



**BLENDING
IDEAS
INTO LIFE**

IMPIAN
PRISMA 2

DOUBLE STOREY SHOP OFFICE

LIFESTYLE-CENTRIC PREMIUM SHOPS

LEVERAGE THE GREAT MARKET POTENTIAL OF SETIA ALAMIMPIAN

An edge above the rest, tap into the huge market potential stemming from the existing and growing number of residents in Setia AlamImpian township comprising middle to high income individuals and families. Impian Prisma 2 is situated next to LakePoint Park, the upcoming residents' clubhouse and a brand-new sales gallery. The final phase of premier lifestyle shops in this flourishing commercial district, now is the perfect chance to own a sought-after asset surrounded by a vibrant atmosphere set to be the new commercial destination for aspiring entrepreneurs to kickstart or expand their ventures.





TAILOR-MADE SPACES TO THRIVE

A double-storey freehold business space, Impian Prisma 2 is built with direct path and access to the Boulevard across LakePoint Park, designed as a celebration piazza with water canal, vibrant avenues, and arts streetscape. The perfect converging hub for Setia AlamImpian's community to shop, dine and venture about their daily business, be part of Impian Prisma 2 today.

PURPOSE BUILT FOR MAXIMUM ADVANTAGE

Designed for the modern business, all units are column free and complemented with wide verandah. Businesses will enjoy uninterrupted view of their shops or display areas and can maximise the use of space along the corridor – a key feature for cafes and eateries that offer refreshing alfresco dining experiences as well as boutiques and flagship stores in need of wide display windows. Ample parking spaces allow more time and flexibility for the visitors to spend their leisure days worry-free in this commercial precinct.



Strategic
Location



Ample
Parking



Next to LakePoint
Park & Club



Large
Windows



Flexible
Space for Expansion



Individual
Utility Metre



Attractive
Landscape



SEAMLESS INTERLACE OF BUSINESS AND LIFESTYLE

IN A SINGLE MASTERPLAN.



SITE PLAN GREEN ZONE 46 UNITS



● Type A ● Type B ● Type D

SITE PLAN BLUE & ORANGE ZONE 57 UNITS



● Orange Zone Type A ● Blue Zone Type A ● Type B ● Type C ● Type D

FLOOR PLAN

TYPE A1

INTERMEDIATE
(24' x 75')

Land Area

1,800 sq.ft

Built-up Area

3,576 sq.ft



TYPE B1

CORNER
(35' x 75')

Land Area

2,513 sq.ft

Built-up Area

4,926 sq.ft



TYPE C1

SPLAYED
(37' x 75')

Land Area
2,181 sq.ft

Built-up Area
4,325 sq.ft

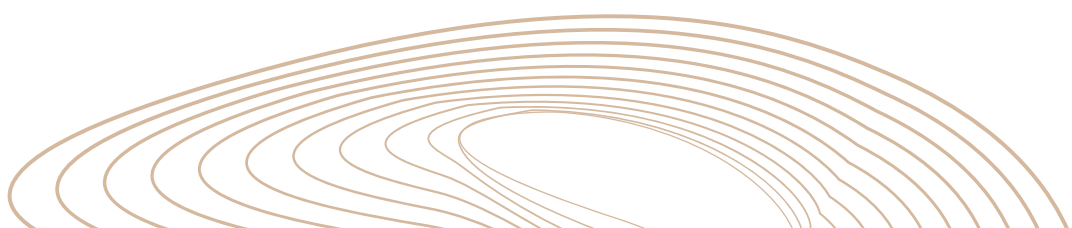


TYPE D1

END
(26' x 75')

Land Area
1,950 sq.ft

Built-up Area
3,874 sq.ft



SPECIFICATIONS

a) Structure		:	Reinforced Concrete					
b) Walls		:	Cement Sand Brick/Clay Brick (Party Wall)					
c) Roof Covering		:	Metal Roofing					
d) Roof Framing		:	Light Weight Steel Trusses					
e) Ceiling		:	Skim Coat Finish & Paint					
		:	Plaster Board/Plaster Ceiling & Paint					
f) Windows	:	All Areas	:	Aluminium Framed				
g) Doors	:	Staircase	:	Fire Rated Door				
	:	Shop Entrance	:	Aluminium Roller Shutter/Framed Glass Door				
	:	Store	:	Half Louvered Timber Door				
	:	Toilet/Others	:	Flush Door				
	:	Refuse Compartment	:	Aluminium Louvered Door				
h) Ironmongery		:	Provided					
i) Wall Finishes	:	Internal & External	:	Plaster & Paint/Skimcoat				
	:	Toilet	:	Tiles				
	:	Pantry	:	Tiles up to 5 feet high				
j) Floor Finishes	:	Shop/Office	:	Cement Render				
	:	Verandah	:	Tiles				
	:	Pantry	:	Tiles				
	:	Toilet	:	Tiles				
	:	Staircase	:	Tiles				
	:	Store	:	Cement Render				
	:	A/C Ledge	:	Cement Render				
	:	Refuse Compartment	:	Tiles				
k) Sanitary & Plumbing Fittings		ALL TYPES						
Toilet	:	Water Closet	:	4 nos				
	:	Toilet Roll Holder	:	4 nos				
	:	Hand Bidet	:	4 nos				
	:	Basin	:	4 nos				
	:	Tap	:	4 nos				
Pantry	:	Kitchen Sink with tap	:	2 nos				
Refuse Compartment	:	Tap	:	2 nos				
l) Electrical Installation		A1 / A2	A3 / A4	B1 / B2	B3	D1 / D2	D3	
	:	Light Point	36	36	45	46	36	38
	:	Emergency Light	5	5	5	5	5	5
	:	Fan Point	3	3	4	4	5	5
	:	Power Point	28	28	28	28	28	28
	:	A/C Point	4	4	4	4	4	4
	:	Telephone Point	2	2	2	2	2	2
	:	Electrical DB	2	2	2	2	2	2
m) Internal Telecommunication Cabling		:	Provided					

SETIA ALAM IMPIAN LOCATION MAP



Stay Together. Stay Setia
livelearnworkplay

Call +603 5162 7600

Setia AlamImpian Welcome Centre

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Setia