  
**Semenyih Integrated**  
INDUSTRIAL PARK

For enquiries, please call / 欲知详情请拨:

Another prestigious project developed by



No. 33, Lorong Batu Nilam 10A,  
Bandar Bukit Tinggi, 41200 Klang,  
Selangor Darul Ehsan.

Developer : Anekakiara Realty Sdn. Bhd (504421-M)

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All 3-D illustration are artist impression only.







Low Investments, Higher Returns  
低价投资, 超值回报



Realising Bigger Business Aspirations Begin Here...

Selangor is reputable for being a high potential industrial growth zone, ideal for your growing business needs in the Klang Valley. Located within an established yet imperative business environment, this is where you can realise bigger dreams and grow your business opportunities.

The Selangor State Government has predicted a bright future for Semenyih with it being recognised as the future major industrial hub in the southern part of Klang Valley. Ultimately, Semenyih will become a strategically established industrial zone with modern infrastructures that offers easy access to major highways, leading to its capital appreciation in the near future.

宏图伟业从这里开始.....

雪兰莪最具潜力的投资旺地之一, 具备成熟的商务环境。您的宏图伟业从士毛月中环工业中心开始。

士毛月被雪兰莪州政府规划为巴生谷南区的主要工业中心, 为雪州未来的工业发展重镇。士毛月中环工业中心地处繁华商贾旺地, 设施配套完善, 而且衔接各大主要高速公路, 产业增值潜能极佳。





### 最实惠、实用、实际的投资!

士毛月中环工业中心所有厂房以经济、实用、美观的概念精心策划，拥有充足展示空间，宽阔储藏卸货空间。适用于综合工业生产，士毛月中环工业中心是您最实惠、实用、实际的投资!

士毛月中环工业中心依据工业需求而设计，具备巴生谷南部最完善、最现代化的基本设施。共建有44栋半独立式三层厂房，备有独立电梯。

### Affordable, Practical, Attainable Investments!

The concept & design of this project is carefully suited to meet the imperative objectives and demands of today's modern investors - Offering economical, practical yet highly presentable units with spacious display storage and functional factory production space for different business requirements. Semenyih Sentral Industrial Park is indeed a remarkable choice for your business investments!

Significantly designed based on specific industrial requirements, this project is facilitated with the most complete and modern infrastructures in Southern Klang Valley, comprising of 44 semi-detached three storey factories with an individual lift.

Suitable for light & heavy duty industries  
适合轻工业和重工业之用

Building Height of 30 feet  
建筑高度30英尺

Ample ground level space for future expansion  
土地面积大，充足的扩展空间





# TYPE A

## 3 Storey Semi-D with Lift

Land Area	:	14,795	sqft
Land Size	:	80 ft x 185 ft	
Factory Built-Up	:	6,015	sqft
1st Floor Office Built-Up	:	1,729	sqft
2nd Floor Office Built-Up	:	1,546	sqft
Total Built-Up	:	9,290	sqft

### Floor Plan 平面图



### Specifications 材料规格

<b>Structure</b>		<b>Floor Finishes</b>	
Foundation	Reinforced Concrete Footings	Factory	Floor Hardener
Framework		Toilets, Surau, Pantry	Ceramic Tiles
Office	Reinforced Concrete Frame	Others	Cement Render
Factory	Steel Structural Frame		
<b>Walls</b>		<b>Wall Finishes</b>	
Office	Cement Sand Bricks	Factory	Metal Wall Cladding
Factory	Metal Wall Cladding	Toilets, Surau, Pantry	7' high Ceramic Tiles
		Others	Cement Sand Plaster and Painting
<b>Roof</b>	Steel Structured Frame with Metal Deck Roofing with insulation	<b>Sanitary Fittings</b>	
<b>Ceiling</b>		Sitting WC	8 Nos
Office (Ground Floor)	Skim Coating	Paper Holder	8 Nos
Office (1st Floor)	Aluminium T-Bar Suspended Ceiling	Wash Basin	7 Nos
Office (2nd Floor)	Aluminium T-Bar Suspended Ceiling	Sink	3 Nos
<b>Windows</b>	Aluminium Frame Window Panel	<b>Electrical Fittings</b>	
<b>Doors</b>	Plywood Flush Doors & M.S. Roller Shutter	Lighting Point	36 Nos
		13Amp Switched Socket Outlet	10 Nos
		30A TPN Isolator	1 Nos
		Telephone Outlet	3 Nos
		<b>Others</b>	Rubbish Chamber





# TYPE B

3 Storey Semi-D with Lift

Land Area	: 11,900 sqft
Land Size	: 70 ft x 170 ft
Factory Built-Up	: 4,030 sqft
1st Floor Office Built-Up	: 1,242 sqft
2nd Floor Office Built-Up	: 1,131 sqft
Total Built-Up	: 6,403 sqft



# TYPE C

3 Storey Semi-D with Lift

Land Area	: 13,787 sqft
Land Size	: 98 ft x 141 ft
Factory Built-Up	: 5,466 sqft
1st Floor Office Built-Up	: 1,755 sqft
2nd Floor Office Built-Up	: 1,636 sqft
Total Built-Up	: 8,857 sqft



## Floor Plan 平面图

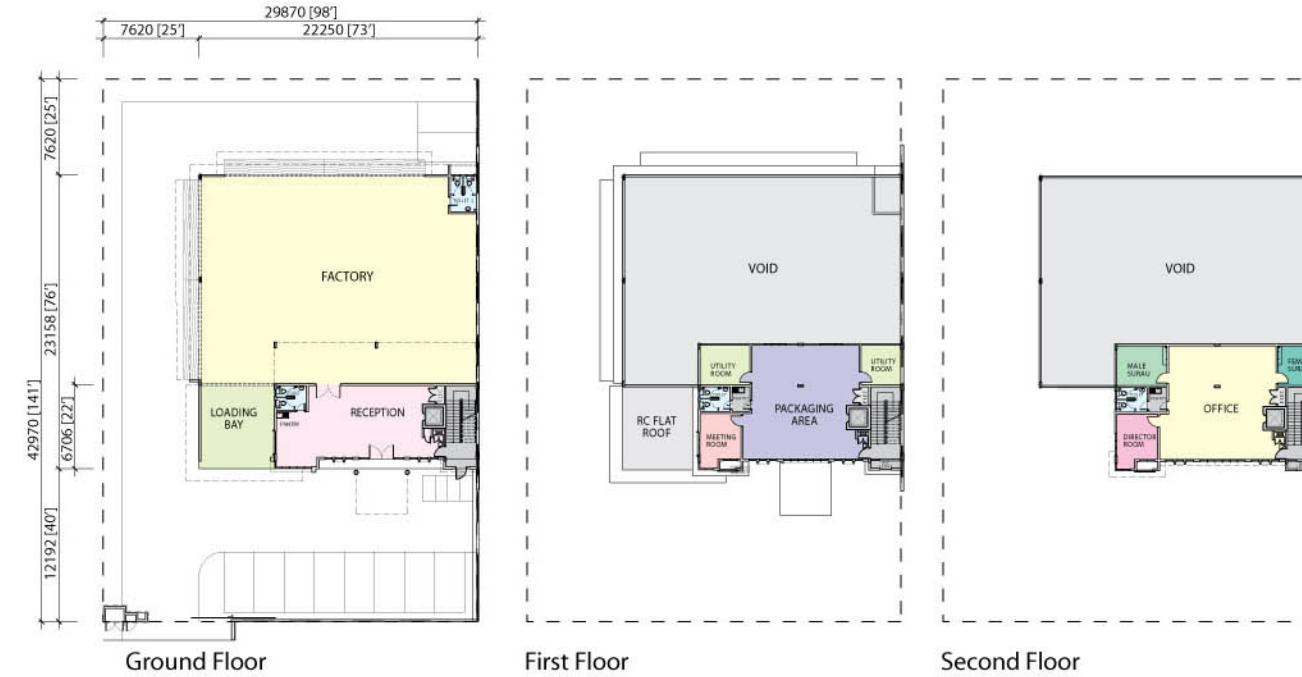
## Specifications 材料规格



<b>Structure</b>	
Foundation	Reinforced Concrete Footings
Framework	Reinforced Concrete Frame
Office	Reinforced Concrete Frame
Factory	Steel Structural Frame
<b>Walls</b>	
Office	Cement Sand Bricks
Factory	Metal Wall Cladding
<b>Roof</b>	Steel Structured Frame with Metal Deck Roofing with insulation
<b>Ceiling</b>	
Office (Ground Floor)	Skim Coating
Office (1st Floor)	Aluminium T-Bar Suspended Ceiling
Office (2nd Floor)	Aluminium T-Bar Suspended Ceiling
<b>Windows</b>	Aluminium Frame Window Panel
<b>Doors</b>	Plywood Flush Doors & M.S. Roller Shutter
<b>Floor Finishes</b>	
Factory	Floor Hardener
Toilets, Surau, Pantry	Ceramic Tiles
Others	Cement Render
<b>Wall Finishes</b>	
Factory	Metal Wall Cladding
Toilets, Surau, Pantry	7" High Ceramic Tiles
Others	Cement Sand Plaster and Painting
<b>Sanitary Fittings</b>	
Sitting WC	8 Nos
Paper Holder	8 Nos
Wash Basin	4 Nos
Sink	3 Nos
<b>Electrical Fittings</b>	
Lighting Point	34 Nos
13Amp Switched	
Socket Outlet	9 Nos
30A TPN Isolator	1 Nos
Telephone Outlet	2 Nos
<b>Others</b>	Rubbish Chamber

## Floor Plan 平面图

## Specifications 材料规格



<b>Structure</b>	
Foundation	Reinforced Concrete Footings
Framework	Reinforced Concrete Frame
Office	Reinforced Concrete Frame
Factory	Steel Structural Frame
<b>Walls</b>	
Office	Cement Sand Bricks
Factory	Metal Wall Cladding
<b>Roof</b>	Steel Structured Frame with Metal Deck Roofing with insulation
<b>Ceiling</b>	
Office (Ground Floor)	Skim Coating
Office (1st Floor)	Aluminium T-Bar Suspended Ceiling
Office (2nd Floor)	Aluminium T-Bar Suspended Ceiling
<b>Windows</b>	Aluminium Frame Window Panel
<b>Doors</b>	Plywood Flush Doors & M.S. Roller Shutter
<b>Floor Finishes</b>	
Factory	Floor Hardener
Toilets, Surau, Pantry	Ceramic Tiles
Others	Cement Render
<b>Wall Finishes</b>	
Factory	Metal Wall Cladding
Toilets, Surau, Pantry	7" High Ceramic Tiles
Others	Cement Sand Plaster and Painting
<b>Sanitary Fittings</b>	
Sitting WC	8 Nos
Paper Holder	8 Nos
Wash Basin	4 Nos
Sink	3 Nos
<b>Electrical Fittings</b>	
Lighting Point	41 Nos
13Amp Switched	
Socket Outlet	10 Nos
30A TPN Isolator	1 Nos
Telephone Outlet	3 Nos
<b>Others</b>	Rubbish Chamber



## Advanced Infrastructure:

- Individual lift for every unit
- Auto-Gate
- Alarm System
- CCTV Security
- 24-Hour Guarded Security
- 3-phase 200 amps power supply

## 完善设施优化服务, 提升园区吸引力

- 每个单位备有独立电梯
- 自动闸门
- 警报系统
- 闭路电视系统
- 24小时保安
- 三相大电200amps电源总线







Master Site Plan 工业位置图



- Type A - 80' x 185'  
22 units
- Type B - 70' x 170'  
6 units
- Type C - 98' x 141'  
16 units



- North-South Highway (PLUS) to KLIA
- KESAS Highway to Port Klang
- Kajang Semenyih By-Pass
- Kajang Seremban Highway (LEKAS)
- Cheras Kajang Highway (Grand SAGA)
- LDP Highway
- SKVE Highway
- SILK Highway
- BESRAYA Highway

Semenyih Integrated Industrial Park is strategically situated in the heart of Southern Klang Valley with easy access to major highways for convenience every step of the way:

士毛月中环工业中心位于巴生谷南区的策略性位置，拥有完善区域/四通八达交通网络，衔接各大高速公路：

- 南北大道 - 直通吉隆坡国际机场
- KESAS大道 - 直通巴生港口
- 加影士毛月公路
- LEKAS加影芙蓉大道
- 蕉赖加影大道
- LDP大道
- SKVE大道
- SILK大道
- BESRAYA大道



Well Established Industrial Neighbourhood  
发展蓬勃的周边工业区

- 1 Arif Jasa
- 2 Sin Heap Fatt Brickworks Sdn Bhd
- 3 Eco Green Industrial Sdn Bhd
- 4 Qiminchang
- 5 Nankai
- 6 Yokohama Industries Berhad
- 7 Borneo Technical Co.
- 8 Woodlandor Wood Products Sdn Bhd
- 9 Shanghai Chatlin
- 10 Hume Roofing Products Sdn Bhd