

FREEHOLD

OPEN FOR REGISTRATION NOW



L'MARQ
SQUARE

WELCOME TO SEMENYIH'S VIBRANT AND MODERN COMMERCIAL CENTRE

L'MARQ Square is poised to be a magnet for retail, business and F&B activities, catering not just to L'MARQ residents, but the growing population of Semenyih and its surrounds.



**READY CATCHMENT OF
CUSTOMERS WITHIN L'MARQ**

**EXCLUSIVE LIFT ACCESS
FOR CUSTOMERS**

**INDIVIDUAL FRONTAGE
FOR ALL UNITS**

**COVERED WALKWAYS
AND BOULEVARDS**

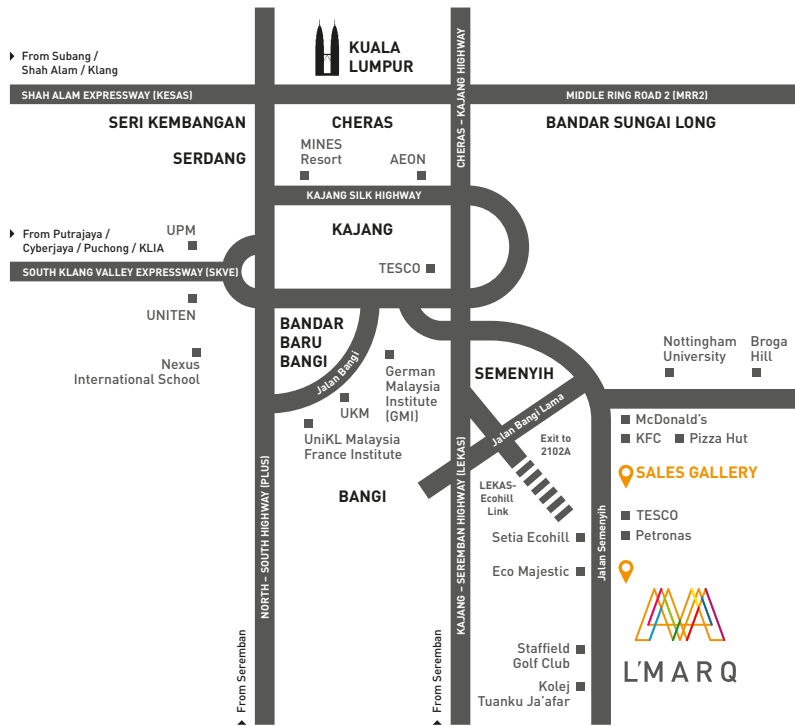
When fully occupied, L'MARQ Residence will be home to an estimated 800* residents who will be more than happy to enjoy immediate access to all that L'MARQ Square has to offer.

Within the retail zone, every 2 shops share an internal lift for their customers to enjoy quick and exclusive access. This feature not only makes it easy for visitors to access all levels but maximises every floor's business potential and yield.

To maximise the business potential, as well as making them customer-friendly, all units enjoy wide individual frontages that offer maximum visibility and a sense of exclusivity.

Whatever the weather, visitors to L'MARQ can be assured of a great outing, as the walkways and boulevards within are fully covered. That's not all, they're brightly lit and are well ventilated. So rain or shine, night or day, businesses can continue to operate.

* Base on full occupancy, with 2 residents per studio unit (Type A & B) and 4 residents per unit (Type C).



LOCATION. LOCATION. LOCATION

As a great address, L'MARQ Square is strategically located in Semenyih, surrounded by major townships. It's also a short drive away from established educational institutions, major highways, KTM and MRT stations, a golf course and a hill popular with hikers. Business-wise, the potential for growth here is very promising.

Accessible via 7 Major Highways

- Shah Alam Expressway (KESAS)
- South Klang Valley Expressway (SKVE)
- Middle Ring Road 2 (MRR2)
- North - South Highway (PLUS)
- Kajang - Seremban Highway (LEKAS)
- Kajang SILK Highway
- Cheras - Kajang Highway

To Bangi	18.5km (10 minutes)*
To Kajang	11.8km (15 minutes)*
To Cheras	23.3km (20 minutes)*
To Putrajaya	27.1km (22 minutes)*
To Kuala Lumpur	36.7km (30 minutes)*

* Time estimated based on highway speed limit

Nearby Amenities



Education

- Nottingham University
- SJKC Sin Ming
- Kolej Tuanku Ja'afar
- German Malaysia Institute (GMI)
- UniKL Malaysia France Institute
- Nexus International School
- UNITEN
- UKM
- UPM

Recreation

- Staffield Golf Club
- Broga Hill



THE FEEL-GOOD PLACE

L'MARQ Square is defined by a hip and carefree atmosphere that makes visitors feel at ease. Semi-alfresco areas, especially those of F&B outlets, add to the casual mood that encourages higher patronage by these visitors.



L'MARQ Sales Gallery

No. 36, Jalan TPS 1/2, Taman TPS, Semenyih, 43500 Selangor, Malaysia

EMAIL sales@tylland.com WEB www.lmarq.com.my

GPS Sales Gallery [2.932412, 101.856431] Actual Site [2.926754, 101.858858]

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