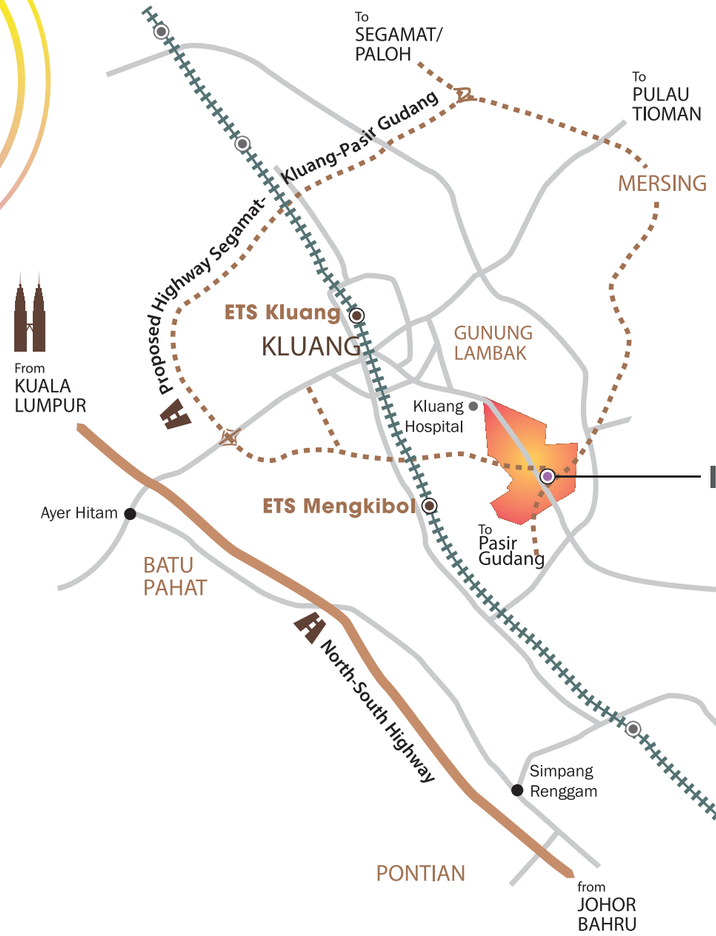
Connected To What Matters



Perfectly connected to surrounding communities and lifestyle hubs, Impiana Square ensures your business benefits from both local demand and regional connectivity. With rapid township development and infrastructure upgrades in motion, Impiana Square stands as a beacon of opportunity - today and for the future.



Nurturing Environments, Enriching Lives.

Land Owner:
Koperasi Kemajuan Tanah Negeri Johor Berhad (KKTNJB)

MATRIX

BANDAR SERI IMPIAN
Kluang Southgate

A Member Of
MATRIX CONCEPTS HOLDINGS BERHAD
199601042262 (414615-U)
Developer
MATRIX CONCEPTS SDN BHD
199401010029 (295708-V)

Kluang Office
1, Impiana Square, Jalan Seri Impian 8/1a,
Bandar Seri Impian, 86000 Kluang, Johor DT, Malaysia
T +607 774 2688 F +607 774 4688

Head Office
Wisma Matrix, No.57, Jalan Tun Dr. Ismail,
70200 Seremban, Negeri Sembilan DK. Malaysia
T +606 764 2688 F +606 764 6288

+607 774 2688
www.seriimpian.com.my

ISO 9001 CERTIFIED

Sekatan Kepentingan: Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Kuasa Negeri. All Renderings contained herein are Artist's Impressions only. The Information contained herein is subject to change without notification as maybe required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be responsible for any variations. For avoidance of doubt on the buildings, unit layouts, specifications and development status, please always refer to the Sales & Purchase Agreement.

IMPIANA SQUARE

THE PULSE OF BANDAR SERI IMPIAN

A Prime Commercial Platform

Discover shop offices crafted for flexibility and scale, designed with modern specifications to accommodate everything from dynamic F&B outlets to professional service suites. With its commanding presence and high-visibility location, Impiana Square sets the stage for ambitious businesses to thrive.

High Footfall

High Visibility

High Returns

Driving The Next Wave Of Growth

Positioned at the heart of a fast-growing township, Impiana Square marks the next phase of expansion within the 57-acre thoughtfully planned commercial hub of Bandar Seri Impian. Creating a vibrant ecosystem where business and lifestyle seamlessly converge.

- Strategically located at the heart of a vibrant 1,210-acre township development
- Lot sizes from 20' x 70' with built-up areas starting from 1,269 sq. ft.
- Freehold with individual title
- 15-Foot high ceiling design
- Next to Jalan Kota Tinggi–Kluang
- Close to lifestyle, healthcare, and commercial amenities
- Surrounded by mature neighborhoods
- Immediate catchment of approximately 40,000 residents
- Next to X-Park Recreational Hub and 13.5-acre Lake Park

Artist's Illustration



Your Next Hotspot

Positioned to be the next vibrant and bustling commercial hub, Impiana Square will present the perfect opportunity for business success. Testament to this are the reputable brand names that have chosen to be part of Impiana Square.

XPARK · KFC · ZUS · KLUANG RailCoffee · tealive · BIG TO GROCER · 2CO · watsons

Artist's Illustration



Built For Businesses On The Move

From compact lots to generous frontages, Impiana Square offers flexible unit sizes that empower businesses to expand, adapt, and flourish. Whether your goal is to anchor a flagship retail store, operate a specialty café, or set up a corporate office, these shop offices provide the foundation to succeed.

Be Part Of The Excitement

Impiana Square enjoys a prime advantage by being adjacent to X-Park, a vibrant recreational hub featuring a driving range, pickleball courts, badminton facilities, go-kart tracks, futsal and more. This unique proximity creates a dynamic environment that attracts high foot traffic, offering businesses at Impiana Square the opportunity to thrive in a lively, family-friendly destination where commerce meets lifestyle.

The Future Commercial Hub Of Kluang

Impiana Square offers unparalleled connectivity and growth potential. Surrounded by emerging commercial developments, including X-Park with lifestyle facilities, plots earmarked for a supermarket, petrol station, lifestyle retail hub, and future shop lots. Impiana Square is poised to become the next vibrant business and lifestyle destination in Kluang.



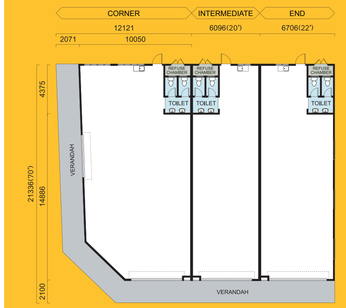
IMPIANA SQUARE





FLOOR PLANS

20' x 70' | From 1,269 sf



SPECIFICATIONS

STRUCTURE	: Reinforced Concrete
WALL	: Cement Sand Brick
ROOFING	: Metal Deck Roofing
CEILING	: Plaster Ceiling / Skim Coat
WINDOWS	: Aluminium Frame Glass Window
DOORS	
Entrance	: M.S Roller Shutter
Side Entrance	: M.S Roller Shutter (Applicable for corner unit only)
Others	: Plywood Flush Door
FLOOR FINISHES	
Shop	: Cement Render
Verandah	: Tiles
Toilets & Refuse Chamber	: Tiles
WALL FINISHES	
Shop	: Plaster & Paint
Toilets & Refuse Chamber	: Tiles

SANITARY FITTINGS	Corner Lot	Intermediate / End Lot
Wash Basin	2	2
Wash Closet	2	2
Kitchen Sink	1	1

ELECTRICAL INSTALLATIONS	Corner Lot	Intermediate / End Lot
Lighting Point	17	10
Power Point (13AMP)	4	4
Ceiling Fan Point	2	2
Telephone / Data Point	1	1

ELECTRICAL SUPPLY : 3 Phase Power Supply