Harmoni8
5-STOREY SHOP OFFICES

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

ANCUBIC

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

HEADQUARTER
G-01, Residensi Rimba Pantai Dalam,
No.8, Jalan Pantai Sentral 3,
Pantai Dalam, 59200 Kuala Lumpur.

FOR MORE INFORMATION, PLEASE CONTACT:
012-786 1501
012-368 1503

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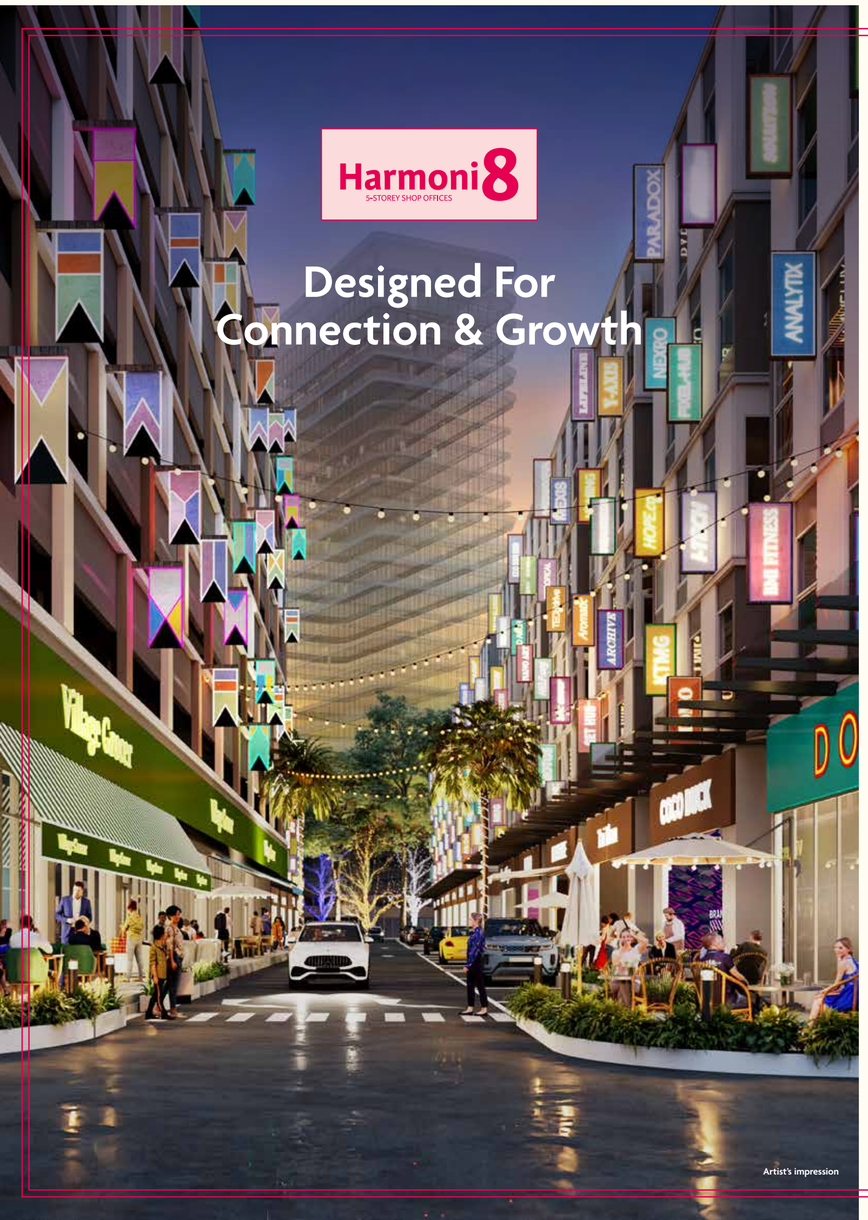
Connect With Business Opportunities

Harmoni 8 fosters connections among spaces, people and opportunities. The Botanical Alley walkway – a pedestrian-friendly hub brings retail and leisure areas together like artisan shops, cafes, F&B outlets, fitness centres and more. This results in all the conveniences within easy reach.

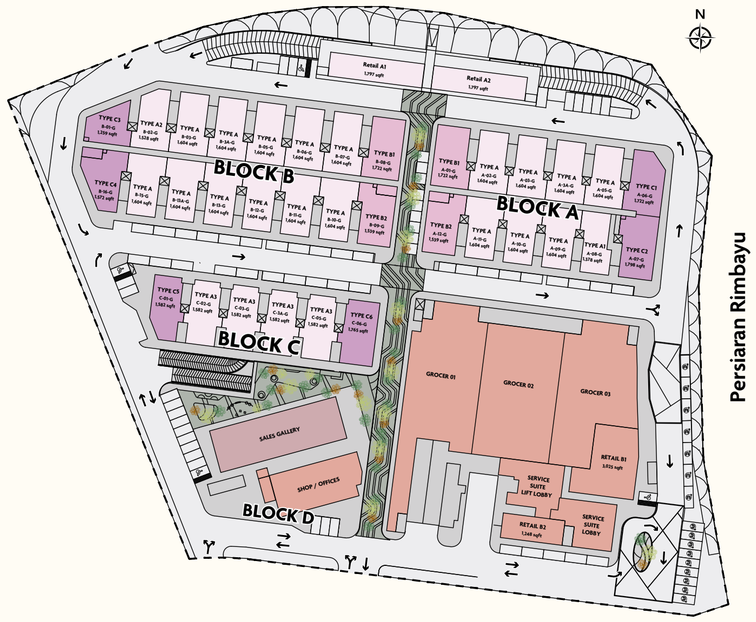
- **5-storey shop offices with flexible office layouts & with lifts**
- **Designed for a multitude of businesses**
- **Village Grocer as anchor tenant**
- **Flexible commercial spaces**
- **24-hour security**
- **500 metres to Harmoni 1**

Artist's impression



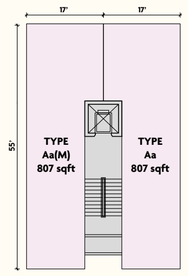
Artist's impression

Site Plan

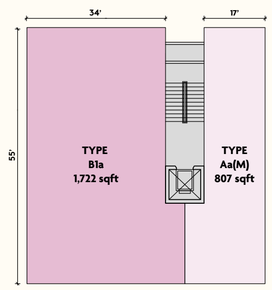


Unit Plans

Type Aa / Aa(M) - 807 sqft



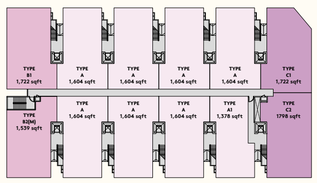
Type B1 / B1(M), B1a / B1a(M) - 1,722 sqft



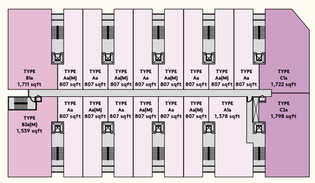
Floor Plans

Block A

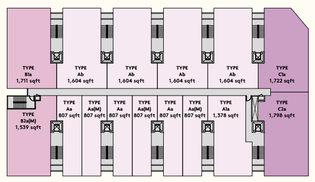
Ground Floor



Level 1,2,3



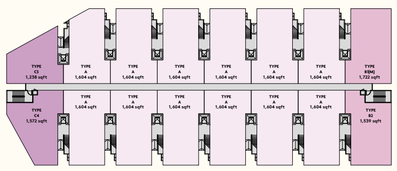
Level 3A



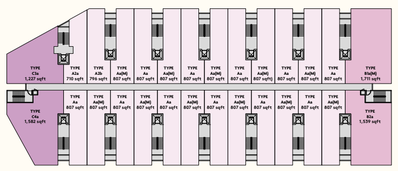
Type	Built-up
A	1,604 sqft
Aa / Aa(M)	807 sqft
A1 / A1a	1,378 sqft
Ab	1,604 sqft
B1	1,722 sqft
B1a	1,711 sqft
B2(M) / B2a(M)	1,539 sqft
C1 / C1a	1,722 sqft
C2 / C2a	1,798 sqft

Block B

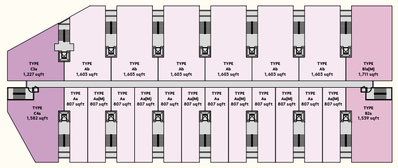
Ground Floor



Level 1,2,3



Level 3A



Type	Built-up
A	1,604 sqft
Aa / Aa(M)	807 sqft
A2a	710 sqft
A2b	796 sqft
Ab	1,603 sqft
B1(M)	1,722 sqft
B1a(M)	1,711 sqft
B2 / B2a	1,539 sqft
C3	1,238 sqft
C3a	1,227 sqft
C4	1,572 sqft
C4a	1,582 sqft

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HARMONI CITY

Legend

1. Village Grocer
2. Commercial
3. Phase 7 upcoming
4. Phase 6 upcoming
5. Phase 5 upcoming
6. Phase 4 upcoming
7. Phase 2 commercial
8. Phase 3 upcoming
9. Commercial
10. Sports Centre & Café
11. Commercial
12. Commercial
13. Sanctuary Mall @ Eco Sanctuary
14. Coffee Bean
15. Starbucks
16. McDonald's
17. Lotus's
18. Petrol Station
19. Quayside Mall

1.5km pet-friendly Botanical Park walkpath

5 entry & 4 exit roads for smoother traffic flow

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

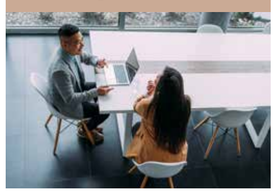
300 retail shops surrounding Botanical Park

Home to largest high-end grocer

500 retail shops within surrounding townships

24-hour security

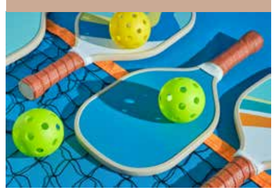
Professional property management company to manage AirBnB units



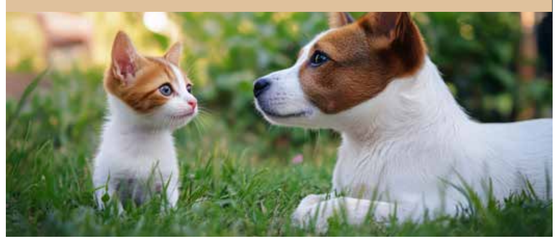
110 EV charging car parks

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