

ARMANI KLM

THE YARD BUKIT RAJA



“ More than an industrial park
A Living Ecosystem ”

Prime industrial address

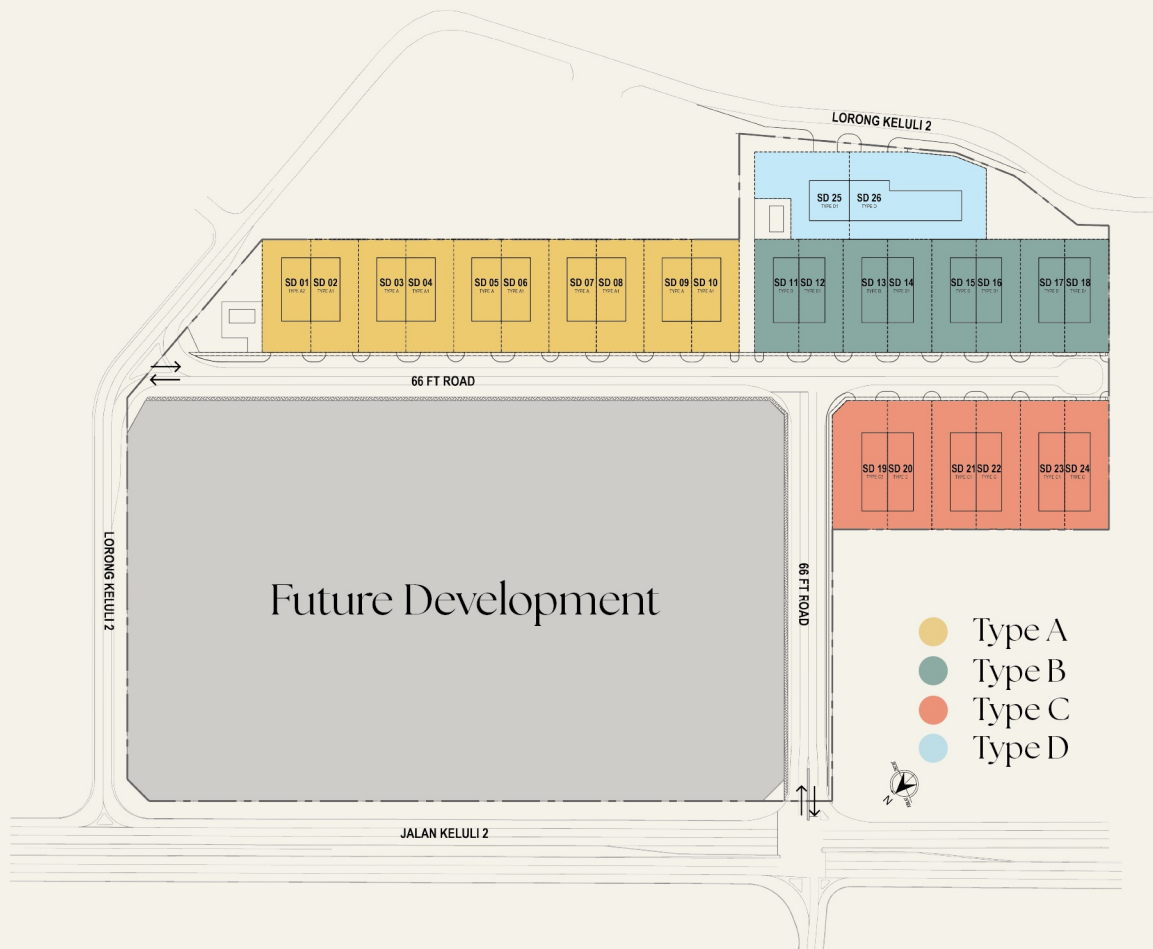
Jalan Keluli 2/KU2

This semi-detached factory is strategically located within the well-established **Bukit Raja Industrial Park**, one of Klang Valley's most sought-after industrial hubs. The location is highly suitable for:

- **Manufacturing**
- **Warehousing**
- **Logistics**
- **Light to medium industrial operations**



SITE PLAN & SALES CHART



Type A

Unit	Land Size	Built-up
SD01	10,316 sqft	10,685 sqft
SD02	10,120 sqft	10,685 sqft
SD03	10,120 sqft	10,685 sqft
SD04	10,120 sqft	10,685 sqft
SD05	10,120 sqft	10,685 sqft
SD06	10,120 sqft	10,685 sqft
SD07	10,120 sqft	10,685 sqft
SD08	10,120 sqft	10,685 sqft
SD09	10,120 sqft	10,685 sqft
SD10	10,120 sqft	10,685 sqft

Type B

Unit	Land Size	Built up
SD11	9,408 sqft	9,446 sqft
SD12	9,408 sqft	9,446 sqft
SD13	9,408 sqft	9,446 sqft
SD14	9,408 sqft	9,446 sqft
SD15	9,408 sqft	9,446 sqft
SD16	9,408 sqft	9,446 sqft
SD17	9,408 sqft	9,446 sqft
SD18	9,408 sqft	9,446 sqft

Type C

Unit	Land Size	Built-up
SD19	13,112 sqft	11,673 sqft
SD20	10,674 sqft	11,673 sqft
SD21	10,674 sqft	11,673 sqft
SD22	10,674 sqft	11,673 sqft
SD23	10,674 sqft	11,673 sqft
SD24	10,674 sqft	11,673 sqft

Type D

Unit	Land Size	Built up
SD25	9,598 sqft	8,859 sqft
SD26	21,757 sqft	12,915 sqft

Note: All items stated above are subject to variations, modifications and substitution as to comply with the relevant authorities/engineers/architect and by-law as they arise.



Prime Industrial Location

Located within the well-established Bukit Raja Industrial Park



Strategic Connectivity

Easy access to Port Klang, Shah Alam, Klang town, and Kuala Lumpur via 5 major expressways



Multi-Industry Ready

Ideally suited for manufacturing, warehousing, logistics, and light to medium industrial operations



ESG-Ready Industrial Building

Designed with sustainable features and energy-efficient infrastructure to support modern ESG standards.



Sustainable Financing Support

Access to green financing programmes that support ESG-aligned industrial investments.



Industrial Neighbours

Strategically positioned among established local and multinational corporations, fostering a strong industrial ecosystem



High Power Supply

3-phase 300 amps power supply, designed to support demanding industrial operations



Heavy-Duty Flooring

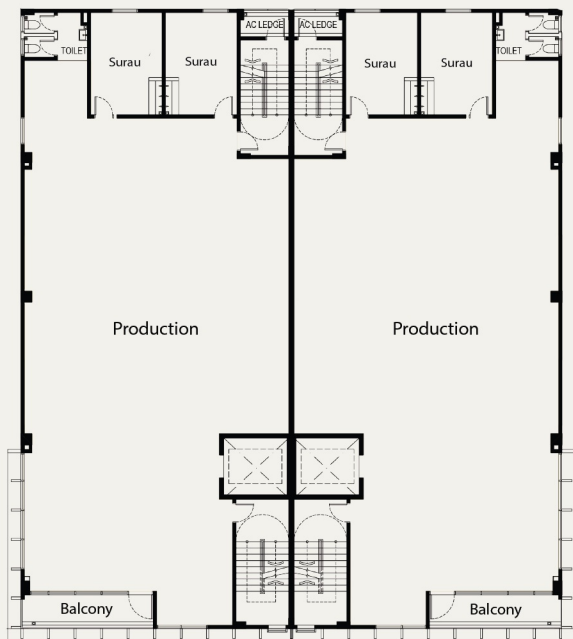
(GF - 3 tonne & 1/2F - 1 ton)
Industrial-grade, heavy-load flooring engineered to accommodate heavy machinery and equipment



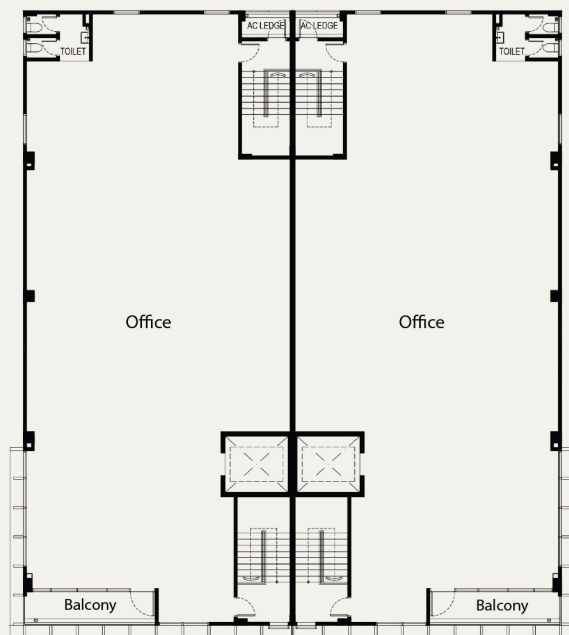
Freehold Ownership

Secure long-term ownership with freehold industrial title, offering lasting value and investment security.

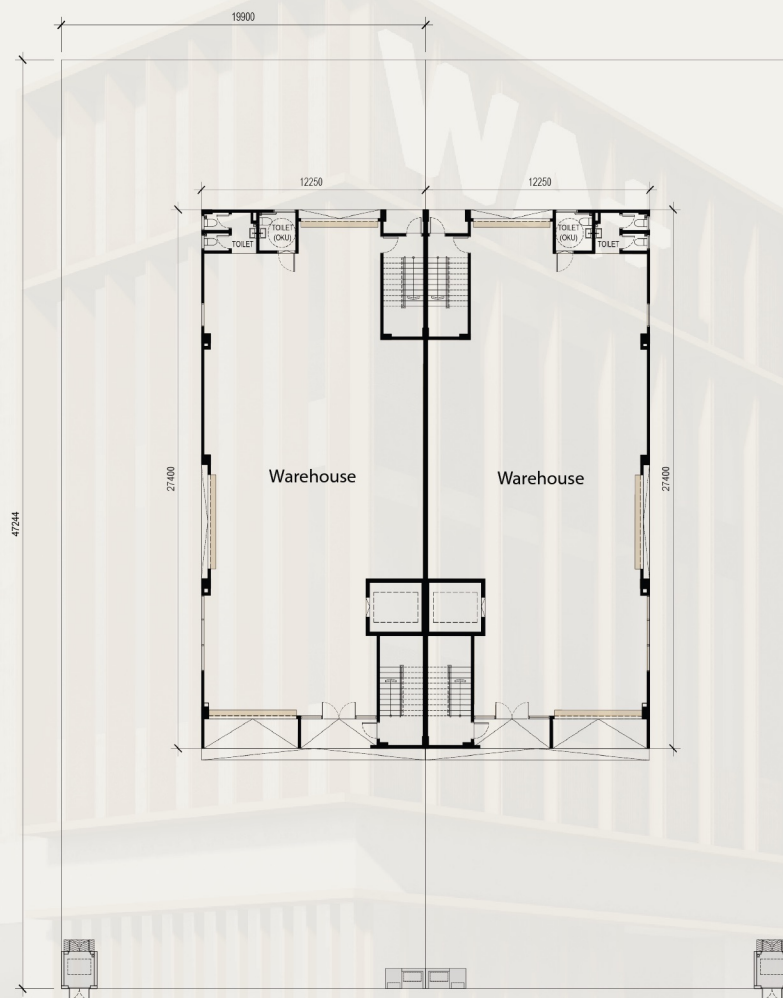
LAYOUT PLAN



1st Floor

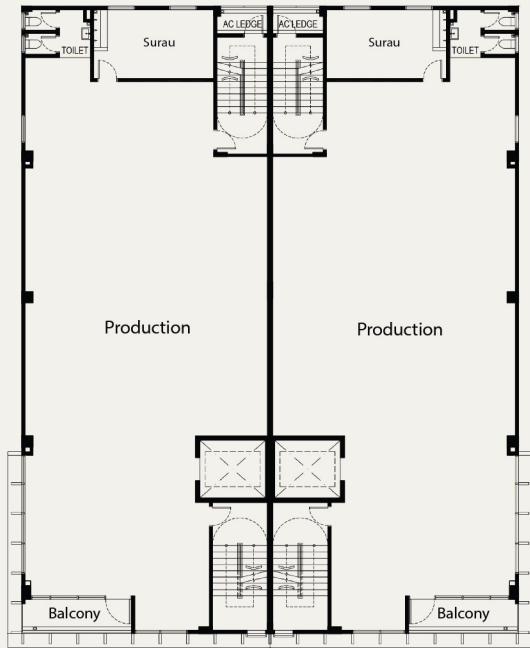


2nd Floor

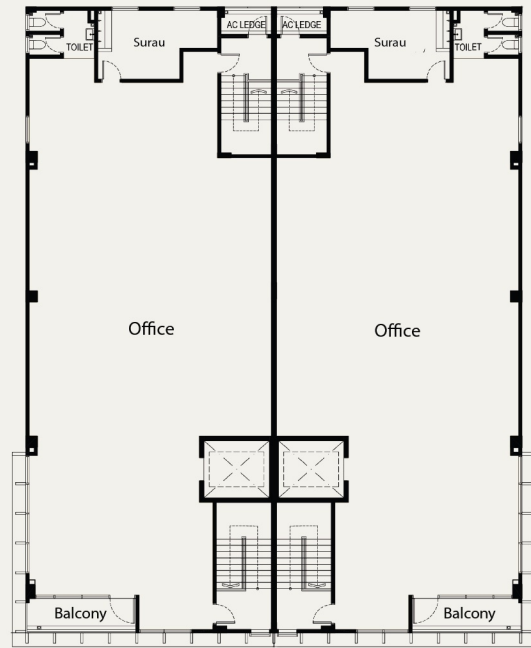


Ground Floor

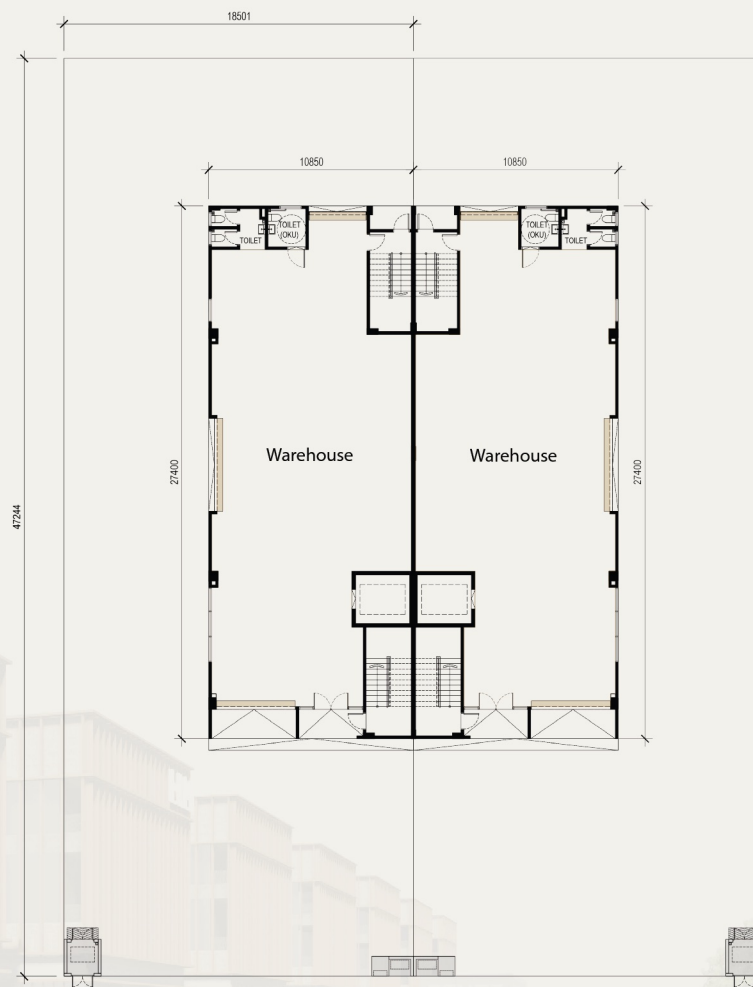
Type A Land Size 10,120 / 10,316 sqft
Built-Up 10,685 sqft



1st Floor



2nd Floor



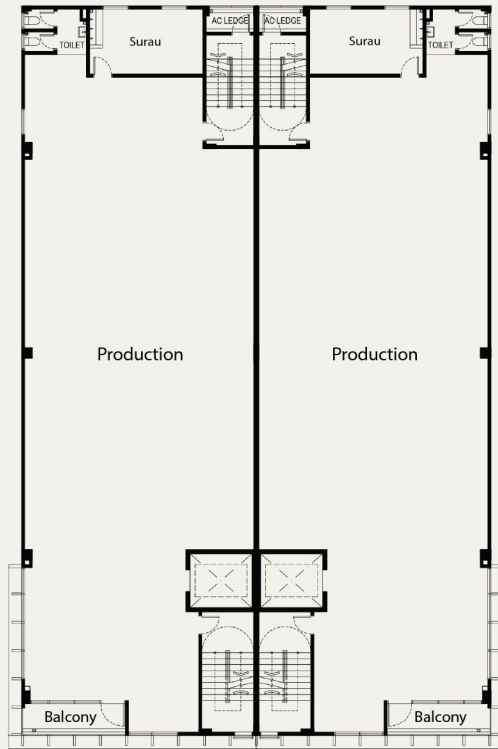
Ground Floor

LAYOUT PLAN

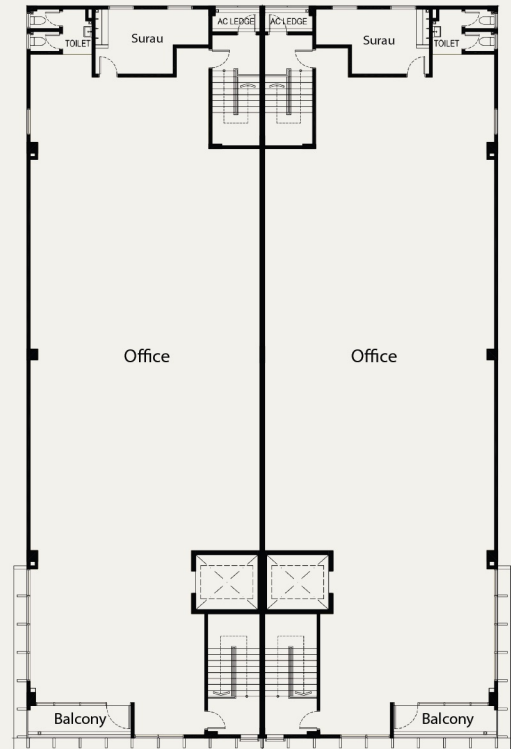
Type B

Land Size 9,408 sqft
Built-Up 9,446 sqft

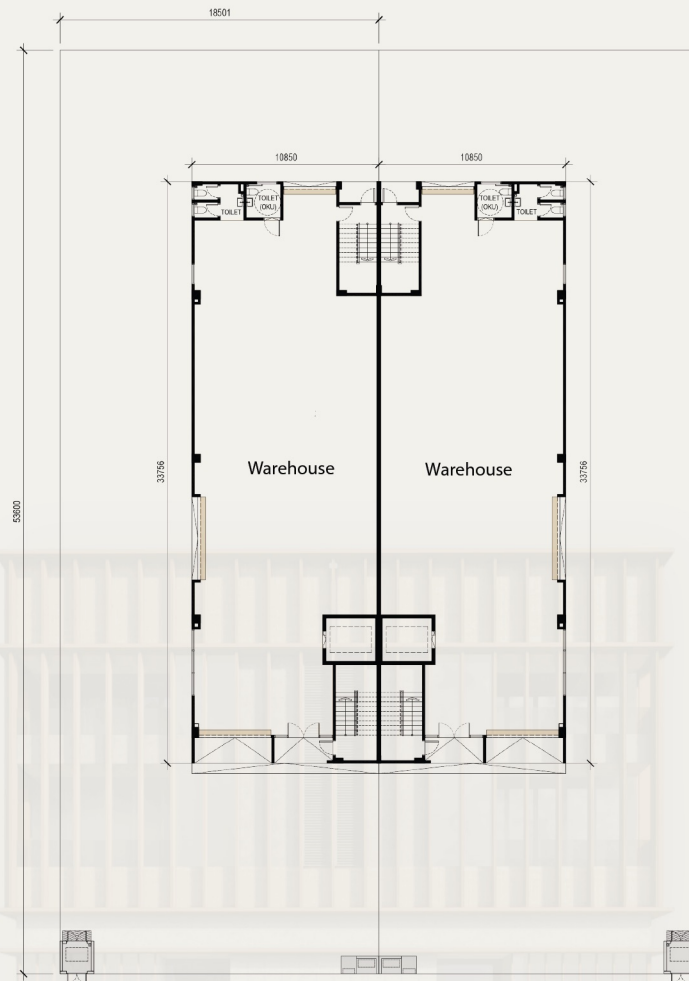
LAYOUT PLAN



1st Floor



2nd Floor



Ground Floor

Type C

Land Size 10,674 / 13,112 sqft
Built-Up 11,673 sqft

SPECIFICATIONS

SEMI-D FACTORY

STRUCTURE	WAREHOUSE OFFICE / PRODUCTION AREA	Reinforced concrete Reinforced concrete
WALL	WAREHOUSE OFFICE / PRODUCTION AREA	Brickwall and/or blockwall Brickwall and/or blockwall
WALL FINISHES	EXTERNAL INTERNAL	Plaster & paint (weathershield) + aluminium fins (for facade) Plaster & paint (emulsion)
ROOF		Metal deck
CEILING	WAREHOUSE OFFICE / PRODUCTION AREA	Skim coat & paint Skim coat and/or suspended ceiling & paint
WINDOWS	WAREHOUSE OFFICE / PRODUCTION AREA	Aluminium framed glass window Aluminium framed glass window
DOORS	WAREHOUSE OFFICE / PRODUCTION AREA	Aluminium framed glass doors and/or timber doors + roller shutter Aluminium framed glass doors and/or timber doors
IRONMONGERY		Quality locksets
SANITARYWARES	WAREHOUSE OFFICE / PRODUCTION AREA	Water closet & Basin Water closet & Basin
FLOOR FINISHES	WAREHOUSE OFFICE / PRODUCTION AREA STAIRCASE 1 STAIRCASE 2 TOILET / PRAYER ROOM	Power-floated concrete floor with floor hardener Power-floated concrete floor with floor hardener Ceramic tiles Cement render w. nosing tiles Ceramic tiles
FENCING		1500mm high brickwall & GI fencing RC Wall (SD25)
GATE		Folding gate
OTHERS		
A. POWER SUPPLY		300 amp
B. FLOOR TO FLOOR HEIGHT	WAREHOUSE PRODUCTION AREA OFFICE	8.3 M 5.0 M 5.0 M
C. FLOOR LOADING	WAREHOUSE PRODUCTION AREA OFFICE	3 Ton / M ² 1 Ton / M ² 1 Ton / M ²
D. FIRE PROTECTION SYSTEM		Fire Extinguisher
E. LIFT	CARGO LIFT	2000 Kg
F. DRIVEWAY		Premix

Note: The above specifications are subject to according to consultants' & authorities' requirement

ARMANI KLM

Project Locations



Awards & Accolades



PropertyGuru
Awardee Property Awards
Best Ultra Luxury
Condo Development
(Asia)



PropertyGuru
Awardee Property Awards
Best High Rise
Development
(Malaysia)



PropertyGuru
Awardee Property Awards
Best Ultra Luxury
High Rise Development
(Central)



PropertyGuru
Awardee Property Awards
Best Ultra Luxury
Ready-to-High Rise
Development



Highly Recommended
Real Estate Developer
Leadership Excellence
Award 2024 (2025)



Property
AWARDS
2025
HONOURS
The Property Award
Best Integrated
Development



Property
AWARDS
2024
HONOURS
The Family Friendly
Award
Best Family-Centric
Development



Property
AWARDS
2024
HONOURS
The Skyline Award
Best High Rise
Best Residential
Development



PropertyGuru
Awardee Property Awards
The Skyline Award
Best High Rise
Best Residential
Development



PropertyGuru
Awardee Property Awards
Best Leisure
Living
Development



PropertyGuru
Awardee Property Awards
Best Commercial
Development 2019

ECRL (East Coast Rail Link)

Puncak Alam
(Completion in 2028)

ARMANI KLM



ARMANI KLM
THE YARD BUKIT RAJA

Meru Industrial Park

Setia City Mall
Setia Alam



Subang Airport

NKVE

Shah Alam

AEON Mall
Shah Alam

Federal Highway

IDCC

KPJ Selangor
Specialist Hospital

ELITE

Kemuning-Shah Alam Highway

KESAS

Columbia
Asia Hospital

Klang Parade

I-CITY

Klang

Klang K70

Pantai Hospital
Klang

Bukit Tinggi
Medical Centre



Port Klang

GM Klang Wholesale City

SEAMLESS ACCESS
TO MAJOR HIGHWAYS

- NKVE
- FEDERAL HIGHWAY
- WEST COAST EXPRESSWAY
- SEPADU HIGHWAY

8.4KM



Shah Alam

16KM



Port Klang

20KM



ECRL Connectivity
(Kapar Station)

24KM



Subang Airport

24KM



Petaling Jaya

34KM



Kuala Lumpur

ARMANI KLM

THE YARD BUKIT RAJA



Armani Equity Sdn. Bhd.
Level 18, Subplace Boulevard,
No. 6, Jalan Juruanalisis U1/35, Seksyen U1,
40150 Shah Alam, Selangor Darul Ehsan.
T 603 8066 8776

Sales Hotline :

+6017 315 3150

Disclaimer:

The information contained herein is subject to change and cannot form part of an offer or contract. All pictures, sketches, and illustrations here are artists' impressions only and are not intended to be representations of fact. Whilst every reasonable care has been taken in providing this information, the developer shall not be held responsible for any inaccuracies and changes as may be required by the authorities. Prospective purchasers are advised to read the terms and conditions of the Sales and Purchase Agreement carefully with regards to the design layout plans before signing the Sales and Purchase Agreement.