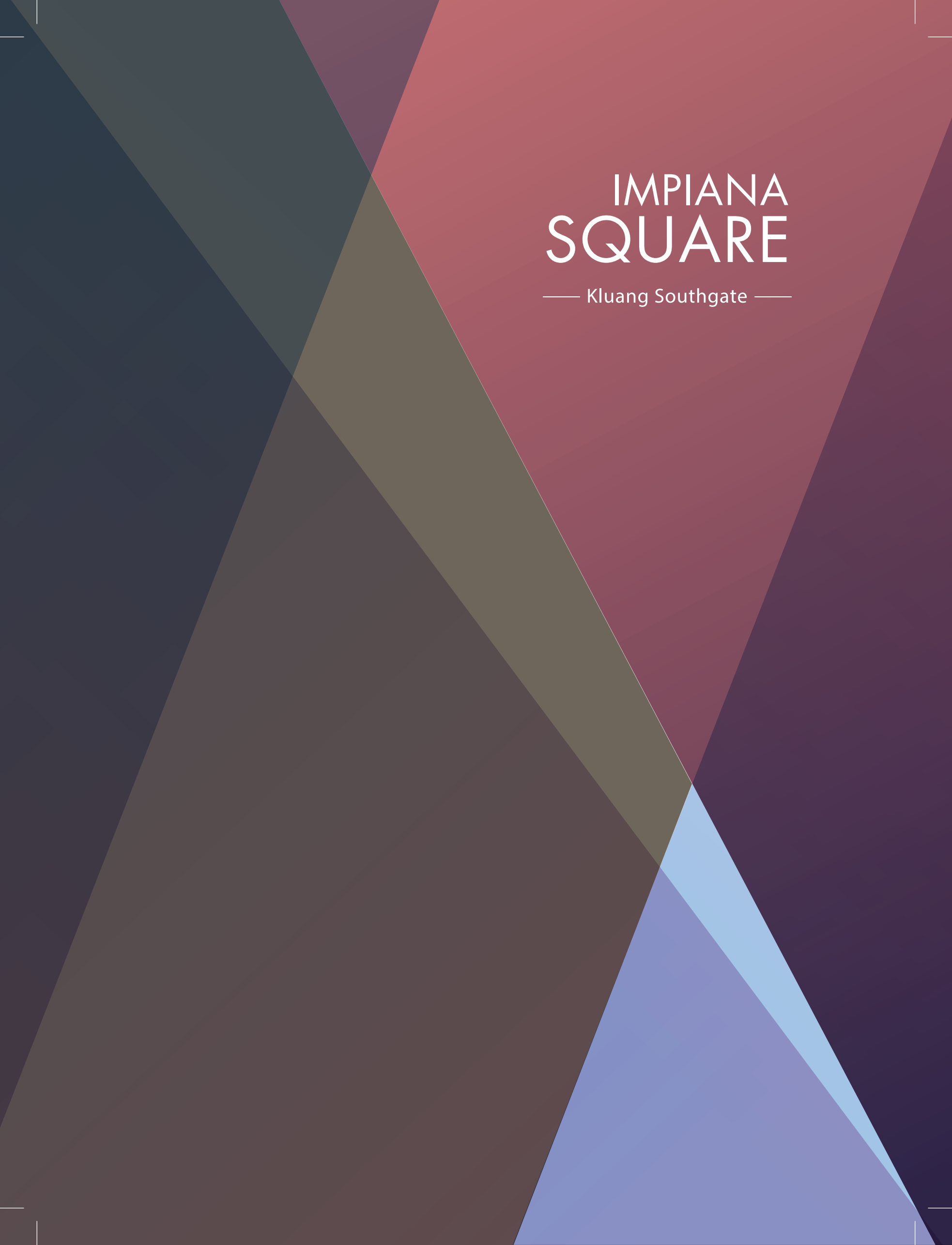




IMPIANA SQUARE

— Kluang Southgate —

Where life buzzes with vibrancy

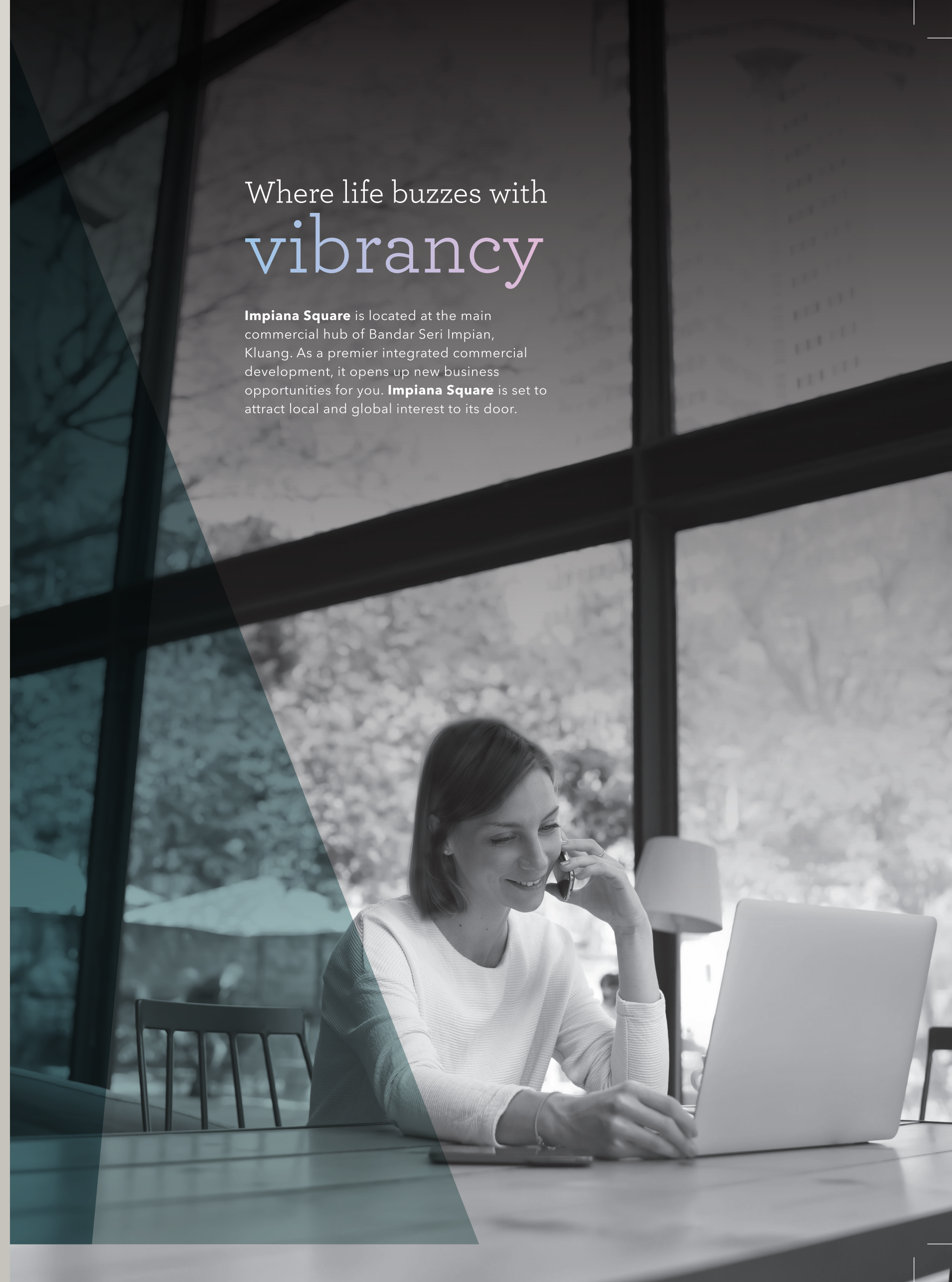
Impiana Square is located at the main commercial hub of Bandar Seri Impian, Kluang. As a premier integrated commercial development, it opens up new business opportunities for you. **Impiana Square** is set to attract local and global interest to its door.

90
units

2,640 - 10,494
sq.ft

2 & 2½
storey shop offices

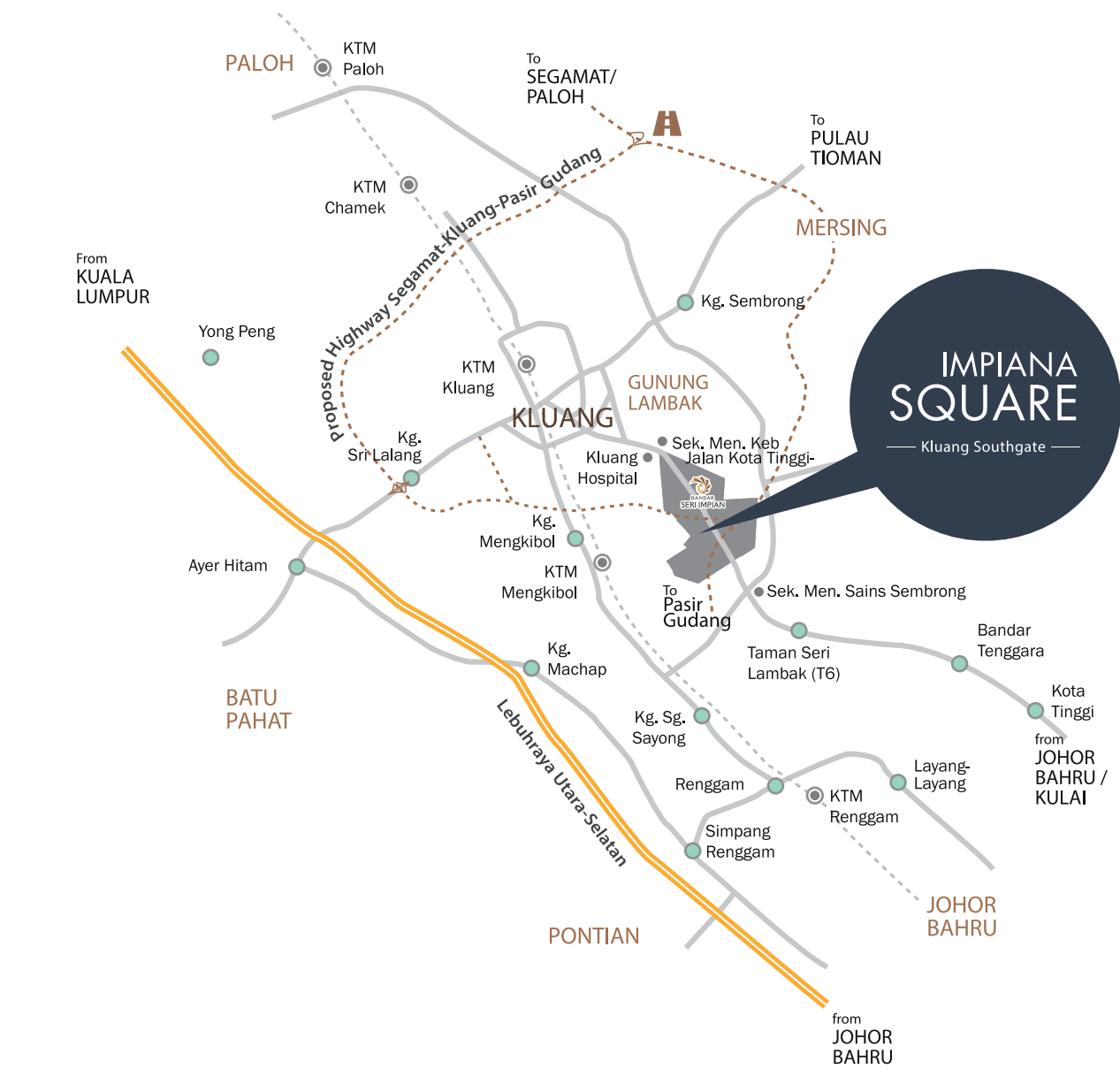
Freehold | Lakefront Retail | Restaurants & Cafes | Showrooms



IMPIANA SQUARE

THE BUSINESS ADDRESS

KLUANG SOUTHGATE



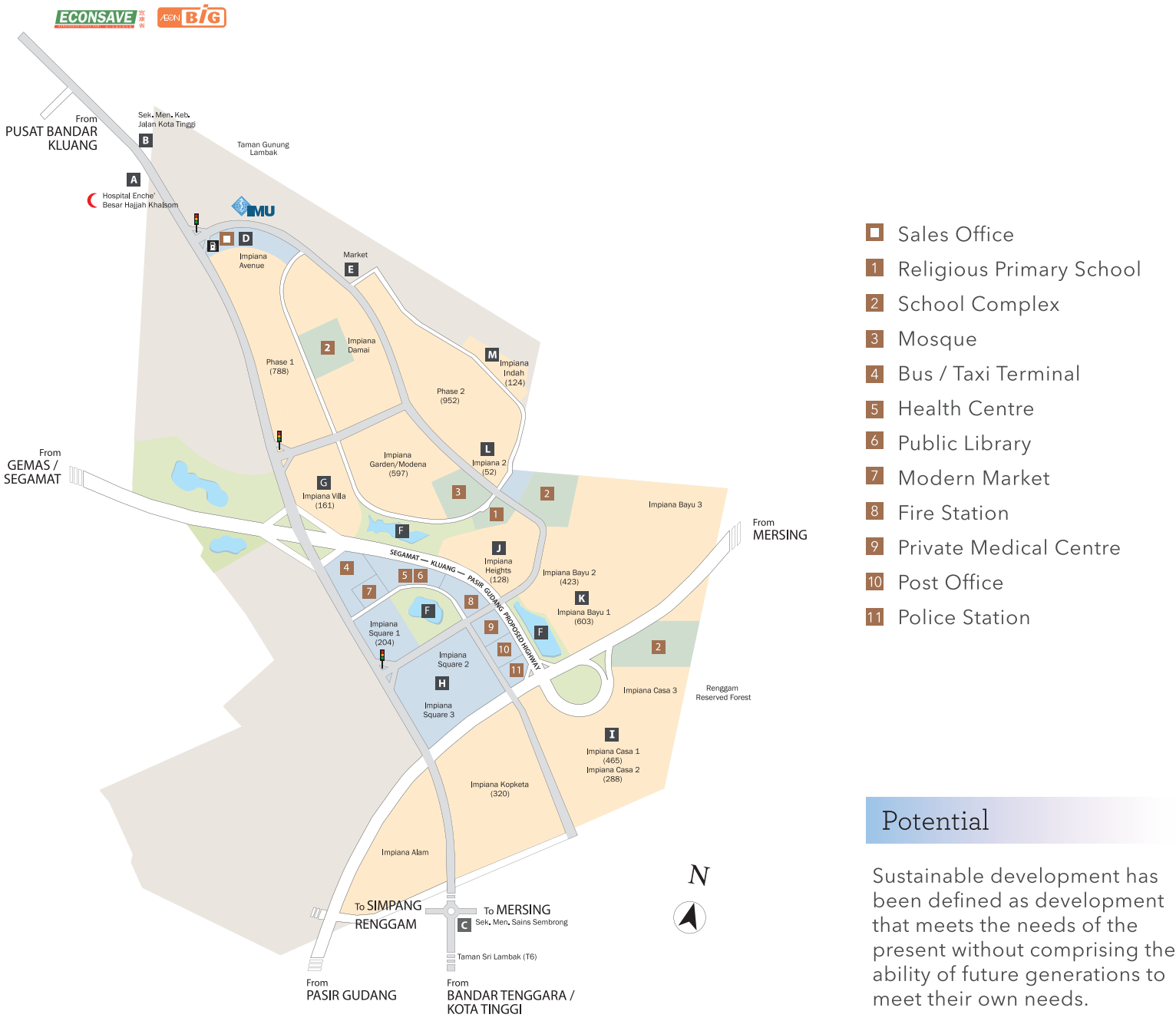
Connectivity

Impiana Square, Kluang Southgate is strategically located as a gateway to Kota Tinggi/Kulai Johor Bahru/Pasir Gudang and Iskandar region with the newly proposed Gemas-Segamat-Kluang-Pasir Gudang Highway.

With the upcoming interchange within Bandar Seri Impian, it offers great potential linkage:

- To the North - Segamat
- To the East - Mersing (Gateway to world renowned Pulau Tioman diving sites)
- To the West - Batu Pahat
- To the South - Pasir Gudang (Trading & Commercial Centre)
- To the South - Iskandar flagship

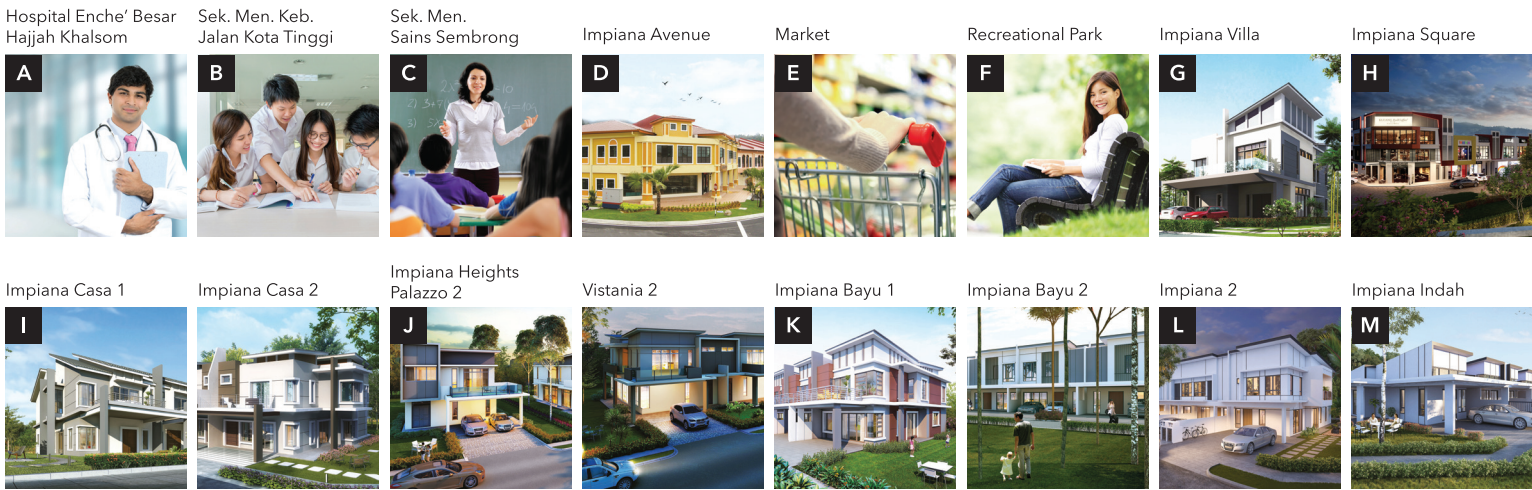
Enhancing the connectivity to Bandar Seri Impian is the newly completed/upgraded Kluang - Kota Tinggi state road from 2 to 4 lanes to ensure smooth and convenient drive into Kluang Town.



Potential

Sustainable development has been defined as development that meets the needs of the present without comprising the ability of future generations to meet their own needs.

A rich and varied background for business



A NATURE-INSPIRING
ENVIRONMENT
OFFERING TOTAL
RESIDENTIAL AND
COMMERCIAL
FLEXIBILITY



WHERE THE RETAIL MEETS THE LAKE

Convenience and tranquility in a seamless transition to rest the mind and rejuvenate the spirit. Enjoy a cup of coffee and shop for your needs, or simply take a cool evening walk amidst the shaded green and serene lake view.





KLUANG RailCoffee



The **Kluang Station Coffee** used to be the canteen of the railway station. This station is actually a major stop, meaning all trains, including express trains, stop at this station. Lim Luan Hee had come to Malaysia from China and started operating Kluang Station Coffee in 1938. It now goes by the name of **"Kluang RailCoffee"** and operated by the 3rd generation of the Lim family.

Concept of *'Your friendly local kopitiam'*

Kluang RailCoffee is a local grown medium-sized restaurant located in growing townships of Kluang. Emphasizing on the continuity of local tradition and heritage in a harmonious environment, their dedication and commitment is to serve great food, build an everlasting customer relations and provide superb service at affordable prices, surrounded by old charm and nostalgic atmosphere.

Menu

The most popular dishes that you can get here are charcoal-grilled toast (bread or bun), half boiled eggs, packed nasi lemak, and coffee. The charcoal-grilled bun is layered with thick homemade kaya and thick slabs of butter. Half boiled Telur Kampung is perfectly cooked with the usual runny texture. Fragrant Nasi Lemak with a dollop of sambal wrapped in a piece of banana leaf. Grown locally and roasted with butter, the choice of coffee has rich and punchy flavour .



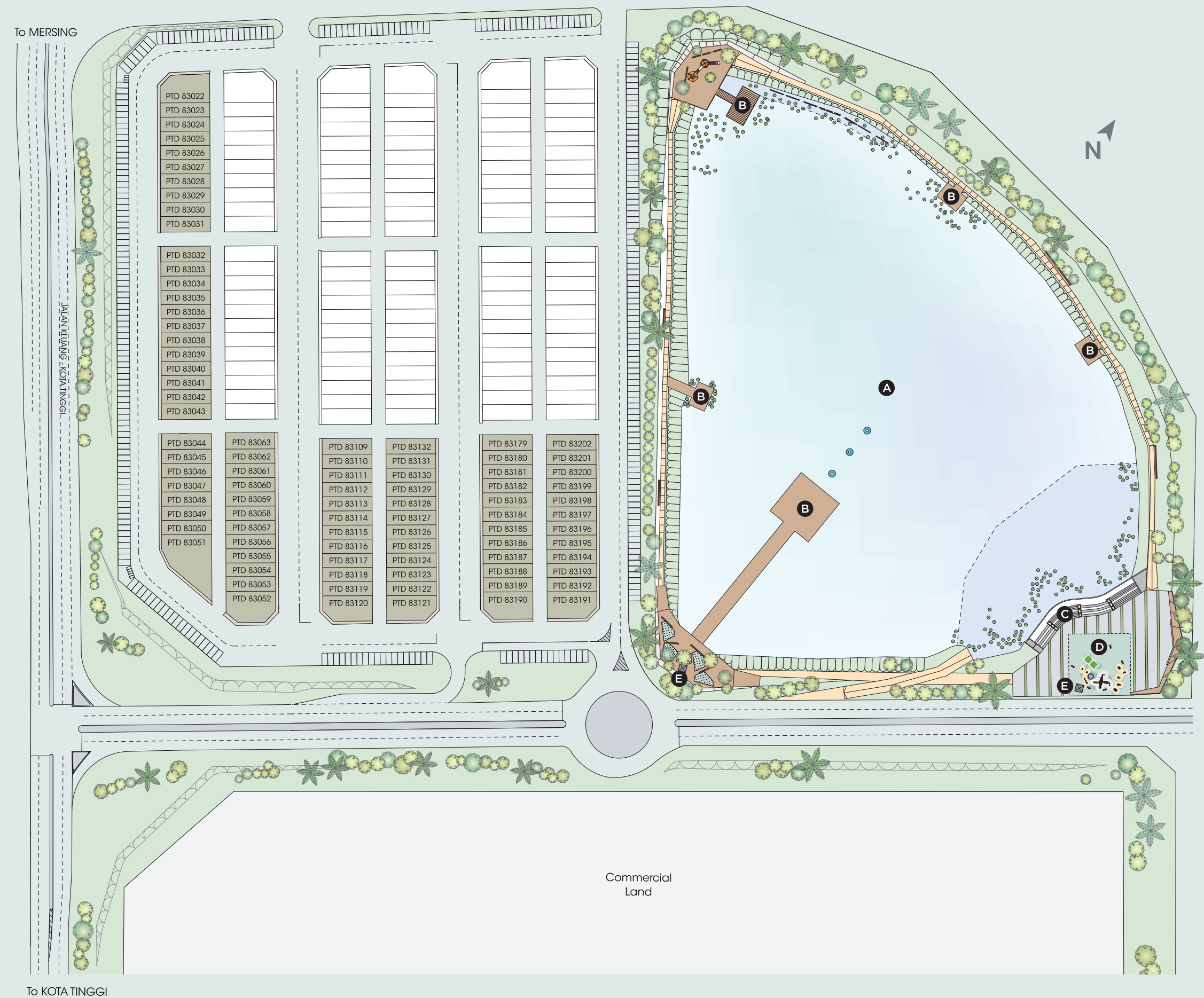
THE PERFECT BALANCE OF MODERN STYLE AND TRANQUIL LAKEFRONT CONCEPT.

Reflection of the sun beaming on the surface of the lake, sweeping a lovely golden hues of peacefulness. Modern design providing elegant facade, enticing the good business vibes and providing vibrant atmosphere. Complementing each other in perfect harmony.



SITE PLAN

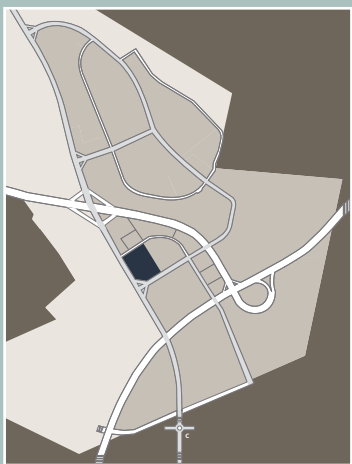
Choices lots to suit your dreams. Located within an easy access of main roads and surrounded by upcoming transportation hub and modern market for your convenience.



ADD VIBRANCY TO YOUR EXPERIENCE

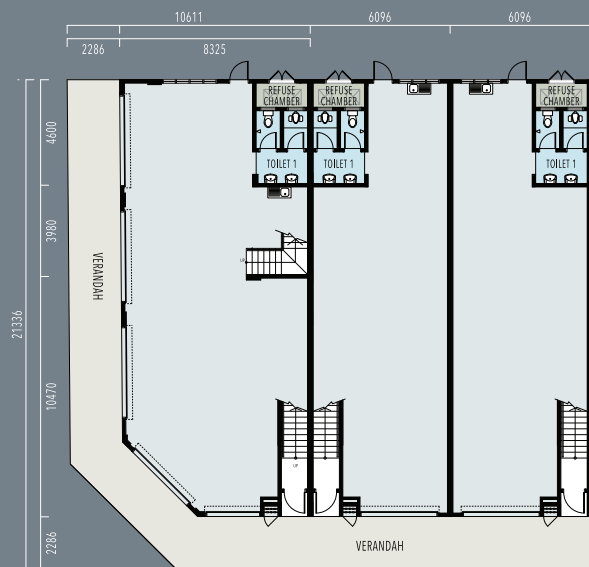
IMPIANA SQUARE SITE LAYOUT PLAN

- A Lake
- B Viewing Deck
- C Amphitheater
- D Children Playground & Par Course
- E Gazebo

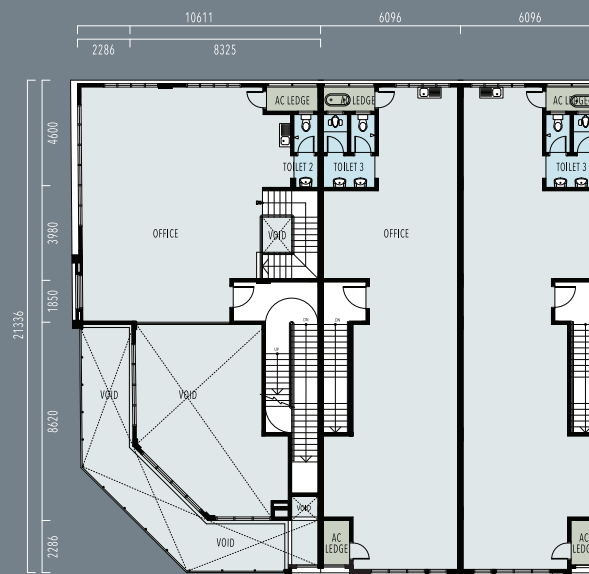


FLOOR PLAN

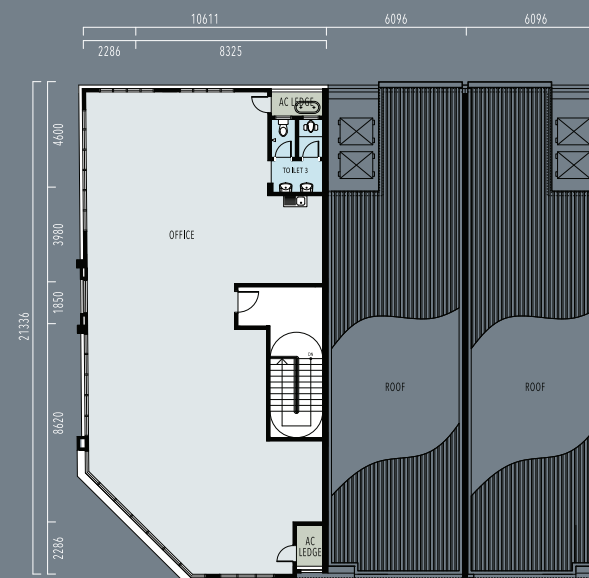
2 & 2½ Shop Office
Corner Lot / End lot / Intermediate Lot



Lower
Ground
Floor



First
Floor



Top
Floor

SPECIFICATION

2 & 2½ Shop Office
Corner Lot / End lot / Intermediate Lot

Structure	Reinforced Concrete			
Wall	Cement Sand Bricks			
Roof	Metal Deck Roofing			
Ceiling	Plaster Ceiling / Skim Coat			
Windows	Aluminum Frame Glass Window			
Doors	Entrance - M.S. Roller Shutter Others - Plywood Flush Door / Fire Rated Door / M.S Grilled Door			
Floor Finishes	Shop Office Pantry Stair Case A/C Ledge Toilets Verendah Refuse Compartment Others	Cement Render / Power Float Cement Render / Power Float Cement Render / Power Float Tiles Cement Render / Power Float Tiles Tiles Tiles Tiles Cement Render / Power Float		
Wall Finishes	Toilets Refuse Compartment Pantry Others	≈ Tiles to 2.10m Height Full Heights Tiles ≈ Tiles @ Sink Wall to 1.5m Height Weather shield + Sealer (External) / Emulsion Paint (Internal)		
		Corner Lot	End Lot	Intermediate Lot
Sanitary Installation	Wash Basin Sitting WC Squatting WC Shower Point Kitchen Sink	5 Units 3 Units 2 Units 3 Units 3 Units	4 Units 2 Units 2 Units 2 Units 2 Units	4 Units 2 Units 2 Units 2 Units 2 Units
Electrical Installtion & Electrical Supply	Light Point Power Point (13 AMP) Ceiling Fan Point Telephone / Data Point Free Internet Connection 3-Phase Power Supply	35 Nos. 10 Nos. 8 Nos. 2 Nos. 1 Year	20 Nos. 8 Nos. 6 Nos. 2 Nos. 1 Year	20 Nos. 8 Nos. 6 Nos. 2 Nos. 1 Year

THE AWARD - WINNING DEVELOPER

We are Matrix Concepts.
Incorporated since 1997, we are an established developer in building homes and commercial properties.
Our integrated projects merge the aspects of working and living to cater to every lifestyle.
Along our journey to deliver quality products, we have received numerous accolades within the industry and beyond.

2016

PROPERTY INSIGHT PRESTIGIOUS
DEVELOPER AWARD -
BEST TOWNSHIP DEVELOPER

Matrix Concepts Holdings Berhad

SOUTH EAST ASIA PROPERTY
AWARDS (MALAYSIA)

*Elymus @ Resort Home awarded
Best Housing Development
(Central Malaysia)*

SOUTH EAST ASIA PROPERTY
AWARDS (MALAYSIA)

*Matrix Concepts Holding Berhad
awarded Special Recognition in
Corporate Social Responsibility (CSR)*

2015

THE EDGE BILLION RINGGIT CLUB

*Matrix Concepts Holdings Berhad
(Member)*

2014

FORBES ASIA 200
BEST UNDER A BILLION

*Matrix Concepts Holdings Berhad
(One of the best small and midsize
companies in Asia Pacific with annual
revenue under USD1 billion)*

THE BRANDLAUREATE SMES
CORPORATE BRANDING AWARD

*Matrix Global Schools
(Education - International Schools)*

SME100 FAST MOVING
COMPANIES AWARD

Matrix Global Education Sdn. Bhd.

SME RECOGNITION PLATINUM
ENTREPRENEUR AWARD

Dato'Lee Tian Hock

2013

GREEN BUILDING INDEX (GBI)
GOLD STANDARD (PROVISIONAL)
CERTIFICATE

d'Tempat Country Club

WORLD SENSE OF PLACE -
SUSTAINABLE TOWNSHIP
OF THE YEAR

Bandar Sri Sendayan

LISTED ON MAIN BOARD
OF BURSA MALAYSIA

Nurturing Environments, Enriching Lives.



A Member Of
**MATRIX CONCEPTS
HOLDINGS BERHAD** (414615-U)
Developer
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