

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.



Home is *never closer* with the Launch of

ETS KL SENTRAL ↔ KLUANG



IMPIANA SQUARE

1-STOREY SHOP OFFICE



At The Centre Of Opportunity

Matrix Galleria @ BSI



Land Owner:



Nurturing Environments, Enriching Lives.

A Member Of
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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.



Driving The Next Wave Of Growth

Positioned at the heart of a fast-growing corridor, Impiana Square establishes itself as the next benchmark for integrated commerce. This master-planned commercial hub combines strategic foresight with community-driven demand, creating an ecosystem where business and lifestyle converge.

- Single storey shops
- Lot size from 20' x 70', built-up from 1,200 sf
- Versatile & spacious layouts
- 18' ceiling height
- Nearby retail, lifestyle, healthcare amenities
- Easy access to North South Expressway
- Close to ETS (Mengkil Station)
- Close proximity to amusement park
- 13.5 acre lake park



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.

X-Park

Big 10 Supermarket

Ten-Ten Superstore

Zus Coffee

Kluang Rail Coffee

Tealive

Mr. DIY

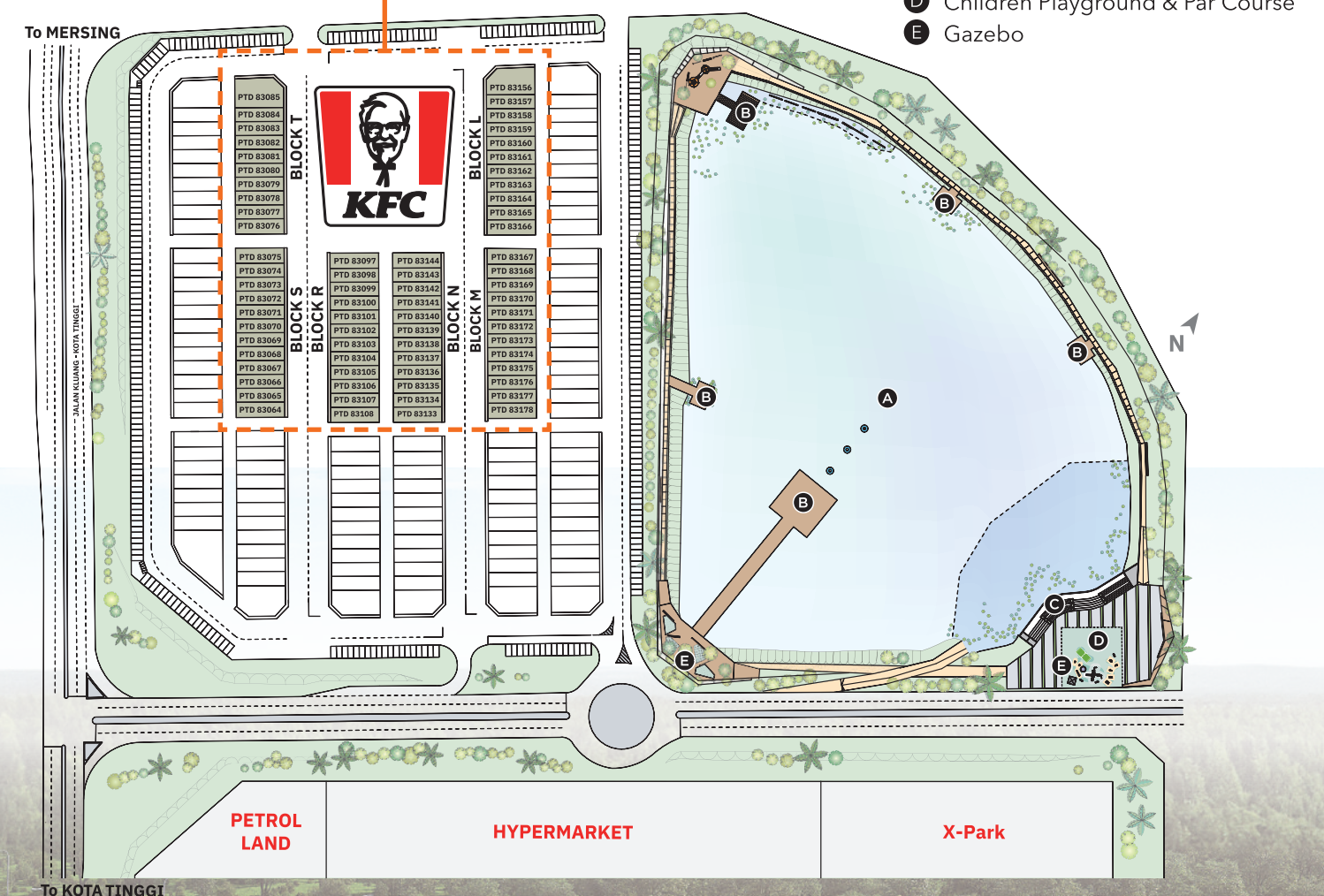
2-Eco Shop

BHP

KFC

Watsons

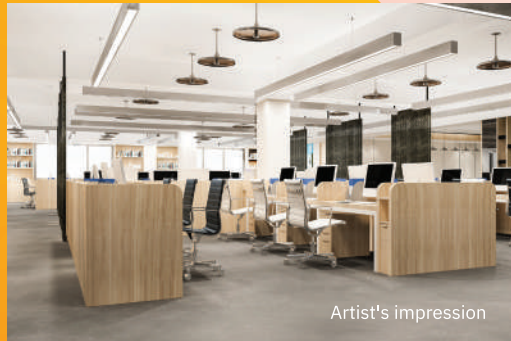
Impiana Square 1 - Phase 2





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.



Artist's impression



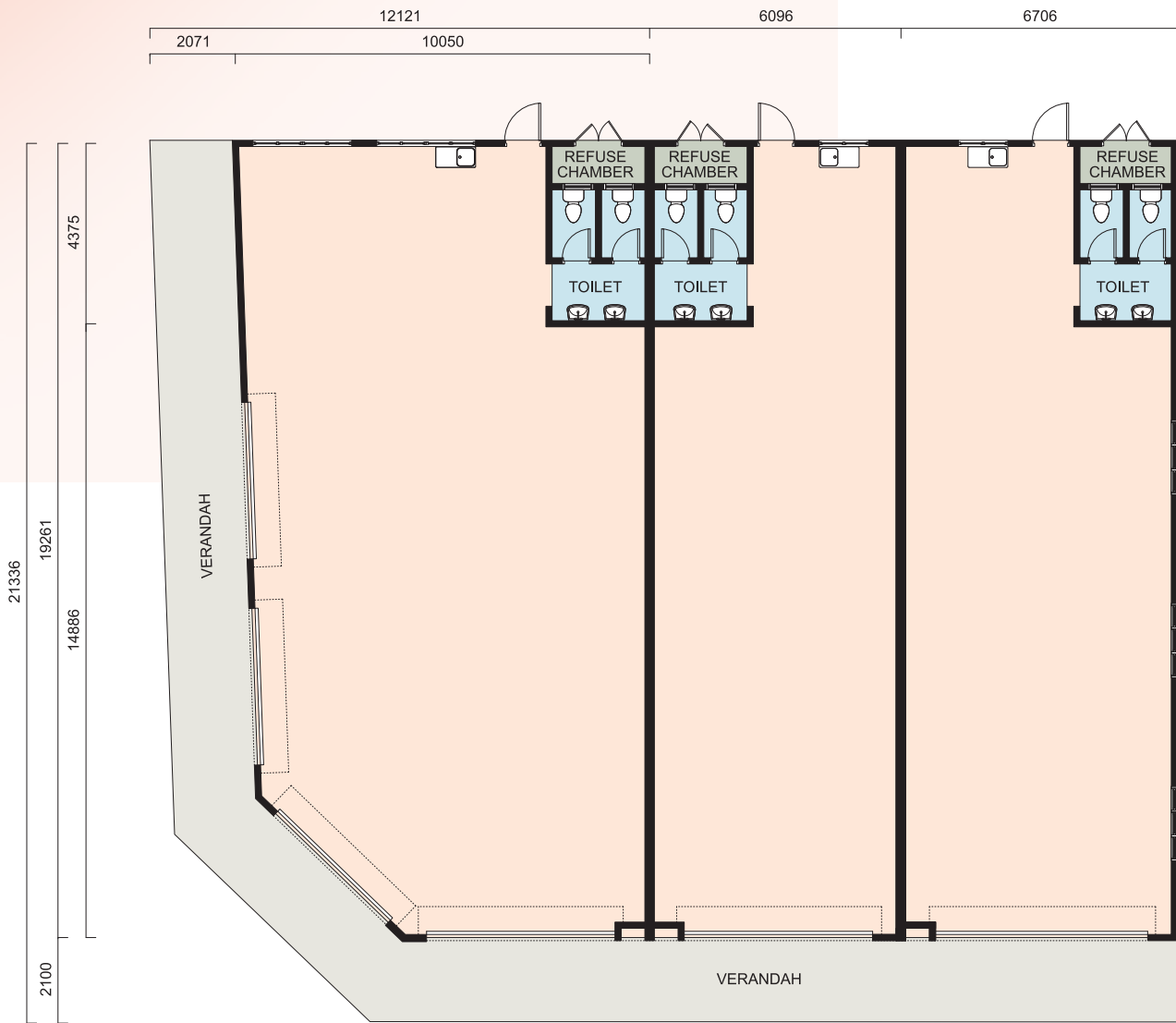
Artist's impression



Artist's impression

FLOOR PLANS

Impiana Square 1 - Phase 2
20' x 70' | From 1,269 sf | 18' Ceiling Height



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	