

FOR INTERNAL CIRCULATION



# BBR

BUSINESS PARK

MANAGED INDUSTRIAL PARK

## i33 Semi-Detached Factories

LOT DIMENSION  
**70' X 150'**

BUILT-UP AREA  
**5,040 SQFT**

LAND TITLE  
**FREEHOLD**





Artist's impression

<h2>KEY FEATURES</h2>	<p>80ft Wide Internal Roads</p>	<p>544 External Parking Lots</p>	<p>Floor Loading 10kN/m<sup>2</sup>*</p>	<p>Power Capacity 200A</p>	<p>Height Clearance of 8 Metres*</p> <p><small>*Only at production area</small></p>
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**ECRL KAPAR STATION**

(Target to operate by 2028)

JALAN HAJI ABD. MANAN

MAIN ENTRANCE

Artist's impression

# BANDAR BUKIT RAJA MASTERPLAN

## BBR BUSINESS PARK

ECRL KAPAR STATION (COMPLETION 2028)



# BANDAR BUKIT RAJA: A SPACE TO GROW YOUR BUSINESS

Anchored by the township's core pillars of master planned growth, business excellence, thriving community, and sustainability, Bandar Bukit Raja Business Park is designed to support long-term success with its strategic location within Klang that offers seamless connectivity to major highways, Port Klang, and the upcoming ECRL. It's where connectivity, sustainability, and opportunity come together to power the future of industry.

## BANDAR BUKIT RAJA 3



### LEGEND

- Residential
- Commercial
- Industrial Lot
- Semi-D / Detached Factory
- Amenities / Public Space / Infrastructure
- Sales Gallery
- School
- Hospital
- Police Station
- Mosque
- Surau
- Educational Institutions
- Commercial and Retail
- Bank
- Petrol Station
- Kindergarten
- Library
- Fire Station
- Public Hall / Community Complex
- Temple
- Court

20 ACRES HALO PARK

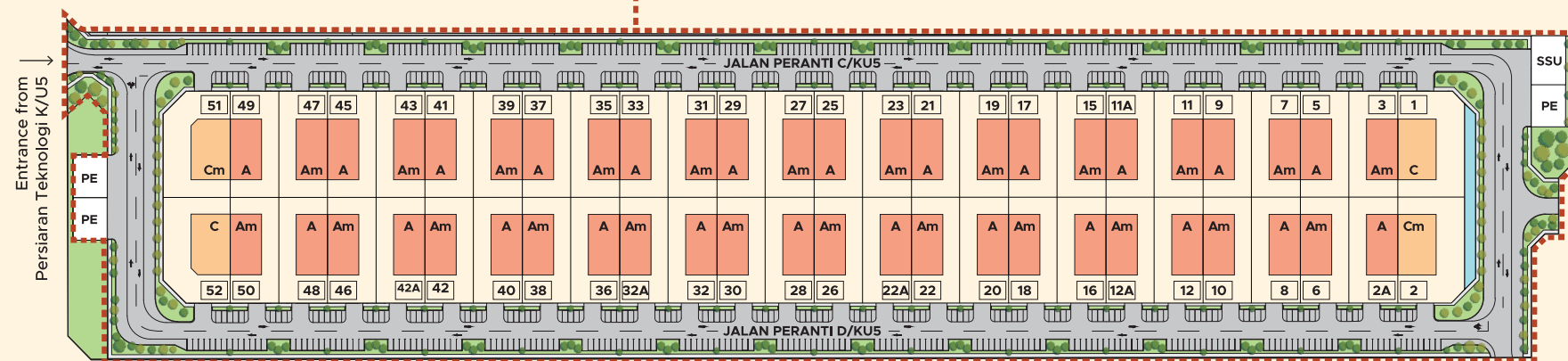
60 ACRES WETLAND NATURE PARK

60 ACRES WETLAND TOWNPARK

40 ACRES WETLAND URBAN PARK

## BANDAR BUKIT RAJA 2

## SITE PLAN



Entrance from Jalan Haji Abdul Manan

### LEGEND

- Type A/Am**  
70' x 150' | Built-up 5,040 sqft
- Type C/Cm**  
70' x 150' | Built-up 5,040 sqft
- Am** Type
- 1** Address No
- PE** TNB Substation
- SSU** TNB Main Switching Station



## BANDAR BUKIT RAJA 1

**BANDAR BUKIT RAJA SALES GALLERY**

TO KLANG TOWN / NORTH PORT / KUALA LUMPUR



Artist's impression

## FLOOR PLAN

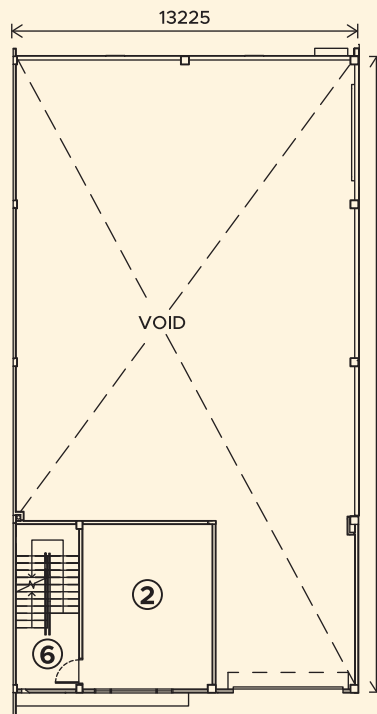
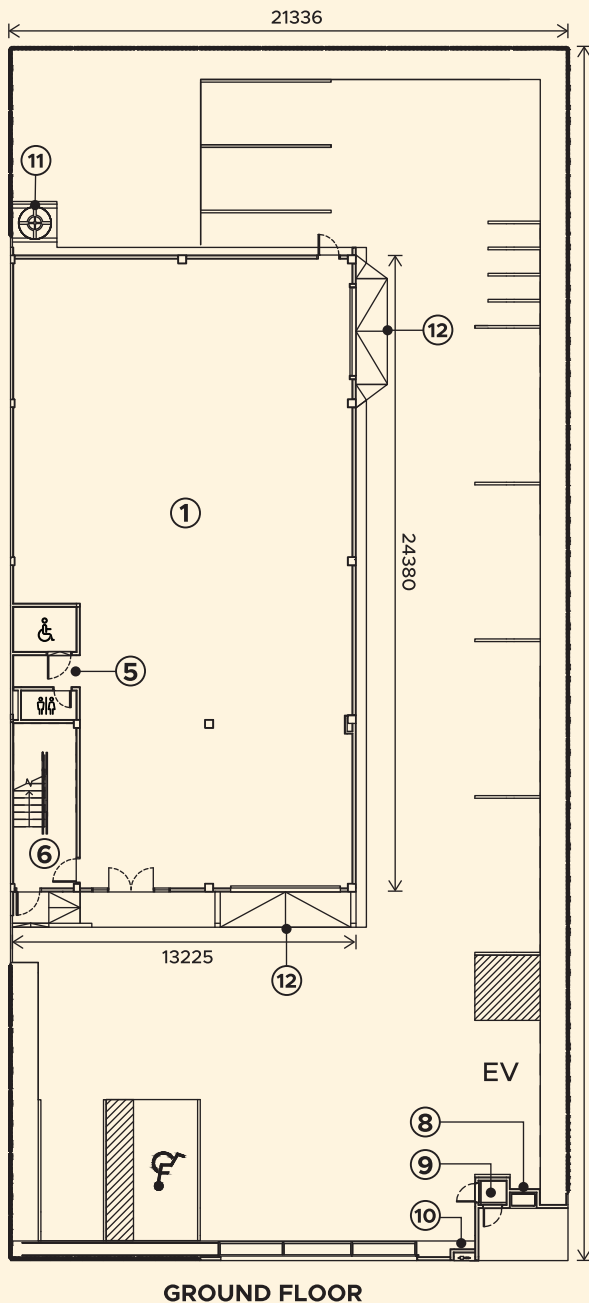
**i33** Semi-Detached Factories

TYPE A/Am/C/Cm

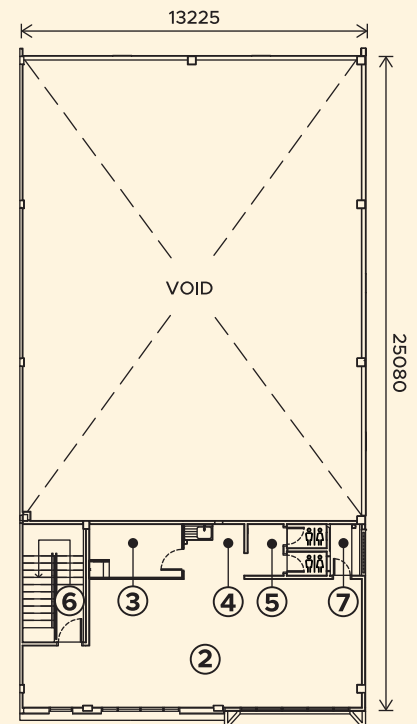
LOT DIMENSION  
70' X 150'

BUILT-UP AREA  
5,040 SQFT

NO OF UNIT  
52 UNITS



MEZZANINE FLOOR



FIRST FLOOR

- ① PRODUCTION AREA
- ② OFFICE
- ③ PRAYER ROOM
- ④ PANTRY
- ⑤ TOILET
- ⑥ STAIRCASE

- ⑦ A/C LEDGE
- ⑧ TNB METER COMPARTMENT
- ⑨ REFUSE CHAMBER
- ⑩ WATER METER
- ⑪ RAINWATER HARVESTING
- ⑫ LOADING AREA

**STRATEGICALLY  
LOCATED  
TO SUPPORT  
BUSINESS GROWTH**

 **SEA**

- 12km** Port Klang
- 13km** North Port
- 32km** West Port

 **AIR**

- 28km** Sultan Abdul Aziz Shah Airport (Subang Airport)
- 60km** KLIA 1 & KLIA 2

 **RAIL**

**East Coast Rail Link (ECRL)**

**ECRL Kapar Station**  
(Target to operate by 2028)



**CONNECTED TO 6 MAJOR HIGHWAYS**

- |   |   |  |
|---|---|--|
| <p><b>1</b> <b>WCE</b><br/>West Coast Expressway</p>        | <p><b>3</b> <b>Federal Highway</b></p>                            | <p><b>5</b> <b>GCE</b><br/>Guthrie Corridor Expressway</p> |
| <p><b>2</b> <b>NKVE</b><br/>New Klang Valley Expressway</p> | <p><b>4</b> <b>SHAPADU</b><br/>New North Klang Straits Bypass</p> | <p><b>6</b> <b>ELITE</b><br/>Expressway Lingkar Tengah</p> |

For enquiries,



**BANDAR BUKIT RAJA SALES GALLERY**  
1E, Jalan Gamelan, Bandar Bukit Raja,  
41200 Klang, Selangor.

Open daily from **9.30am** to **6.00pm**

**03 3361 7288**  
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