

**F**ROM its humble beginnings as an area of rubber and oil palm estates, Shah Alam has grown and evolved to become a vibrant neighbourhood within a few decades.

Granted city status on Oct 10, 2000, and bordering other mature regions such as Petaling Jaya, Subang Jaya and Klang, Shah Alam has established itself as one of the most sought-after places to live in the Klang Valley.

Naza TTDI Sdn Bhd is capitalising on Shah Alam's strategic location and connectivity by offering TTDI Sentralis, an 8.03-acre integrated development at the heart of Section 13. This development leads the way in the grand masterplan of TTDI Gateway, an up-and-coming township of 33 acres.

TTDI Sentralis offers commercial, retail, office and residential units – all of which form a thriving mixed urban hub that caters to first-time homebuyers, investors and SME owners.

The leasehold development, with a gross development value of over RM468mil, comprises 206 units of Shop Office Versatile Office (Sovo), 260 serviced apartments (SA) and 101 retail units.

A modern and healthy lifestyle awaits residents who will get to enjoy facilities that include a gymnasium, swimming pool, covered parking, mini market and playground. With easy access to recreational and leisure amenities within TTDI Gateway, TTDI Sentralis Lifestyle Suites are set to gain popularity.

Residents and tenants will find it convenient to commute via the Federal

# OPTIONS APLENTY AT TTDI SENTRALIS

Naza TTDI crafts lifestyle hub in the heart of Shah Alam

Highway, New Klang Valley Expressway, Guthrie Corridor Expressway and Elite Highway to all major destinations in Greater Kuala Lumpur, including Klang, Kuala Lumpur International Airport, Putrajaya and Cyberjaya.

Those who rely on public transport could utilise the bus and train connections within Shah Alam, with the upcoming LRT3 station located 300m away.

Nearby educational and medical institutions include SK Seksyen 13, Management & Science University, KDU University College and Universiti Teknologi Mara as well as the upcoming IJN-Selagate Specialist Hospital located 600m away.

With a multitude of entertainment and retail outlets – such as Aeon Mall Shah Alam, Extreme Park, Sultan Abdul Aziz Shah Golf & Country Club, Giant Mall Shah Alam, Tesco Shah Alam and Shah Alam Stadium Kart Circuit – folks at TTDI Sentralis will be spoilt for choice when seeking options for recreational activities and conveniences.

For more information, visit [bit.ly/TTDI\\_Sentralis](http://bit.ly/TTDI_Sentralis).



Artist's impression of visitors being greeted by a majestic lobby upon entering the building.



Tenants get to enjoy modern facilities.



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Scan for more info

## TTDI Sentralis

Developer	Naza TTDI Sdn Bhd
Website	<a href="http://www.nazattdi.com">www.nazattdi.com</a>
Type of development	Integrated with Shop Office Versatile Office (Sovo), serviced apartments (SA) and retail units
Total units	Sovo: 206 units SA: 260 units Retail: 101 units
Location	TTDI Gateway, Seksyen 13, Shah Alam
Land title	Commercial
Land tenure	Leasehold
Development size	8.03 acres
Built-up (sq ft)	Sovo: 656 - 1,474 SA: 719 - 1,081 Retail: 994 - 38,000
Total designs	Sovo: 8 SA: 3 Retail: 7
Number of bedrooms	Sovo: 1 - 2 SA: 1 - 3
Number of bathrooms	Sovo: 1 - 2 SA: 1 - 3
Price range	Sovo: RM562,000 - RM937,000 SA: RM602,000 - RM828,000 Retail: RM683,000 - RM18,000,000
Price (per sq ft)	Sovo: RM635 - RM856 SA: RM767 - RM837 Retail: RM474 - RM687
Gross development value	RM468,509,295.00
Due for completion	2019