

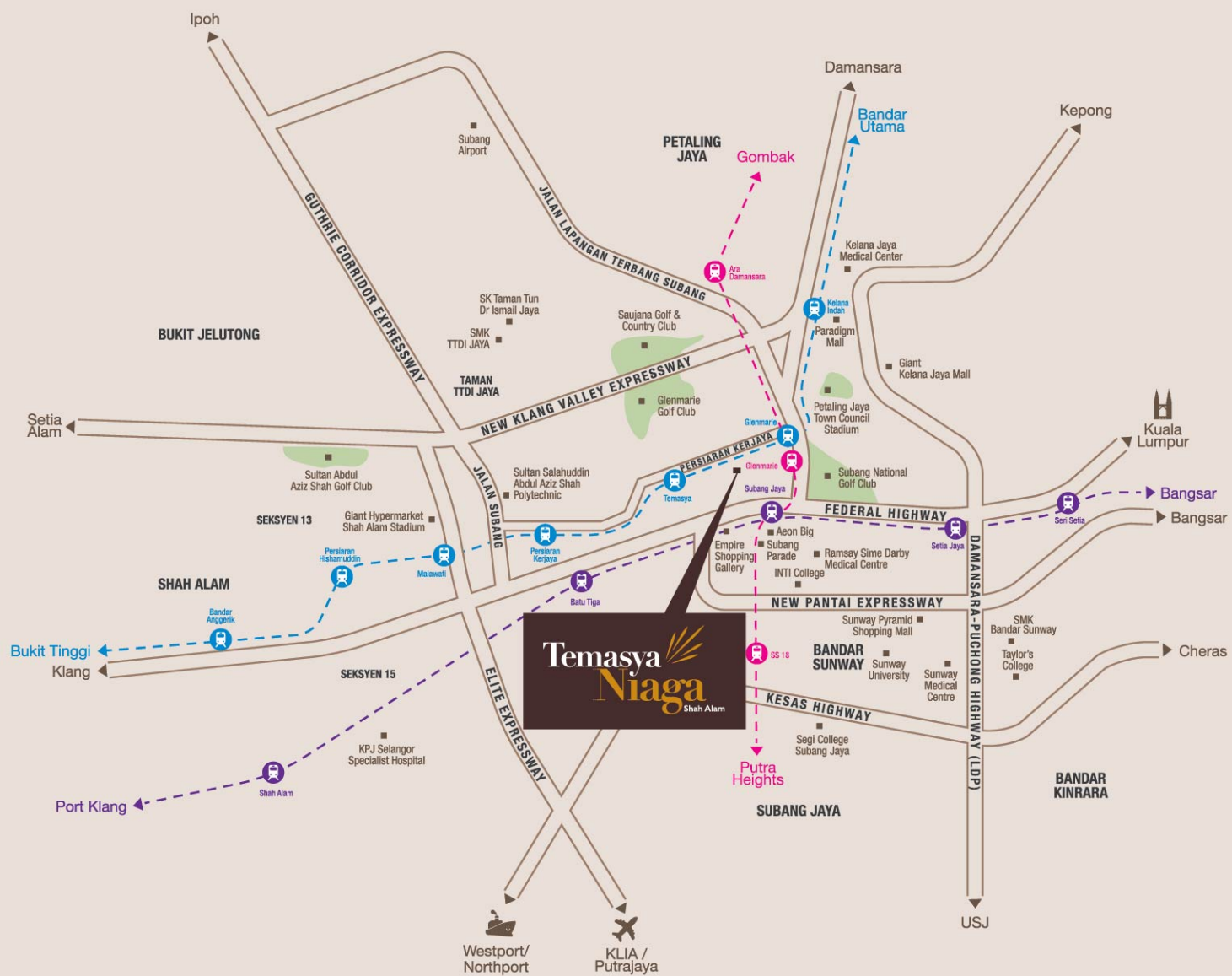
TemasyaGlenmarie

A Thriving Business Community
with Spacious Abode Exclusivity

Temasya
Niaga
Shah Alam

4 - STOREY
BOUTIQUE BUSINESS CENTRE
FREEHOLD

Accessible Via Matured Transportation Network



LEGEND

- LRT Line 2 Route (Kelana Jaya Extension Line)
- LRT Line 3 Route (Under Construction)
- KTM Route

ACCESSIBILITY

Guthrie Corridor Expressway (GCE)	New Pantai Expressway (NPE)	Jalan Subang
New Klang Valley Expressway (NKVE)	Damansara-Puchong Highway (LDP)	Jalan Lapangan Terbang Subang
Federal Highway	Elite Expressway	Persiaran Kerjaya

Elevate Your Business At Temasya Niaga Business Centre

2.62
Acres

4
Storeys
Boutique
Business Centre

Nestled on a prime FREEHOLD land, Temasya Niaga sets a new benchmark for business with practical design and impressive architecture. Its highly strategic location enables your business to thrive to greater heights.



Artist's Impression Only

5km
Subang Jaya

9km
Shah Alam
City Centre

9km
Petaling Jaya

8km
Subang Airport

20km
Klang

25km
Kuala Lumpur

BY AIR

Subang Airport
KLIA & LCCT

BY SEA

Import / Export via
North Port
West Port

BY RAIL

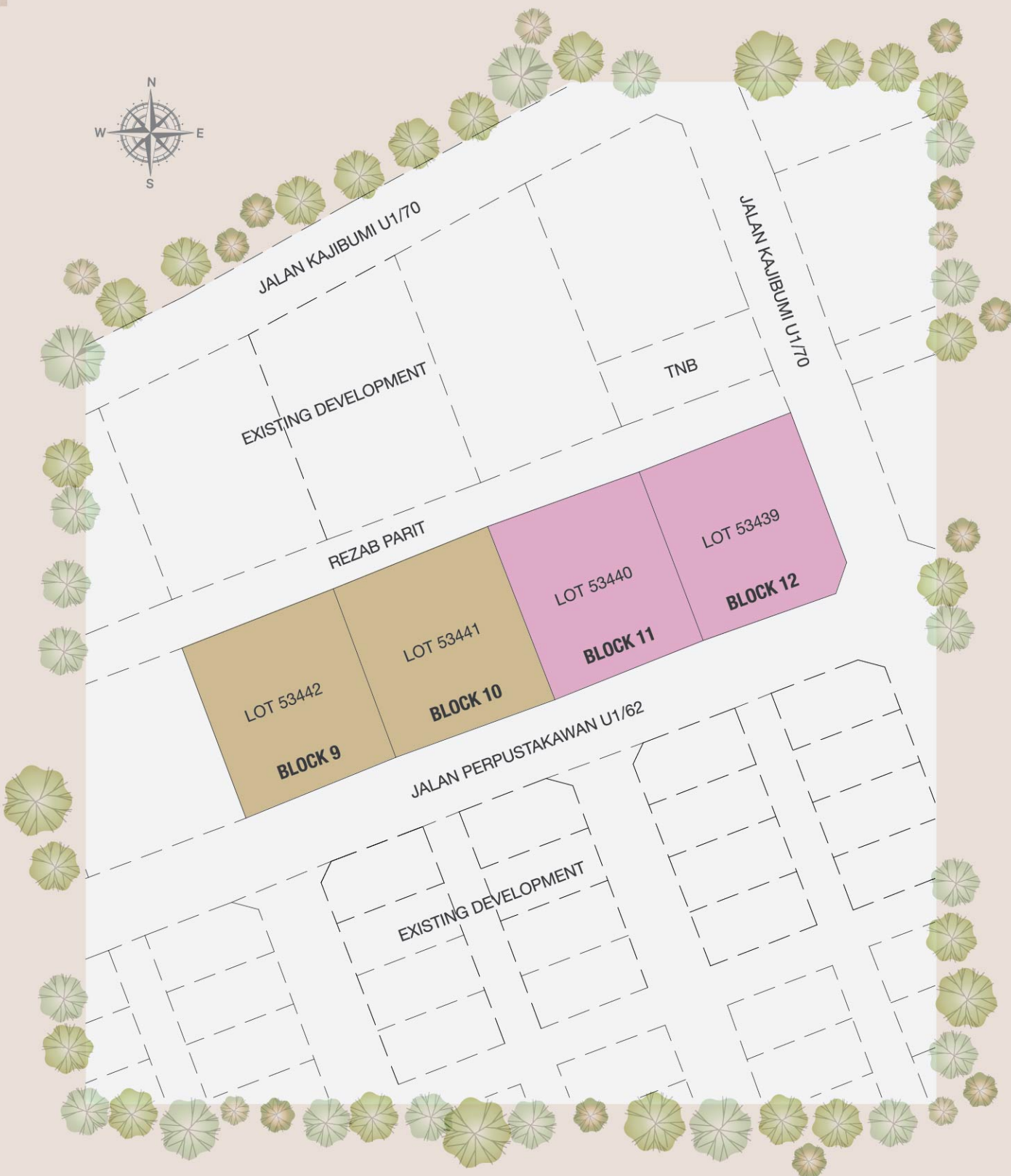
LRT 3 (Upcoming)
LRT 2 (Glenmarie Station)
KTM (Subang Jaya Station)
KTM (Batu Tiga Station)
(Linking Port Klang with KL City Centre)

Affluent Functionalities Cater For All Possibilities

Spacious layouts for warehouse storage, production plant or showroom function. The contemporary and flexible open plan design provides the flexibility to transform into co-working spaces or adapt to your business changing needs.



Location Plan



-  Phase 6C
-  Phase 6D

Conducive To Thriving Business

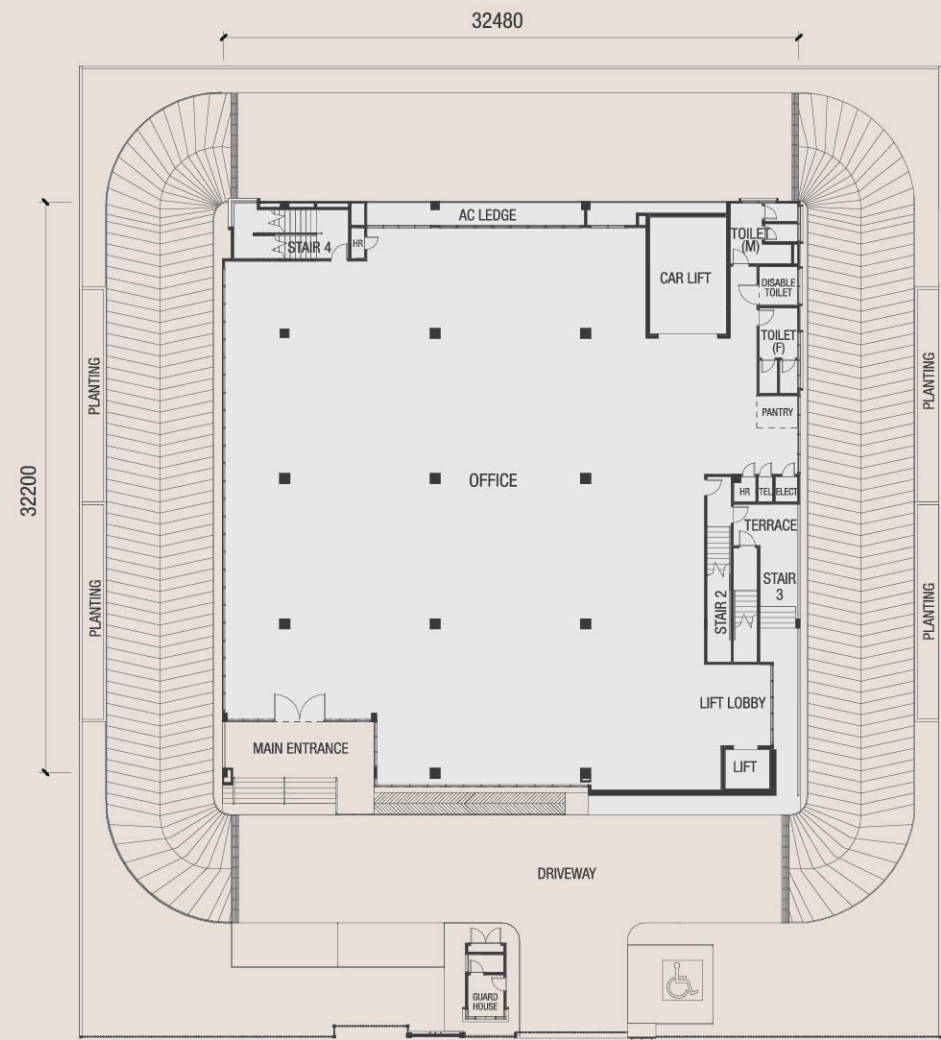
Temasya Niaga offers comprehensive business premises ready with wide-ranging infrastructure and amenities for your business. This iconic work-life atmosphere welcomes and impresses your incoming business prospects.



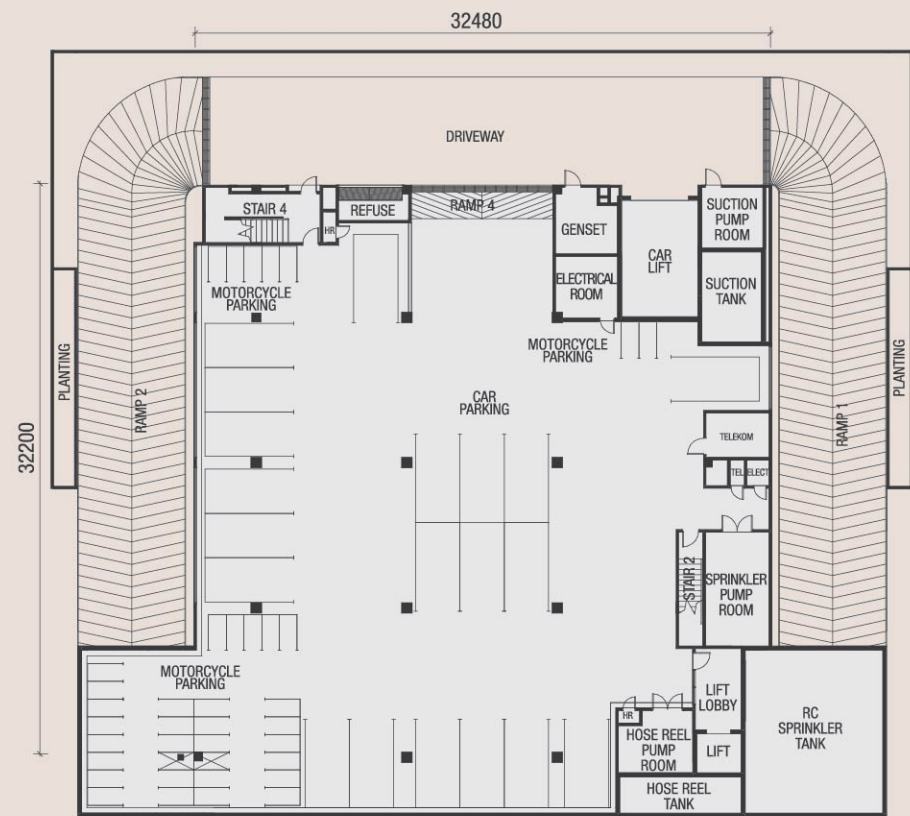
BLOCK
9-11
PHASE 6D & 6C

Land Area
28,750 sq.ft

Gross Floor Area
56,655 sq.ft



SITE PLAN

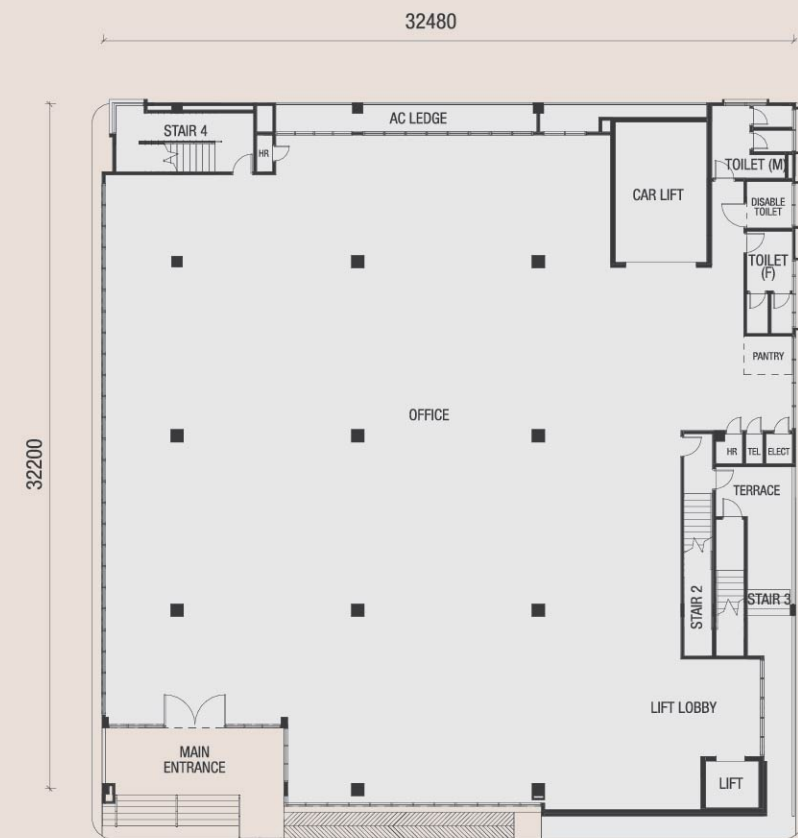


SUB-BASEMENT

BLOCK
9-11
PHASE 6D & 6C

Land Area
28,750 sq.ft

Gross Floor Area
56,655 sq.ft



GROUND FLOOR



FIRST FLOOR

BLOCK 9-11

PHASE 6D & 6C



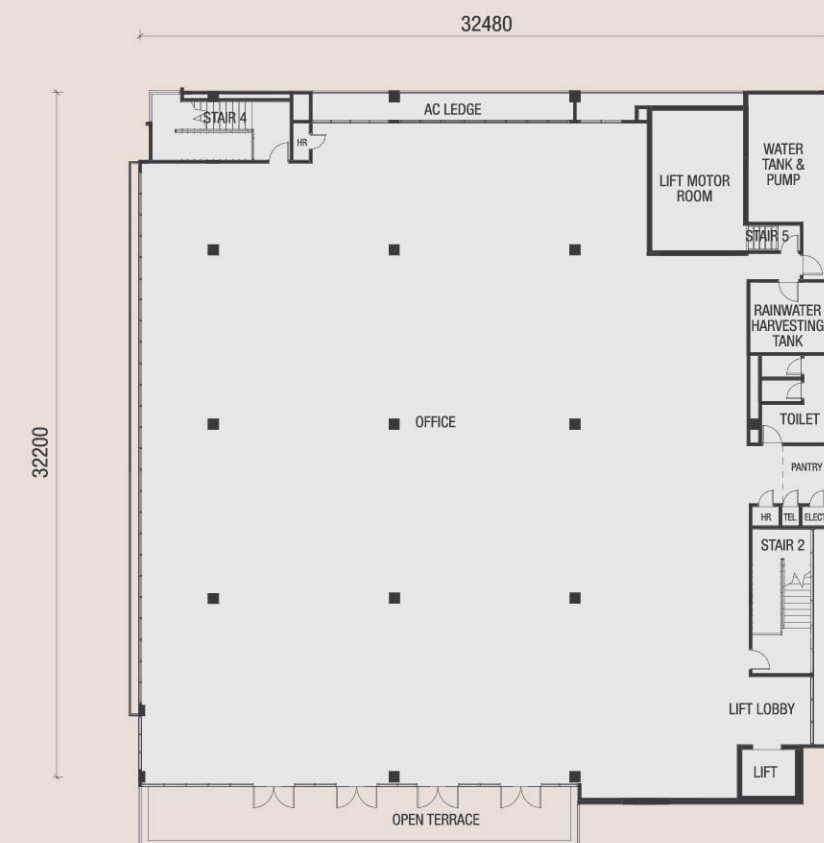
Land Area
28,750 sq.ft



Gross Floor Area
56,655 sq.ft



SECOND FLOOR



THIRD FLOOR

BLOCK 12

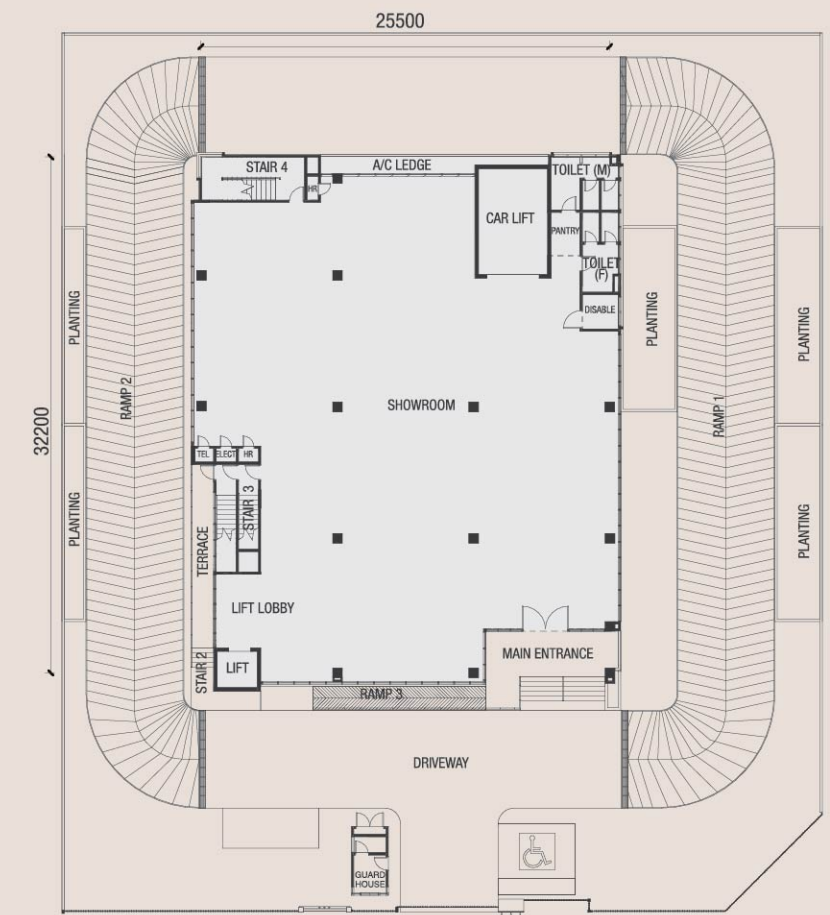
PHASE 6C



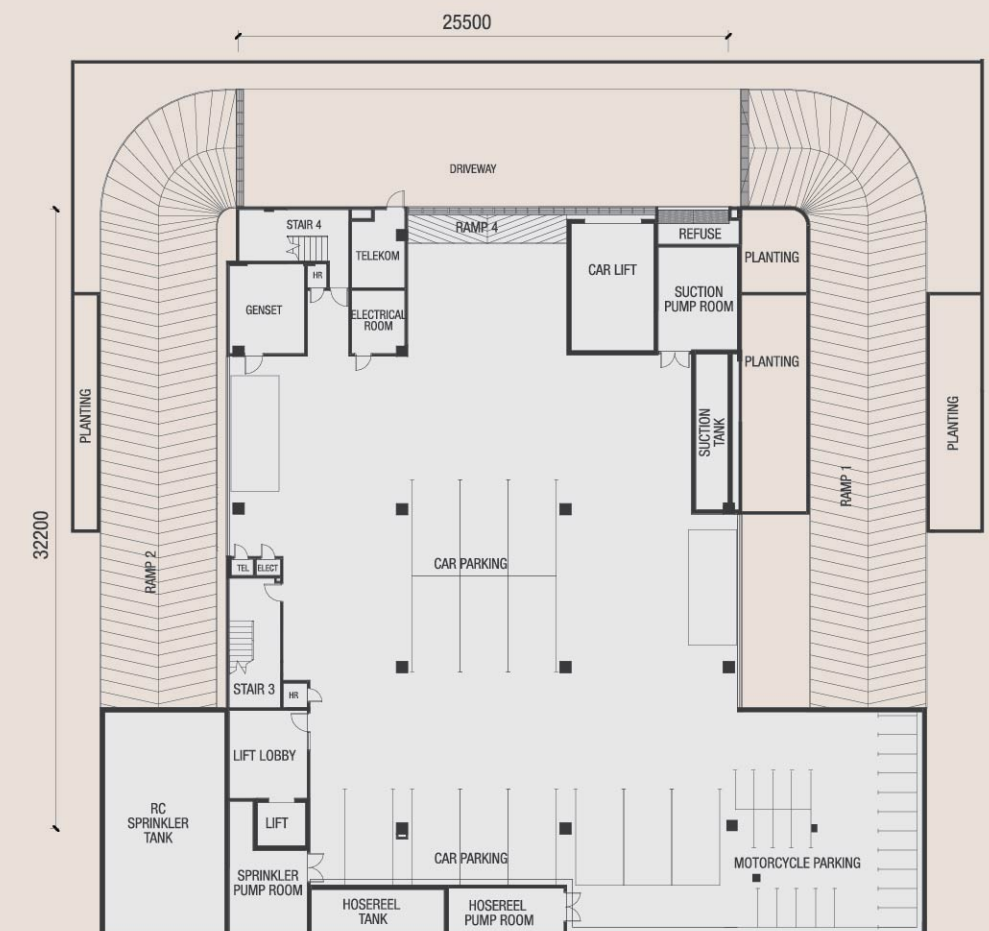
Land Area
27,846 sq.ft



Gross Floor Area
46,806 sq.ft



SITE PLAN



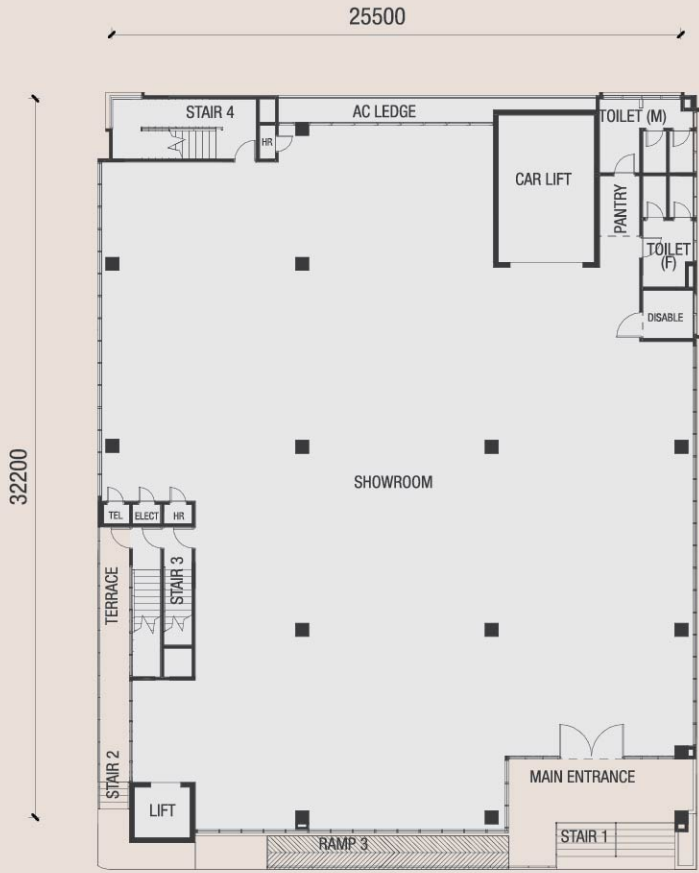
SUB-BASEMENT

BLOCK
12

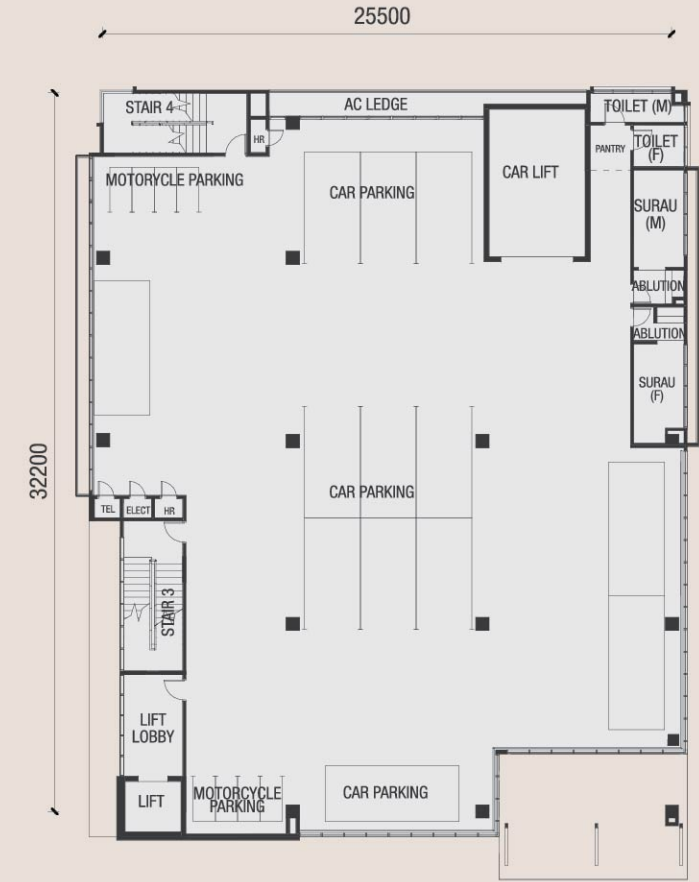
PHASE 6C


Land Area
27,846 sq.ft


Gross Floor Area
46,806 sq.ft



GROUND FLOOR



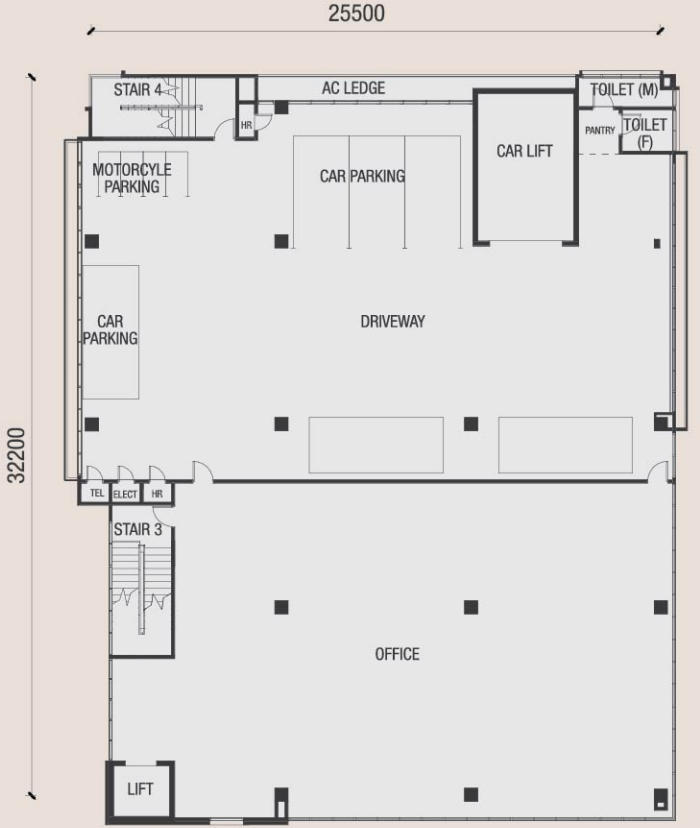
FIRST FLOOR

BLOCK
12

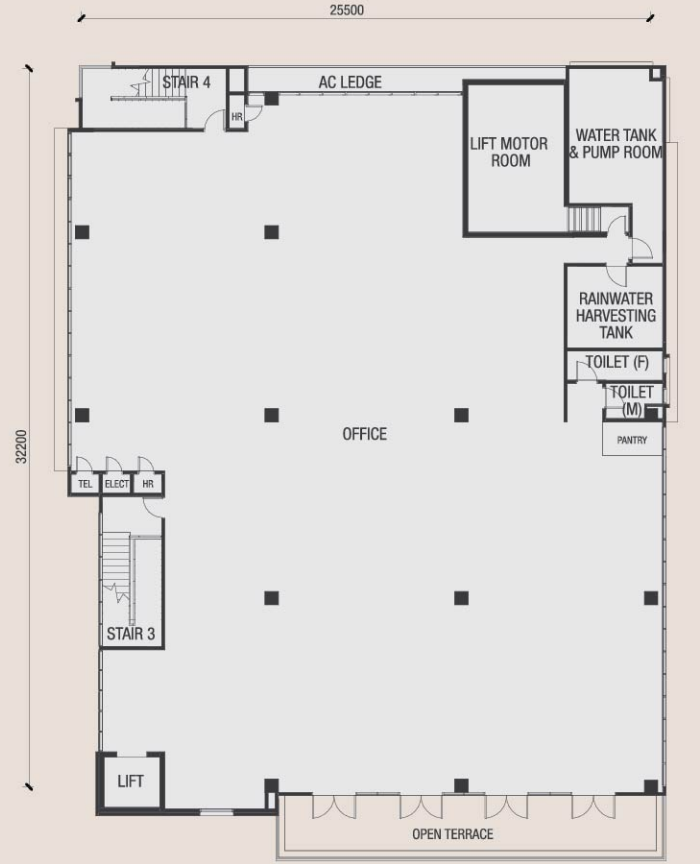
PHASE 6C


Land Area
27,846 sq.ft


Gross Floor Area
46,806 sq.ft



SECOND FLOOR



THIRD FLOOR

Building Specifications



Structure	Reinforced Concrete Frame		
Wall	Cement Sand Brick		
Roofing Covering	Concrete Slab / Metal Decking		
Roof Framing	Steel Structure		
Ceiling	Ceiling Board / Skim Coat and Paint		
Windows	Aluminum Frame Window		
Doors	Timber Door Timber Louvers Door Fire Rated Door Aluminium Louvers Door Aluminium Frame Door Aluminium Roller Shutter		
Ironmongeries	Provided		
Wall Finishes	Toilet Pantry Ablution Refuse Others	Tiles Tiles up to 1500mm height Tiles up to 1500mm height Tiles Plaster & Paint	
Floor Finishes	Showroom / Office Lift Lobby Staircase Toilet / Pantry / Ablution Open Terrace Disable Ramp Main Entrance Surau Car Park M&E Rooms Refuse Aircond Ledge	Cement Render Cement Render Cement Render with Tiles Nosing Tiles Tiles Pebble Wash Tiles Tiles Cement Render Cement Render Tiles Cement Render	
Sanitary & Plumbing Fitting	Water Closet Wash Basin Urinal Pantry Sink	11 11 2 4	
Electrical Installation		Lot 53440, 53441 & 53442 Lot 53439	
	Lighting Point Signage Point Gate Lighting Point 13A Power Point Fan Point Fluorescent Light Fitting	245 1 1 80 2 103	234 1 1 80 2 91
Internal Telephone	Trunking	Provided	
Fencing		Provided	
Turfing		Provided	



Reasons TO BE A PART OF US



Temasya Niaga consists of a comprehensive mix of key features that optimise the functionality of your business and your people.



- 1 SPACIOUS BOUTIQUE BUSINESS CENTRE
In Klang Valley
- 2 MULTI USAGE & Flexible Space
- 3 ONE-STOP Business Solution
- 4 PRACTICAL LAYOUT
With Well-planned Functionality
- 5 IDEAL LONG TERM INVESTMENT
For Return / Rental
- 6 Nestled In A MATURED BUSINESS AND RESIDENTIAL TOWNSHIP
- 7 NO 1 PROPERTY DEVELOPER
In Malaysia



Stay Together. Stay Setia
livelearnworkplay

Call +603 5569 6100

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