



**03-6093 5188**  
**www.btp.com.my**

**YOUR NEXT BIZ VENTURE**



**Developed by:**  
Rawang Lakes Sdn Bhd (144638-K)  
A member of Low Yat Group

**Rawang Sales Gallery:**  
Lot 1571, Jalan Spine, Bandar Tasik Puteri,  
48020 Rawang, Selangor, Malaysia.  
Tel: 603-6093 5188 / 012-646 5188

**KL Sales Gallery:**  
Lot No. G-CD1-A, Trellis between Block C & D,  
Rivercity, Jalan Sultan Abdul Shah, 51200 Kuala Lumpur.  
Tel: 012-350 2881 / 012-715 2881



• BTP Sales Gallery Rawang  
• BTP Sales Gallery Jalan Ipoh

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**Avenue 3**  
MEDAN PUTERI

BTP  
SALES GALLERY    CENTRAL  
PARK

TASIK PUTERI GOLF  
& COUNTRY CLUB

BTP-LATAR  
INTERCHANGE



Actual Aerial View Of BTP-LATAR Interchange

**WHERE  
LITTLE BTP  
MOMENTS GROW**

Well-established for 20 years and counting, BTP is your preferred community township. Discover harmonious community living rich in moments of togetherness and serenity with lush greenery all around. Daily convenience is assured with major highway accessibility and strategic amenities easily within reach. While 60% of the township's 2,670 acres has been developed, BTP has achieved 100% occupancy. The remaining 40% holds upcoming exciting plans with progress in development for modern landed homes, commercial centres, office towers, shopping malls, international schools and many more other essential amenities.



Artist's Impression

As the next lifestyle landmark in Rawang, Avenue 3 is purpose-built for business success. Its modern shop-office design offers practical layouts which are highly suitable for F&B, SMEs, beauty & fashion, convenience marts and many more.

### 3 & 5-STOREY SHOP-OFFICES

More than 60,000 BTP residents and surrounding working population

Flexible built-up: 4,196 sf – 18,952 sf

Direct access to BTP-LATAR Interchange

Shuttle service to Sg. Buloh KTM

Ample parking space

## CONTEMPORARY BUSINESS SPACES



Artist's Impression



**DESIGNED  
FOR MAXIMUM  
POTENTIAL**



Artist's Impression

**1ST-OF-ITS-KIND CONCEPT**

Primed to be the next hotspot in BTP, Avenue 3 sets the social scene for get-togethers, good food and entertainment options. Also featuring shop-offices designed with a modern eye, this is the first-of-its-kind lifestyle commercial hub in the vicinity.



**PERFECTLY DESIGNED**

Avenue 3 is designed with column-free layouts which are suitably flexible to cater for different types of businesses. For the discerning business owner, you have the choice of having a grand lobby to raise your business status to the next level.

**TRENDY STREETScape**

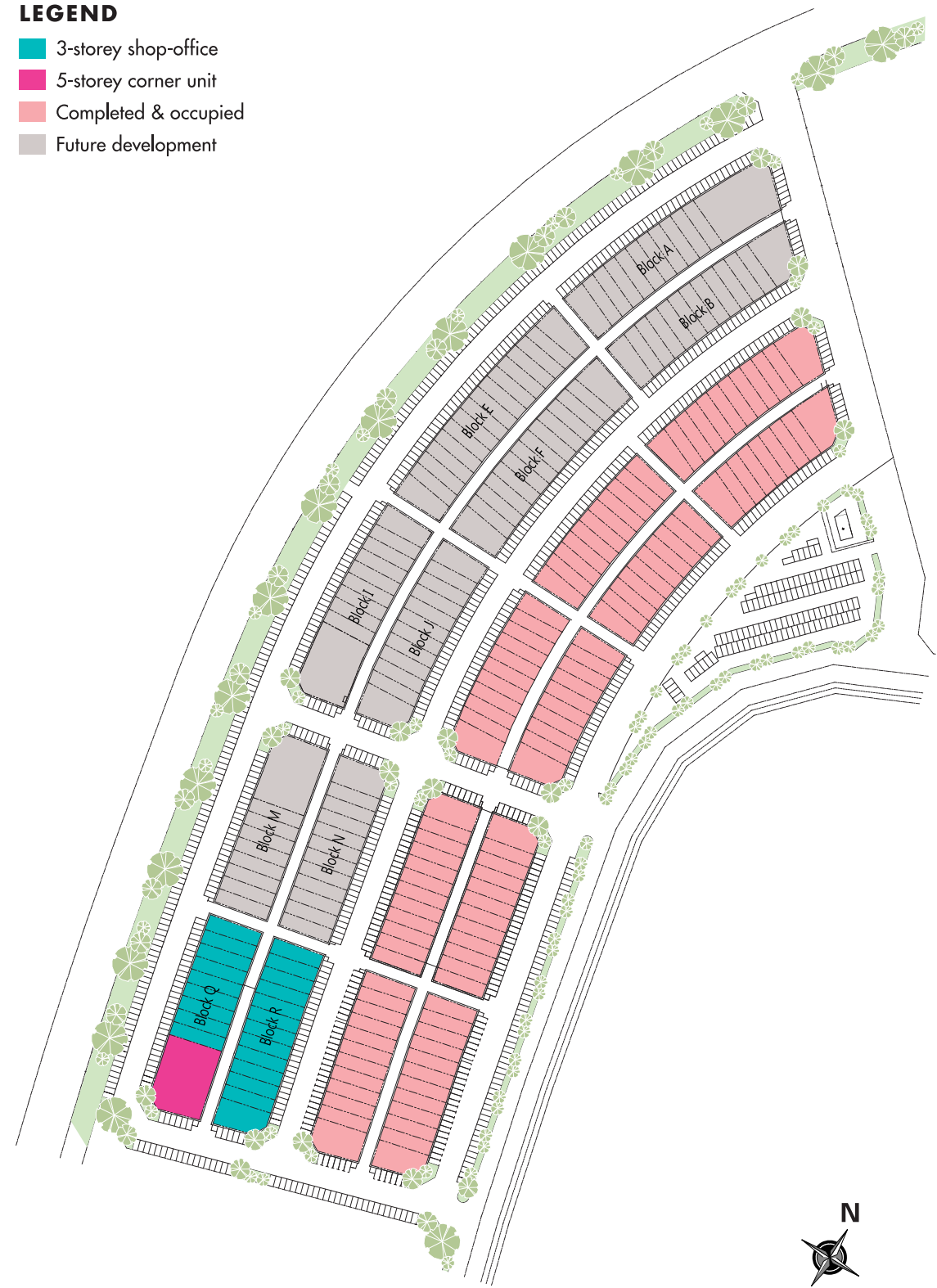
The conventional commercial layout is transformed at Avenue 3 where beautiful landscapes create a serene and pleasant environment for the senses. Every corner presents Instagram-worthy moments waiting to be captured and enjoyed.



**SITE  
PLAN**

**LEGEND**

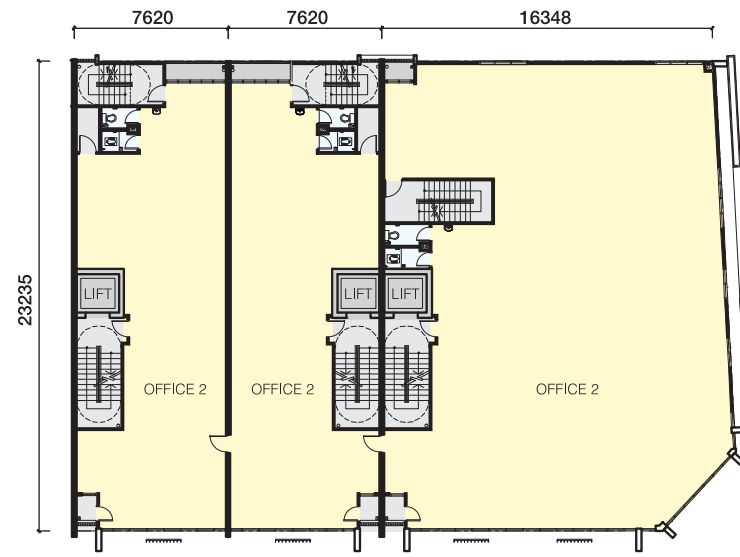
- 3-storey shop-office
- 5-storey corner unit
- Completed & occupied
- Future development



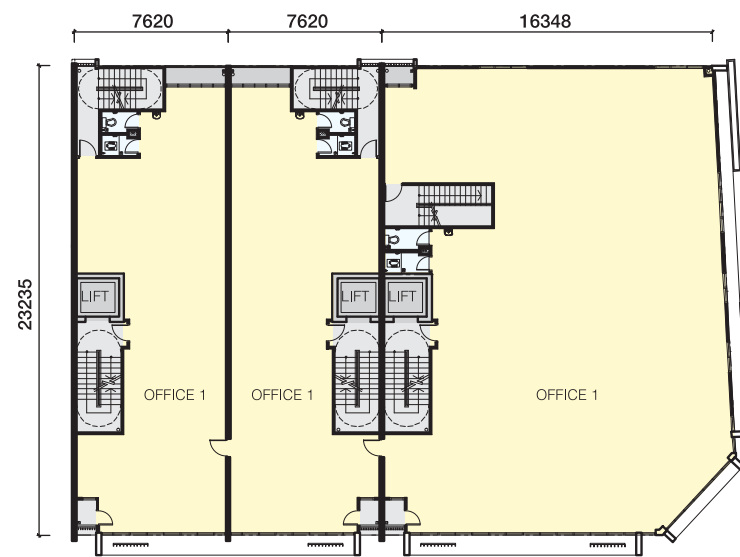
# FLOOR PLANS

## 5-STOREY SHOP-OFFICE

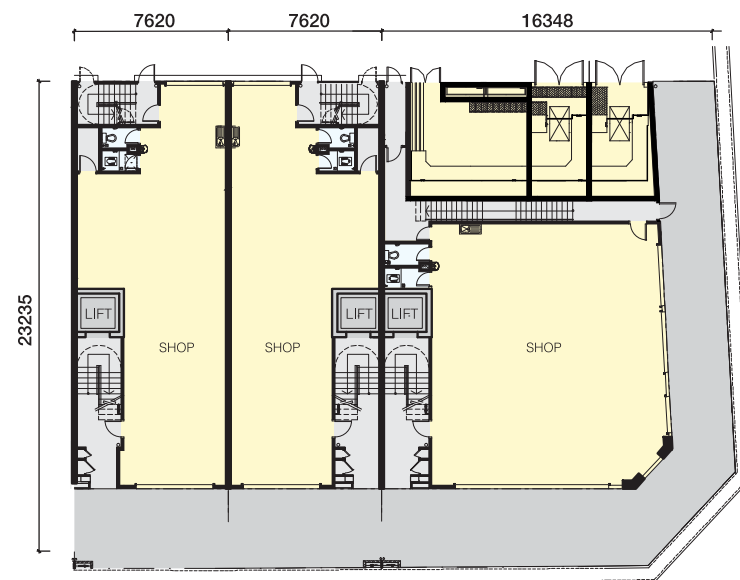
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

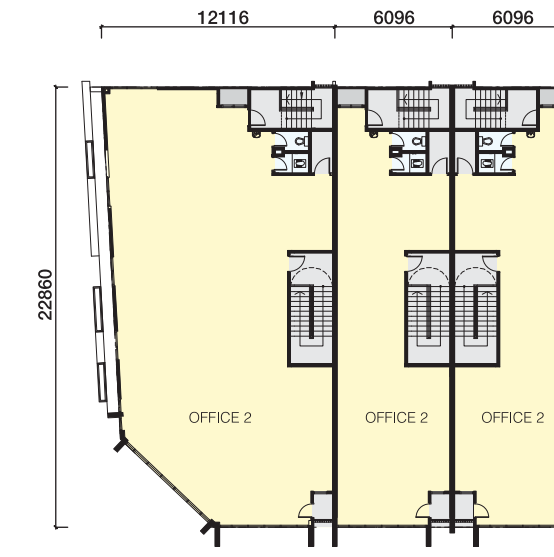


FOURTH FLOOR

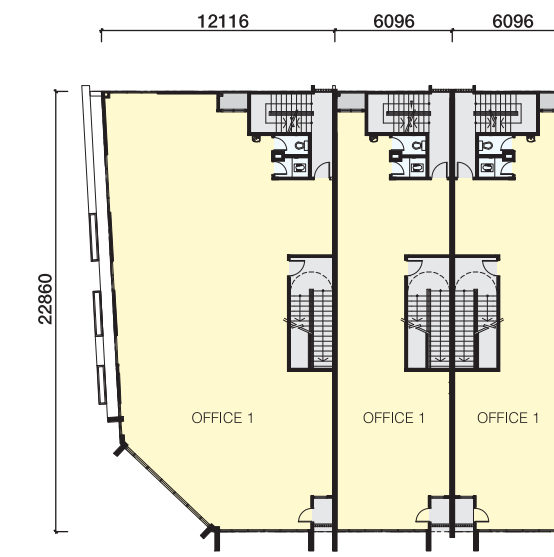
THIRD FLOOR

## 3-STOREY SHOP-OFFICE

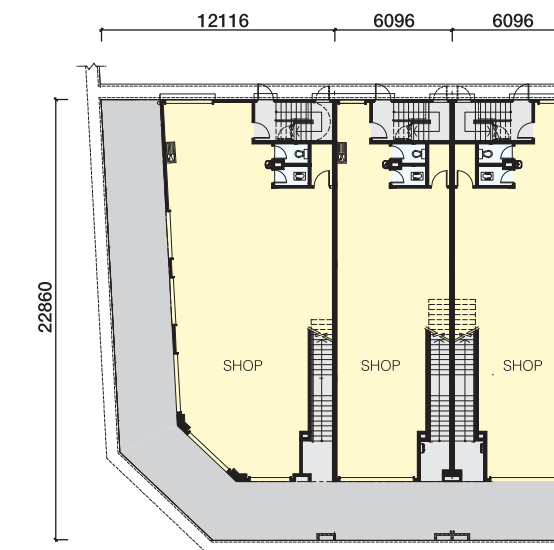
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



# SPECIFICATIONS

## 3 & 5-STOREY SHOP-OFFICE

STRUCTURE Reinforced Concrete Framework  
 WALL Brickwork  
 ROOF Metal Deck Roof

FLOOR FINISHES Shop/Office Cement Render  
 Verandah (Ground Floor) Homogeneous tiles  
 Toilets Ceramic Tiles  
 Others Cement Render

WALL FINISHES Toilet Ceramic Tiles To Door Height  
 Others Plaster and Paint

	GRD FLOOR		1 <sup>ST</sup> FLOOR		2 <sup>ND</sup> FLOOR		3 <sup>RD</sup> FLOOR		4 <sup>TH</sup> FLOOR	
	INT	CORNER	INT	CORNER	INT	CORNER	INT	CORNER	INT	CORNER
SANITARY FITTINGS										
Sink	1	1	-	-	-	-	-	-	-	-
W.C.	2	2	2	2	2	2	2	2	2	2
Wash Basin	1	1	1	1	1	1	1	1	1	1
Toilet Roll Holder	2	2	2	2	2	2	2	2	2	2
Tap Point	3	3	2	2	2	2	2	2	2	2

CEILING Shop Skim Coat  
 Office Asbestos Free Ceiling Board

DOORS Shop Roller Shutter  
 Office Plywood Flush Door  
 Toilets Plywood Flush Door

WINDOWS Aluminium Frame Window

LOCKS Standard Locksets

	GRD FLOOR		1 <sup>ST</sup> FLOOR		2 <sup>ND</sup> FLOOR		3 <sup>RD</sup> FLOOR		4 <sup>TH</sup> FLOOR	
	INT	CORNER	INT	CORNER	INT	CORNER	INT	CORNER	INT	CORNER
ELECTRICAL INSTALLATION										
Lighting Point	15	21	15	21	16	22	16	25	17	25
Power Point	10	10	9	9	9	9	9	11	9	11
Fan Point	3	3	3	5	3	5	4	7	4	7
Telephone Point	1	1	1	1	1	1	1	1	1	1
Lift	1	1	1	1	1	1	1	1	1	1

■ 3-storey shop office ■ 5-storey shop office

# REPUTABLE DEVELOPER WITH SUCCESSFUL MILESTONES

The Low Yat Group of Companies is one of the largest privately-owned groups in Malaysia with diversified interests in property development, hotels and resorts, hospitality, retail and commercial, and agriculture. The Group has grown from strength to strength since its humble beginnings as a construction company in the 1940s.

Taking pride in delivering products of quality and service excellence, Low Yat Group is a pioneer in the hospitality industry, having built the largest number of hotels in Malaysia since the 1970s. Proving its strength in the local real estate industry, the Group has completed several renowned residential developments in Malaysia to date. A noteworthy mention is the self-sustaining township of Bandar Tasik Puteri (BTP) which is also the largest of its kind in north of Klang Valley. BTP has established its presence since year 2000 and has been rapidly progressing over the years. With a total of more than 12,000 houses handed over, the population in BTP is envisaged to increase as more launches are being planned to meet the demand for choice housing and quality living environment.



# CONVENIENTLY CONNECTED TO ACCESSIBILITY



**LEGEND**

- KTM LINE
- PETROL STATION
- EDUCATION
- FOREST RESERVE
- SHOPPING
- MEDICAL
- GOLF CLUB
- LAKE
- ACCESSIBILITY
  - LATAR Expressway
  - Guthrie Corridor Expressway (GCE)
  - North-South Expressway
- TOLL
  - Kuang Barat Toll (Exit 2503)
  - Jalan Duta Toll (Exit 3301)
  - Rawang Selatan Toll (Exit 115)
  - Sungai Buloh Toll (Exit 113)
- Exclusive Shuttle Service to Sungai Buloh KTM station