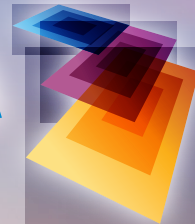


BAYU PRISMA

1 & 2 STOREY SHOP OFFICES



PRIME SHOP OFFICES
WITH MAIN ROAD FRONTAGE





YOUR LATEST INVESTMENT GEM

Offering FREEHOLD 1 & 2 storey shop offices, Bayu Prisma is your prime investment opportunity. With its strategic location and promising future, Bayu Prisma is set to elevate your business to new heights.





ELEVATE YOUR BUSINESS

Bayu Prisma boasts direct frontage to the main road, ensuring maximum visibility and accessibility for your business. Additionally, it is conveniently situated within walking distance to the upcoming Johan Setia LRT station, providing unparalleled convenience for both you and your customers.



CAFÉ PHARMACY
PARCEL CENTER HEALTHCARE
TUITION CENTER

F&B OPTICAL SHOP BAKERY
BOUTIQUE
GADGETS SHOP





Strategic location in
SOUTH KLANG



Easy accessibility to
**3 MAJOR
HIGHWAYS**



200M
Walking distance
to LRT station



Directly serving approx.
550,000+ population
in South Klang



Ranging from
1,637 - 5,499
sq. ft.

BAYU PRISMA
1 & 2 STOREY SHOP OFFICES



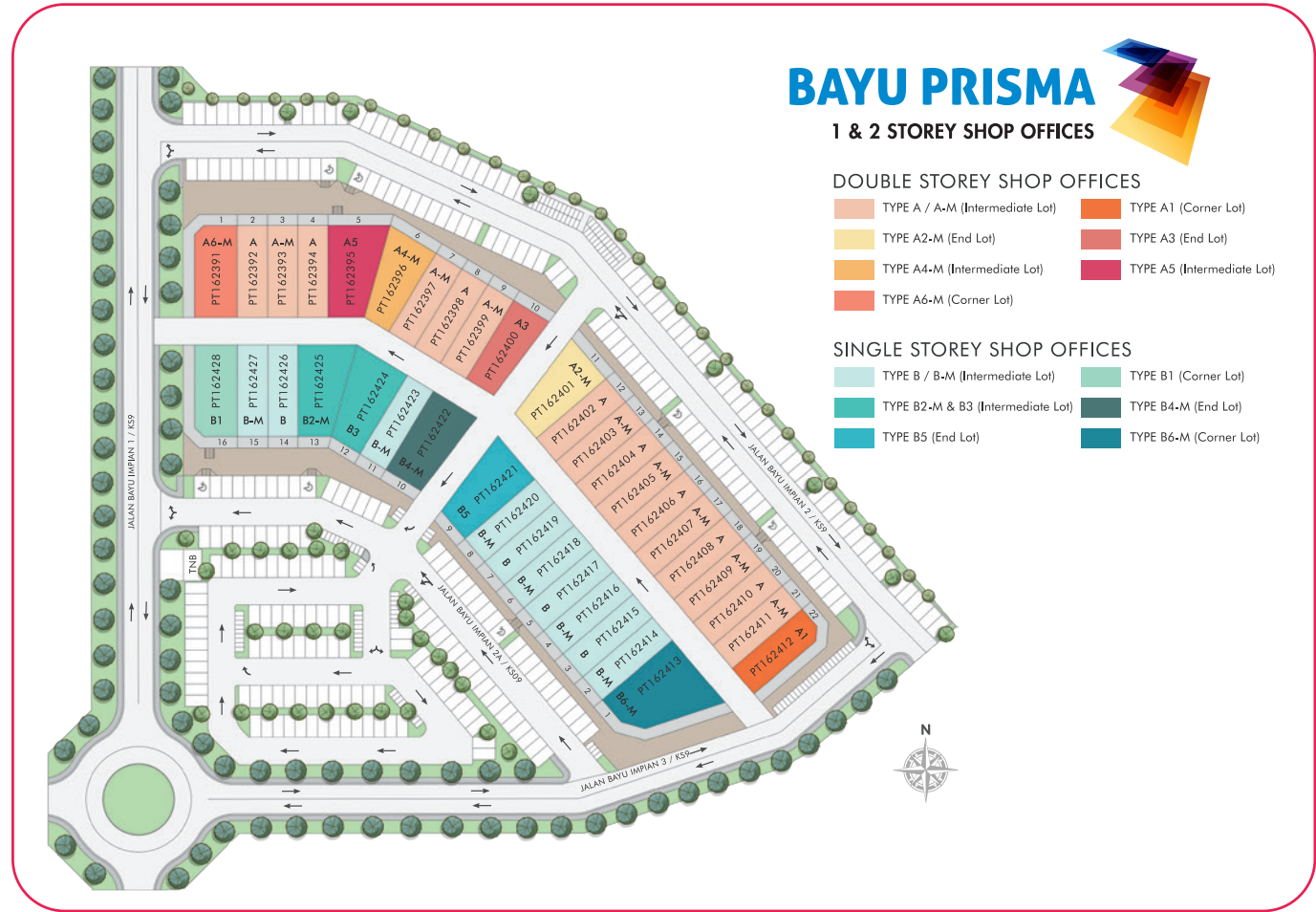
**JOHAN SETIA
LRT STATION**

TO
BANTING / KUA

TO KESAS

JALAN KLANG / BANTING

JALAN PENDAMARAN



BAYUEMAS MASTER PLAN



A FREEHOLD TOWNSHIP UNLIKE ANY OTHER

As a FREEHOLD township in Klang, it offers the perfect blend of modern convenience and serene living. With its established infrastructure and comprehensive amenities, Setia Bayuemas provides a conducive environment for business growth and personal fulfillment. Moreover, its seamless connectivity to major highways ensures effortless travel to key destinations across the Klang Valley.





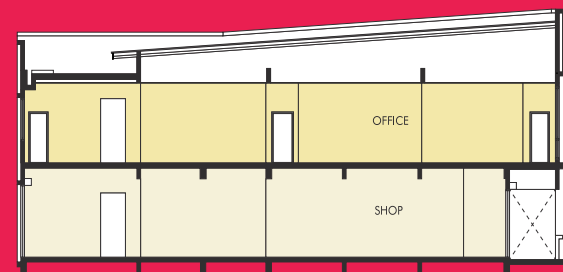
TYPE A INTERMEDIATE LOT

Standard Lot Size
22'x 75'

Built-Up Area
3,190 sq.ft.

2 STOREY SHOP OFFICE

TYPE A (INTERMEDIATE UNIT)



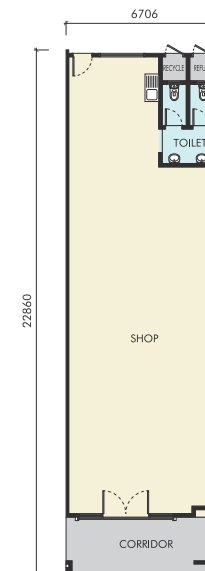
SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Cement Sand Bricks / Clay Bricks (Party Wall)
Roofing Covering	: Main Roof : Metal Roofing
Roof Framing	: Light Weight Steel Structure
Ceiling	: Skim Coat and Paint
Windows	: Plaster Ceiling and Paint
	: Aluminium Framed Casement
	: Aluminium Framed Top Hung
	: Aluminium Framed Fixed Glass
Doors	: Aluminium Roller Shutter / Framed Glass Door
	: Shop Entrance : Flush Door
	: Office Door : Flush Door
	: Other Doors : Flush Louvred Door
	: Utility : Provided
Ironmongery	: Tiles Up to 1500mm Height / Plaster and Paint
Wall Finishes	: Toilets : Tiles Up to Ceiling Height
	: Others : Plaster and Paint
Floor Finishes	: Corridor : Tiles
	: Shop : Cement Render
	: Office : Cement Render
	: Toilets : Tiles
	: A/C Ledge : Cement Render
	: Staircase : Cement Render
	: Refuse Compartment : Tiles
	: Recycle Compartment : Tiles

Sanitary & Plumbing Fittings	All Types
Water Closet	2
Wash Hand Basin	2
Toilet Roll Holder	2
Hand Bidet	2

Electrical Installation	A/A-M	A1	A2-M	A3	A4-M	A5	A6-M
Lighting points	23	23	25	23	25	25	29
Lighting Fitting	3	7	4	4	4	5	7
Fan Point	6	6	8	6	8	8	10
Switch Socket Outlet	25	25	29	25	29	29	29
Air Conditioner Points	6	6	8	6	8	8	12
Booster Pump Points	2	2	2	2	2	2	2
Emergency Light Fittings	5	5	5	5	5	5	5
Keluar Sign Fittings	4	5	5	4	5	5	5

Internal Telecommunication and Cabling : Provided



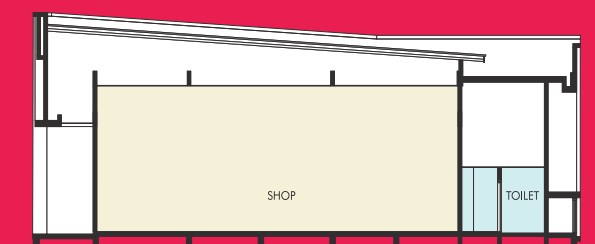
TYPE B INTERMEDIATE LOT

Standard Lot Size
22'x 75'

Built-Up Area
1,637 sq.ft.

1 STOREY SHOP OFFICE

TYPE B (INTERMEDIATE UNIT)



SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Cement Sand Bricks / Clay Bricks (Party Wall)
Roofing Covering	: Main Roof : Metal Roofing
Roof Framing	: Light Weight Steel Structure
Ceiling	: Skim Coat and Paint
Windows	: Plaster Ceiling and Paint
	: Aluminium Framed Casement
	: Aluminium Framed Top Hung
	: Aluminium Framed Fixed Glass
Doors	: Aluminium Roller Shutter / Framed Glass Door
	: Shop Entrance : Flush Door
	: Office Door : Flush Door
	: Other Doors : Flush Louvred Door
	: Utility : Provided
Ironmongery	: Tiles Up to 1500mm Height / Plaster and Paint
Wall Finishes	: Toilets : Tiles Up to Ceiling Height
	: Others : Plaster and Paint
Floor Finishes	: Corridor : Tiles
	: Shop : Cement Render
	: Office : Cement Render
	: Toilets : Tiles
	: A/C Ledge : Cement Render
	: Staircase : Cement Render
	: Refuse Compartment : Tiles
	: Recycle Compartment : Tiles

Sanitary & Plumbing Fittings	All Types
Water Closet	2
Wash Hand Basin	2
Toilet Roll Holder	2
Hand Bidet	2

Electrical Installation	B/B-M	B1	B2-M	B3	B4-M	B5	B6-M
Lighting points	11	14	13	13	14	13	15
Lighting Fitting	1	5	1	1	1	1	6
Fan Point	3	5	5	5	5	5	6
Switch Socket Outlet	12	14	14	14	14	14	14
Air Conditioner Points	3	6	5	5	6	5	5
Booster Pump Points	1	1	1	1	1	1	1
Emergency Light Fittings	2	2	2	2	2	2	2
Keluar Sign Fittings	2	3	2	2	2	2	3

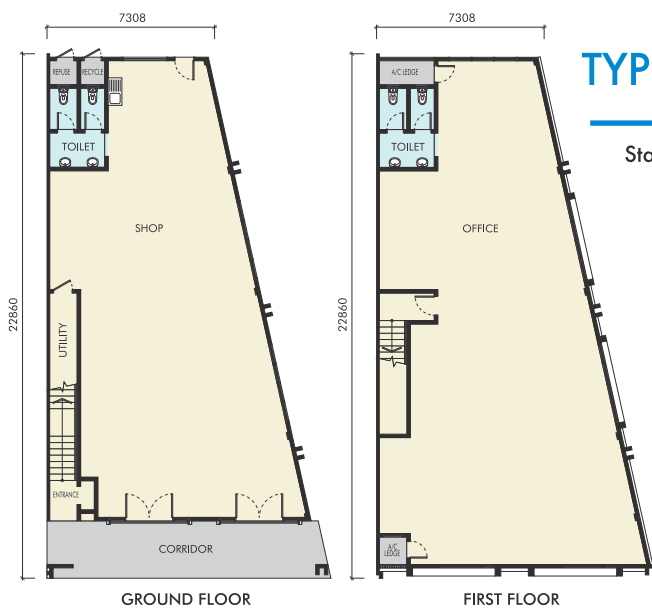
Internal Telecommunication and Cabling : Provided



TYPE A1 CORNER LOT

Standard Lot Size
22'x 75'

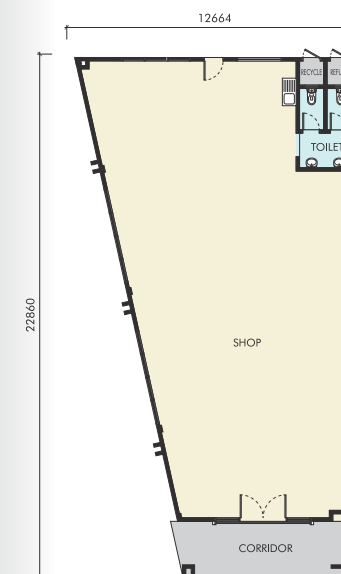
Built-Up Area
4,460 sq.ft.



TYPE A2-M END LOT

Standard Lot Size
22'x 75'

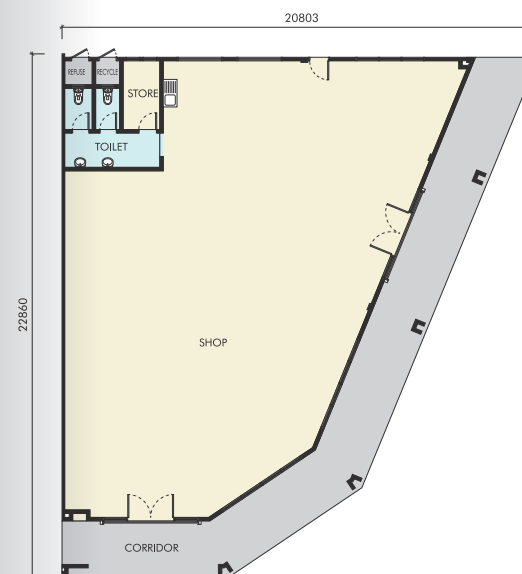
Built-Up Area
4,515 sq.ft.



TYPE B5 END LOT

Standard Lot Size
22'x 75'

Built-Up Area
2,383 sq.ft.



TYPE B6-M CORNER LOT

Standard Lot Size
22'x 75'

Built-Up Area
3,844 sq.ft.



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

