



SEMI-D FACTORY

MVV
TechValley



THE RISE OF A NEW INDUSTRIAL POWERHOUSE

MVV TechValley is designed to be more than just an industrial park.

Spanning 1,000 acres within the visionary MVV City township, it forms part of a dynamic live-work-play environment that integrates industrial, residential, commercial and lifestyle components.

Building on the proven success of Sendayan TechValley, home to over 80 multinational and local companies, MVV TechValley continues this momentum as the region's next destination for industrial excellence.

MVV
TechValley

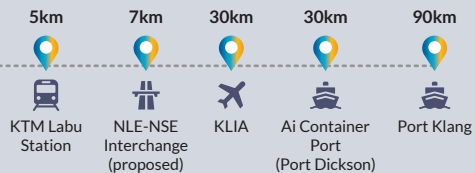


STRATEGIC LOCATION ADVANTAGE

Positioned within Negeri Sembilan's fast-growing economic corridor, MVV TechValley offers seamless connectivity to key logistics gateways.

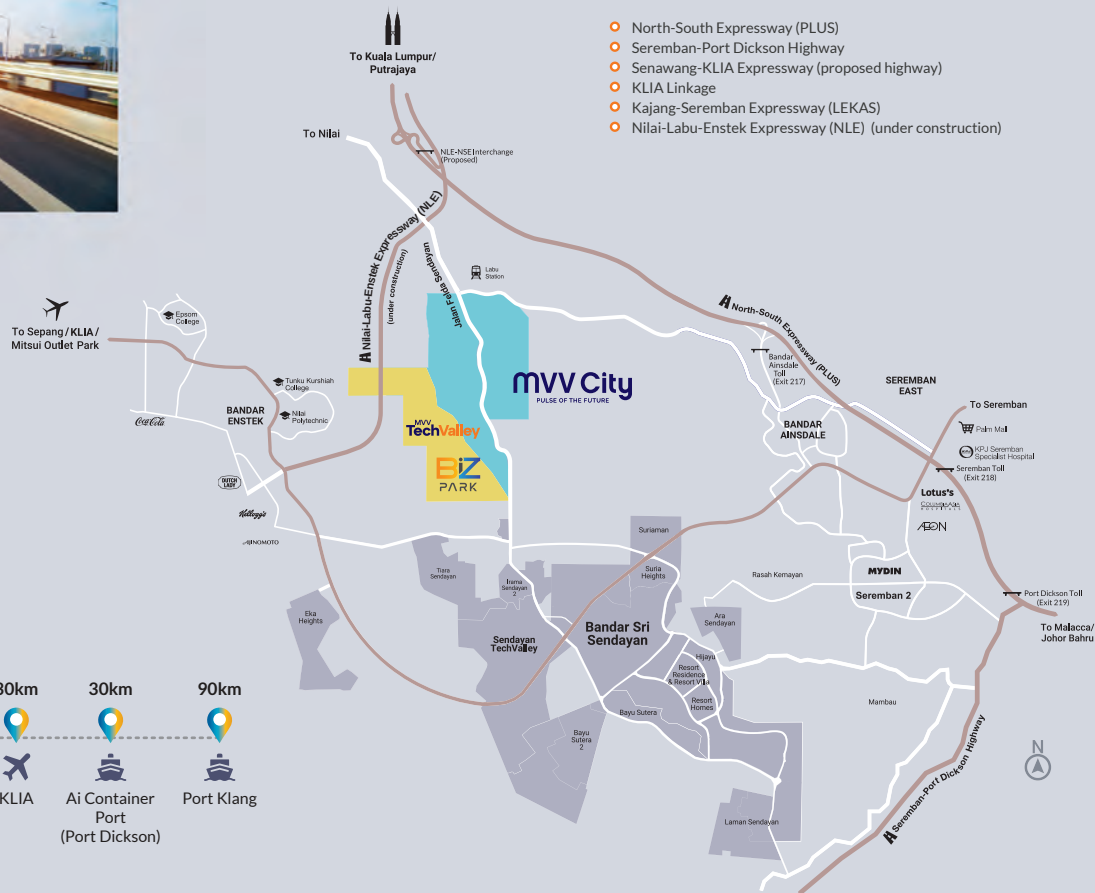
This strategic location allows businesses to connect efficiently to both domestic and international supply chains.

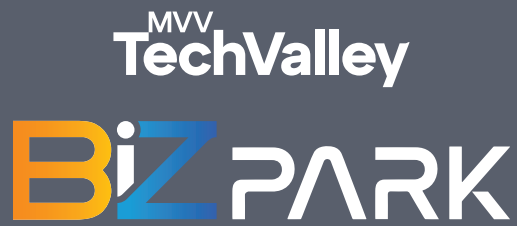
MVV TechValley



CONVENIENTLY ACCESSIBLE VIA

- North-South Expressway (PLUS)
- Seremban-Port Dickson Highway
- Senawang-KLIA Expressway (proposed highway)
- KLIA Linkage
- Kajang-Seremban Expressway (LEKAS)
- Nilai-Labu-Enstek Expressway (NLE) (under construction)





USHERING A NEW ERA INDUSTRIAL



PRE-PREPARED UTILITIES

Ready utilities for
swift set up



5G CONNECTIVITY

Supports Industry 4.0
tech for enhanced
efficiency and scalable
operations



WIDE ROAD RESERVES

Up to 132 foot wide
roads for easy
maneuvering and
logistics



CENTRALIZED LABOUR QUARTERS (CLQ)

Quality accommodations
for workforce support



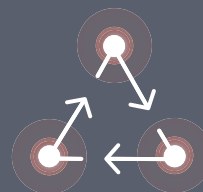
NATURAL GAS SUPPLY

Reliable energy
source for
large-scale
operations



STORM WATER MANAGEMENT COMPLIANCE

Rainwater harvesting
& storm water
management



DEDICATED WALKING AND CYCLING PATHS

Park areas built to
foster health, wellness,
and a sustainable
environment.



LED STREET LIGHTS

Lowers energy
consumption and
operational costs
with efficient lighting



SPARK YOUR BUSINESS GROWTH

The Semi-Detached Factories at MVV TechValley Biz Park offer the ideal balance of space, functionality and operational efficiency, catering to a wide range of industries such as manufacturing, warehousing and logistics.

BiZPARK

EXCLUSIVE
SEMI-D FACTORY

BUILT FOR **EFFICIENCY** DESIGNED FOR GROWTH

Set within a thoughtfully masterplanned environment, this modern industrial enclave features wide internal roads, seamless traffic flow, and strategic connectivity—creating the ideal foundation for businesses to operate, expand, and thrive.



DESIGNED TO DRIVE BUSINESS FORWARD

Equipped with essential conveniences to support your operational needs, every unit is thoughtfully designed with key components that help businesses optimise productivity and operational efficiency.



FREEHOLD



40 UNITS ONLY



DUAL-FRONTAGE DESIGN
(FRONTING MAIN ROAD)

9 m Ceiling Height
(Factory Area)

Rainwater Harvesting
System

Solar PV
Conduit Ready

Office

EV Charger
Isolator Point

Floor Loading
20 kN/m²

Power Supply
200 Amp

Spacious Ground
Reception / Office

Motorized
Roller Shutter

6 m Ceiling Height
(Front Loading Area)

mvv City
PULSE OF THE FUTURE

MASTERPLAN



BIZPARK



**SUITED FOR
A VARIETY OF
BUSINESS TYPES**

EXCLUSIVE SEMI-D FACTORY

Artist's Impression

BIZPARK

SITE PLAN



BIZPARK

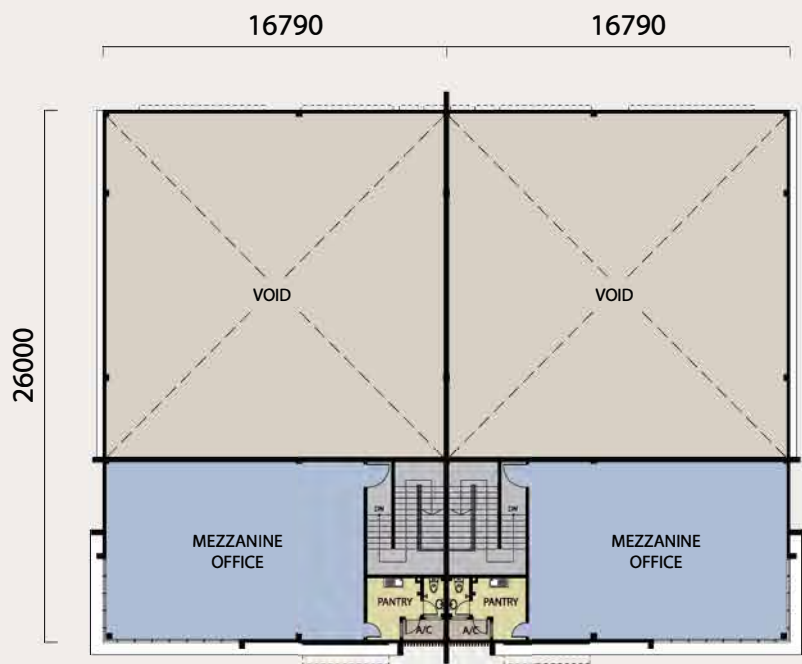
Lot Size 80' x 150' • Built -up 6,307 sqft.



FLOOR PLANS



GROUND FLOOR



MEZZANINE FLOOR

SPECIFICATIONS

Structure

Wall

Roof

Ceiling

Windows

Doors

Reinforced Concrete

Brick Wall

Covering - Metal Deck Roofing / RC Slab

Framing - Metal Truss

Plaster Ceiling / Skim Coat

Glass - Grey Tinted Glass

Framing - Powder Coated Aluminium Frame

Roller Shutter / Flush Door /

Aluminum Frame Glass Door / Fire-rated Door

Wall Finishes

Factory

Toilets / Refuse Compartment / Pantry

Plaster & Paint

Tiles

Floor Finishes

Factory / Office

Staircase / Toilets / Refuse Compartment

A/C Ledge

Others

Power Floating c/w Hardener

Tiles

Cement Render

Power Floating c/w Hardener

Sanitary Installation

Sanitary Wares & Fittings

Electrical Installation

Light Point

Power Point (13 Amp)

Emergency Light

Keluar Sign

Fibre Wall Socket

Roller Shutter Point

Signage Point

Auto Gate Point

Compound light point

Air-Cond Point

CCTV System

20A 3 Phase Isolator Point

26 Nos.

17 Nos.

10 Nos.

2 Nos.

2 Nos.

3 Nos.

1 No.

1 No.

3 Nos.

3 Nos.

3 Nos.

1 No.

Electrical Supply

3-Phase Power Supply (200 Amp)

mvv City

PULSE OF THE FUTURE

Nurturing Environments, Enriching Lives.

STRATEGIC PARTNERSHIP



NS CORPORATION
(A statutory body for the state of Negeri Sembilan, Malaysia)



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