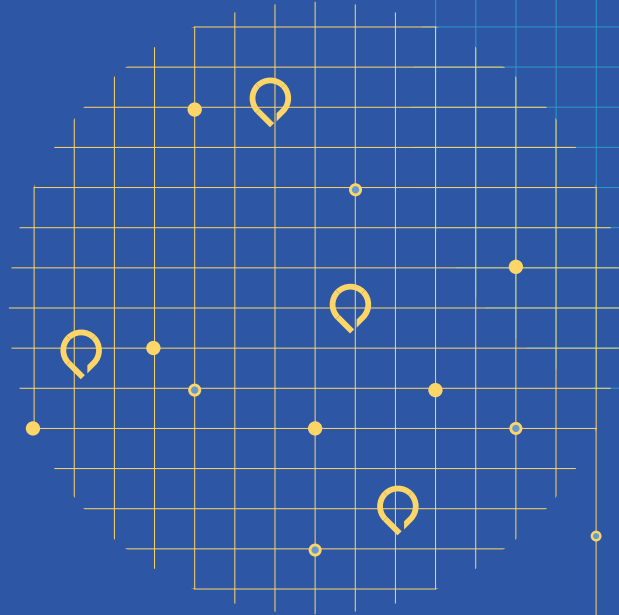




Promenade

@ IJM RIMBAYU



4 major highways and
4 thriving neighbourhoods.

2 shopping malls and
2 international schools.

35km to Subang Airport and
36km to KLIA.

220,000 population within 10km
upon township maturity.

Distinct advantage created from a local
community catchment, further boosted
by strategic placement next to a high-traffic
road for increased footfall

connected

Nestled in the heart of an integrated residential and commercial district, Promenade @ IJM Rimbayu invites you to connect your business to boundless growth.

Ready broadband infrastructure ensures that your business stays connected and up to speed.

Watch your business thrive in a location that's not just central but also central to your success.



welcome

Thrive where businesses, communities and nature thrive harmoniously in an urban oasis full of life.

2 and 3-storey
shop offices

110
units





Picture a tree-lined boulevard guiding patrons to green, lively spaces. Pedestrian walkways create a cozy ambiance, complemented by strategically placed parking lots. Catering to eco-conscious needs are EV charging stations and bike bays, making this destination a wise choice for any business.

Ready to explore? Let's talk investment opportunities!

Navigation is a breeze here, where shops are thoughtfully positioned along the boulevard. The effortless flow of space will ensure that while you wander, you're never lost.

Here, every corner, every curve, and every line is designed to create a bond between design, nature, and community that grows stronger each day.

Let's grow together in a GreenRE certified destination designed for sustainable living and business.

Invest in Promenade shops
– a great investment venture.



work^{fun}
+learn^{fun}



Explore a vibrant, eco-friendly destination where lively colours and sustainable features blend seamlessly.

From eco-conscious construction to green spaces, enjoy a worry-free atmosphere.

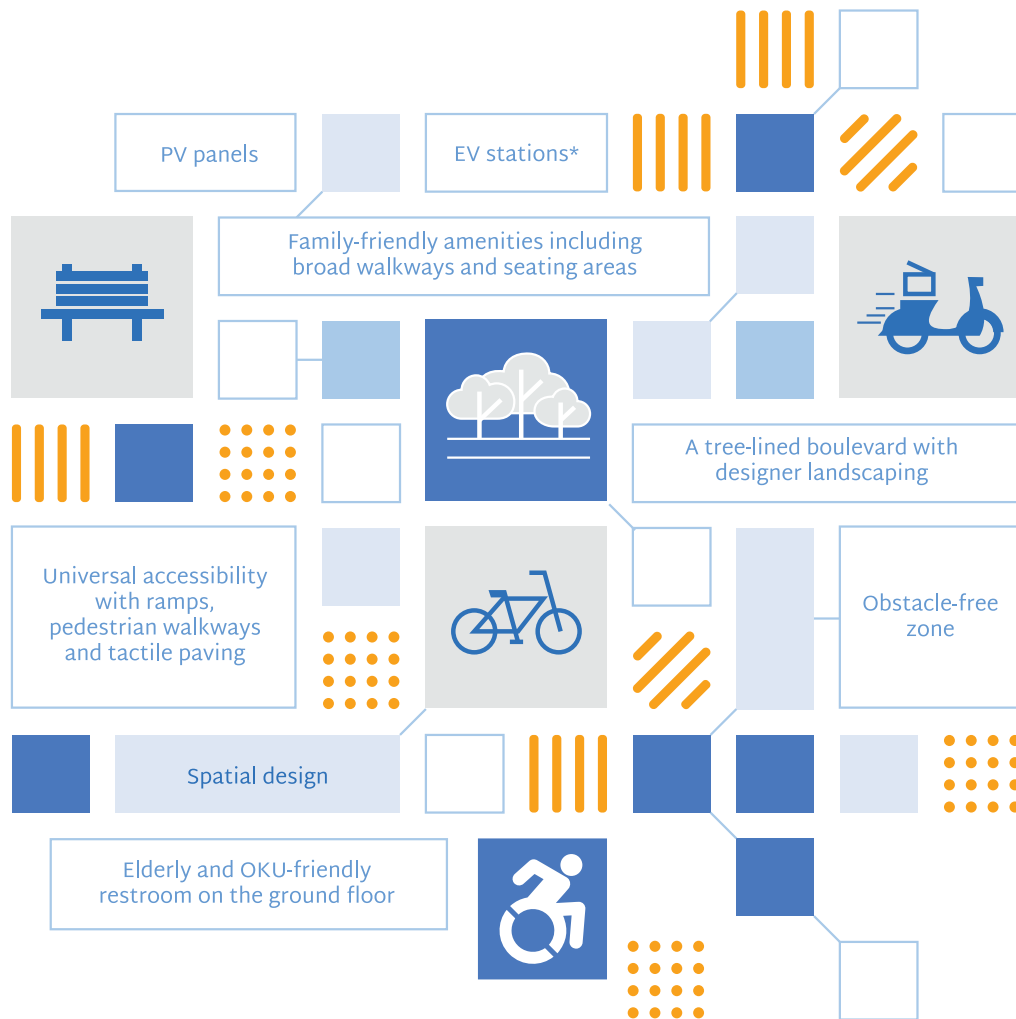
Create cherished moments with family on lush lawns and relax in cozy seating areas for some personal time.



Family-friendly amenities such as cosy waiting and seating areas.

Green spaces for kids' exploration.

fun 



* Subject to authority approval and appointment of operator.

inclusive



Inclusivity isn't just a word to us, it is at the heart of how Promenade @ IJM Rimbayu is designed, to embrace everyone from the young to the young at heart to those who navigate life differently.

When a place feels welcoming to all, it unlocks more opportunities for your business.

Those who come with strollers or wheelchairs will find it a breeze to go about with the help of ramps.

Tactile paving and OKU parking bays are also readily available.

The ground-floor elderly-friendly restroom is equipped with all the essentials: handrails for stability, and sliding doors for easy access.





- 1 Primary entrance
- 2 Welcome zone
- 3 Urban zone
- 4 Vibrancy zone
- 5 Integrated linking paths at all backlanes
- 6 Serenity courtyard
- 7 Commerce canopy

PERIWINKLE HOMES

To Jalan Kebun/KESAS

- PERSIARAN BAYU -

To Bandar Saujana Putra
ELITE/SKVE/Banting

PENDULINE HOMES

LIVIA HOMES



site plan

- A 2-storey
22' x 70'
- B 2-storey
25' x 70'
- C 3-storey
25' x 70'

PROPOSED SCHOOL

PROPOSED MOSQUE

COMMERCIAL LAND
1.00 acres

COMMERCIAL LAND
1.14 acres

COMMERCIAL LAND
1.25 acres

JALAN FAUNA 1

PE 1

1

2

3

4

7

5

6

PE 3

TEL POLL

PE 2

C RB21-001
B RB21-002
A RB21-003
A RB21-004
A RB21-005
A RB21-006
A RB21-007
B RB21-008
C RB21-009

C RB21-038
B RB21-037
A RB21-036
A RB21-035
A RB21-034
A RB21-033
A RB21-032
A RB21-031
B RB21-030
C RB21-029

C RB21-039
B RB21-040
A RB21-041
A RB21-042
A RB21-043
A RB21-044
A RB21-045
A RB21-046
B RB21-047
C RB21-048

C RB21-078
B RB21-077
A RB21-076
A RB21-075
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A RB21-073
A RB21-072
A RB21-071
B RB21-070
C RB21-069

C RB21-079
B RB21-080
A RB21-081
A RB21-082
A RB21-083
A RB21-084
A RB21-085
B RB21-086
C RB21-086

C RB21-109
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A RB21-107
A RB21-106
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A RB21-104
B RB21-103
C RB21-103

C RB21-010
B RB21-011
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A RB21-016
B RB21-017
C RB21-018

C RB21-028
B RB21-027
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A RB21-021
B RB21-020
C RB21-019

C RB21-049
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A RB21-056
B RB21-057
C RB21-056

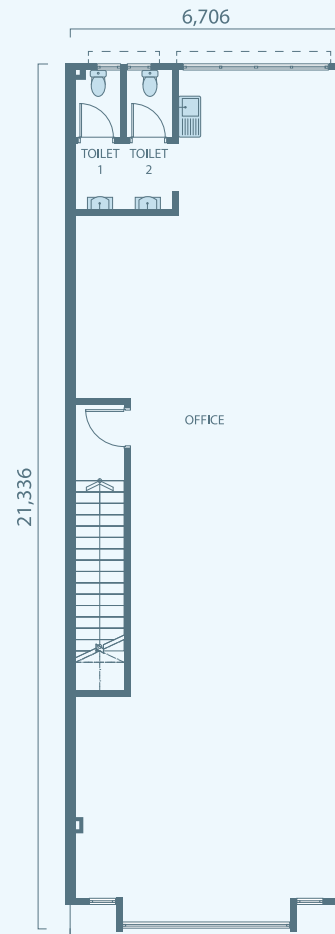
C RB21-088
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A RB21-086
A RB21-085
A RB21-084
A RB21-083
A RB21-082
A RB21-081
B RB21-080
C RB21-080

C RB21-087
B RB21-088
A RB21-089
A RB21-090
A RB21-091
A RB21-092
B RB21-093
C RB21-094

C RB21-102
B RB21-101
A RB21-100
A RB21-099
A RB21-098
A RB21-097
B RB21-096
C RB21-095



ground floor



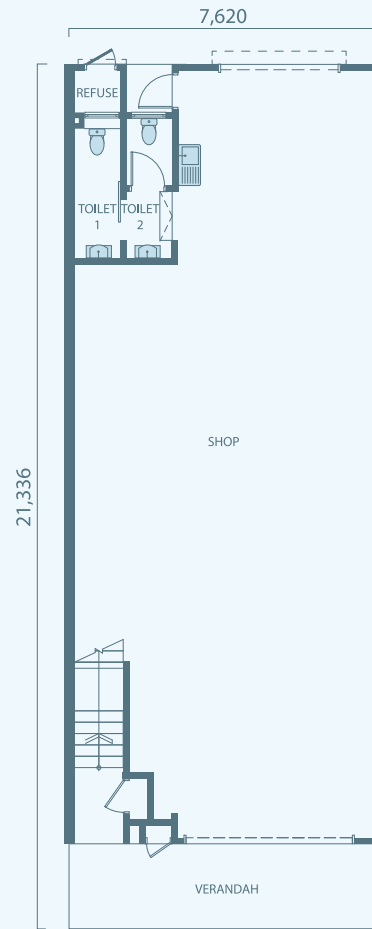
first floor

type **A** deluxe series
2-storey

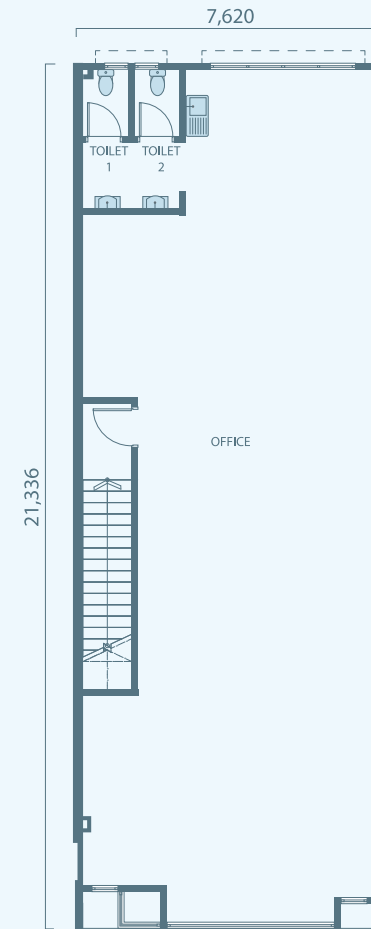
size
22' x 70'
built-up
3,476 sq. ft.

type **B** superior series
2-storey

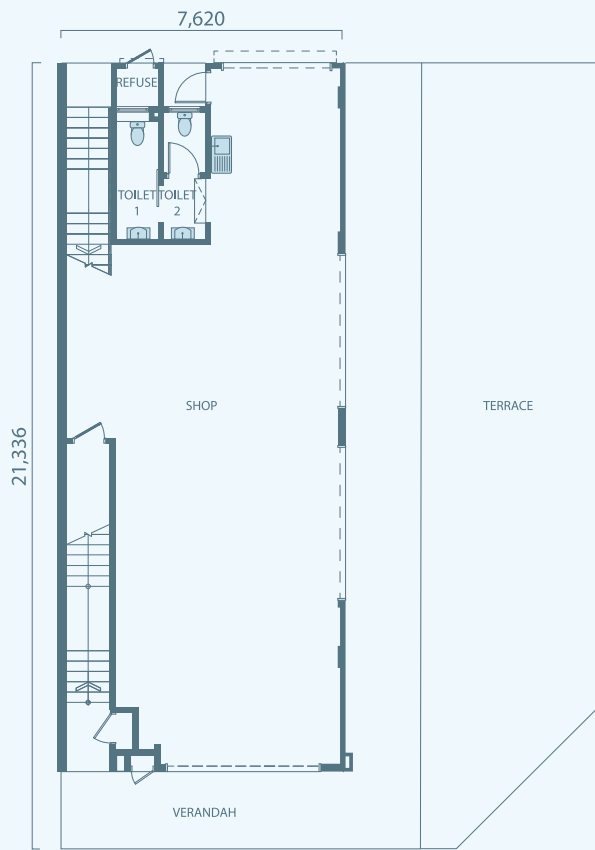
size
25' x 70'
built-up
3,926 sq. ft.



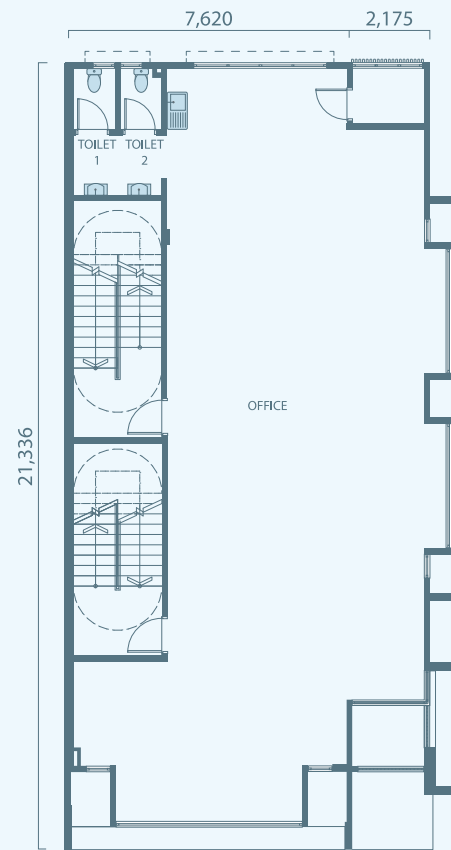
ground floor



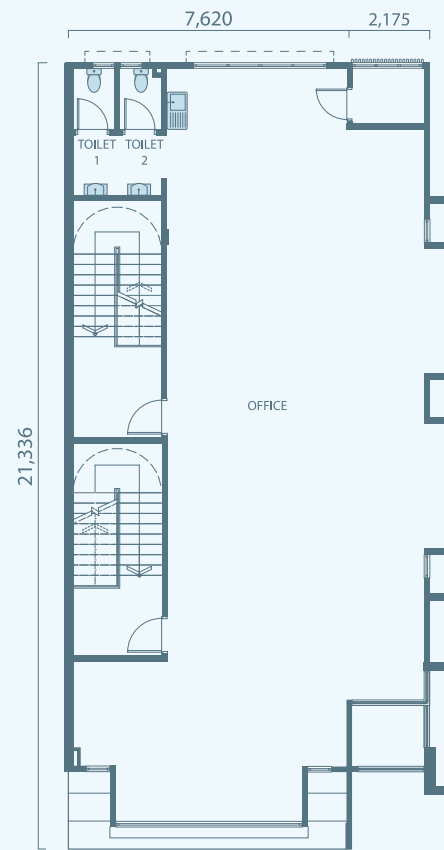
first floor



ground floor



first floor



second floor

type **C** prestige series
3-storey with balcony

size
25' x 70'
built-up
6,936 sq. ft.

prestigious developer
ABOUT IJM LAND

Bringing life to ordinary spaces

Bandar Rimbau is an award-winning, fully-integrated township with a gross development value of RM11 billion. An iconic mixed development, it comprises residential, commercial, industrial, recreational and parkland components. Sprawled across 1,879 acres, the township boasts tranquil green surroundings and four distinctive precincts: Flora, Fauna, Bayu and Rimbau Business Hub.

Since 1989, IJM Land Berhad (“IJM Land”) has been redefining the property landscapes in the region. Beyond the world-class integrated waterfront development and townships delivered, IJM Land is committed towards creating a positive legacy for communities to live well and thrive.

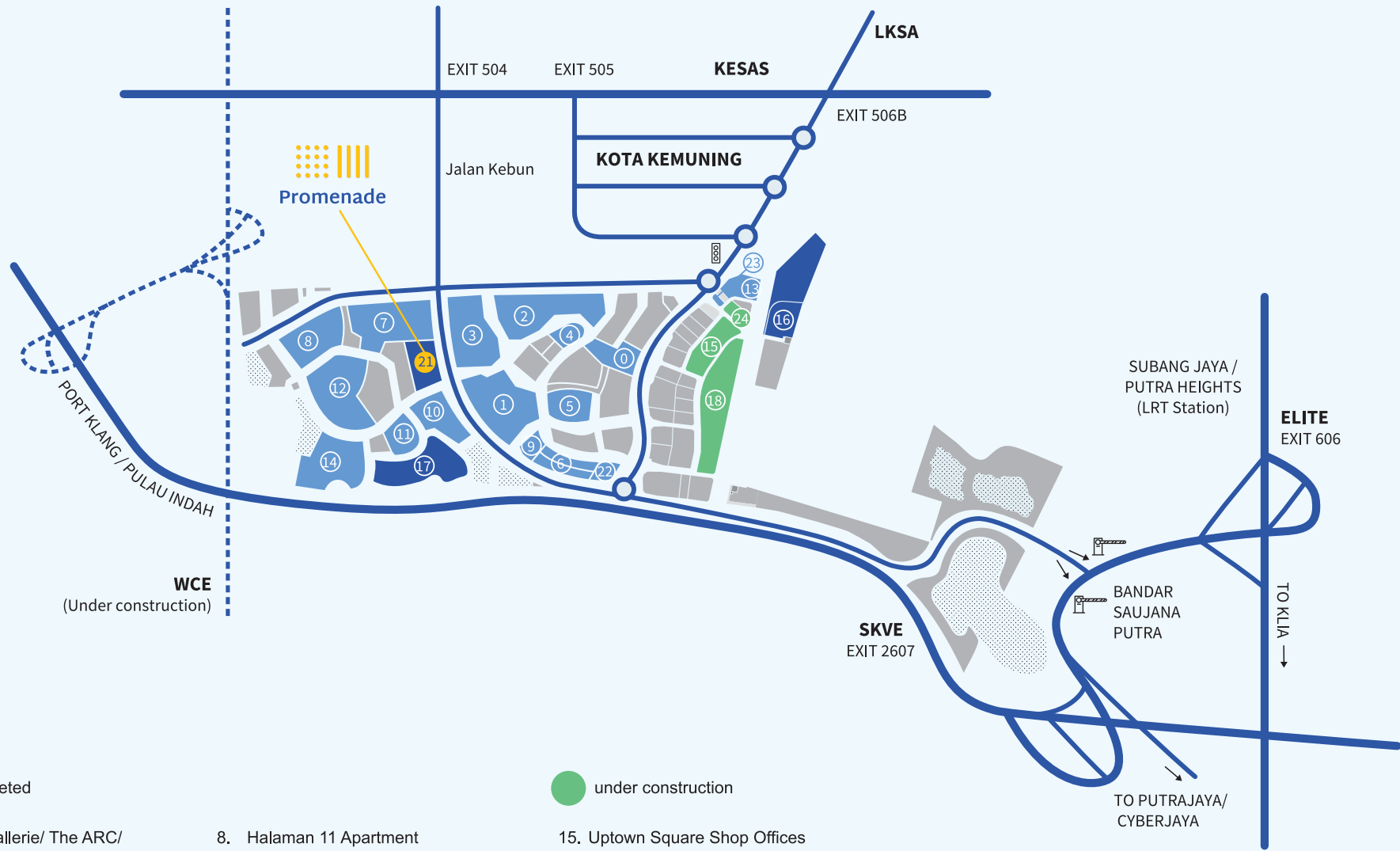
As part of IJM Corporation Berhad, a strong sense of responsibility drives our business and our 600-strong team. What defines us is our customer passion, innovative spirit, drive for excellence and sustainable practices. With a Gross Development Value (GDV) of RM33 billion, we maximise our portfolio of undeveloped landbank of 4,000 acres, which spans across key growth areas in Malaysia (Penang, Pahang, the Greater Kuala Lumpur, Negeri Sembilan, Johor, Sabah and Sarawak), and as far reaching as China and the United Kingdom.

IJM Land is fast becoming a global name known not only for its award-winning sustainable developments, but for the dreams we have made real.



specifications

Structure	Reinforced Concrete Frame		
Wall	Cement Sand Brick Wall		
Roofing Covering	Metal Roof/ Reinforced Concrete Slab		
Roof Framing	Metal Frame		
Ceiling	Skim Coat / Ceiling Board		
Windows	Aluminum Frame Glass Window		
<hr/>			
Doors			
Shop	Roller Shutter		
Office	Fire Rated Door		
Office (Type C)	Sliding Door		
Toilet	Sliding Door / Flush Door		
Others	Metal Door		
<hr/>			
Ironmongery	Selected Locksets		
<hr/>			
Wall Finishes			
Toilet	Tiles Up to Ceiling		
Sink	Tiles Up to 1550mm		
Others	Plaster & Paint		
<hr/>			
Floor Finishes			
Verandah	Tiles		
Terrace (Type C)	Tiles		
Shop	Cement Sand Screed		
Office	Cement Sand Screed		
Staircase	Cement Sand Screed with nosing tile		
Toilet	Tiles		
Others	Cement Sand Screed		
<hr/>			
Sanitary & Plumbing Fittings	A	B	C
Sink	2	2	3
Wash Basin	4	4	6
Water Closet	4	4	6
Bib Tap	4	4	6
<hr/>			
Electrical Points	A	B	C
Lighting Point	25	25	48
Power Point (13A)	11	11	16
Ceiling Fan Point	2	2	2
Fiber Wall Socket	2	2	3



● completed

- 0. The Gallerie/ The ARC/ The Club/ Starbucks
- 1. Chimes
- 2. Perennia
- 3. Periwinkle
- 4. Scarlet
- 5. Wisteria
- 6. Blossom Drive Shop Offices
- 7. Penduline

● under construction

- 15. Uptown Square Shop Offices
- 18. Industrial Park
- 24. Lotus's

● new launch

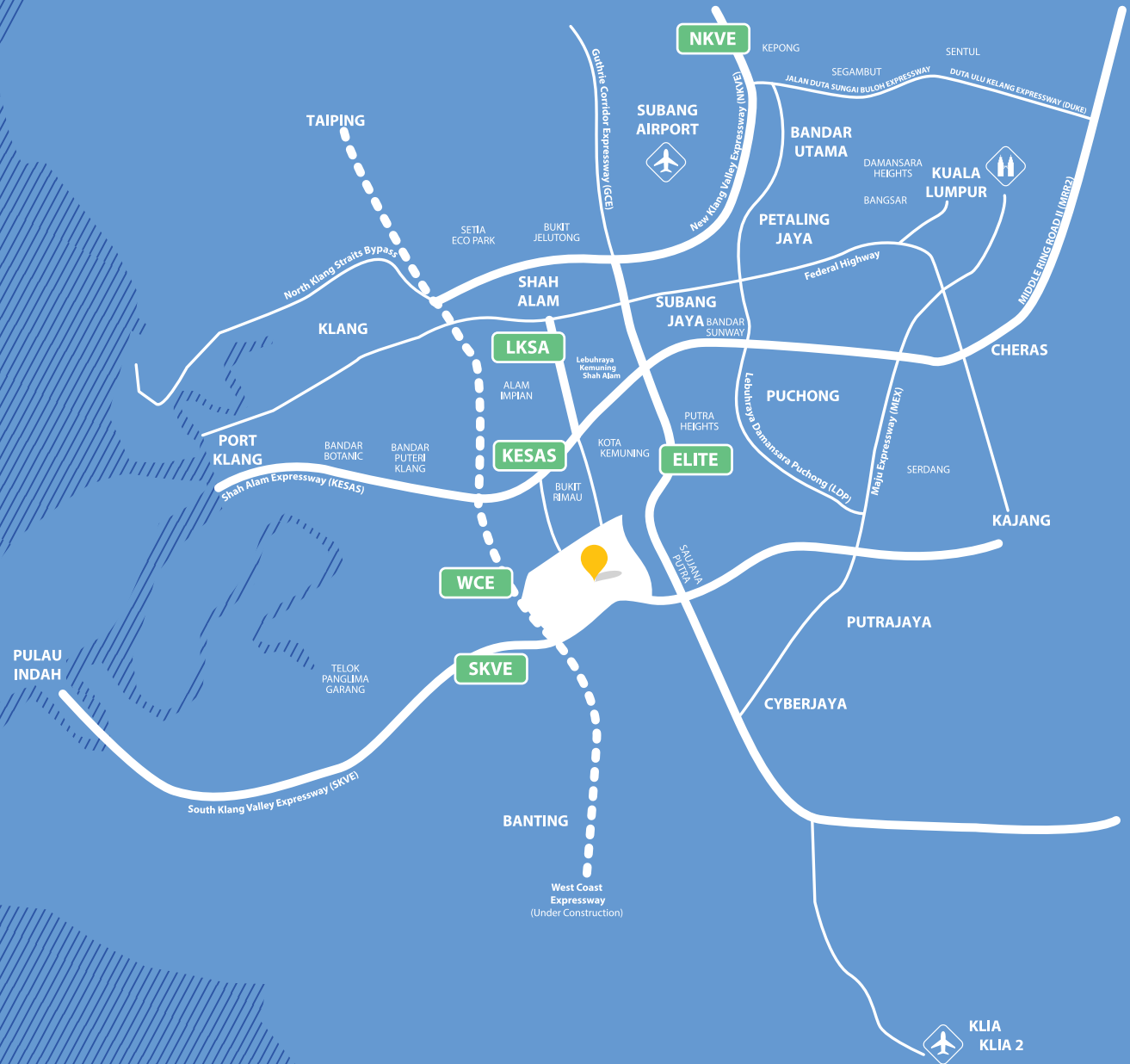
- 16. IJM Rimbayu Meta Residence
- 17. Avela
- 21. Promenade Shop Offices**

- 8. Halaman 11 Apartment
- 9. Blossom Square Shop Offices
- 10. Livia
- 11. Swans
- 12. Starling
- 13. Uptown Shop Offices
- 14. Robin
- 22. Oasis International School
- 23. McDonald's

*This schematic drawing is not to scale and serves the purpose of indicating phases of development only

The golden location

in Southern Klang Valley for contemporary comforts – ideal for far-sighted investors and entrepreneurs.








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IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

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