Setia Alam Impian
ARTS INSPIRED LIVING

ALAM IMPIAN, SHAH ALAM

PRISMA 8

COMMERCIAL CENTRE

2-STOREY SHOP OFFICES

The nexus of commerce and connectivity

An exclusive collection of 42 premier 2-Storey Shop Offices meticulously crafted for ambitious brands and forward-thinking enterprises seeking maximum market presence.

As an integral component of Prisma 8 Commercial Centre, these units offer a dynamic commercial space tailored for retail excellence and modern business operations.

Limited to 42 units only

Unlock a rare commercial position in the heart of Shah Alam. Engineered for functional efficiency, each unit features expansive street-facing facades, adaptable layouts, and seamless regional road access.







KEY DESIGN HIGHLIGHTS

PROMINENT GLASS DISPLAY

Floor-to-ceiling glass paneling boosts brand exposure and maximizes natural daylight across working spaces

ADAPTABLE DUAL-LEVEL SPACES

Smart architectural planning enables a seamless setup for customer-facing retail on the ground floor and corporate offices above

VERSATILE SPATIAL LAYOUTS

Open-plan floor designs offer total flexibility for custom interior setups. Ideal for flagship stores, dining establishments or professional suites

MATURE URBAN INFRASTRUCTURE

Positioned within a fully realized master township equipped with expansive roadways, dedicated parking bays and integrated conveniences



Thriving residential catchment

Tap directly into an expanding population of

80,000 residents

across

20,000 homes

upon the township's full completion







Actual shot of the Award-Winning Township, Alam Impian

Multi-functional commercial usage

Designed to accommodate diverse business models, from artisanal cafes and lifestyle boutiques to corporate headquarters









- Café
- Bakery
- Dental Clinic
- Beauty Salon
- Specialty Grocer
- Pet Grooming
- Boutique
- Pharmacy
- Pilates / Yoga
- Tuition Centre
- Interior Design Studio
- Wellness Centre
- Gadget & Electronics
- And many more

Unmatched connectivity

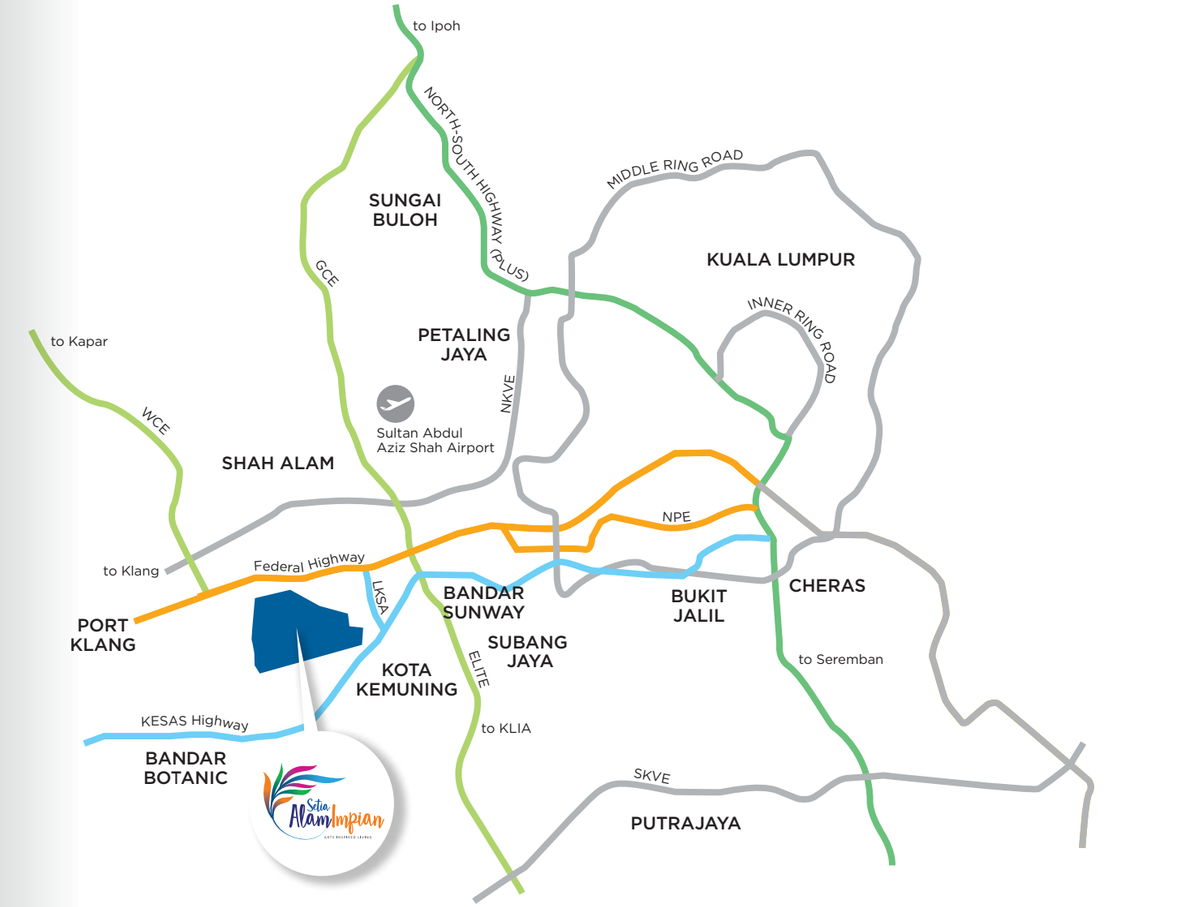
Situated in the heart of Alam Impian's 1,235-acre master plan, Prisma 8 Commercial Centre links your business to major commercial corridors across Klang Valley.

PRISMA 8
COMMERCIAL CENTRE

DIRECT ACCESS
Linked via a dedicated interchange to Lebuhraya Kemuning-Shah Alam (LKSA)

REGIONAL ARTERIES
Quick transit to KESAS, NKVE and Federal Highway

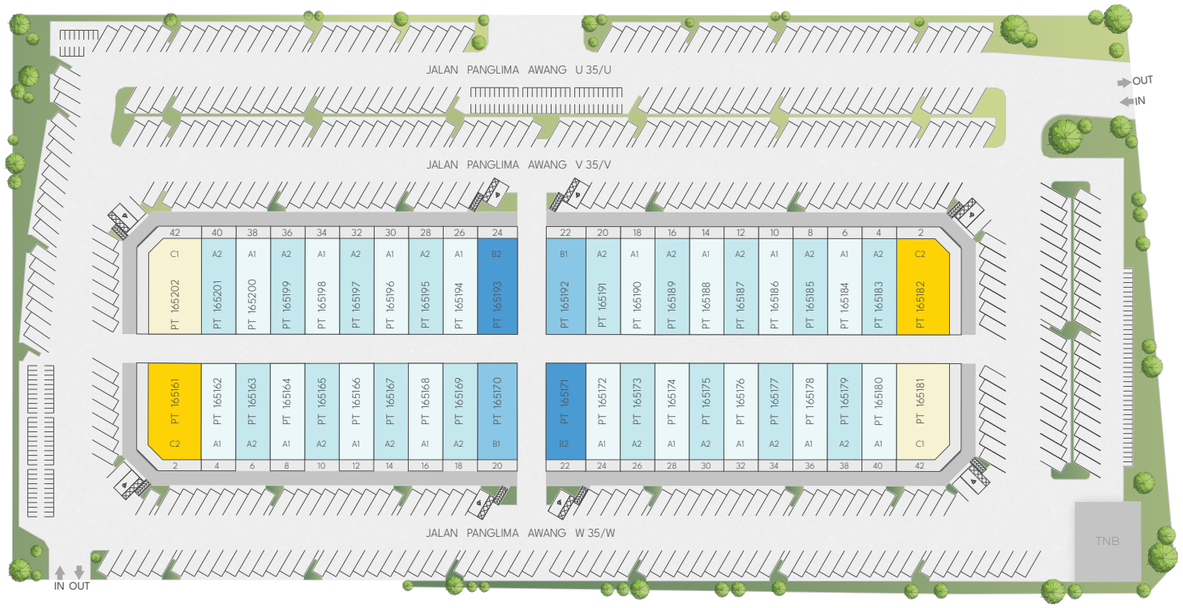
LIFESTYLE HUB NEIGHBOURS
Steps away from vibrant community anchors including LakePoint Club, LakePoint Central and LakePoint Park



Shah Alam City Centre	Subang Jaya	Sultan Abdu Aziz Shah Airport	Port Klang	Northport	Westport	KLCC	KLIA Terminal 2	KLIA Terminal 1
6.7km	17.6km	20.7km	24.5km	30.5km	38.6km	38km	50.1km	52.5km



SITE PLAN





2-STOREY SHOP OFFICES

TYPE A1 TYPE B1 TYPE C1

TYPE A2 TYPE B2 TYPE C2

FLOOR PLAN

TYPE A1

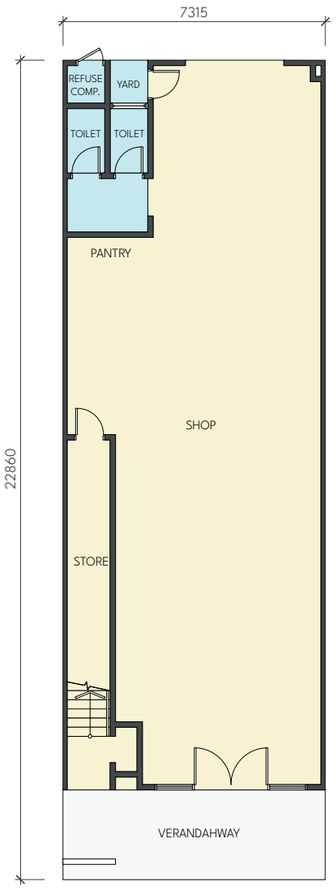
INTERMEDIATE UNIT

BUILT-UP ALLOCATION:

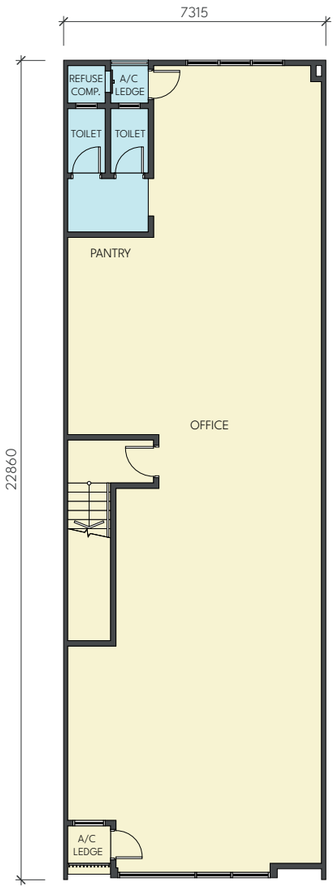
Ground Floor: 1,800 sq ft

First Floor: 1,789 sq ft

Total Built-up: 3,589 sq ft



Ground Floor



First Floor

TYPE B1

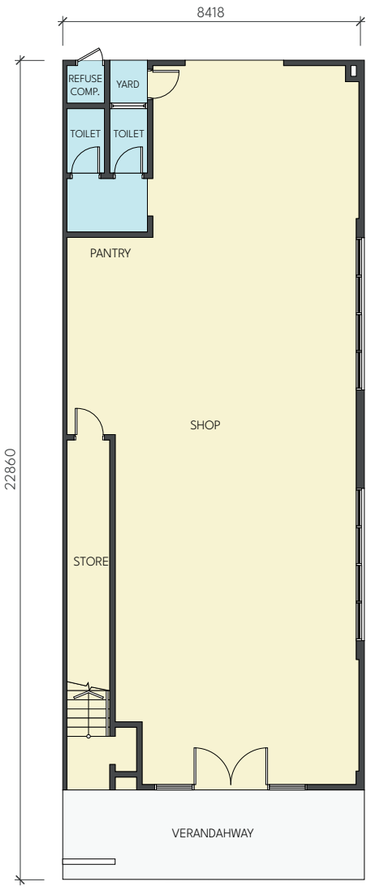
END UNIT

BUILT-UP ALLOCATION:

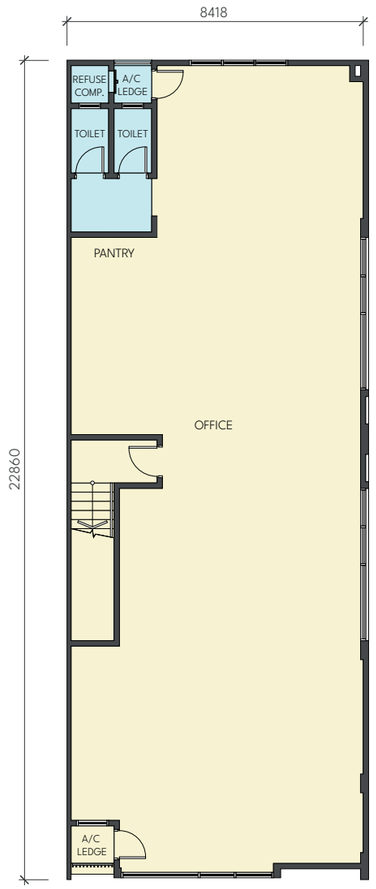
Ground Floor: 2,071 sq ft

First Floor: 2,057 sq ft

Total Built-up: 4,128 sq ft



Ground Floor



First Floor

TYPE C1

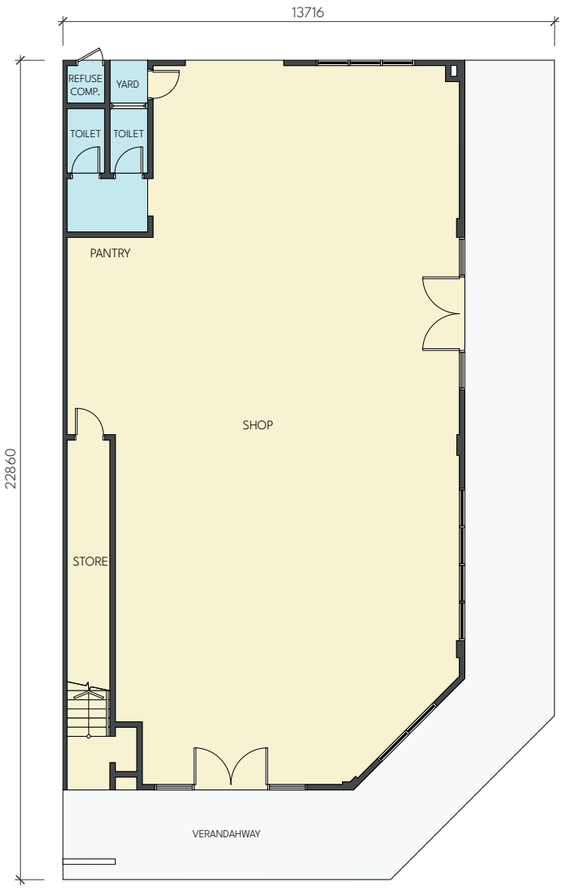
CORNER UNIT

BUILT-UP ALLOCATION:

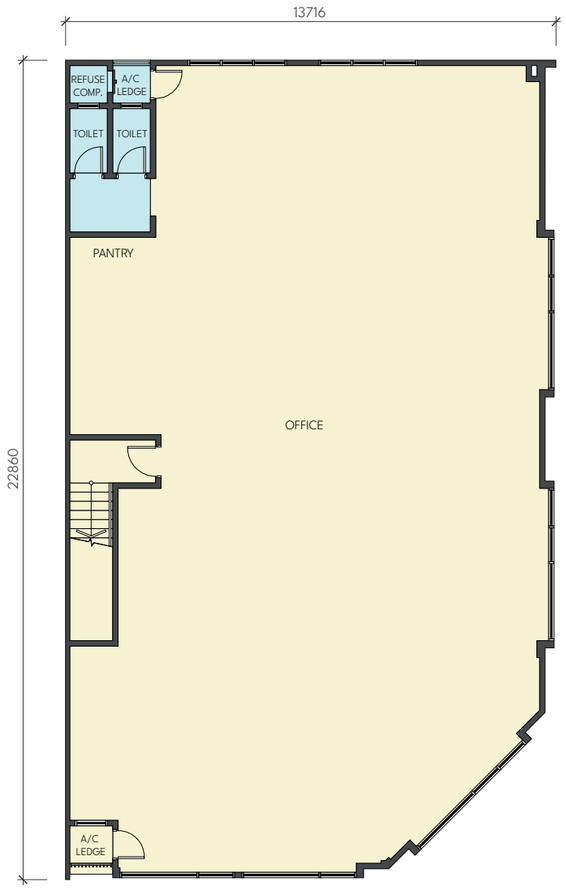
Ground Floor: 3,263 sq ft

First Floor: 3,210 sq ft

Total Built-up: 6,473 sq ft



Ground Floor



First Floor

a) Structure		- Reinforced Concrete
b) Walls		- Cement Sand Brick / Clay Brick (Party Wall)
c) Roof Covering		- Metal Deck Roofing
d) Roof Framing		- Light Weight Steel Trusses
e) Ceiling		- Skim Coat Finish & Paint - Plaster Board Ceiling & Paint
f) Windows	: All Areas	- Aluminium Frame Glass Window
g) Doors	: Staircase	- Fire Rated Door
	: Shop	- Roller Shutter / Glass Swing Door / Flush Door
	: Store	- Flush Door with Louvers
	: Toilet / Others	- Flush Door
	: Refuse Compartment	- Aluminium Louvered Door
h) Ironmongery		- Provided
i) Wall Finishes	: Internal & External	- Plaster & Paint / Skimcoat
	: Toilet	- Tiles up to Ceiling Height
	: Pantry	- Tiles up to 1500mm
j) Floor Finishes	: Shop	- Cement Render
	: Office	- Cement Render
	: Pantry	- Tiles
	: Toilet	- Tiles
	: Staircase	- Tiles
	: Store	- Cement Render
	: Refuse Compartment	- Tiles
	: Yard	- Tiles
	: Verandahway	- Tiles

k) Sanitary & Plumbing Fittings		ALL TYPES
Toilet	: Water Closet	4
	: Tissue Roll Holder	4
	: Hand Bidet	4
	: Wash Basin	4
Pantry	: Sink & Tap	2
Refuse Compartment	: Tap	2

l) Electrical Installation		TYPE A	TYPE B	TYPE C
	: Light Point	33	35	51
	: Emergency Light	5	5	5
	: Fan Point	3	5	6
	: Power Point	26	26	26
	: A/C Point	4	4	4
	: Telephone Point	2	2	2
	: Electrical DB	2	2	2

m) Internal Communication Cabling	Provided

Call +603 5162 7600

LakePoint Gallerie
1, Jalan Panglima Hitam 35/26, Alam Impian, Seksyen 35, 40470 Shah Alam, Selangor, Malaysia
T 603 5162 7600 **F** 603 5162 1478 **E** alamimpian@spsetia.com **W** www.spsetia.com/alam-impian

Setia