



BBR

BUSINESS PARK

PRESTIGE COLLECTION **1**

SEMI-DETACHED FACTORIES



Artist's impression

KEY FEATURES

80ft Wide
Internal Roads

544 External
Parking Lots

Floor Loading
10kN/m²*

Power Capacity
200A

Height Clearance
of 8 Metres*

*Only at production area



FLOOR PLAN

Type A

LOT DIMENSION
70' X 150'

BUILT-UP AREA
5,040 SQFT

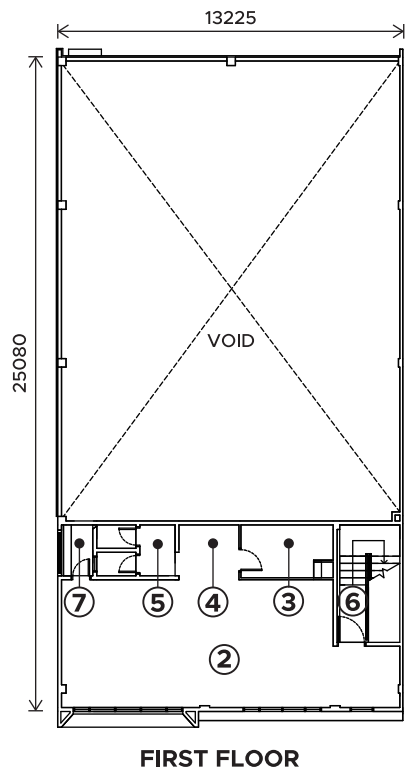
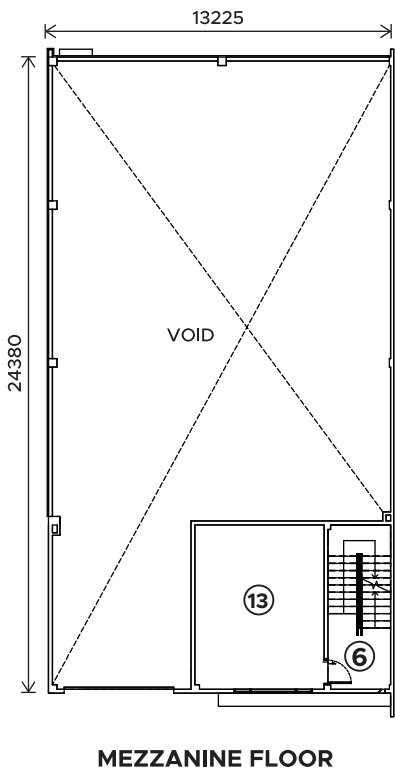
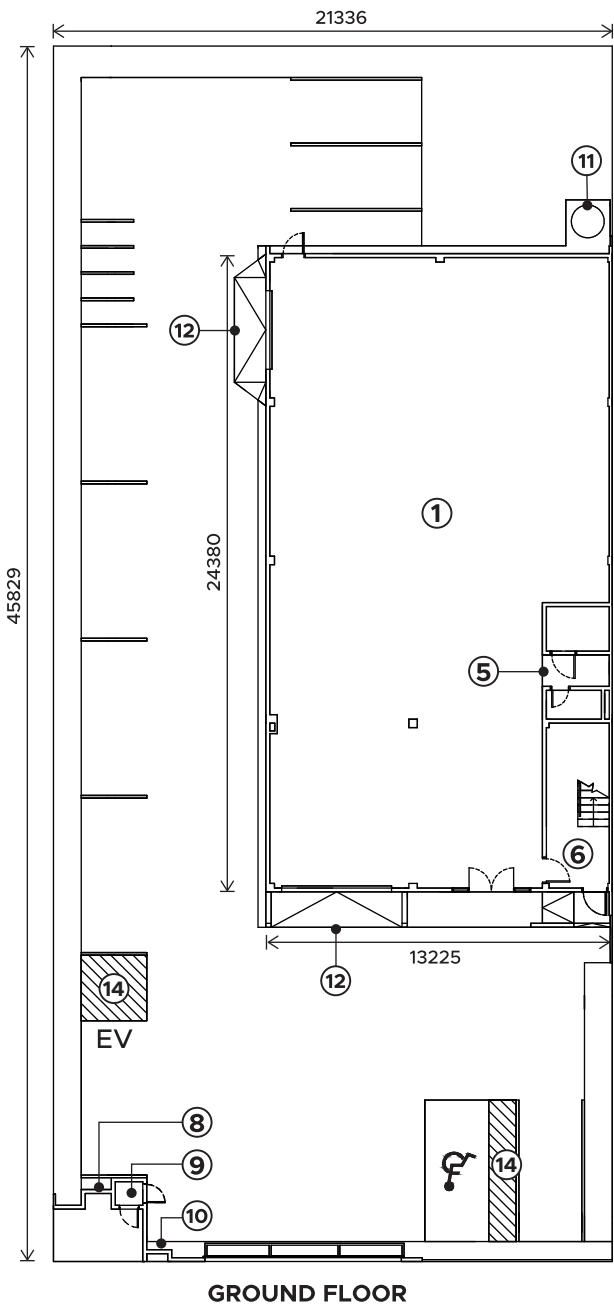
TOTAL UNITS
24 UNITS

Type C

LOT DIMENSION
96' X 150'

BUILT-UP AREA
5,040 SQFT

TOTAL UNITS
2 UNITS



- | | |
|-------------------|-------------------------------|
| 1 PRODUCTION AREA | 8 TNB METER COMPARTMENT |
| 2 OFFICE | 9 REFUSE COMPARTMENT |
| 3 PRAYER ROOM | 10 WATER METER |
| 4 PANTRY | 11 RAINWATER HARVESTING |
| 5 TOILET | 12 LOADING AREA |
| 6 STAIRCASE | 13 UTILITY |
| 7 A/C LEDGE | 14 EXTRA SPACE FOR OKU AND EV |

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.

FLOOR PLAN

Type Am

LOT DIMENSION
70' X 150'

BUILT-UP AREA
5,040 SQFT

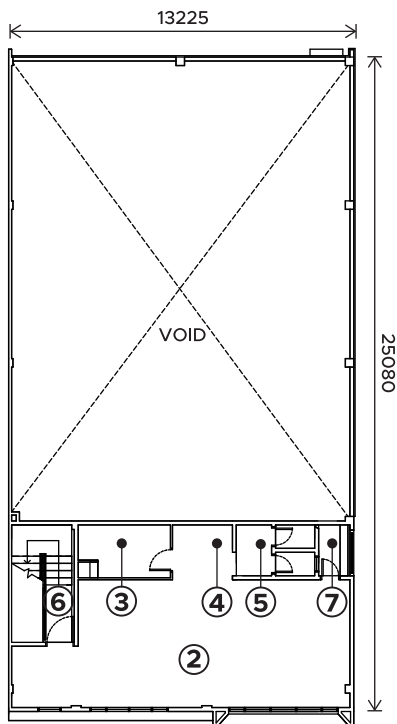
TOTAL UNITS
24 UNITS

Type Cm

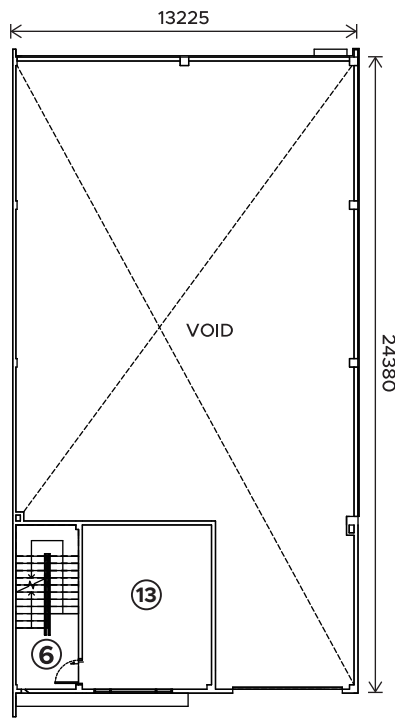
LOT DIMENSION
96' X 150'

BUILT-UP AREA
5,040 SQFT

TOTAL UNITS
2 UNITS

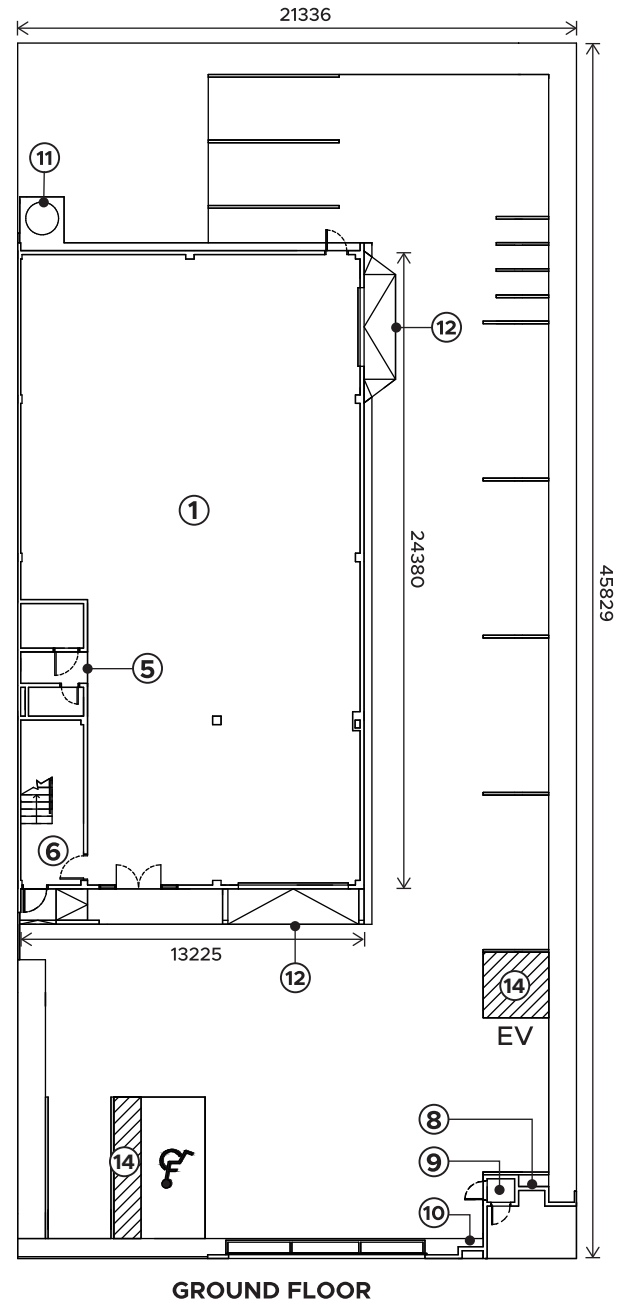


FIRST FLOOR



MEZZANINE FLOOR

- | | |
|-------------------|------------------------------|
| ① PRODUCTION AREA | ⑧ TNB METER COMPARTMENT |
| ② OFFICE | ⑨ REFUSE COMPARTMENT |
| ③ PRAYER ROOM | ⑩ WATER METER |
| ④ PANTRY | ⑪ RAINWATER HARVESTING |
| ⑤ TOILET | ⑫ LOADING AREA |
| ⑥ STAIRCASE | ⑬ UTILITY |
| ⑦ A/C LEDGE | ⑭ EXTRA SPACE FOR OKU AND EV |



NOTES:

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BANDAR BUKIT RAJA BUSINESS PARK MASTER LAYOUT PLAN



LEGEND

- Commercial
- Industrial
- Amenities /
Public Space / Infrastructure

BBR
BUSINESS PARK



BBR

BUSINESS PARK

PRESTIGE COLLECTION 1 SITE PLAN



LEGEND

- Type A/Am**
70' x 150' | Built-up 5,040 sqft
- Type C/Cm**
96'x150' | Built-up 5,040 sqft

- Am** Type
- 1 **Address No**
- PE** TNB Substation



WHERE CONNECTIVITY DRIVES SUCCESS

Connectivity has always been central to Bandar Bukit Raja's success as an industrial hub. With its strategic location within Klang, it offers direct access to major highways, seamless links to Port Klang, and future connectivity via the upcoming ECRL. This level of accessibility enables faster movement of goods, smoother operations, and stronger supply chain efficiency.



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

- | | | |
|---------------------------------------|---|--------------------------------------|
| 1 WCE
West Coast Expressway | 3 FEDERAL HIGHWAY | 5 GCE
Guthrie Corridor Expressway |
| 2 NKVE
New Klang Valley Expressway | 4 SHAPADU
New North Klang Straits Bypass | 6 KESAS
Shah Alam Expressway |

For enquiries,



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