

KARYA
SERIES 2



**24'x 75' | from 3,595 sq. ft. | Freehold
Double Storey Shop Offices**





BBR Business Park

ECRL KAPAR STATION
(COMPLETION 2028)

20 ACRES
HALO PARK

Bandar Bukit Raja 3

60 ACRES
WETLAND
NATURE PARK

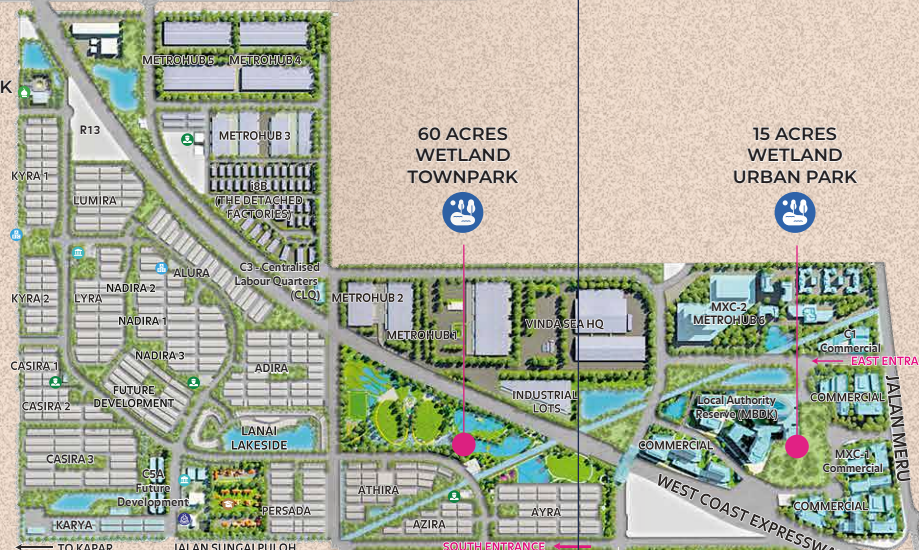


Artist Impression Only



Legend

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



Bandar Bukit Raja 2

60 ACRES
WETLAND
TOWNPARK

15 ACRES
WETLAND
URBAN PARK

Bandar Bukit Raja 1

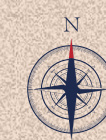
BANDAR BUKIT RAJA
SALES GALLERY

BANDAR BUKIT RAJA

Welcome to Bandar Bukit Raja, an award-winning master-planned township where modern living meets lush greenery. Well-connected to four major highways, it offers seamless access for work and leisure.

Centered around a stunning 60-acre town park, the community is thoughtfully designed for comfort, convenience, and everyday enjoyment. Experience a complete lifestyle with everything you need, all in one vibrant address.

TO KLANG TOWN /
NORTH PORT /
KUALA LUMPUR



PERFECT ADDRESS FOR BUSINESSES TO THRIVE

Set within Bandar Bukit Raja, KARYA 2 enjoys prime exposure to a growing catchment, surrounded by hospital, retail hubs, workplaces, and daily conveniences.



Direct Access via Persiaran Sungai Keramat



Klang's Golden Triangle between Aman Perdana, Taman Klang Utama, and Bandar Bukit Raja 2



Potential for future anchor tenant



Walking distance from various residential neighbourhood

West Coast Expressway

Columbia Asia Hospital Klang

Quadria (Commercial)

Eleven Avenue (Commercial)

Dewan Majlis Bandaraya Diraja Klang (MBDK)

Taipan (Commercial)

McDonald's Bandar Bukit Raja

Caltex Bandar Bukit Raja



Bandar Bukit Raja Sales Gallery

Persiaran Sungai Keramat



FINAL COMMERCIAL AT BANDAR BUKIT RAJA 1

KARYA 2 is the last opportunity in this thriving commercial hub, offering 2-storey shop offices with contemporary facades and high visibility. Strategically designed to support a variety of businesses, these versatile spaces provide the perfect platform for growth, while securing your investment in a vibrant, high-demand location.

24'x 75' | from 3,595 sq. ft | Freehold



Ideal for F&B, Office, Showroom & Retail



35,000 Population Within The Vicinity



Dual Frontage To Enhanced Footfall



High Foot Traffic And Visibility



FLEXIBILITY FOR ENDLESS POSSIBILITIES

Maximise your business potential with KARYA 2's 2-storey shop offices. Designed to accommodate a wide range of businesses, these versatile spaces offer the flexibility to adapt to your needs.

- 1 Ample parking bays surrounding the units
- 2 Double frontage units provide greater exposure and visibility
- 3 Wide (9 ft) walkway with tile finishes
- 4 Spacious interiors, perfect for cafes and social spaces
- 5 "Peranakan" facade design with strategic signage placement
- 6 Efficient opening to ensure great lighting and ventilation





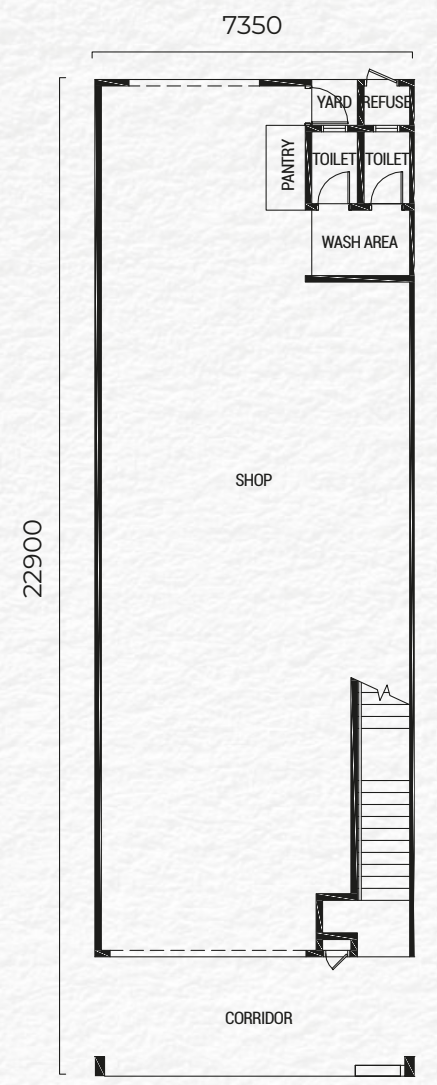
LEGEND
 Address No: 22A
 Unit Type: A1
 PP (TNB): Pencawang Padat TNB

- Standard Unit**
- **Type A1 / A1m**
24' x 75' | Built-up 3,595 sq.ft.
 - **Type C1 / C1m**
37' x 75' | Built-up 5,291 sq.ft.
 - **Type E1 / E1m**
24' x 75' | Built-up 3,595 sq.ft.

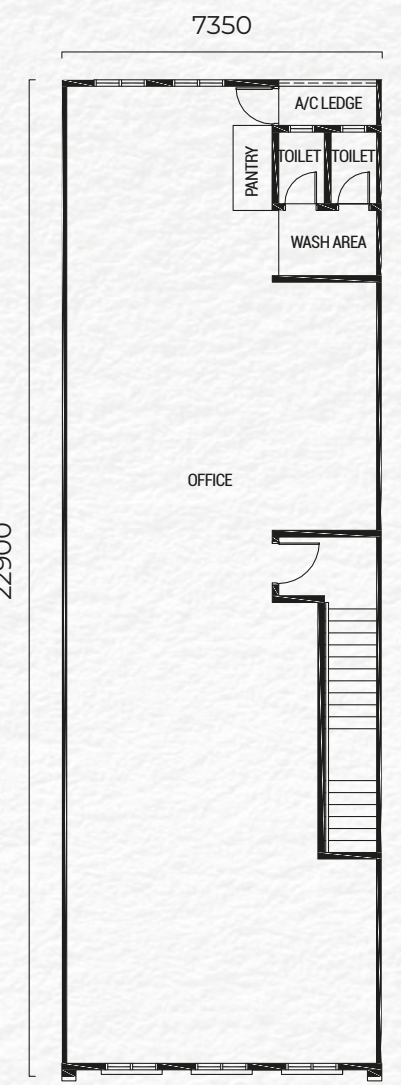
- Double Frontage Unit**
- **Type A2 / A2m**
24' x 75' | Built-up 3,595 sq.ft.
 - **Type C2**
42' x 75' | Built-up 6,114 sq.ft.
 - **Type E2m**
24' x 75' | Built-up 3,595 sq.ft.

TYPE A1
 Standard Unit

24' x 75'
 Built-up 3,595 sq.ft.



GROUND FLOOR



FIRST FLOOR

TYPE **A2**
Double Frontage Unit

24' x 75'
Built-up 3,595 sq.ft.

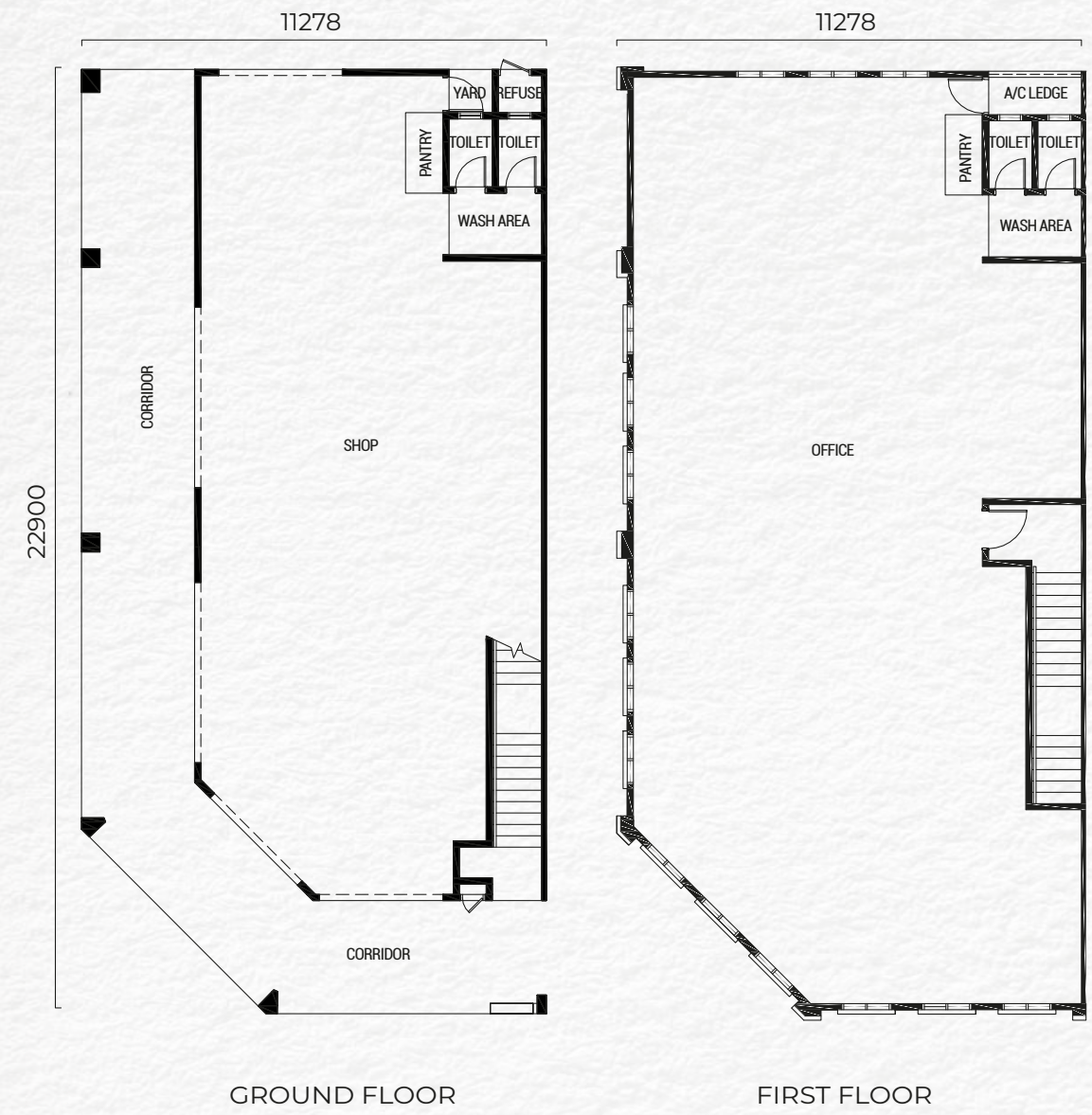


GROUND FLOOR

FIRST FLOOR

TYPE **C1**
Standard Unit

37' x 75'
Built-up 5,291 sq.ft.



GROUND FLOOR

FIRST FLOOR

TYPE **C2**
Double Frontage Unit

42' x 75'
Built-up 6,114 sq.ft.



GROUND FLOOR

FIRST FLOOR

TYPE **E1**
Standard Unit

24' x 75'
Built-up 3,595 sq.ft.



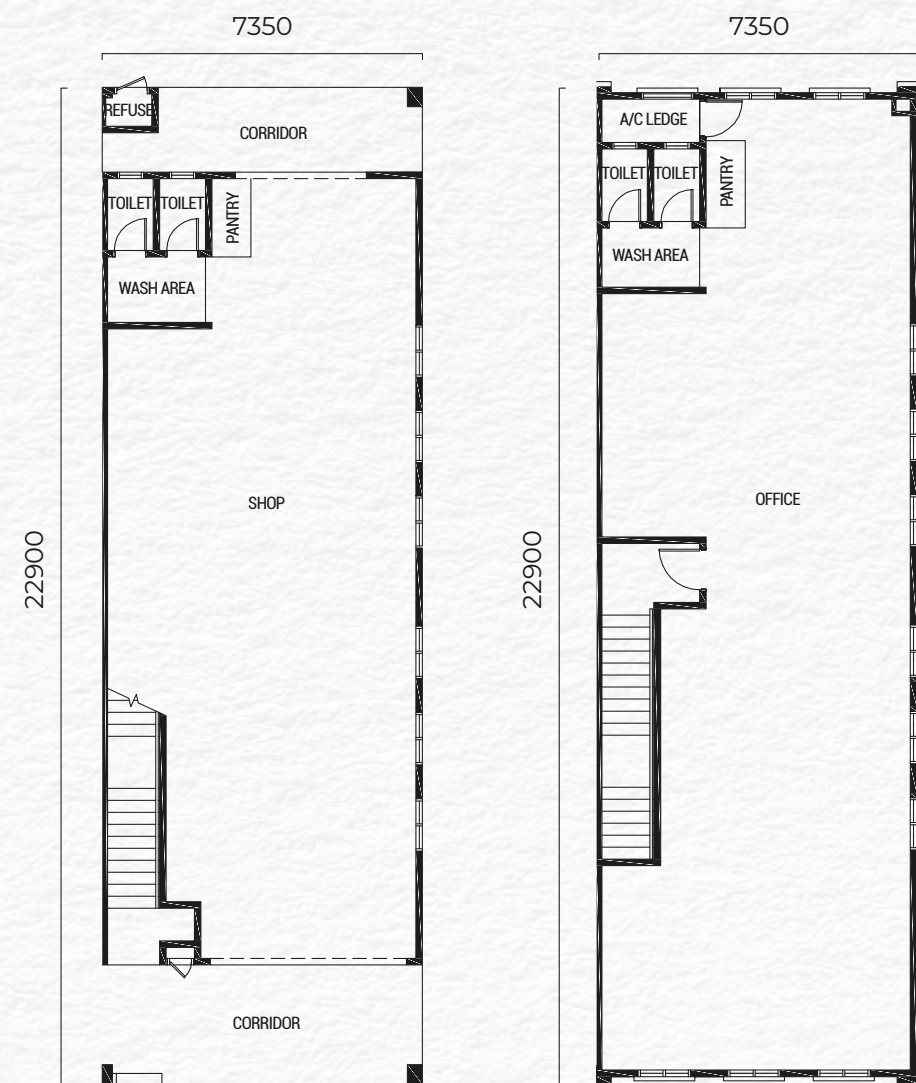
GROUND FLOOR

FIRST FLOOR

TYPE **E2m**

Double Frontage Unit

24' x 75'
Built-up 3,595 sq.ft.



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					
Sanitary and Plumbing Fittings	Pantry	: Sink with Tap					
	All Toilets	: Sanitary Wares and Fittings					
Electrical Installation		Type A1,A1m	Type A2,A2m	Type C1,C1m	Type C2	Type E1,E1m	Type E2m
	Light Point	: 25	26	29	30	25	26
	Signage Point	: 2	4	6	8	2	4
	Emergency Light	: 5	5	5	5	5	5
	Exit Sign	: 1	1	1	1	1	1
	Ceiling Fan Point	: 7	7	7	7	7	7
	Power Point	: 18	18	18	18	18	18
	Electrical DB	: 2	2	2	2	2	2
	Fibre Wall Socket	: 2	2	2	2	2	2
Internal Telecommunication Trunking and Cabling	: Fibre Wall Socket						
Miscellaneous	: Letter Box						
	: Refuse Compartment						
	: TNB Meter Compartment						

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.

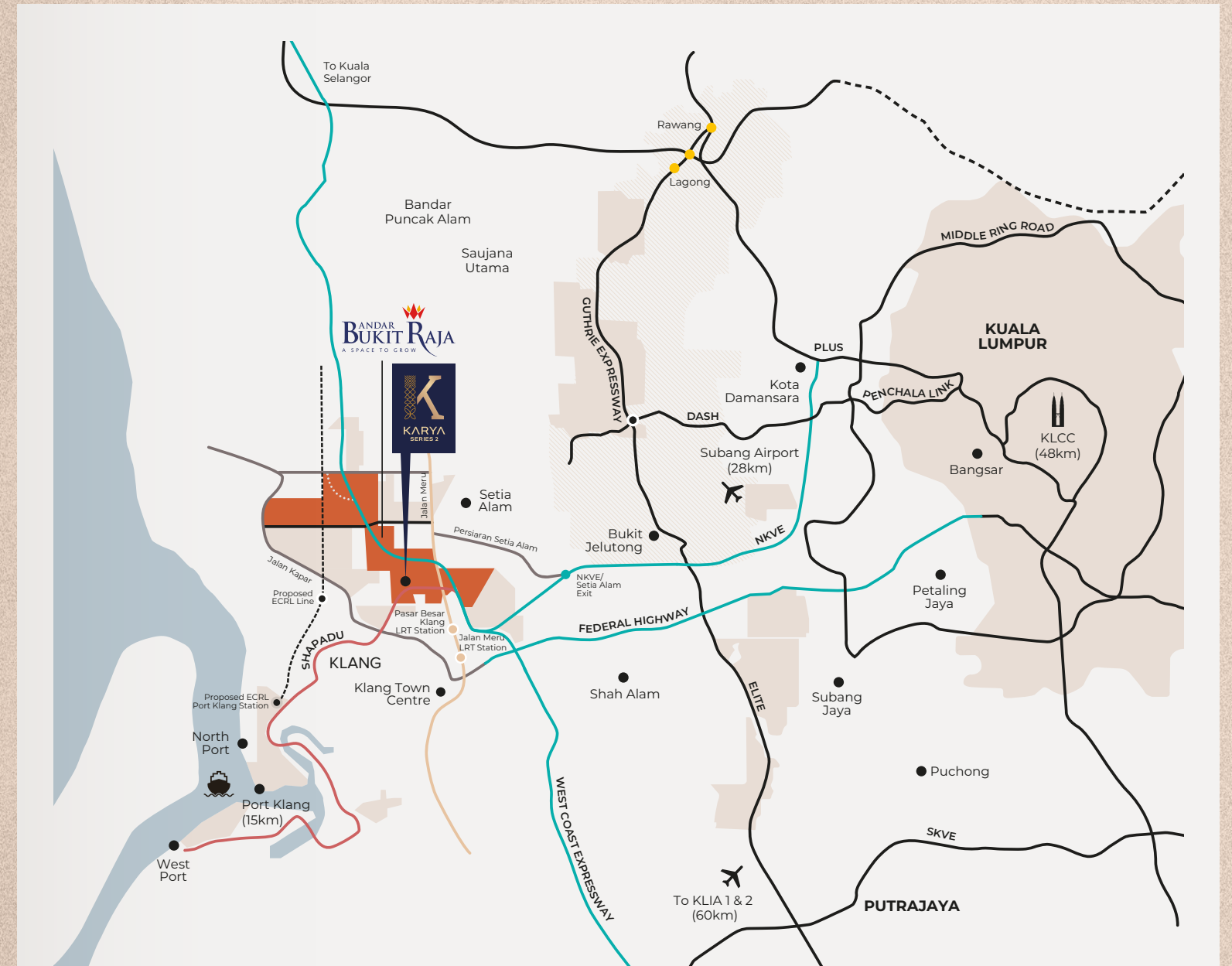
For over 10 years, sustainability has been Sime Darby Property's beacon that is embedded and nurtured within our corporate culture.

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.



Artist Impression Only

Location Map



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

Tel: 1-800-88-1118

03 3361 7288
www.simedarbyproperty.com



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