

Semanja

BUSINESS PARK

PUNCAK ALAM

Future-Ready Possibilities

E-SALES KIT

A Flexible Edge To Business

Spot new opportunities ahead of the rest with Semanja Business Park, an exciting new prospect arising in Greater Klang Valley's Northern Corridor. A master plan centrepiece providing freedom to build your business model the way you want. Expand your horizons from a location that's ripe for growth and gain, complete with a comprehensive infrastructure for your immediate success.



Product Showroom



Signature Office



Logistic Warehouse



Production Line

Functional & Freedom for All Kinds of Business Prospects

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Where Foresight Meets Insight With Every Necessity Ready

Main Road, Drainage System, Water Supply, Sewerage System,
Telephone Infrastructure & Power / Electricity Substation





Major Expressway Direct to Port & Cities

New Vein of The West Logistic Corridor —West Coast Expressway

Situated within a self-sustained integrated industrial park, the Semanja master plan is an upcoming industrial hub in Greater Klang Valley that connects all satellite cities, port, and cargo flight destinations via several major expressways. With rapid growth in accessibility and development, the entire landscape is the new nucleus for industrial expansion away from saturated locations. A truly golden opportunity for investors with an eye on the future.

Major Highways

- Guthrie Corridor Expressway
- West Coast Expressway
- LATAR Expressway
- Shapadu Highway
- New Klang Valley Expressway
- DASH (PROPOSED)

Infrastructure

- East Coast Rail Line (ECRL)

Bridging the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang.

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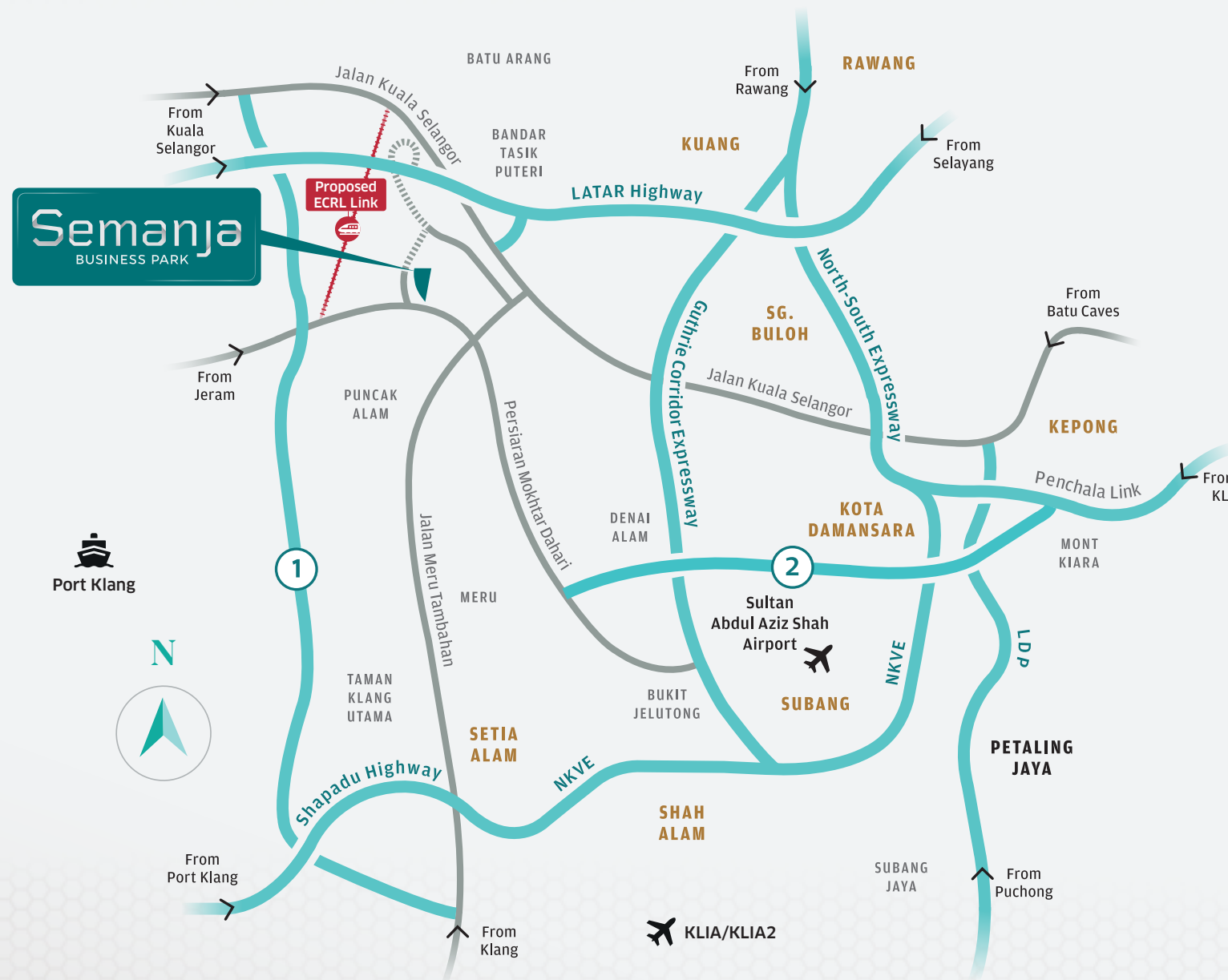
Location Map Accessibility

Surrounding Cities

Sungai Buloh	20 km
Setia Alam	20 km
Petaling Jaya	30 km
Subang Jaya	30 km
Kuala Lumpur	34 km
Sultan Abdul Aziz Shah Airport • Logistic	28 km
Port Klang • Logistic	40 km
KLIA & KLIA 2 Airport • Logistic	70 km

Legend

- Highway
- ① West Coast Expressway
- ② Damansara-Shah Alam Elevated Expressway (DASH)
- Main Road
- Main Road (PROPOSED)



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Location Map Surrounding



Surrounding Development

Eco Business Park V	0.1 km
Puncak Bestari	1.2 km
Sunsuria Technology Park	3.0 km
Eco Grandeur	3.5 km
Myra Alam	4.1 km
Alam Perdana	5.0 km
Bandar Seri Coalfield	7.2 km
Hillpark	8.5 km

Legend

- Main Road
- Highway Interchange
- - - - - ECRL Link (PROPOSED)
- ① Jalan Persiaran Puncak Alam 6
- ② Persiaran Alam Perdana
- - - - - New Access (PROPOSED)

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Master Plan

Phase 1

Industrial Land size starts from **1.05 Acres*** for sale.

Phase 3

2-Storey shoplots and commercial centre.



Phase 2

Practical design & layout for double storey detached, semi-detached & cluster factories.

103.9-Acre of New Business Possibilities

Unleash the true potential of your business with a winning formula: streamlined production lines, ample warehouses, and freedom from city traffic congestion. Experience unparalleled efficiency like never before, propelling your growth and investment returns to new heights. Embrace this game-changing approach and take your business to the next level.

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Site Plan

- Detached —  1 UNITS
- Semi Detached —  2 UNITS
- Clustered —  20 UNITS



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Clustered Type



Project Facts

Name of Project

Semanja Business Park Puncak Alam

Developer

Yuwang Development Sdn Bhd

Development Type

Industrial & Commercial

Land Tenure

Leasehold

Land Title

Industrial & Commercial

Location

Puncak Alam

Acreage

103.91 acres

Total Phase(s)

3

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PUNCAK ALAM

Detached Floor Plan

Special Corner

LAND AREA

186' × 210'

FLOOR BUILT-UP

16,270 sq.ft.

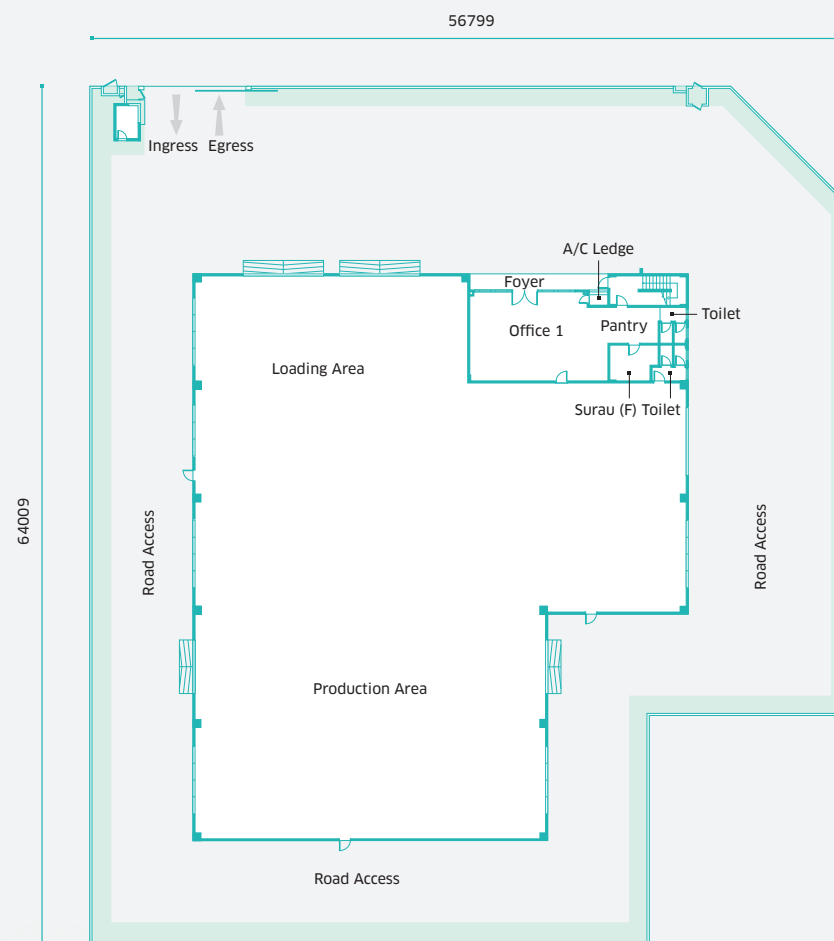
FLOOR LOADING CAPACITY

1.5 Tonnes/m²

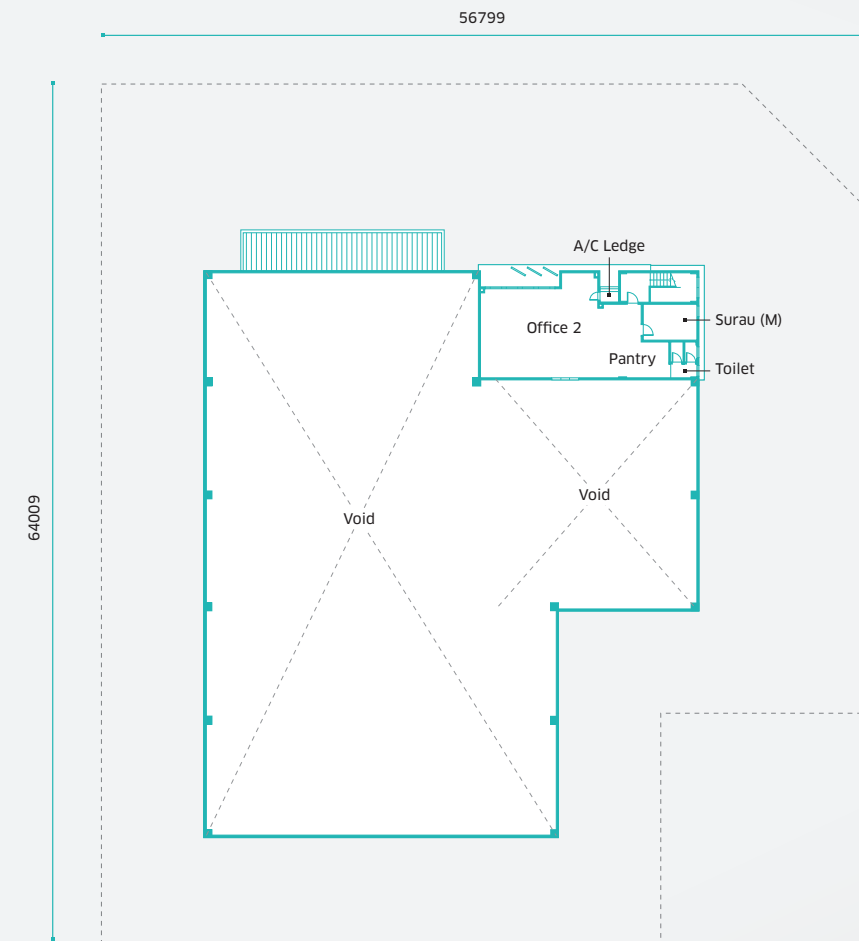
POWER SUPPLY CAPACITY

400A

GROUND FLOOR 34 FT. CEILING HEIGHT



FIRST FLOOR



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PUNCAK ALAM

Clustered Floor Plan

Corner

LAND AREA

84' x 210'

FLOOR BUILT-UP

8,558 sq.ft.

FLOOR LOADING CAPACITY

1.5 Tonnes/m²

POWER SUPPLY CAPACITY

200A

Intermediate

LAND AREA

68' x 210'

FLOOR BUILT-UP

8,227 sq.ft.

FLOOR LOADING CAPACITY

1.5 Tonnes/m²

POWER SUPPLY CAPACITY

200A

GROUND FLOOR

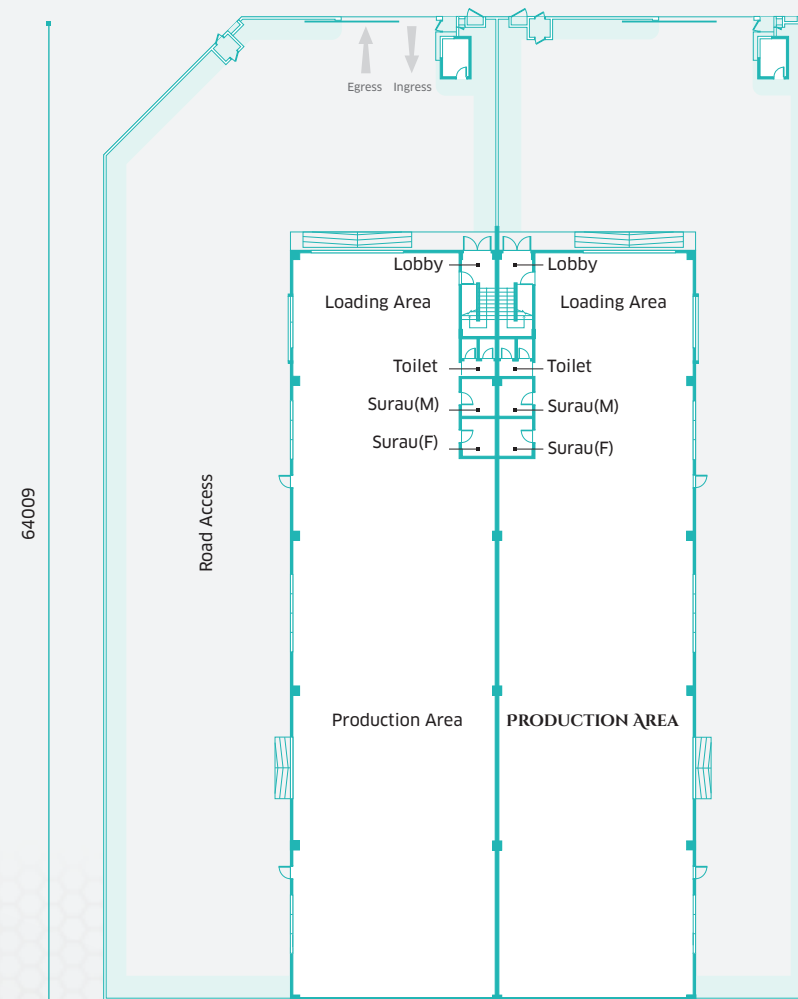
34 FT. CEILING HEIGHT

Corner

25649

Intermediate

20650



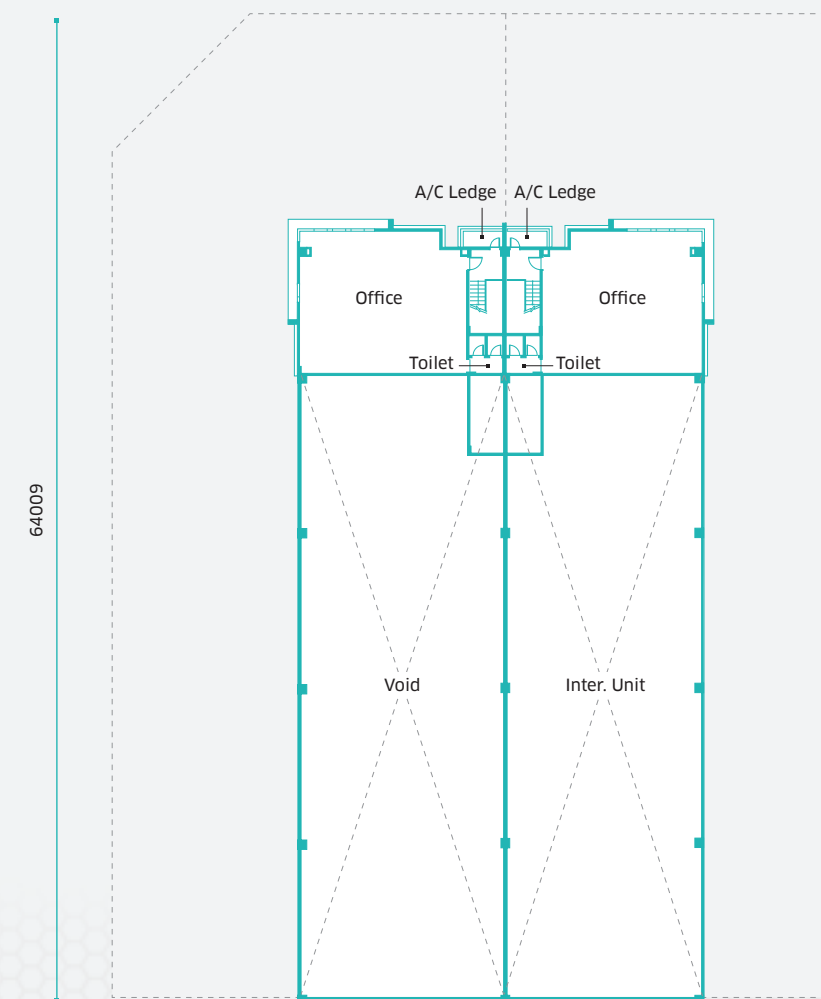
FIRST FLOOR

Corner

25649

Intermediate

20650



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Semi-Detached Floor Plan

Intermediate

LAND AREA

68' x 210'

FLOOR BUILT-UP

7,272 sq.ft.

FLOOR LOADING CAPACITY

1.5 Tonnes/m²

POWER SUPPLY CAPACITY

200A

Corner

LAND AREA

119' x 210'

FLOOR BUILT-UP

10,239 sq.ft.

FLOOR LOADING CAPACITY

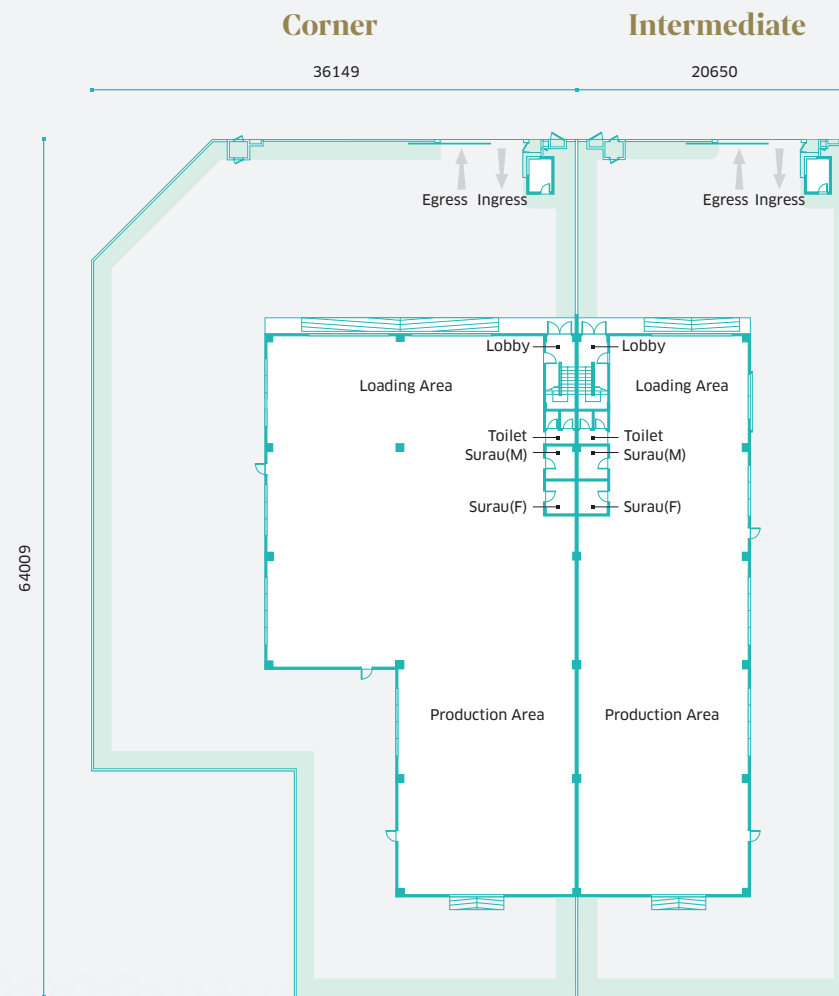
1.5 Tonnes/m²

POWER SUPPLY CAPACITY

300A

GROUND FLOOR

30 FT. CEILING HEIGHT | 34 FT. CEILING HEIGHT



FIRST FLOOR

