7	7	Power Point	: 16	16	16	Electrical DB	: 2	2	2	Fibre Wall Socket	: 2	2	2
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Fibre Wall Socket	: 2	2	2																																		
Internal Telecommunication Trunking and Cabling		: Fibre Wall Socket																																			
Miscellaneous		: Letter Box																																			
		: Refuse Compartment																																			
		: TNB Meter Compartment																																			
		: Water Meter Stand																																			



Where Business Finds Its Perfect Place

AURA's 2-storey shop offices are part of a 65-acre commercial hub within Bandar Bukit Raja 3, strategically positioned along a high-traffic frontage with excellent accessibility. With strong visibility and connectivity, AURA is designed to drive footfall and unlock greater business opportunities.

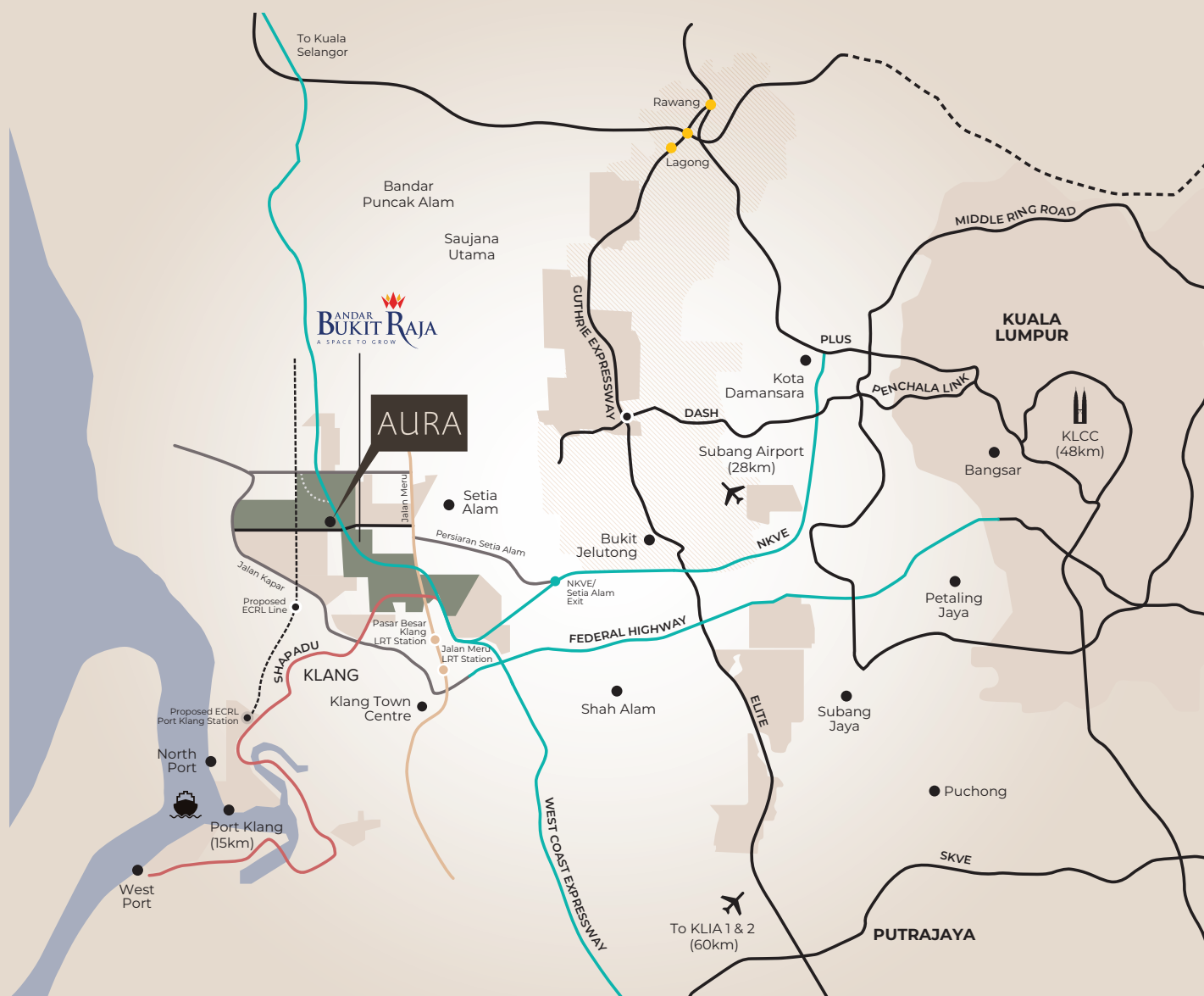


Proudly Sustainable, Proudly Sime Darby Property

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SDG) as a call to action to achieve balanced, sustainable development, end poverty, protect the planet, and ensure that people can prosper and live peacefully by 2030.

For over 10 years, sustainability has been Sime Darby Property's beacon that is embedded and nurtured within our corporate culture.

The UN's Sustainable Development Goals further guide us to reinforce our commitment to achieve balance and limit our impacts on the environment to develop sustainable townships. We continuously reflect upon our actions, ensuring they are in-line with these goals as we work towards achieving sustainability.



Seamless Connectivity, Endless Possibilities

RETAIL

Lotus's Setia Alam	5 km
Klang Parade	5 km
Setia City Mall	7 km
Aeon Mall Bukit Raja	7 km
Central i City	8 km

HEALTHCARE

Columbia Asia Hospital	5 km
KPJ Klang Specialist Hospital	6 km
Hospital Kapar	9 km
Shah Alam Hospital	10 km
Hospital Tengku Ampuan Rahimah	10 km

EDUCATION

SJK (T) Ladang Bukit Rajah	2 km
SK/SMK Setia Alam	5 km
SJK (C) Pin Hwa 2 Klang	5 km
Peninsular International School	6 km
Tenby International School	9 km

LEISURE

Bandar Bukit Raja Town Park	2 km
Setia Alam Community Trail	10 km
Shah Alam National Botanical Park	13 km

PORTS & AIRPORTS

Port Klang	15 km
Subang Airport	28 km
KL International Airport (Klia)	60 km

For any inquiries, please contact us at:



Bandar Bukit Raja Sales Gallery

Jalan Gamelan 1E,
Bandar Bukit Raja,
41050 Klang, Selangor.
Open daily from 9.30am to 6.00pm

03 3361 7288
www.simedarbyproperty.com



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