



QUADRIA

4-STOREY SEMI-D OFFICES



BE RIGHT WHERE IT MATTERS

Bandar Bukit Raja is Klang's largest and fastest-growing township, home to a vibrant and diverse community with strong purchasing power. The area's growing population drives demand for commercial establishments, bolstered by the presence of multinational companies like Big Dutchman, CJ Century Logistics, Sen Heng Logistic CDC and Modu Automation Centre. In the thriving environment of 11th Avenue that boasts a 100% occupancy rate, Quadria at 11th Avenue emerges as the next phase of commercial excellence, offering businesses an opportunity to capitalise on the area's proven growth and dynamic environment.



28 units

Exclusive, limited commercial units with distinctive frontage.



Freehold

One of the final freehold commercial product in the thriving Bandar Bukit Raja 1 township.



From 13,626 sq.ft.

Spacious and versatile units to accommodate your business needs.



From 68' x 142'

Semi-D Offices with ample parking space.



SCALE YOUR BUSINESS TO NEW HEIGHTS

Take your business to the next level at Quadria, 11th Avenue, where 28 exclusive 4-storey semi-detached offices offer the perfect setting for growth and success. Positioned at the main intersection of Bandar Bukit Raja, with direct access from Jalan Meru and close proximity to four major highways, it ensures exceptional visibility and connectivity.

These versatile spaces are ideal for retail, hospitality, co-working spaces and professional services, providing a dynamic environment tailored to your business needs. Whether you're planning to open a stylish café, a boutique store or a contemporary office, Quadria at 11th Avenue offers the perfect setting to foster growth and achieve success.



Artist's impression only





DISCOVER MORE OPPORTUNITIES HERE IN THE PRIDE OF KLANG

As one of Klang's fastest-growing townships, Bandar Bukit Raja provides businesses with access to a vibrant and economically active market. With steady growth and a family-oriented population, it offers an ideal foundation for commercial ventures.



POPULATION FORECAST

1,088,942 People*

By 2030; Average growth rate of 2.4%

AVERAGE HOUSEHOLD SIZE

4 Persons

2 children per household

ESTIMATED VISIBILITY

Over 12,000

Daily traffic along Jalan Meru

*Source: Stratos Pinnacle 2024

**Urbanmetry & Traffic Assessment Report



POSITIONED ALONG KLANG VALLEY'S MOST IMPORTANT ROUTES

Strategically located with seamless connectivity, Quadria at 11th Avenue is ideally positioned along Klang Valley's major expressways, providing easy access to both local and regional destinations. Its unparalleled proximity to the WCE, NKVE, Shapadu Highway and Federal Highway establishes it as a vital hub connecting businesses and individuals to key economic and lifestyle centres.

COMMERCIAL & RETAIL

320 m	McDonald's
320 m	Family Mart & Petrol Station
5 km	Lotus's Setia Alam
5 km	Klang Parade
7 km	Setia City Mall
7 km	Aeon Mall Bukit Raja
8 km	Central i City

EDUCATIONAL INSTITUTIONS

2 km	SJK (T) Ladang Bukit Rajah
4 km	SK/SMK Setia Alam
6 km	SJK (C) Pin Hwa 2 Klang
6 km	Peninsula International School
9 km	Tenby International School
10 km	UNISEL

PORT & AIRPORTS

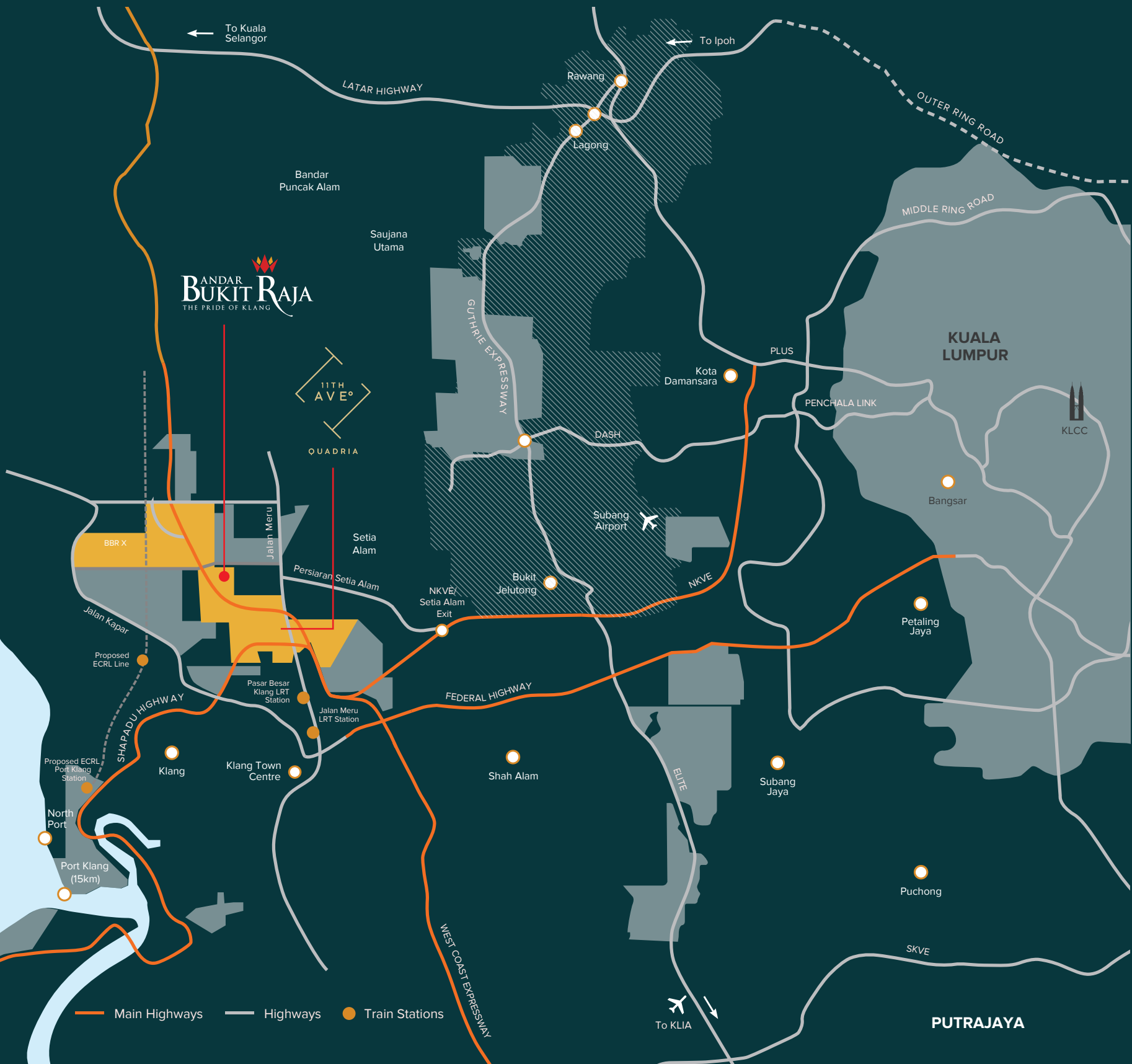
12 km	Port Klang
28 km	Subang Airport
60 km	KL International Airport (KLIA)

HEALTHCARE

5 km	Columbia Asia Hospital
6.3 km	Government Hospital (under construction)
8 km	KPJ Klang Specialist Hospital
10 km	Shah Alam Hospital
10 km	Hospital Tengku Ampuan Rahimah

LEISURE

2 km	Bandar Bukit Raja Town Park
10 km	Setia Alam Community Trail
13 km	Shah Alam National Botanical Park



SITE PLAN

CURATE CONVERSATIONS IN THE RIGHT ENVIRONMENT

- 1 WATER TANK
5 units

2 FLOOR LOADING
2.5kN/m2 per floor

3 SOLAR INFRA READY
16 solar PV points

4 LIFT
One unit of 9-person capacity (612 kg) disabled-friendly lift
- 5 RAINWATER HARVESTING TANK
300-gallon capacity

6 DOUBLE FRONTAGE DESIGN

7 MEZZANINE-FRIENDLY

8 GROUND FLOOR DOUBLE VOLUME
19ft-high ceilings & optimal natural lighting
- 9 ELECTRICAL SUPPLY
60 amperes, 3-phase per floor

10 CCTV POWER POINTS
4 CCTV points, 1 at each lift lobby



Quadria at 11th Avenue offers a sustainable work and retail environment with a central piazza walk for greenery and relaxation. Its layout ensures seamless access to shop lots, 80ft roads for smooth traffic, and central parking. The flexible 4-storey units blend business productivity with nature while enjoying prime visibility from Jalan Meru and Shapadu Highway.



- 1 Weekend at the Lush Forest Piazza featuring a bazaar with local crafts and food, along with fun community activities. Connect, relax, and enjoy!

2 Direct access to existing shop lots.

3 Wide road reserve of up to 80ft for smoother traffic flow.

4 Centrally located parking bays for all-round easy accessibility to units.
- 5 Iconic entrance sculpture to elevate business presence.

6 Large 4-storey units with flexible layouts for various businesses.

7 Direct visibility from Jalan Meru and Shapadu Highway.

LOT SIZE*	ADDRESS NO	TYPE	LAND AREA IN SQFT*
90' x 142'	2	Am	12,632
68' x 142'	2A	A	11,326
70' x 142'	6	Am	11,326
91' x 142'	8	A	12,632
114' x 142'	1	A	14,810
72' x 142'	3	Am	10,454
72' x 142'	5	A	10,454
72' x 142'	7	Am	10,454
72' x 142'	9	A	10,454
72' x 142'	11	Am	10,454
72' x 142'	11A	A	10,454
72' x 142'	15	Am	12,632
72' x 147'	17	A	13,504
72' x 155'	19	Am	11,326
70' x 161'	21	B	11,761
70' x 174'	23	Bm	12,632
70' x 185'	25	C	13,504
70' x 189'	27	Cm	12,632
72' x 176'	29	A	12,197
110' x 162'	31	Am	14,810
98' x 128'	10	Am	14,375
72' x 142'	12	A	10,454
72' x 142'	12A	Am	10,454
72' x 142'	16	A	10,454
72' x 142'	18	Am	10,454
72' x 142'	20	A	10,454
72' x 142'	22	Am	10,454
110' x 142'	22A	A	16,553

*Above measurement/information is only estimate for reference.



DESIGNED TO SET LASTING IMPRESSIONS

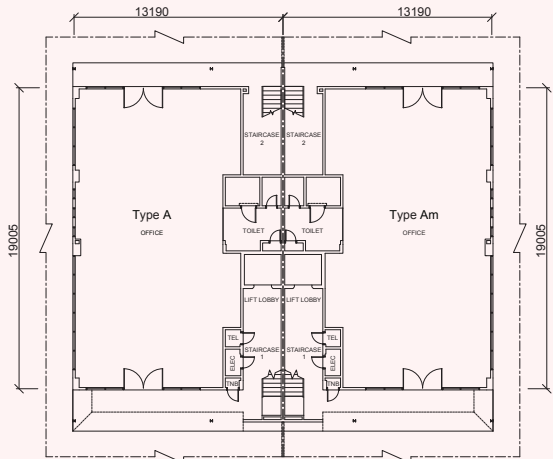
Quadria at 11th Avenue is a one-of-a-kind development that redefines first impressions for business, from corporate offices to vibrant retail spaces and inviting cafes. With its curated landscape, serene forest piazza, and distinctive facade design, every detail is crafted to inspire. The blend of natural serenity and architectural elegance creates an iconic space where businesses thrive, leaving a lasting mark on clients, shoppers, and visitors alike.

FLOOR PLANS

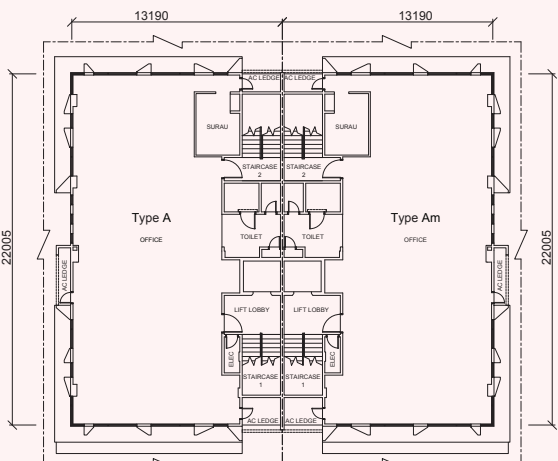
Type A/Am

72' x 142'
13,626 SQ.FT.
24 UNITS

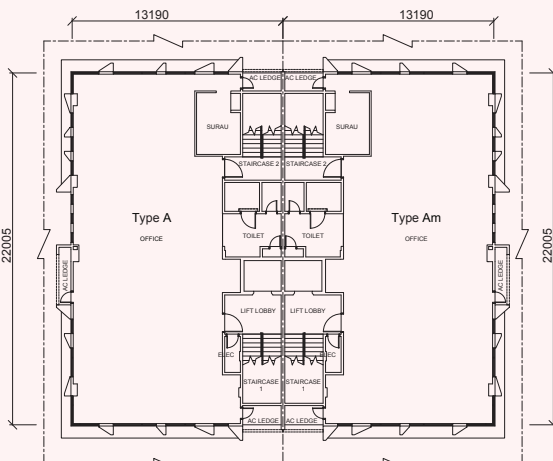
*All information is for reference only.



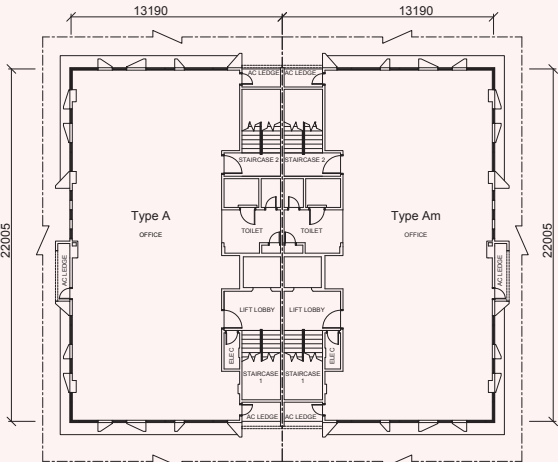
GROUND FLOOR PLAN



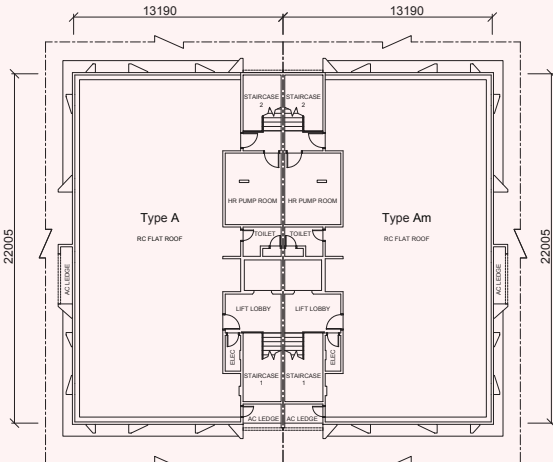
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

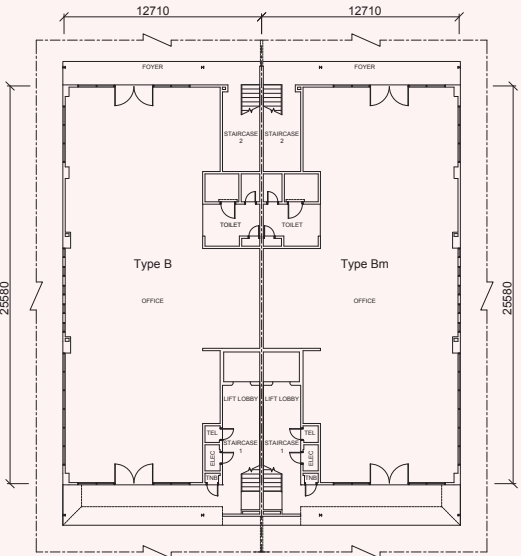


FOURTH FLOOR PLAN

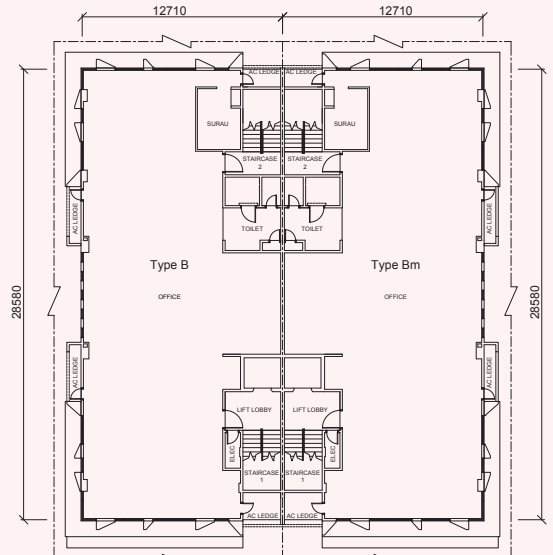
Type B/Bm

70' x 161'
16,889 SQ.FT.
2 UNITS

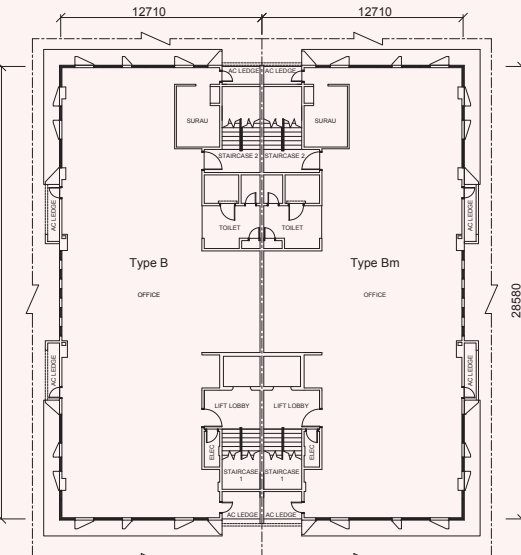
*All information is for reference only.



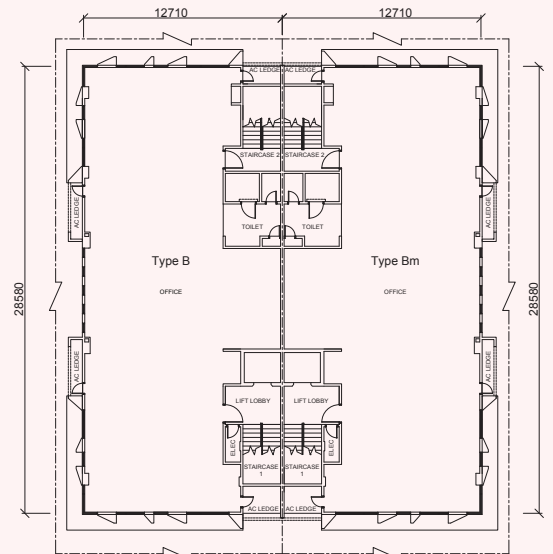
GROUND FLOOR



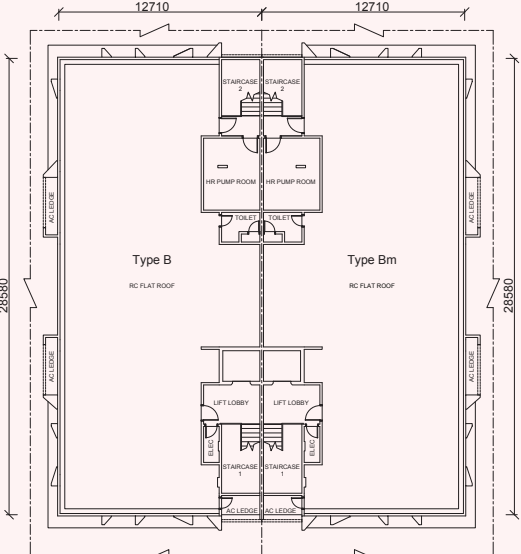
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



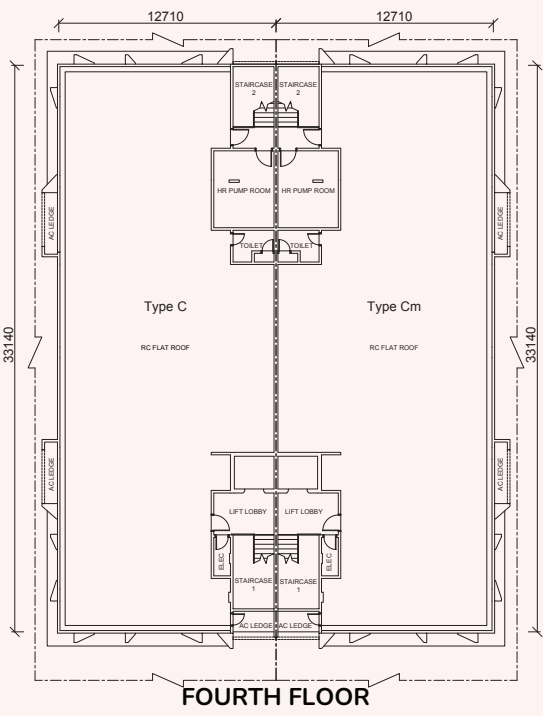
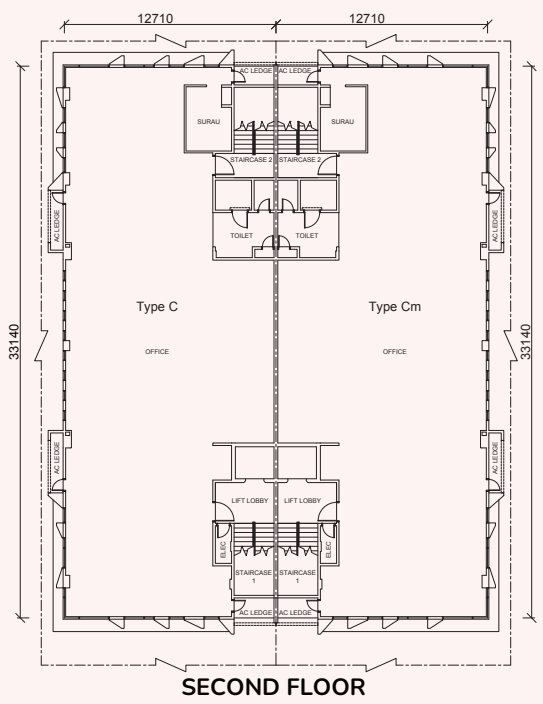
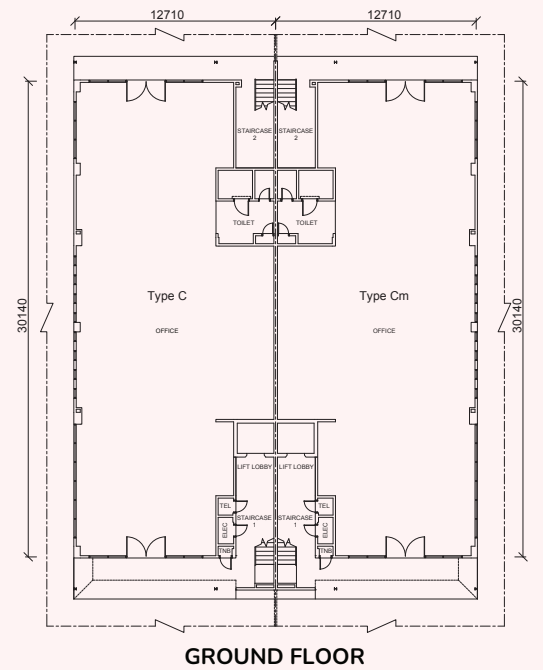
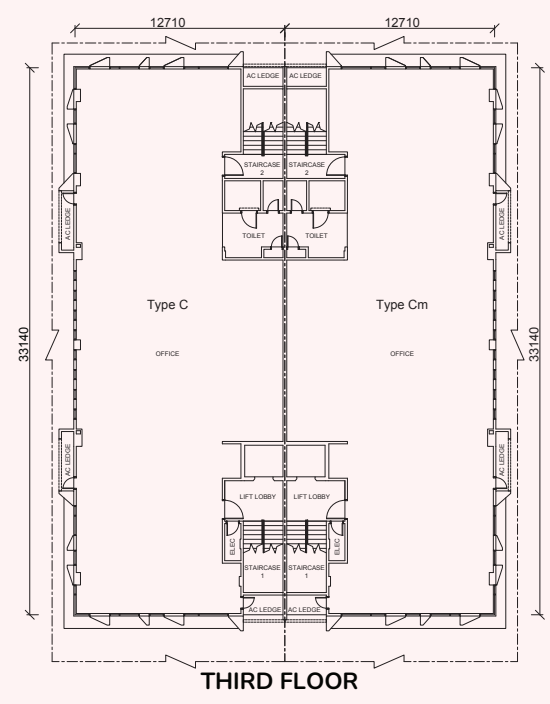
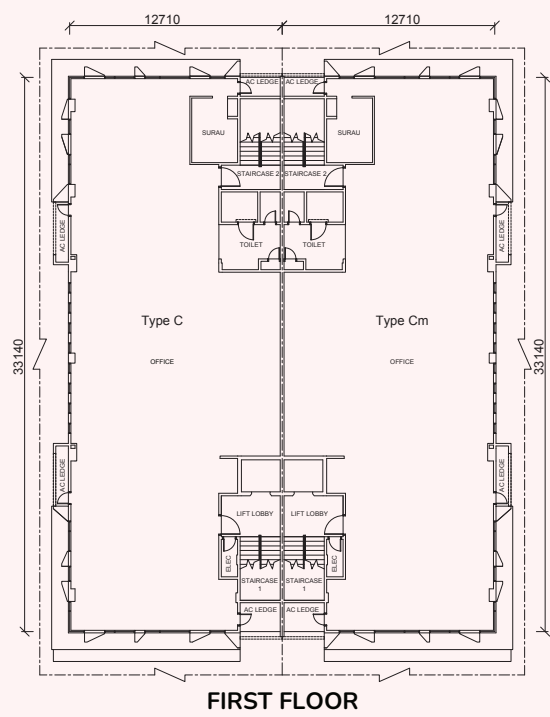
FOURTH FLOOR

FLOOR PLANS

Type
C/Cm

70' x 185'
19,399 SQ.FT.
2 UNITS

*All information is for reference only.



SPECIFICATIONS

Structure	: Reinforced Concrete			
Walls	Internal Wall	: Masonry / Dry Wall		
	External Wall	: Masonry / Wall Cladding		
Roof	Roof Covering	: Metal Deck Roof / RC Slab		
	Roof Framing	: Metal Truss		
Ceiling	Office Area & Common Area	: Plaster & Paint		
	Toilet Area	: Suspended Ceiling		
Windows	All	: Aluminium Frame Glass Panel		
Doors	Ground Floor Office	: Glass Door		
	Office Area / Electrical Compartment	: Fire Rated Door		
	Toilet Area / AC Ledge Area	: Timber Flush Door		
Ironmongeries	: Lockset with Accessories			
Wall Finishes	Office Area	: Plaster & Paint / Skim Coat		
	Common Area	: Plaster & Paint / Skim Coat		
	Toilet	: Tiles		
	Surau Ablution	: Tiles up to 1500mm high		
Floor Finishes	Office Area	: Cement Render		
	Foyer & Lift Lobby Area	: Tiles		
	Staircase	: Cement Render with Nosing Tiles		
	Toilet	: Tiles		
	Surau Ablution	: Tiles		
	Services Area / AC Ledge Area	: Cement Render		
Sanitary & Plumbing Fittings	Toilet	: Sanitary Wares & Fittings		
Mechanical & Electrical		Type A/Am	Type B/Bm	Type C/Cm
	Light Point	: 88	: 110	: 118
	Power Point	: 31	: 39	: 47
	Exit Sign	: 13	: 13	: 13
	Emergency Lighting	: 30	: 30	: 30
	Telecommunication Point (FWS)	: 5	: 5	: 5
	Signage Point	: 5	: 5	: 5
	Distribution Board	: 5	: 5	: 5
Internal Telephone	: Provided			
Trunking & Cabling				
Fire Protection System	: Portable Fire Extinguisher			
Miscellaneous	: Refuse Compartment			
	: TNB Meter Compartment			
	: Letter Box			

For enquiries, please call or visit us:

Bandar Bukit Raja Sales Gallery
1E, Jalan Gamelan, Bandar Bukit Raja,
41200 Klang, Selangor.

Opens daily from 9:30 a.m. to 6:00 p.m.

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