GERBANG NUSAJAYA

aspira

PLACE

by **UEM Sunrise**

Freehold 2-Storey Shop Offices

A New Commercial Hub at the Heart of Gerbang Nusajaya

Situated at the heart of Gerbang Nusajaya, Aspira Place is set to emerge as a vibrant new centre of activity for the surrounding community and beyond. Surrounded by established residential neighbourhoods and supported by a steadily expanding population, it enjoys a ready and growing catchment with rising purchasing power.

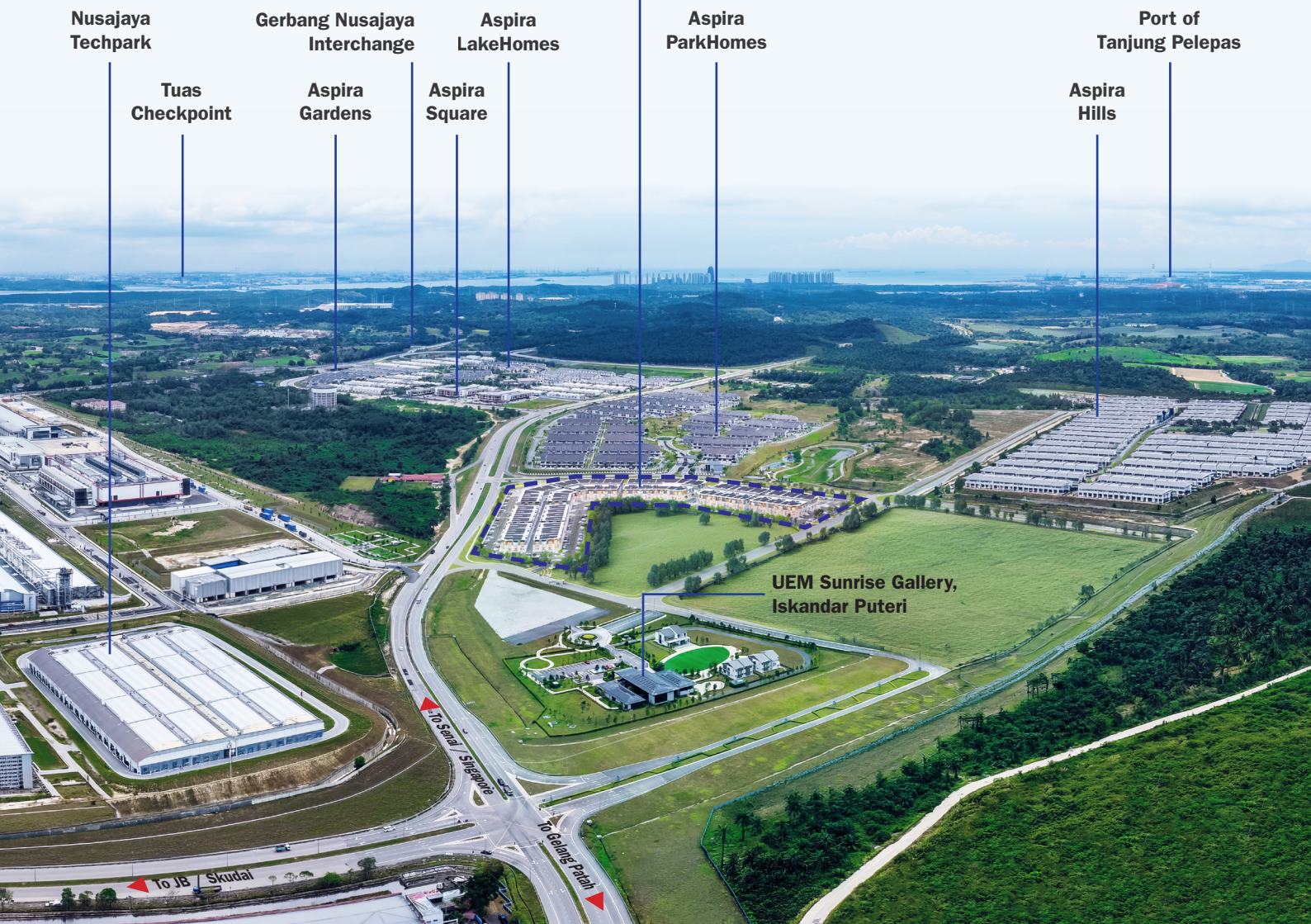
With direct connectivity via the newly opened Gerbang Nusajaya Interchange and key arterial routes, access to Johor Bahru, Iskandar Puteri and the Second Link is seamless. Complemented by nearby schools, lifestyle amenities and everyday conveniences, this rapidly evolving township offers an ideal environment for businesses seeking to establish presence and thrive amid continued growth.

More than just a commercial address, Aspira Place represents a place where opportunity takes shape.

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Designed for Business Growth and Success



Every element at Aspira Place is thoughtfully planned to enhance business visibility and customer comfort. Wide, pedestrian-friendly walkways encourage foot traffic and outdoor activity, while direct connection to the retail street creates a seamless commercial flow.

Key Features

- **Lot size from 7.3m x 22.8m (24' x 75')**
- **Premier units for flexible space usage**
- **Enhanced ceiling height with mezzanine-ready potential**
- **Standardised signage placement**
- **Each unit with balcony**
- **Wide retail street connection**
- **Pedestrian-friendly**
- **Wider walkways**
- **Wide internal roads**



The generous ground floor height allows for a mezzanine floor

Flexible Lot Options Tailored to Your Business

Aspira Place offers a curated selection of thoughtfully planned lot sizes designed to support a diverse range of business concepts. Whether launching a new venture or expanding an established brand, the adaptable layouts allow businesses to right-size their operations while planning confidently for future growth.

From supermarkets and grocers serving everyday needs to cafés, services, clinics and professional offices, the versatility of each space enables businesses to operate with ease while thriving within a vibrant and growing township community.







Site Plan





Unit Layout Plan (Intermediate)

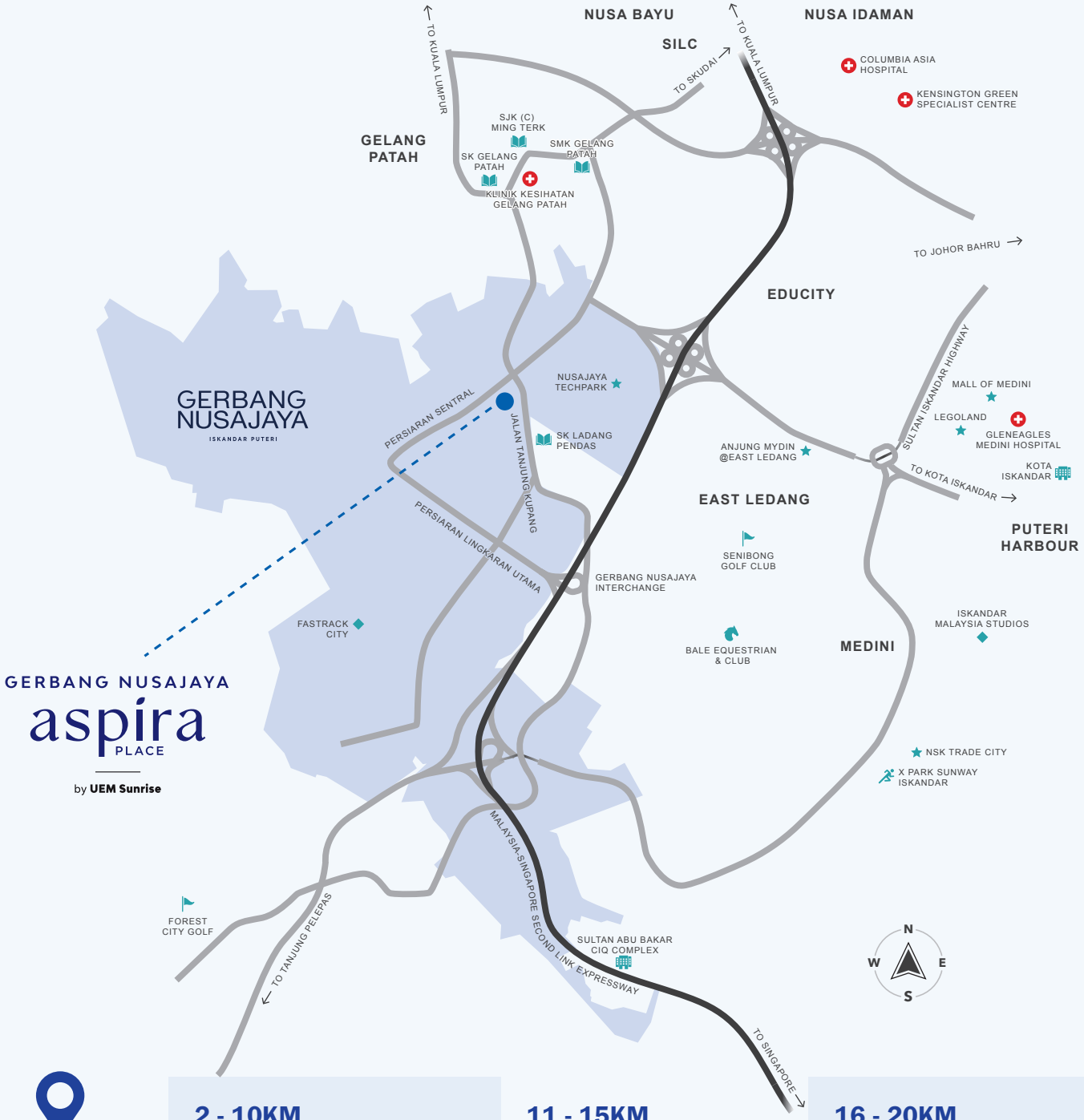
Lot size: 7.3m x 22.8m (24' x 75') | Built-up: 340.2 sqm (3,662 sqft)



Specifications

STRUCTURE	:	Reinforced concrete
WALL	:	Masonry wall
ROOF COVERING	:	Metal roof sheet / reinforced concrete flat roof
CEILING	:	Skim coat / plaster & paint finish
WINDOW	:	Aluminium frame glass window
DOORS	:	Main entrance – aluminium-framed glass door
	:	Others – aluminium louvered door / timber flush door / glass door
IRONMONGERY	:	Quality locksets
WALL FINISHES	:	Toilet – tiles up to 1.5m height
	:	Wash area – tiles up to 1.0m height
	:	Bin compartment – tiles
	:	Other areas – plaster and paint

FLOOR FINISHES	:	Walkway / toilet / wash area / bin compartment / balcony – tiles	
	:	Other areas – cement render	
SANITARY WARES & FITTINGS	:	Kitchen sink w/tap	- 2 Nos
	:	Wash basin w/tap	- 4 Nos
	:	Water closet	- 4 Nos
	:	Bib tap	- 5 Nos
	:	Toilet paper holder	- 4 Nos
ELECTRICAL POINT	:	Distribution board	- 2 Nos
	:	Lighting point	- 23 Nos
	:	Fan point	- 4 Nos
	:	13A socket point	- 13 Nos
	:	Emergency light	- 5 Nos
	:	Fibre wall socket	- 2 Nos
	:	Exit sign	- 3 Nos



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2 - 10KM

- Senibong Golf Club
- EduCity
- Sultan Abu Bakar CIQ Complex
- Nusajaya TechPark

11 - 15KM

- Legoland
- Puteri Harbour International Ferry Terminal
- Columbia Asia Hospital
- AEON Bukit Indah
- Lotus's Bukit Indah
- Port of Tanjung Pelepas

16 - 20KM

- Senai International Airport
- Johor Premium Outlet

About UEM Sunrise Berhad

UEM Sunrise Berhad is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad. With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont' Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended their mark internationally, most notably in Australia.

THE EDGE Top Property Developers Awards 2025

CX ASIA EXCELLENCE AWARDS 2022

PUTRA BRAND AWARDS GOLD 2024

07 277 3788
uemsunrise.com

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