

A Unique Opportunity To Invest In A Retail Village Experience





Artist's Impression



164 Contemporary 2 & 3-storey Shop Offices in a 16-Acre Retail Village Setting

The new BSP Village was designed to fulfill the social and commercial needs of the OneBSP development and the Bandar Saujana Putra neighbourhood, an established township. Modeled after a contemporary Retail Village, this commercial component will serve the needs of more than 30,000 residents and presents an extraordinary opportunity for the savvy investor.

Maximum Street Frontage and Visibility

Pedestrian- friendly Open Spaces to Bring the Community Together

BSP Village was inspired by the casual and friendly ambience of a traditional village where pedestrianised streets and shady landscaping have been designed to facilitate browsing in a welcoming and safe environment. Each of the 164 shop offices may be easily adapted to suit various commercial ventures, and all offer the kind of street front visibility that encourage spontaneous walk-ins.



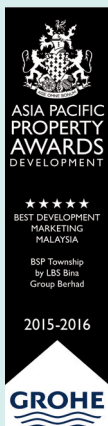
A 56-Acre Integrated Township Hub Comprising Retail, Commercial and Residential Developments



OneBSP is a new and exciting 56-acre integrated township hub within Bandar Saujana Putra with Retail, Commercial and Residential components, as well as the neighbourhood's only shopping mall. And BSP Village, as the only retail investment opportunity within this development, is a prized catch for the investor. Not only will BSP Village benefit from a captive market that's ready to be tapped, it will soon reap the footfall benefits expected from the completion of MAHSA University and a proposed Medical Centre nearby. BSP Village is also easily accessible via 4 major highways: ELITE, SKVE, KESAS & LDP.

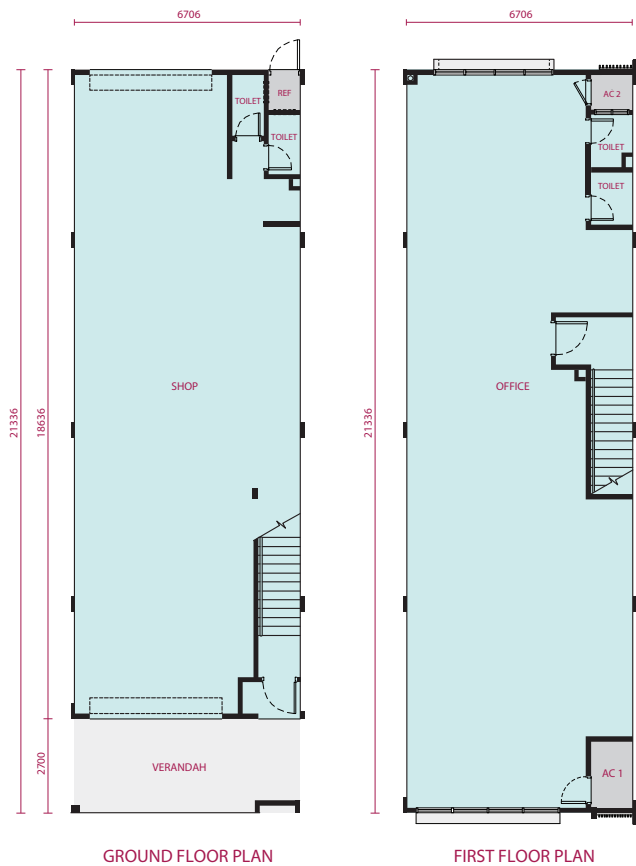
Increased Patronage from BSP21, the Development with the Most Number of Facilities in the Klang Valley

BSP21 is a new and exciting development in Bandar Saujana Putra which promises over 70 amazing facilities on more than 8 acres of recreational and family spaces. The sheer diversity of activities offered at BSP21 is set to create an air of excitement that will spill over to BSP Village, and equally, it will present a ready market of customers and patrons.



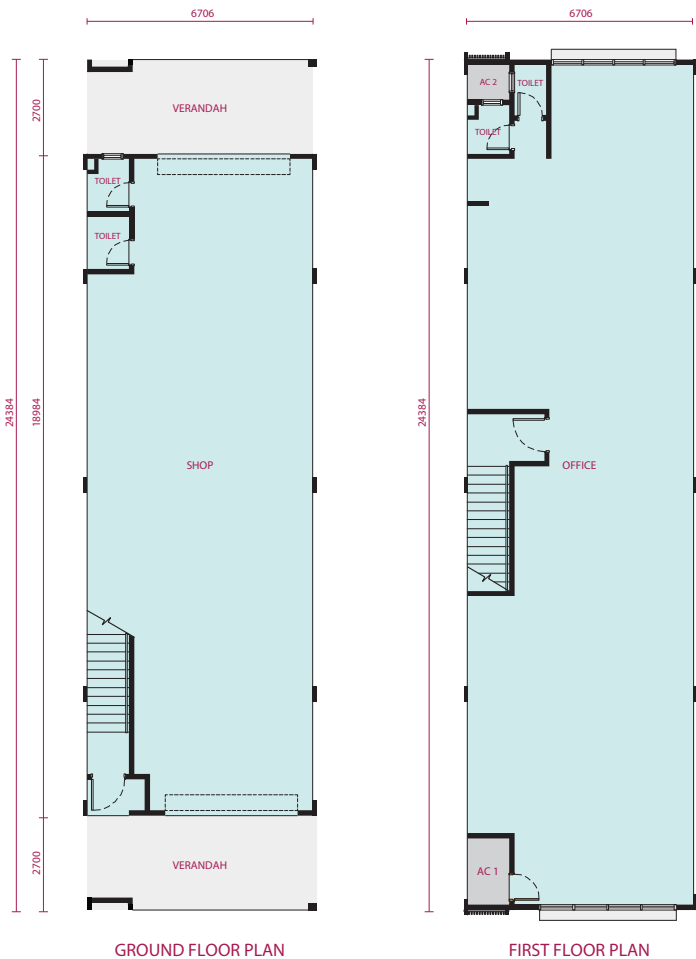
Artist's Impression

2-Storey Shop Office Intermediate - 22' x 70'



Gross Built-up : 3,064 sqft

2-Storey Shop Office Intermediate - 22' x 80'



Gross Built-up : 3,509 sqft

Specifications (Intermediate)

STRUCTURE	R.C. Frame
WALL	Cement Sand Bricks
ROOFING	Metal Decking / R.C. Flat Roof
CEILING	Selected Ceiling / Skim Coat to R.C. Slab
WINDOW	Aluminium Frame Fixed Glass & Top Hung Window / Aluminium Frame Fixed Glass & Louvred Window
DOOR	Roller Shutter / Fire-Rated Door / Flush Door
LOCK	Selected Lockset

FLOOR FINISHES

SHOP	Cement Render
OFFICE	Cement Render
OPEN TERRACE	Homogenous Tiles
STAIRCASE	Cement Render with Nosing Tiles
TOILET & REFUSE CHAMBER	Ceramic Tiles

WALL FINISHES

TOILET	Selected Tiles to 1500mm Height
INTERNAL WALL	Plaster and Painted
EXTERNAL WALL	Plaster and Painted

SANITARY FITTINGS

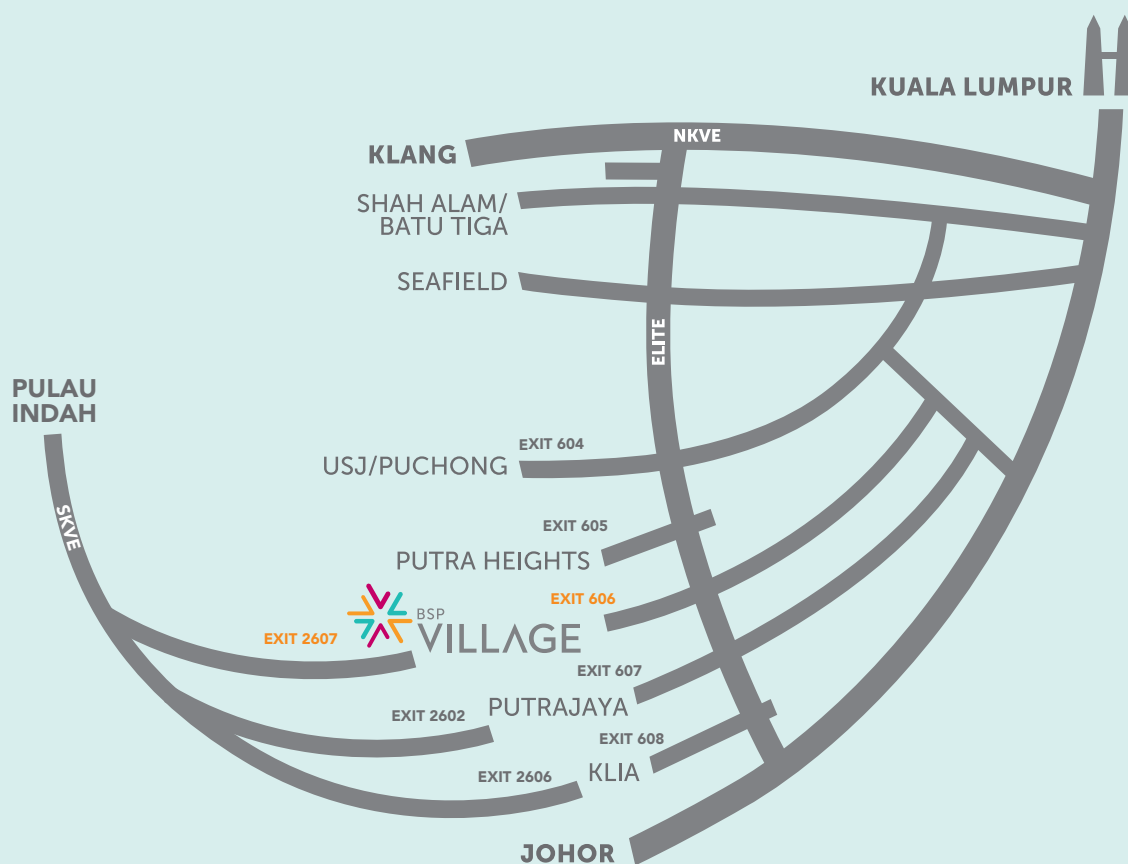
SHOP	Sitting W.C. / Basin
OFFICE	Sitting W.C. / Basin

ELECTRICAL INSTALLATION

	22' X 70'	22' X 80'
LIGHTING POINT	19 nos	20 nos
13 AMP POWER POINT	16 nos	16 nos
CEILING FAN POINT	5 nos	5 nos
TELEPHONE POINT	2 nos	2 nos

Site Plan





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