

# SEMANJA LANGAT BUSINESS PARK

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B A N T I N G

(Industrial Land & Factory Development)



# About Us



Yuwang Group is a leading property development and investment group with major projects in Kajang, Banting, Sepang, Sabah. The company has a successful track record in identifying opportunities in a wide range of sectors. These range from master-planned communities and residential apartments to commercial and industrial buildings. By collaborating with leading architects, interior designers and builders, we create developments that offer added value to customers.

At the heart of Yuwang Group lies a profound commitment to the philosophy of **“Flourishing Together”**. Every endeavor undertaken by Yuwang Group is an embodiment of this guiding principle. Their developments are meticulously crafted from the ground up, with a singular purpose: to cultivate thriving communities and foster a deep sense of togetherness. In doing so, they nurture a profound sense of belonging and identity that imparts a distinctive character to all Yuwang communities.



# A Proven Track Record of Success

Highlights from Our Portfolio

## Yuwang Group



**Semanja Kajang**  
Kajang, Selangor



**Semanja Business Park**  
Puncak Alam, Selangor

## OUR LOCATION | MALAYSIA

**Malaysia** lies just above the equator, right in the heart of Southeast Asia. Strategically located between the Indian Ocean and the South China Sea, Malaysia is well-serviced by all primary air and shipping lines. Malaysia's strong and sustainable economic foundation, business-ready environment, forward-looking focus, and dynamic workforce have made it an attractive, cost-competitive investment location in the region. It is quickly becoming a preferred center for shared services and leading technology industries.

### KEY DATA



**Population**  
**34.97 million**  
(Year 2024)



**Time Zone**  
GMT +8 hours



**Currency**  
Malaysia Ringgit (RM)



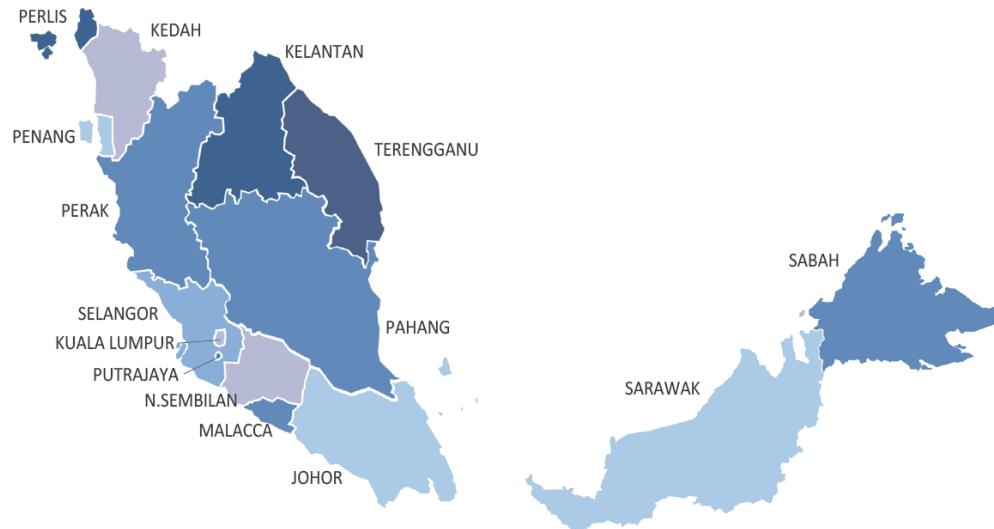
**Languages**  
Malay (Official language)  
Chinese, English, Tamil



**Capital**  
**Kuala Lumpur**  
Major Cities - Selangor, Penang  
Johor Bahru, Ipoh, Malacca

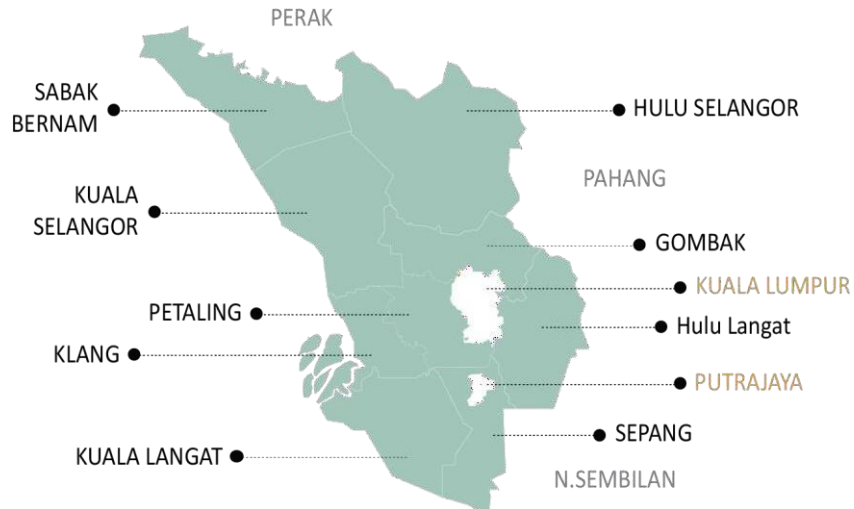


**Major Religions**  
Islam (Official Religion)  
Buddhism, Hinduism, Catholicism,  
and Christianity



# SELANGOR | THE GOLDEN STATE OF MALAYSIA

Selangor, located in the heart of the Malay Peninsula, is Malaysia's most populous state with the highest per capita GDP. It surrounds the federal territories of Kuala Lumpur and Putrajaya and is often referred to as "Greater Kuala Lumpur." Selangor is known for its highly developed industrial clusters, making it a prime investment destination supported by an advanced business ecosystem. It houses Kuala Lumpur International Airport (KLIA), Port Klang, Malaysia's busiest port, and the Klang Valley, the country's largest urban area.



7.37 million  
(Year 2024)



Capital  
Shah Alam



Area  
7,931 km<sup>2</sup>  
(Square Kilometre)



# Why Invest Here? | Unmatched Integrated Excellence



## Freehold land tenure ownership



## Strategic Business Enclave

A dynamic & vibrant business hub nestled amidst a backdrop of Multinational Corporations (MNCs).



## Unified Infrastructure

This development features a 132-foot-wide dual carriageway, high-voltage power supply, gas pipeline, linked bridge, telecommunications system, abundant natural resources, and more.



## Integrated Industrial

- ❖ Expertly managed categories catering to diverse industries.
- ❖ Adequate size to fulfill all supply chain requirements.



## Excellent Connectivity

- ❖ West Coast Expressway (WCE) 500m
- ❖ Seaports :
  - Northport - 39 KM
  - Westport - 45 KM
- ❖ Airports (KLIA & KLIA2) – 20KM



## Reliable Power Supply Access

Our site boasts 275kV substations, ensuring an essential and robust power supply capable of meeting your industrial requirements.



## Natural Freshwater Resources

In close proximity to the Langat River, this location offers an ideal natural water source for industrial use.



## Natural Gas Access

The location benefits from its proximity to a natural gas transmission pipeline, ensuring accessible and efficient access to natural gas for industrial needs.



# Excellent Geographical Location

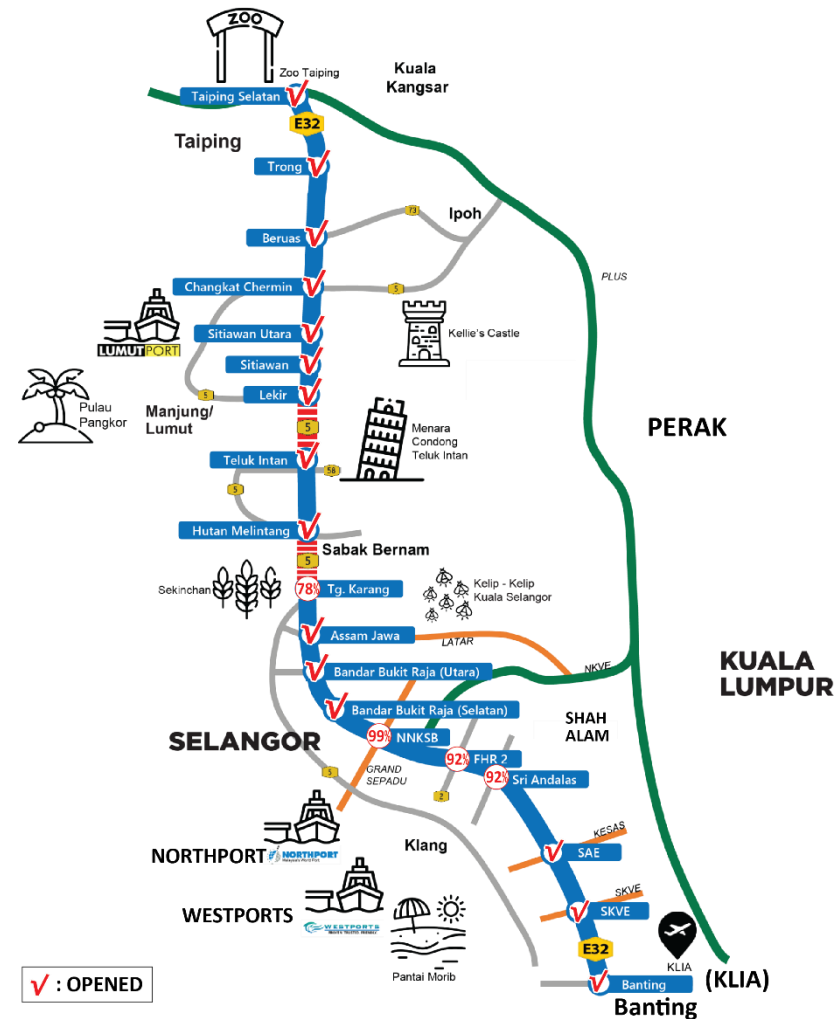
Selangor, with its excellent geographical location and diverse economic foundation, boasts extensive prospects for industrial development, offering abundant opportunities for investors and businesses.





The **first section**, spanning **11 km from Banting to SKVE**, was officially opened on **August 30, 2024**, enhancing connectivity to major highways, including **SKVE, KESAS, the Federal Highway, and NKVE**.

- Better transport links will drive commercial, industrial, and logistics growth.
- It will create jobs and increase regional attractiveness and property value.

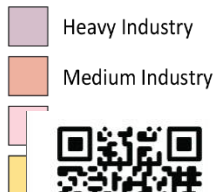




# Semanja Langat Business Park

## Master Site Plan

### For Sale - Industrial Land



Semanja Langat  
Business Park location

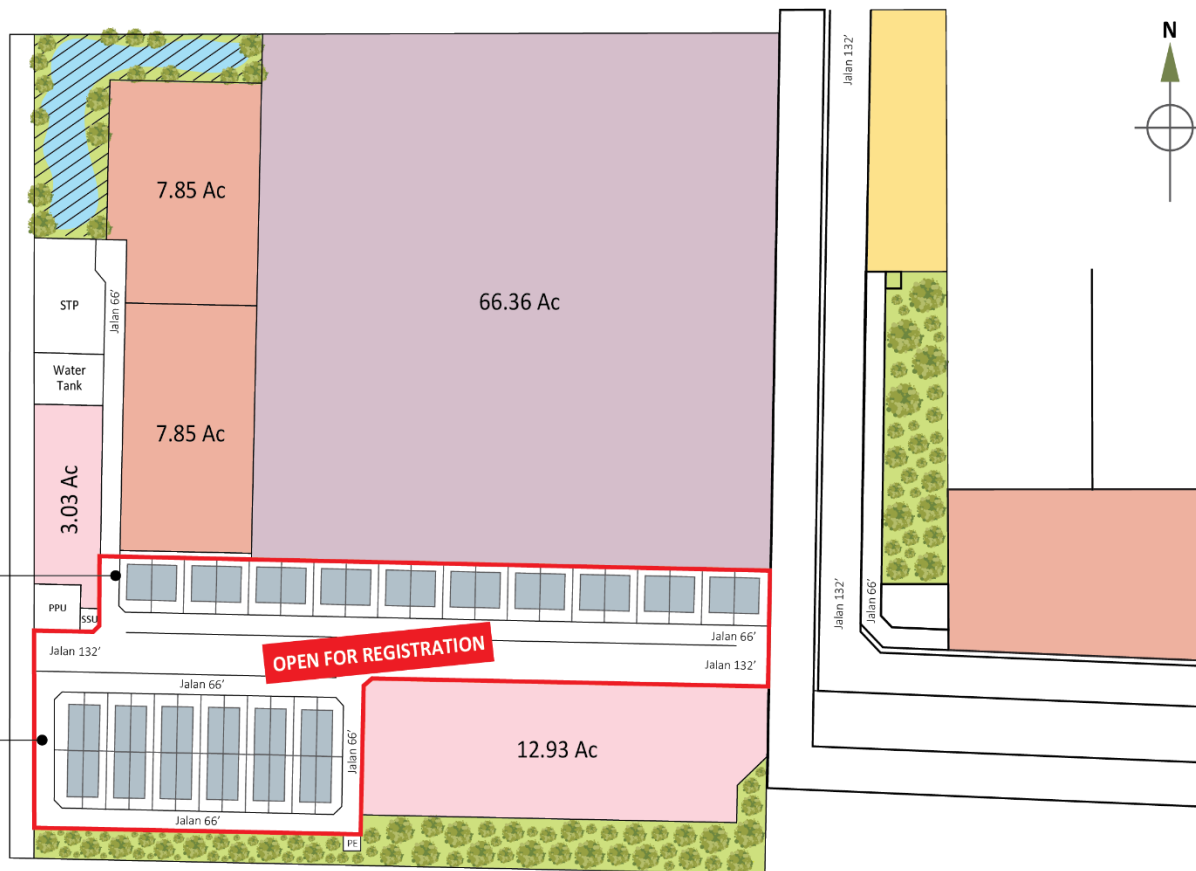
2.809176, 101.541996

Medium Industry

**2 Storey Semi-D**  
105' x 180'

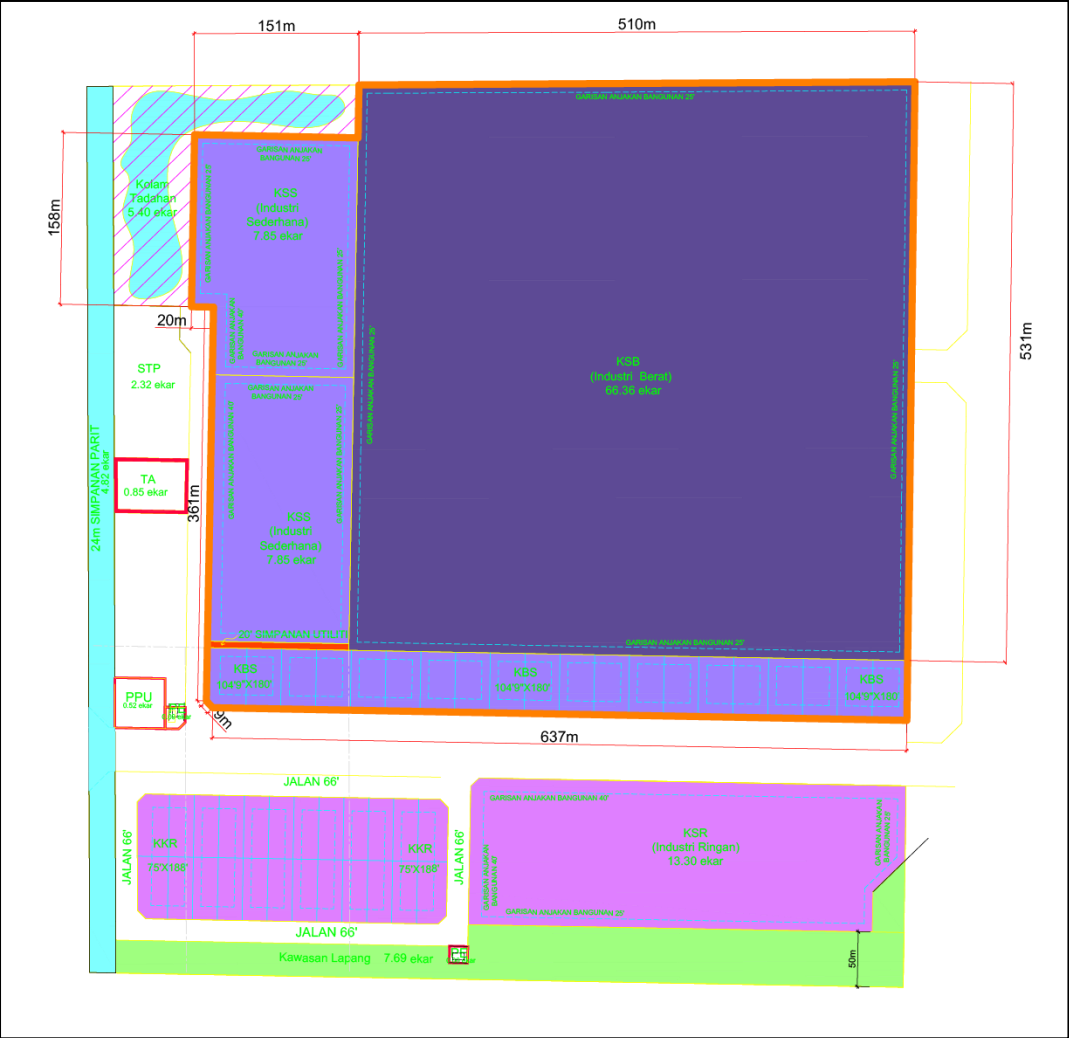
Light Industry

**2 Storey Cluster**  
75' x 188'



# Semanja Langat Business Park

## Master Site Plan with land measurement





# Semanja Langat Business Park | Site Progress





# Semanja Langat Business Park | Site Progress



Sungai Langat

Nine Dragon Factory  
(Malaysia)

132ft Dual carriageway  
Main Access







## Target Audience

- ❖ Foster a great opportunity for downstream industries by collaborating with the array of existing Multinational Corporations (MNCs) in that location.
- ❖ Targeted businesses in automotive, machinery equipment, medical equipment, metal, steel and solar industries.
- ❖ Seeking expansion due to space constraints or the need for division relocation.
- ❖ Upgrading from current old industrial spaces to a modern look, functioning layout & better features.
- ❖ Those organizations aiming to elevate their corporate image to new heights.
- ❖ Savvy investors with an eye for future capital gains and growth opportunities.

# List of Multinational Corporations (MNCs)

in the surrounding area

COMPANY	LOT SIZE	INVESTMENT VALUE	CORE BUSINESS
 <b>玖龍紙業(控股)有限公司</b> NINE DRAGONS PAPER (HOLDINGS) LIMITED	110 AC	RM 4.2 Billion	The largest paper manufacturing group worldwide by production capacity, and a leading pulp and paper enterprise, produces various types of eco-friendly packaging paper, high-end virgin paper, and related products. The Group has an annual production capacity of over 20 million tons and employs approximately 20,000 people.
 <b>景興紙業</b> JINGXING PAPER	81 AC	RM 1.3 Billion	A paper manufacturing enterprise specializing in packaging cardboard and household paper. The main products include craft linerboard, white-top craft liner, high-strength corrugating medium, paper tube board, household paper, and cardboard boxes.
 <b>Hartalega</b>	95 AC	RM 3.0 Billion	Hartalega, one of the "Big Four" glove manufacturers, is a world-class synthetic rubber glove manufacturer and the second-largest medical glove producer globally. The other members of the "Big Four" are Top Glove, Supermax, and Kossan.
 <b>英科再生</b>	52 AC	RM 1.32 Billion	A high-tech manufacturer specializing in resource recycling and reuse, involved in recovering, regenerating, and using renewable resources. Their products include PET pellets, sheets, and packaging items.
<b>TENPOWER™</b> <b>天鵬</b>	48 AC	RM 1.325 Billion	With three large-scale production bases and an investment plan exceeding 10 billion yuan, this manufacturer specializes in cylindrical lithium-ion battery cells. Over the past sixteen years, they've exported over 1.5 billion cells to forty-plus countries worldwide.
<b>TOTAL</b>	<b>386 AC</b>	<b>RM 11.145 Billion</b>	

# Rapid Progress of Our Business Park | Photo Gallery

The rapid progress of our business park is crucial for regional and national development. It can create economic opportunities, attract investments, drive innovation, and enhance the quality of life. Therefore, governments typically prioritize the rapid development of industrial city.



Investor's facility has commenced production and actively engaged in export operations.



Linked Bridge



Substation Switching Unit (SSU)



Sewage Treatment Plant (STP)



Investor's facility has commenced production and actively engaged in export operations.



Road System



Water Tank



Streetlights and Nightscapes



## Photo Gallery



# Gas Malaysia



# Petronas Gas Berhad

# Agencies for Approvals before Construction of Factory

Assist in processing and expediting approvals to facilitate the smooth arrangement and actual establishment of investors' factory buildings





For more information, please contact :-

Developer



**03-3181 8333**  
**03-3181 5333**

GPS : 2.8311646,101.5532694



Banting Industrial City Sales Gallery

#### DISCLAIMER

All renderings presented herein are artistic impressions only. The developer reserves the right to make modifications to any aspect of the building before completion, as instructed or approved by the relevant authorities.

All plans, layouts, information and specifications are subject to change and cannot be considered as part of an offer or contract presentation.

