



THE MASTERPIECE COLLECTION

— SERIES 2 —



BUILT ON TRUST, BACKED BY AWARDS



StarProperty Awards 2025
Real Estate Developer
The Business Estate Award
Best Industrial Park Development

2019

The Edge-PEPS
Value Creation Excellence
Award 2019
Non-Residential

Bandar Bukit Raja
Gateway 16

2021

PropertyGuru Asia
Property Awards
(Malaysia) 2021

Best Industrial Development
The Detached Factories
in Bandar Bukit Raja

2022

StarProperty Awards
Real Estate Developer

The Business Estate Award
(Industrial Park)
Bandar Bukit Raja

2023

PropertyGuru Asia
Property Awards 2023

Best Industrial
Development (Malaysia)
Bandar Bukit Raja

2024

StarProperty
Awards 2024

The Earth Conscious
Award for Best Sustainable
Development (Township)

A NEW MASTERPIECE BEGINS

Bandar Bukit Raja Industrial Park has long set the benchmark for industrial excellence with its winning formula of prime connectivity, scalable infrastructure, and a thriving ecosystem anchored by global players.

Be part of the next chapter of our award-winning development with The Masterpiece Collection Series 2. With greater capacity, enhanced capability, and proven value, this new release is built to give you the advantage to grow, lead, and shape the future.



YOUR GO-TO INDUSTRIAL EXPERTS

STRATEGIC LOCATIONS

Unparalleled infrastructure network and connectivity

CUSTOMISED SOLUTIONS

A comprehensive range including lots, ready-built, built to suit and others

FUTURE READY

Designed to meet ESG needs, ensuring your leadership in a competitive landscape

ABOUT SIME DARBY PROPERTY

Sime Darby Property is Malaysia's leading property developer with over 50 years of experience. Specialising in residential, commercial and industrial developments, the company is committed to quality, innovation and sustainability. Notable for its Net Zero target by 2050, Sime Darby Property is recognised for its ESG efforts and major developments like Battersea Power Station in the UK and Kuala Lumpur Golf & Country Club. It holds multiple industry awards, including recognition as Malaysia's top property developer.

Our Industrial Parks

HAMILTON
— INDUSTRIAL PARK —

SERENIA
— INDUSTRIAL PARK —

VISION
— BUSINESS PARK —

ELMINA
— BUSINESS PARK —

BANDAR BUKIT RAJA
— INDUSTRIAL PARK 3 —

XME NILAI
— BUSINESS PARK —



Developed by Malaysia's Iconic Developer



Selangor

- Bandar Bukit Raja 1
- Bandar Bukit Raja 2 & 3
- Serenia City
- City of Elmina: Elmina East
- City of Elmina: Elmina West
- City of Elmina: Denai Alam & Bukit Subang
- City of Elmina: Elmina Business Park
- Bukit Jelutong
- Ara Damansara
- USJ Heights
- Putra Heights
- Saujana Impian
- SJ7
- SJCC

Kuala Lumpur

- KLGCC Resort
- KL East
- Taman Melawati

Negeri Sembilan

- Hamilton Nilai City
- Vision Business Park
- Nilai Impian 1
- Nilai Impian 2
- Planters' Haven
- Bandar Ainsdale
- Chemara Hills

Johor

- Bandar Universiti Pagoh
- Taman Pasir Putih

United Kingdom

- Battersea Power Station



POWERING INDUSTRIES WITH **SMART INDUSTRIAL** SOLUTIONS

At Sime Darby Property, we deliver strategic industrial solutions designed for efficiency, flexibility, and growth. Our offerings ensure seamless operations with tailored solutions, cutting-edge infrastructure, prime locations, and future-ready innovations. Partner with us and unlock the full potential of your industrial excellence.

BESPOKE SOLUTIONS BUILT FOR GROWTH



Bandar Universiti Pagoh

**INDUSTRIAL
LAND**



Bandar Bukit Raja

**BUILT-TO-SUIT
DEVELOPMENTS**



Elmina Business Park

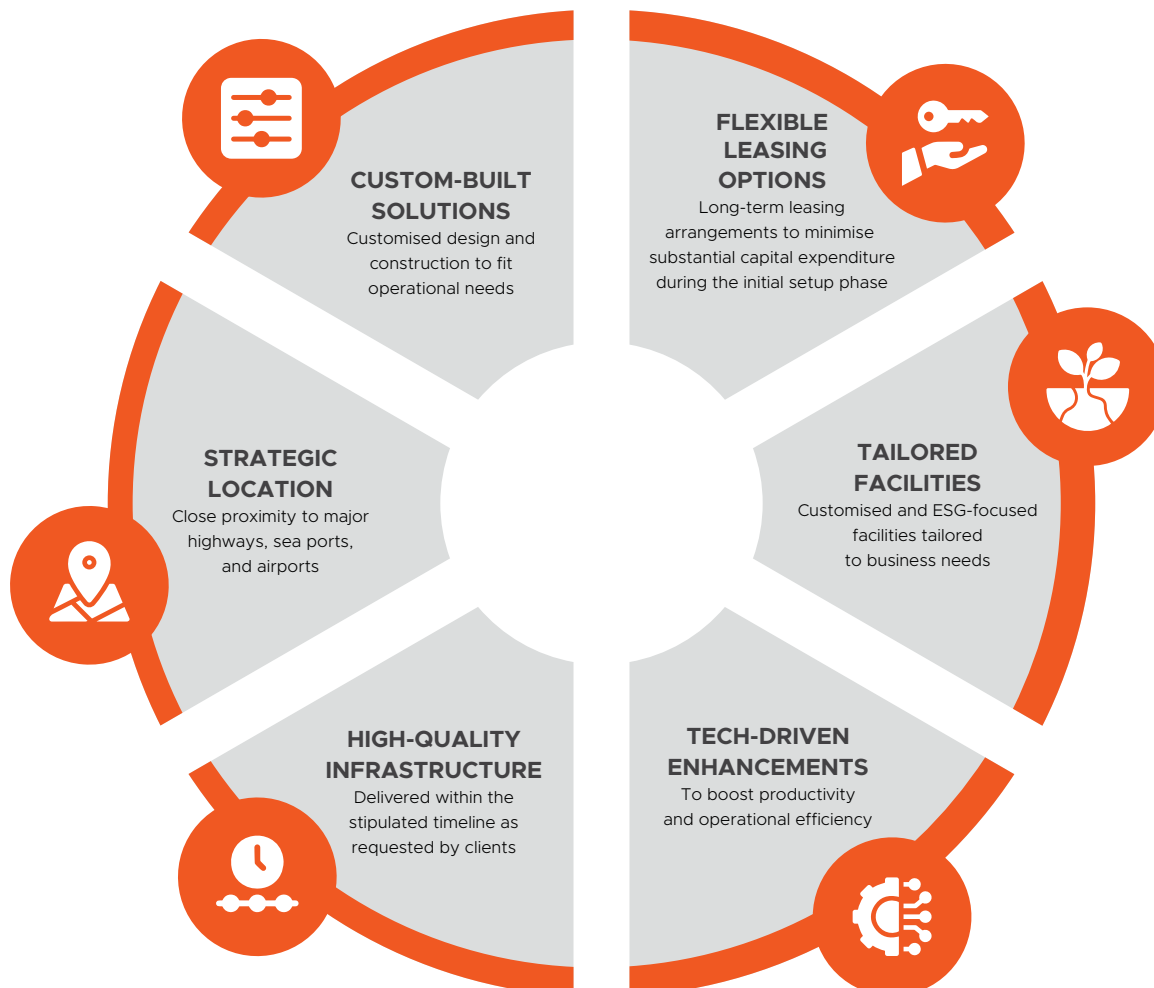
**READY-BUILT
FACTORIES**



Elmina Business Park

**ANCILLARY
FACILITIES**

OUR EDGE IN INDUSTRIAL EXCELLENCE





TRUSTED BY GLOBAL INDUSTRIAL LEADERS

BIG DUTCHMAN



"Our state-of-the-art facility is purpose-built to support our projected growth across the Asian region, offering expanded space for inventory and spare parts to streamline operations."

The freehold site provides robust infrastructure to support long-term development."

Jan Hofstede, President of Big Dutchman Asia

SOURCE

<https://www.thepoultrysite.com/news/2015/10/groundbreaking-ceremony-held-for-big-dutchmans-new-premises-in-malaysia>

<https://www.bigdutchman.com/en/news-stories/article/big-dutchman-opens-brand-new-location-in-malaysia>



SENHENG LOGISTIC CDC



“ The new facility will allow us to provide high quality logistics services to our customers, especially in the chemical industry, in Malaysia .”

Senheng Electric (KL) Sdn Bhd Managing Director Lim Kim Heng

SOURCE
<https://www.edgeprop.my/content/1609715/senheng-electric-and-german-company-leschaco-are-first-two-tenants-bbrig>

NEWAYS



“ The new facility in Klang not only fortifies our global manufacturing footprint but also propels our ambitious expansion plans in the region, with a strong focus on the semiconductor sector .”

Hans Büthker, CEO of Neways

SOURCE
<https://newayselectronics.com/neways-expands-global-operations-in-malaysia/>

BANDAR BUKIT RAJA

INDUSTRIAL PARK 3

A STRATEGIC LOCATION
FOR YOUR BUSINESS GROWTH



Bandar Bukit Raja 1

Spanning 268 acres, our industrial park in Bandar Bukit Raja takes centre stage as the pioneering choice for diverse businesses, featuring bespoke Grade A ready-built semi-detached and affordable factories.

Bandar Bukit Raja 2

At 291 acres, our industrial site achieved a remarkable milestone, selling out 57 built-to-suit lots in a day. Securing investments totalling RM700.5 million for Vinda SEA's hub and a USD250 million partnership with LOGOS SE Asia Pte. Ltd., we're driving unprecedented growth.

Bandar Bukit Raja 3

Across 430 acres, our industrial development introduces new features, setting the standard beyond logistics. Offering bespoke Grade A facilities that adapt to market demands, we redefine excellence in emerging industries.

Bandar Bukit Raja Business Park

An innovative, ESG-focused business park across 988 acres, poised to transform the industrial landscape.

THE MASTERPIECE CONTINUES

The Masterpiece Collection Series 2 expands on the success of our award-winning industrial offering with a new release of detached factories built for growth, customised to your needs, and equipped with ESG-aligned infrastructure. It's the foundation your business needs to thrive.



PRIME CONNECTIVITY

Seamless access to highways, ports & logistics hubs



BUILT FOR GROWTH

Master-planned for long-term scalability



ESTABLISHED ECOSYSTEM

Thriving network with proven demand



DETACHED FACTORIES

Standalone units for greater flexibility & prominence

ECRL KAPAR STATION
Completion 2028

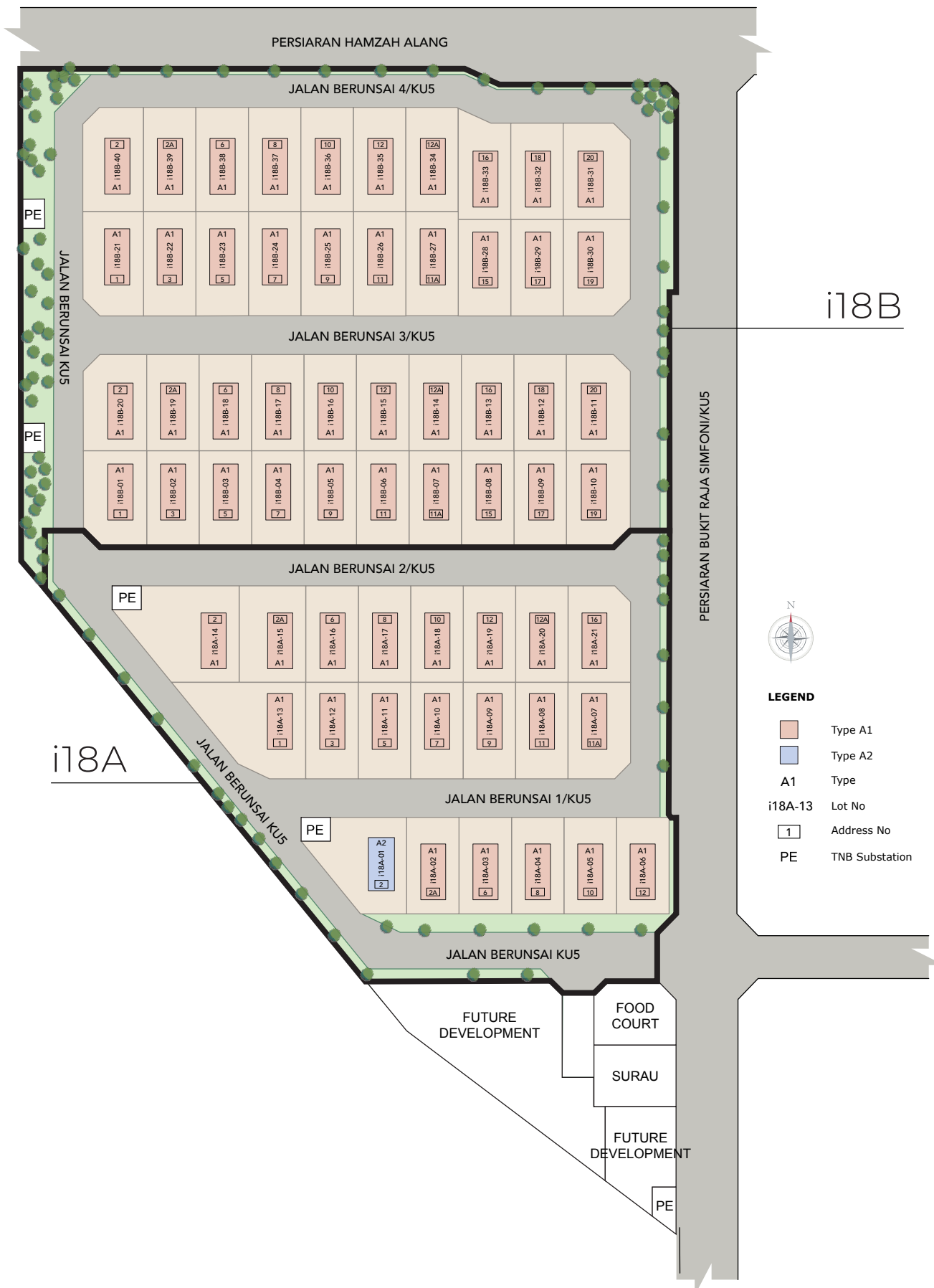
HOSPITAL KAPAR
Completion 2028

BANDAR BUKIT RAJA (UTARA) INTERCHANGE

West Coast Expressway (WCE)

PERSIARAN HAMZAH ALANG

SITEPLAN



DESIGNED FOR DIVERSE INDUSTRIES

From logistics to manufacturing to technology-driven enterprises, The Masterpiece Collection Series 2 offers the space, infrastructure, and flexibility to meet diverse operational needs.





Artist's impression

BUILT FOR SEAMLESS OPERATIONS

Designed for efficiency with 80-foot wide roads, well-planned entrances, and spacious loading zones.

FLOOR PLAN

THE DETACHED FACTORIES

TYPE A1

60 UNITS | FROM 109' X 200' | 8,414 SQFT



PRIME VISIBILITY*

Frontage from
Persiaran
Hamzah Alang
**Limited units*



MEZZANINE FLOOR FRIENDLY

Convertible
mezzanine floor for
future expansion



WIDE ENTRANCE

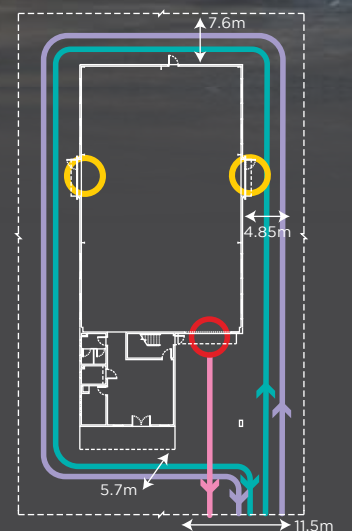
Up to 11.5M
for enhanced
maneuverability

FULL-CIRCLE TRUCK LOADING

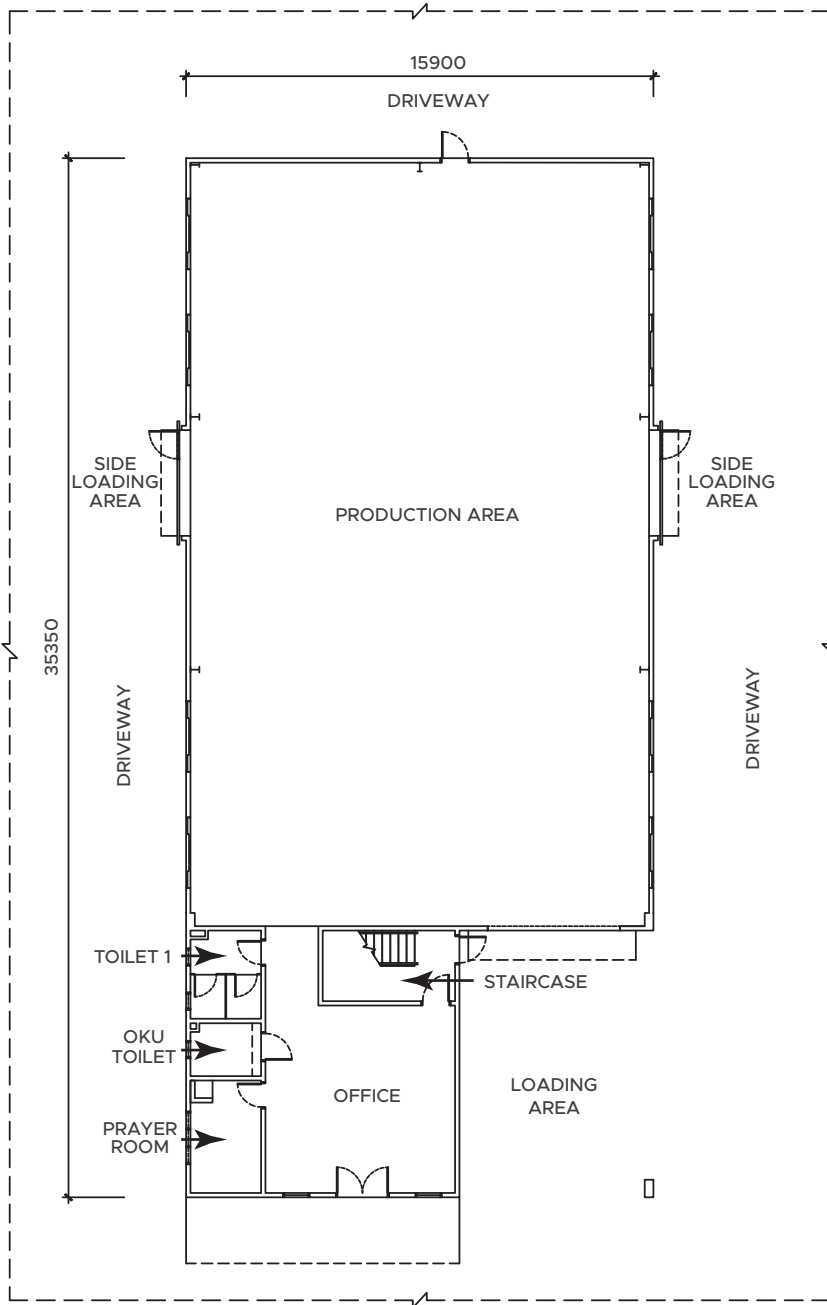
To enhance efficiency
and operations

LEGEND

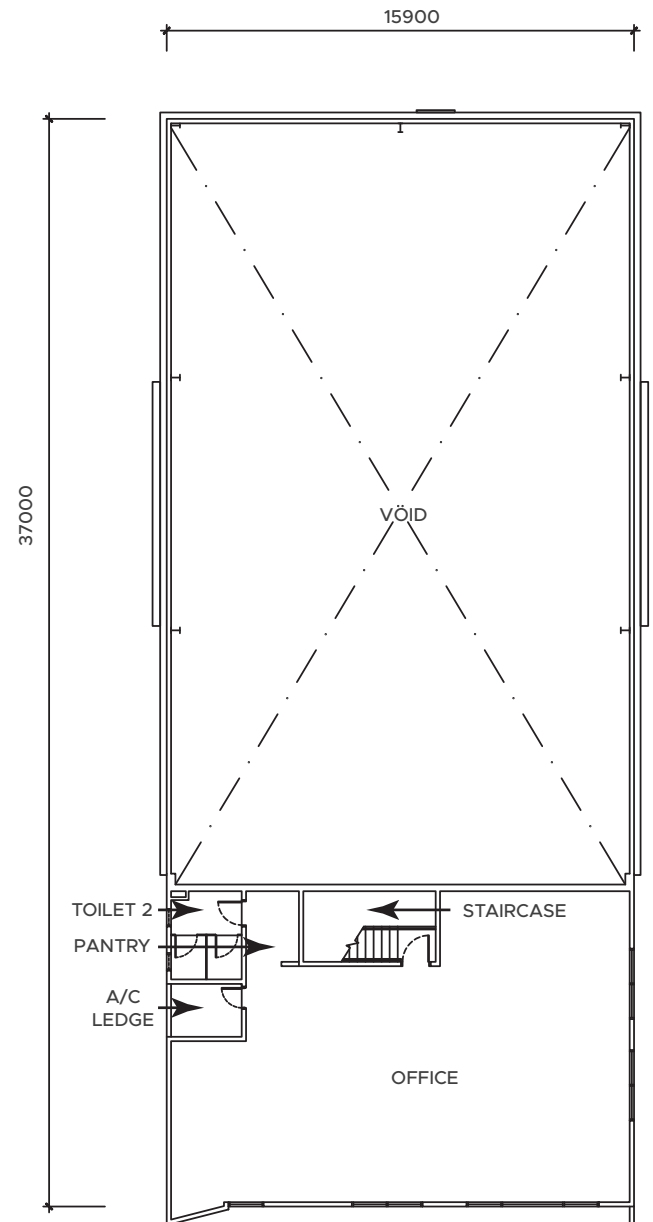
- 40' Truck
- 20' Truck
- Small Vehicle
- Direct Front Loading
- Side Loading



Artist's impression



GROUND FLOOR



FIRST FLOOR

Note:

1. 11-metre covered docking area ensuring weather protection for users and goods
2. Driveway, ramps and exterior areas may vary to suit site conditions
3. Power supply for signage provided

Disclaimer:

All description and specifications are subject to variation, modifications and substitutions as directed or approved by relevant authorities or developer's consultants.

FLOOR PLAN

THE DETACHED FACTORIES

TYPE A2

1 UNIT | 158' X 200' | 8,426 SQFT



**MEZZANINE
FLOOR FRIENDLY**
Convertible
mezzanine floor for
future expansion



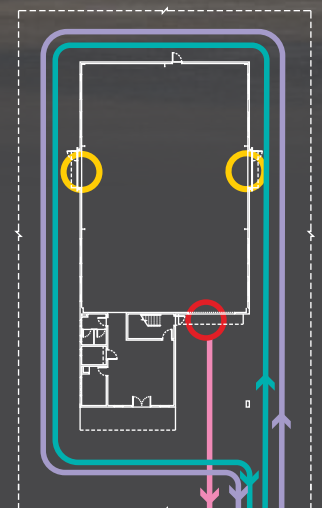
**WIDE
ENTRANCE**
Up to 13.5M
for enhanced
maneuverability

FULL-CIRCLE TRUCK LOADING

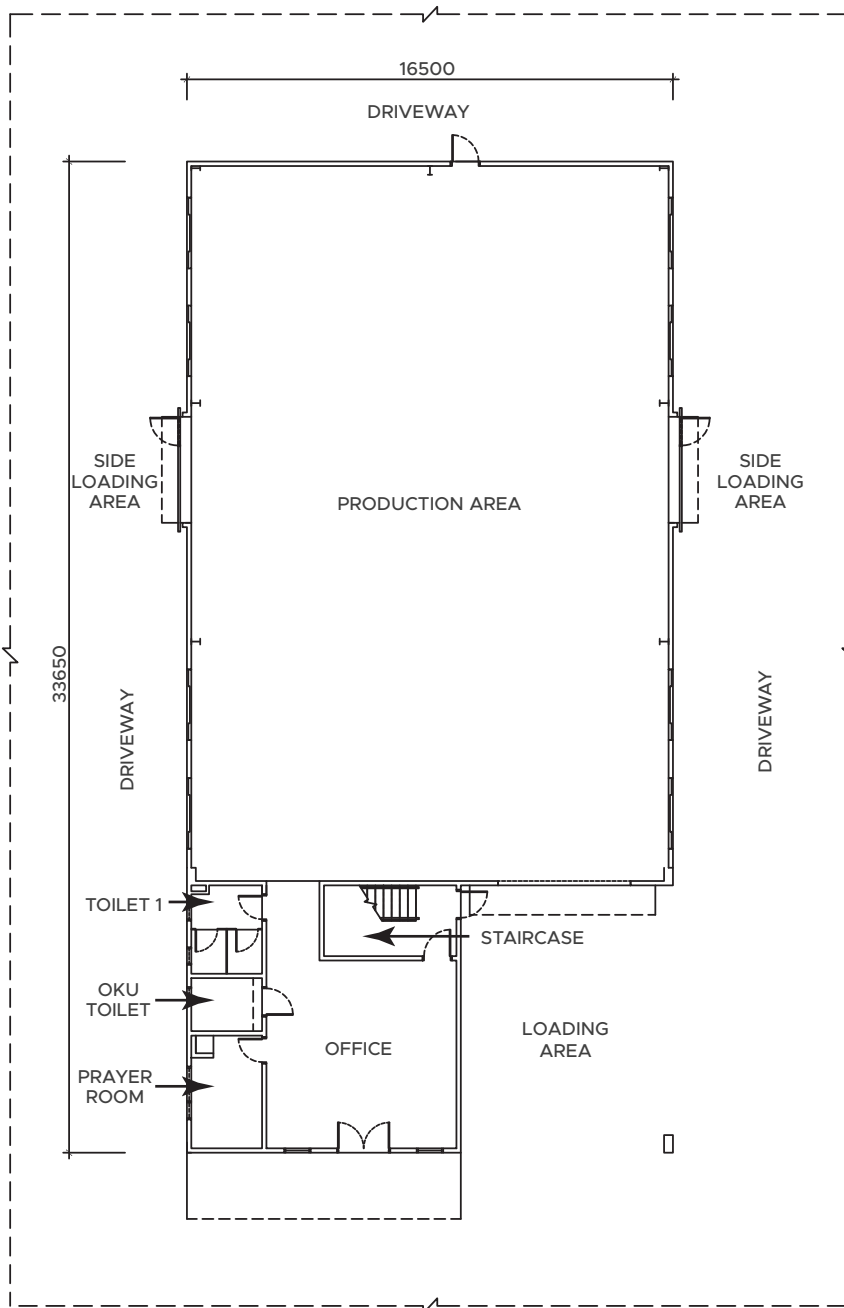
To enhance efficiency
and operations

LEGEND

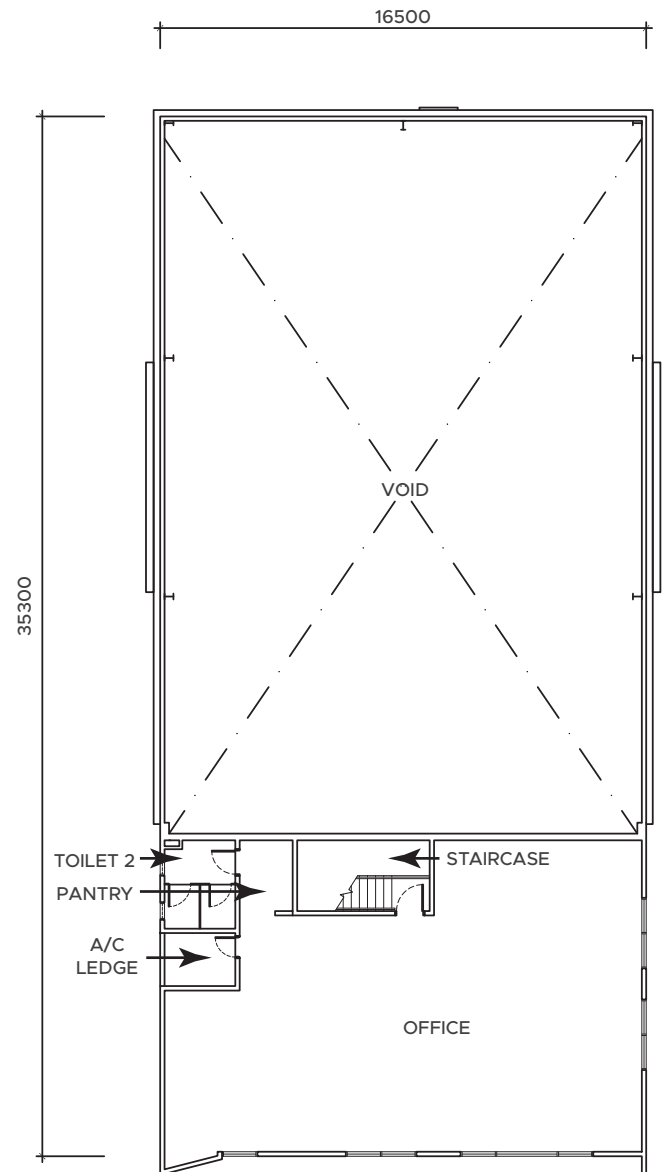
- 40' Truck
- 20' Truck
- Small Vehicle
- Direct Front Loading
- Side Loading



Artist's impression



GROUND FLOOR



FIRST FLOOR

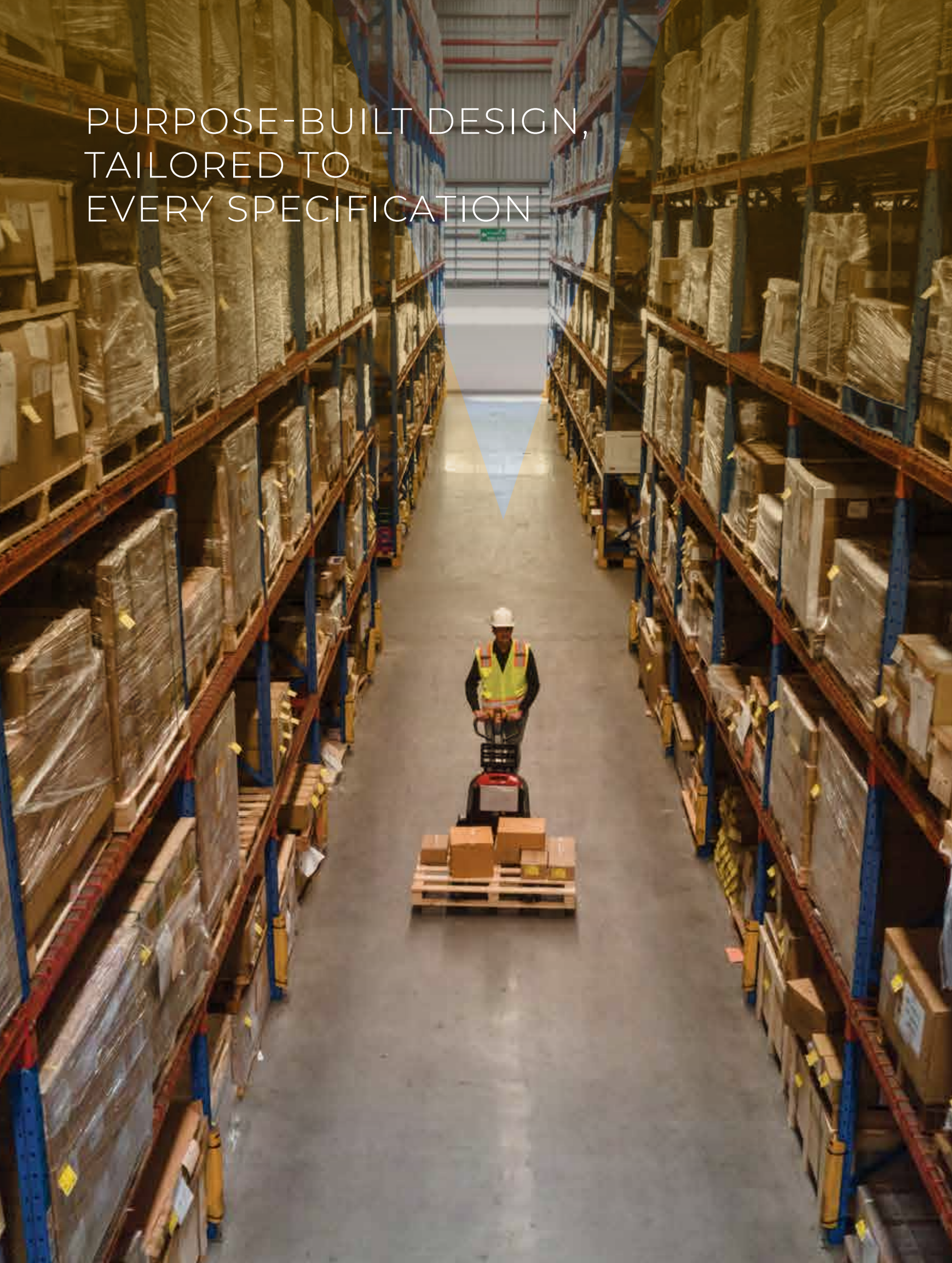
Note:

1. 11-metre covered docking area ensuring weather protection for users and goods
2. Driveway, ramps and exterior areas may vary to suit site conditions
3. Power supply for signage provided

Disclaimer:

All description and specifications are subject to variation, modifications and substitutions as directed or approved by relevant authorities or developer's consultants.

PURPOSE-BUILT DESIGN,
TAILORED TO
EVERY SPECIFICATION



SPECIFICATIONS

Structure		: Reinforced Concrete / Steel Framing		
Wall		: Masonry / Metal Wall Cladding		
Roofing Covering		: Metal Deck / Translucent sheet / Concrete Flat Roof		
Roof Framing		: Metal		
Ceiling		: Skim Coat / Plasterboard		
Windows	: All	: Aluminum Frame Glass Panel		
Doors	: Main Entrance	: Aluminum Frame Glass Door		
	: Other Doors	: Fire Rated Door / Flushed Door / Metal Sliding Door / Metal Roller Shutter		
Ironmongery		: Locksets with Accessories		
Wall Finishes	: External	: Plaster and Paint / Metal Wall Cladding		
	: Production Area	: Plaster and Paint / Metal Wall Cladding		
	: All Toilets	: Ceramic Tiles up to Ceiling Height		
	: Pantry	: Ceramic Tiles up to 1500mm Height / Plaster and Paint		
	: Office	: Plaster and Paint		
	: Prayer Room	: Plaster and Paint		
	: Others	: Plaster and Paint		
Floor Finishes	: Production Area	: Cement Render		
	: All Toilets	: Ceramic Tiles		
	: Pantry	: Ceramic Tiles		
	: Office	: Cement Render		
	: Prayer Room	: Ceramic Tiles		
	: Staircase	: Cement Render with Nosing Tiles		
	: A/C Ledge	: Cement Render		
Sanitary and Plumbing Fittings	: Pantry	: Sink and Tap		
	: All Toilets	: Sanitary Wares and Fittings		
	: External	: Tap		
		TYPE A1	TYPE A2	
Electrical Installation	: Lighting Point	:	48	48
	: Power Point	:	24	24
	: Air Conditioner Point	:	4	4
	: Telecommunication Point	:	2	2
	: Autogate Point	:	1	1
Internal Telephone Conduit and Cabling		: Provided		
Fencing		: Masonry / G.I Fencing		
Gate		: M.S Gate		
Miscellaneous		: Letter Box and Refuse Compartment		
		: TNB Meter Kiosk		
		: Water Meter Stand		

FORM MEETS FUNCTION

Purpose-built detached factories designed for operational efficiency and enhanced with sustainable features.



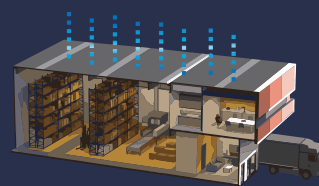
DIRECT NATURAL LIGHTING

Ample natural lighting from skylight above the production area



CROSS VENTILATION

Huge sliding door and roller shutter to allow natural ventilation into the production area



RAINWATER HARVESTING

Harvesting of rainwater for sustainable usage (tank capacity of 300 gallons)



PRODUCTION

Accommodates diverse industry needs



OFFICE

Open-plan layout offers flexibility to customise any office setup, while wide glass panels maximise the space with natural daylight



CONCIERGE

Spacious reception area and entrance at the concierge offer a grand sense of welcome to your guests and elevate your business image

THE DETACHED FACTORIES

LARGE OFFICE SPACE

Can be segregated to two separate offices for more privacy as well as to be rented out

HUGE ROLLER SHUTTER

For easy loading and truck maneuvering

HUGE SLIDING DOOR

At side accessible for forklift crane at 3.9 metre width and 4.9 metre height

ALL-WEATHER READY

5-metre high covered docking ensures weather protection for users and goods

INTERNAL CAT LADDER, MAINTENANCE WORKERS ACCESS, WIDE MAIN ENTRANCE

Easy accessibility for both building operation and maintenance works

MIN. 9M CLEAR CEILING HEIGHT AT PRODUCTION AREA

Expandable production/warehouse area to accommodate and optimise racking system

POWER CAPACITY 200A

5M

4.4M

9M

4.9M

4.8M

DEDICATED PARKING FOR CARS

4.8M WIDTH INTERNAL ROAD*

To increase the efficiency of truck loading option and mobile crane maintenance works
**Parking lot excluded*

FLOOR LOADING CAPACITY

Maximum of 10kN/m²

CONNECTED ON ALL FRONTS

With the new direct access to Setia Alam, Bandar Bukit Raja 2 and 3 via NKVE, as well as seamless connectivity via highways, ports, rails, and airports, Bandar Bukit Raja Industrial Park keeps you connected to global reach.



Connected to 4 Major Highways

- West Coast Expressway (WCE)
- New Klang Valley Expressway (NKVE)
- New North Klang Straits Bypass (SHAPADU)
- Federal Highway



Close to Port Klang, the second largest sea port in Southeast Asia

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



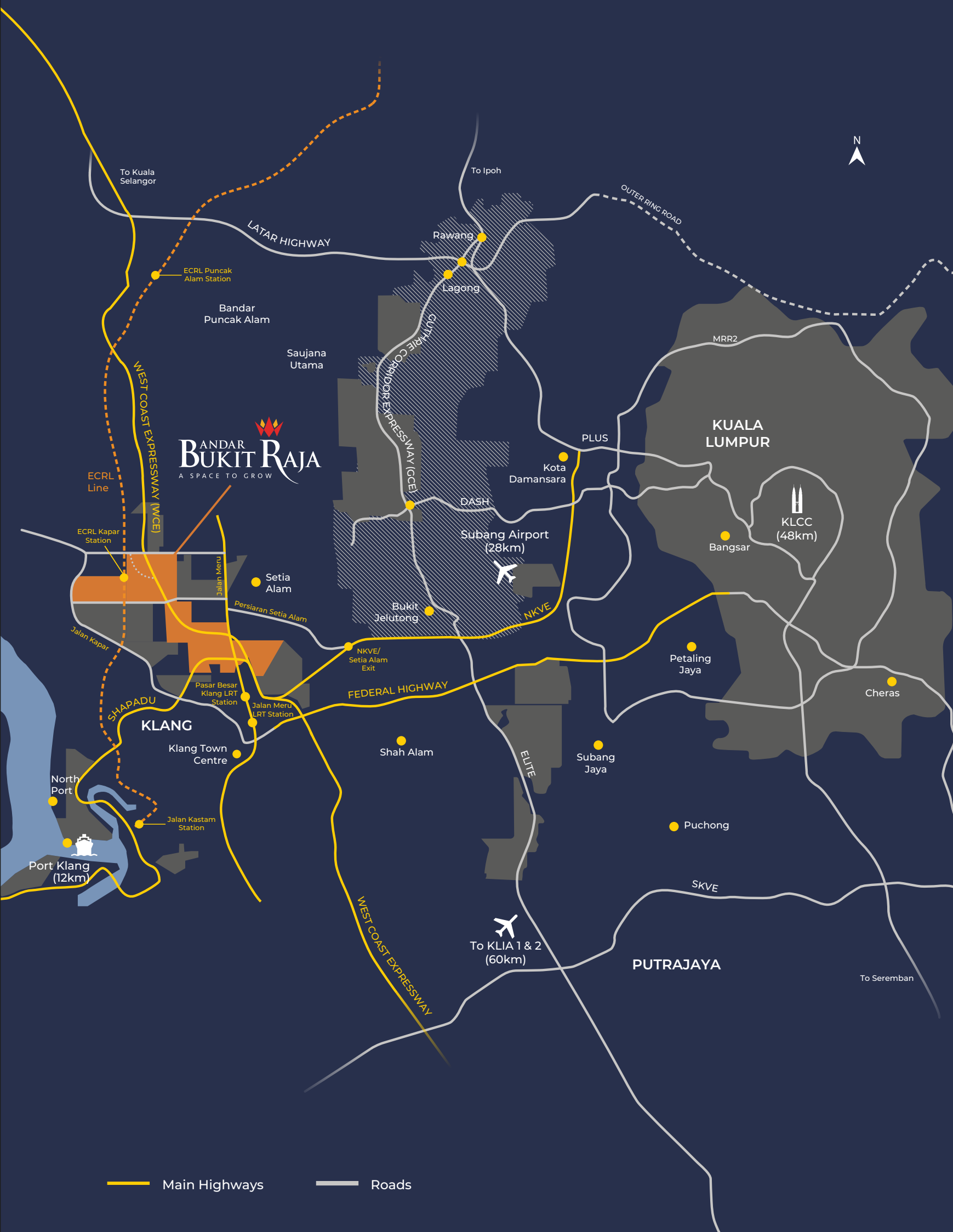
Excellent accessibility to KLIA and Subang Airport

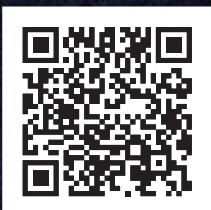
- 28km Sultan Abdul Aziz Shah Airport (Subang Airport)
- 60km KLIA 1 & KLIA 2



East Coast Rail Link (ECRL)

- ECRL Kapar Station (completion 2028)





For enquiries, please call or visit us:

Bandar Bukit Raja Sales Gallery
1E, Jalan Gamelan, Bandar Bukit Raja,
41200 Klang, Selangor.

Open daily from 9.30 a.m. to 6.00 p.m.

03 3361 7288

simedarbyproperty.com

All plan layouts, designs, specifications and information contained herein are subject to change as required by the relevant authorities and/or the developer's architect and cannot form part of an offer or contract. Whilst every care has been taken in preparation and providing this information at the time, the Vendor, Proprietor, Developer & its authorised employees and/or agents cannot be held liable for any variation(s). All illustrations, drawings, designs, sketches, models, images, visuals and pictures are the artists' impressions only. The items are subject to variations, modifications, changes and substitutions as may be recommended by the Company's consultant and architect and/or relevant Approving Authorities.

