

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.





Artist's Impression Only

EVERYTHING YOU NEED IN ONE PLACE

WELCOME TO MERIA COMMERCIAL HUB, A VIBRANT AND INVITING LOCATION THAT 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, with pedestrian and bicycle-friendly avenues and ample parking. Whether for shopping, dining, leisure, or entertainment, this vibrant commercial hub provides a seamless and dynamic experience for everyone.



Artist's Impression Only



Artist's Impression Only

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**



1,579
Parking Spaces



Pedestrian &
Bicycle-Friendly



Interlinked
Communal Park

* Applicable only for Type C units

** Applicable only for Type A units



COMMERCE AND COMMUNITY IN HARMONY

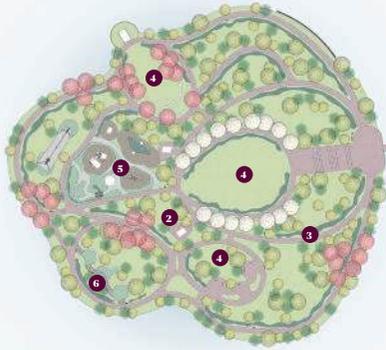


MERIA COMBINES SHOPPING, DINING AND ENTERTAINMENT, WITH CONVENIENT ON-STREET PARKING ENSURING EASY ACCESS TO YOUR FAVOURITE SHOPS.

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.

SITE PLAN

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



TYPE A
3-STOREY SHOP OFFICE

INTERMEDIATE UNIT
24' x 70' | 34 Units
CORNER UNIT
32' x 70' | 8 Units

TYPE B
2-STOREY SHOP OFFICE

INTERMEDIATE UNIT
24' x 70' | 48 Units
CORNER UNIT
32' x 70' | 10 Units

TYPE C
2-STOREY SHOP OFFICE

INTERMEDIATE UNIT
24' x 70' | 14 Units
CORNER UNIT
32' x 70' | 6 Units

TYPE D
2-STOREY SHOP OFFICE

INTERMEDIATE UNIT
24' x 65' | 26 Units
CORNER UNIT
32' x 65' | 6 Units

LEGEND

- | | |
|-----------------------------|----------------------------|
| 1. Pontoon Bridge | 5. Playground |
| 2. Lollypod / Viewing Tower | 6. Gathering / Picnic Area |
| 3. Nature Trail | 7. Multi Storey Car Park |
| 4. Park / Gathering Area | 8. TNB Sub Station |

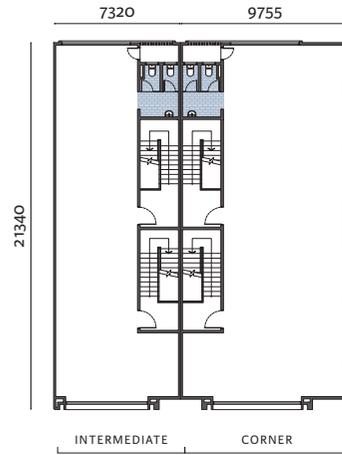
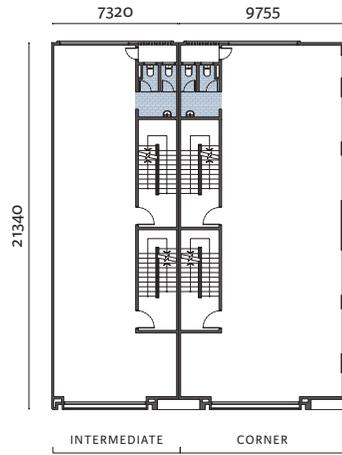
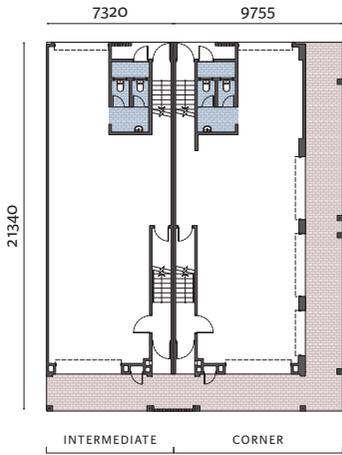
TYPICAL FLOOR PLAN

A

3-STOREY SHOP OFFICE

INTERMEDIATE UNIT
24' x 70' | 5,010 sq.ft.

CORNER UNIT
32' x 70' | 6,587 sq.ft.



B

2-STOREY SHOP OFFICE

INTERMEDIATE UNIT
24' x 70' | 3,341 sq.ft.

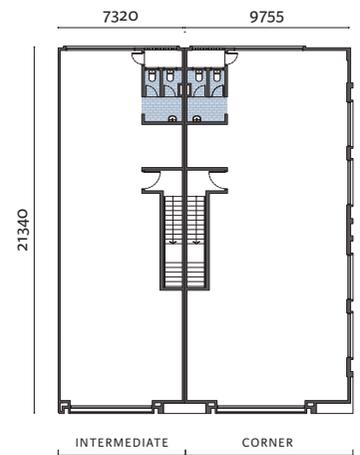
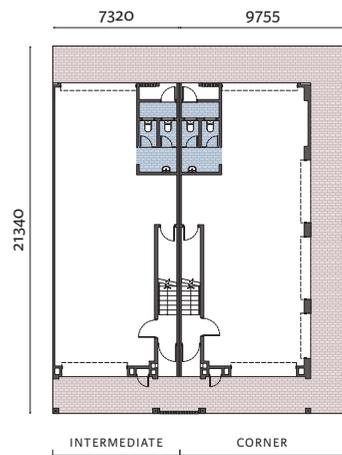
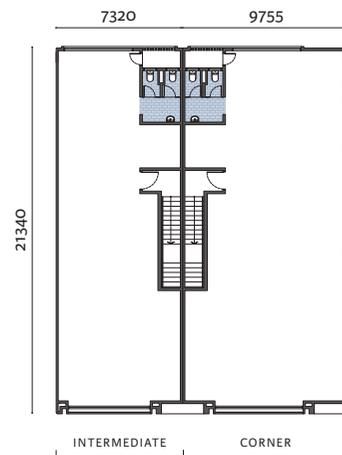
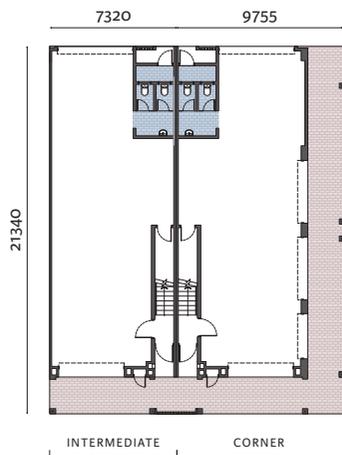
CORNER UNIT
32' x 70' | 4,413 sq.ft.

C

**2-STOREY SHOP OFFICE
(Dual Frontage)**

INTERMEDIATE UNIT
24' x 70' | 3,341 sq.ft.

CORNER UNIT
32' x 70' | 4,413 sq.ft.

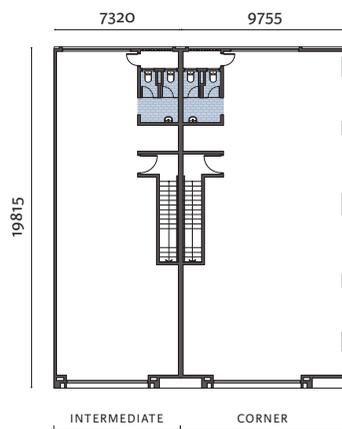
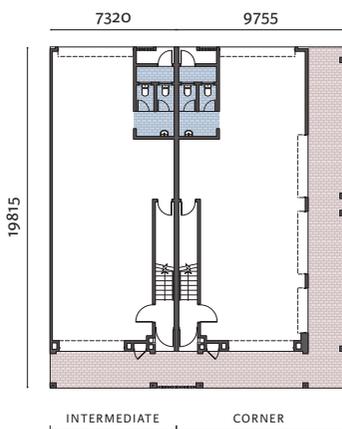


D

2-STOREY SHOP OFFICE

INTERMEDIATE UNIT
24' x 65' | 3,105 sq.ft.

CORNER UNIT
32' x 65' | 4,096 sq.ft.





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

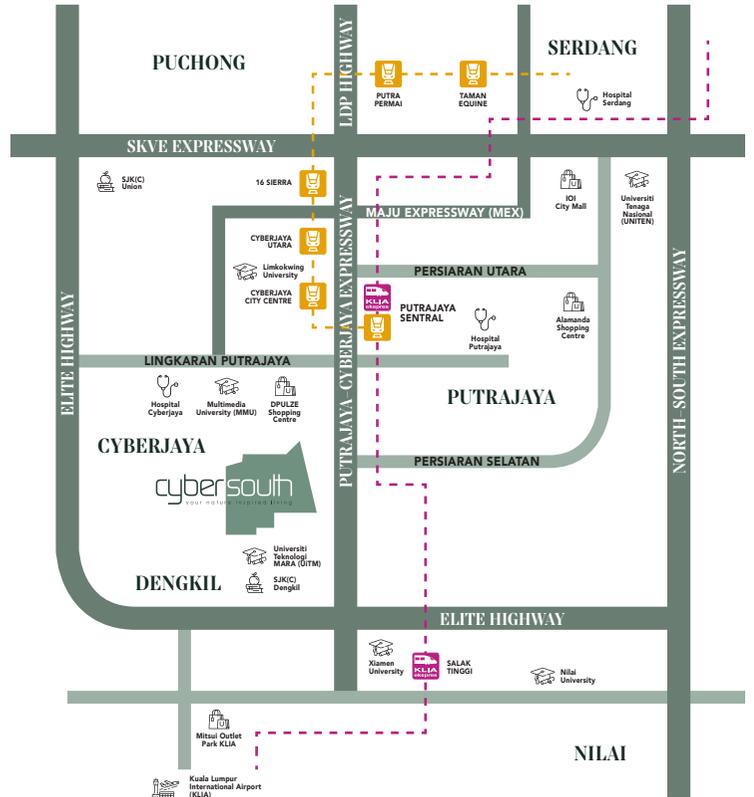
8K
catchment
from MERIA
Integrated Phase

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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