

A CROWNING RARITY

THE NEWEST COMMERCIAL HOTSPOT
IN BANDAR BOTANIC

最罕有双层店铺 超大超宽超值



WHERE **LIFE** UNFOLDS
AND LIFESTYLES THRIVE

LIMITED UNITS AVAILABLE 单位有限



A PREMIER SERVICE-CENTRIC HUB
FRONTING BANDAR BUKIT TINGGI
LRT-3 STATION

Artist's Impression



EXCLUSIVITY
Only 16 double storey
versatile shops



LRT STATION
right opposite the
development



INSTANT CATCHMENT
618 residential units
at Ambang Residence



4 or 5 PARKING BAYS
for every shop
lot owner/tenant



THRIVING HUB
Surrounded by
multiple business
centres



FUNCTIONAL LAYOUT
Built-up area from
4,543 - 8,767 sq. ft.

Ambang Residence 2-Storey Shops offer a broad space in the front to provide the flexibility to customise a showcase for an extensive variety of service-related businesses, such as restaurants, cafés, home improvement outlets, beauty salons, and others.

2-STOREY SHOPS AMIDST
THE THRIVING BANDAR BOTANIC
AND BUKIT TINGGI BUSINESS DISTRICTS

FREEHOLD 永久地契

Actual aerial view



双层店铺位于繁荣发展的BANDAR BOTANIC
和BUKIT TINGGI 商业区中



该区域内仅存的双层店铺之一。

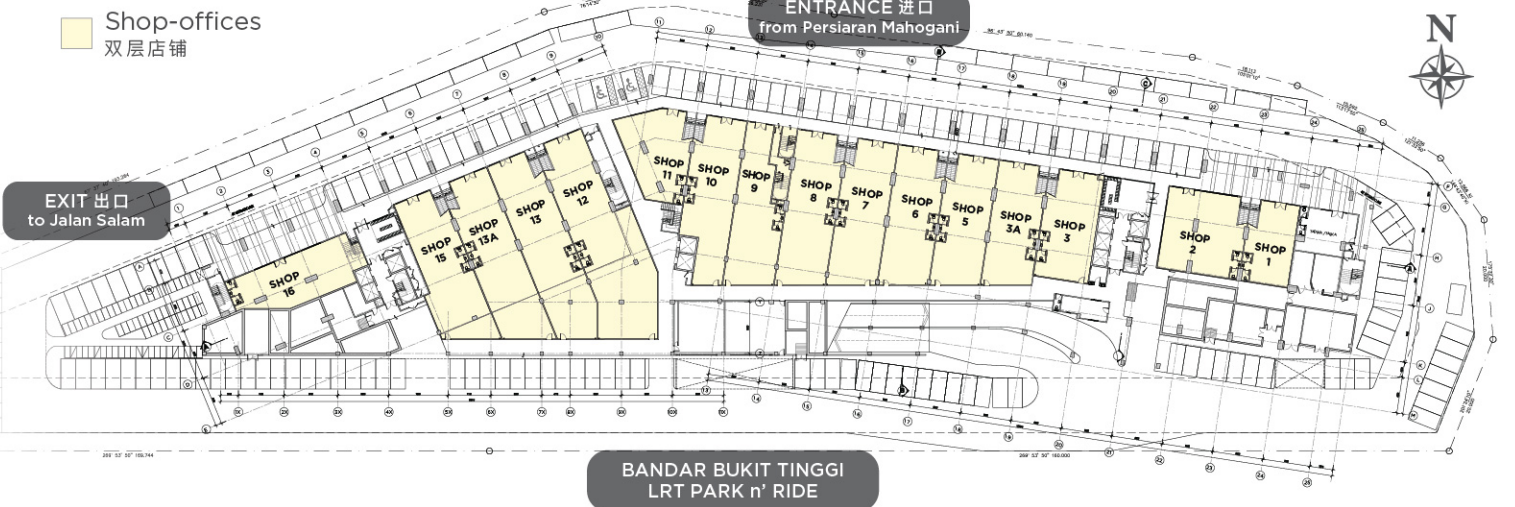
位于成熟且人口密集的城镇群中：Bandar Botanik、Bandar Bukit Tinggi, Bandar Puteri 以及 Bandar Parklands。

与周边商业单位相比，本项目每平方英尺的价格具有竞争优势。

位于Ambang Botanic 1 & 2 住宅区的邻近地带，该区域居民具备较高的可支配收入。

发展商在很多项目中展现了卓越的业绩，如：GM Klang Wholesale Mall 和新近交付的 GM Remia Residence；建立了良好的信誉与口碑。

SITE PLAN
(Ground Floor 底层)





仅有16间双层多功能店铺，具备高投资潜力。

仅离 Bandar Bukit Tinggi 轻轨站 200 米。

Ambang Residence 共有 618 个住宅单位，拥有丰富的潜在客户资源。

每双层店铺可享有 4 或 5 个专属停车位。

四周环绕着多个活跃的商业区。

多功能且宽阔的楼层设计，总面积从 4,543 至 8,767 平方尺，适合各种类型的业务。

AN INVESTMENT SECOND-TO-NONE. OWN NOW! FREEHOLD FROM ONLY RM2.7MIL

One of the last 2-Storey Shops within the locality

Surrounded by mature, densely populated townships: Bandar Botanic, Bandar Bukit Tinggi, Bandar Puteri, and Bandar Parklands

Highly competitive price/sq. ft. as compared to other commercial units in the vicinity

Neighbouring the exclusive Ambang Botanic 1 & 2 residential precincts with high disposable income

Developer with a proven track record in GM Wholesale Mall and the newly handed-over GM Remia Residence

First Floor
Unit (Strata B)
一楼单位(分层B)

Full-window display for
maximum exposure

全玻璃窗框展示，
提供最大可视性

Ground Floor
Unit (Strata A)
底层单位
(分层A)

Option to build a recessed
wall for an al-fresco dining area

可选择打造时尚凹进式墙面，
以作户外餐饮区

Spacious Corridor
宽阔的走廊

A PRIME LOCATION FOR BUSINESS 黄金商业地点



Located right opposite Bandar Bukit Tinggi LRT Station and connected to multiple highways, getting to **Ambang Residence 2-Storey Shops** is a breeze. The business community here is strategically located in the vicinity of well-established neighbourhoods with comprehensive amenities within reach.

Ambang Residence 双层店铺位于Bandar Bukit Tinggi 轻轨站对面，交通便利，链接与多条高速公路。地理位置优越，周边经营着成熟的社区，设施齐全，应有尽有，触手可及。

ACCESSIBLE VIA

- Pulau Indah Highway
- Shah Alam Expressway (KESAS)
- Federal Highway
- New Klang Valley Expressway (NKVE)
- West Coast Expressway (WCE)

CONVENIENTLY LINKED TO

- Port Klang - 10KM
- Setia Alam - 18KM
- Shah Alam - 21KM
- Puchong - 28KM
- Subang Jaya / PJ - 30KM



SCAN QR CODE FOR
WAZE DIRECTIONS
TO OUR SHOW UNIT
& SALES GALLERY

Developer:

Gamuda GM Klang Sdn Bhd (201201036030 (1020512-UJ)
10-7-1, 7th Floor, Queen's Avenue Block 10,
Jalan Shelly, 55100 Kuala Lumpur
Tel: +603 9206 6333 Fax: +603 9206 6222

Sales & Marketing Agent:

TWINS PROPERTY SDN BHD 1276344-V
Ejen Hartanah Berdaftar Real Estate Agent E/11 1626
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