

suria SQUARE

2-Storey Shops Offices
@ Alam Suria

**Surround Your
Business With
Opportunities**



Serving The Neighbourhood & Beyond

Suria Square's prime location means businesses here will be visited by the residents of Alam Suria and also surrounding residential neighbourhoods. Bandar Puncak Alam is a 14,000-acre township in the Kuala Selangor district with the capacity for a population of 350,000. Therefore you will gain by an enhanced business potential by providing the community with conveniences.



Current Alam Suria population is **28,000** and is estimated to increase to **60,000** in the future



Surrounded by **matured residential neighbourhoods** in Bandar Puncak Alam



Business opportunities ideal for boutiques, cafes, banks, electronic gadgets, workshops, restaurants, clinics, mini markets, pharmacies & more



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SQUARE
@ Alam Suria

Pizza Hut
J&T Express
Mydin Mart

Sekolah Kebangsaan
Puncak Alam 2

Seksyen 17

Seksyen 16

Seksyen 10

Seksyen 15

Seksyen 9

Seksyen 12

Masjid
Puncak Alam

Petronas

Sekolah Kebangsaan
Puncak Alam 3

Bank Muamalat
Marrybrown
Mr DIY

KFC
Domino's Pizza

Lotus's
Puncak Alam

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Dataran
Suria

IJM Land
Sales Gallery

Future
Development

Danau
Perintis

Duta
Perintis



Centrally Located For A Signature Advantage

Suria Square is a collection of 2-storey shop offices located in the heart of Alam Suria at Bandar Puncak Alam. The matured township is complete with established amenities and more importantly, has a large population catchment of residents.

Land area of
22' x 70'

Green features with
rainwater harvesting tank and
LED street lights

**Handicap-friendly
features** – OKU parking lots
and ramp for wheelchairs

Built-up of
3,047 – 4,922
sq. ft.

Large windows on
first floor for natural lighting and
better window display

**Multiple access
points** from neighbouring
residential areas

**8 ft. wide
corridors**

Ample **car parks**

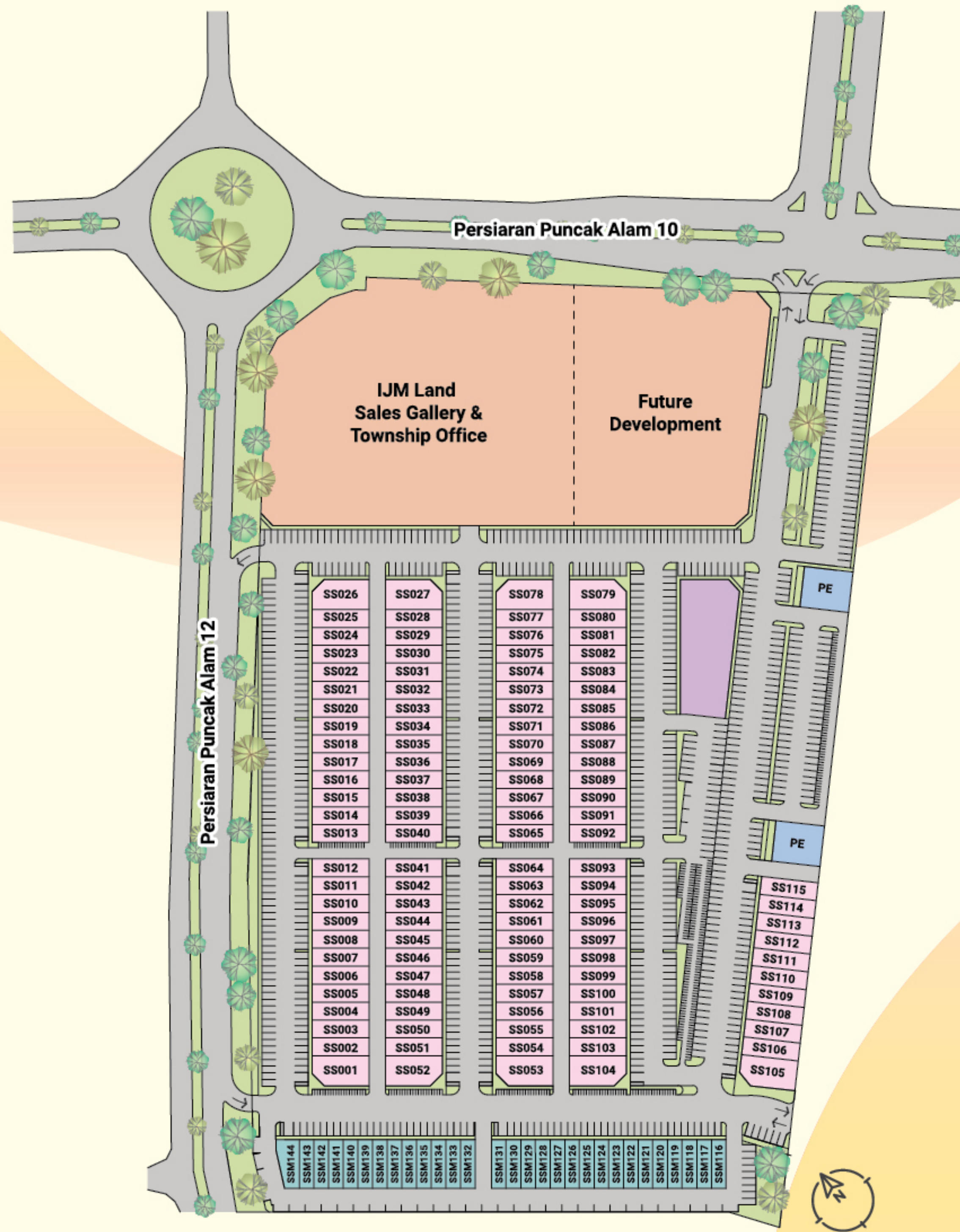
Adjacent to the popular
Central Park

**1.4-metre
concrete imprint
pedestrian walkways**

Sustainable
landscaping



SITE PLAN



- 2-Storey Shop Office 22' x 70'
- 1-Storey Shop 18' x 60'

FLOOR PLAN

Type B | 22' x 70'
Intermediate Unit | 3,047 sq. ft.

Type B2 | 37' x 70'
Corner Unit | 4,922 sq. ft.



SPECIFICATIONS

STRUCTURE	: Reinforced concrete framework	IRONMONGERY	: Quality lockset
WALL	: Plastered cement sand bricks	WINDOWS	: Aluminium frame glass window : Aluminium frame fixed louvers window
ROOF	: Metal deck / Concrete slab	SANITARY FITTINGS	Wash basin : 2 nos. Pedestal squatting / W.C. : 4 nos. Tap points : 5 nos. Paper holder : 4 nos.
CEILING FINISHES	: Plastered gypsum ceiling board / Asbestos free ceiling board / Skim coat	ELECTRICAL INSTALLATION	Light point : 18 nos. Power point : 6 nos. Fan point : 2 nos. Telephone point : 2 nos.
FLOOR FINISHES	Shop, office, staircase, verandah : Cement render		
WALL FINISHES	Toilet, refuse compartment : Ceramic tiles		
	Toilet : Ceramic wall tiles up to 2300mm high		
	Refuse compartment : Ceramic wall tiles up to 1500mm high		
Others	: Quality paint		
DOORS	Shop entrance door : Aluminium frame roller shutter door		
Other doors	: Plywood flush door / Timber fire door		

	Intermediate Unit	End Unit	Corner Unit
Light point	18 nos.	18 nos.	22 nos.
Power point	6 nos.	6 nos.	6 nos.
Fan point	2 nos.	2 nos.	2 nos.
Telephone point	2 nos.	2 nos.	2 nos.

A Strategic Location For Greater Opportunities

The strategic location of Suria Square puts any businesses in the centre for excellence. Getting there is so convenient with established highways and main roads, driving more traffic to Suria Square commercial hub.



Superb Accessibility:

LATAR Expressway (exit 2503 from KL/Kuala Selangor)

NKVE (exit 3506A from Shah Alam/Subang)

Jalan Mokhtar Dahari from Bukit Jelutong/Subang/Shah Alam

Jalan Bukit Cerakah from Meru/Setia Alam & Klang

Jalan Kuala Selangor from Sungai Buloh/Kuala Selangor

Upcoming DASH from Damansara & KL

Upcoming West Coast Expressway (WCE) from Taiping/Ipoh/Klang