BIZ PARK 2

SEMI-D FACTORY



TechValley

UPWARDS

And Onwards To

Greater Heights

IN MVV CITY

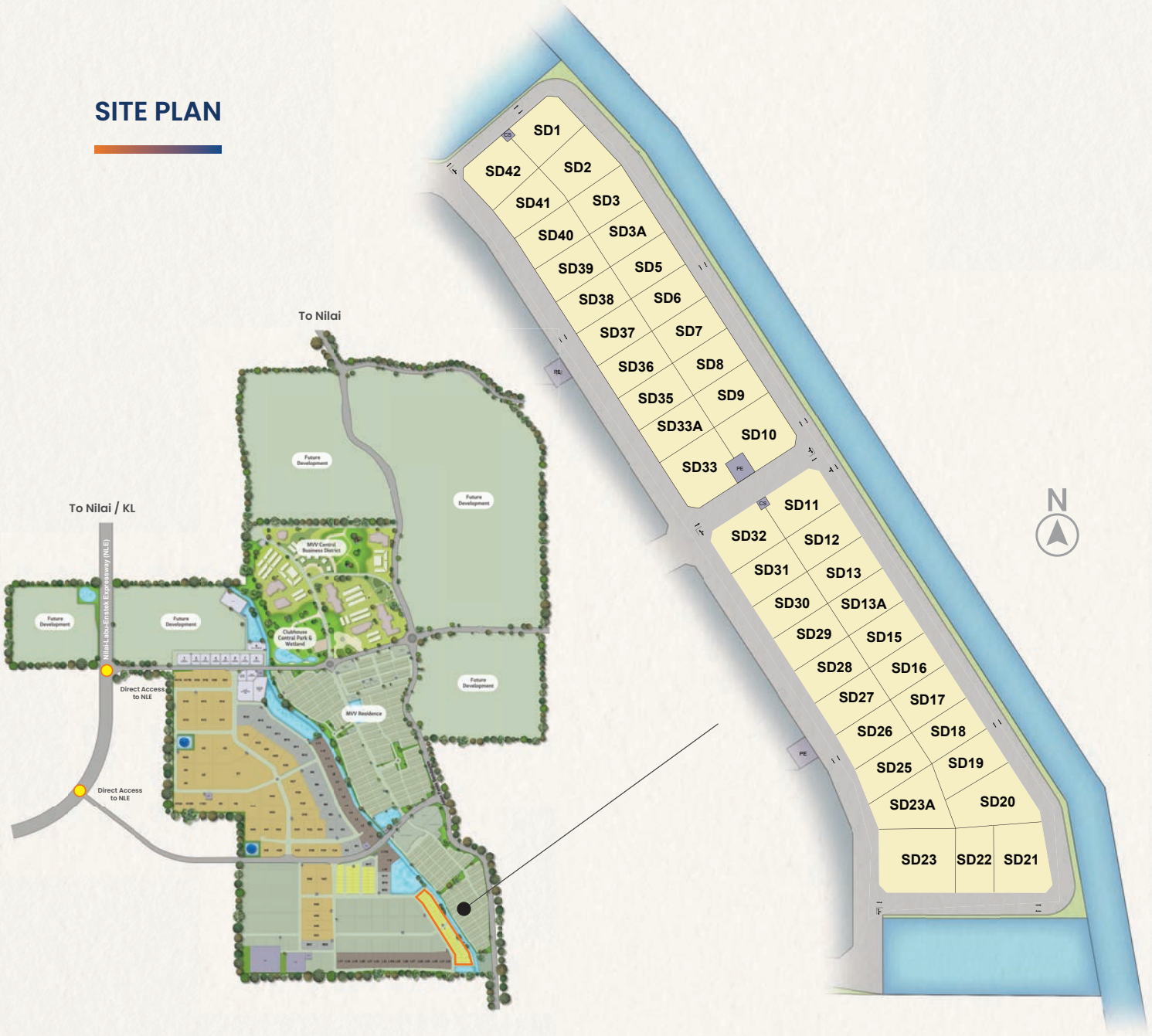
Set within a thoughtfully masterplanned environment, this modern industrial enclave features wide internal roads, seamless traffic flow, and strategic connectivity—creating the ideal foundation for businesses to operate, expand, and thrive.



Artist impression only


PRIME
Artist impression only

SITE PLAN


To Nilai
To Nilai / KL
Nilai-Labu-Ennkle Expressway (NLE)
Direct Access to NLE
Direct Access to NLE
Future Development
Future Development
Future Development
Future Development
MVV Central Business District
Clubhouse Central Park & Wetland
MVV Residence
SD1
SD2
SD3
SD3A
SD5
SD6
SD7
SD8
SD9
SD10
SD11
SD12
SD13
SD13A
SD15
SD16
SD17
SD18
SD19
SD20
SD21
SD22
SD23
SD23A
SD25
SD26
SD27
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SD29
SD30
SD31
SD32
SD33
SD33A
SD35
SD36
SD37
SD38
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SD41
SD42
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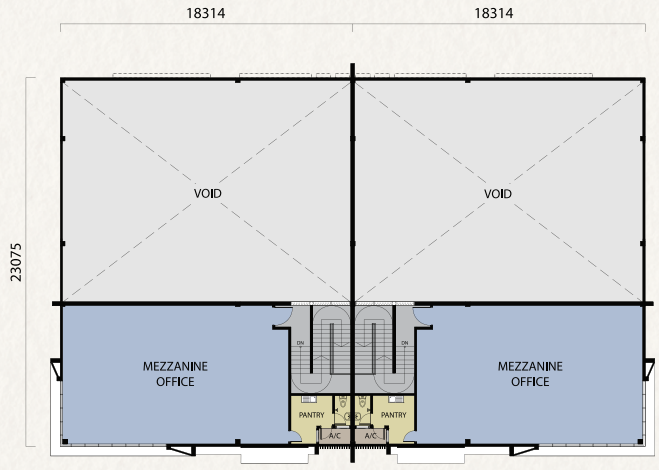
Ground Floor



Mezzanine Floor

FLOOR PLAN

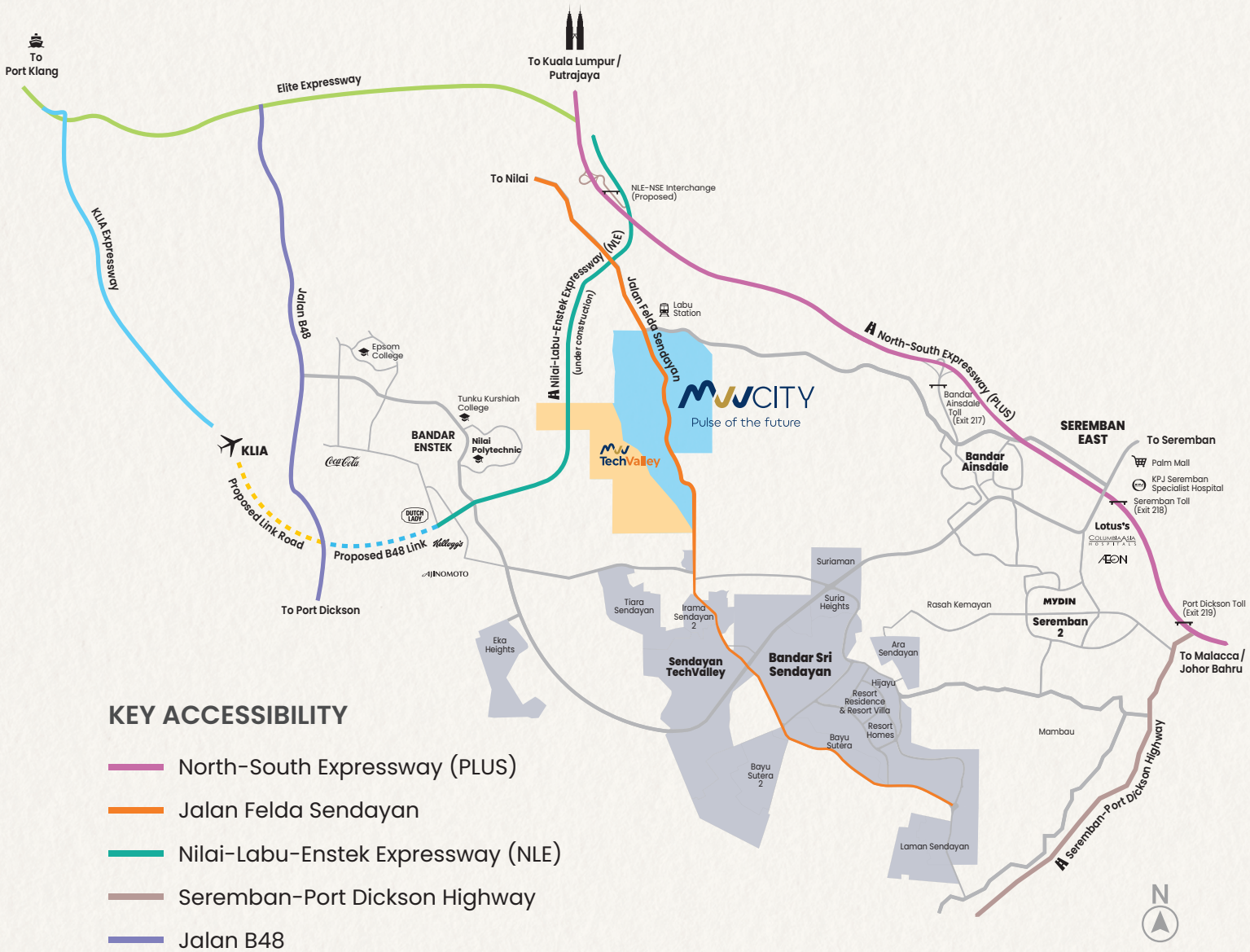
Lot Size
85' X 140'

Built-Up
6,304 sq. ft.

- 20kN/m² Floor Loading Capacity
- 200 Amp Power Supply
- 10m High Ceiling
- Spacious & flexible layout
- Rainwater Harvesting System
- Motorised Roller Shutter
- Solar PV Conduit Ready
- EV Charger Isolator Point



Artist impression only



KEY ACCESSIBILITY

- North-South Expressway (PLUS)
- Jalan Felda Sendayan
- Nilai-Labu-Enstek Expressway (NLE)
- Seremban-Port Dickson Highway
- Jalan B48
- Elite Expressway
- KLIA Expressway

MVV TechValley

5km	7km	20km	30km	75km
KTM Labu Station	NLE-NSE Interchange (proposed)	KLIA	Upcoming AI Container Port (Port Dickson)	Port Klang

Nurturing Environments, Enriching Lives.

STRATEGIC PARTNERSHIP

NS CORPORATION | MATRIX Property

Developed by:
N9 MATRIX DEVELOPMENT SDN BHD
(202201017340 (1463037-P))

A Subsidiary of:
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