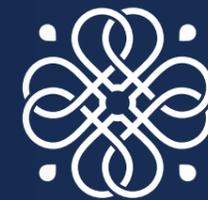


Setia
Bayuemas



Bayu Avenue

DOUBLE STOREY SHOP OFFICES

Call 03 3325 1700

SETIA BAYUEMAS WELCOME CENTRE
PERSIARAN BAYU IMPIAN / KS9, KOTA BAYUEMAS, 41200 KLANG, BANDAR DIRAJA, SELANGOR DARUL EHSAN.
T 603 3325 1700 E bayuemas@spsetia.com W www.spsetia.com/setia-bayuemas

Stay Together. Stay Setia
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Setia

WELCOME TO THE LAKESIDE COMMUNITY COMMERCIAL HAVEN

Begin your journey to success at Bayu Avenue @ Setia Bayuemas, a peaceful local commercial haven enhanced by a lakeside location that nurtures a calm and productive environment. Explore generous parking, welcoming visitor areas, and room for your business to thrive. Enjoy vital facilities like convenient parking, well-maintained roads, efficient drainage, and bright street lighting, guaranteeing unobstructed access for all, including those with special requirements.



IT'S SO ERGONOMIC

Situated in the heart of the well-conceived Bayuemas township in Klang, uncover a meticulously designed master plan that breathes life into the dreams of the local business community. With a keen focus on ergonomics, it seamlessly caters to a diverse range of business needs.



Set within the picturesque expanse of the Bayuemas township in Klang, discover an intricately curated aerial view, master plan, and site plan meticulously tailored to ignite the aspirations of the local business community. Rooted in ergonomic design principles, it adeptly addresses a wide spectrum of business requisites, ensuring seamless functionality and fulfillment.



- TYPE A (Intermediate Lot)
- TYPE A-M (Intermediate Lot)
- TYPE B (End Lot)
- TYPE C (Corner Lot)
- TYPE C-M (Corner Lot)
- TYPE C1 (Corner Lot)

AERIAL VIEW • MASTER PLAN • SITE PLAN



DOUBLE STOREY SHOP OFFICES

This artfully designed shoptel is a testament to the mastery of natural light. Its expansive front-facing glass windows not only bring the outdoors in but also offer sweeping, unbroken vistas that inspire.

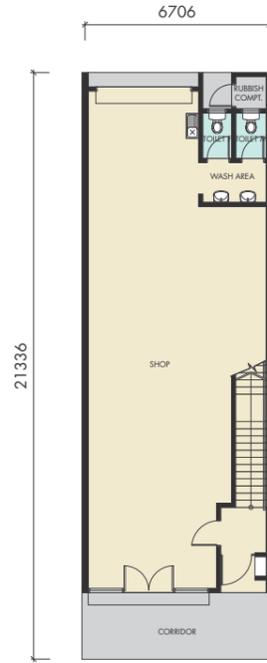


Going beyond mere aesthetics, this design presents a dynamic canvas suited for the seamless growth and adaptability of any thriving business. With its modern and flexible design, it can readily evolve to accommodate various business needs.

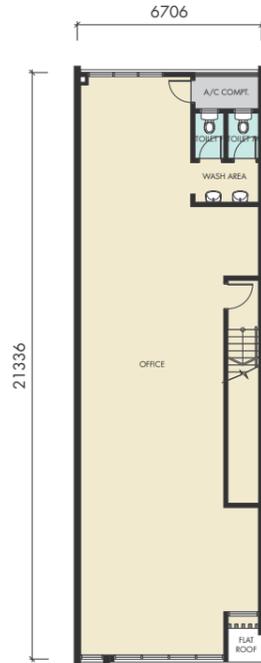
TYPE A

INTERMEDIATE LOT

LAND AREA 22' X 70'
BUILT-UP AREA 2,986 sq.ft.



GROUND FLOOR

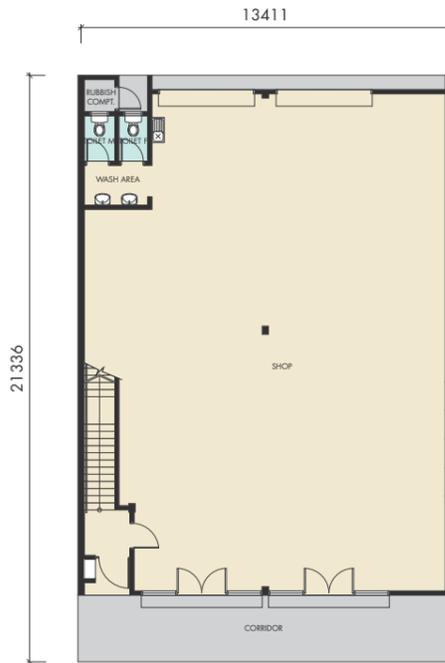


FIRST FLOOR

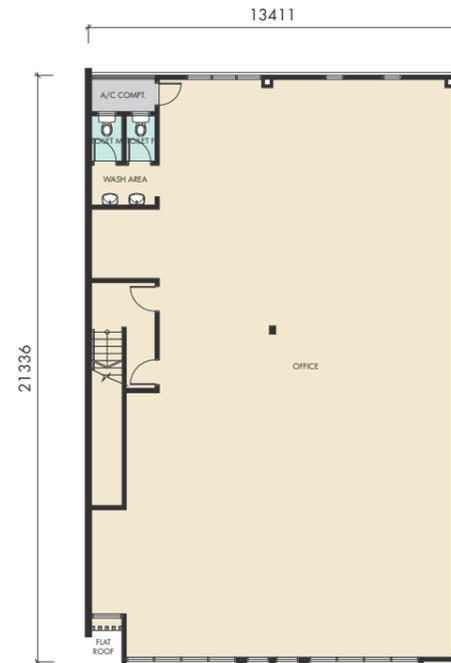
TYPE B

END LOT

LAND AREA 22' X 70'
BUILT-UP AREA 6,026 sq.ft.



GROUND FLOOR

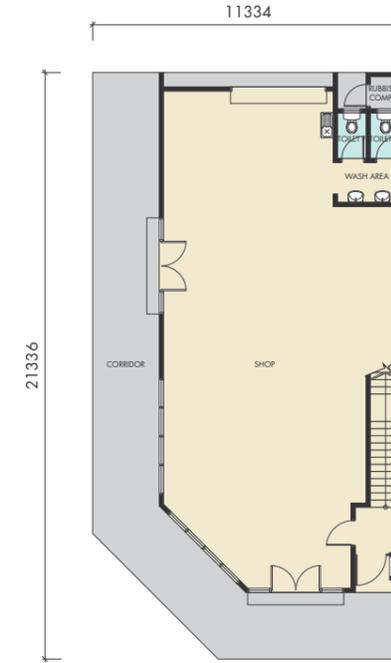


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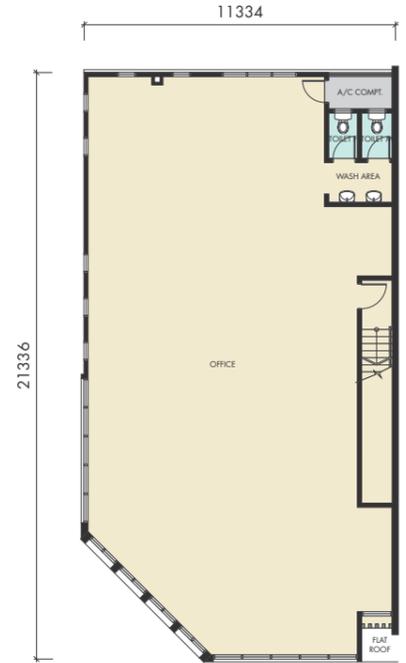
TYPE C

CORNER LOT

LAND AREA 22' X 70'
BUILT-UP AREA 4,873 sq.ft.



GROUND FLOOR

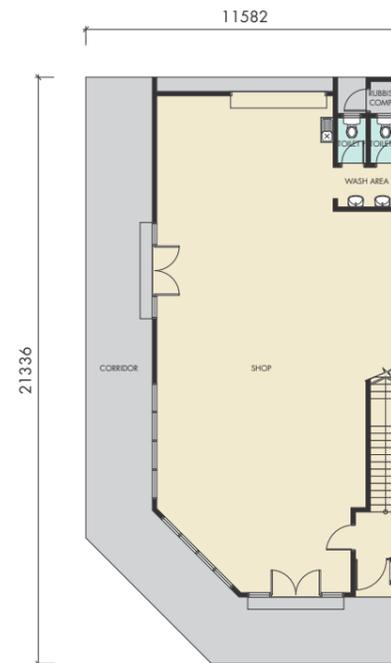


FIRST FLOOR

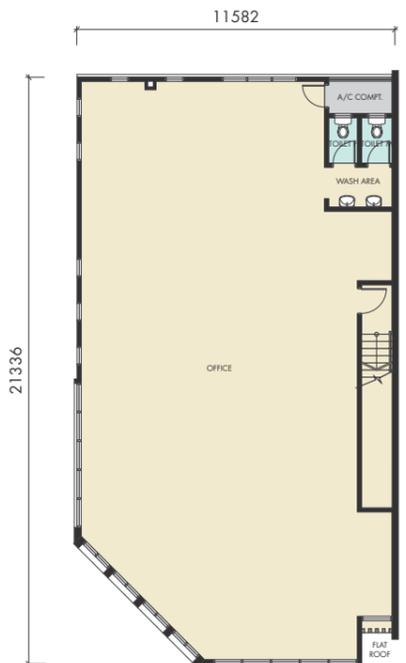
TYPE C1

CORNER LOT

LAND AREA 22' X 70'
BUILT-UP AREA 4,986 sq.ft.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure	: Reinforced Concrete				
Wall	: Cement Sand Brick and Clay Brick (Party-wall)				
Roof Covering	: Main Roof	: Metal Deck			
Roof Framing	: Light weight steel trusses				
Ceiling	: Plasterboard / Skim Coat & Paint				
Windows	: Aluminium Frame Casement Window : Aluminium Frame Top hung Window				
Doors	: Shop Entrance	: Aluminium Roller Shutter / Framed Glass Door			
	: Shop & Office Door	: Fire Rated Door			
	: Other Doors	: Timber Louvred Door : Aluminium Louvered Door			
Ironmongery	: Provided				
Wall Finishes	: Pantry	: Tiles at 1.5m Height / Plaster & Paint			
	: Toilets	: Tiles at Ceiling Height			
	: Others	: Plaster & Paint			
Floor Finishes	: Corridor	: Tiles			
	: Shop	: Cement Render			
	: Office	: Cement Render			
	: Toilets	: Tiles			
	: Wash Area	: Cement Render			
	: A/C Compartment	: Cement Render			
	: Staircase	: Cement Render			
	: Garbage Compartment	: Tiles			
Sanitary and Plumbing fitting	All Type				
	: Pedestal W.C	4			
	: Wash hand basin	4			
	: Toilet roll holder	4			
	: Hand bidet	4			
Electrical Installation	Type A/A-M	Type B	Type C/C-M	Type C1	
	: Lighting points	20	30	22	22
	: Fan points	6	12	6	6
	: Power points	20	20	20	20
	: Emergency light point	9	16	10	10
	: Air-cond. electrical point	6	6	6	6
Internal Telephone Trunking and Cabling	: Provided				

FRONTING A HIGH-TRAFFIC ROAD WITHIN A WELL PLANNED TOWNSHIP

Located at the heart of Klang within a bustling township, this location boasts a thriving community and seamless access via the KESAS Highway, making it the perfect epicenter for a blend of business and leisure. With its strategic placement along a high-traffic main access road, it offers abundant opportunities to draw in customers. Additionally, the convenience of entries at both the front and rear of the shops further enhances its appeal.



Education

- 1 Sri KDU International School Klang
- 2 Regent International School (Klang)
- 3 Al Baghdadi Playtime Centre
- 4 UITM Shah Alam

Supermarket

- 5 AEON Mall Bukit Tinggi
- 6 GM Klang Wholesale City
- 7 NSK Trade City
- 8 Mydin @ Little India Klang

Medical

- 9 Hospital Tunku Ampuan Rahimah
- 10 Manipal Hospital Klang
- 11 Columbia Asia Hospital Bukit Rimau
- 12 KPJ Selangor Specialist Hospital

Nearby Amenities

- 13 Bayuemas Sports & Events Complex
- 14 Petubuhan Hospis, Klang
- 15 Petronas, Bayuemas
- 16 Bayuemas Park

