ARMANI BIZCORE

A NEW ICON FOR BUSINESS. A NEW STANDARD FOR SUCCESS.

SHOWROOM | OFFICE | WAREHOUSE | RETAIL | GALLERY

9-STOREY RAMP-UP BUSINESS HUB

Designed for the future of enterprise.
Built for growth. Created for impact.



STRATEGIC
LOCATION
LASTING
VALUE

The right concept begins with the right location

Our four-point site-selection philosophy

01



EXPENSIVE LAND

High land costs make conventional commercial and industrial property products increasingly difficult to develop.

+

02



HIGH ENTRY PRICE

SMEs want the address, but many cannot afford the surrounding properties.

+

03



LIMITED OR NO TERRACE SUPPLY

Buyers have few — or no — new terrace factory options nearby.

+

04



HIGH RENTAL

Businesses are already paying a premium to remain in the location.

A STRATEGIC MARKET GAP APPEARS.

WHEN ALL FOUR
CONDITIONS ALIGN

A strategic market gap appears.

THE PRODUCT RESPONSE

ARMANI BIZCORE

Premium business address
More accessible ownership format



WORK
SHOWCASE
GROW

The Next Prime Growth Corridor

SETIA ALAM · BUKIT RAJA

A fast-growing, master-planned township surrounded by thriving communities, business hubs, schools and industrial developments.

High demand.
Strong fundamentals.
Limitless potential.

POPULATION CATCHMENT
500,000+
within 10km

AVERAGE HOUSEHOLD INCOME
RM12,000+
(Above National Avg.)

YOUNG & GROWING COMMUNITY
70%
Below 40 years old

STRATEGIC CONNECTIVITY
Easy access to NKVE, GCE, WCE & Federal Highway

STRONG ECONOMIC DRIVERS
Business, Industrial, Education & Retail Ecosystem



RESIDENTIAL GROWTH

- Bandar Bukit Raja – 12,000+ homes
- Setia Alam – 10,000+ homes
- Rimbayu – 3,000+ homes
- Setia EcoPark, Setia Alam Impian & more upcoming developments

Strong & growing population base with high purchasing power

BUSINESS & INDUSTRIAL HUB

- Bukit Raja Industrial Park – 200+ acres
- Home to 2,000+ local & MNC companies
- Continuous expansion of factories, warehouses & corporate offices

Powering the economy and creating jobs

EDUCATION EXCELLENCE

- Tenby Schools Setia Eco Park
- SJK (C) Pin Hwa
- Sri KDU International School
- UiTM Shah Alam
- Surrounded by more than 20 national & international schools

Attracting families, professionals and long-term community growth

AMENITIES & LIFESTYLE

- Setia City Mall
- Aeon Mall Bukit Raja
- Setia City Convention Centre
- Hospitals, banks, F&B, hotels and more

Everything within reach for work, live and play

STRATEGICALLY CONNECTED

2 mins	to Guthrie Corridor Expressway
5 mins	to Federal Highway
10 mins	to NKVE
15 mins	to Shah Alam City Centre
25 mins	to Subang Jaya
30 mins	to Kuala Lumpur
40 mins	to KLIA

Benchmark Mapping



Price Comparison

	AREA	PROPERTY TYPE	RENTAL PRICE (RM)	RENTAL PRICE PSF (RM)	SELLING PRICE (RM)	SELLING PRICE PSF (RM)
A	**Taipan 1 & 2 @ Setia Alam**	Commercial Shop	Ground Floor – **RM8,000** 1st Floor – **RM2,000**	Ground Floor – **RM5** 1st Floor – **RM1.50**	**3.3 mil - 3.5 mil**	**702 - 850**
B	**Setia Prima @ Setia Alam**	Commercial Shop	Ground Floor – **RM8,500** 1st Floor – **RM2,500**	Ground Floor – **RM5** 1st Floor – **RM1.50**	**4.2 mil - 4.8 mil**	**868 - 970**
C	**Uno By RiverTree**	Commercial Shop	Ground Floor – **RM7,000** 1st Floor – **RM3,000**	Ground Floor – **RM3.58** 1st Floor – **RM1.53**	**2.68 mil**	**685**
D	**Hana Square @ Eco Ardence**	Strata Commercial Shop	Ground Floor – **RM13,000** 1st Floor – **RM7,200**	Ground Floor – **RM7** 1st Floor – **RM4**	**-**	**-**
E	**Eco Ardence Crest**	Commercial Shop	Ground Floor – **RM7,500** 1st Floor – **RM2,500**	Ground Floor – **RM4.80** 1st Floor – **RM1.60**	**3 mil - 3.5 mil**	**909 - 1060**
F	**Seksyen 7 Shah Alam**	Commercial Shop	Ground Floor – **RM8,000** 1st Floor – **RM4,000**	Ground Floor – **RM4.20 to RM7.20** 1st Floor – **RM1.50 to RM2.40**	**3.3 mil - 3.5 mil**	**900 - 1000**
G	**Gateway 16 @ Setia Alam**	Semi D Factory	**RM13,000 - RM15,000**	**RM4.00 - RM4.50**	**4 mil - 4.5 mil**	**1100 - 1200**

Who can use this building?
Almost any business!

As long as your business is clean and does not disturb other people.



SUITABLE BUSINESSES

Many types of businesses can operate here

- Showroom & gallery
- Office
- Retail shop
- Warehouse & e-commerce
- Academy, tuition & training centre
- Studio, service centre & light assembly

NOT RECOMMENDED

Businesses that may disturb other people

- Heavy pollution
- Strong or bad smell
- Too much noise or vibration
- Dirty or dusty operations

THE OBJECTIVE

We want a clean, well-managed building that keeps its value for the long term.

All businesses are subjected to the approved use and building rules.

ACTUAL OCCUPIERS

One Building. Many Business Models.

Real occupier examples show how a hybrid business space can support very different industries — all under one roof.



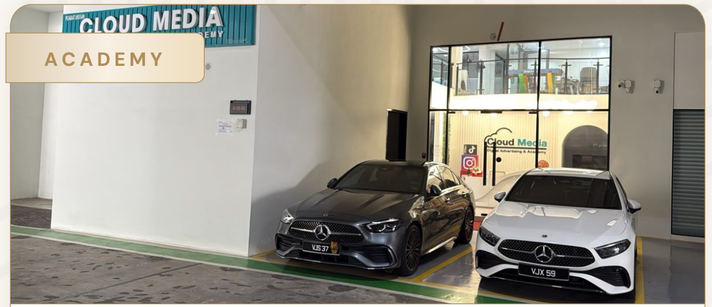
Mus Garage

Paint protection film / automotive services



SON&BEAR

Furniture showroom & customer experience



Cloud Media

Paint protection film/ automotive services



Dental Equipment

Medical / dental equipment showroom & supply



Bees Pets Global Supply

Pet food & pet supplies distribution



SPX Express

Parcel fulfilment / last-mile logistics

Versatile business usage in a comparable hybrid business building

ACTUAL OCCUPIERS

Showroom, Lifestyle & Experience Businesses

High frontage and generous internal volume allow the unit to operate like a showroom — without losing practical back-of-house space.



SHOWROOM

SON&BEAR

Furniture showroom



SHOWROOM

ROCO

Kitchen cabinet, wardrobe & bathroom



SHOWROOM

Marmo Design

Marble & granite showroom



SHOWROOM

Beyond Arena

Bathroom / spa equipment showroom



SHOWROOM

MUS Garage

Automotive protection film & services



SHOWROOM

Make Decor Simple

Interior decor / furnishing

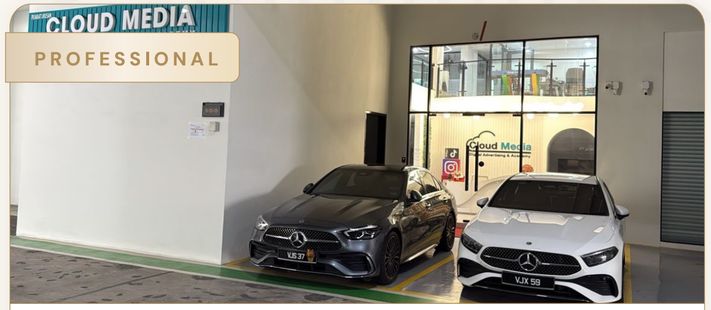
The same shell can be styled as premium retail, gallery, automotive, home-living or material experience space.

Versatile business usage in a comparable hybrid business building

ACTUAL OCCUPIERS

Office, Academy, Consultancy & Technical Operations

The concept also works for businesses where credibility, presentation, training space and operational flexibility matter.



PROFESSIONAL

Cloud Media

Digital advertising & academy



PROFESSIONAL

Wellness International College

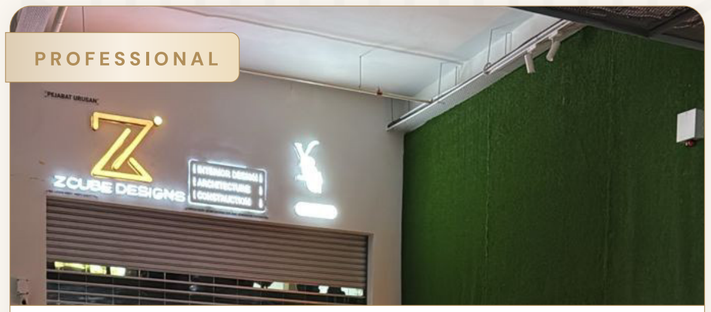
Education / training centre



PROFESSIONAL

Legacy Trustee

Trustee / professional services office



PROFESSIONAL

Zcube Designs

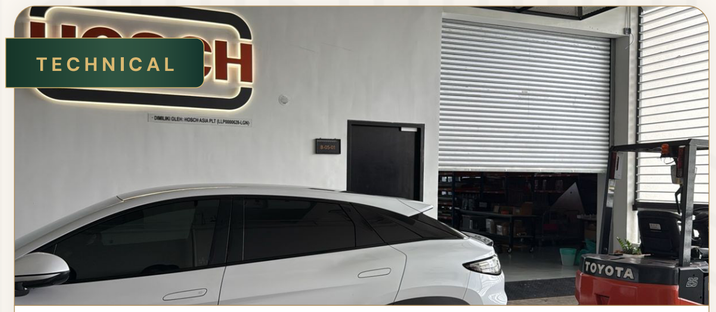
Interior design / architecture / construction



TECHNICAL

Halliburto

Technical laboratory / specialist operations



TECHNICAL

HOSCH

Industrial / engineering business

A professional address can still support training, technical work, meetings, sample display and storage in the same premises.

Versatile business usage in a comparable hybrid business building

ACTUAL OCCUPIERS

Distribution, Storage, Fulfilment & Supply Businesses

For businesses that need stock, vehicles, loading activity or equipment, the same concept can function as a practical operating base.



DISTRIBUTION

Bees Pets Global Supply

Pet food & pet supplies distribution



DISTRIBUTION

SPX Express

Parcel logistics / fulfilment



DISTRIBUTION

Zeye Able

Wine / liquor distribution



DISTRIBUTION

Dental Equipment Supplier

Medical / dental supply & showroom



STORAGE

Inventory & Distribution

Pallet storage, stock handling & forklift use



DISTRIBUTION

Amlee Health & Care

Health, wellness & product retail / supply

From light logistics to medical supply and pet products, operators can combine stockholding with office and customer-facing functions.

Versatile business usage in a comparable hybrid business building

The Value Is in the Flexibility

A well-designed hybrid business unit is not tied to one trade. It can evolve as the occupier's business grows.



01 FRONT

Showroom / Reception

- Brand display
- Customer meetings
- Retail-style presentation



02 MIDDLE

Office / Academy / Studio

- Workstations
- Training / consultation
- Design & professional services



03 BACK

Storage / Operations

- Inventory & fulfilment
- Equipment / workshop
- Distribution support

SHOWROOM + OFFICE + STORAGE — ALL IN ONE BUSINESS ADDRESS

Automotive · Furniture · Academy · Professional Services · Medical Supply · Pet Products · Logistics · Interior Design · Technical Operations

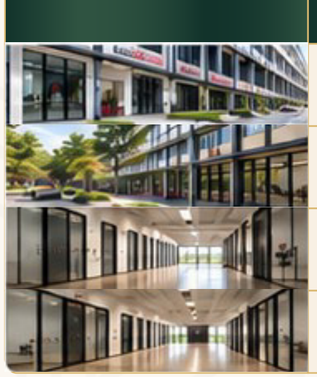
Note: Business-use descriptions are based on visible signage and operations shown in the supplied photos. Images are used as comparable occupier examples.

All businesses are subjected to the approved use and building rules.

Armani Bizcore
Market Rental Benchmark

Current benchmark today, estimated market benchmark at Bizcore completion.

A triving business destination in Setia Alam

	UNIT POSITION	CURRENT NEARBY BENCHMARK (RM/MONTH)	ESTIMATED MARKET BENCHMARK AT BIZCORE COMPLETION (RM/MONTH)	ASSUMPTION
	**Ground Floor** (Perimeter Unit)	12,000	**13,200 – 13,800**	+10% to +15%
	Ground Floor (Courtyard Unit)	10,000	**11,000 – 11,500**	+10% to +15%
	Upper Floor (Lower Range)	7,500	**8,250 – 8,625**	+10% to +15%
	Upper Floor (Higher Range)	8,500	**9,350 – 9,775**	+10% to +15%

TODAY
RM7,500 – RM12,000
(CURRENT MARKET BENCHMARK)

2-3 YEARS

ESTIMATED MARKET BENCHMARK:
RM8,250 – RM13,800
(AT BIZCORE COMPLETION)

Prime Location in Setia Alam / Kota Damansara corridor

Proven Demand from Diverse Businesses

Next Rental Cycle may reprice the market

Stronger Benchmark by completion timeline

Note: Estimated market benchmark is based on current EMhub rental observations and an assumed 10%–15% uplift over one lease cycle. Actual future rental values may vary depending on unit position, size, specification and market conditions.

All businesses are subjected to the approved use and building rules.

LEARN
CREATE
INSPIRE
GROW

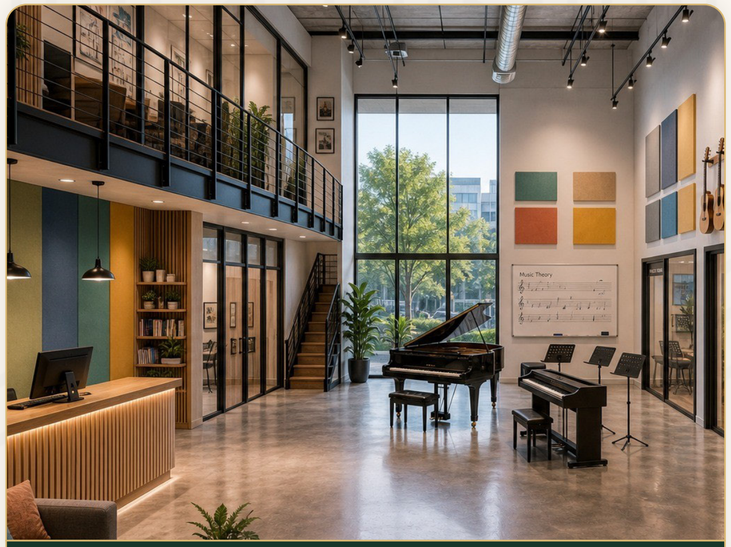
Education and creative businesses can operate here

Academy, tuition centre, music school, art class or training centre — all are possible examples.



LEARNING ACADEMY

Tuition classes | Training centre
Workshops | Enrichment programmes



MUSIC ACADEMY

Music lessons | Rehearsal space
Recording | Performance classes



ART ACADEMY

Art classes | Creative workshops
Studio space | Portfolio development

VERSATILE SPACES
FOR BRIGHTER FUTURES

A space that nurtures talent and possibilities.

LIVE
CREATE
COLLABORATE
GROW

The space can support many modern business ideas



AUTOMOTIVE SHOWROOM

- Vehicle display
- Customer consultation
- Premium lounge
- After-sales support



LIVE COMMERCE & E-COMMERCE

- Content studio
- Packing & fulfilment
- Sales & office
- Brand showcase

ONE SPACE
ENDLESS POSSIBILITIES

Showroom, content studio, packing, sales and office — all under one roof.

Clean laboratory and R&D centre

Research, testing and product development can also operate here.

DISCOVER
INNOVATE
DEVELOP
GROW



- **Product research**
- **Small-scale production**
- **Testing & analysis**
- **R&D team offices**
- **Prototype development**
- **Quality control & compliance**

INNOVATION
LIVES HERE

The idea is simple:
clean businesses that add value to the building.

ARMANI BIZCORE

