

Distinctively  
**IJM**

# IJM RIMBAYU



DISTRICT 28



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Bandar Rimbayu Sdn Bhd 200201000430 (568093-K),  
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**IJM LAND**  
A SUBSIDIARY OF IJM CORPORATION BERHAD

☎ 1800 22 8686    IJM Rimbayu    rimbayuijm    rimbayu.com



An exclusive privilege

for those who seek the extraordinary

## Welcome to District 28, a First-Class Address.

Not all business addresses are created equal. Just like first-class travel, premium whisky, or a tailored suit—your headquarters should reflect your status. Welcome to District 28.



\*Artist's impression for illustration purposes only.

### **Architectural Excellence**

Aesthetic and highly functional spaces featuring glass-façade architecture, private car parks, and a dedicated lift designed to elevate your corporate image.

### **Neighbourhood Enhancements**

Landscaped surroundings, a grand entrance with high visibility, and convenient amenities, including ample parking around the building.

### **Limited & Exclusive**

The rarity of premium semi-detached showrooms offers an exclusive opportunity for premium businesses. Only selected industries are invited, ensuring a well-curated business ecosystem.



## Unapologetically Exclusive.

Reserved for the visionary, the powerful, the exceptional. This isn't merely an office space, it's a symbol of absolute dominance. It's a throne. Top-tier businesses belong here.

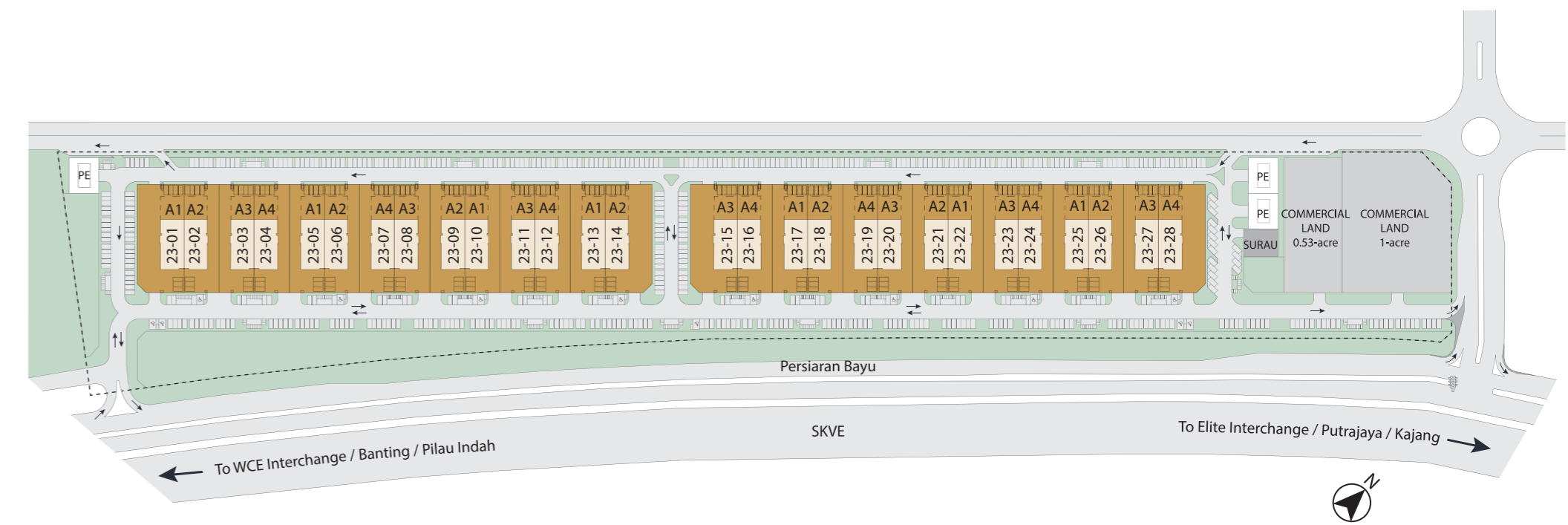
Curated for high-profile businesses - an ideal destination for luxury automotive brands, elite enterprises, corporate headquarters, high-end showrooms and upscale restaurants, offering exclusivity and prestige.

28 units only

3-storey premium Semi-D shop offices



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### Exclusive Business Enclave

- expansive layout
- private car parks
- private lift

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

Where Prestige  
Meets Presence.



## District 28

offers 3-storey semi-detached shop offices measuring 60' or 80' x 185'. These units are designed with high ceilings, making them ideal for offices and showrooms. They provide an esteemed business environment within a thriving, master-planned township.

This development seamlessly blends luxury, convenience, and connectivity, making it the ideal choice for businesses seeking a prestigious address. Enjoy dual access, high visibility, and an upscale setting designed for dynamic, growth-driven enterprises.

Experience how a commercial space can evolve into an exclusive ecosystem, where success, prosperity, and high performance define the environment.

It's more than just real estate—it's about creating a prime business experience.

## Craftsmanship Deserves A Stage.

A well-designed office isn't just about aesthetics; it reflects the company's brand and values, inspires productivity, elegance, and a sense of accomplishment. This is District 28: a sanctuary of refinement and efficiency.



Spacious,  
strategic, and  
set for success.

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

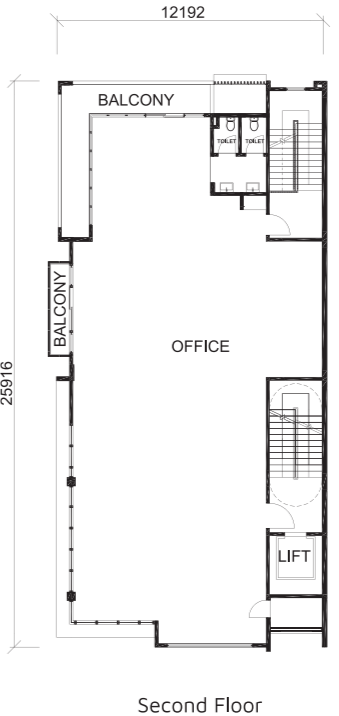
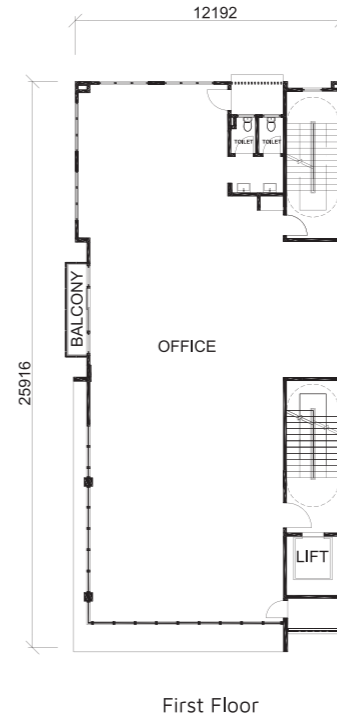
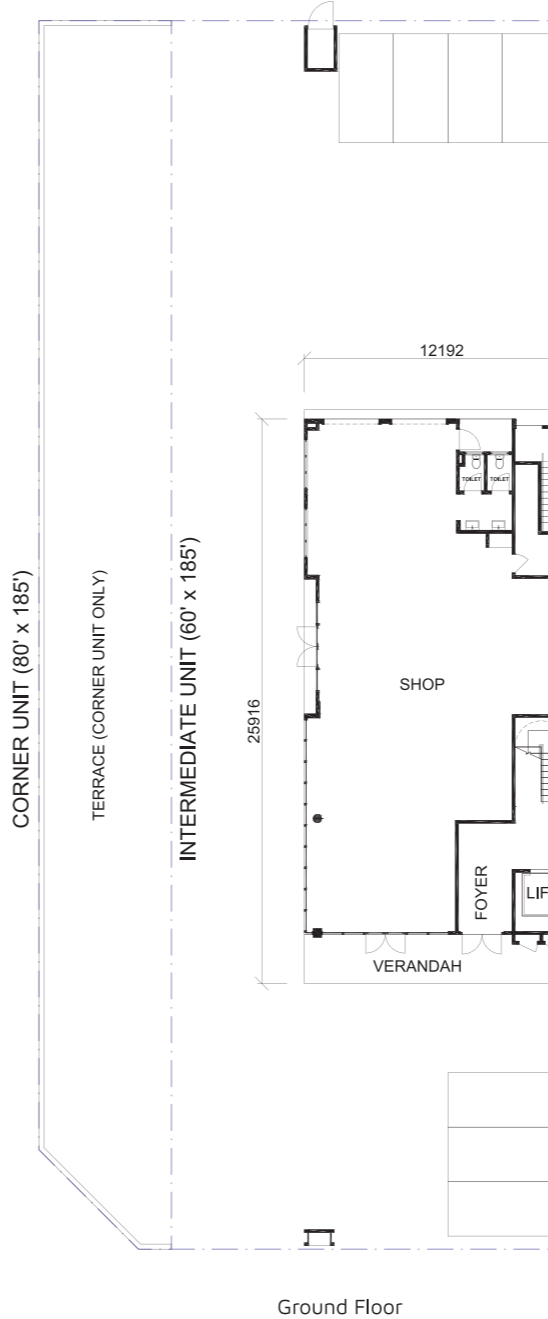
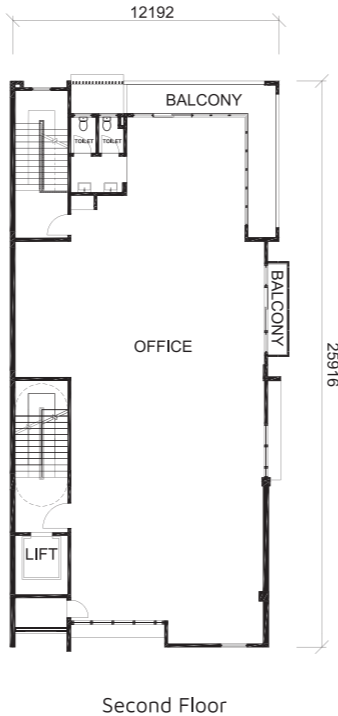
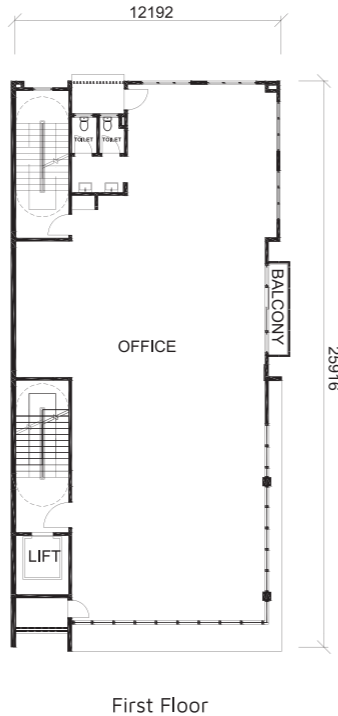
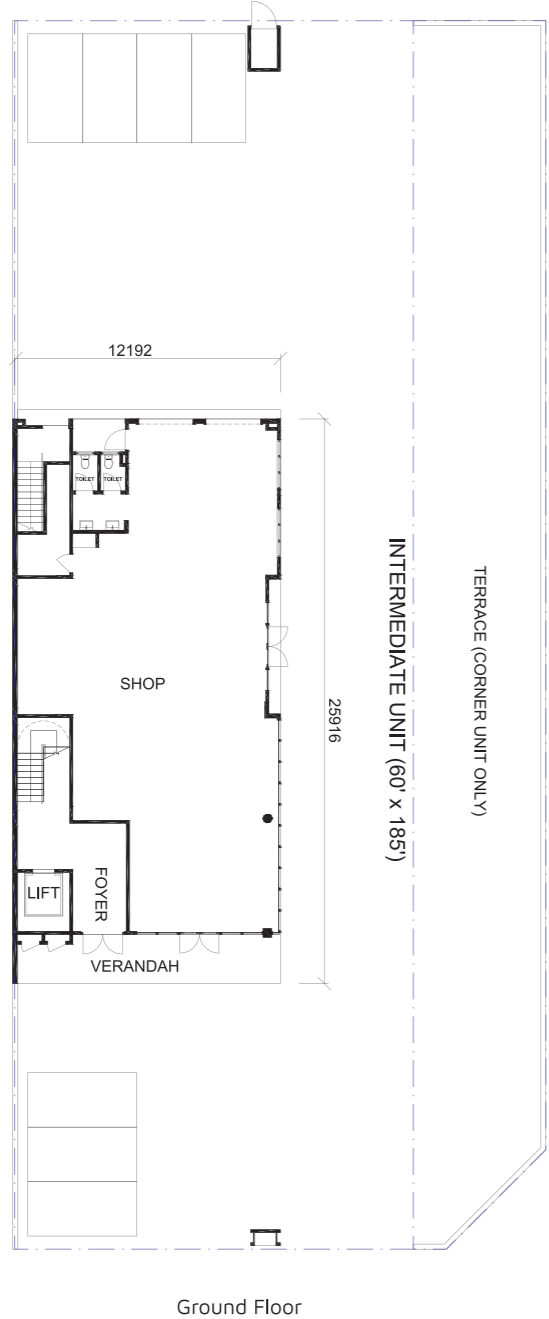
**A1**

60' x 185'  
80' x 185' (corner)  
10,995 sq.ft.

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

Perfect balance  
of form and  
function.

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



Take your  
business to the  
next level.

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

**A2**

60' x 185'  
80' x 185' (corner)  
10,938 sq.ft.

**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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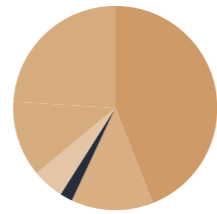
This is business,  
done right.

A project meticulously designed for a premium business environment with outstanding architecture and tasteful aesthetic touches, District 28 provides nothing less than opulent and well-thought-out workspaces; an establishment that defines absolute quality and high-end style from beginning to end.

There are only 28 units. Come see,  
and be seen.







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

**new launch**

- 23 District 28 Semi-D Shop Offices
- 20 Roam Strata Retail & Offices
- 18 Anthea
- 16 Meta Residence (coming soon)

**under construction**

- 15 Uptown Square Shop Offices
- 17 Avela
- 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	24 McDonald's Drive-thru
7 Penduline	25 Lotus's Rimbayu
8 Halaman 11 Apartment	26 Light Industrial Park
10 Livia	27 Oasis International School
11 Swans	
12 Starling	
14 Robin	

### specifications

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
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	
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

## Ultra-luxury extension of IJM Rimbayu

IJM Rimbayu is a premier township development where sustainability and progress come together. It blends residential, commercial and industrial spaces with modern infrastructure, recreational and parkland components nestled in tranquil green surroundings, and lifestyle amenities — creating a vibrant yet balanced hub for living and business. Take your business to new heights, where work and leisure coexist effortlessly.



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



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



#### 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.