



Avenue 3

MEDAN PUTERI

YOUR NEXT BIZ VENTURE

Avenue 3
MEDAN PUTERI

BTP
SALES GALLERY
CENTRAL
PARK

TASIK PUTERI GOLF
& COUNTRY CLUB

BTP-LATAR
INTERCHANGE

WE ARE
HERE

To Puncak Alam/Shah Alam

To Kuala Lumpur



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

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

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.

CONTEMPORARY BUSINESS SPACES

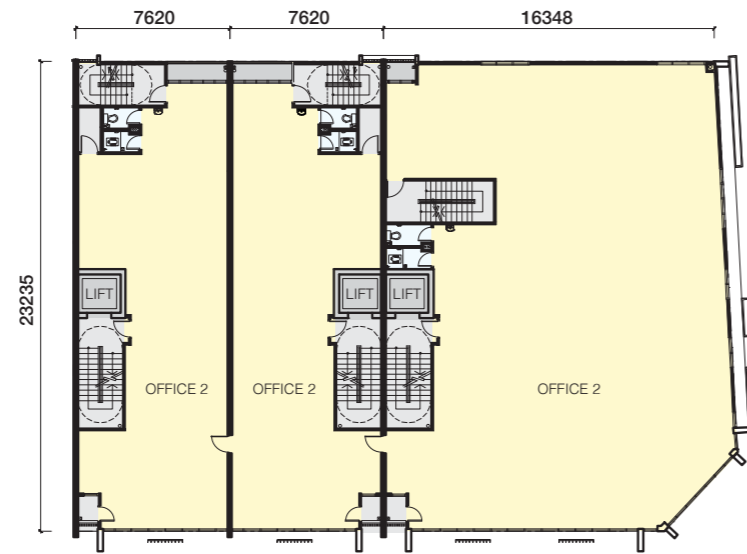


Artist's Impression

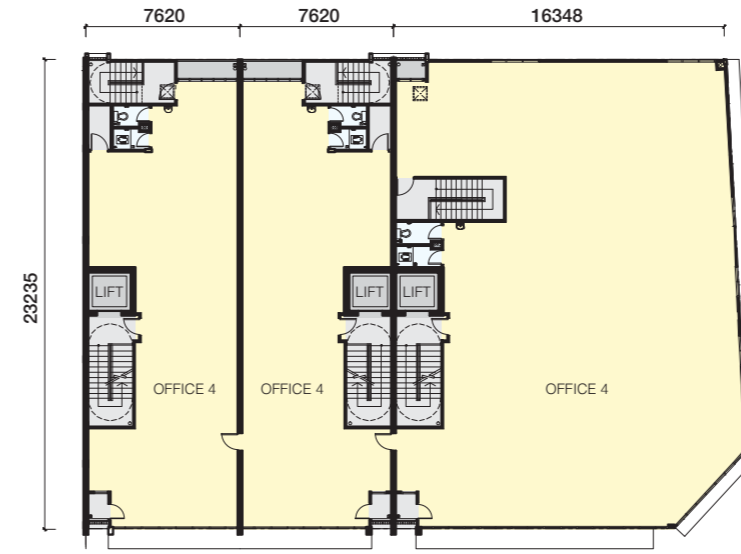
FLOOR PLANS

5-STOREY SHOP-OFFICE

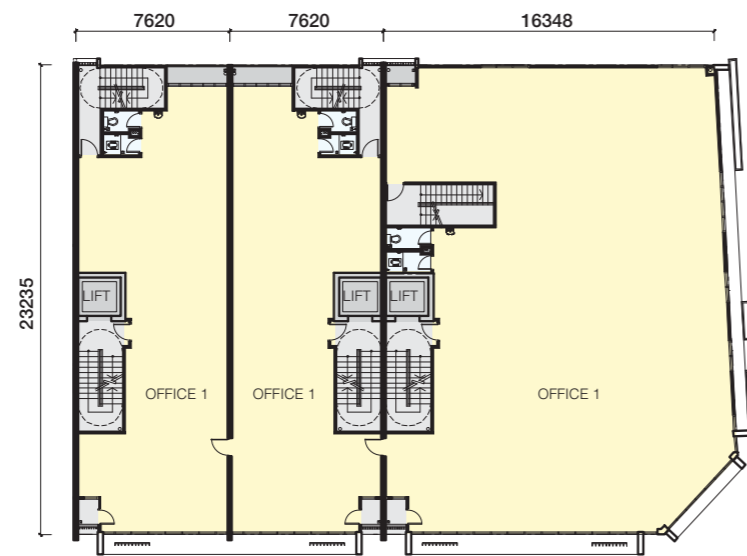
SECOND FLOOR



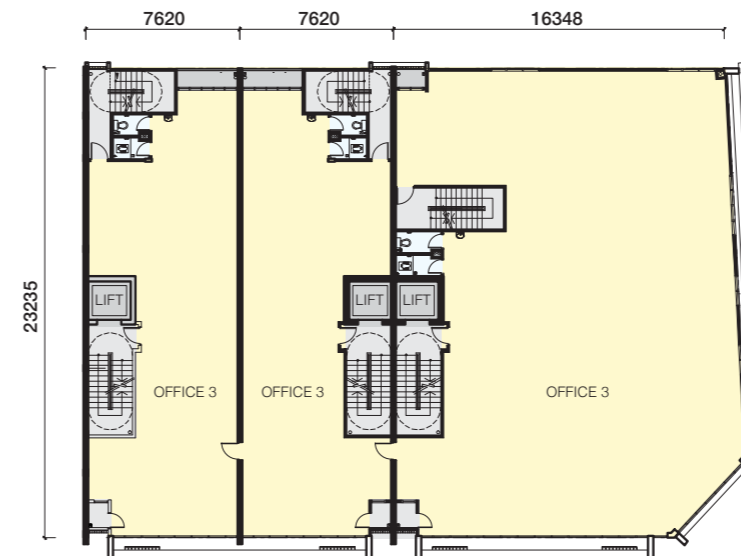
FOURTH FLOOR



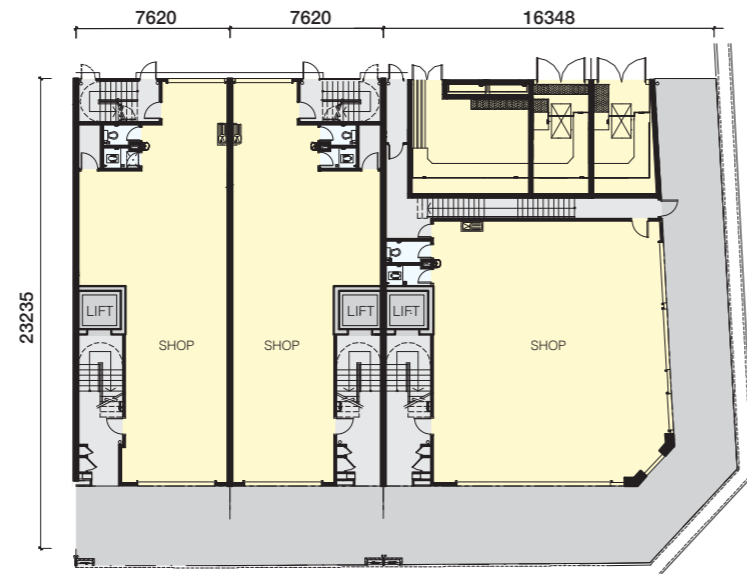
FIRST FLOOR



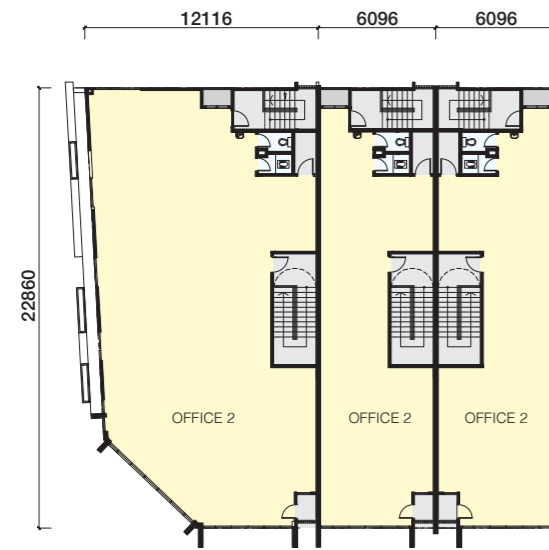
THIRD FLOOR



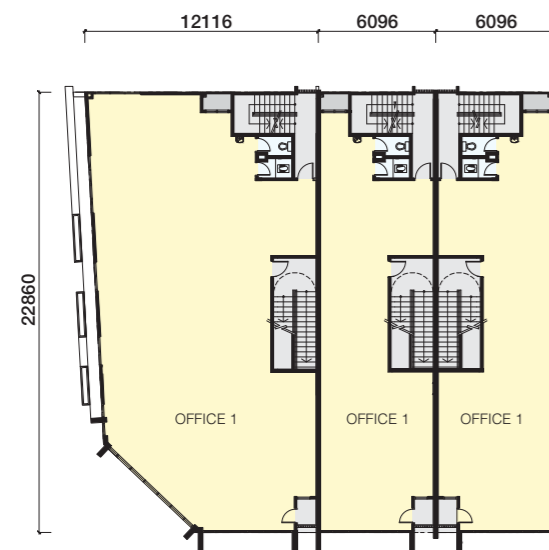
GROUND FLOOR



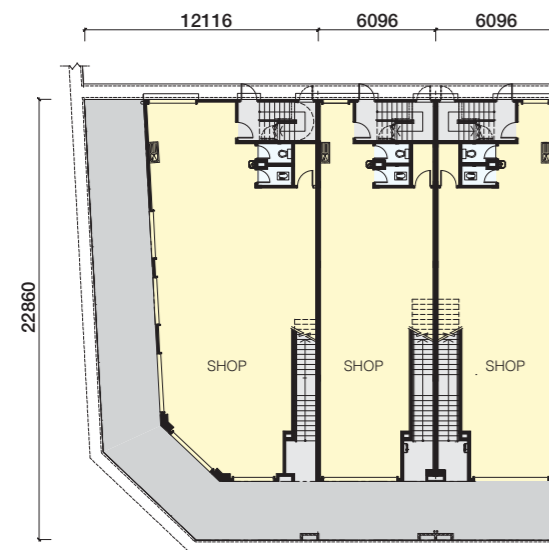
3-STOREY SHOP-OFFICE



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 ST FLOOR		2 ND FLOOR		3 RD FLOOR		4 TH 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 ST FLOOR		2 ND FLOOR		3 RD FLOOR		4 TH FLOOR	
	INT	CORNER	INT	CORNER	INT	CORNER	INT	CORNER	INT	CORNER
ELECTRICAL INSTALLATION										
Lighting Point	15	21	16	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

**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**
 - LARAR Expressway
 - Guthrie Corridor Expressway (GCE)
 - North-South Expressway
- TOLL**
 - Kuang Barat Toll (Exit 2503)
 - Rawang Selatan Toll (Exit 115)
 - Jalan Duta Toll (Exit 3301)
 - Sungai Buloh Toll (Exit 113)
- Exclusive Shuttle Service to Sungai Buloh KTM station**

SITE PLAN

LEGEND

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



SITE PLAN

03-6093 5188
www.btp.com.my



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 Azlan Shah, 51200 Kuala Lumpur.
Tel : 012-350 2881 / 012-715 2881



- BTP Sales Gallery Rawang
- BTP Sales Gallery Jalan Ipoh

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