

# Selangor's New Sustainable Integrated Lifestyle Hub

Commercial | Medical | Retail | Dining | Sports

ANCUBIC  
HARMONI CITY

# The Advantage Of A Central Location

Ancubic Harmoni offers a prime location as a commercial hub with the advantage of established highways.

- 150 m to Village Grocer (in Ancubic Harmoni)
  - 3 km to malls
  - 5 km to Tenby International School
  - 6 km to Kota Kemuning
- 10 km to Bukit Kemuning Golf & Country Resort
  - 15 km to Puchong
  - 25 km to Sultan Abdul Aziz Shah Airport
  - 35 km to KLIA 1 & 2



SALES GALLERY  
Persiaran Arman Perdana 3,  
Tropicana Arman, 41200 Telok  
Panglima Garang, Selangor.

HEADQUARTER  
G-01, Residential Rimba Pantarl Dalem,  
No.6, Jalan Pantarl Sentral 3,  
Pantarl Dalem, 68200 Kuala Lumpur.

FOR MORE INFORMATION, PLEASE CONTACT:  
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# Spaces Designed For Business Success

Harmoni 1 – the heart of Ancubic Harmoni that will drive commercial excellence and business opportunities.



3½ & 4-storey shop offices with lifts



Shared & individual lifts with direct access to basement car park



1.5km circular pet-friendly Botanical Park walkpath



Retail kiosks



24-hour security



Shops fronting main road



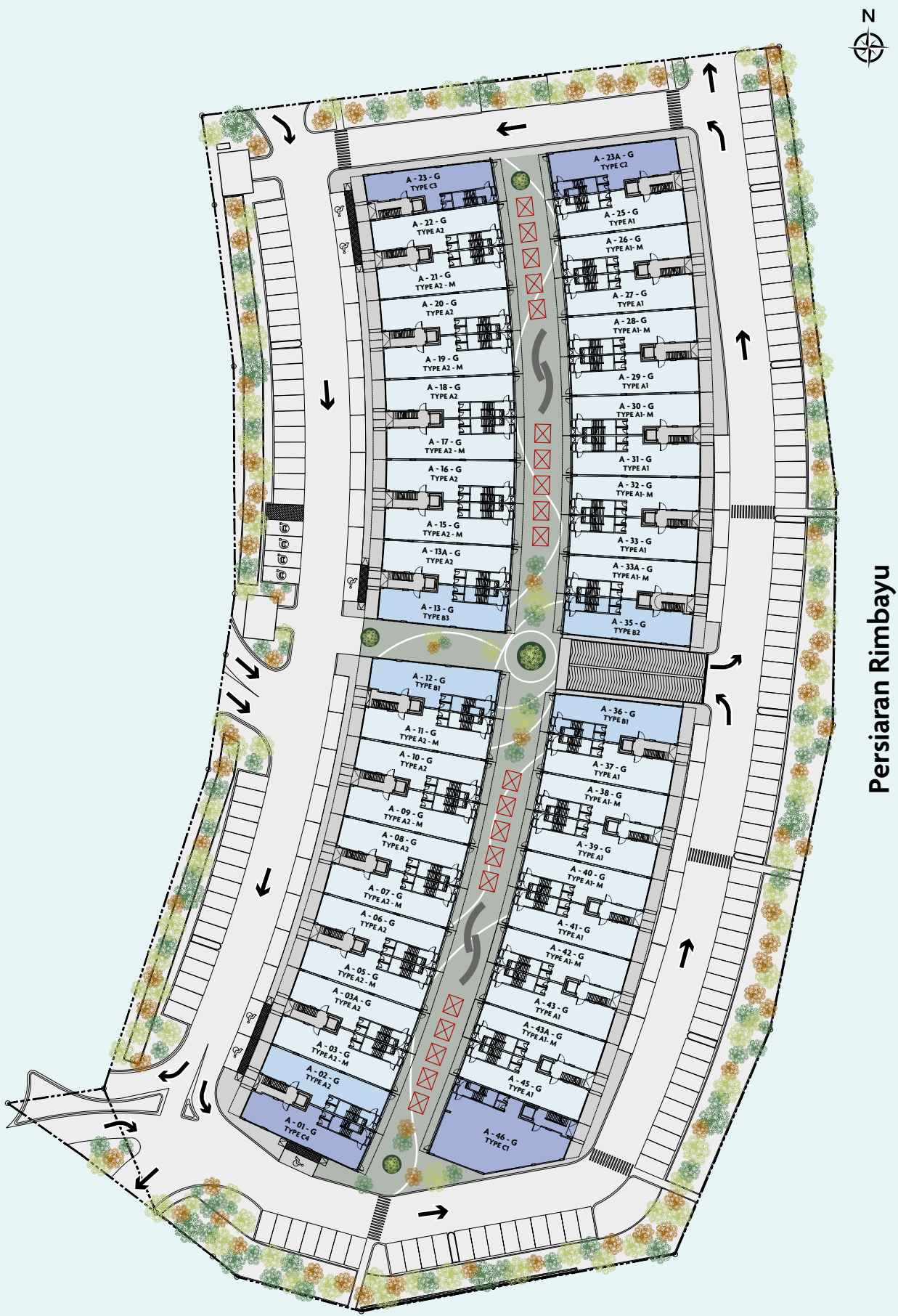
Artist's impression

# Redefining Commercial Lifestyle

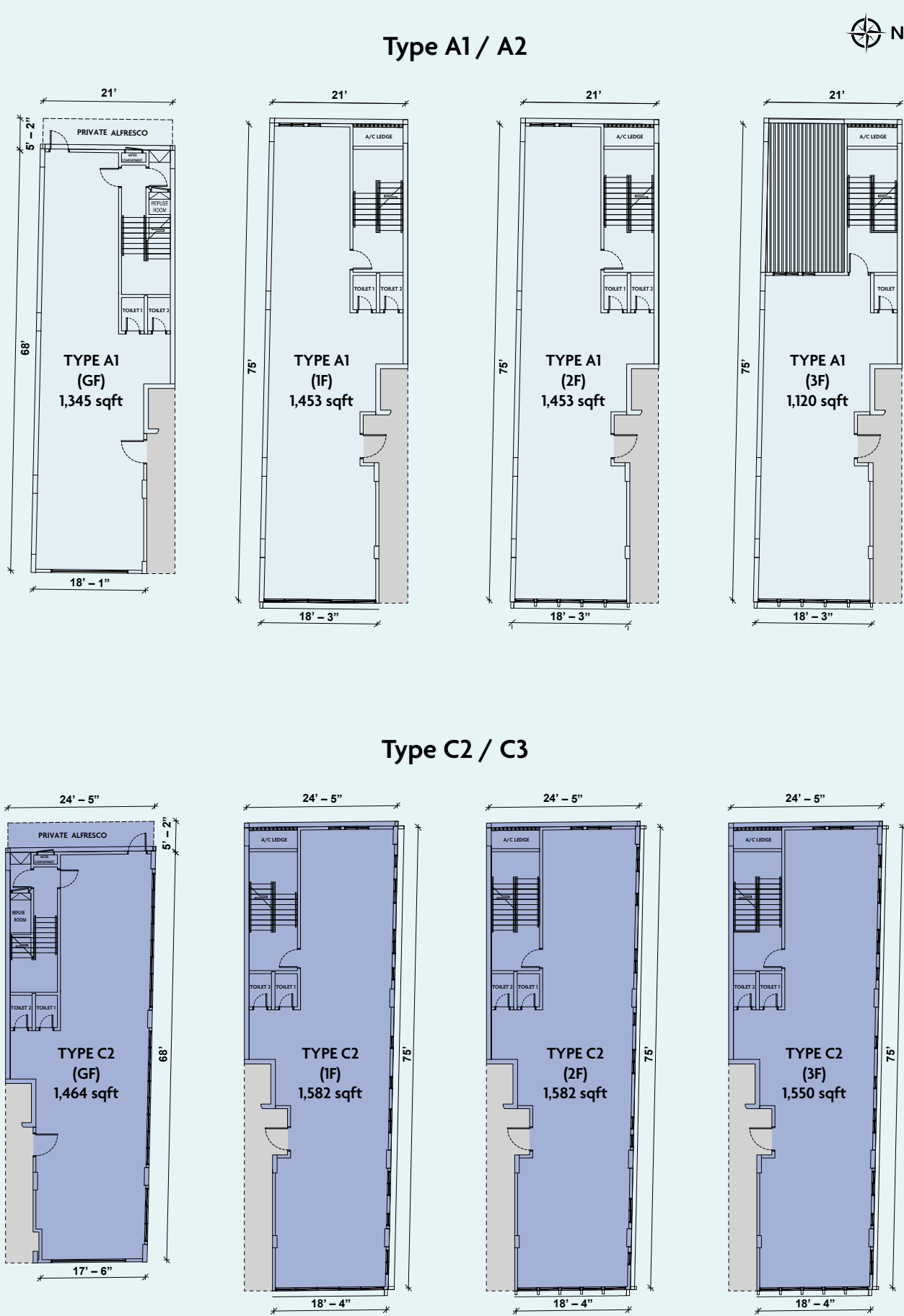


Artist's impression

## Site Plan



## Floor Plans





ANCUBIC  
HARMONI CITY



Surrounded By Matured Townships With Excellent Highways In An Upcoming Value-Added City

Ready catchment

Close to KLIA & Government Administrative Centre, Putrajaya

Nearby schools & universities

300 retail shops surrounding Botanical Park

Home to largest high-end grocer

500 retail shops within surrounding townships

24-hour security

Professional property management company to manage AirBnB units

110 EV charging car parks

Ancubic Lifestyle Pickleball Club\* & Sports Complex  
\*Subject to operator's lease period

1.5km circular pet-friendly Botanical Park walkpath

Upcoming wellness centre

Botanical Alley walkway with kiosks

Ideal Space For Businesses:

- Aesthetic clinic
  - Antique shop
  - Artisanal bakery
  - Arts & craft centre
  - Audiophile shop
  - Auto detailing shop
- Beauty or hair salons
  - Bespoke tailor
  - Bespoke watch gallery
  - Bicycle fitting specialist
  - Bookstore
  - Boutique
- Children enrichment centre
  - Convenience store
  - Co-working space
  - Culinary school
  - Dance studio
  - Day spa
- Eco-friendly household supplies
  - Fine dining, specialty restaurants
  - E-Sports Club
  - Fitness equipment showroom
- Fitness studios
  - Florist & gift shop
  - Handmade craft
  - Hobby centre
  - Home improvement
  - Kid's play centre
- Language learning centre
  - Kitchen ware centre
  - Solicitors
  - Luxury furniture & home décor
  - Martial arts school
  - Medical diagnostic centre
- Mobile phones shop
  - Music school
  - Optical shop
  - Organic supplies
  - Outdoor gear & camping
  - Pet café & themed café
- Pet grooming or pet shops
  - Pharmacy
  - Physiotherapy
  - Scuba diving shop
  - Smart home solutions centre
- Specialty dessert shop
  - Specialty tea house
  - Sports accessories
  - Tech & gadget shop
  - Tuition centre & many more