

**A PREMIUM ADDRESS** for business,  
**A RARE OPPORTUNITY** to invest!

#### Strategic Location

Huge flow of motorists and close proximity to major township

#### Central

Located in prime Semenyih town centre with seamless connectivity to major highways

#### Ready Catchment

A large population of urban residents with high income group

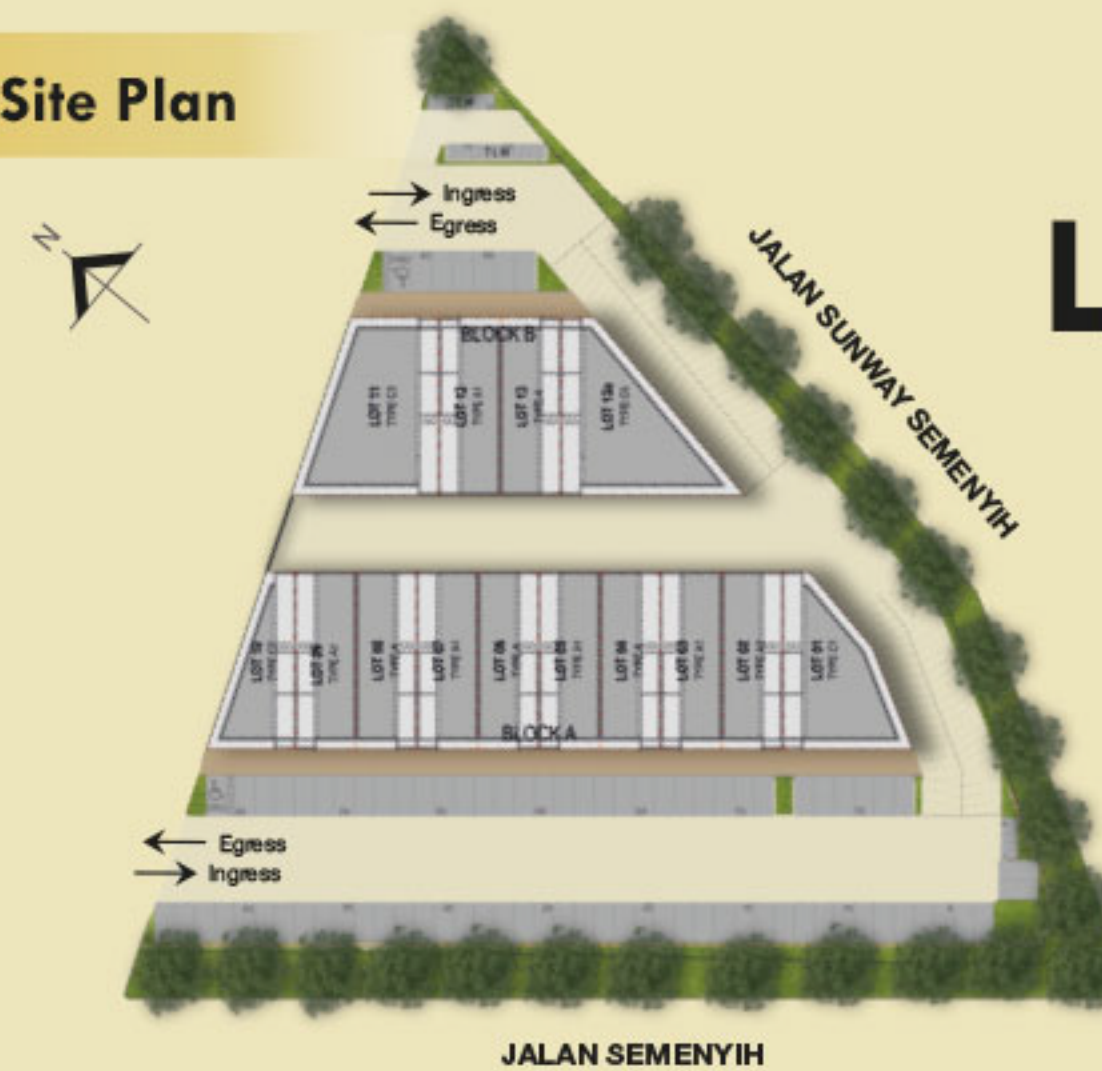
#### Spacious

24' x 70' with basement carpark in each unit

#### Modern Design

Modern lifestyle with urban conveniences

#### Site Plan



**Limited Unit Available**

**Most Strategic**

Location

**Most Stable**

Property Value Appreciation

**Highest**

Investment Increment Value

**Wide**

Catchment of Modern Consumers

**Freehold**

Development



A Prestigious Project by:



Developer:

**HIGH RESERVE LAND SDN BHD** (1025637-H)  
(A subsidiary of ASIA POLY HOLDING BERHAD Co. No.619176-A)

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@ Semenyih

**Premier Commercial Hub**



**• FREEHOLD •**  
3 Storey Shop Office  
**Open for Sale**

**from RM 2,250,000**



# PRIME LOCATION FOR BUSINESS & INVESTMENT

Strategically located at up and coming South Klang Valley corridor of Semenyih, Asia Poly Business Park is the perfect address for business.

Ideally, located at Jalan Semenyih and the main entrance of Bandar Sunway Semenyih, Asia Poly Business Park also provides the ideal opportunity for investment.

Easily access from SILK, LEKAS and North South Highway, it is a place within reach to tap into growing population of Semenyih township with many established mature residential neighbourhoods and commercial areas.

Offering spacious business space and modern facade design. There are only 14 units for those who truly deserve either for excellent business and investment opportunity.

Asia Poly Business Park provides unlimited potential for capital appreciation

Wide frontage and prominently facing main road



## 3 STOREY COMMERCIAL SHOP OFFICE

24' x 70' • 10 Intermediate units  
• 4 corner Units

Type A



BASEMENT GROUND FLOOR FIRST FLOOR



SECOND FLOOR LOWER ROOF ROOF

## BUILDING SPECIFICATIONS

Structure	: Reinforced Concrete Frame
Wall	: Reinforced Concrete Wall / Brick Wall
Roof	: Reinforced Concrete Roof / Metal Deck Roofing Sheet
Ceiling	: Skim Coat Finishes with Emulsion Paint / Plasterboard Ceiling
Window	: Aluminium Framed Glass Window
Door	: Solid Timber Door / Roller Shutter / Plywood Flush Door (Where Applicable)
Ironmongery	: Quality Locksets to All Doors
Floor Finishes	
Toilets / Basin Area	- Quality Tiles
Shop	- Cement Render
Office / Store	- Cement Render
Wall Finishes	
Internal Walls	- Plaster and Paint
External Walls	- Plaster and Paint
Toilets	- 5' 0" High Quality Tiles

Easy Access  
Convenient location with high visibility

Artist's Impression