

KUBICA SQUARE

3 & 4-Storey Shop-Offices

A NEW BUSINESS LANDMARK
IN SOUTH KLANG VALLEY



Call us : 03-8912 3333 • Suzanne Ng 013-377 8795 • Kamal 019-305 8568
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

1, Laman Puteri 2, Bandar Puteri Bangi, 43000 Kajang, Selangor.

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bandar
Puteri
@ Bangi

NEW PERSPECTIVE, NEW PROSPECT

Kubica Square is the commercial hub of Bandar Puteri Bangi - a new FREEHOLD lifestyle integrated township. With its cutting-edge facade, accessible amenities and a growing population catchment, Kubica Square is not only the ideal venue for your business but also a wise investment too. These stylish, spacious, modern shop offices are easily accessible via Putra Mahkota Interchange of North-South Highway and Jalan Bangi.



ESTABLISHED EDUCATION HUB

13 prestigious universities & colleges
including UKM, KUIS & OUM

STRATEGIC LOCATION & EXCELLENT ACCESSIBILITY

- Direct access from North-South Highway
 - 8 km to LEKAS Highway
- 4.5 km away to KTM Komuter Station

KUBICA SQUARE

3 & 4-Storey Shop-Offices

GROWING POPULATION

- 500,000-strong ready market within 10 km
radius - Bangi, Kajang, Semenyih & Nilai

ESTABLISHED INDUSTRIAL ZONES

Multi-national corporations &
manufacturing plants in Bandar Baru Bangi
(Seksyen 10 & 13), Nilai Industrial Estate &
Arab-Malaysian Industrial Park

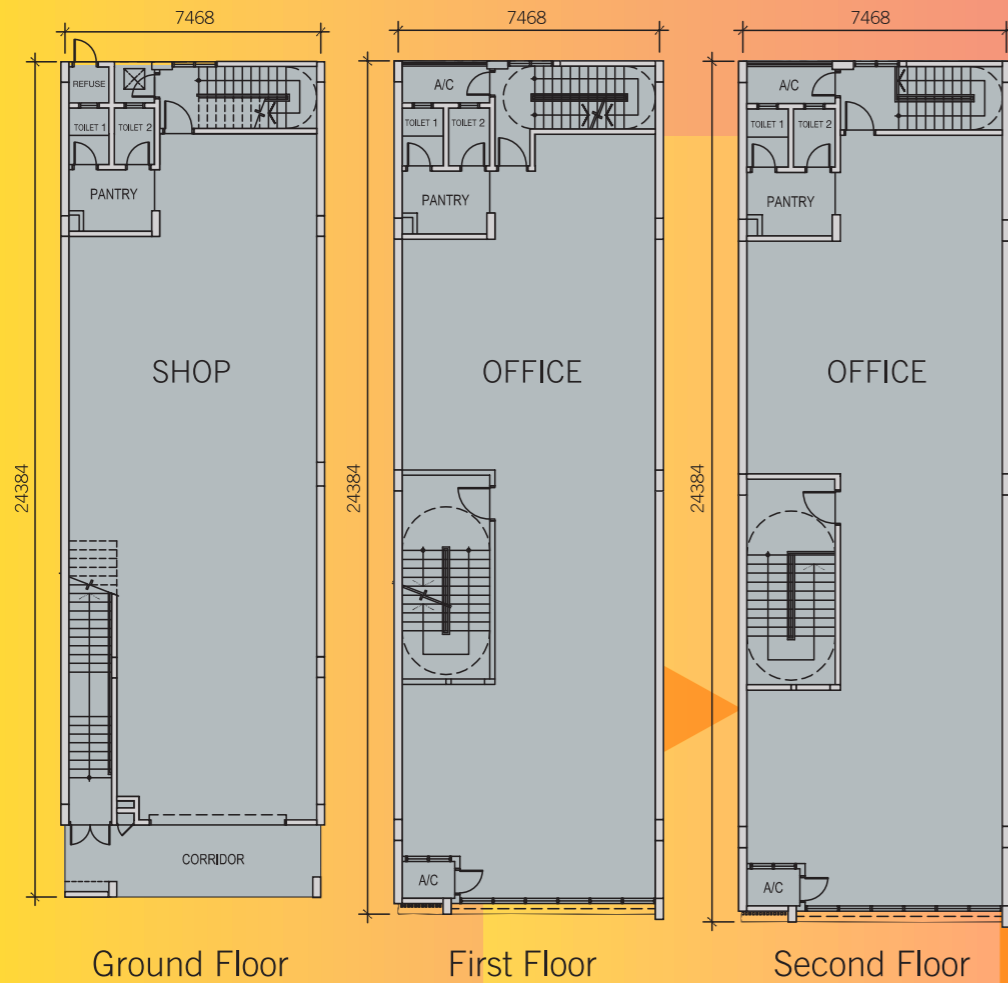
PROFESSIONAL INSTITUTIONS

13 institutions of higher learning that include
universities, colleges and institutes

GOVERNMENT AGENCIES

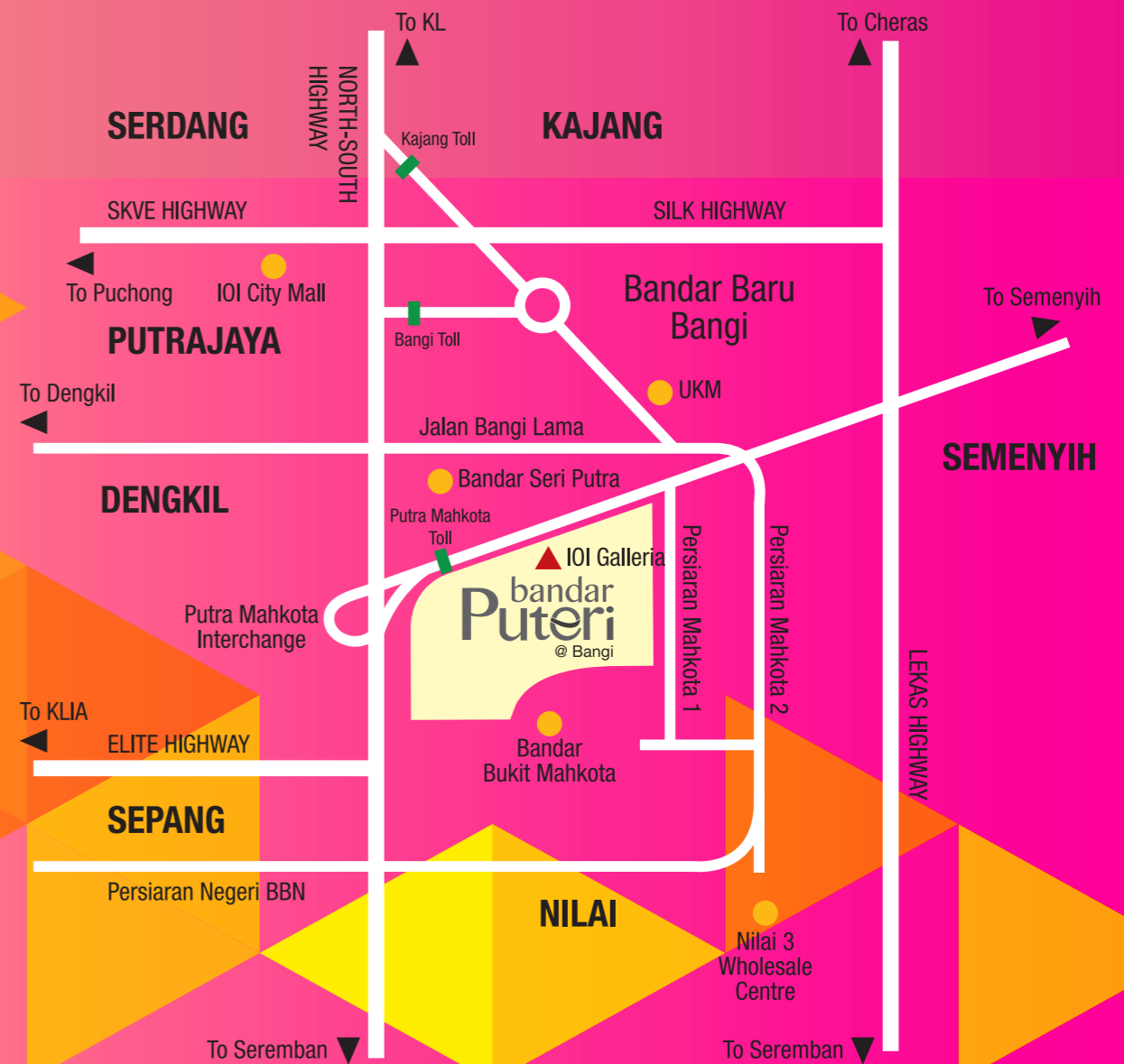
24 government agencies including District & Land
Office of Hulu Langat & Lembaga Tabung Haji





3 & 4-Storey
Shop-Offices

Lot size : 24.5' x 80'
Built-up : 5,237 - 17,465 sq. ft.



GPS Coordinates :
2.882974, 101.791037

STRUCTURE : Reinforced concrete frame
WALL : Clay / cement sand bricks
ROOFING : Selected metal decking roof / rc roof
CEILING : Skim coat, plastered for slab and beam soffit
: Asbestos free ceiling boards below roof
WINDOWS : Aluminium framed fixed glass and casement window
: Aluminium framed fixed glass louvered window
DOORS : Roller shutter to front and back at ground floor
: Fire rated door at staircase
: Timber flush door for others

FLOOR FINISHES
Toilet & refuse chamber : Selected tiles
Verandah & corridors : Selected Tiles
Others : Cement render

WALL FINISHES
Toilet & refuse chamber : Selected wall tiles
Others : Plastered and painted

EXTERNAL WALL FINISHES
Exterior wall : Plastered and painted / composite panel
Interior wall : Emulsion paint
Steel work : Gloss paint

SANITARY FITTINGS
Pedestal wc : 3 nos.
Squatting wc : 3 nos.
Water tap : 6 nos.
Kitchen sink : 3 nos.
Paper holder : 6 nos.

ELECTRICAL FITTINGS
Light point : 44 nos.
13A SSO : 15 nos.
Telephone point : 3 nos.

CLOSER THAN YOU THINK

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