

OMNI/O2

kota puteri

3-storey
semi-detached
factory

The **FUTURE** of your **BUSINESS,** **BUILT DIFFERENT.**



OMNI/02 by SCland brings you a new concept in business spaces that marries business sense - location, facilities and security - with the aesthetics of a well designed layout and contemporary architecture.

With just sixteen units of 3-storey semi-D factories, OMNI/02 is an exclusive, light industrial address, with single entry-and-exit point, for better security measures.

SALIENT FACTS



**MOTORISED
ROLLER SHUTTER**



**1,000KG/M²
FLOOR LOAD
WAREHOUSE**



**200AMP POWER
SUPPLY**



**99 YEARS
LEASE**



**RAIN WATER
HARVESTING TANK**



**PRIVATE
PARKING BAYS**



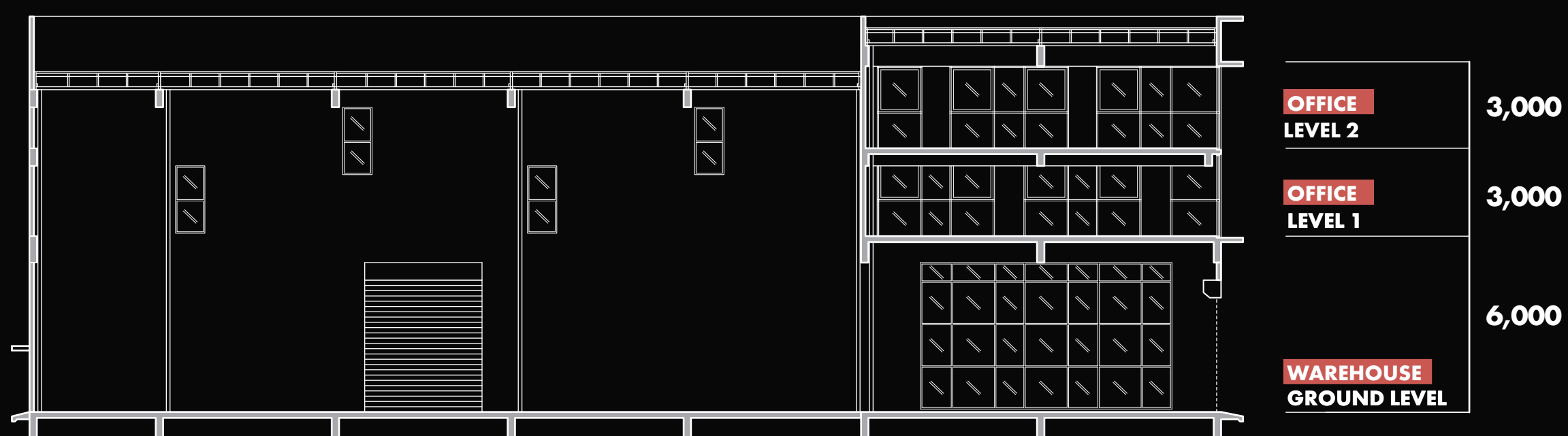
**CEILING HEIGHT
FROM 36'**



**3,000 LITRE
WATER TANK**

START OF A NEW ERA, DESIGNED BY THE PIONEERS OF MODERN INDUSTRIAL PARKS.

TYPICAL SECTION



Behind the strikingly contemporary facade of OMNI/02 lies a versatile spatial design; An ultra-high ceiling front office space at the ground level, and a 36ft - 40ft column-free vertical space to accommodate all your warehousing needs.

Each unit will have its own allocated signage placement area that will enhance your corporate image, and add to the elegance and contemporary appeal of the development.

SITE PLAN



16 UNITS OF 3-STOREY
SEMI-DETACHED FACTORY

5.92 ACRE LAND
IN KOTA PUTERI

SIZE RANGE BETWEEN

11,670_{SF} – **20,930**_{SF}

PLOT 01-07

LOT SIZE

15,145 sq.ft. (PLOT 01)

12,487 sq.ft. (PLOT 02-07)

LOT AREA

184' x 80' (PLOT 01)

184' x 68' (PLOT 02-07)

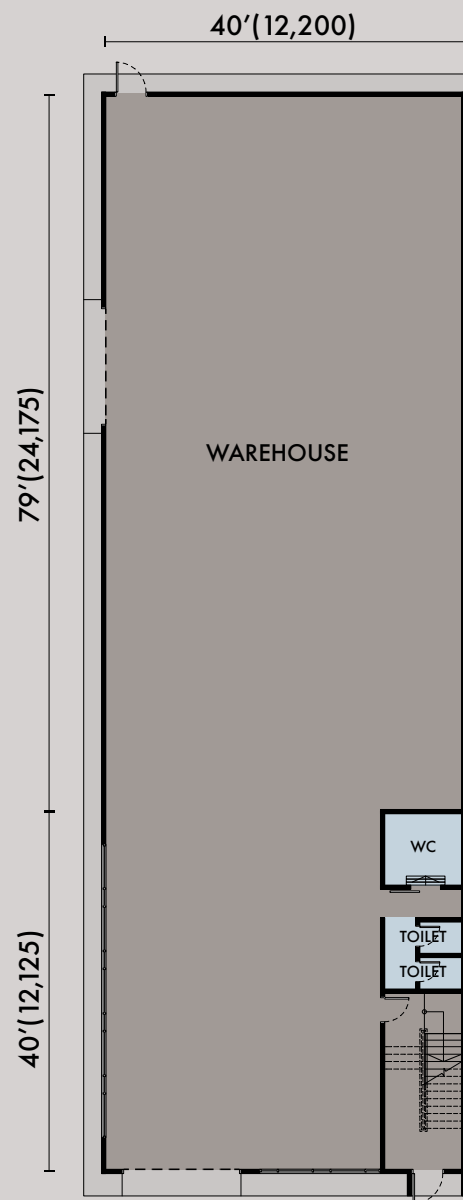
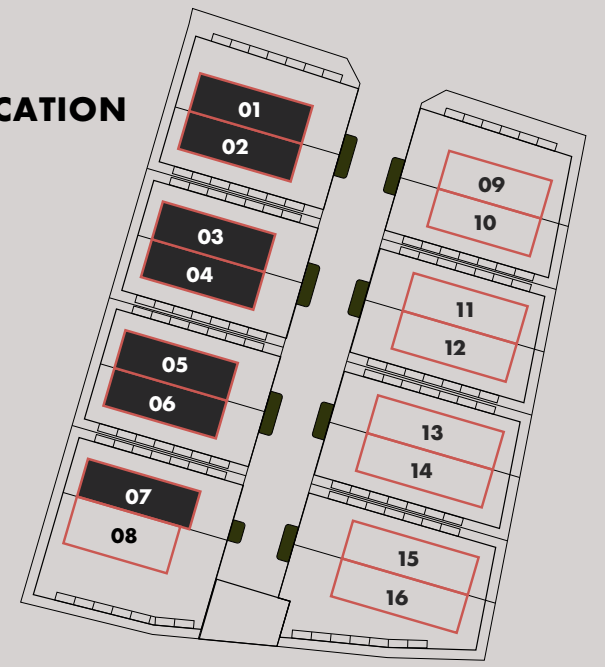
PLINTH AREA

40' x 119'

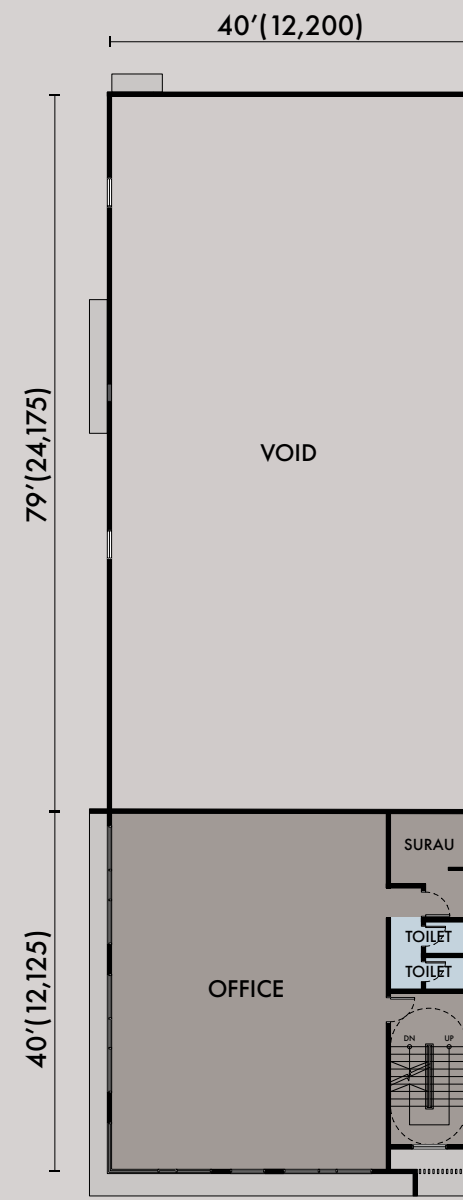
BUILT-UP AREA

7,919 sq.ft.

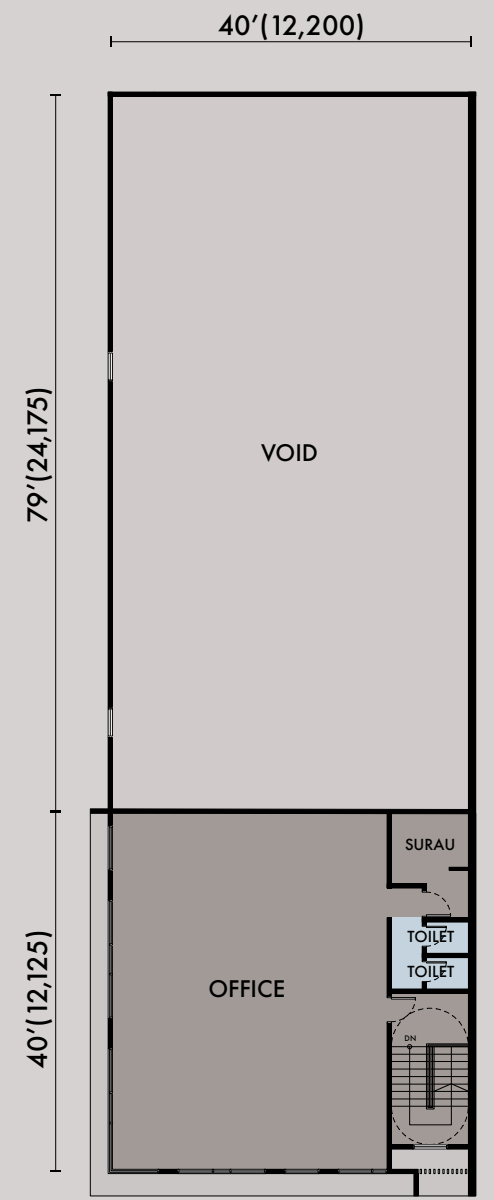
UNIT IDENTIFICATION



GF



L1



L2

PLOT 08

LOT SIZE

20,930 sq.ft.

LOT AREA

184' x 105'

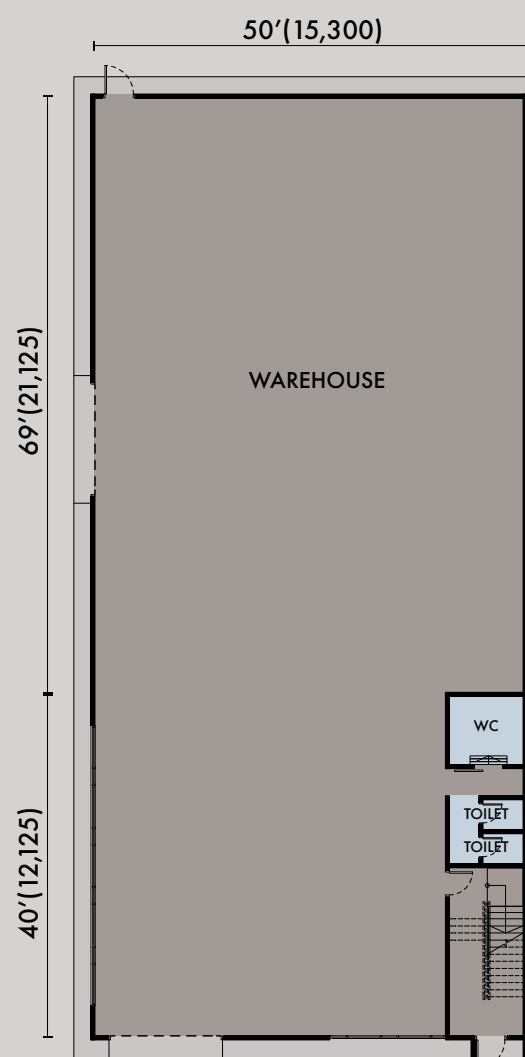
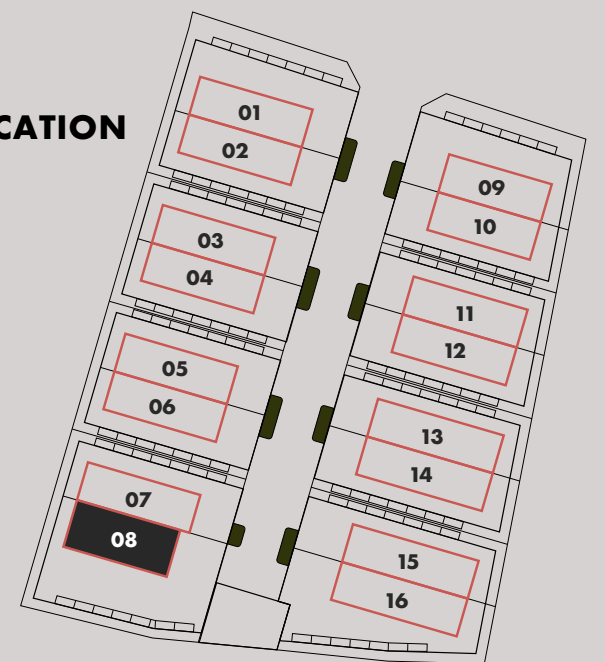
PLINTH AREA

50' x 109'

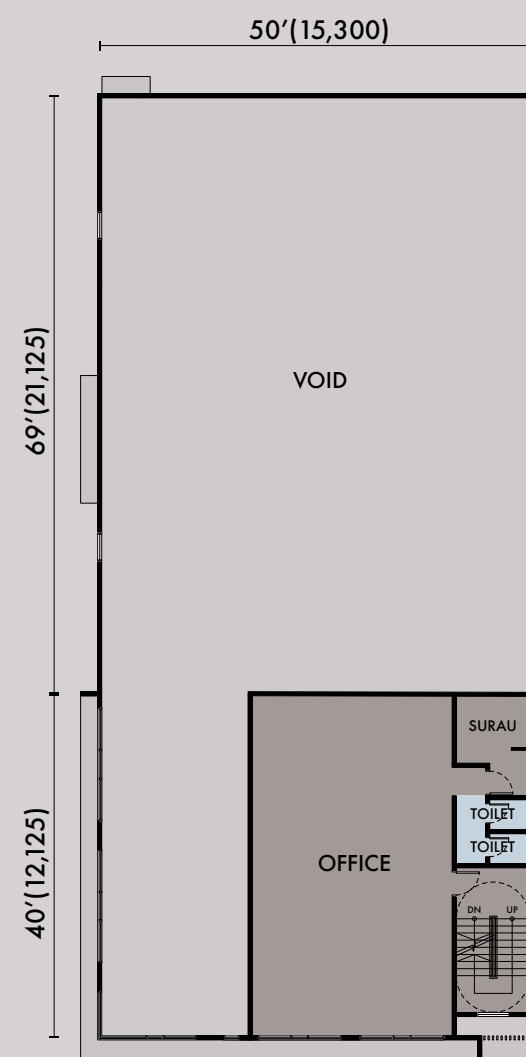
BUILT-UP AREA

7,979 sq.ft.

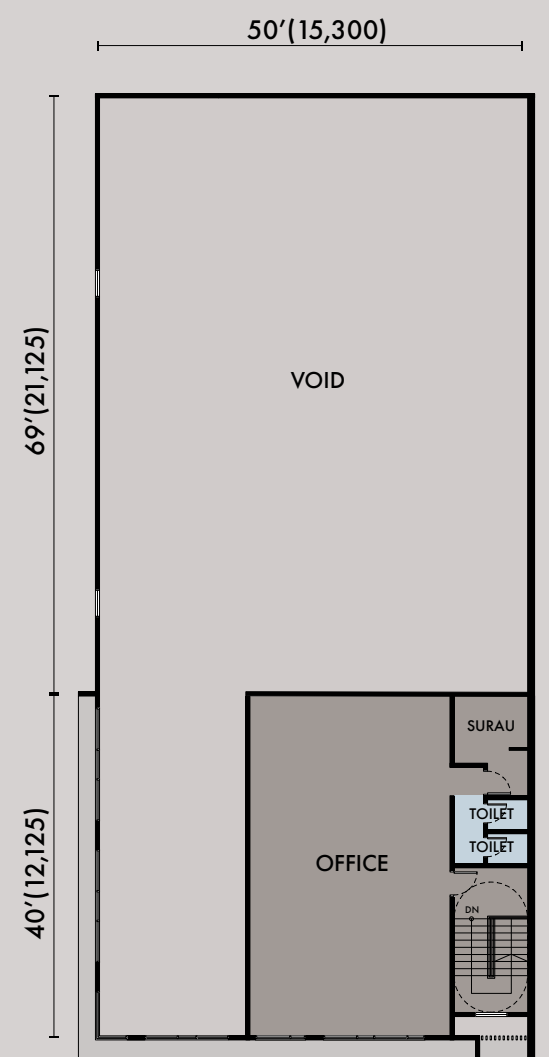
UNIT IDENTIFICATION



GF



L1



L2

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PLOT 09-10

LOT SIZE

14,300 sq.ft. (PLOT 09)
11,670 sq.ft. (PLOT 10)

LOT AREA

170' x 85' (PLOT 09)
170' x 65' (PLOT 10)

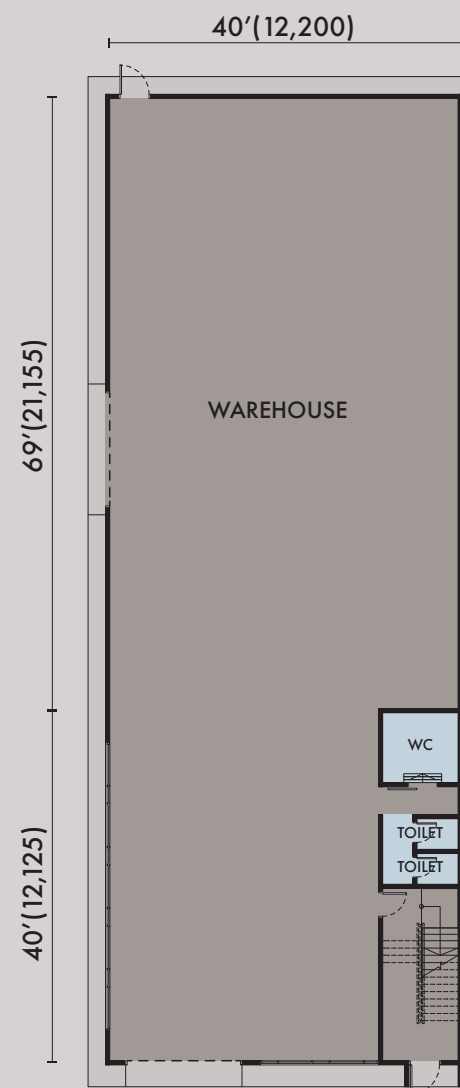
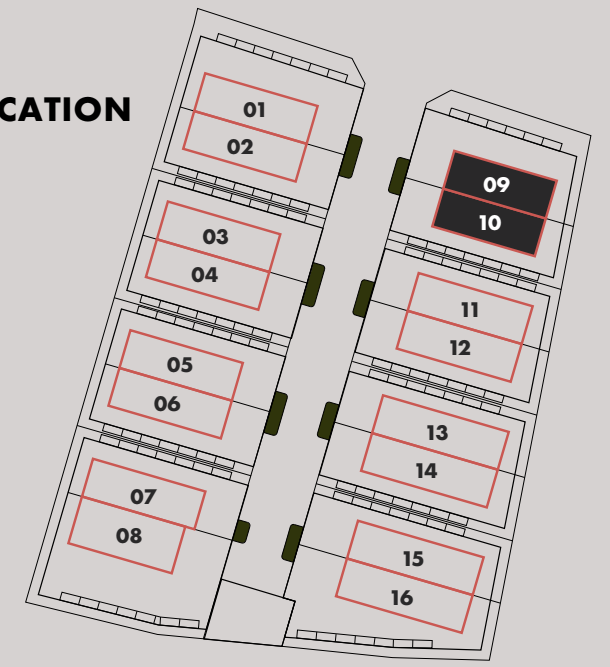
PLINTH AREA

40' x 109'

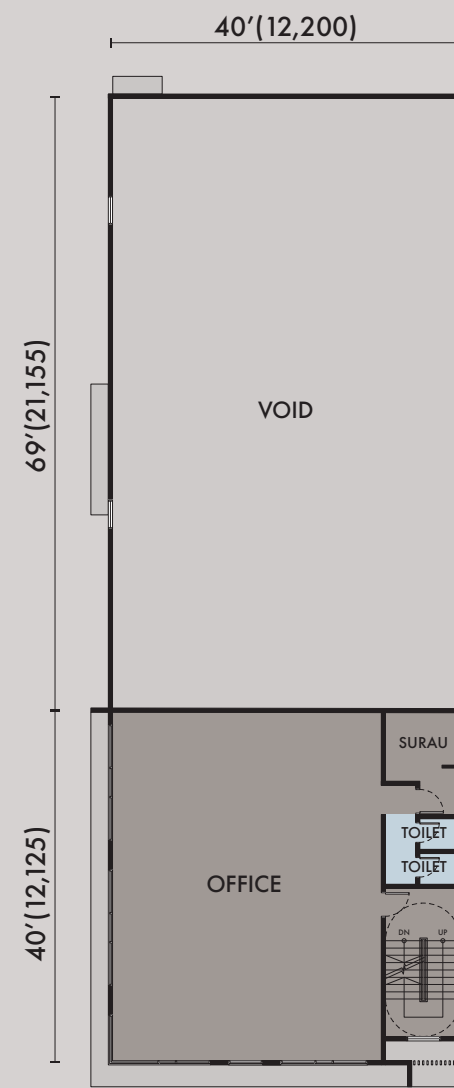
BUILT-UP AREA

7,522 sq.ft.

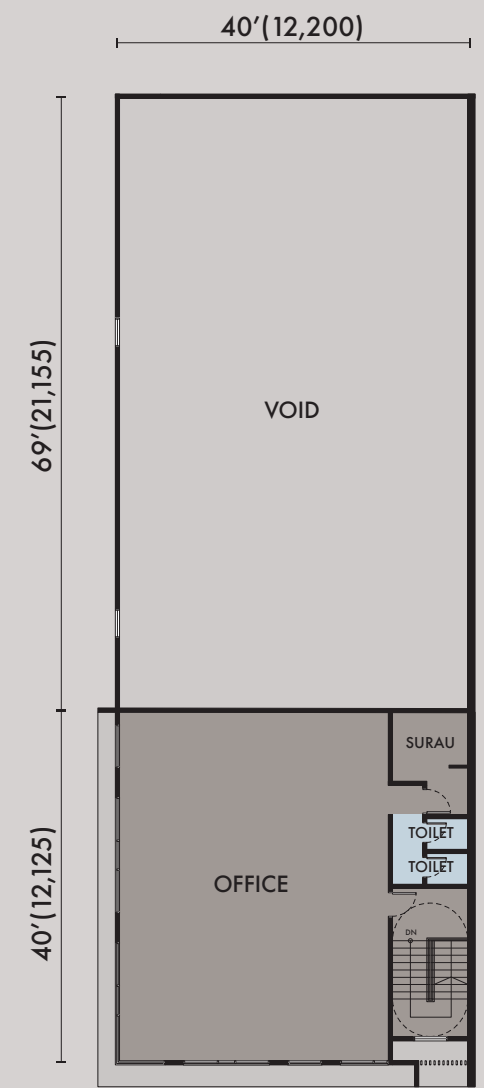
UNIT IDENTIFICATION



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L1



L2

PLOT 11-12

LOT SIZE

12,051 sq.ft. (PLOT 11)
12,433 sq.ft. (PLOT 12)

LOT AREA

184' x 65' (PLOT 11)
189' x 65' (PLOT 12)

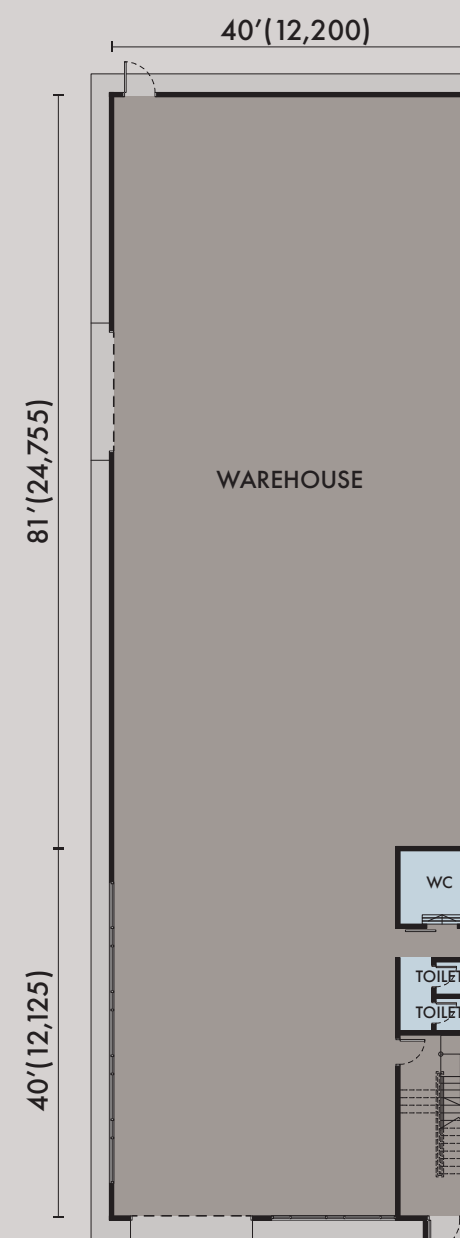
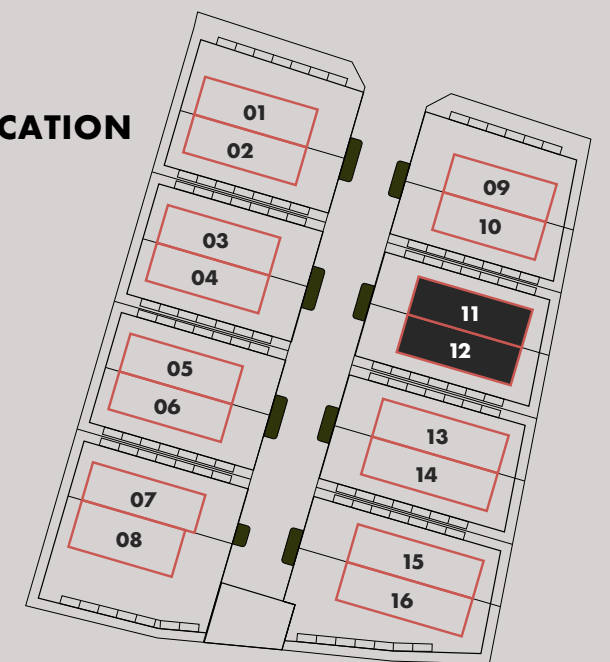
PLINTH AREA

40' x 121'

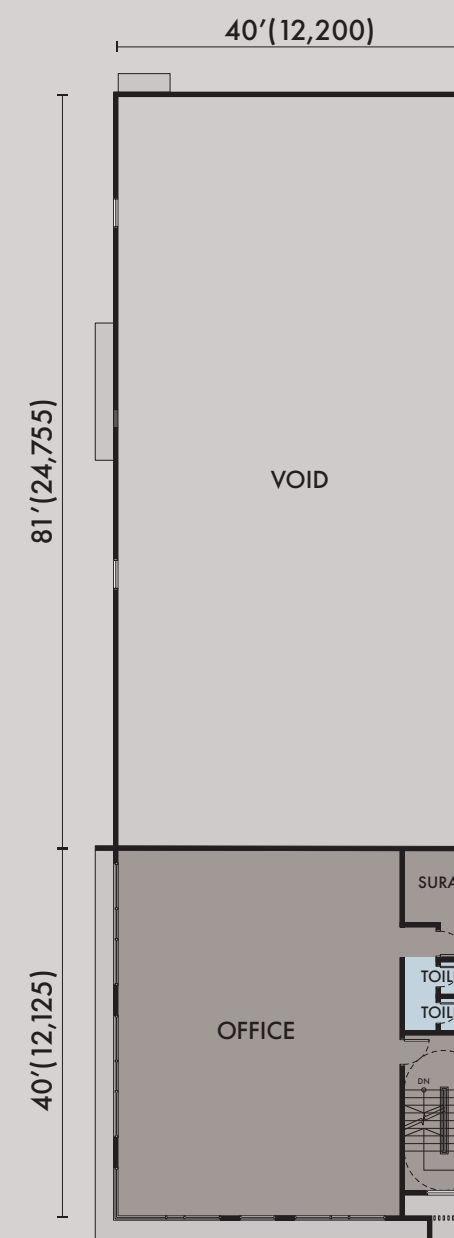
BUILT-UP AREA

7,995 sq.ft.

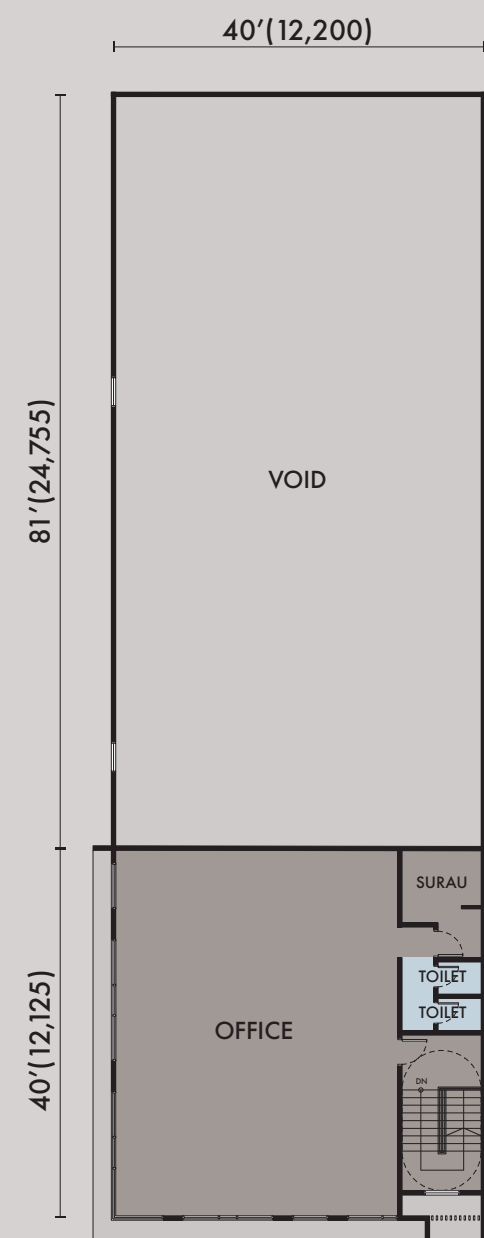
UNIT IDENTIFICATION



GF



L1



L2

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PLOT 13-16

LOT SIZE

12,815 sq.ft. (PLOT 13)

13,196 sq.ft. (PLOT 13A)

13,578 sq.ft. (PLOT 15)

17,470 sq.ft. (PLOT 16)

LOT AREA

195' × 65' (PLOT 13)

201' × 65' (PLOT 13A)

207' × 65' (PLOT 15)

213' × 58' (PLOT 16)

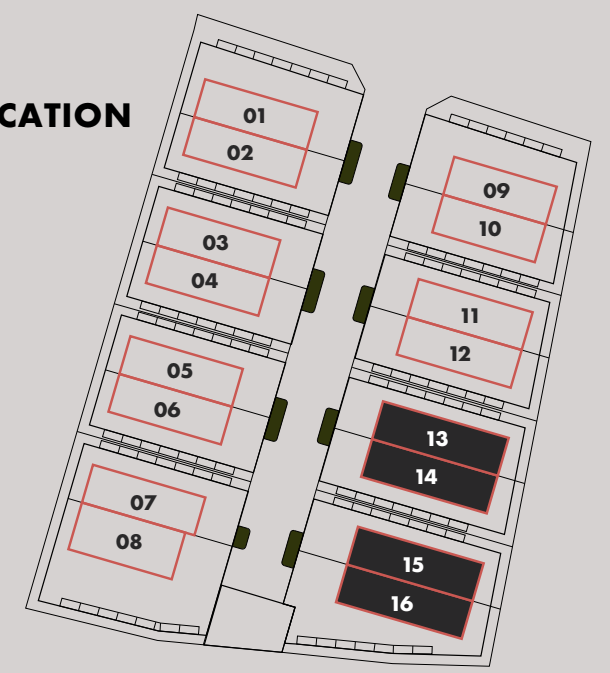
PLINTH AREA

40' × 133'

BUILT-UP AREA

8,468 sq.ft.

UNIT IDENTIFICATION



Specifications

STRUCTURE

Reinforced Concrete Framework

WALL

Brickwork / Metal Deck Cladding

ROOF

Metal Deck Roof

CEILING

Skim Coat and Paint / Ceiling Board

WINDOWS

Aluminium Framed Openable & Fixed Glass Window

DOORS

Roller Shutter / Aluminium Framed Glass Door /
Flush Door / Fire Rated Door

IRONMONGERY

Quality Lockset and Accessories

GATE & FENCING

1500mm high M.S. Gate / Brick Wall / G.I. Mesh Fencing

FLOOR FINISHES

Factory / Warehouse	Floor Hardener
Office (First Floor and Second Floor)	Power Float Concrete
Toilets / Refuse Chamber	Ceramic Tiles
Staircase	Cement Render
Others	Cement Render

SANITARY WARES AND FITTINGS

Sitting WC	7 nos.
Toilet Roll Holder	7 nos.
Wash Basin and Tap	7 nos.
Bib Tap	2 nos.
Ablution Tap	2 nos.

WALL FINISHES

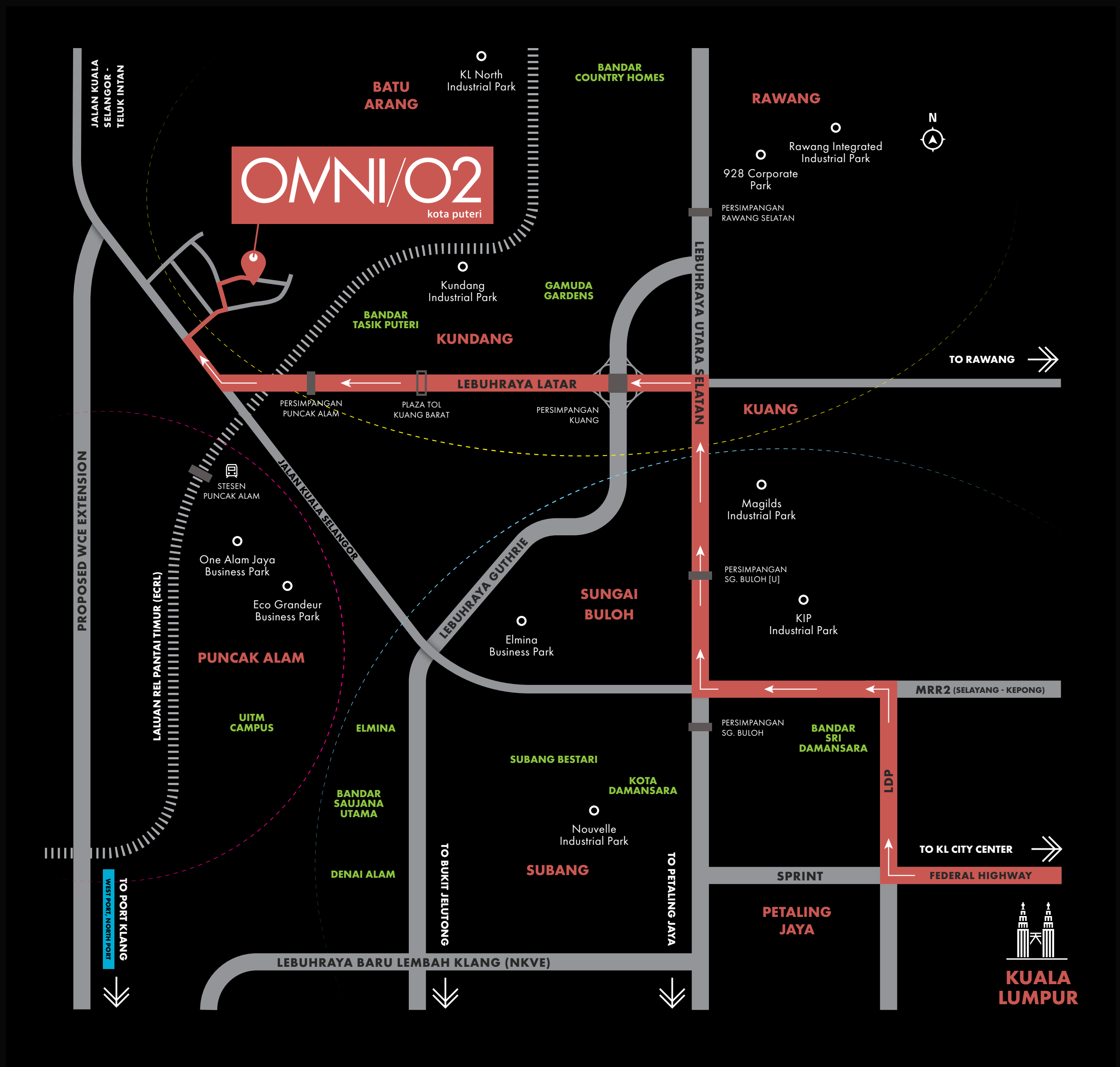
External Walls	Plaster & Paint
Internal Walls	Plaster & Paint
Toilets / Refuse Chamber Ceiling Height	Ceramic Tiles

TELECOMMUNICATION

4 port Fiber Distribution Box (FDB)

ELECTRICAL SUPPLY

200 Amps 3-Phase Power Supply



MAJOR HIGHWAYS

E25 LAR
E35 GCE
AH2 NORTH-SOUTH EXPRESS WAY
B1 JALAN BUKIT CERAKAH

MUNICIPAL ZONING

Industrial Parks
Selayang
Municipal Council

Industrial Parks
Kuala Selangor
Municipal Council

Industrial Parks
Shah Alam / Petaling Jaya
City Council

INDUSTRIAL MASTERPIECE IN THE CORE OF KL NORTHWEST

Situated in the commercial precinct within the up-and-coming township of Kota Puteri, OMNI/O2 is strategically positioned at the gateway of greater Kuala Lumpur's booming northern corridor.

Set only 48 KM from Kuala Lumpur City Centre via 3 major highways including LAR, GCE, and NSE, this sleek new industrial park provides the convenience, connectivity, exposure, and flexibility needed for businesses to grow and succeed.

With a great mix of affordability, centrality, functionality, and aesthetics, OMNI/O2 offers both investors and occupants a rare opportunity to secure a commercial or industrial facility within a thriving region.

SCLAND
www.scland.my

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