

# Reko Sentral Commercial Hub, Kajang, Selangor

## Uncover the Commercial Potential of Reko Sentral

The southern part of Klang Valley has been experiencing booming growth since the advent of the 21st century, thanks to the emergence of Putrajaya - the new government administrative hub and the third Federal Territory of Malaysia after Kuala Lumpur and Labuan; Cyberjaya - also known as Silicon Valley of Malaysia, a key part of the Multimedia Super Corridor (MSC); and the Kuala Lumpur International Airport (KLIA).

### Kajang Revisited

Located within this growth corridor, Kajang is one of the matured municipals in Southern Klang Valley that has transformed into a popular suburb for both residential and commercial developments. Situated 20km south of Kuala Lumpur, accessed by the North-South Highway, SILK highway, Grand Saga Highway and trunk roads (Jalan Reko and Jalan Bangi), Kajang is no longer a small town only well known for its satay. Today, it hosts a number of universities, research institutions, multinational industrial parks, several golf clubs, as well as the renowned exclusive country-living neighbourhood.

The new campus of University of Nottingham is among some nearby educational institutions located in the Kajang-Bangi-Semenyih vicinity, along with National University of Malaysia (UKM), Kuala Lumpur Infrastructure University College (IKRAM), University Tenaga Nasional (Uniten), Malaysia France Institute, New Era College and MEA Technology Centre.

Besides that, the municipal is also home to the Maybank Training Centre, Bumiputera-Commerce Bank Training Centre and the Malaysia Institute of Nuclear Technology Research Centre (MINT). The government's effort in developing this area has resulted in the establishment of various multinational organizations' production factories, such as Sony, Denso, Hitachi, Sapura, Datapos and Sumida. The vast amenities and healthy employment market have led to a population of more than 230,000, a healthy growth from 2001, when it was just 189,000 (source: Kajang Municipal Council, MPKJ).

### Well-planned Commercial Park

The rapid growth of population translates to an increasing need for various Business-to-Business and Business-to-Consumers services, namely banks, convenience stores, fresh market, restaurants, healthcare centre and so on.

Anticipating this demand and investment opportunity, Reko Heights Development launched its RM100 million Reko Sentral Commercial Park at the centre point of the bustling Jalan Reko and Jalan Bangi. This prime 20-acre land boasts some 13 blocks of shop-offices. 129 shop-offices are offered on an en-bloc basis and come with individual freehold title. Block 10, which hosts 17 units of shops (ground floor) and 64 units of offices (second and third floor), is for sale on a strata basis.

To complement this commercial park, a modern three-storey wet market was recently approved by the municipal and is targeted to serve the community by end-2008. The wet-market will become a landmark for Reko Sentral, in addition to attracting more traffic to this commercial hub. For customers' convenience, some 800 parking bays will be allocated.

### Strategically Positioned

Apart from its highly enviable location, Reko Sentral is also superbly well connected via a network of roads, such as the SILK Highway, North-South Highway, Grand Saga Highway, Jalan Reko (from Kajang) and Jalan Bangi (from Bangi). It is a mere 3km from Kajang and Bangi town.

Reko Sentral is situated within the busy high-traffic area along Jalan Reko and Jalan Bangi, ensuring that businesses will not go unnoticed.

The investment for this project ranges from RM42,888 for an office suite and RM628,338 for an en-bloc shop-office. Discerning investors have snapped up 80% of this project to-date. Buyers are positive and confident with both projects and its developer as the development is now in the advanced stages of construction and scheduled to be completed in mid-2008.

Interested investors or businessmen who wish to join this group of Reko Sentral owners are welcome to make an appointment for an on-site visit so they can gauge the potential of this upcoming hotspot themselves.

For further information, kindly contact Reko Heights Development Sdn Bhd at 03-80765022 or rekoh@tm.net.my.





<b>QuikPro No:</b>	NC831
<b>Address:</b>	Kajang, Selangor
<b>Property Type:</b>	Shop
<b>Tenure:</b>	Freehold
<b>Land Area:</b>	1,540 - 1,559 sq.ft.
<b>Built Up:</b>	4,620 sq.ft.
<b>Listing Price:</b>	From RM628,338 - RM718,338
<b>Bumi Discount:</b>	10%
<b>Site Progress:</b>	50 % Completion
<b>Posted Date:</b>	September 2006

#### **Facilities**

Wet Market and Petrol Station

#### **Additional Information**

**Reko Sentral** is a truly irresistible business and investment opportunity which is enhanced by the following benefits:

- Strategic location within the heart of the bustling and growing towns of Kajang and Bandar Baru Bangi.
- Easy accessibility via multiple highways such as the SILK highway, KL-Seremban highway and Cheras-Kajang highway.
- Proposed market, petrol station with over hundreds of prime commercial shop offices within the 20 acres development area.
- Close to amenities such as the Pusat Hentian Kajang, UKM, New Era College, Hospital Kajang, Equatorial Hotel, Kajang Hill Golf Resort etc.
- More than 800 parking spaces.

- Over 200,000 population catchment in the neighbouring precincts.
- 3km from Kajang and Bandar Baru Bangi town.



### The Map



### Resource

<http://www.iproperty.com.my/developments/developmentreview.aspx?pid=831>