

U P T O W N

 RIMBAYU
IJM LAND





01 ▶



Welcome to the new nexus of
business, lifestyle & entertainment

The Heart & Soul

of Bandar Rimbayu

◀ 02

Invest in Uptown's Unlimited Potential

Uptown @ Rimbayu is the ultimate business gateway to the thriving prestigious township of Bandar Rimbayu and its surrounding neighbourhoods, as well as to the greater region of Southern Klang Valley.

Be among the first to invest in Uptown, Bandar Rimbayu's maiden launch of 68 exclusive business and retail shops. Perfectly positioned at the entrance to Rimbayu and adjacent townships, this new hub will be the centre of the action with an exciting blend of trendy architecture and inviting communal spaces – creating a lively, vibrant destination.

This highly-anticipated commercial component will make Bandar Rimbayu even more self-sustainable in catering to its ever-growing residents and neighbouring communities for generations to come.

Where Success Thrives
Prosper Together

03 ▶



Day and night,
Uptown is the place to be.
For movers and shakers.
For dreamers and makers.
For friends, family and community.

Designed for Success

With its great mix of uses and amenities, Uptown offers endless potential and an unmissable opportunity to be part of a new hip and bustling destination for business, shopping, dining, leisure and entertainment.



Stylish, sleek and contemporary, Uptown shops offer spacious and flexible floorplans, making it suitable for all types of businesses.

clinics
cafés
restaurants
outdoor delis
convenience stores
pet stores
pharmacies

offices
co-working spaces
child enrichment centres
courier service centres
fitness centres
financial services
gadgets & electronics



Build your business on a solid foundation

- 05 ▶ Make your mark here at Uptown with a distinguished business address and a conducive environment for all your business needs.

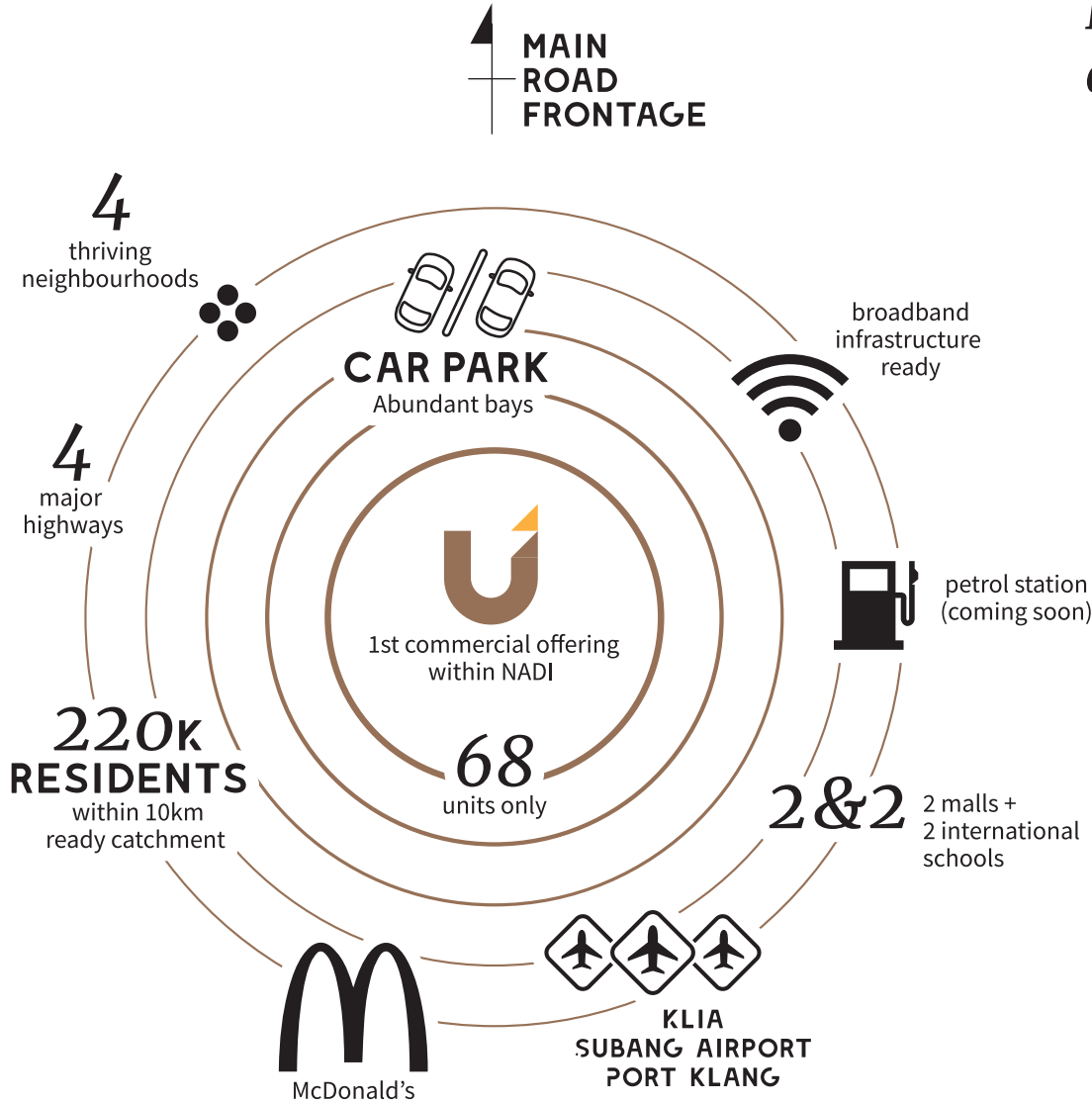


Grow your empire

Calling all foodies, chefs and restaurateurs! Find the ideal space for your dream venture here.

Dazzle and delight the large catchment of residents in Bandar Rimbayu and its surroundings. Show off your culinary talent and offerings!

Key investment advantages





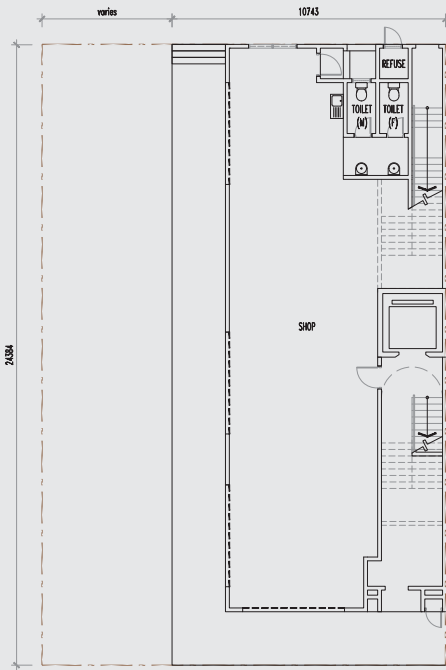
Be At The Heart Of It All

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

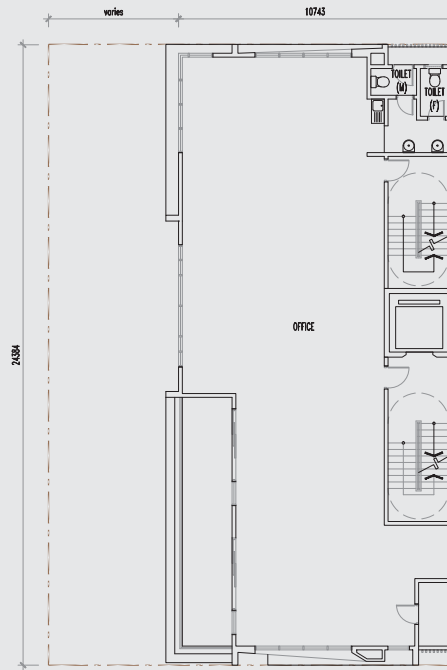
Destined to be a go-to place for everyday needs and conveniences – much like the bustling central hubs of SS2, Damansara and Bangsar, Uptown is a golden investment opportunity not to be missed!



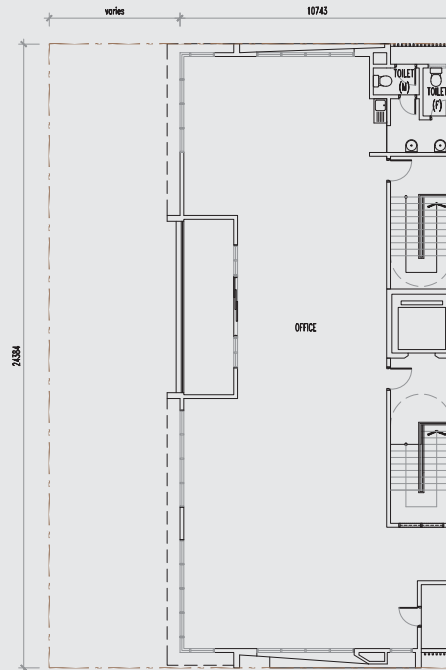
A1 - Intermediate



ground floor



first floor



second floor

A

52' x 80' | 3-storey
premium link shop

built-up | 8,252 sq. ft.

lift access

balconies

First impressions are everything when it comes to business. Make it count with our beautifully designed shops. Best of all, we have made the outdoors an integral part of our design by incorporating balconies on the first and second floors. These unique outdoor spaces provide a versatile space for all types of uses from relaxation areas to alfresco dining spots.

Impressive Facades
Spacious Interiors



B2 - Intermediate

Unique Features
Limitless Possibilities

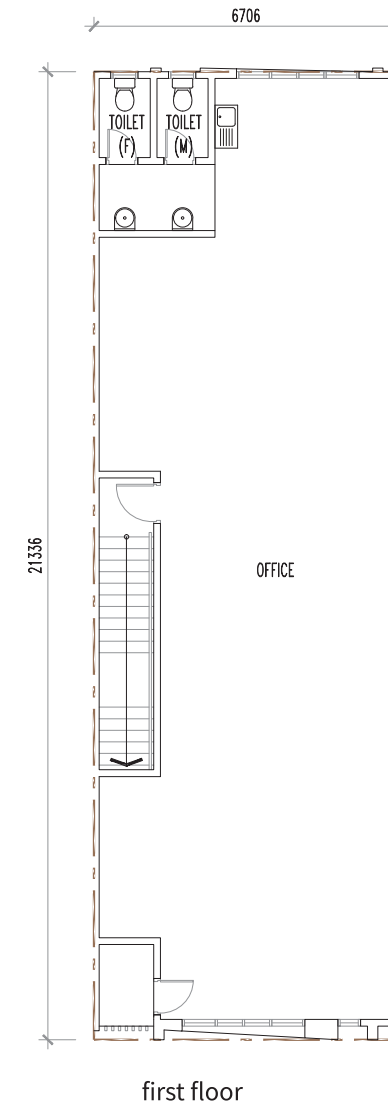
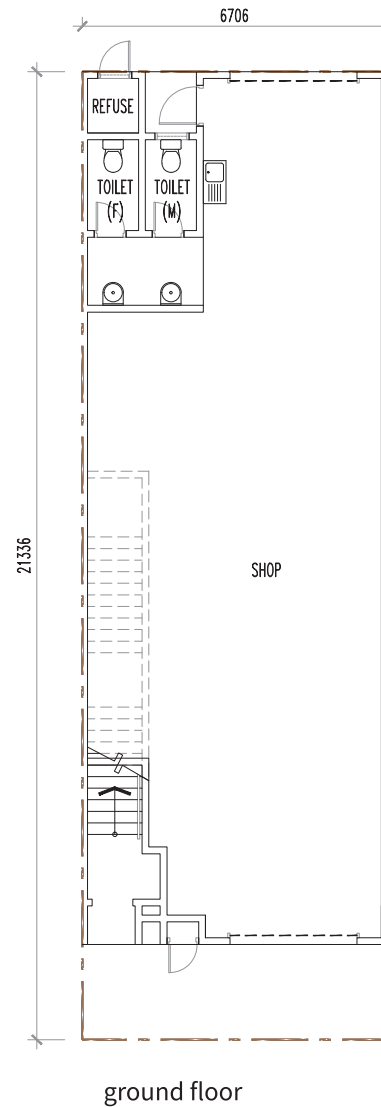
B

22' x 70'	2 & 3-storey shop office
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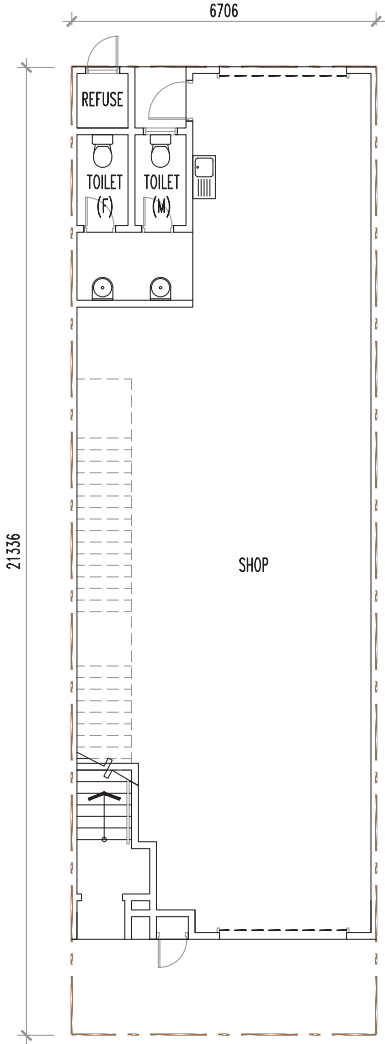
built-up	3,058 sq. ft.
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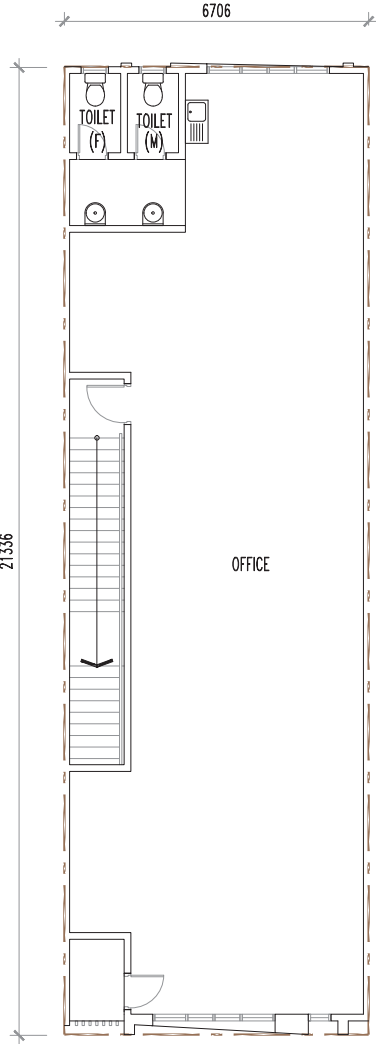
Whether you're looking for a new office space, restaurant space or retail space, discover the ideal floorplan for your business right here at Uptown. Our versatile and spacious shop offices offer unique features that can cater to your every need.



E2 - Intermediate



ground floor



first floor



- raised volume
- dual frontages

E

22' x 70'	2 & 3-storey
shop office	
built-up	3,058 sq. ft.

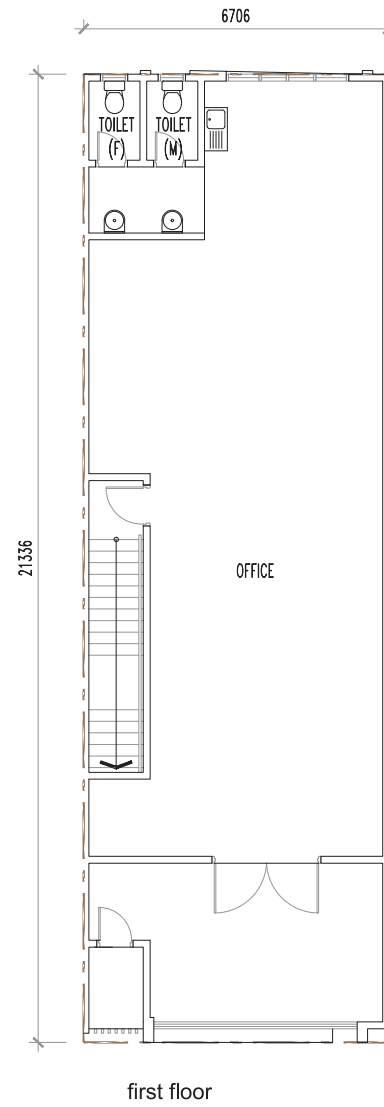
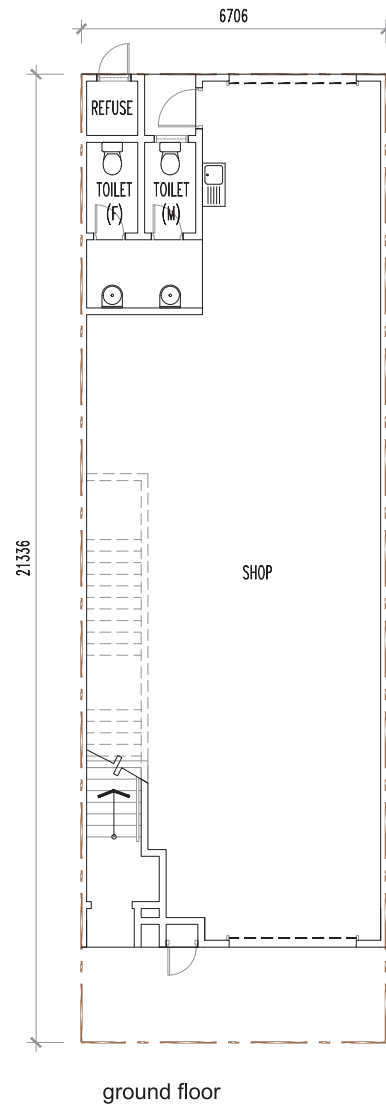
Enthral your customers with our spectacular dual-frontage, raised-volume shops. These shops are not only super spacious with high ceilings — they also offer fantastic visibility with double exposure from the main road and parking area.







D2 - Intermediate



Room to Grow
Room to Expand

D

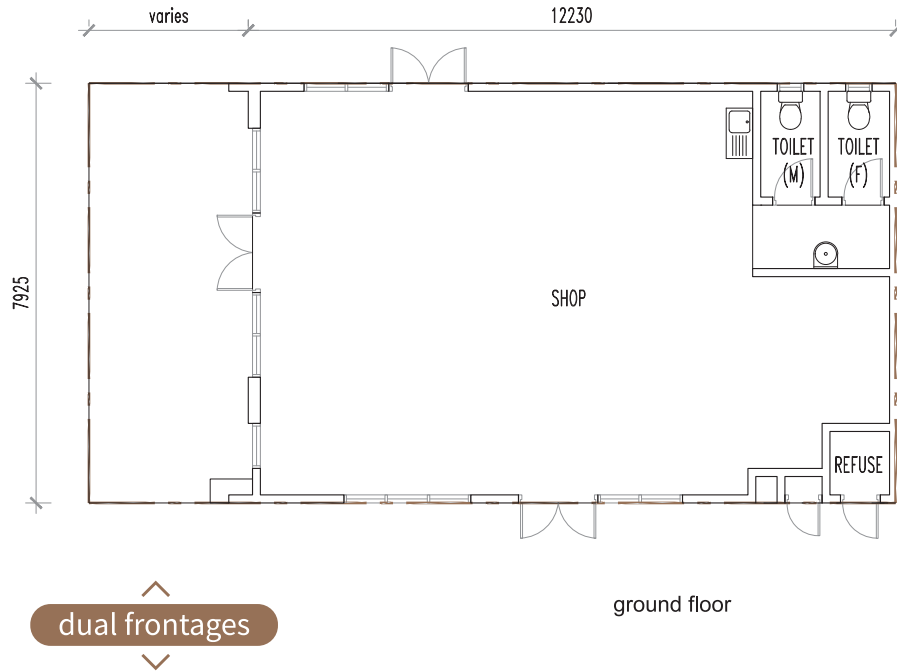
22' x 70' | 2 & 3-storey
shop office

built-up | 3,058 sq. ft.

Take advantage of our large sprawling semi-open balconies. They offer an incredible outdoor space for multiple uses and events from alfresco dining to chillout sessions.

semi-open balcony

Main Road Frontage. Unbeatable Visibility



^
dual frontages
v

ground floor

50' x 26'	single-storey
boutique shop	
built-up	1,255 sq. ft.

Take the top spot with our single-storey boutique shops with dual frontages. They are the ultimate showstopper. Effortlessly melding both outdoor and indoor spaces, these boutique shops offer an intimate yet lively ambiance that is unsurpassed for dining, shopping and chilling.

SPECIFICATIONS

Structure	Reinforced Concrete Framework
Wall	Brick Wall
Roof Covering	Metal Deck
Roof Framing	Metal Frame
Ceiling	Skim Coat / Ceiling Board
Windows	Aluminium Frame Glass Window

Ironmongery	Selected Locksets
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Wall Finishes	
Toilet	Tiles Up to 2100mm
Sink	Tiles Up to 1500mm
Others	Plaster & Paint / Skim Coat

Floor Finishes	
Verandah	Tiles
Shop	Cement Render
Office	Cement Render
Staircase	Cement Render
Toilet	Tiles
Others	Cement Render

Doors	
Shop	Roller Shutter / Flush Door / Aluminium Frame Glass Swing Door
Office	Fire Rated Door / Aluminium Frame Glass Sliding Door / Aluminium Frame Glass Swing Door
Toilet	Flush Door
Others	Flush Door / MS Door

Sanitary & Plumbing Fittings	A1	A2	A3	B1	B2	C1	C2	D1	D2	E1	E2	E3
Sink	3	3	3	3	2	1	1	3	2	3	2	3
Wash Basin	6	6	6	6	4	1	1	6	4	6	4	6
Water Tap	6	6	6	6	4	2	2	6	4	6	4	6
Water Closet	6	6	6	6	4	2	2	6	4	6	4	6

Electrical Installations	A1	A2	A3	B1	B2	C1	C2	D1	D2	E1	E2	E3
Light Point	47	49	49	42	23	12	12	42	23	42	23	42
Power Point (13A)	15	15	15	15	10	5	5	15	10	15	10	15
Ceiling Fan Point	2	4	4	2	2	2	2	2	2	2	2	2
Fiber Wall Socket	3	3	3	3	2	1	1	3	2	3	2	3

Site plan



type A	premium link shops 3-storey 52' x 80'
type B	standard shop offices 2 & 3-storey 22' x 70'
type C	boutique shops 1-storey 50' x 26'
type D	shop offices with balcony 2 & 3-storey 22' x 70'
type E	raised-volume shop offices 2 & 3-storey 22' x 70'

Petrol station
(coming soon)

1-acre reserved land



McDonald's

Rimbayu main roundabout





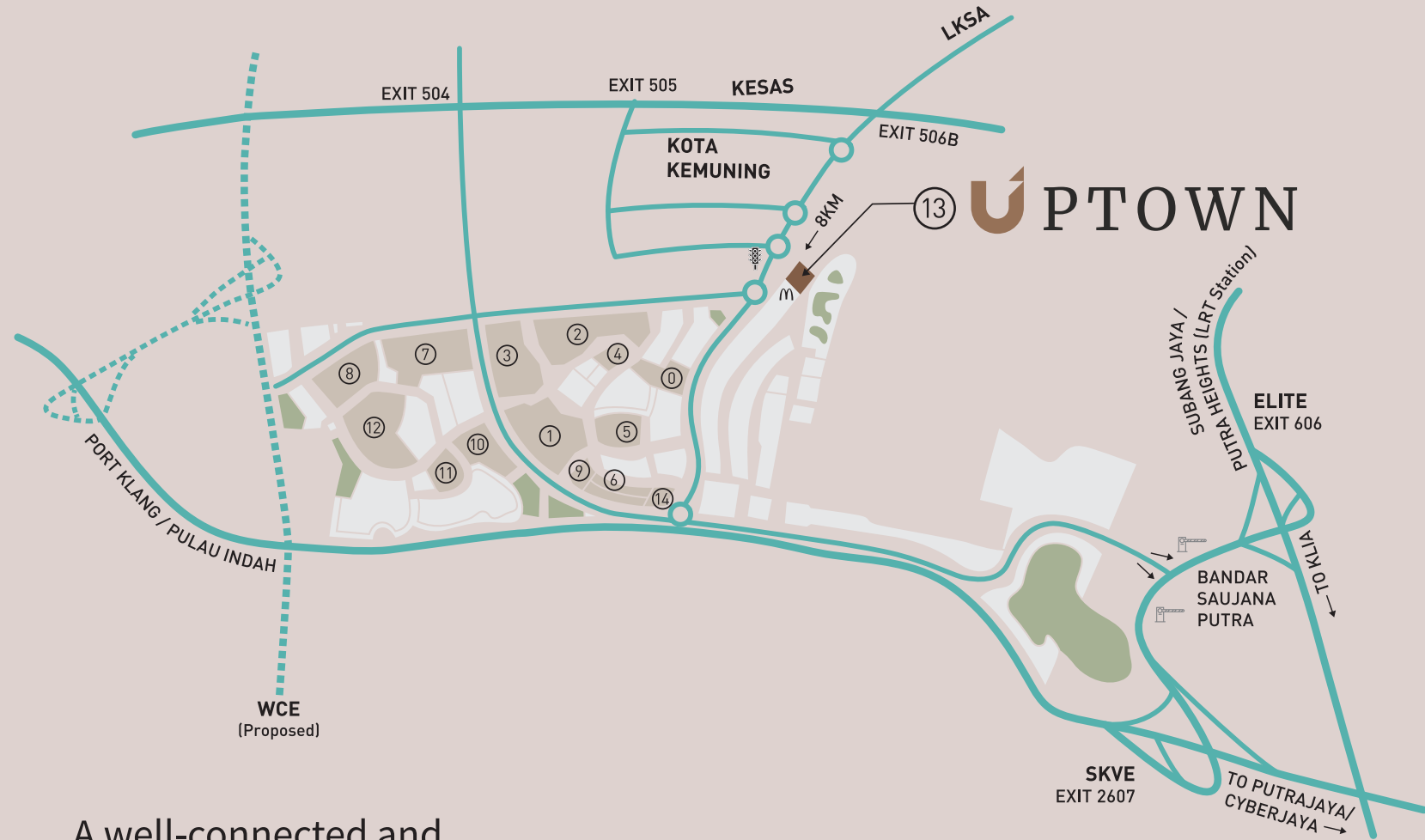
- 0. The ARC/The Club @ Rimbayu
- 1. Chimes
- 2. Perennia
- 3. Periwinkle
- 4. Scarlet
- 5. Wisteria
- 6. Blossom Drive Shoplot
- 7. Penduline
- 8. Halaman 11 - Apartment
- 9. Blossom Square Shoplot
- 10. Livia
- 11. Swans
- 14. Oasis International School

Under construction

12. Starling

13. Uptown

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



A well-connected and sustainable township

As of 2021, IJM Land has successfully handed over 2,873 residential units and 136 shop office units at Bandar Rimbayu.

Most sought-after location for both investors and entrepreneurs in Southern Klang Valley.



Bandar Rimbayu is an award-winning, fully-integrated township with a gross development value of RM11 billion. An iconic mixed development, it comprises residential, commercial, industrial, recreational and parkland components. Sprawled across 1,879 acres, the township boasts tranquil green surroundings and four distinctive precincts: Flora, Fauna, Bayu and Nadi Rimbayu Business Hub.

Since 1989, IJM Land Berhad (“IJM Land”) has been redefining the property landscapes in the region. Beyond the world-class integrated waterfront development and townships delivered, IJM Land is committed towards creating a positive legacy for communities to live well and thrive.

As part of IJM Corporation Berhad, a strong sense of responsibility drives our business and our 600-strong team. What defines us is our customer passion, innovative spirit, drive for excellence and sustainable practices. With a Gross Development Value (GDV) of RM33 billion, we maximise our portfolio of undeveloped landbank of 4,000 acres, which spans across key growth areas in Malaysia (Penang, Pahang, the Greater Kuala Lumpur, Negeri Sembilan, Johor, Sabah and Sarawak), and as far reaching as China and the United Kingdom.

IJM Land is fast becoming a global name known not only for its award-winning sustainable developments, but for the dreams we have made real.





A Reputation Of Prestige



Book a unit today!

1800 22 8686
rimbayu.com

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IJM LAND

An  Company