

# AMIKA™

SIGNATURE RETAIL

*A Sense of Connection*





AMIKA™  
SIGNATURE RETAIL

|  
*A Sense of Connection*



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の感覚



## A SENSE OF CONNECTION

A retail avenue that connects businesses to clients & the Subang Jaya community.

### VIBRANT

WELL-CONNECTED TO  
THE COMMUNAL CENTRAL PARK  
& SRI KDU INTERNATIONAL SCHOOL

AMIKA™  
SIGNATURE RETAIL

### VERSATILE

MODULAR UNIT LAYOUT

### VALUABLE

POISED TO ELEVATE ASSET VALUE

### VISIONARY

FUTURE COMMERCIAL HUB &  
GATHERING POINT FOR  
METROPARK, SUBANG



## THE FABRIC OF SUBANG JAYA

Mapped within the organised and established neighbourhood of Subang Jaya, lies the stunning freehold development of AMIKA SIGNATURE RETAIL at Metropark Subang.

Situated within the well-established neighbourhood of Subang Jaya, in the 88-acre Subang Metropark masterplan, this location offers convenient access to the Federal Highway through a dedicated interchange.

Shoppers can effortlessly navigate the greater Klang Valley area, with convenience being the foremost priority for an enhanced experience.

-  **2km** KTM Batu Tiga
-  **5km** LRT Subang Jaya
-  **5km** NU Empire Shopping Gallery
-  **6km** Taipan Business Centre
-  **6km** Subang Jaya Medical Centre
-  **6km** INTI International University & Colleges
-  **9km** Sunway University
-  **9km** Kelab Golf Negara Subang
-  **10km** Sunway Pyramid Shopping Mall
-  **13km** Subang Airport







Award-Winning Development:  
Developed by Avaland, a renowned  
property developer with a  
track record of excellence.



**StarProperty**  
**AWARDS 2024** REAL ESTATE DEVELOPER  
**EXCELLENCE**  
THE LANDSCAPE DEVELOPMENT AWARD



## A WELL-PLANNED, 88-ACRE MIXED DEVELOPMENT

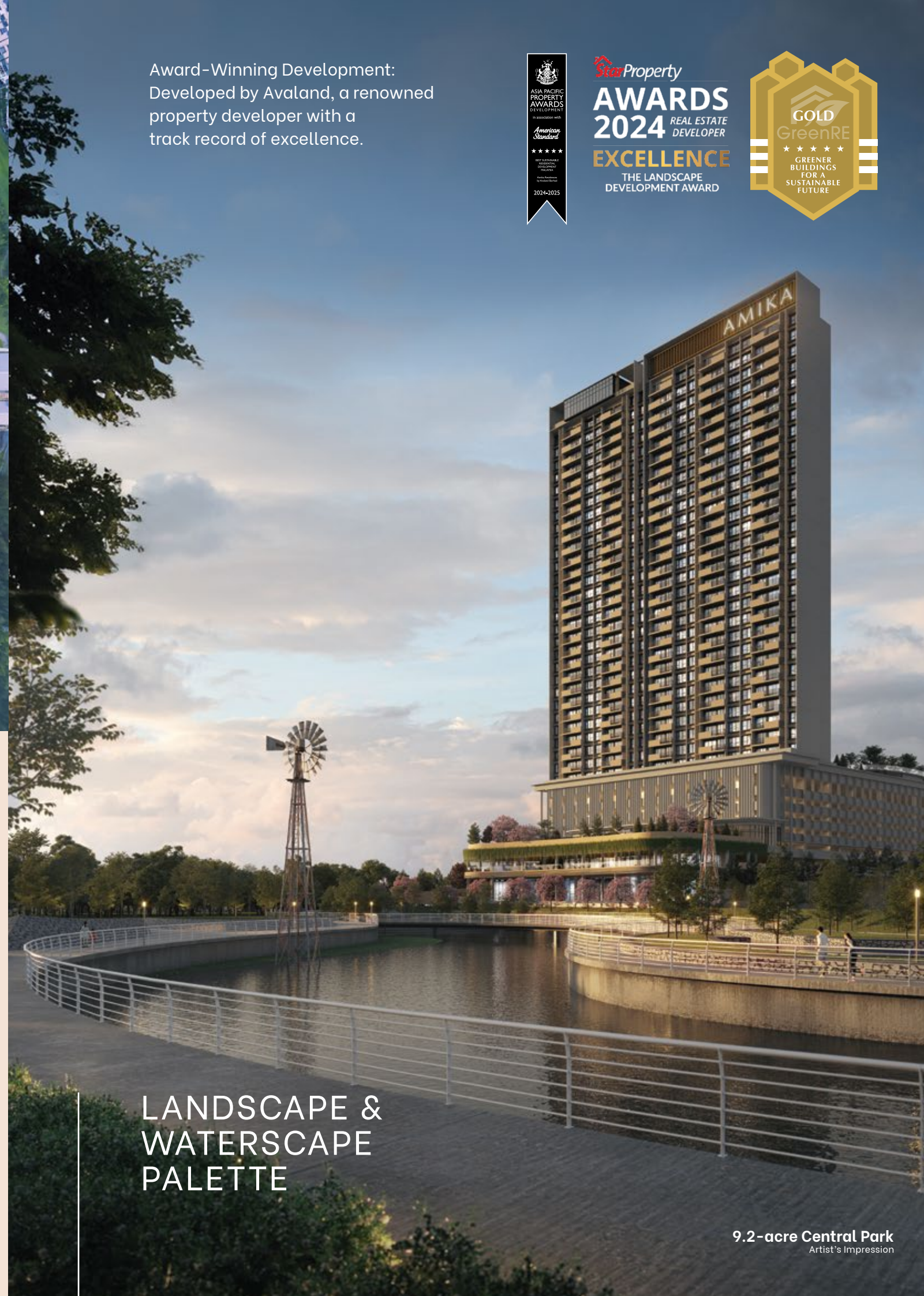
**468**  
Households  
within  
Amika Residences

**5-20**  
Minute Drive to  
Multinational  
Companies

Expected  
Immediate Population  
**25,000\***  
Upon Completion of the  
Township

**1.2MIL**  
Population in the  
Golden Triangle of Subang Jaya,  
Shah Alam & Klang  
\*Data collected from Department  
of Statistics Malaysia 2022

## LANDSCAPE & WATERSCAPE PALETTE



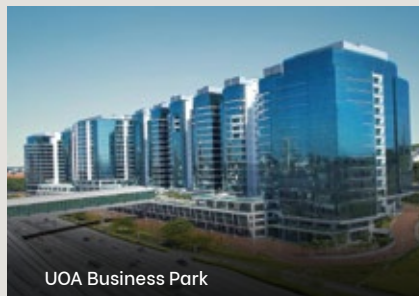
**9.2-acre Central Park**  
Artist's Impression



## EXTRAORDINARY ACCESSIBILITY WITHIN REACH



KTM Batu Tiga



UOA Business Park



3K Sports Complex  
Subang Jaya



Subang Jaya  
Medical Centre

- MEDICAL CENTERS**
- Subang Jaya Medical Centre
  - Sunway Medical Centre
  - KPJ Selangor Specialist Hospital

- SHOPPING MALLS**
- NU Empire Shopping Gallery
  - Sunway Pyramid
  - Subang Parade
  - Central i-City

- COMMERCIAL**
- Subang Hi-Tech Industrial Park
  - UOA Business Park
  - Taman Perindustrian UEP
  - Empire Tower
  - Taipan USJ
  - Subang Jaya Industrial Estate
  - Taman Perindustrian SJ 1

- EDUCATIONAL INSTITUTIONS**
- Sri KDU International School
  - Fairview International School
  - Sunway University
  - INTI International University & Colleges
  - Taylor's University Lakeside Campus
  - The Japanese School of Kuala Lumpur

- ATTRACTIONS**
- Shah Alam Stadium
  - Saujana Golf & Country Club
  - Glenmarie Golf & Country Club
  - Sunway Lagoon Theme Park

- TRANSPORTATION**
- Batu Tiga KTM Station
  - Subang Jaya LRT Station

- CONNECTIVITY**
- North-South Expressway Central Link (ELITE)
  - Shah Alam Expressway (KESAS)
  - Damansara-Puchong Expressway (LDP)
  - South Klang Valley Expressway (SKVE)
  - Kuala Lumpur-Seremban Expressway (KLS)
  - Guthrie Corridor Expressway (GCE)
  - Sultan Abdul Aziz Shah Airport



## SRI KDU INTERNATIONAL SCHOOL

<b>CAMPUS BUILT-UP:</b>	252,000 SQ. FT.
<b>NO. OF STUDENTS:</b>	FULL CAPACITY AT 2,500
<b>SYLLABUS:</b>	PRIMARY & SECONDARY
<b>CERTIFICATE:</b>	A LEVEL, IGCSE





## A COMMUNITY WITHIN AMIKA

AMIKA SIGNATURE RETAIL boasts large built-up areas in a prime location with excellent visibility and exposure, offering your brand a perfect platform to stand out.



Mezzanine & Alfresco Retail Lots  
(Next to Central Park)  
Artist's Impression

### LIMITED UNITS

24 retail lots across 2 floors & Mezzanine.

### HIGH VISIBILITY

Prominently visible from Central Park & major roadways.

### USER-CENTERED EXPERIENCES

Offers basement parking, high-speed elevators and direct access from Amika Residences. Clear signage ensures effortless navigation.

### BESPOKE DESIGN

Enjoy 12 alfresco dining spots, prime waterfront locations, and vibrant community spaces. Showstopping storefronts with full glass walls maximize exposure, while spacious mezzanine levels with 19 ft. ceilings offer versatility.

### CURATED FOR A DIVERSE TENANT MIX

Including F&B, Education & Enrichment Centers, Beauty & Wellness, and Grocery & Convenience Stores.



IN  
PERFECT  
FLOW

Thoughtful design ensures a seamless experience from arrival to departure, with effortless parking, shopping, and exiting.

- Dedicated Drop-Off Area
- Entrance & Exit Points
- Optimised Traffic Flow
- Enhanced Security & Safety
- Strategically Placed Lift Lobbies

AMPLE PARKING  
SPACE ON THE LOWER  
GROUND FLOOR.



FEATURES

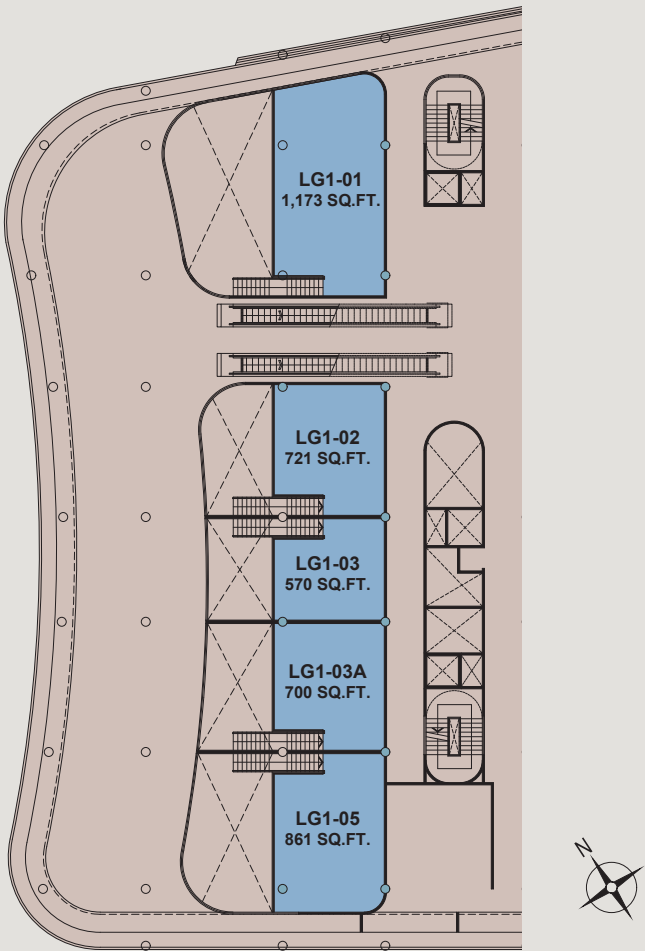
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| <br>109 Dedicated Retail Parking Bays*         | <br>Retail Units Facing Central Park             | <br>Dedicated Signage for Navigation             |
| <br>Hackable Walls for Customisation           | <br>Designated Electric / Hybrid Car Parking Bay | <br>CCTV Security System & Security Guard Patrol |
| <br>Full Height Glass Wall for Retail Exposure | <br>Panic Button & Intercom For Emergencies      | <br>Next to Sri KDU International School         |

\*Terms & Conditions Apply



FLOOR PLANS  
LEVEL LG1 & L1

Double Volume  
Unit Layout



AMIKA SIGNATURE RETAIL  
OFFERS A RANGE OF  
BUILT-UP SIZES, FROM 1,335  
SQ. FT. TO 4,661 SQ. FT.,  
WITH THE FLEXIBILITY OF  
HACKABLE WALLS FOR  
CUSTOMISABLE LAYOUTS.

LOT	FLOOR	SQ.FT.	ACCESSORY PARCEL	SQ.FT.	TOTAL SQ.FT.
LG1-01	LG1	2,088	Alfresco	1,400	4,661
	1	1,173			
LG1-02	LG1	1,152	Alfresco	861	2,734
	1	721			
LG1-03	LG1	904	Alfresco	690	2,164
	1	570			
LG1-03A	LG1	1,141	Alfresco	882	2,723
	1	700			
LG1-05	LG1	1,507	Alfresco	1,313	3,681
	1	861			
LG1-06	LG1	2,336	A/C	64	2,400
LG1-07	LG1	2,260	-	-	2,260
LG1-08	LG1	1,819	-	-	1,819
LG1-09	LG1	2,314	-	-	2,314
LG1-10	LG1	1,798	-	-	1,798
LG1-11	LG1	2,056	-	-	2,056
LG1-12	LG1	1,152	Alfresco	527	1,711
			A/C	32	

LEVEL LG1 & L1

LOT 1 - 5  
PARKVIEW UNITS  
WITH ALFRESCO

Enjoy captivating park views  
that enhance the visibility and  
attractiveness of your business.

LOT 6 - 10  
COURTYARD UNITS

Experience a peaceful and  
intimate setting within the  
development's tranquil courtyard.

LOT 11 - 12  
GATEWAY UNITS

Benefit from high visibility and  
convenient access, making it  
easy for customers to find and  
visit your business.



Artist's Impression



FLOOR PLANS  
LEVEL L2



LOT	FLOOR	SQ.FT.	ACCESSORY PARCEL	SQ.FT.	TOTAL SQ.FT.
L2-01	L2	2,088	Alfresco	1,582	3,670
L2-02	L2	1,152	Alfresco	1,087	2,239
L2-03	L2	904	Alfresco	689	1,593
L2-03A	L2	1,141	Alfresco	872	2,013
L2-05	L2	1,507	Alfresco	1,324	2,831
L2-06	L2	2,131	-	-	2,131
L2-07	L2	1,604	-	-	1,604
L2-08	L2	1,507	-	-	1,507
L2-09	L2	1,873	-	-	1,873
L2-10	L2	1,421	-	-	1,421
L2-11	L2	1,335	-	-	1,335
L2-12	L2	2,056	Alfresco	1,033	3,089

SPECIFICATIONS

Structure	Reinforced Concrete
Wall	Masonry and/or Reinforced Concrete
Roof	Reinforced Concrete
Ceiling	Skimcoat and/or Plaster with Paint
Wall Finishes	Skimcoat and/or Plaster with Paint
Floor Finishes	Bare Concrete
Windows	Aluminium Framed Glass Windows
Doors	Timber Flush Door and/or Fire Rated Door and/or Aluminium Framed Glass Door
Ironmongery	Lockset
Plumbing	Incoming Water Point and Discharge Point
Electrical Installation	3 Phase Isolator
Internal Telephone Trunking and Cabling	Fibre Wall Socket



LEVEL L2

LOT 1 - 5  
PARKVIEW UNITS  
WITH ALFRESCO

LOT 6 - 11  
COURTYARD UNITS

LOT 12  
UPPER GATEWAY UNIT  
WITH ALFRESCO



# BRINGING YOU BUILDING EXCELLENCE



Ayala Land, Inc. (ALI) is the largest real estate firm in the Philippines. It is a subsidiary of Ayala Corporation. It began as a division of Ayala Corporation until it was spun off and incorporated in 1988. It became publicly listed in the Philippines Stock Exchange (PSE: ALI) in 1991.

Its core businesses are in strategic landbank management, residential development, shopping centres, corporate businesses, and hotels & resorts. Support businesses are in construction and property management. In April 2018, ALI bought a majority stake in Avaland Berhad.

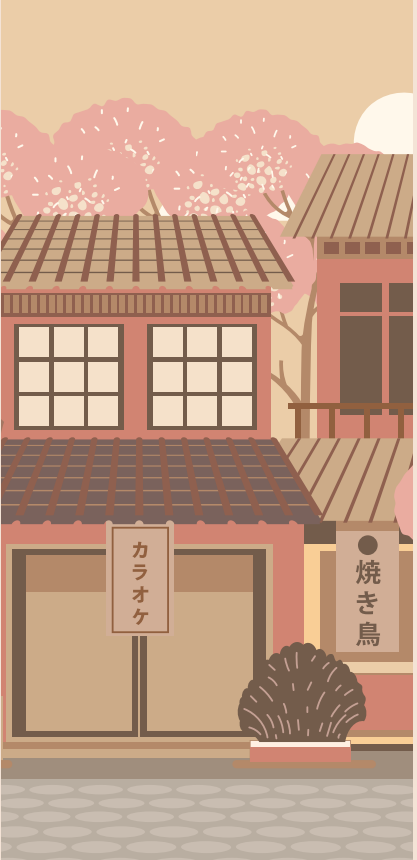


Listed on the Main Market of Bursa Malaysia Securities Berhad since 6 April 2015, Avaland Berhad (formerly known as MCT Berhad) and its group of companies are fast emerging to be one of the leading property developers in Malaysia. Avaland’s developments include Cybersouth, a township covering over 400 acres in Dengkil as well as various high-rise developments at Cyberjaya, Cybersouth, Subang Jaya, USJ, Petaling Jaya and KL City.

In February 2018, Avaland became a subsidiary of AyalaLand Inc. and has since expanded its product offerings to luxury residences, with its development of Aetas Damansara in Petaling Jaya as well as its resort living residences, Alira Subang Jaya.

Avaland has also actively expanded its landbank with the acquisition of a 4.02-acre land at Bangi in 2022, while making its first foray in Kuala Lumpur with the acquisition of a 1.57-acre land in Seputeh and a 3.9-acre land in Taman Desa in 2023.

Avaland holds strong to its vision of being an Innovative & Timeless Value Creator. Its brand purpose of ‘Rediscovering Possibilities’ is about bringing a positive change by creating communities and enhancing lives for generations where people enjoy a complete lifestyle experience.



WDA Architects Sdn. Bhd. is the architect of Amika Residences. Based in Kuala Lumpur, they are spearheaded by two directors, Ar. Hane Wang Hon Choon and Mr. Ng Kok Keng.

WDA strives to shape quality-driven and lifestyle-driven built environments in the most creative and innovative ways. Since their establishment in 2008, they have conceptualized and delivered an integrated commercial development, residential high-rise developments, and industrial parks in Kuala Lumpur, the Klang Valley, Johor, Perak, and Australia.

# PRAXCIS

Praxcis Design Sdn. Bhd. is a multi-award-winning landscape firm based in Kuala Lumpur helmed by Ms Yap Nga Tuan and a team of experienced landscape architects, architects, and urban designers.

As the landscape architect of Amika Residences, Praxcis brings to it their signature sustainable thematic-based design process. They balance the biophilic dialogue between nature and humans through functionality, form, texture, colour, light, and shadows. At the same time, they maintain a conscious consensus between design and future upkeep to mould, create, and assign spaces that foster the interaction and bonding experience between nature, communities, and users.



