

Distinctively  
**IJM**

# IJM RIMBAYU



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**IJM LAND**  
A SUBSIDIARY OF IJM CORPORATION BERHAD

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## DISTRICT 28

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

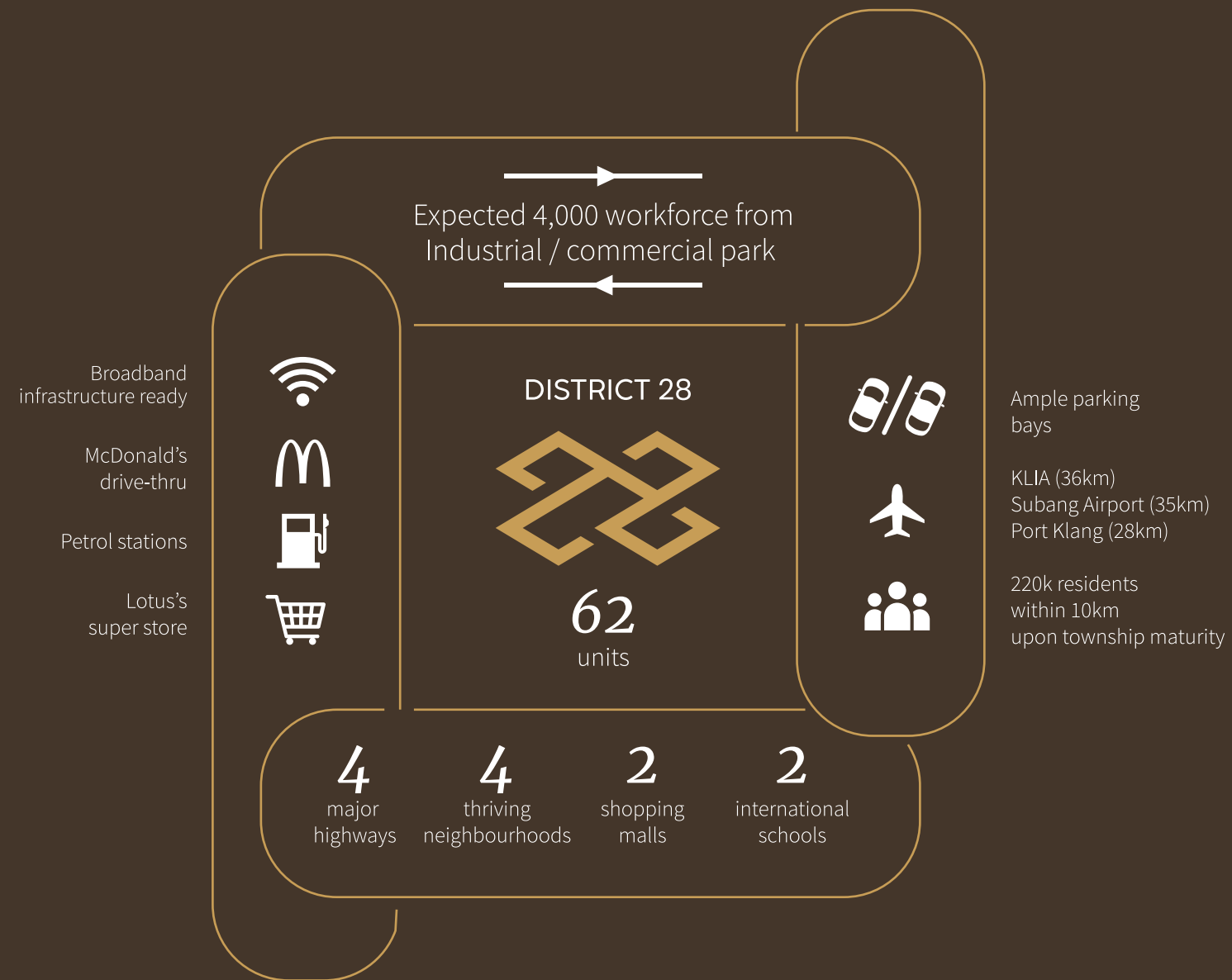


# FIABCI World Gold Award-Winning Township

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

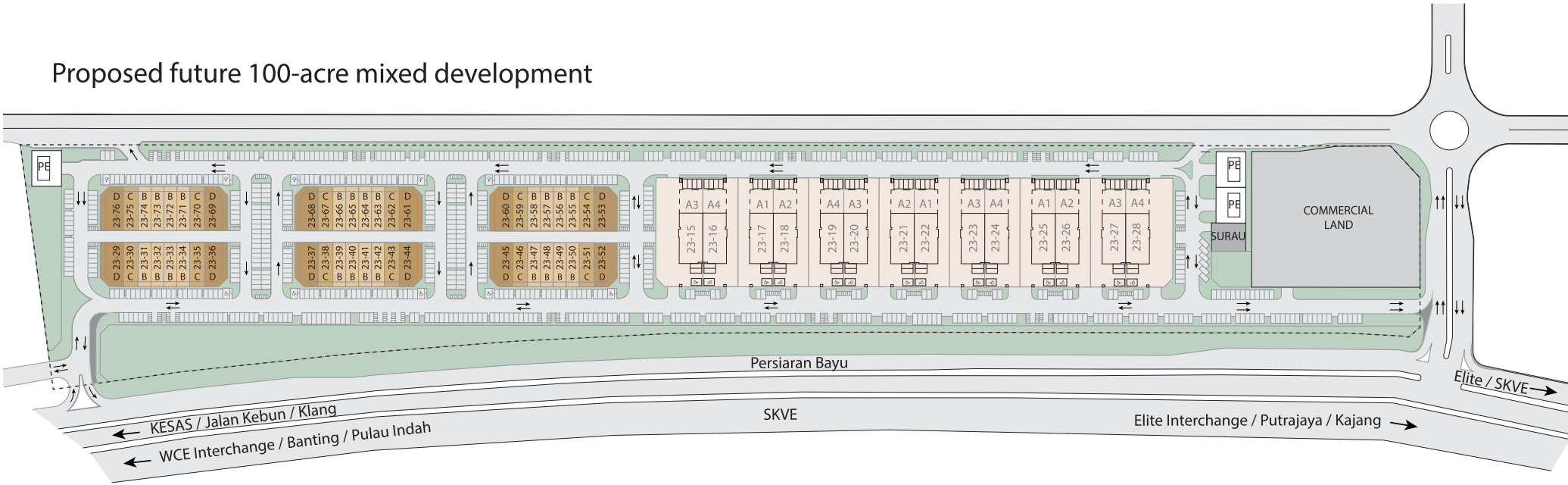
Join the growing community,  
lead the market.

- 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.



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.

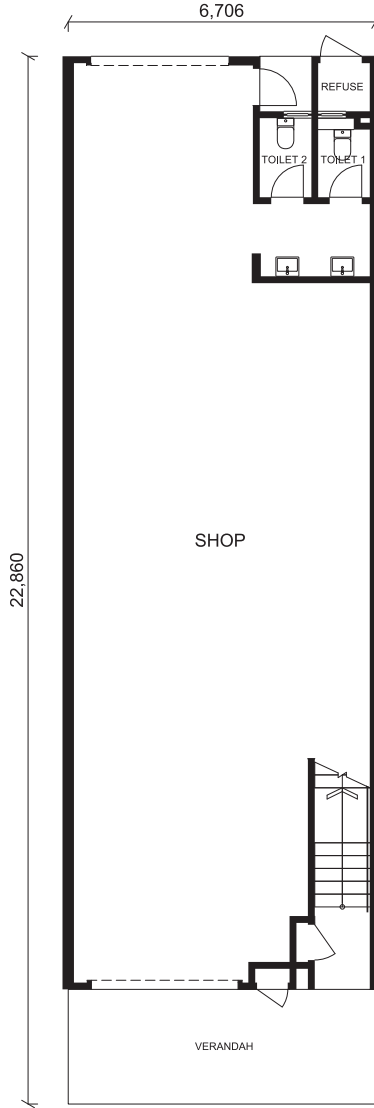
### **Define Your Future**

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

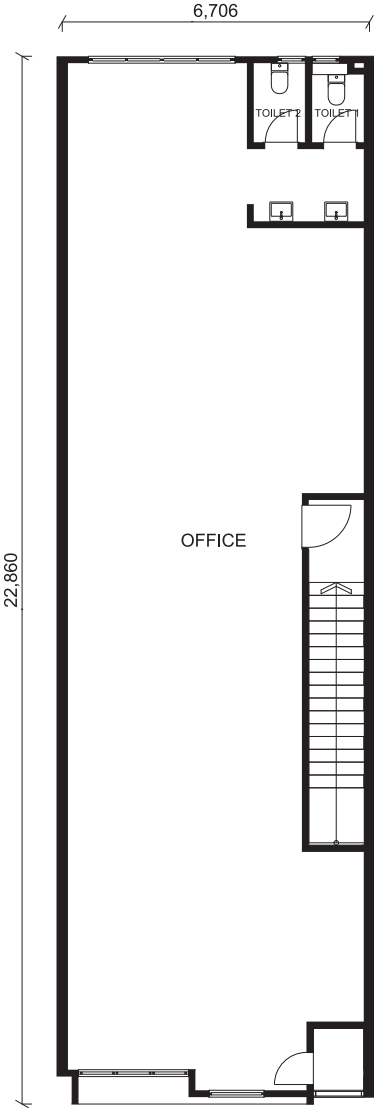
\*Artist's impression for illustration purposes only.

B

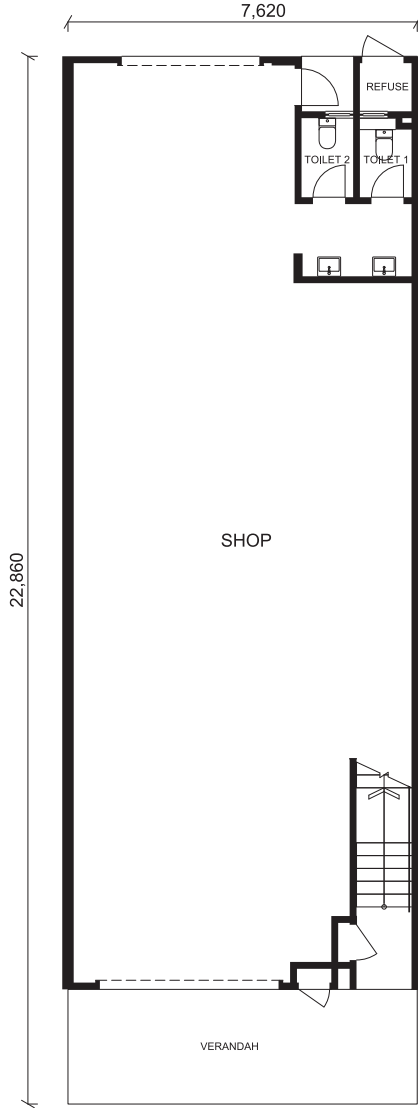
Intermediate  
22' x 75'  
3,503 sq.ft.



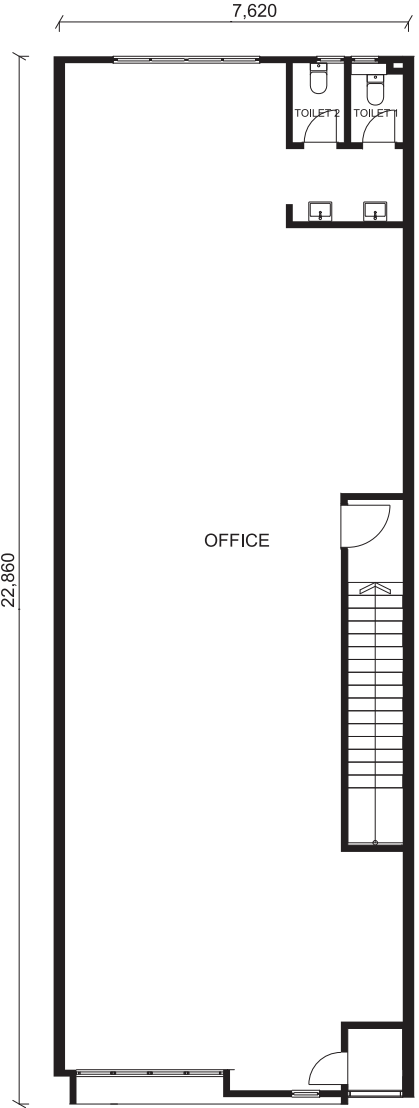
Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan

C

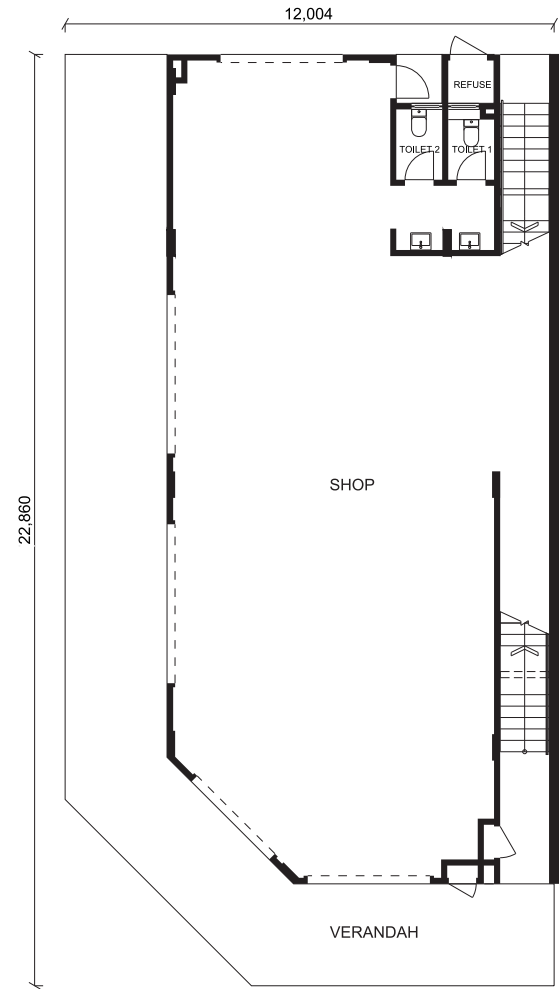
Intermediate  
25' x 75'  
3,978 sq.ft.

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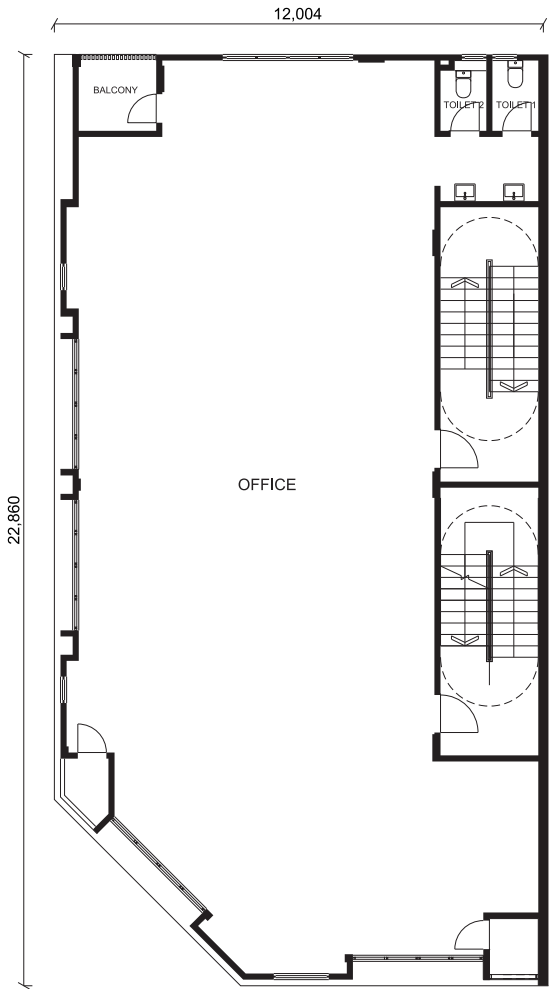
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D

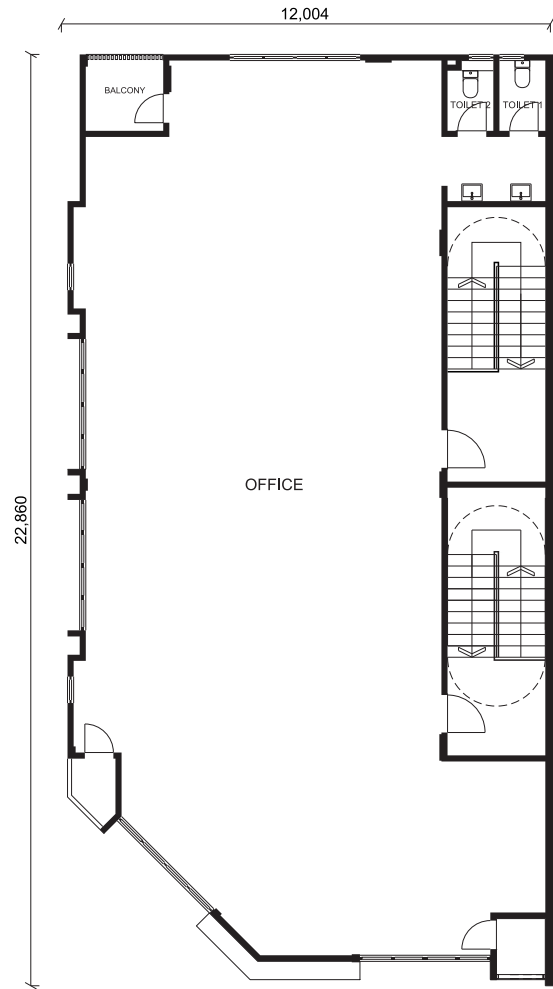
Corner  
39' x 75'  
8,625 sq.ft.



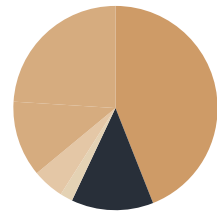
Ground Floor Plan



First Floor Plan



Second Floor Plan



|     |                |     |            |
|-----|----------------|-----|------------|
| 44% | Residential    | 12% | Open Space |
| 24% | Infrastructure | 5%  | Amenities  |
| 13% | Commercial     | 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

1 Chimes  
2 Perennia  
3 Periwinkle  
4 Scarlet  
5 Wisteria  
7 Penduline  
8 Halaman 11 Apartment  
10 Livia  
11 Swans  
12 Starling  
14 Robin  
17 Avela

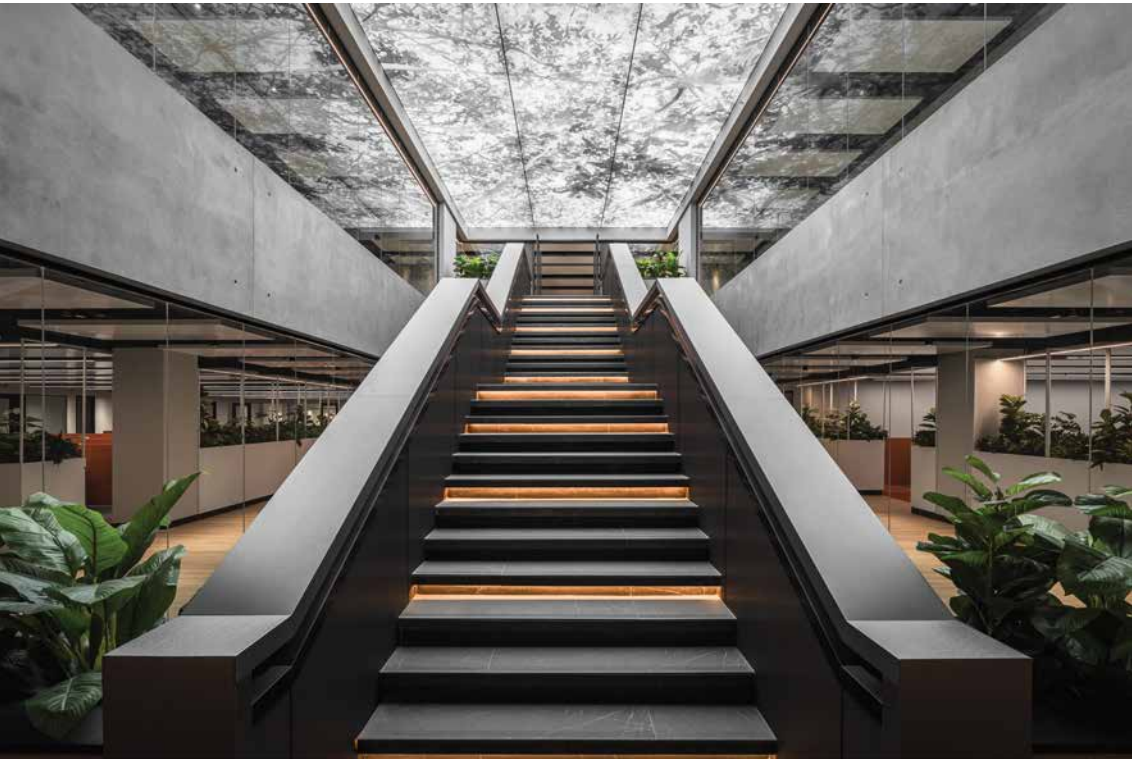
non-residential

0 The Gallerie/ The ARC/  
The Club /Starbucks  
6 Blossom Drive Shop Offices  
9 Blossom Square Shop Offices  
13 Uptown Shop Offices  
15 Uptown Square Shop Offices  
24 McDonald's Drive-thru  
25 Lotus's Rimbayu  
26 Light Industrial Park  
27 Oasis International School



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  |    |
| DOOR                      |                               |    |
| Shop                      | Roller Shutter / Flush Door   |    |
| Office                    | Fire Rated 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                         |    |
| 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)

