



# IJM RIMBAYU



## DISTRICT 28

2 & 3-Storey Link Shop Offices and Premium Semi-D Shop Offices



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Bandar Rimbayu Sdn Bhd 200201000430 (568093-K),  
No.1, Jalan Flora 3, Bandar Rimbayu, Telok Panglima Garang, 42500 Selangor.

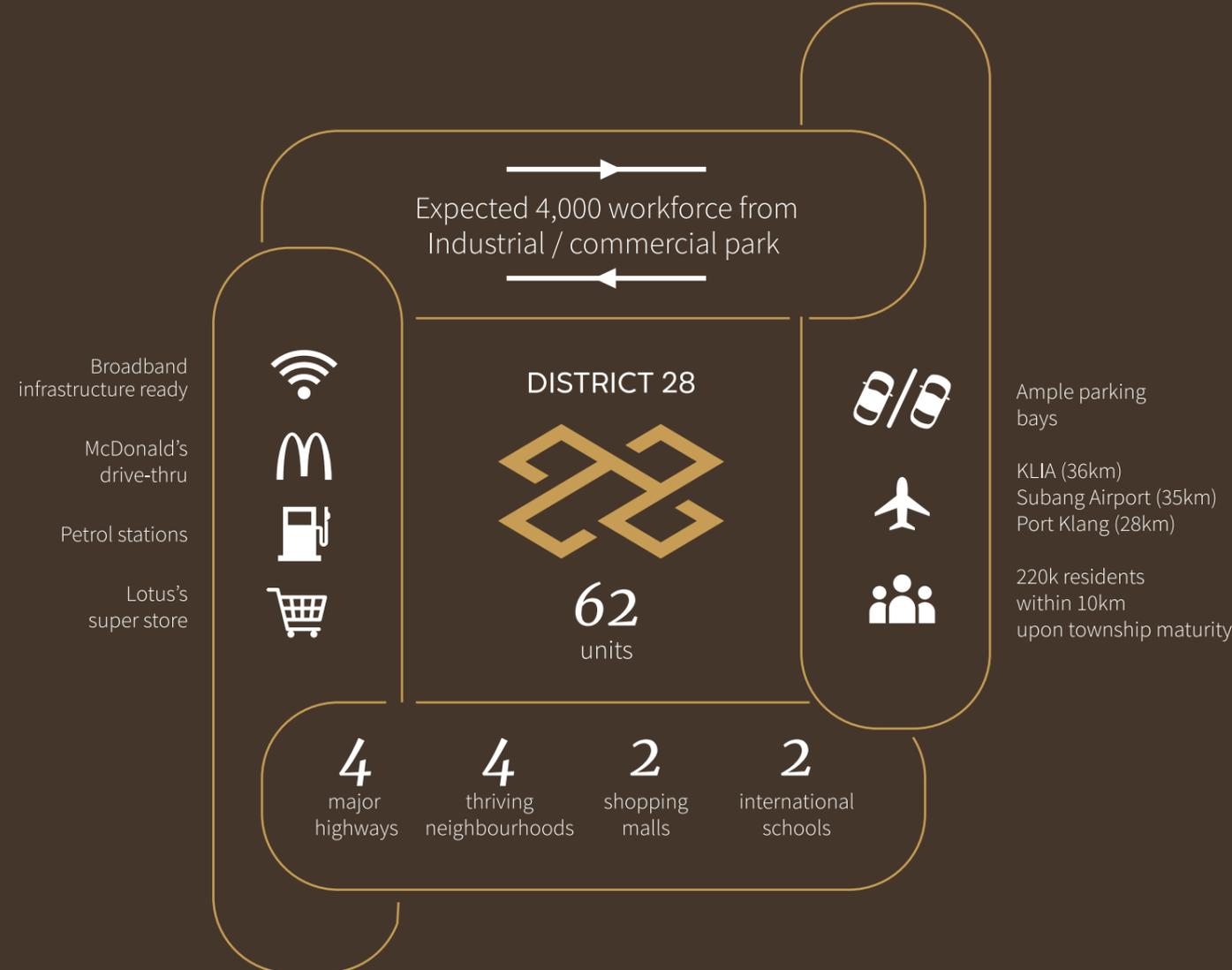


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# FIABCI World Gold Award-Winning Township

IJM Rimbayu is a sustainable, well-connected development with more than 5,000 homes and 323 shop offices, planned for a future-ready township where the community thrives.





## Welcome to the new epicentre of business & opportunity!

Position your business in IJM Rimbayu, one of southern Selangor's fastest-growing townships and recipient of The Edge Property Development Excellence Award for Masterplan Excellence 2025, offering space, prestige and exceptional visibility.

**2 & 3-Storey Link Shop Offices and Premium Semi-D Shop Offices,** where prime location meets high returns.



Proposed future 100-acre mixed development

\*Artist's impression for illustration purposes only.

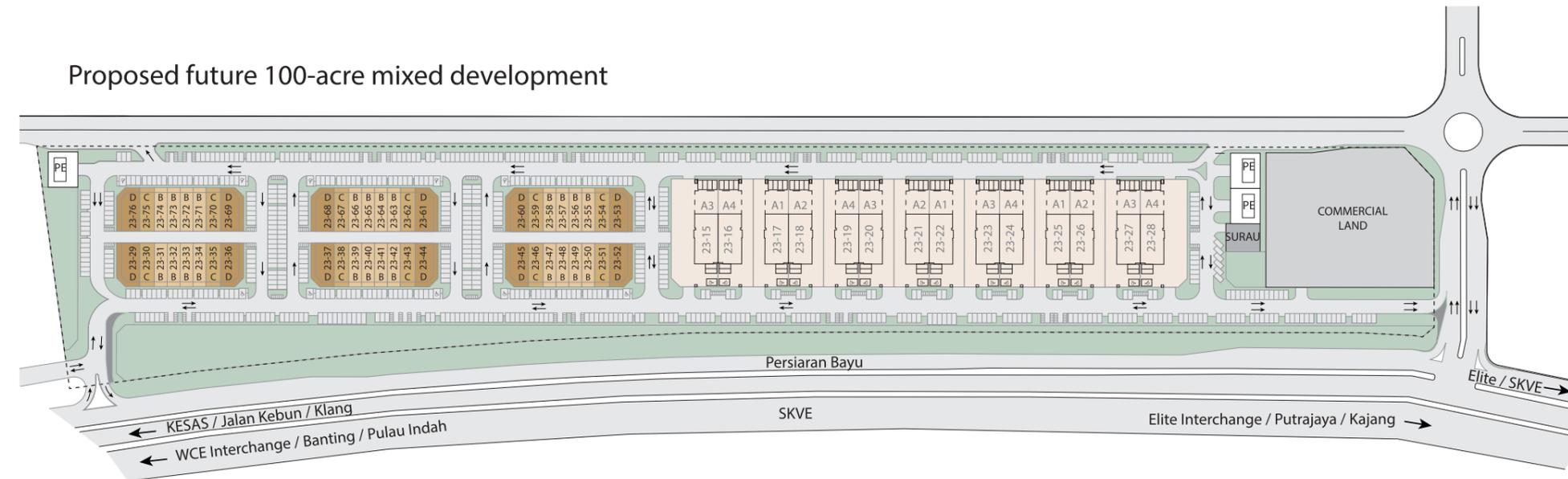
Join the growing community,  
lead the market.

- A total of 62 units comprising:
- 48 units of 2 & 3-storey link shop offices
  - 14 units of premium semi-detached shop offices

Prime position with direct main-road access

Unrivalled visibility from SKVE

Proposed future 100-acre mixed development



Premium Semi-D

- Type A  60' x 185'  
(Intermediate)
-  80' x 185'  
(Corner)

2-Storey

- Type B  22' x 75'
- Type C  25' x 75'

3-Storey

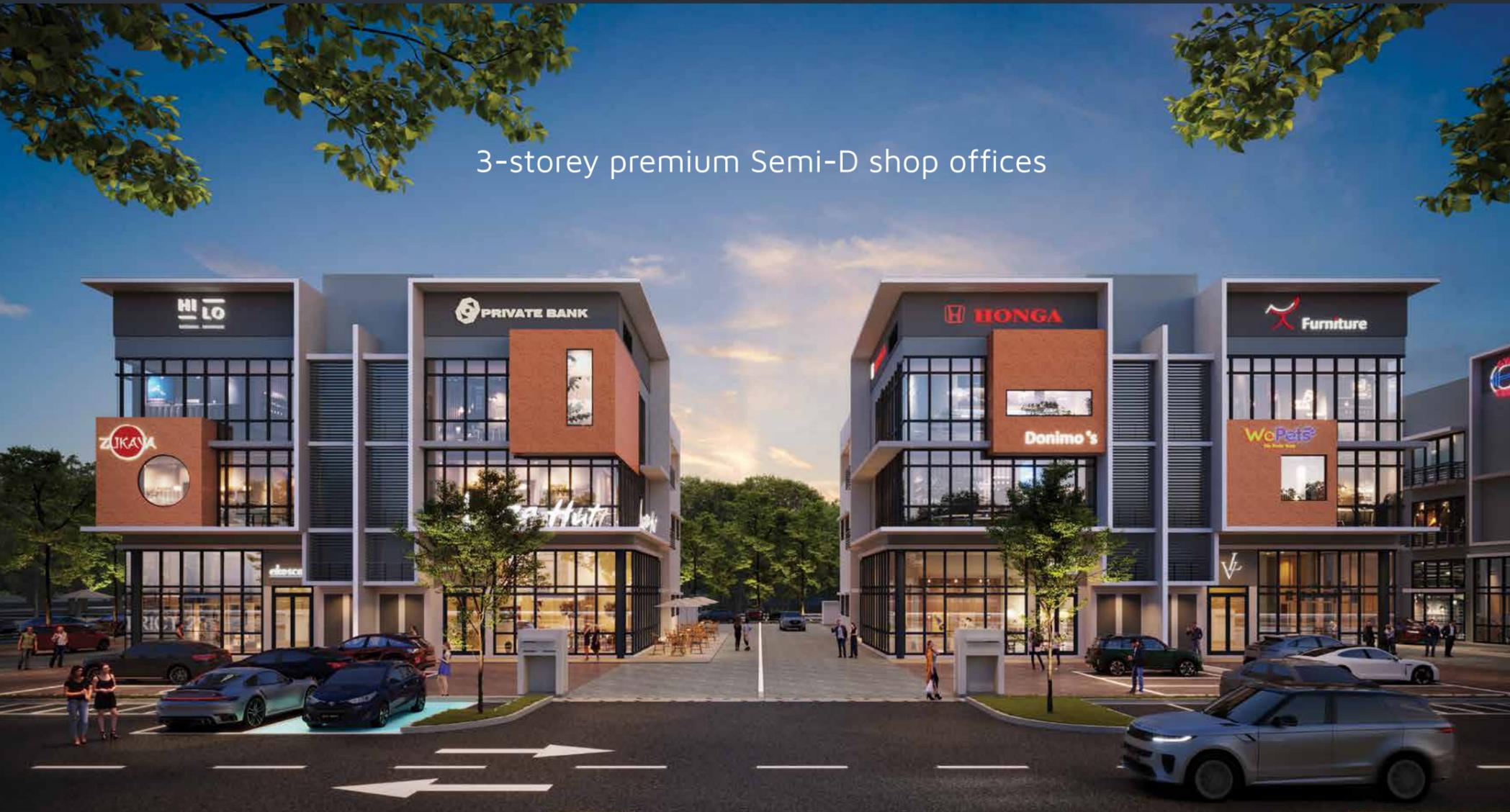
- Type D  39' x 75'



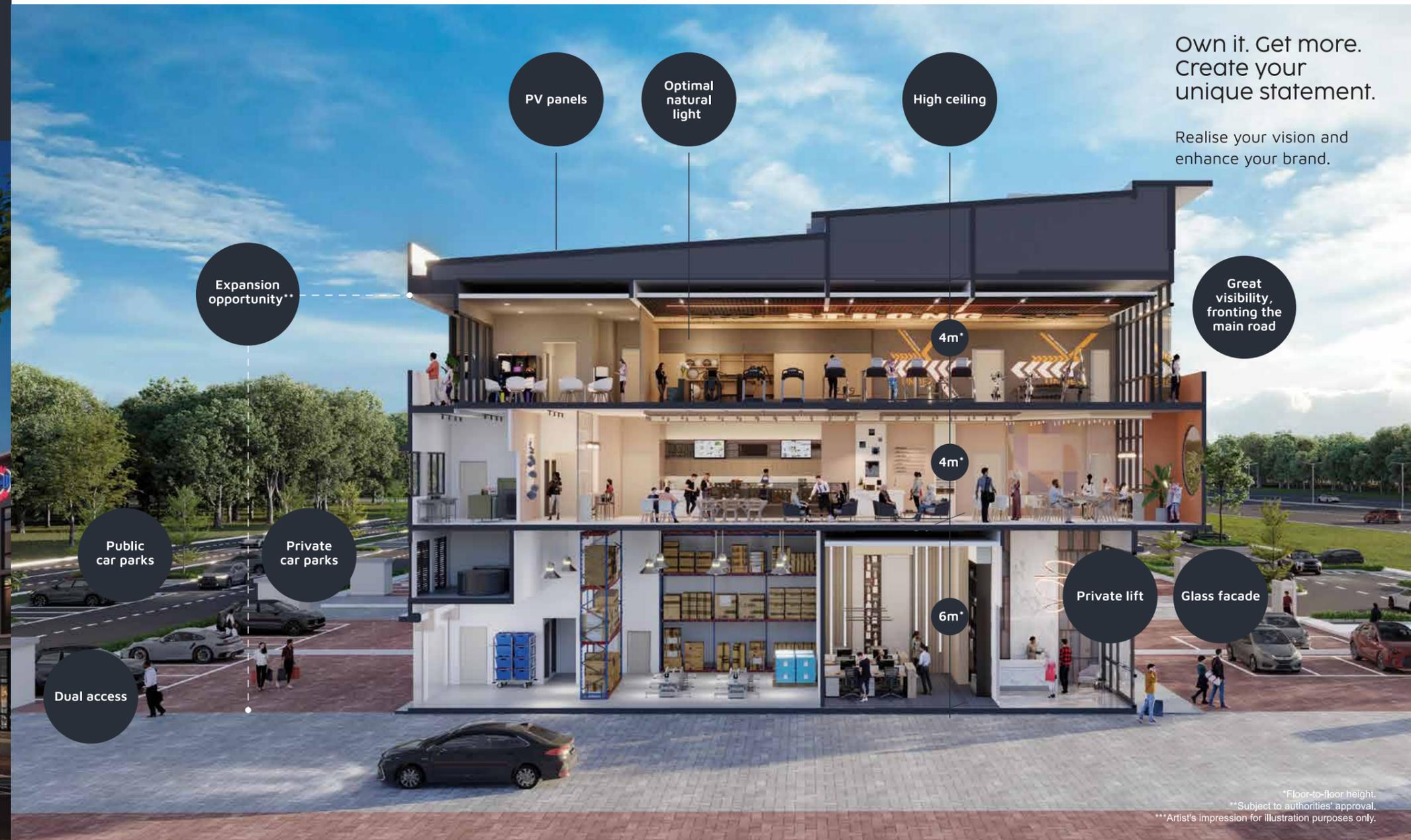
\*In the event of any discrepancy, the plans set forth in the Sale and Purchase Agreement shall prevail over those stated in the brochure.

14 units only

3-storey premium Semi-D shop offices



Artist's impression for illustration purposes only.



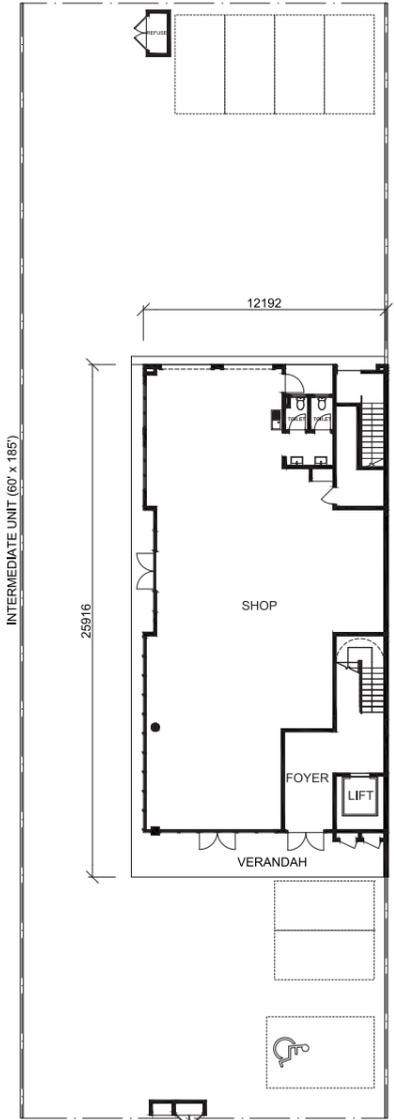
Own it. Get more.  
Create your  
unique statement.

Realise your vision and  
enhance your brand.

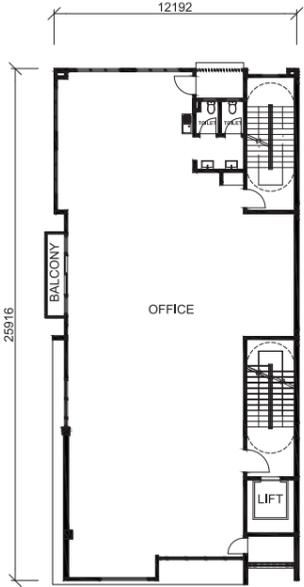
\*Floor-to-floor height.  
\*\*Subject to authorities' approval.  
\*\*\*Artist's impression for illustration purposes only.

Spacious,  
strategic, and  
set for success.

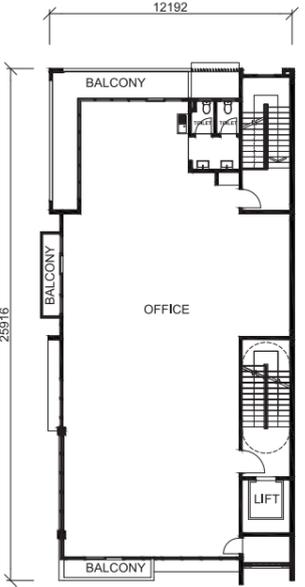
- Private lift
- Private car parks
- High ceiling
- Fronting the main road



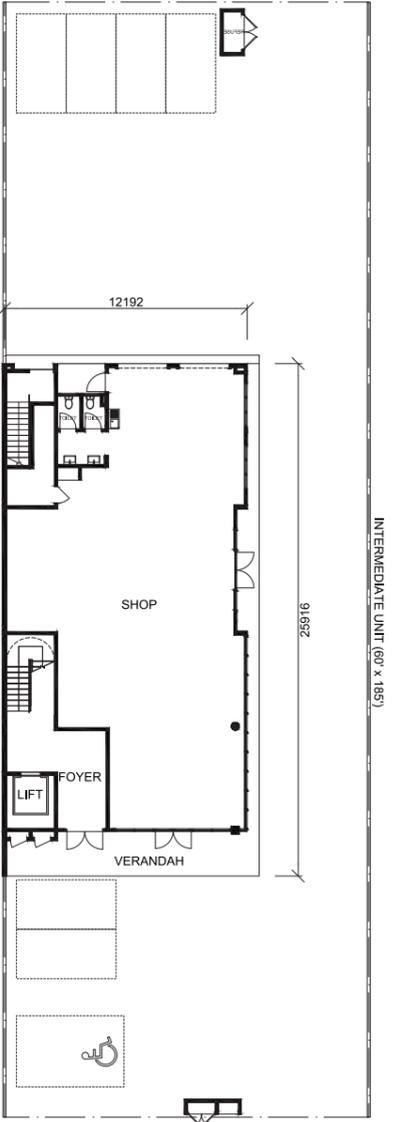
Ground Floor



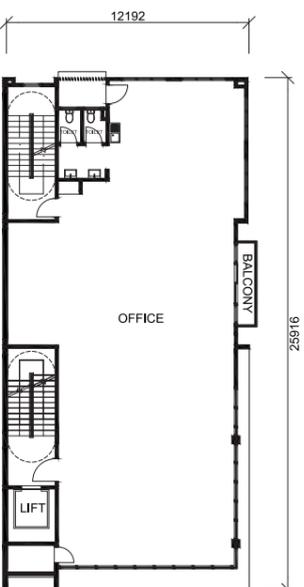
First Floor



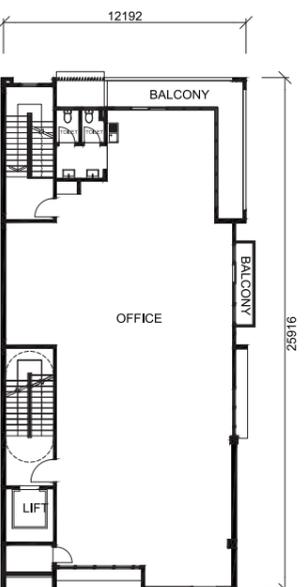
Second Floor



Ground Floor



First Floor



Second Floor

Perfect balance  
of form and  
function.

- Private lift
- Private car parks
- High ceiling
- Fronting the main road

**A1**

60' x 185'  
10,995 sq.ft.

**A2**

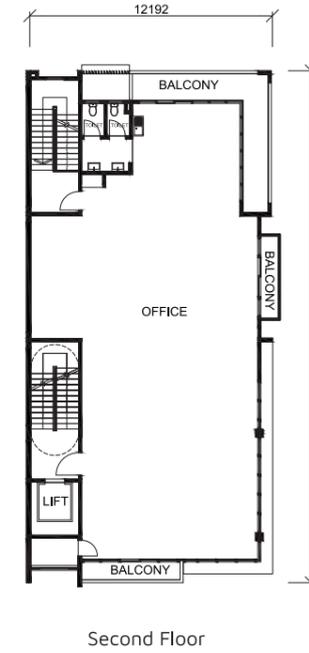
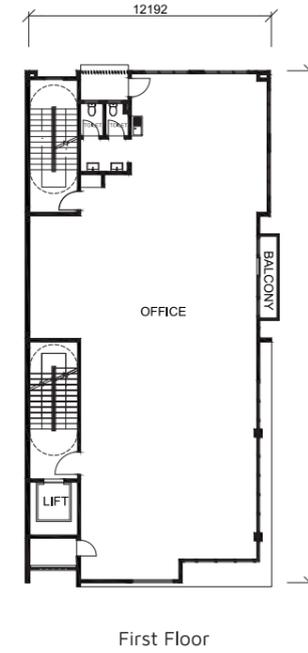
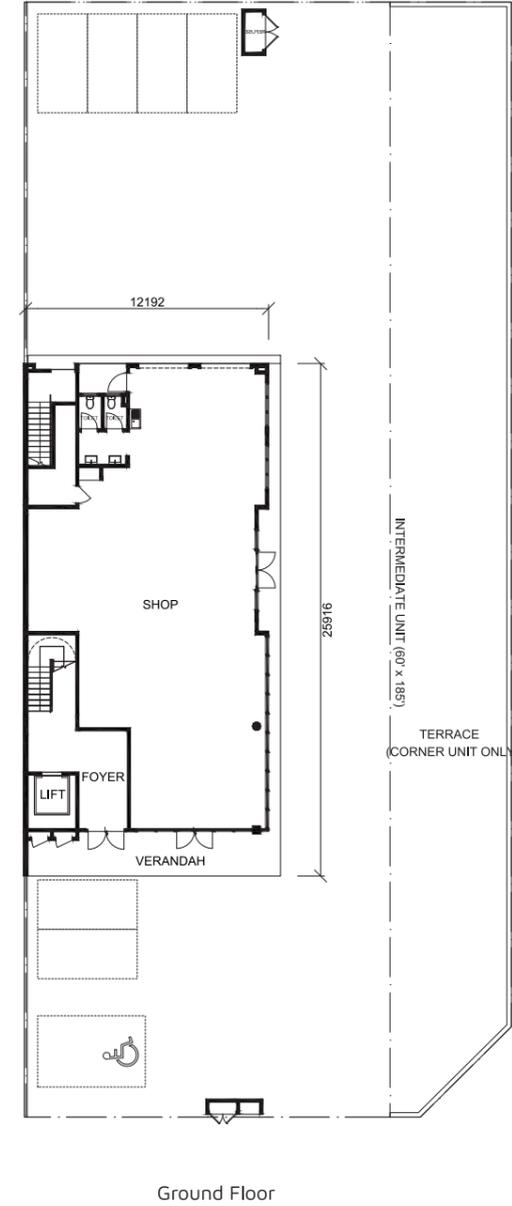
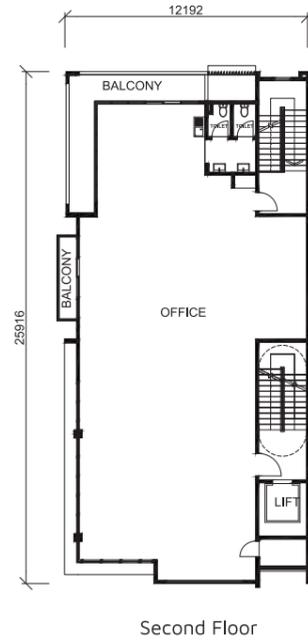
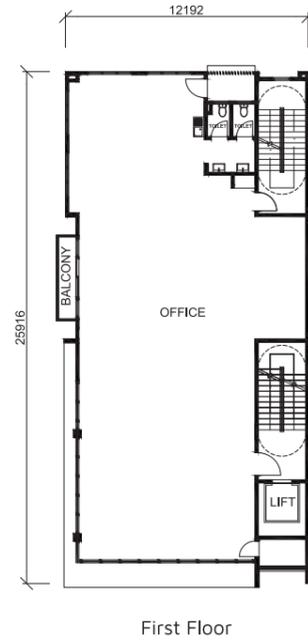
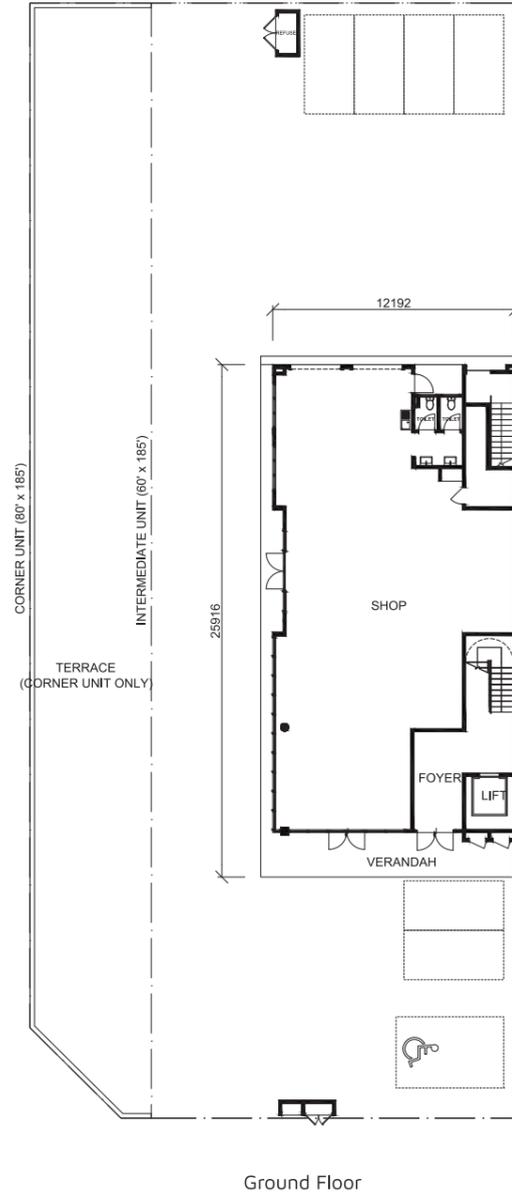
60' x 185'  
10,938 sq.ft.

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Take your business to the next level.

- Private lift
- Private car parks
- High ceiling
- Fronting the main road



**A3**

60' x 185'  
80' x 185' (corner)  
10,940 sq.ft.

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This is prestige, redefined.

- Private lift
- Private car parks
- High ceiling
- Fronting the main road

**A4**

60' x 185'  
80' x 185' (corner)  
11,000 sq.ft.

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Innovative space to empower your vision.

## 2 & 3-Storey Link Shop Offices



## Spacious, strategic and set for success.

A destination that will draw multitudes of residents and visitors making it the most sought-after location for both farsighted investors and entrepreneurs.

Destined to be the go-to spot for everyday needs and conveniences, District 28 is an investment opportunity not to be missed.

### **Dominate. Own the Future of Commerce at District 28**

62 units exclusive shop offices.  
Prime roadside position.  
Unrivalled visibility from SKVE.

### **Dazzle with Design**

Command attention with a striking facade, expansive glass windows, and ample parking bays that elevate your brand presence.

### **Dynamic Sustainability**

Secure your prime unit in this thriving hub. With PV panels in place, your business is sustainable, future-ready, and built for long-term growth.

### **Digital-Ready Infrastructure**

Broadband-infrastructure ready units support remote work, co-working, and tech-driven operations with ease. Connectivity and efficiency are built in.

### **Dine, Deal, and Delight**

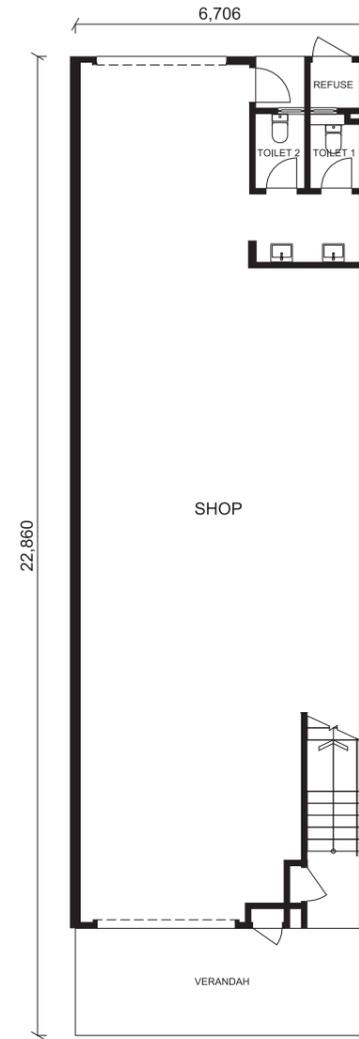
Curate your business in a location that promises high footfall and great visibility. From retail to dining, your enterprise will benefit from a vibrant community of residents and neighbouring hubs, ensuring lasting growth and impact.

### **Define Your Future**

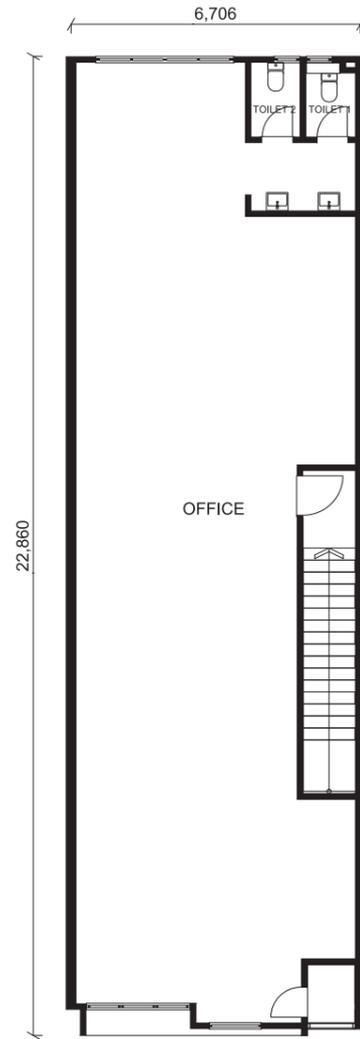
Make your next business move a statement. Invest today and place your business at the forefront of tomorrow's success.

**B**

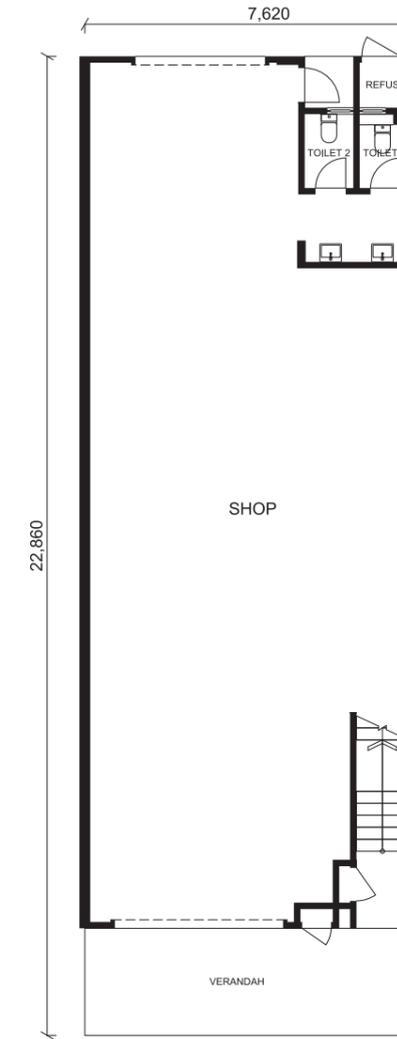
Intermediate  
22' x 75'  
3,503 sq.ft.



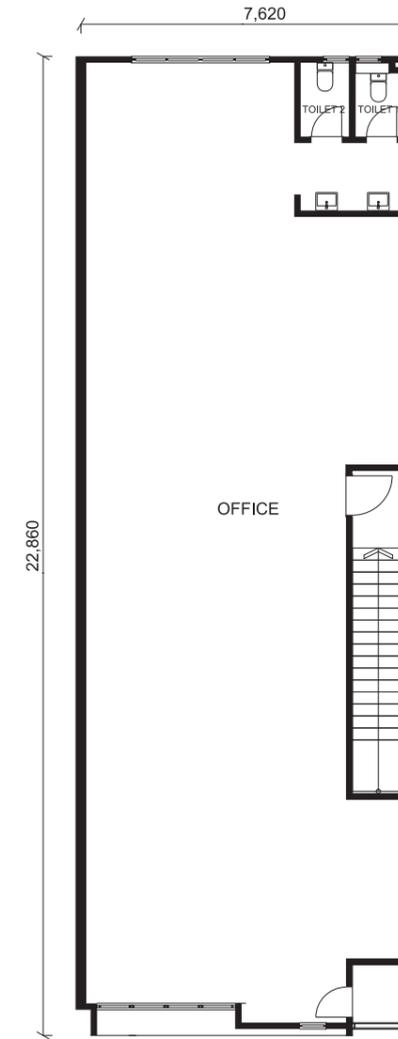
Ground Floor Plan



First Floor Plan



Ground Floor Plan



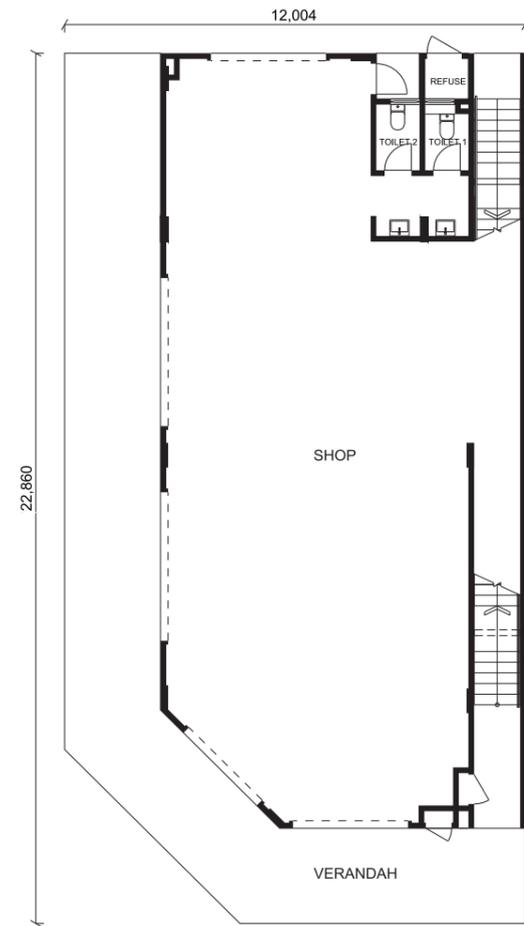
First Floor Plan

**C**

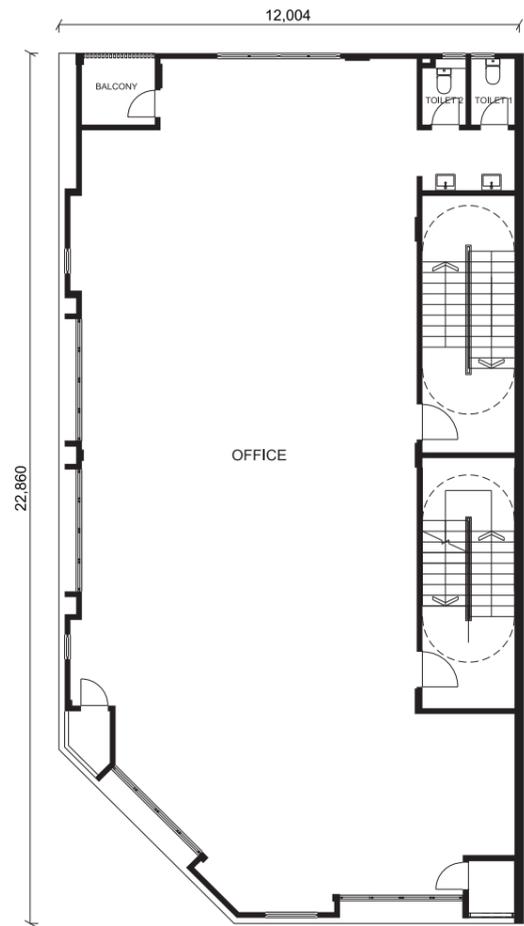
Intermediate  
25' x 75'  
3,978 sq.ft.

**D**

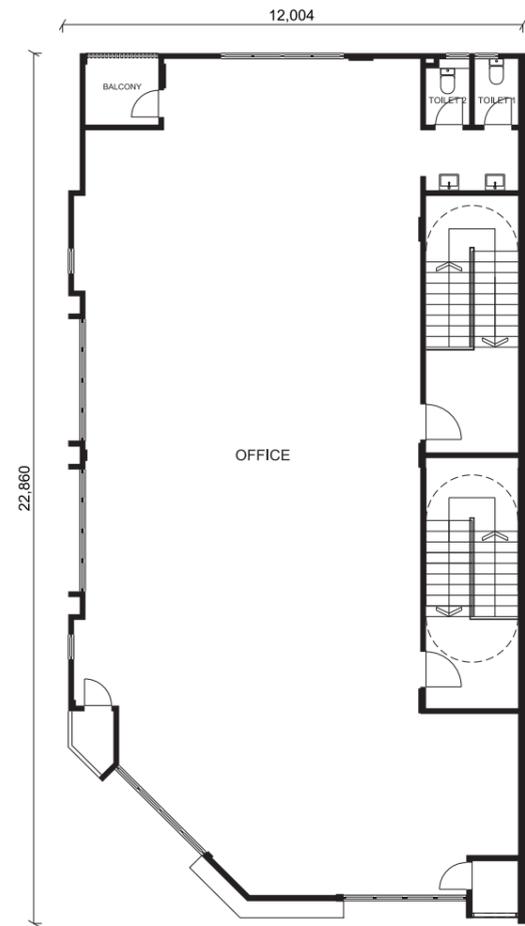
Corner  
39' x 75'  
8,625 sq.ft.



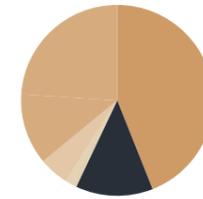
Ground Floor Plan



First Floor Plan



Second Floor Plan



44% Residential  
24% Infrastructure  
13% Commercial  
12% Open Space  
5% Amenities  
2% Industrial

**new launch**      **under construction**

- 23 District 28 Link & Semi-D Shop Offices
- 20 Roam Strata Retail & Offices
- 18 Anthea
- 21 Promenade Shop Offices

**completed**

- | residential            | non-residential                              |
|------------------------|--|
| 1 Chimes               | 0 The Gallerie/ The ARC/ The Club /Starbucks |
| 2 Perennia             | 6 Blossom Drive Shop Offices                 |
| 3 Periwinkle           | 9 Blossom Square Shop Offices                |
| 4 Scarlet              | 13 Uptown Shop Offices                       |
| 5 Wisteria             | 15 Uptown Square Shop Offices                |
| 7 Penduline            | 24 McDonald's Drive-thru                     |
| 8 Halaman 11 Apartment | 25 Lotus's Rimbayu                           |
| 10 Livia               | 26 Light Industrial Park                     |
| 11 Swans               | 27 Oasis International School                |
| 12 Starling            |  |
| 14 Robin               |  |
| 17 Avela               |  |

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

## specifications

### 3-storey premium Semi-D shop offices

STRUCTURE	Reinforced Concrete Structure
WALL	Brick Wall
ROOF COVER	Metal Deck Roof
ROOF STRUCTURE	Metal Frame
CEILING	Skim Coat / Ceiling Board
WINDOWS	Aluminium Frame Glass Window

DOORS	
Shop	Roller Shutter / Glass Swing Door / Flush Door
Office	Fire Rated Door / Sliding Door / Flush Door
Toilet	Flush Door

IRONMONGERY	Selected Locksets
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WALL FINISHES	
Toilet	Tiles Up To Ceiling Height
Sink Wall	Tiles Up To 1550mm
Others	Plaster & Paint

FLOOR FINISHES	
Shop	Cement Render
Office	Cement Render
Verandah	Tiles
Foyer	Tiles
Staircase	Tiles / Cement Render
Toilet	Tiles
Driveway / Carpark	Interlocking Paver
Terrace (corner only)	Interlocking Paver
Others	Cement Render

SANITARY WARE & PLUMBING	A
Sink	3
Wash Basin	6
Water Closet	6
Bib Tap	6

ELECTRICAL POINTS	
Light Point	50
Power Point	15
Fan Point	2
Fiber Wall Socket	3

### 2 & 3-Storey Link Shop Offices

STRUCTURE	Reinforced Concrete Structure
WALL	Brick Wall
ROOF COVER	Metal Deck Roof
ROOF STRUCTURE	Metal Frame
CEILING	Skim Coat / Ceiling Board
WINDOWS	Aluminium Frame Glass Window

DOORS	
Shop	Roller Shutter / Flush Door
Office	Fire Rated Door / Flush Door
Toilet	Flush Door

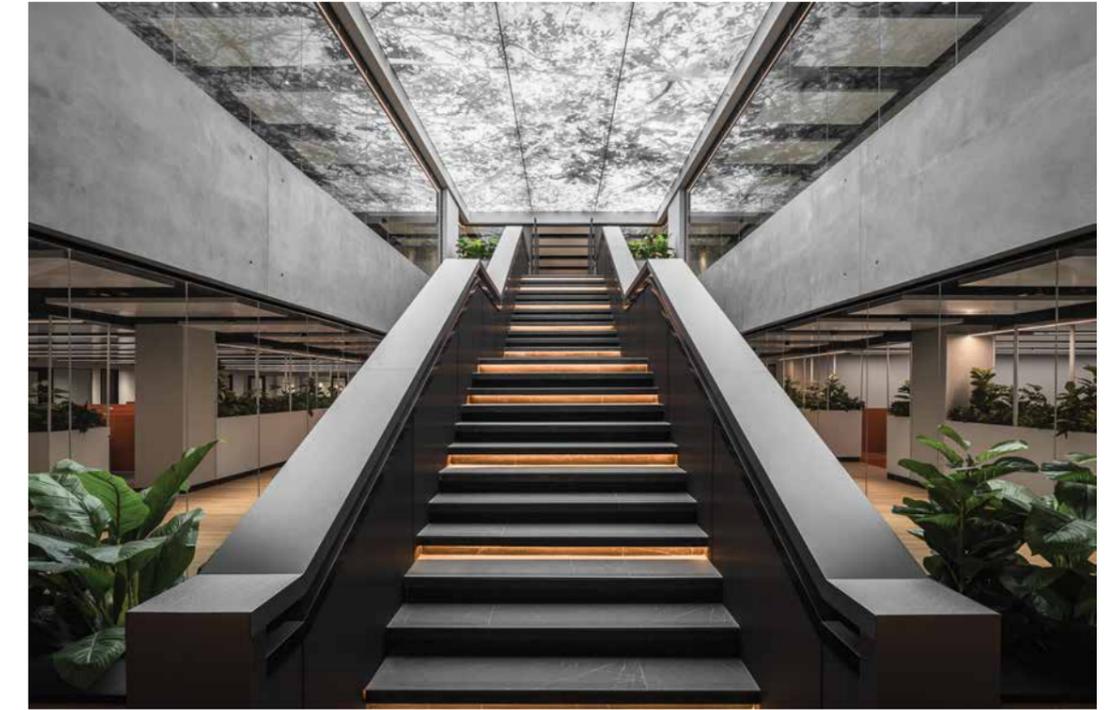
IRONMONGERY	Selected Locksets
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WALL FINISHES	
Toilet	Tiles up to Ceiling Height
Sink Wall	Tiles up to 1550mm
Others	Plaster & Paint

FLOOR FINISHES	
Shop	Cement Render
Office	Cement Render
Verandah	Tiles
Staircase	Cement Render
Toilet	Tiles
Others	Cement Render

SANITARY WARE & PLUMBING	B, C	D
Sink	2	3
Wash Basin	4	6
Water Closet	4	6
Bib Tap	4	6

ELECTRICAL POINTS		
Light Point	24	46
Power Point	11	15
Fan Point	2	2
Fiber Wall Socket	2	3
Water Transfer Pump Point	-	3



#### About IJM Land

For over the past three decades, IJM Land has been successfully building award-winning, future-proof developments that have positively impacted the industry and communities across Malaysia and abroad.

IJM Land has a diversified portfolio of integrated townships, residential, commercial and investment properties across Malaysia. Our track record speaks for itself. A testament to our accomplishments, our prestigious Royal Mint Gardens development in central London, United Kingdom stands tall as a shining example of our triumphant overseas venture.

As part of our continued endeavour towards creating a positive legacy for communities to live well and thrive, we are committed to delivering value to our stakeholders. Our Distinctively IJM hallmark of architectural innovation and quality excellence has made IJM Land a thought leader and a benchmark for the industry, as reflected in our numerous award-winning sustainable developments right down to customer loyalty, as well as the socioeconomic growth across the locales.

For more information, visit [www.ijmland.com](http://www.ijmland.com)

