



U2

UPTOWN
SQUARE
@RIMBAYU

An unmissable opportunity to invest in the second phase of exclusive, brand new commercial space is coming up at Bandar Rimbayu.

Widely known as one of Malaysia's largest certified green township that promotes wholesome living with great choices of homes, business, leisure, education and life; Bandar Rimbayu has been drawing in a steady flow of residents, workforce, and visitors over the years.

A hip,
happening new
hangout



Young and
dynamic
township

Well-connected
and accessible

Sizable
increasing
population

Sustainable
integrated
landscape



A vibrant,
exciting new
destination

Let's talk
business

The township is the gateway to the greater region of Southern Klang Valley, with excellent connection via four major highways. Smart sustainable features enhance many facilities and amenities, and a 4G high-speed broadband infrastructure makes Bandar Rimbayu even more future-ready.

And right in the heart of the township's strategic community gathering ground, Rimbayu Business Hub, is Uptown Square – your second chance to invest in a beacon of prosperity and highly-visible commercial park.

Central

Prime location in the heart of Rimbayu Business Hub with multi-entry points, be seen from all directions.

Convenience

758 smartly-distributed parking bays minimises searching and distance to your business.

Coming soon -
Hypermarket and petrol stations.

Uncontestable location and visibility in an award-winning township

**Community**

4,000 workforce
within 2km

&

220,000 population
within 10km
at your doorstep.

Comfort

Exteriorly, shops have dual frontage or balconies, sharing a calm oasis in the central plaza.

Position
Yourself For

05

SUCCESS



- CENTRAL LOCATION
- INTEGRATED LANDSCAPE
- SMARTLY-DISTRIBUTED PARKING BAYS
- PV PANELS

- MULTI-ENTRY POINTS
- COMMUNAL SPACES
- SIZABLE POPULATION

- THE BARN, PRIVATE EVENT SPACE *T&C

Following the successful launch of Uptown Phase 1, this second phase sitting on a prime site of 17.5 acres comprises 119 units of chic and trendsetting shop offices; smartly integrated with communal and green spaces, where festivities and events happen.

All you need is here. The time is now. Whatever your specialty or interest is, however big you dare to dream, get ahead and start early to reap the best and boundless returns on your investment.



06

Impression matters, especially the first. All our shops are built to maximise visibility, flexibility and hospitality. The spatial planning is strategised for north-south orientation with efficient traffic loop giving all units the same prime visual exposure. Our vision for Uptown Square is an urban park, the new talk of town. Come be a part of it!



Infinite possibilities to prosper



Uptown Square offers an immersive environment that gracefully draws the attention of passers-by. Large glass windows within each unit stimulate the street level vibrancy and create a smooth transition from outside to inside. The sleek and stylish design will have your place buzzing with activity and good vibes - whether you are looking to start an office, restaurant or retail business.

artisan & hipster café
 outdoor-delis
 fresh marts
 convenience stores
 pet stores
 pharmacy
 co-working space
 child enrichment centres
 courier services centres



Integrated & Activated **SPACES**



The Barn
@ Rimbayu

Basketball & play area

Flea & night market

Mini concert & festival

Private event space
*T&C

A special highlight of Uptown Square is its central plaza and oasis park for visitors. The open space acts as a living room in suburban fabric to accommodate daily sports routine, weekly market activities and seasonal exhibitions; bringing in more foot traffic and business.





hang out

shop

gather

meet

play

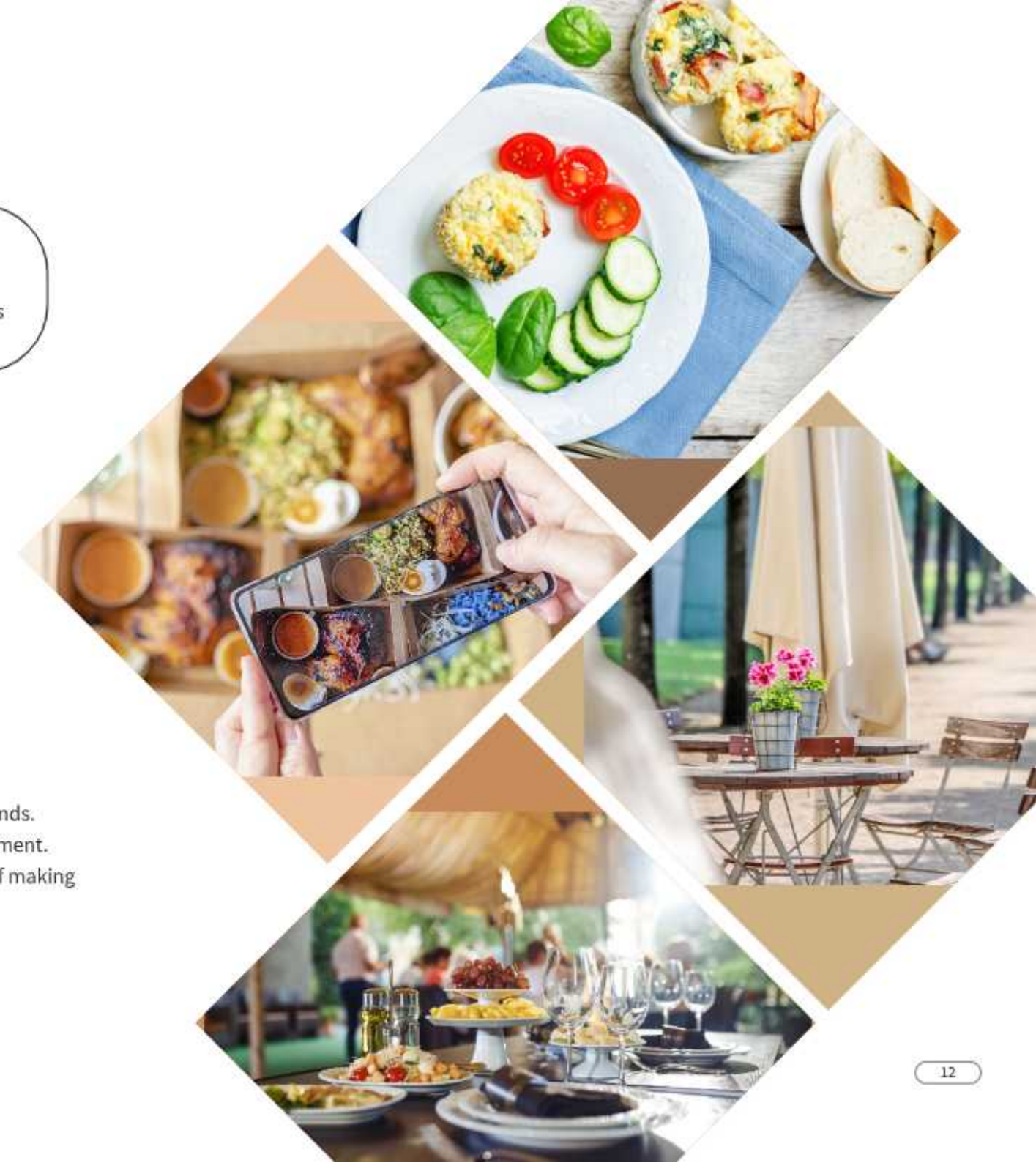
Be part of the exclusive 119 smart owners at the up-and-coming destination for business, shopping, dining, leisure and entertainment. With fresh and modern aesthetics, integrated utilities and hardscape settings, and eco-responsible optimised energy performance, Uptown Square is set to be a sustainable commercial haven with the ideal combination of style, practicality, and prestige.



Welcoming entrance statement Sustainable GreenRE features Multi-use public and private spaces

U Only at Uptown Square

Smell the excitement in the air.
 See your great reviews and photos.
 Touch hearts and turn clients into friends.
 Taste the sweet returns of your investment.
 Feel the joy, contentment and pride of making the right decision, at the right time.



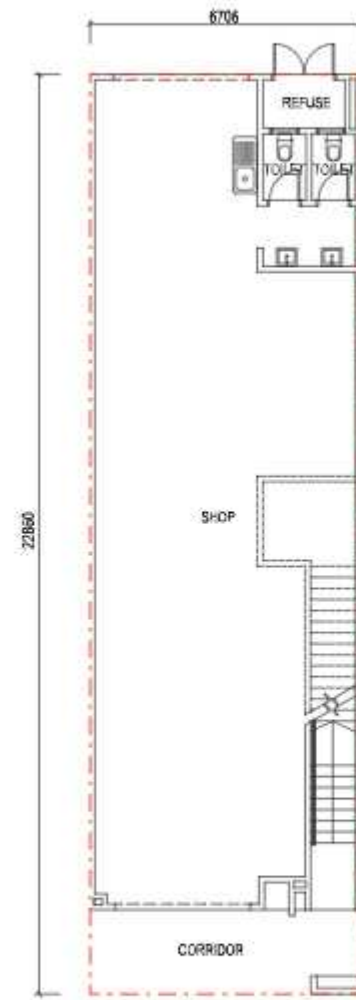


Type A1

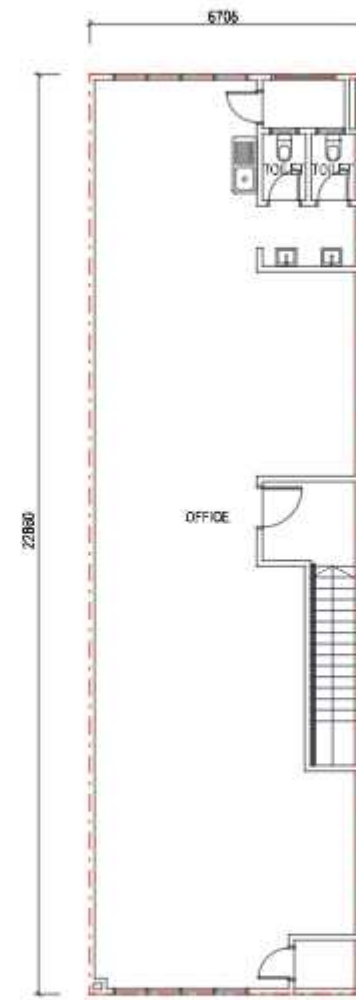
Deluxe Series
2-Storey
Standard

22' x 75'

built-up 3,300 sq. ft.



GROUND FLOOR



FIRST FLOOR

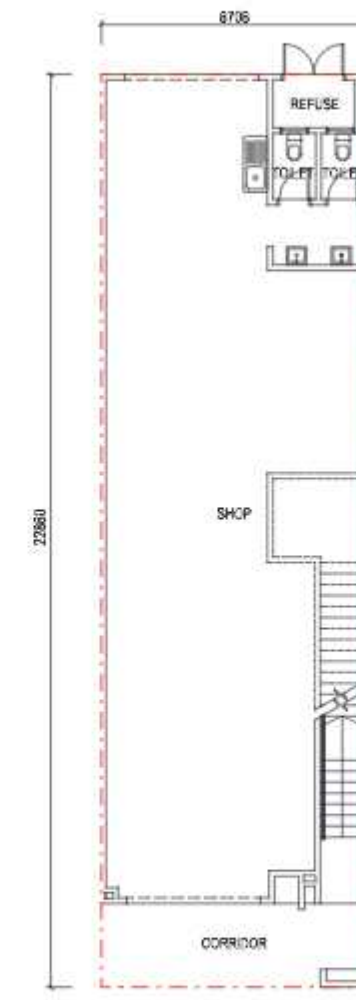


Type A2/A3

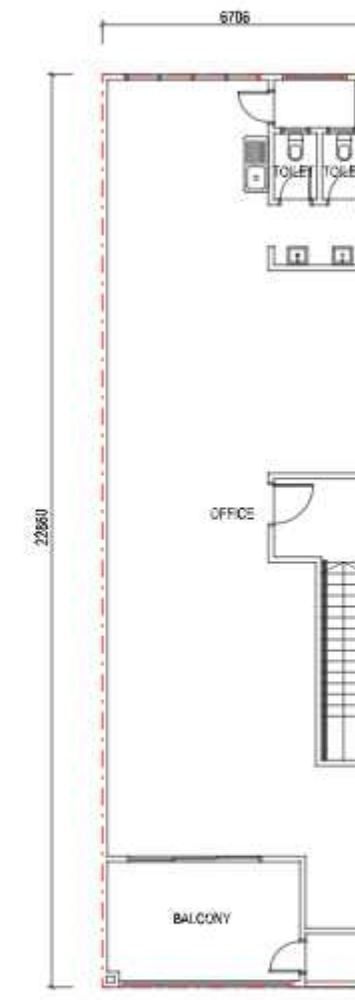
Deluxe Series
2-Storey Standard
With Front or
Rear Balcony

22' x 75'

built-up 3,300 sq. ft.



A2/A3 GROUND FLOOR



A2 - FIRST FLOOR



A3 - FIRST FLOOR

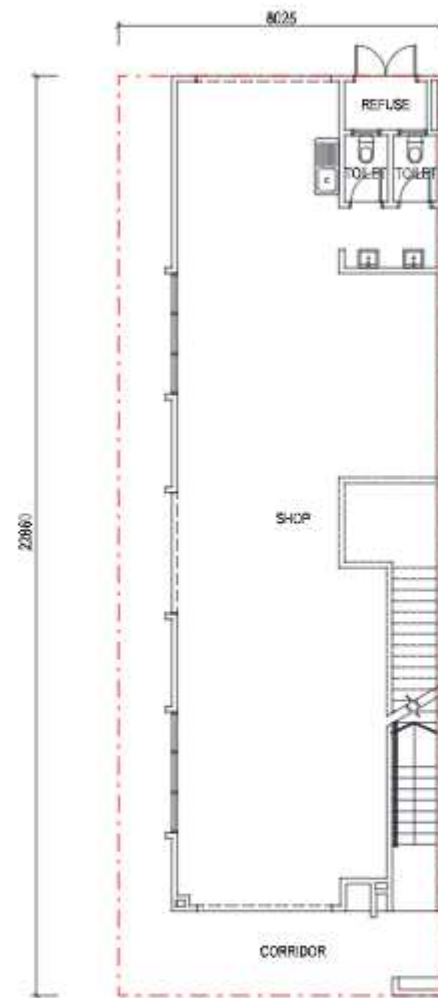


Type A7

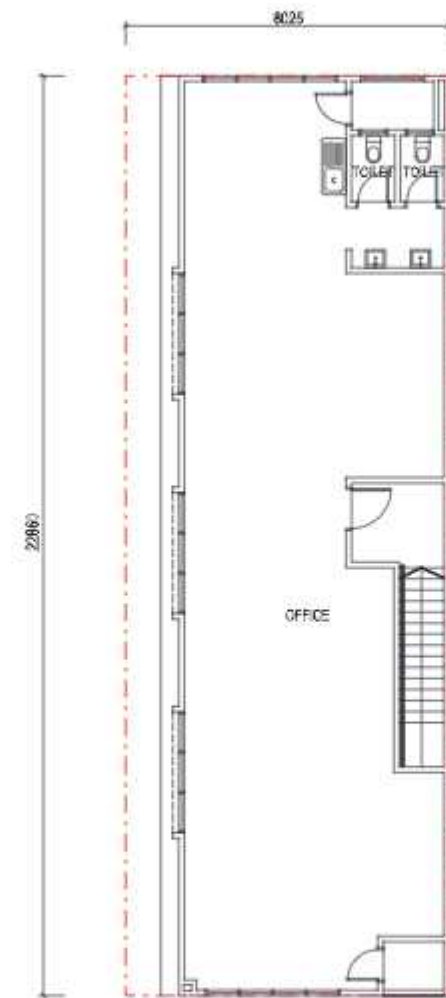
Deluxe Series
2-Storey Standard
End Lot

22' x 75'

built-up 3,300 sq. ft.



GROUND FLOOR



FIRST FLOOR



Type B

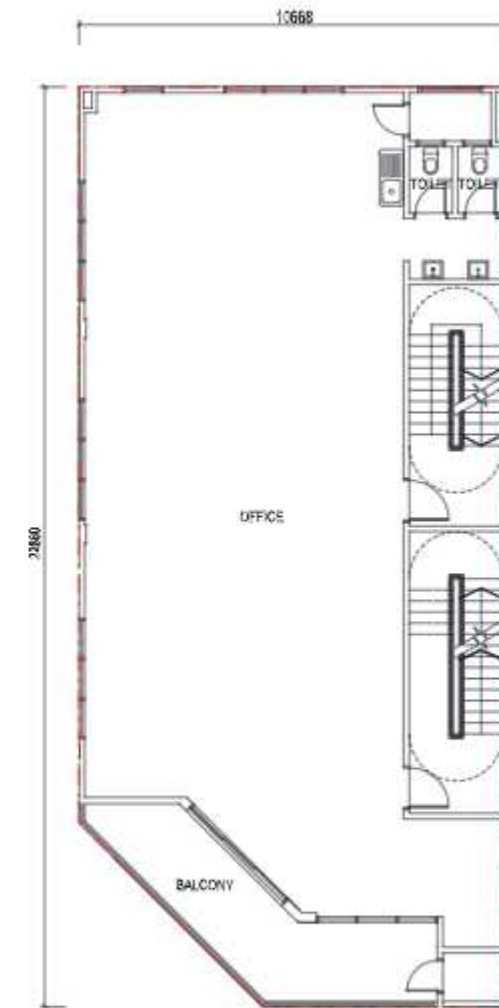
Premium Corners
3-Storey Shops
Elegant Design
With Balcony

35' x 75'

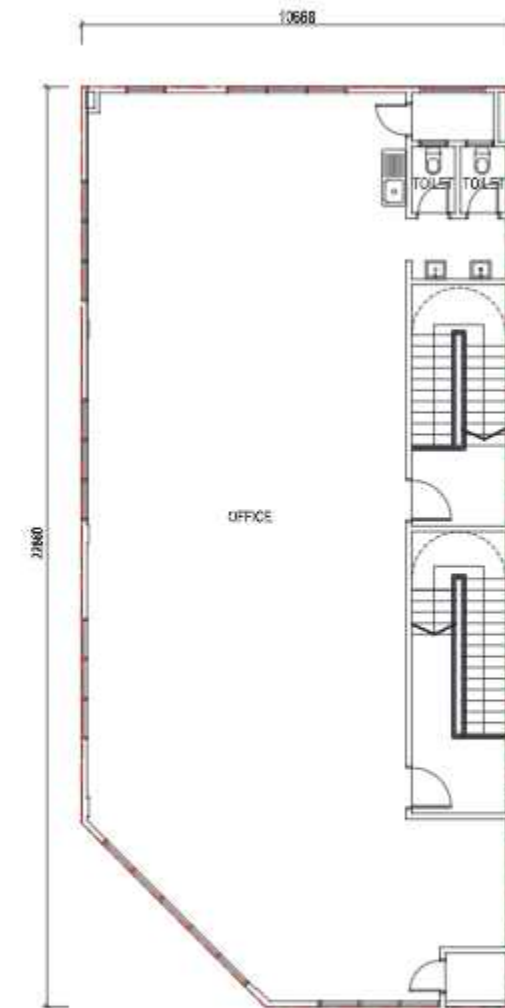
built-up 7,539 sq. ft.



GROUND FLOOR



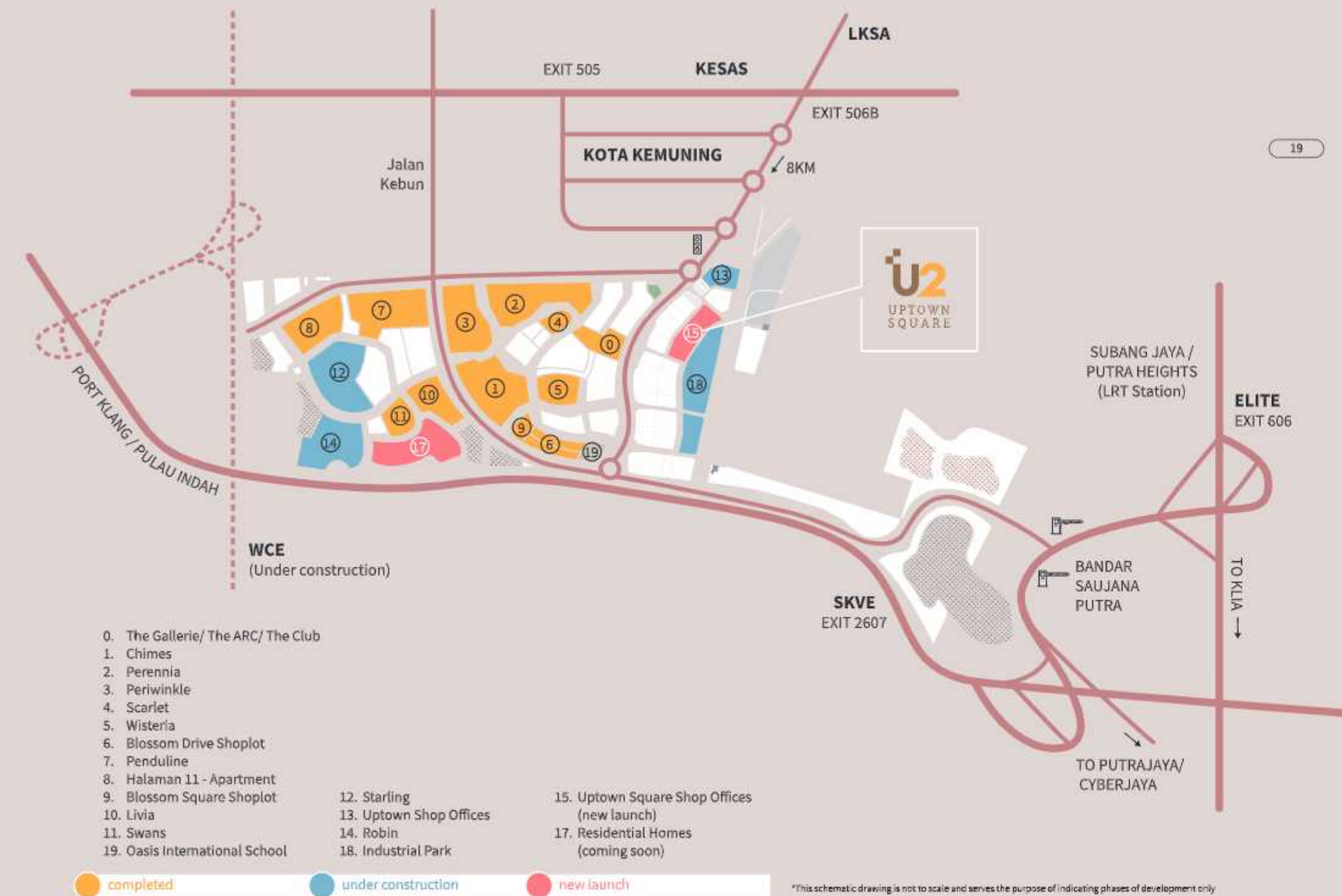
FIRST FLOOR



SECOND FLOOR



Key investment advantages



*This schematic drawing is not to scale and serves the purpose of indicating phases of development only

The golden location in Southern Klang Valley for contemporary comforts – ideal for far-sighted investors and entrepreneurs.



Industrial
Logistic / Distribution Center

SITE PLAN



A1 A5 22' x 75' Intermediate	A2 A3 A4 22' x 75' Intermediate (with balcony)	A7 22' x 75' End lot	A6 22' x 75' End lot (with balcony)	B1 35' x 75' Corner lot (2-storey)	B 35' x 75' Corner lot (3-storey)
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Proposed Hypermarket



Rimbayu main roundabout

Prestigious developer

Bandar Rimbayu is an award-winning, fully-integrated township with a gross development value of RM1.1 billion. An iconic mixed development, it comprises residential, commercial, industrial, recreational and parkland components. Sprawled across 1,879 acres, the township boasts tranquil green surroundings and four distinctive precincts: Flora, Fauna, Bayu and Rimbayu Business Hub.

Since 1989, IJM Land Berhad ("IJM Land") has been redefining the property landscapes in the region. Beyond the world-class integrated waterfront development and townships delivered, IJM Land is committed towards creating a positive legacy for communities to live well and thrive.

As part of IJM Corporation Berhad, a strong sense of responsibility drives our business and our 600-strong team. What defines us is our customer passion, innovative spirit, drive for excellence and sustainable practices. With a Gross Development Value (GDV) of RM33 billion, we maximise our portfolio of undeveloped landbank of 4,000 acres, which spans across key growth areas in Malaysia (Penang, Pahang, the Greater Kuala Lumpur, Negeri Sembilan, Johor, Sabah and Sarawak), and as far reaching as China and the United Kingdom.

IJM Land is fast becoming a global name known not only for its award-winning sustainable developments, but for the dreams we have made real.

IJM LAND

Bringing life to ordinary spaces



SPECIFICATIONS

Structure	Reinforced Concrete Frame								
Wall	Brick Wall								
Roof Covering	Reinforced Concrete Slab / Metal Deck								
Roof Framing	Metal Frame								
Ceiling	Skim Coat / Ceiling Board								
Windows	Aluminium Frame Glass Window								
Doors	Fire Rated Door								
Office (A1, A5, A7, B1)	Fire Rated Door / Aluminium Frame Glass Sliding Door								
Office (A2, A3, A4, A6, B)	Roller Shutter								
Shop	Flush Door								
Toilet	Flush Door								
Others	Flush Door								
Ironmongery	Selected Locksets								
Wall Finishes	Tiles Up to 2100mm								
Toilet	Tiles Up to 1500mm								
Sink	Plaster & Paint								
Others	Plaster & Paint								
Floor Finishes	Tiles								
Corridor	Cement Sand Screed								
Shop	Cement Sand Screed								
Office	Cement Sand Screed								
Staircase	Tiles								
Toilet	Cement Sand Screed								
Others	Cement Sand Screed								
Sanitary & Plumbing Fittings	A1	A2	A3	A4	A5	A6	A7	B	B1
Sink	2	2	2	2	2	2	2	3	2
Wash Basin	4	4	4	4	4	4	4	6	4
Water Tap	4	4	4	4	4	4	4	6	4
Water Closet	4	4	4	4	4	4	4	6	4
Electrical Installations	A1	A2	A3	A4	A5	A6	A7	B	B1
Lighting Point	24	24	24	24	24	24	24	47	27
Power Point (13A)	11	11	11	11	11	11	11	16	11
Ceiling Fan Point	2	2	2	2	2	2	2	2	2
Isolator Point	-	-	-	-	-	-	-	3	-
Fiber Wall Socket	2	2	2	2	2	2	2	3	2

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RIMBAYU
IJM LAND

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