

ENIGMA SQUARE

3 & 4-Storey Shop-Offices



AN INTEGRATED
**COMMERCIAL,
LIVING & LIFESTYLE HUB**

bandar
Puteri
@ Bangi
FREEHOLD



**ENIGMA
SQUARE**

TESCO



Artist's impression only.

PERFECTLY POSITIONED TO WIN THE RACE

Savvy investors know the importance of getting a good headstart in the race for long-term gains. They are able to recognise a great opportunity, seize the initiative, and finish strong. And Enigma Square is well-positioned to offer you potentially lucrative profits and returns over the long run.



Artist's impression only.



EXPONENTIAL BUSINESS GROWTH

Be among the first to grow and prosper in a business community that rewards visionary entrepreneurship.

- Designed with city-style sensibilities
- Practical & flexible spaces for future growth
- Ideal for diverse operations including F&B outlets, pharmacies, convenience stores, service centres, etc.

A VIBRANT & INVESTOR-FRIENDLY HOTSPOT

Located in one of the largest integrated townships in South Klang Valley, Enigma Square offers you another golden investment opportunity designed to capitalise on the recent success of Kubica Square - the first commercial hub in Bandar Puteri Bangi.

HOST OF PRACTICAL FEATURES

- Spacious lot size of 22' x 80'
- A choice of 3 & 4-storey shop-offices
- Built-up area from 5,280 sq ft (3 storeys - Type B) & 7,040 sq ft (4 storeys - Type A)
- Practical & convenient
- Flanked by 66' & 100' wide roads
- Ample parking facilities

GROWING POPULATION

500,000-strong ready market
within 10 km radius.

ENIGMA SQUARE

3 & 4-Storey Shop-Offices

ESTABLISHED EDUCATION HUB

13 prestigious universities & colleges
including UKM, KUIS & OUM.





ESTABLISHED INDUSTRIAL ZONES

Multi-national corporations & manufacturing plants in Bangi & Nilai.



AWESOME AMENITIES

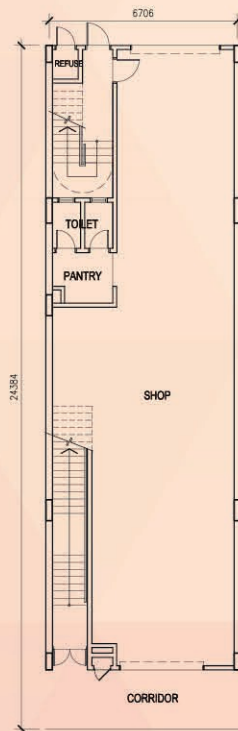
- 700 m to Bangi Wonderland Theme Park & Resort (upcoming)
- Tesco Hypermarket (upcoming)
- Nilai 3 Wholesale Centre



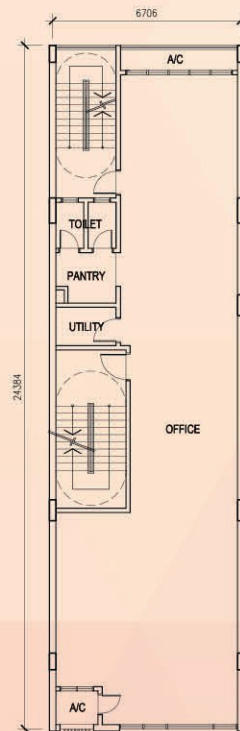
GOVERNMENT AGENCIES

24 government agencies including District & Land Office of Hulu Langat & Lembaga Tabung Haji.

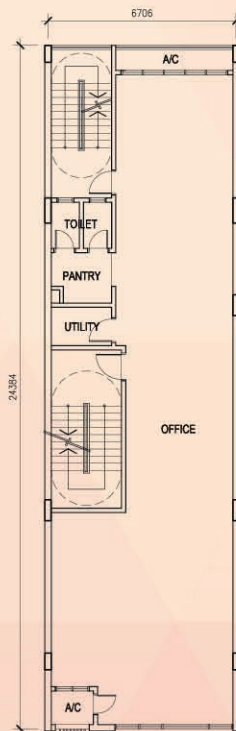
TYPE A



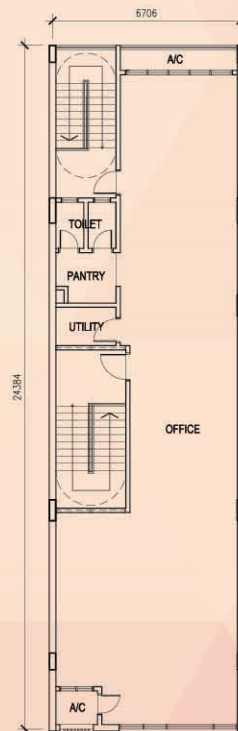
Ground Floor



First Floor

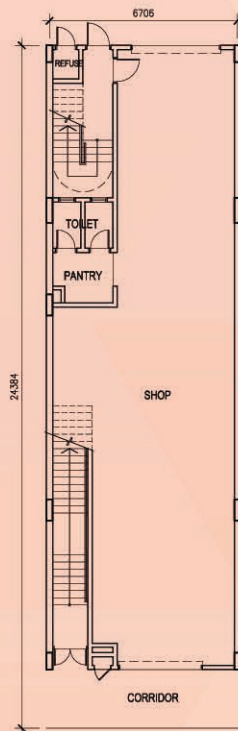


Second Floor

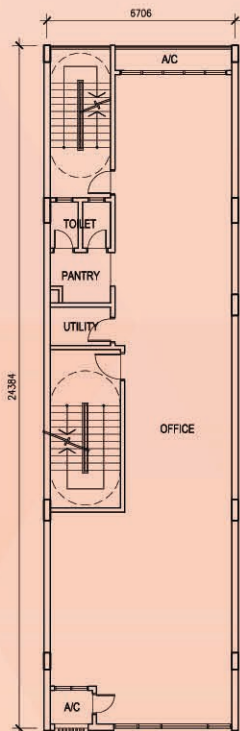


Third Floor

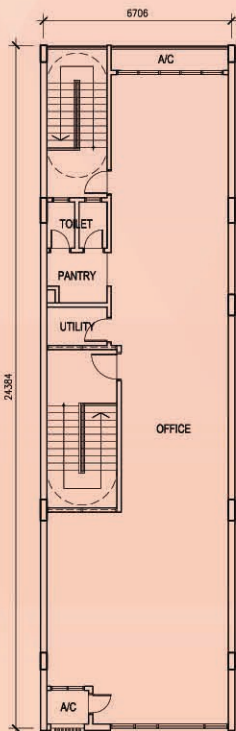
TYPE B



Ground Floor



First Floor



Second Floor

SPECIFICATIONS

STRUCTURE	: Reinforced concrete
WALL	: Clay / Cement sand bricks
ROOFING	: Selected metal decking roof / RC roof
CEILING	: Skim coat / Asbestos ceiling sheet
FLOOR FINISHES	Pantry & toilet : Selected tiles Others : Cement render
WALL FINISHES	Pantry & toilet : Selected tiles Internal & external : Plastered & painted
DOOR	: M.S. roller shutter / Timber flush door
WINDOWS	: Aluminium frame fixed / Top hung & casement windows
IRONMONGERY	: Quality lockset

ELECTRICAL FITTINGS

Type	A (4-Storey)	B (3-Storey)
Light points	57	42
13A SSO	20	15
Telephone point	4	3

PLUMBING & SANITARY FITTINGS

Type	A (4-Storey)	B (3-Storey)
Pedestal WC	4	3
Squatting WC	4	3
Water tap	8	6
Sink	4	3
Paper holder	8	6

DIRECT ACCESS FROM KL-SEREMBAN HIGHWAY VIA EXIT 213

Enjoy unrivalled highway accessibility that brings new and ready markets to your doorstep.

- Centred in the growth corridor of South Klang Valley
- 8 km to LEKAS Highway
- 4.5 km to Bangi KTM Komuter station



GPS Coordinates: 2.882974,101.791037

 **waze** : IOI Galleria @ Bangi

CLOSER THAN YOU THINK

Bandar Puteri Bangi is strategically located within the New Growth Corridor of KL South. At your door step are lifestyle expressions that enhance your quality of life. You will also enjoy direct access to all major destinations in the Klang Valley via North-South Highway.

IOI Resort City	25 km
UKM	15 km
KL City Centre	40 km
Bangi Komuter Station	4.5 km
KLIA	36 km
Cyberjaya	26.7 km
Putrajaya	30 km



Call us : +603 8912 3333
www.ioiproperties.com.my/puteribangi

A Township Development By:



IOI PROPERTIES

Developer

KNOWLEDGE VISION SDN. BHD. (1027577-P)
(A Subsidiary Company of IOI Properties Group Bhd)

Marketing & Sales Office

IOI GALLERIA @ BANGI

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Recipient Of MS ISO 9001 : 2008
Development Of Residential Property

