

Distinctively
IJM

IJM RIMBAYU

195 exclusive strata retail and offices

FROM STARTUPS
TO SCALE-UPS.
THIS IS YOUR
SPACE TO SHINE!

room



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

IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

 1800 22 8686  IJM Rimbayu  rimbayuijm  rimbayu.com



Future-ready township

Modern facilities. Extensive utilities. Brand new state-of-art infrastructure and facilities, designed to enhance productivity and customer experience.



High catchment

Diverse demographics. High purchasing power. Estimated 220k population within 10km. 4 prestigious neighbourhoods and upcoming developments.



Main road frontage

Convenient access to shopping, dining, and recreation. Multiple entries. High visibility from the main road.



*Artist's impression for illustration purposes only.



Step into wherever,
whenever.



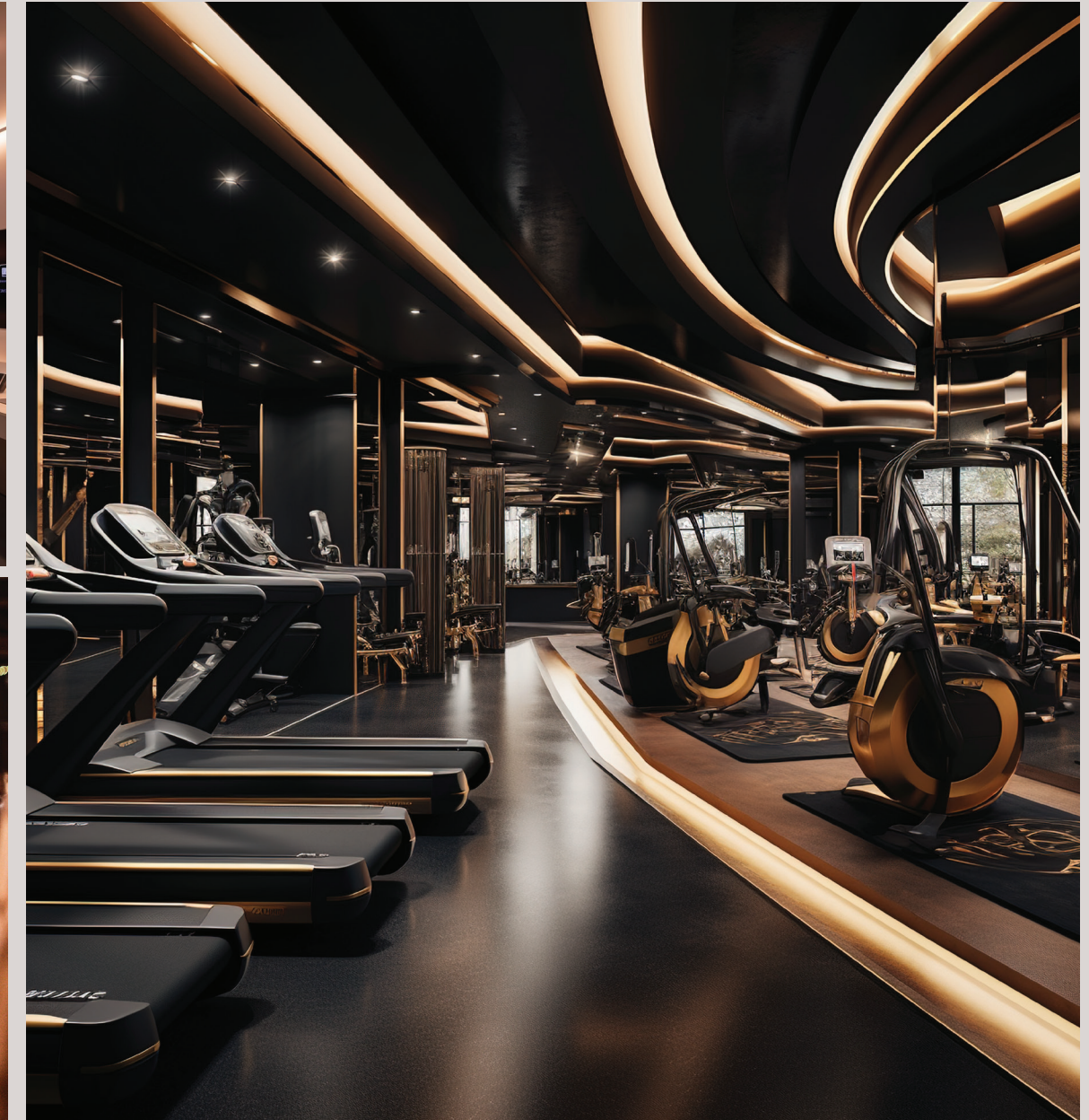
Finally, a catalyst to bring your entrepreneurial dream to life, where passion and expertise bring in returns. A dynamic commercial hub with likeminded peers and partners, inspiring stories, modern facilities, and ready market catchment. Here, work sparks creativity, business drives innovation, play fuels connection, and sustainable living comes to life in a vibrant, ever-evolving environment.





STEP OUT AND BE YOU

Drop kids off at school and be at work the same time you finish your favourite song. Sweat it out, do groceries, and still be home in time for dinner. All conveniences and core activities in your everyday life are near in this 15-minute township, a brilliant urban planning concept where essentials are within a 15-minute walk or bike ride from where you are.



Step out and learn

Step out and celebrate

Step out and sweat

Step out and mingle

Step out and feast

Prime retail space.
Business-friendly layout.
Retail, office and lifestyle
spaces, in one place.

03 Crisp angular facade
with sleek lines and
plentiful glass windows

03 Wide landscaped
public areas

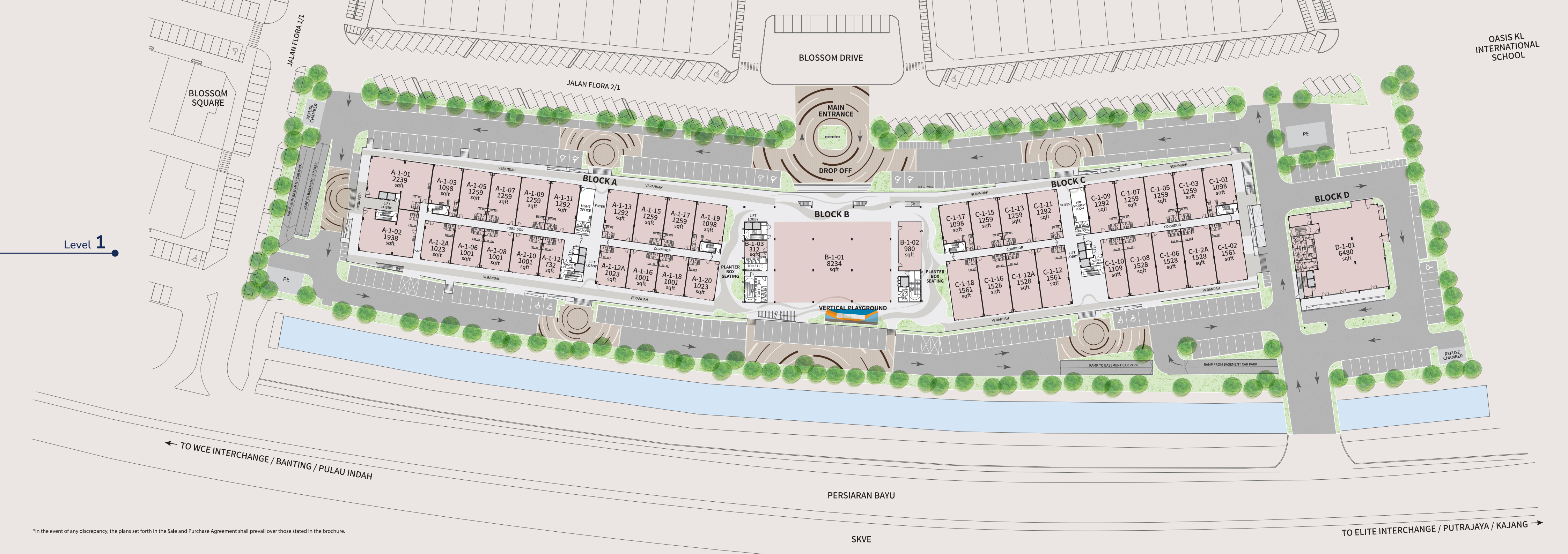
03 Ample parking
with covered
car parks

03 Canopied
drop-off area

STEP UP YOUR GAME

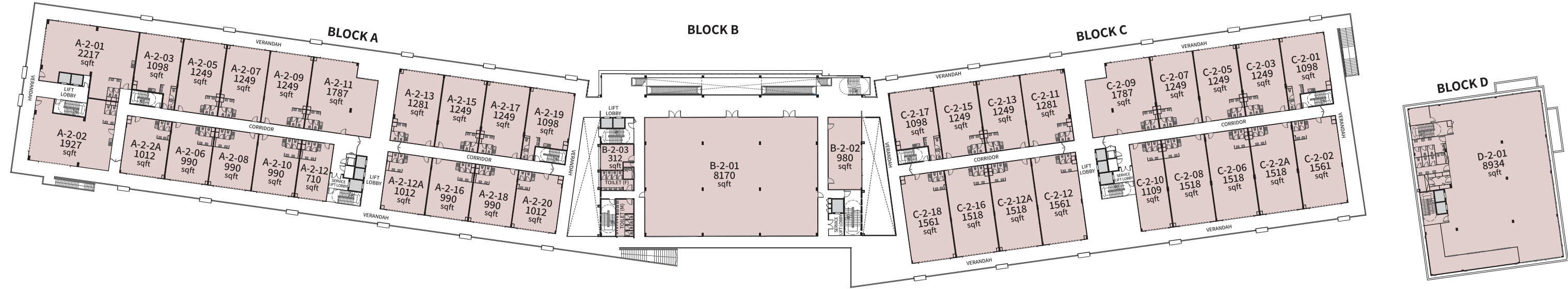
The first of its kind in IJM Rimbayu, ROAM is poised to become a dynamic commercial destination, designed to cater to the entrepreneurial spirit of the township. What sets ROAM apart is its easy-to-own strata retail and office spaces, making it ideal for start-ups and small businesses. So update your dreams and ambitions, and upgrade your business model – here is your gateway to success!



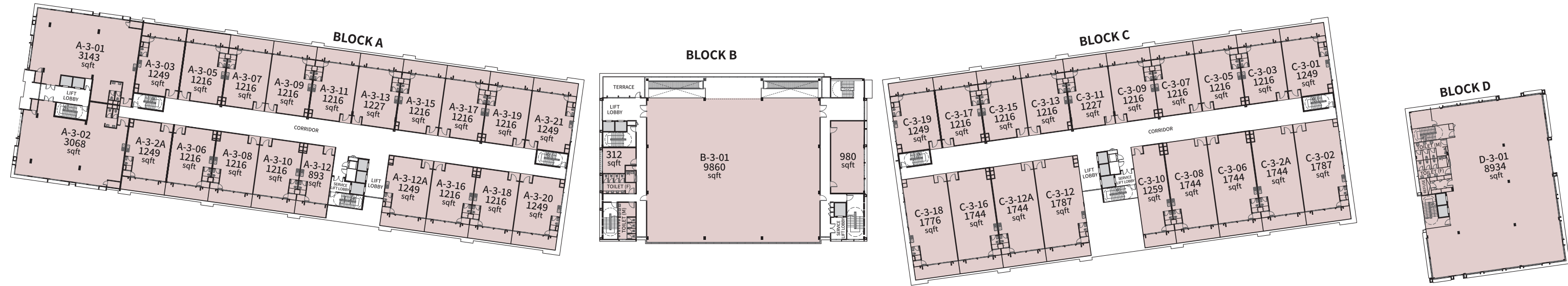


*In the event of any discrepancy, the plans set forth in the Sale and Purchase Agreement shall prevail over those stated in the brochure.

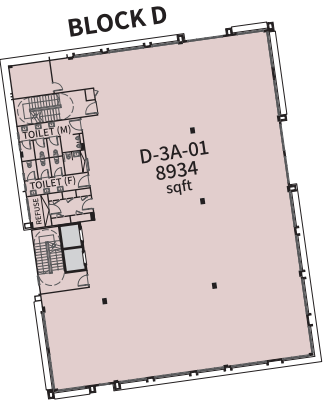
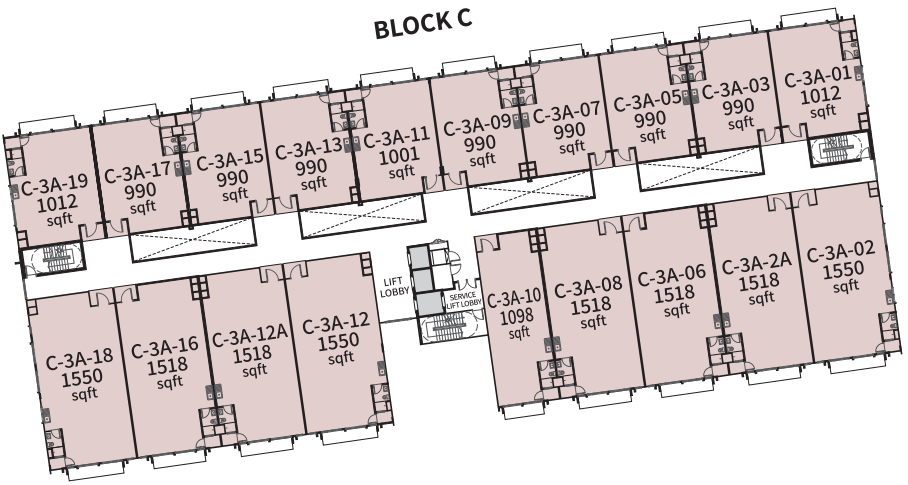
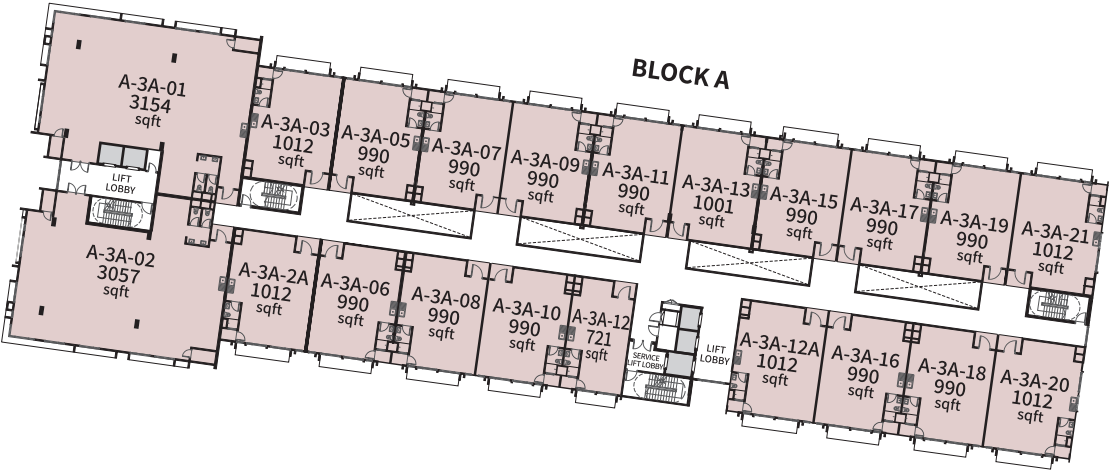
Level 2



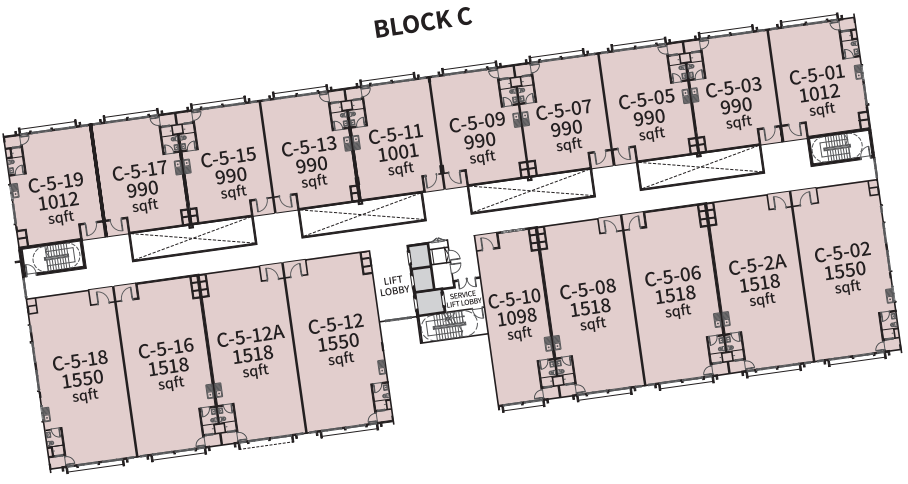
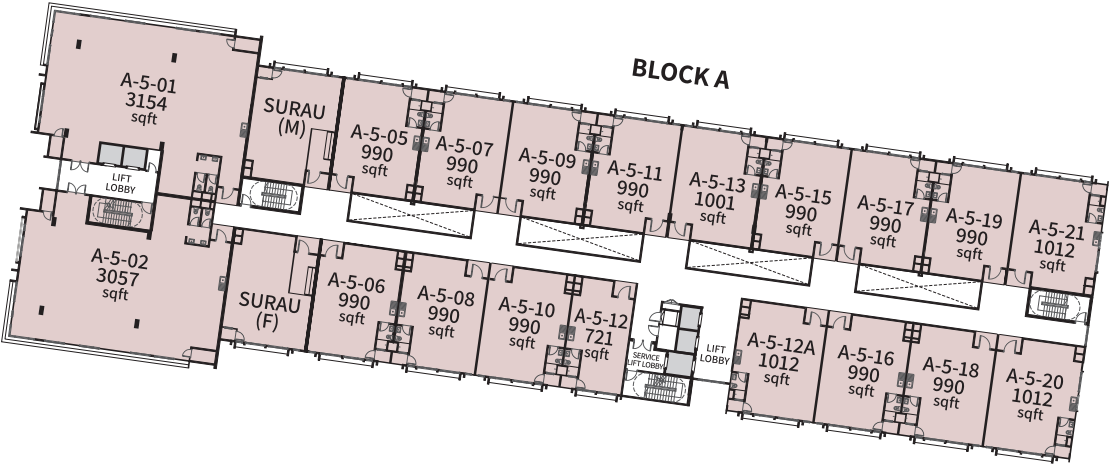
Level 3



Level 3A



Level 5



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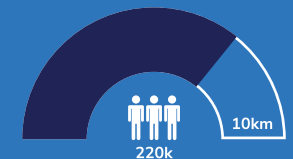


Be a smart investor, a savvy business owner. Be in your own comfortable space where you call all the shots and create your identity. Be right at the entrance of a thriving, modern township, with prime visibility and exposure. Be the first, to own this unprecedented commercial property in IJM Rimbayu – a once-in-a-lifetime opportunity not to be missed.

All roads lead to ROAM



BE READY
Thriving township with state-of-the-art infrastructure



BE BUSY
Ready market catchment with high spending power



BE SEEN
Fronting the main road, visible from SKVE highway

startups to scale-ups

195 units

Convenient flow

Multiple entries
Covered & on-ground parking
Lifts and escalators for easy access
Seamless block-to-block connectivity

Various sizes

710 sq.ft. to 3,154 sq.ft.

Prime retail space

Covered canopy drop off
Selected units with terraces
Ideal for outdoor dining, retail displays, and more.

High ceiling

(floor-to-floor)
retail - 4m office - 3.3m



ROAM consists of four blocks that integrate retail, office, and lifestyle spaces, designed for flexibility and modern urban living. It is surrounded by well-established commercial centres (Blossom Square and Blossom Drive) and strategically located near residential areas and future light industry zones, offering professionals and families a convenient workplace and commute. Every detail at ROAM is designed as an ecosystem, where each element enhances your lifestyle and supports your ambitions.



new launch

20

ROAM Strata Retail & Offices

23

District 28 Semi-D Shop Offices

18

Anthea

future

16

Meta Residence

under construction

15

Uptown Square Shop Offices

17

Avela

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

non-residential

0

The Gallerie/ The ARC/
The Club /Starbucks

6

Blossom Drive Shop Offices

9

Blossom Square Shop Offices

13

Uptown Shop Offices

24

McDonald's Drive-thru

25

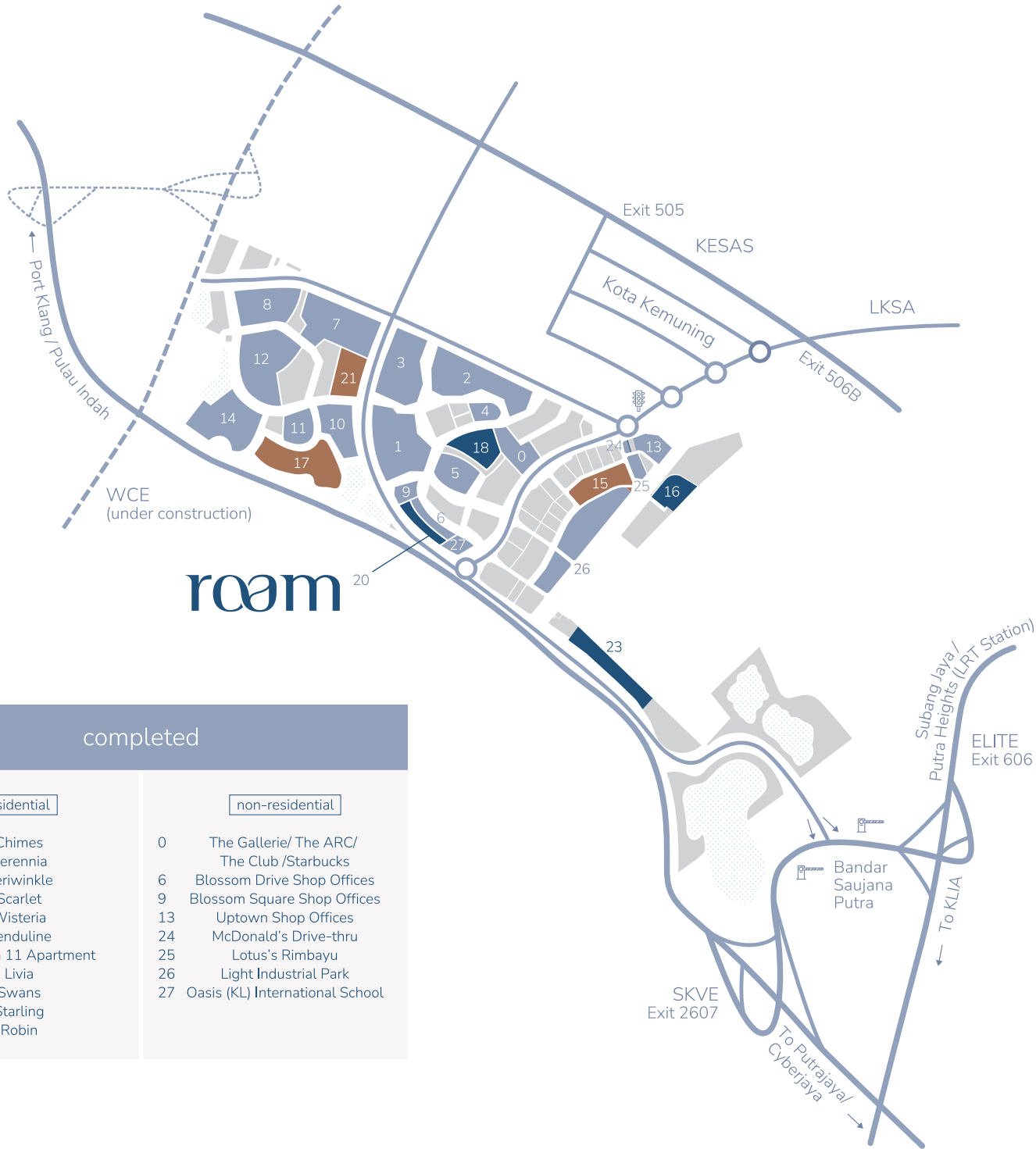
Lotus's Rimbayu

26

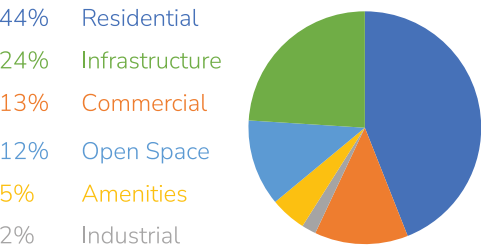
Light Industrial Park

27

Oasis (KL) International School



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.



- 4 major highways
4 thriving neighbourhoods
- 2 shopping malls
2 international schools
- 35km to Subang Airport
36km to KLIA
- Comprehensive township
Modern facilities
Extensive utilities
- More visionary developments coming soon

specifications

Structure	Reinforced Concrete Frame
Wall	Brick Wall
Roof Cover	Reinforced Concrete Slab/ Metal Deck
Roof Structure	Reinforced Concrete Structure / Metal Frame
Ceiling	Skim Coat / Ceiling Board
Windows	Aluminum Frame Glass Window

Doors	
Shop	[Block A & C – Level 1 & 2] Roller Shutter / Fire Rated Door [Block D] Fire Rated Door / Aluminium Frame Glass Sliding Door / Aluminium Frame Glass Swing Door
Office	[Block A & C – Level 3] Fire Rated Door / Aluminium Frame Glass Sliding Door [Block A & C – Level 3A & 5] Fire Rated Door
Toilet	Flush Door
Others	Flush Door

Ironmongery	Selected Locksets
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Wall Finishes	
Toilet	Tiles up to 2100mm height
Sink	Tiles up to 1500mm height
Others	Plaster & Paint

Floor Finishes	
Shop	[Block A & C – Level 1 & 2] Cement Sand Screed [Block D] Cement Sand Screed
Office	[Block A & C – Level 3, 3A & 5] Cement Sand Screed
Terrace	[Block A & C – Level 3] Tiles
Balcony	[Block D] Cement Sand Screed
Staircase	[Block D] Cement Sand Screed
Toilet	Tiles
Others	Cement Sand Screed

	Block A & C Level 1 & 2, A-3-01, A-3-02, A-3A-01, A-3A-02, A-5-01, A-5-02,	A-3-03 to A-3-21, A-3A-03 to A-3A-21, A-5-05 to A-5-21, C-3-01 to C-3-19, C-3A-01 to C-3A-19, C-5-01 to C-5-19	Block D
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Sanitary & Plumbing Fittings			
Sink	1	1	4
Wash Basin	2	1	28
Water Closet	2	1	24
Bib Tap	2	1	28
Shower	-	1	-
Urinal	-	-	8

Electrical Installation			
TNB Supply	60A Three Phase	60A Single Phase	600/5A CT Meter

Internal Telecommunication			
Fibre Wall Socket	1	1	-
Fibre Termination Board (12-port)	-	-	1

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

OWN YOUR SPACE, GROW YOUR BUSINESS.



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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



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