

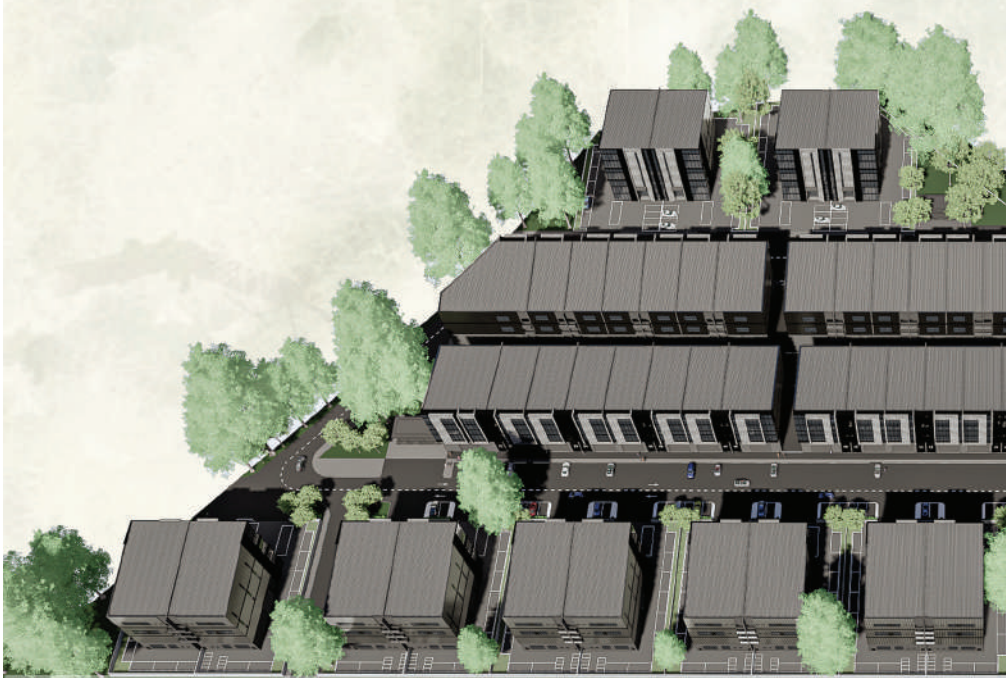
AGELESS TECH PARK

Where Imagination Meets Innovation



AGELESS TECH PARK

WHERE IMAGINATION MEETS INNOVATION



Ageless Tech Park stands at the heart of a thriving industrial hub, offering 49 freehold units—detached, semi-detached, and link factories. Seamlessly connected by PLUS, MRR2, and other major highways, it's close to banks, F&B outlets, public transport, and international schools. Set within a guarded environment and surrounded by greenery, it's a secure space where business meets boundless potential, driven by a booming tech ecosystem.



Freehold
Individual
Title



Booming Tech
Ecosystem



Strategic
Location



Close to
Public Transport



Guarded
Environment



5 STOREY SEMI-D

No.	UNIT	TYPE	LAND SIZE (sqft)	BUILT-UP (sqft)
1	C1		16,749	30,843
1	C2		14,031	25,442

3 STOREY STANDALONE

No.	UNIT	TYPE	LAND SIZE (sqft)	BUILT-UP (sqft)
1	SA		21,782	18,618

3 STOREY SEMI-D

No.	UNIT	TYPE	LAND SIZE (sqft)	BUILT-UP (sqft)
11	A1		10,950	12,240
1	A2		9,996	11,855
1	B1		11,975	14,098
1	B2		13,704	15,431
1	B3		15,370	19,997
1	B4		14,193	18,161

3 STOREY LINK

No.	UNIT	TYPE	LAND SIZE (sqft)	BUILT-UP (sqft)
22	A		2,720	8,160
4	B		4,320	10,658
1	C		4,480	13,440
2	D1		4,835	14,506
1	D2		5,106	15,318



3 Storeys Link Premises TYPE A

Land Dimension 34ft x 80ft	Land Size 253sqm / 2,720sqft
Building Dimension 34ft x 80ft	Total Built-Up 758sqm / 8,160sqft
Floor Loading 10kN/m ²	Power Supply 100 Amp

*In Application:



Hoist Lift
Ready



Green
Building
Features



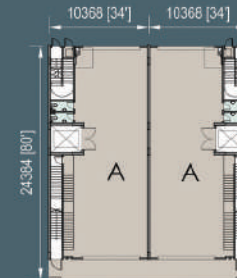
North-South
Orientation



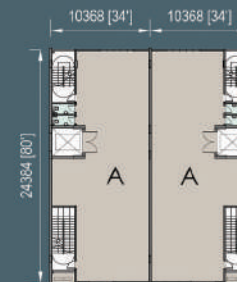
9m Height
Ground Floor



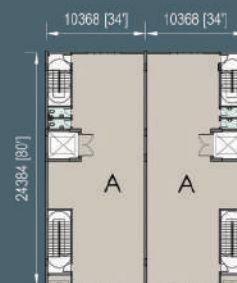
5m Height
Upper Floor



Ground Floor Plan



First Floor Plan



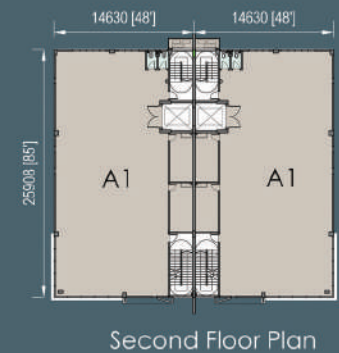
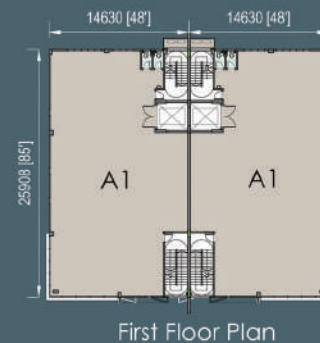
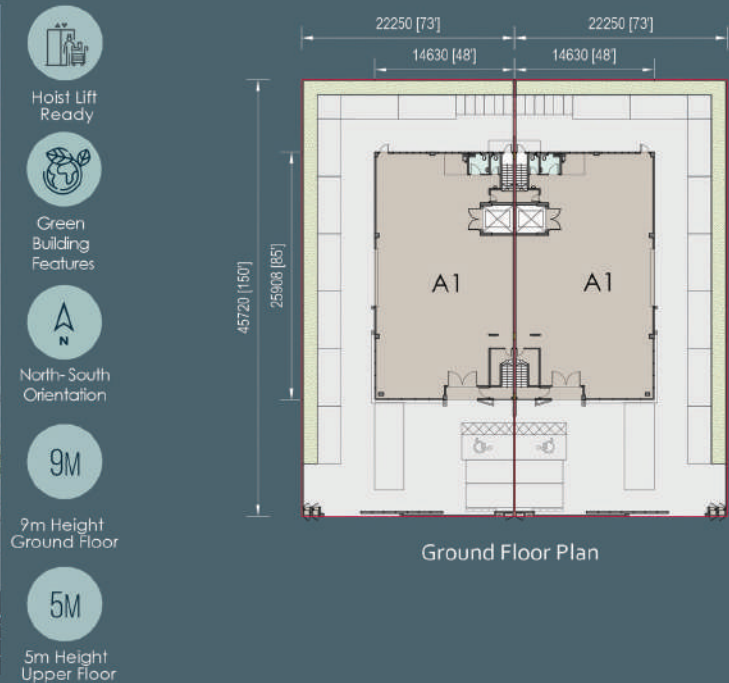
Second Floor Plan



3 Storeys Semi Detached Premises TYPE A1

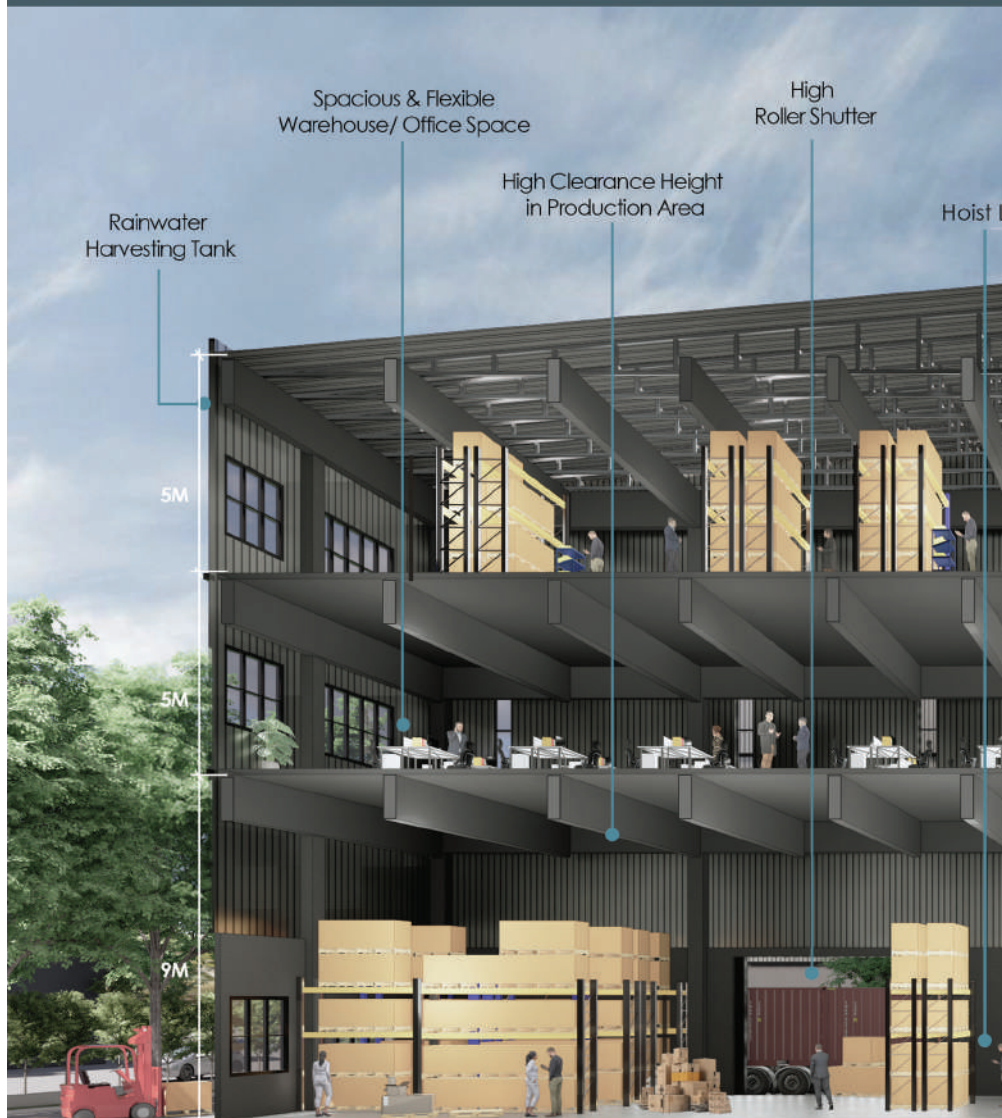
Land Dimension 73ft x 150ft	Land Size 1,017sqm / 10,950sqft
Building Dimension 48ft x 85ft	Total Built-Up 1,137sqm / 12,240sqft
Floor Loading 10kN/m ²	Power Supply 200 Amp

*In Application:



AGELESS TECH PARK

WHERE SPACE MEETS POSSIBILITY

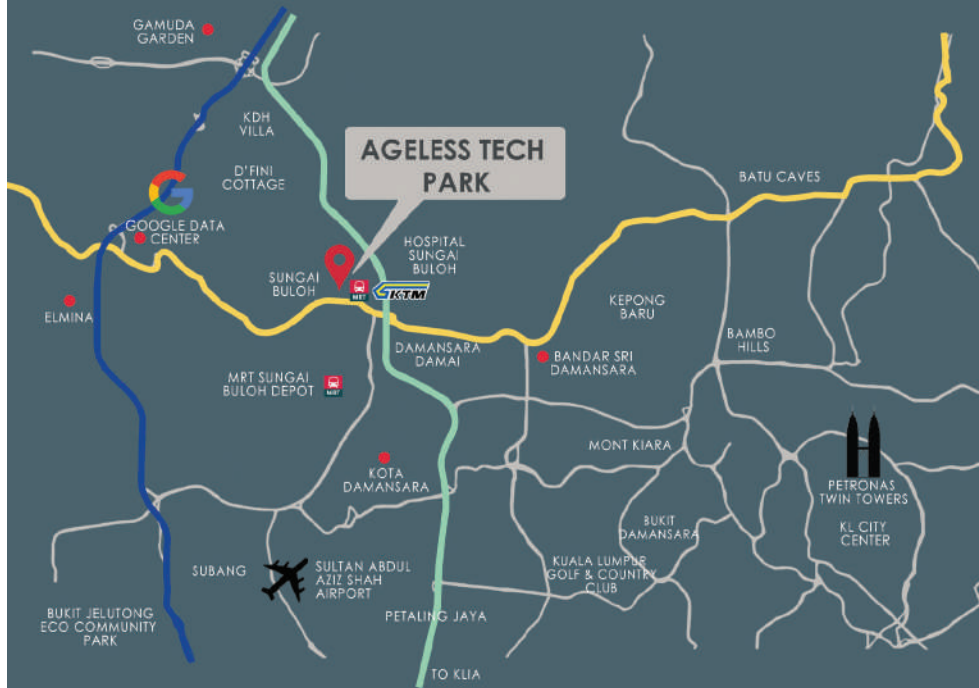


*In Application:



WHERE CONNECTIVITY MEETS OPPORTUNITY

Strategically nestled in the matured industrial hub of Sungai Buloh, Ageless Tech Park offers seamless connectivity across Peninsular Malaysia via major highways and proximity to key destinations.



ACCESSIBILITY

Sg Buloh MRT Station	850 m
Sungai Buloh Toll	2.6 km
New Google Data Centre	7 km
Subang Airport	16 km
Kuala Lumpur City Center	20 km
Port Klang	40 km
Kuala Lumpur International Airport (KLIA)	66 km

EXPRESSWAY

- North-South Expressway (PLUS)
- MRR 2 & KL-Karak Highway
- Guthrie Corridor Expressway (GCE)

SURROUNDED BY MATURED TOWNSHIP

Bandar Sri Damansara	8 km
Kota Damansara	10 km
Elmina	12 km
Gamuda Garden	19 km



A prestigious project by
Ageless Industries Sdn. Bhd.
 (A member of Ageless Group of Companies)
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 Taman Puchong Utama,
 47100 Puchong, Selangor.

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