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IJM Rimbayu



rimbayuim



rimbayu.com



**DISTRICT 28**

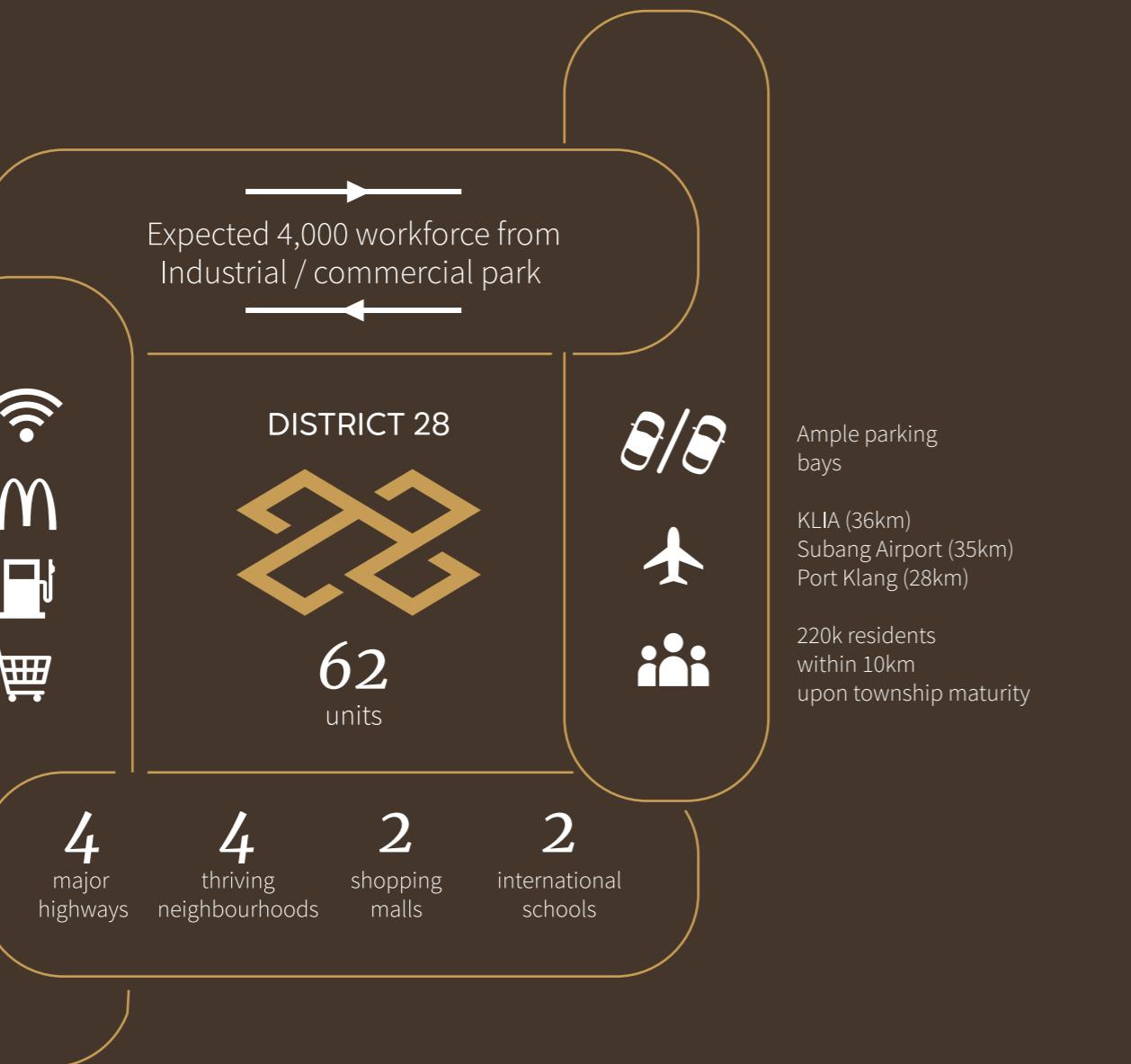
2 & 3 Storey Link Shop Offices and  
Premium Semi-D Shop Offices

# 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.



Broadband infrastructure ready  
McDonald's drive-thru  
Petrol stations  
Lotus's super store



Welcome to the new epicentre of business & opportunity!

Position your business in JMR Innbayu, 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 ShopOffices and Premium Semi-D ShopOffices,**  
where prime location meets high return.



## Proposed future 100-acre mixed development

Join the growing  
community,  
lead the market.

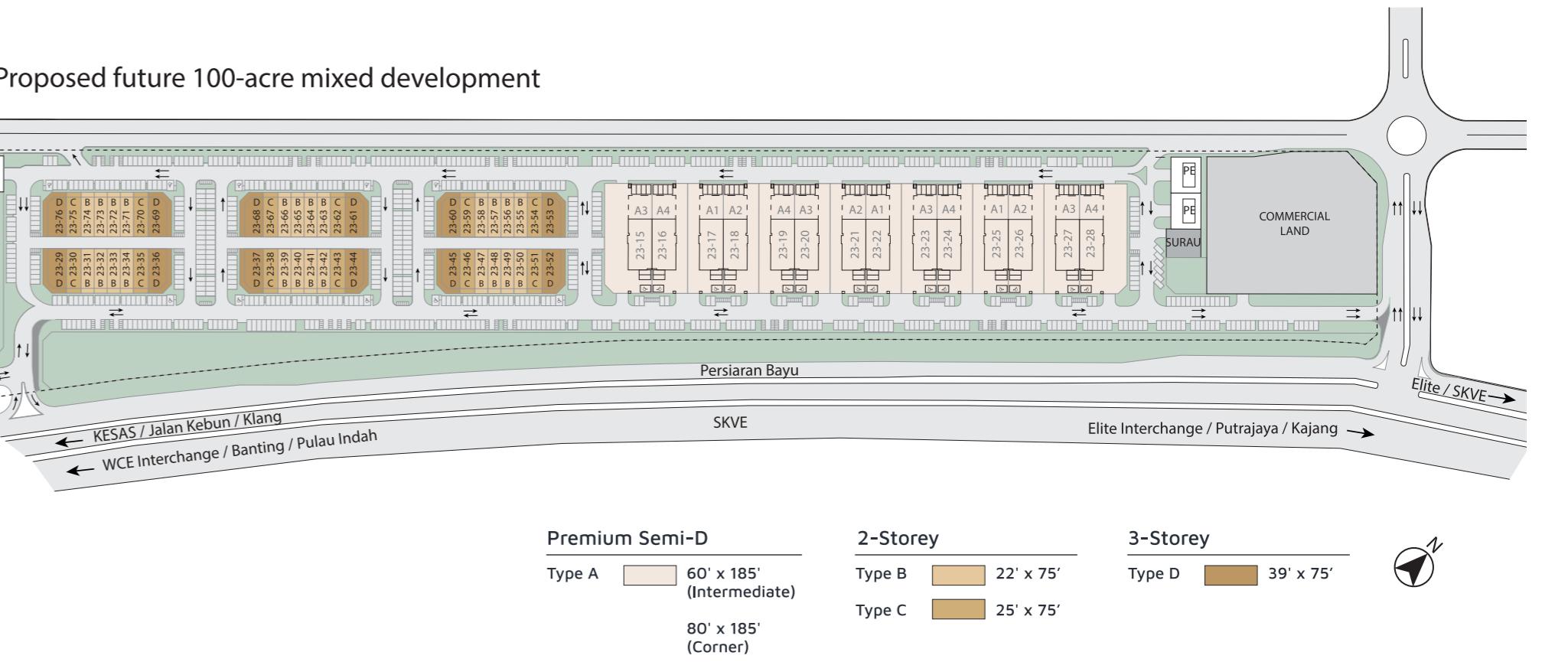
A total of 62 units comprising

- 48 units of 2 & 3-storey link sh...
- 14 units of premium semi-detach...

### Prime position with direct mail

Unrivalled visibility from S

## Proposed future 100-acre mixed development



**\*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

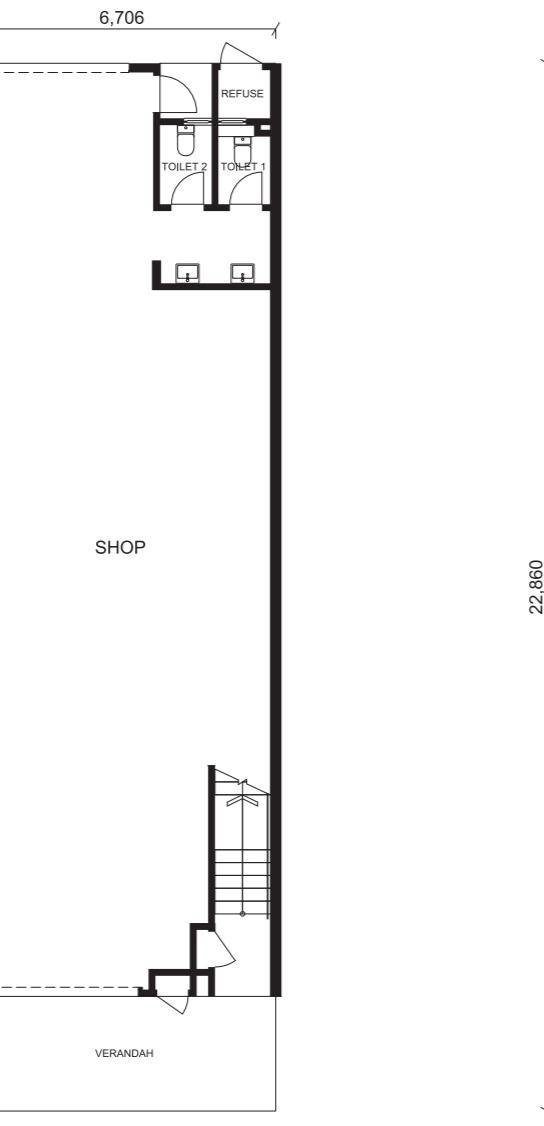
Curate your business in a location that promises high footfall and great visibility. From retail to dining, your enterprise will benefit from a vibrant community of residents and neighbouring hubs, ensuring lasting growth and impact.

#### Define Your Future

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

**B**

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



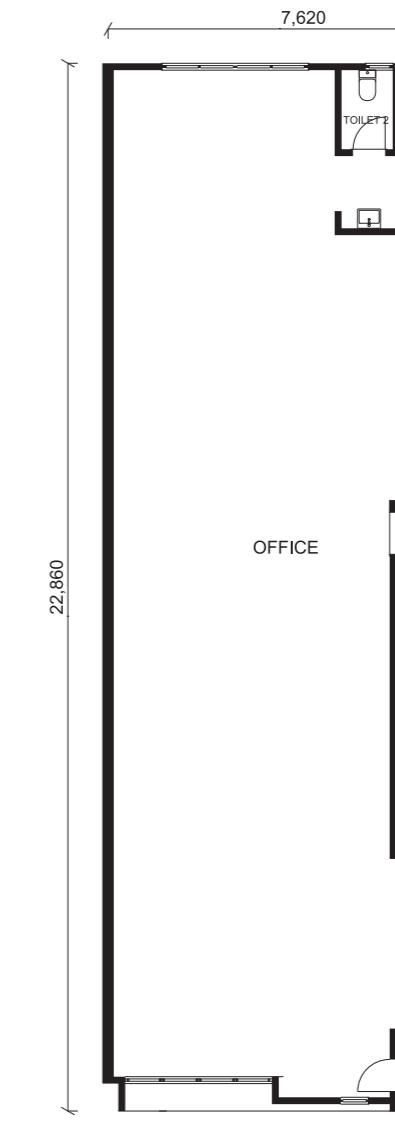
Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan

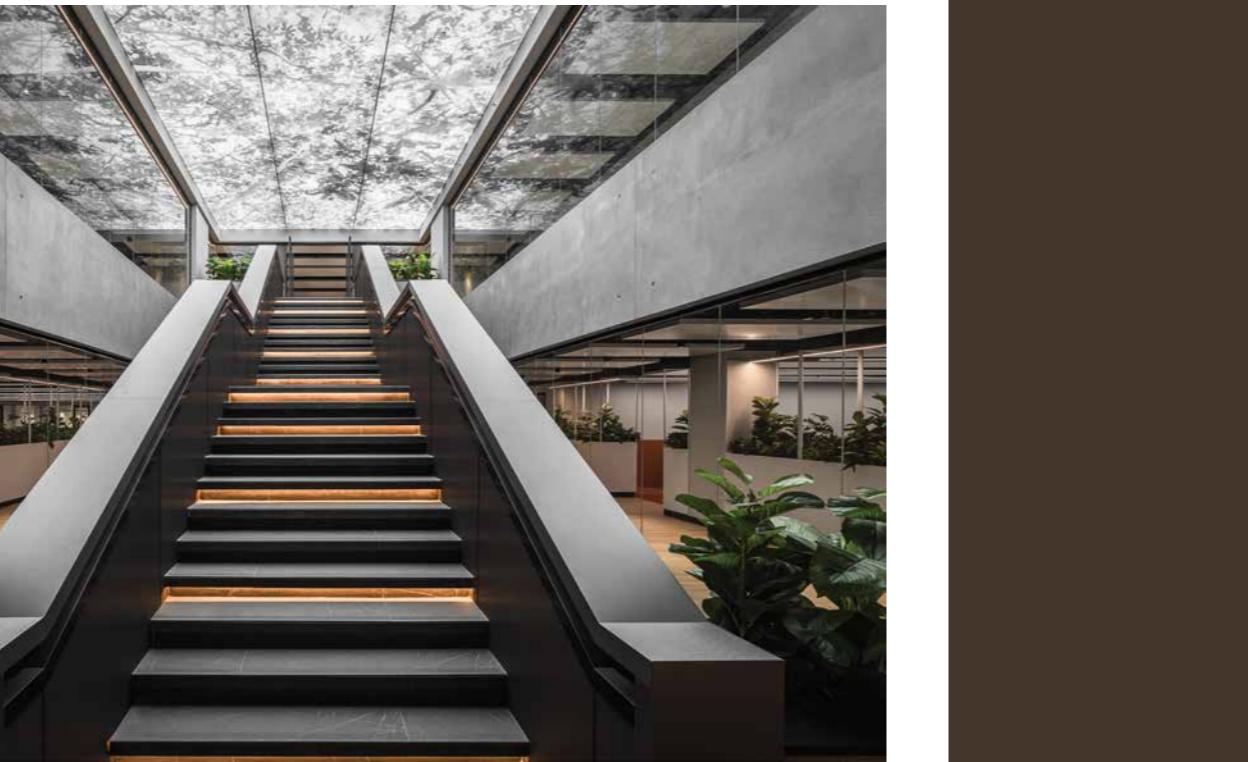
**C**

Intermediate  
25' x 75'  
3,983 sq.ft.



## 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)

