



FREEHOLD | LIGHT & MEDIUM | INDIVIDUAL
DIRECT LINK HIGHWAY



TIARA INDUSTRIAL PARK

A place where business growth beyond dreams.

7





Since **1995** ...

AWARD & RECOGNITION



**TAMAN
DAMAI
MEWAH**

ASIA PACIFIC PROPERTY AWARDS 2025-2026

Project: Tiara Industrial Park 3 by Kueen Lai Properties Sdn Bhd

- Award Winner for Commercial & Manufacturing Development Malaysia 2025
- Best Commercial & Manufacturing Architecture Malaysia
- Commercial & Manufacturing Architecture Asia Pacific



**TIARA
RESIDENCE**

Project: Tiara Vista by Kueen Lai Properties Sdn Bhd

- Award Winner for Best Landscape Architecture Malaysia 2025
- Landscape Architecture Asia Pacific



**TIARA
PARK HOMES**



**KUCHAI
EXCHANGE**

PAST INDUSTRIAL PROJECT



TIARA INDUSTRIAL PARK

Location:

Kajang, Semenyih

Type of Property :

2-storey Semi-D Factory Units

Year of Completion : 2011

Launching price: RM 1.8MIL

TODAY

RM 5,600,000



TIARA SENTRAL

Location :

Nilai 3, Negeri Sembilan

Type of Property :

70 Semi-D Factory Units

Year of Completion : 2015

Launching price: RM 1.38MIL

TODAY

RM 3,800,000



BUKIT TIARA



TIARA EAST



**TIARA INDUSTRIAL
PARK 3**



TIARA SOUTH

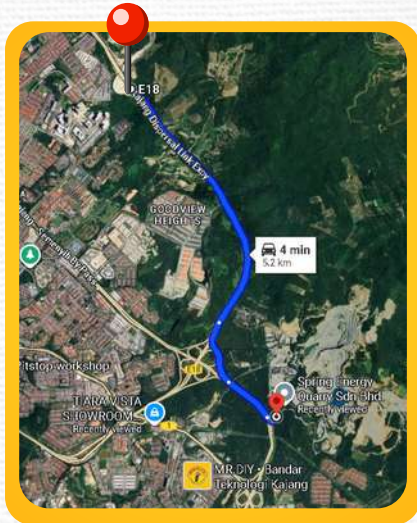


TIARA VISTA



TIARA IMPERIO

NEW ROUTE TO KUALA LUMPUR



INDUSTRIAL PARK TO EKVE HIGHWAY
East Klang Valley Expressway

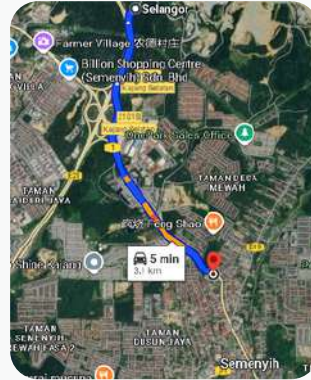
4 - minutes (5.2 km)

BANDAR TECH



3 - minutes (2.3km)

SEMENYIH



5 - minutes (3.1 km)

KAJANG



7- minutes (4.2km)

LINK HIGHWAYS

SKVE, SILK, EKVE, CKE, NSE, SG BESI, FEDERAL

SEMENYIH, KAJANG SEREMBAN, LEKAS, BANGI, NSE

WITH **FUTURE DEVELOPMENTS**

RANKED 1 IN LOCATION



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MASTER LAYOUT

LEGEND

- FUTURE PHASE**
- SEMI - DETACHED FACTORIES**
(60' X 155') - 14 units
- CLUSTER FACTORIES**
(50' X 100') - 100 units
- Centralized Labour Quarter**
8 Buildings- 2500 BEDS
- Food Court & Conveniences**

SITE PLAN

PHASE 1 / 114 units



SPECIFICATION & LAYOUT

5° Pitch Fall



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SMART INDUSTRIAL SYSTEM



SOLAR ENERGY

- Energy Saving (Office)
- Environmental Friendly
- Promoting Low Carbon

Settings cut energy costs, enhance sustainability, and reduce reliance on fossil fuels, contributing to long-term profitability and environmental responsibility.



CAMERA

- AI-Powered Facial Recognition
- Abnormal sound alert
- 360' Viewing angle
- Unknown person detection



AUTOGATE

- Remote control with apps
- On/Off notification
- Status Checking



DOORBELL

- Weather Protection
- Human Presence Sensor
- High Quality video with Two-Way Audio



DOORLOCK

- Multiple unlock mode
- Attendance Monitoring
- Apps manage authorization
- Break in alert



SWITCH FEATURE

- Schedule Control (Timer)
- Apps Control
- Power Monitoring



DOOR/WINDOW SENSOR

- Local & Remote Alarm
- Open/Close Detection
- Wireless

ONE STOP BUSINESS SOLUTION

Owners and foreigners can enjoy professional assistance and hassle-free services provided by our consultants who will assist in relevant applications. Including company incorporation, pre-assessment from the department of manufacturing license from MIDA, business license from local authorities and more.

GOVERNMENT BODIES



Lembaga Hasil
Dalam Negeri



Social Security
Organisation,
SOC SO



Suruhanjaya Syarikat
Malaysia



Malaysian Investment
Development Authority



Majlis
Perbandaran
Kajang



Royal Malaysian
Customs
Department



Invest
Selangor

SUPPORT

Registration
application
process and
staff
recruitment.

Provide
social
security
protection to
employees

Legal
business
setup in
Malaysia

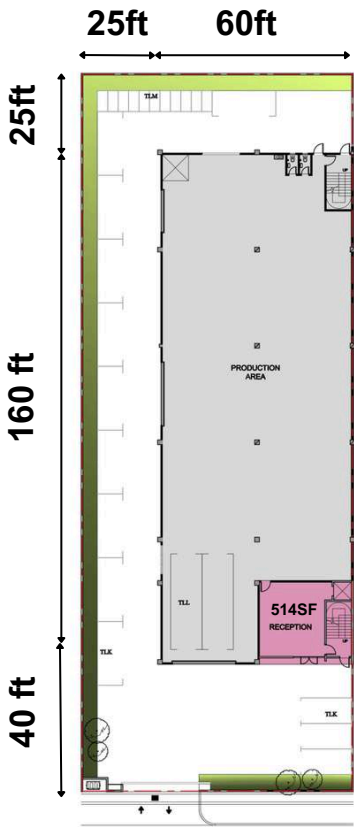
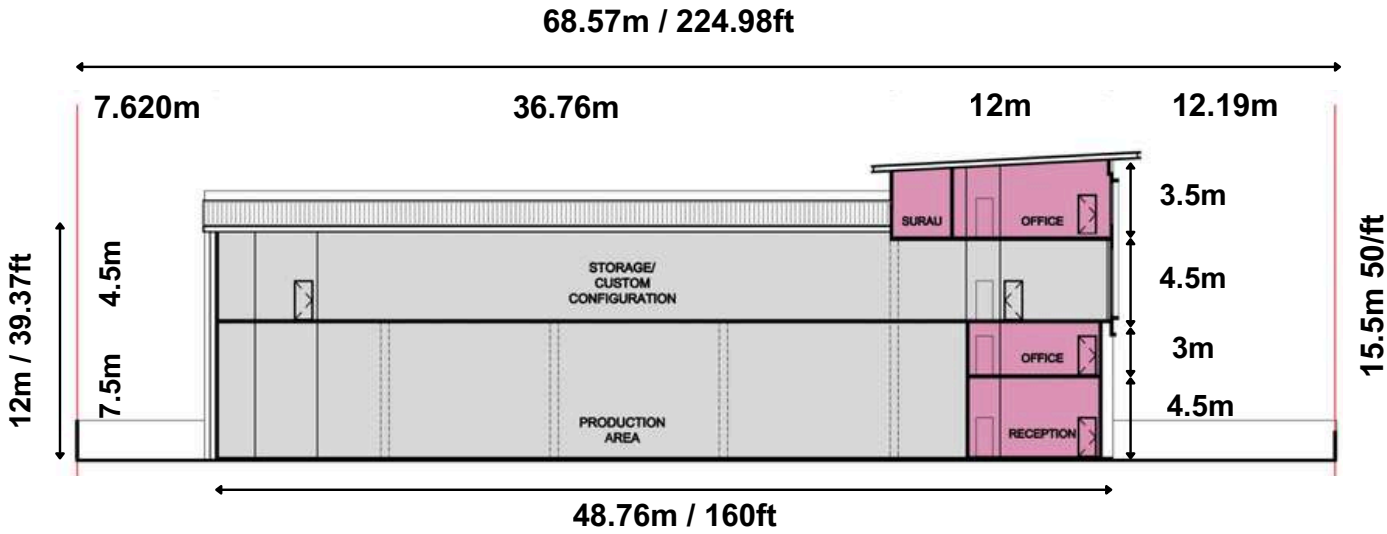
Government-linked
organization to
promote industrial
investments in
Malaysia

Application
of business
license with
local
authority

Application of
warehousing
license

One-stop
agency to attract
and facilitate
both domestic
and foreign
investments into
Selangor

SEMI-DETACHED (85 225) BUILD UP: 60 160



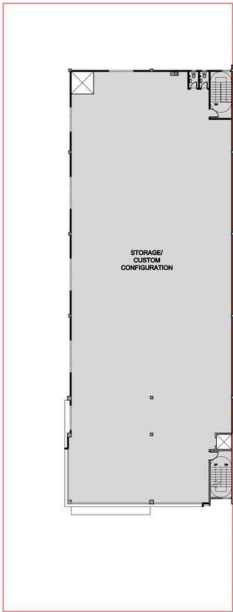
GROUND FLOOR PLAN



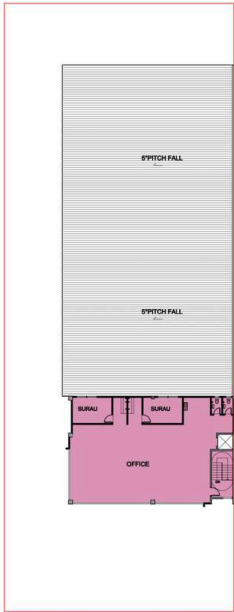
MEZZANINE PLAN

WAREHOUSE : 19,153
OFFICE AREA : 3,073
TOTAL FLOOR AREA : 22,226

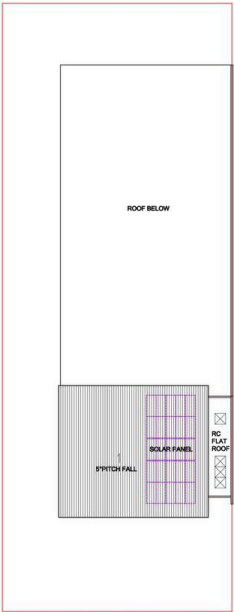
GF FLOOR WAREHOUSE : 9543
ME FLOOR OFFICE : 702
1ST FLOOR WAREHOUSE : 9,610
2ND FLOOR OFFICE : 2371



1ST FLOOR PLAN



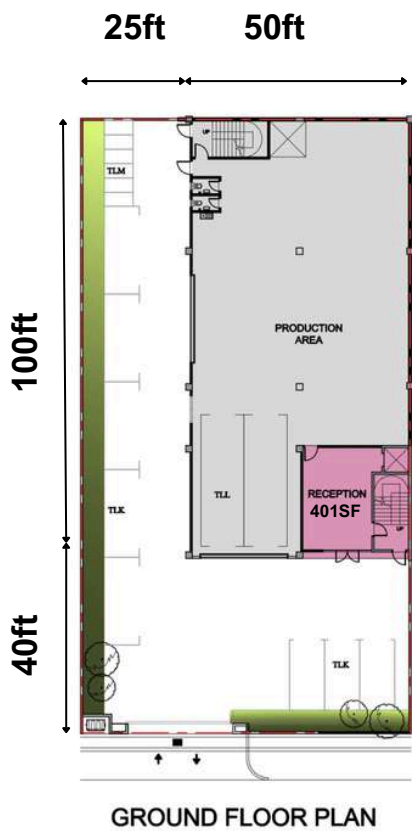
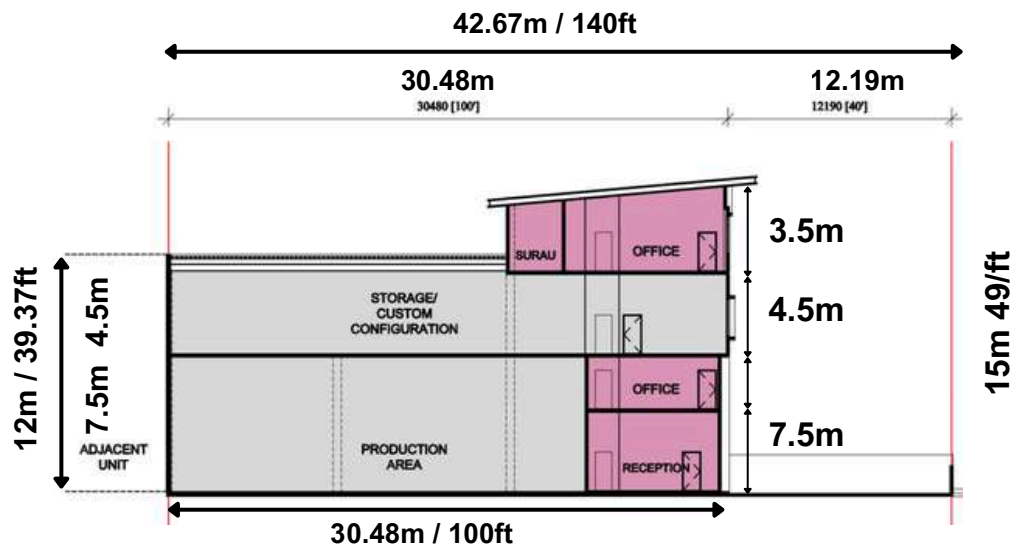
2ND FLOOR PLAN



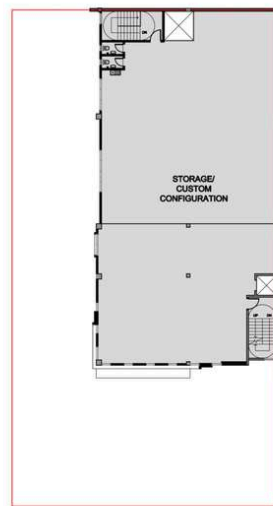
ROOF PLAN



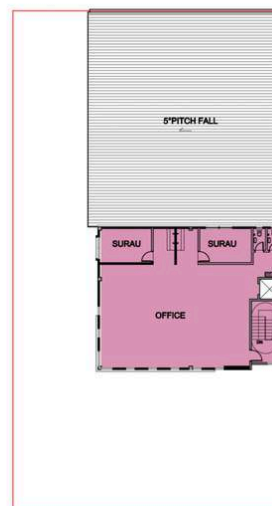
CLUSTER LAND (75 140) BUILD UP: 50 100



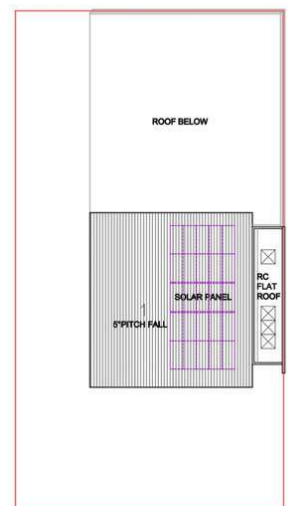
WAREHOUSE	: 9,989	GF FLOOR	WAREHOUSE	: 4,963
OFFICE AREA	: 2,584	ME FLOOR	OFFICE	: 589
TOTAL FLOOR AREA	: 12,573	1 ST FLOOR	WAREHOUSE	: 5,023
		2 ND FLOOR	OFFICE	: 1,995



1ST FLOOR PLAN



2ND FLOOR PLAN



ROOF PLAN





HIGHLY RATED LOCATION IN KLANG VALLEY



CONNECTING TO MULTIPLE MAJOR HIGHWAYS



A INDUSTRIAL HUB BY
KUEEN LAI GROUP

DEVELOPER
Kueen Lai Villa Sdn Bhd (635984-W)
A Subsidiary Company of Kueen Lai Group

SALES & MARKETING OFFICE
Kueen Lai Villa Sdn Bhd
No.3 Jalan Damai Mewah I, Taman Damai Mewah,
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017-889 5479/016-332 7868

Office Open Daily 10 am to 5 pm



KUEEN LAI GROUP

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