

EVERYTHING
YOU NEED
IN ONE PLACE

2 & 3-STOREY
SHOP OFFICES

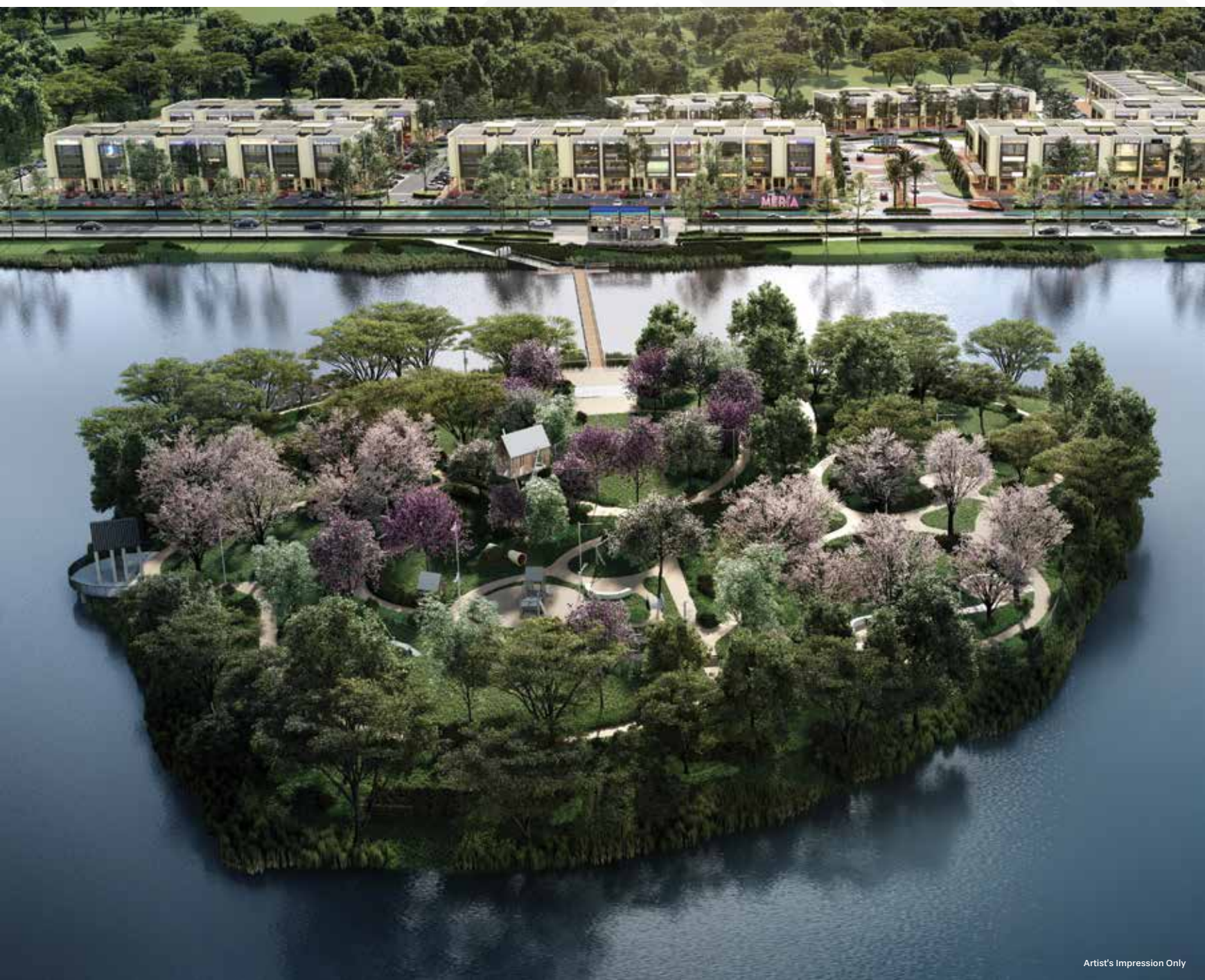
MERIA

CYBERSOUTH

SERENITY BY THE SHORE.

The Island @ Sepang offers a peaceful environment to connect with nature and each other. Winding nature trails lead to the iconic Lollypod or Viewing Tower, offering scenic views of the area.

Kids can enjoy the vibrant playground, families can unwind at quiet picnic spots and visitors can explore the beautiful trails through lush greenery.





EVERYTHING YOU NEED IN ONE PLACE

WELCOME TO MERIA COMMERCIAL HUB,
WHERE THE ENTRANCE SETS A WELCOMING
TONE AND LEAVES A LASTING IMPRESSION.
SURROUNDED BY AN EXPANSIVE URBAN
PARK, IT OFFERS THE PERFECT SETTING FOR
A TRULY MERIA EXPERIENCE.

These self-contained shop offices are designed for convenience and accessibility, nestled within pedestrian and bicycle-friendly avenues, and complemented by ample parking. Whether for shopping, dining, leisure, or entertainment, this vibrant commercial hub provides a seamless and dynamic experience for everyone.



MERIA'S POTENTIAL BUSINESS SETTINGS:

- 3-storey:** F&B, convenience stores, fashion, banking
- 2-storey (garden-facing):** F&B, hair & beauty, fashion, healthcare, sports, electronics
- 2-storey (end row):** childcare, education, studio, offices, beauty



2- & 3-Storey
Shop Offices



Dual
Frontage*



Individual
Title



Serene
Lake-Facing**



509
Parking Spaces
for Phase 1



Pedestrian &
Bicycle Friendly



Interlinked
Communal Park

* Applicable only for Type C units

** Applicable only for Type A units



COMMERCE AND COMMUNITY IN HARMONY



MERIA COMBINES SHOPPING, DINING AND ENTERTAINMENT WITH AMPLE PARKING FOR ULTIMATE CONVENIENCE.

Shop offices overlook the lake, island or promenade, while the park offers a serene escape perfect for enjoying a morning coffee, taking a family stroll or joining in community festivals and events.

PHASE 1

SITE PLAN

A DEFINED DESIGN. At Meria, commercial and communal areas are well-zoned to ensure complementary functions, with a focus on accessibility via pedestrian-friendly walkways and well-connected roads that drive traffic to the site.

- TYPE **A**
3-STOREY SHOP OFFICE
INTERMEDIATE UNIT **24' x 70'** | 14 Units
CORNER UNIT **32' x 70'** | 4 Units
- TYPE **B**
2-STOREY SHOP OFFICE
INTERMEDIATE UNIT **24' x 70'** | 14 Units
CORNER UNIT **32' x 70'** | 4 Units
- TYPE **C**
2-STOREY SHOP OFFICE
INTERMEDIATE UNIT **24' x 70'** | 9 Units
CORNER UNIT **32' x 70'** | 4 Units

- LEGEND
1. Pontoon Bridge

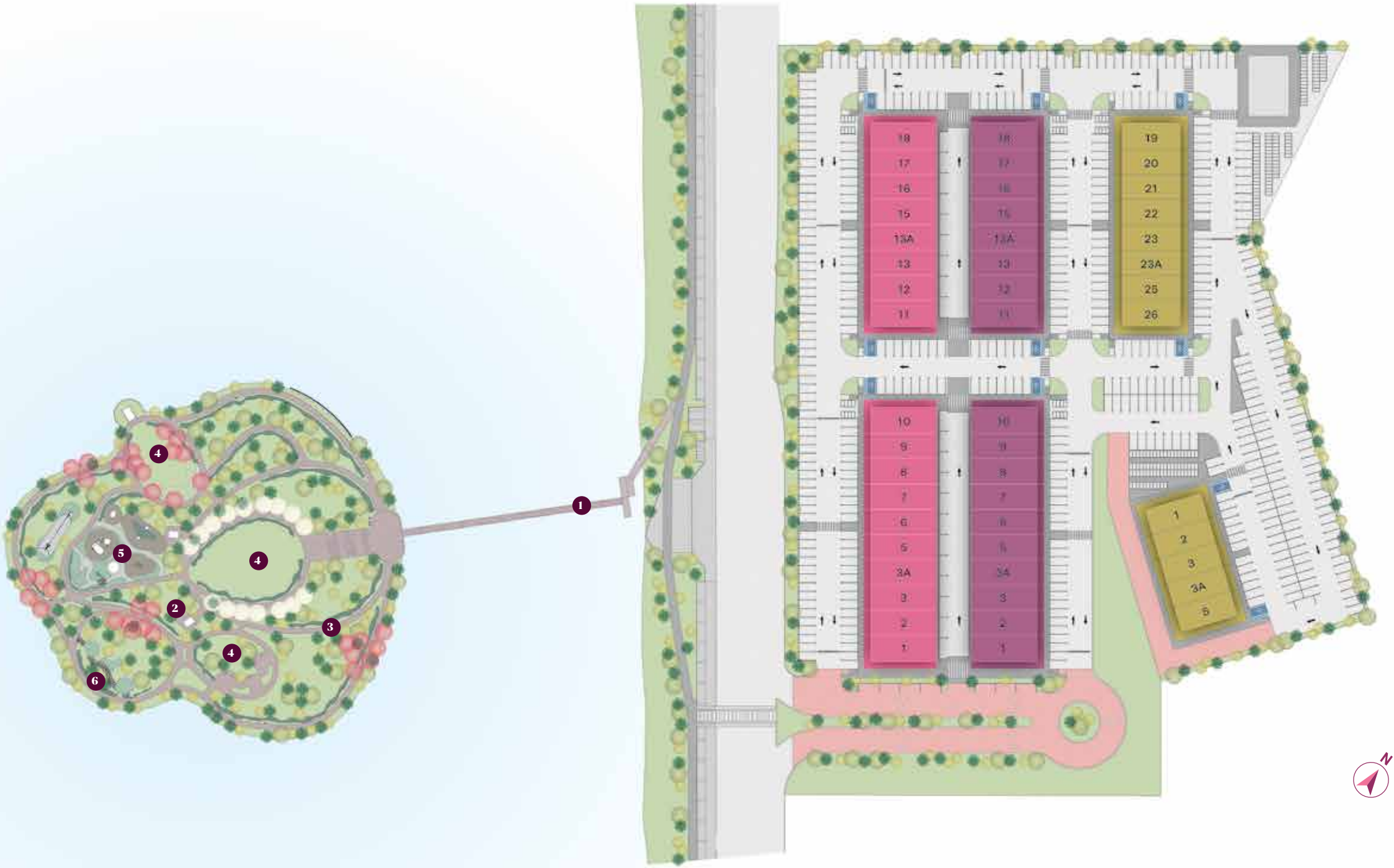
2. Lollypod / Viewing Tower

3. Nature Trail

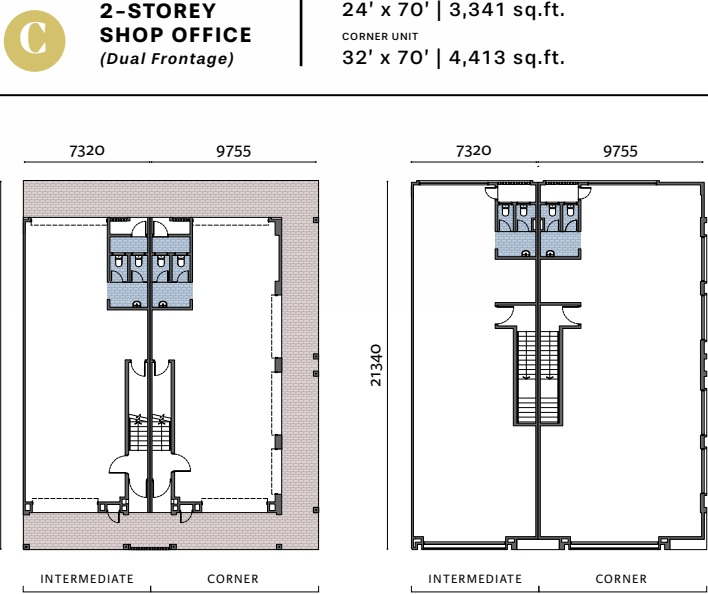
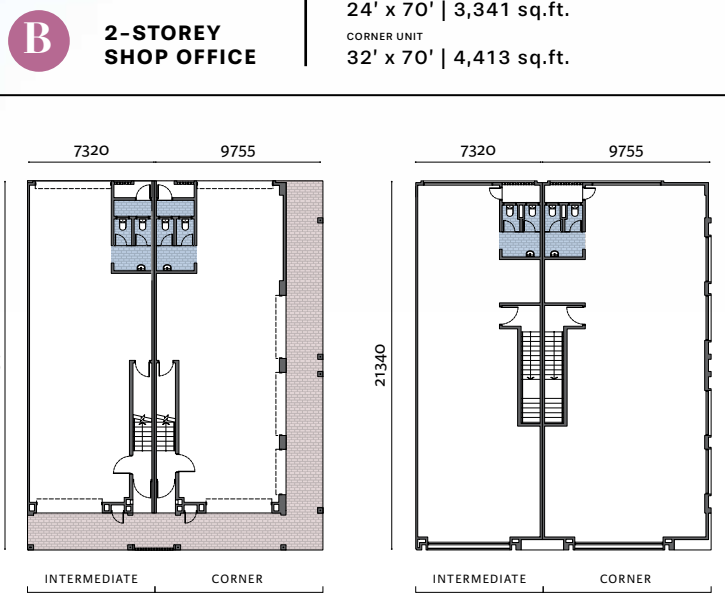
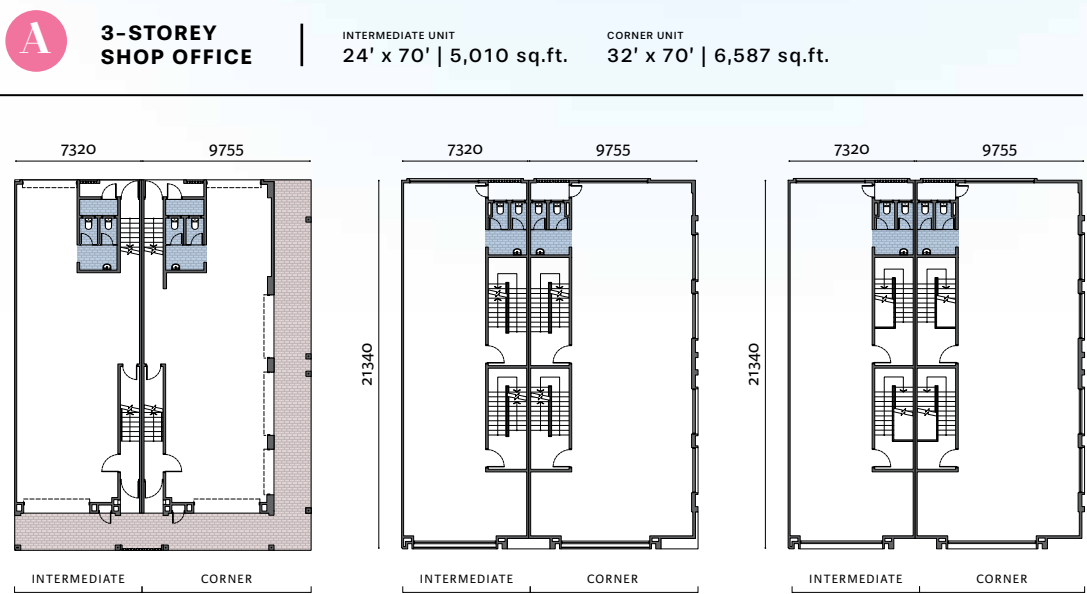
4. Park / Gathering Area

5. Playground

6. Gathering / Picnic Area



TYPICAL FLOOR PLAN



SPECIFICATIONS

SRUCTURE	Reinforced Concrete												
WALL	Brickwall / Masonry / Ventilation Block												
ROOF	Reinforced Concrete / Metal Deck Roof												
WINDOWS	Aluminium Framed Glass Window and/or Sliding Window												
DOORS	Fire-Rated Door Timber Flush Door Grill Door Roller Shutter												
IRONMONGERY	Quality Lockset												
WALL FINISHES	Tiles / Plaster and Paint												
FLOOR FINISHES	Tiles / Cement Render												
CEILING FINISHES	Plaster Ceiling and Paint / Skim Coat and Paint												
		A	A1	A2	A3	B	B1	B2	B3	C	C1	C2	C3
SANITARY / PLUMBING FITTINGS	Water Closet	6	6	6	6	4	4	4	4	4	4	4	4
	Wash Basin with Tap	3	3	3	3	2	2	2	2	2	2	2	2
	Bip Tap	7	7	7	7	5	5	5	5	5	5	5	5
ELECTRICAL INSTALLATION	DB	3	3	3	3	2	2	2	2	2	2	2	2
	Lighting Point	24	24	26	26	12	12	14	14	15	15	17	17
	Emergency Light	10	10	10	10	5	5	5	5	5	5	5	5
	Keluar Sign	7	7	7	7	4	4	4	4	4	4	4	4
	Fibre Wall Socket	3	3	3	3	2	2	2	2	2	2	2	2
	TV Point	3	3	3	3	2	2	2	2	2	2	2	2





EFFORTLESS CONNECTIVITY.

Ideally located with seamless links to five major highways, Cybersouth offers easy access to the city and beyond. Just moments away are essential amenities such as schools, vibrant retail centres, and top-tier healthcare facilities, making it a perfect choice for both convenience and quality living.

650K
catchment from
neighbourhoods
within 10km radius

34K
catchment from
Cybersouth

8K
catchment
from MERIA
Integrated Phase

AMENITIES NEARBY



EDUCATION

SJK(C) Dengkil
SJK(C) Union
UiTM University
Xiamen University
Nilai University
Lim Kok Wing University
Multimedia University
Uniten



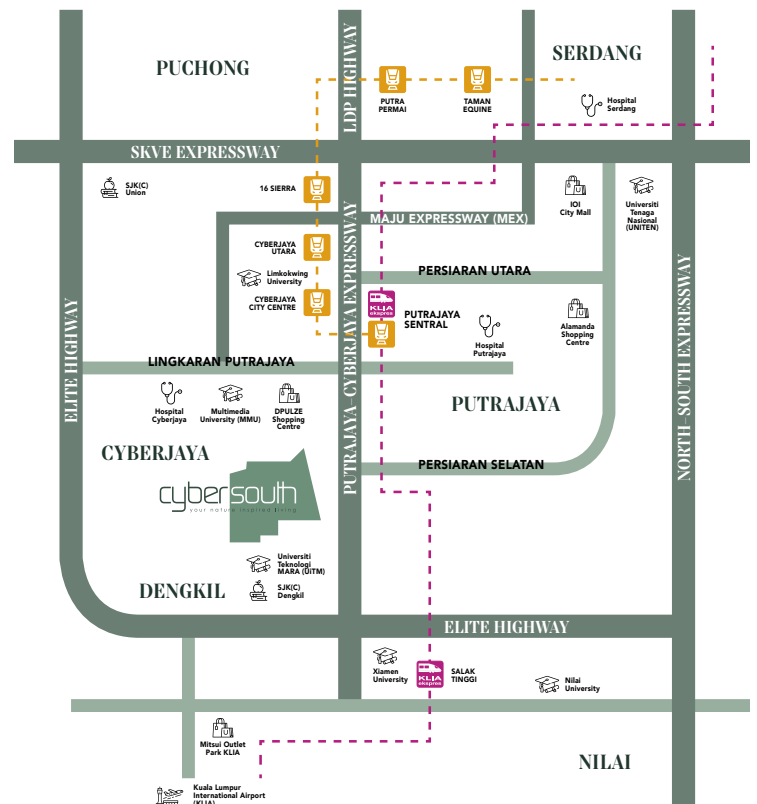
SHOPPING MALL

D'Pulze Shopping Centre
iOi City Mall
Alamanda Shopping Centre
Mitsui Outlet Park KLIA



HEALTHCARE

Putrajaya Hospital
Cyberjaya Hospital
National Cancer Institute
Serdang Hospital



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