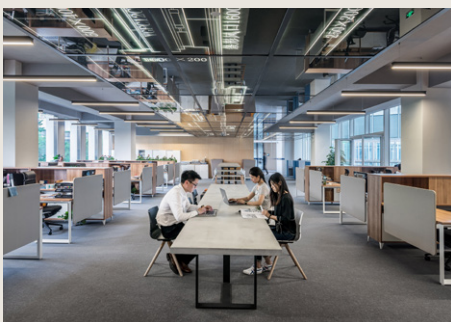
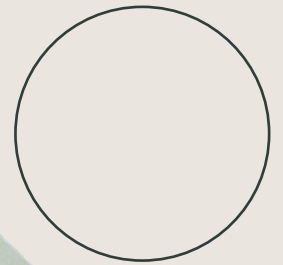


# Avanti

S Q U A R E

**The Future  
Business Centre**

Retail Shop | Office | Food & Beverages | Groceries | Household | Cosmetics



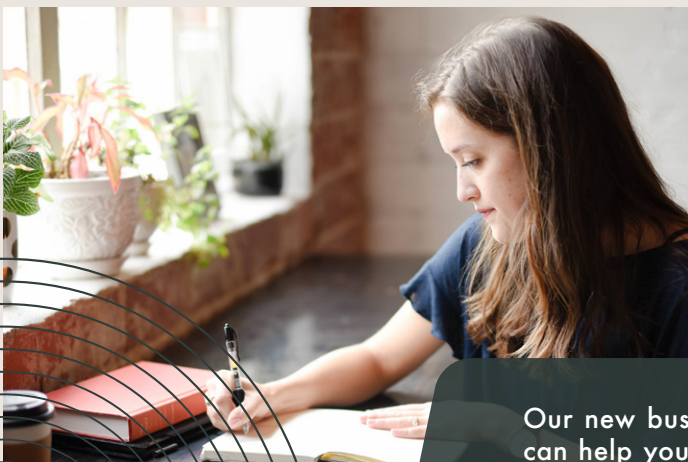
## Saujana Permai Social Living Hub

Avanti Square is 1.39 acres commercial project to pairing with ready business catchment areas and excellent accessibility.

It delivers a new way of living at an address full of business and lifestyle possibilities – fronting Jalan Kuala Selangor – Sungai Buloh, with medium-heavy traffic flow.



# Corner Unit



Our new business centre, complete with modern-flexi concept which can help you for maximum business revenues. Pushing the boundary of luxury shop office beyond sky limit and opens up every possibility. Welcome to Avanti Square.

# Shop Office

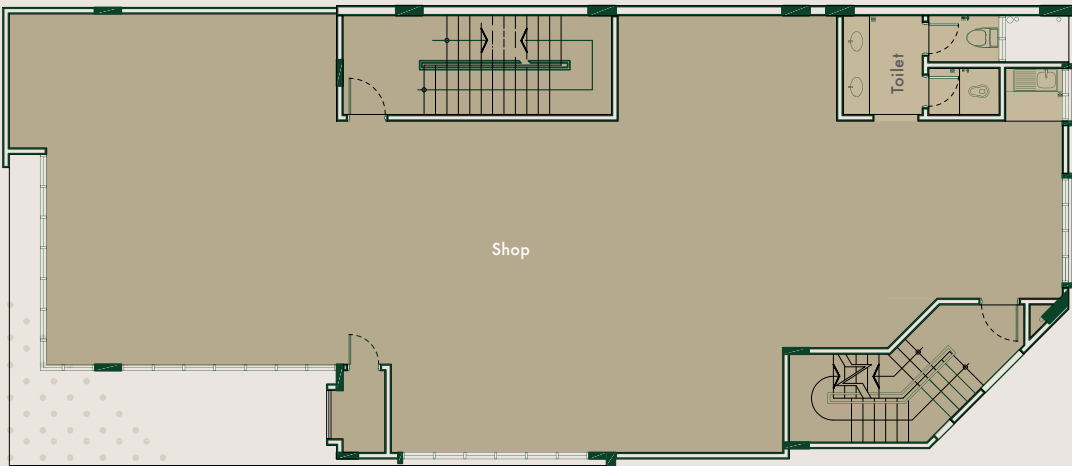
34' X 80' | 2 Lots, 3 Storey | Built-up Area: 7,252 sqft



Second Floor



First Floor



Ground Floor

# Intermediate Unit

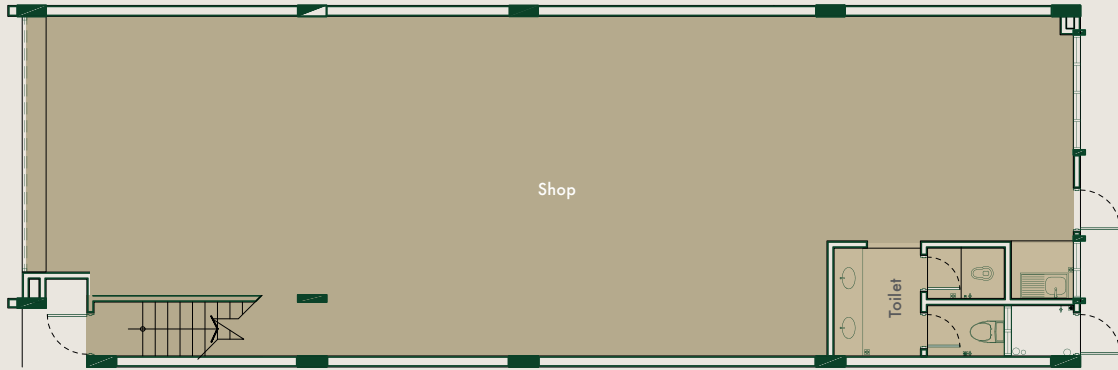


Truly a one-of-a-kind development encompassing shop office spaces and corporate workplace with smart usage of space for conducive environment, comfort ambience and modern innovation in mind.

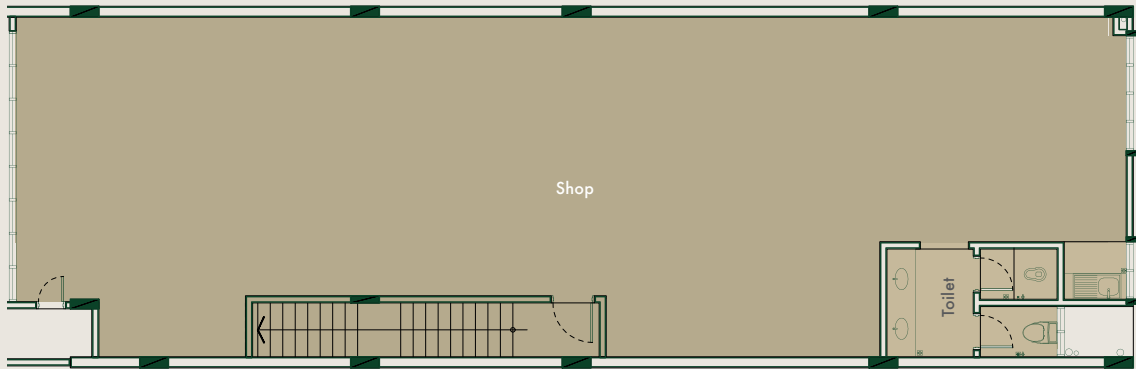


# Shop Office

24' x 80' | 5 Lots, 2 Storey | Built-up Area: 3,767 sqft



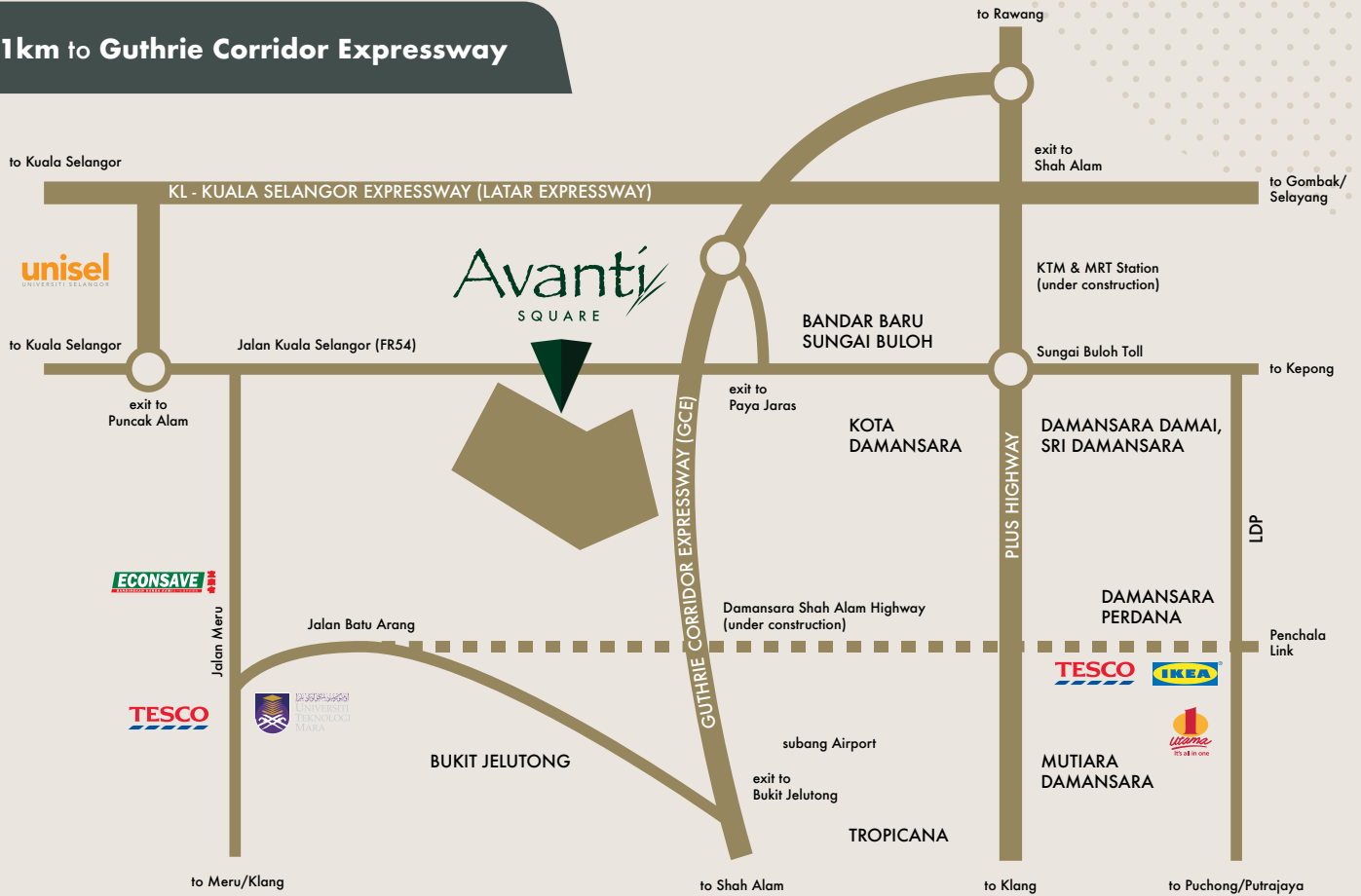
First Floor



Ground Floor

# Location Map Business Accessibility and Connectivity

1km to Guthrie Corridor Expressway



## Master Plan

Land Size  
**1.39 acres**

Shop Office 24' x 80'  
**5 Lots, 2 Storey**  
Built-up Area  
**3,767 sqft**

Shop Office 34' x 80'  
**2 Lots, 3 Storey**  
Built-up Area  
**7,252 sqft**

Total GFA  
**33,488 sqft**

Parking Provided  
**72 bays**





**Project Name**  
**Avanti Square**

**Development Type**  
**2 & 3 Storey**  
**Shop Office**

**Design Concept**  
**Modern**  
**Contemporary**

**Land Status**  
**Leasehold 99 Years**

**Built-Up Size**  
**Intermediate - 24 X 80**  
**Corner - 34 X 80**

**Total Unit**  
**Intermediate - 5 Units**  
**Corner - 2 Units**

**Land Size**  
**1.93 Acres**

**Total Parking Bay**  
**72 bays**

**District**  
**Shah Alam**



**JOHAWAKI**  
DEVELOPMENT

**Johawaki Development Sdn Bhd**

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All information contained in this brochure, including but not limited to measurement of the built-up area, specifications, plans, drawings, images, pictures, visuals, illustration, furniture & fittings layout, and the presentation of show units/houses and the Project are subject to change as may be required by the relevant authorities or the developer's architect and without notification to you and shall not be taken as the identical or exact representation of the actual unit that is to be or being purchased by you or part of an offer or contract. Please refer to the sale and purchase agreement of the actual unit being purchased for specification and description approved by the relevant authorities. All illustrations are artist's impressions and such illustrations may differ from the actual final presentation of the unit and area and are subject to change. The lifestyle and presentation and the units' interior design and decoration depicted herein is a mere suggestion and implementation of the depicted lifestyle and presentation depends on collective agreement of all owners to contribute towards the set up, maintenance of necessary fittings or accessories of respective facilities and provision of the relevant lifestyle services.