

## Menara Shell

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### DETAILS

Location: **Jalan Tun Sambanthan**

Min. Price: **7.50 psf**

Min. Size: **14,000 sq ft**

Max. Price: **7.50 psf**

Max. Size: **14,000 sq ft**

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### AMENITIES

- Parking
  - 24hr Security
  - CCTV
  - Business Centre
  - Internet
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### DESCRIPTION

Menara Shell is a 33-storey Grade A premium office tower together with 5-storey podium and a 4-storey basement carpark, located within MSC Cybercentre and being certified with Green Building Status.

It is strategically located at the south western portion of Kuala Lumpur Sentral, a self-sustaining urban development comprising an integrated transit hub known as Kuala Lumpur Sentral Station, corporate office towers and business suites, 5-star international hotels, luxurious condominiums and a shopping mall.

It is easily accessible through major roads and highway includes Jalan Bangsar, Jalan Tun Sambanthan, Jalan Istana, Jalan Damansara, Jalan Syed Putra, Lebuhraya Mahameru, New Pantai Expressway and Federal Highway.

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### Modes of transport from Kuala Lumpur Sentral CBD:

1. **KLIA Express** - A direct, non-stop link to KLIA with a travel time of only 28 minutes
2. **KLIA Transit** - A rapid transit service to KLIA with 3 short intermediate stops

- at Putrajaya, Cyberjaya, Salak Tinggi & Bandar Tasik Selatan
3. **Light Rail Transit (LRT)** - Urban public transport connecting major locations within Kuala Lumpur
  4. **KTM Intercity** - A central point of all rail destinations throughout Peninsular Malaysia as well as connecting you to Singapore & Bangkok
  5. **KTM Komuter** - Connecting suburban towns of Rawang, Sentul, Port Klang & Seremban
  6. **Rapid KL Monorail** - Another convenient rail based transportation system connecting NU Sentral to 10 major locations in KL City
  7. **MRT** - A new transport infrastructure connecting to major locations in Kuala Lumpur
  8. **Bus Services** - The Skybus, Airport Liner, Aerobus and Star shuttle provide regular bus services to the Low Cost Carrier Terminal (LCCT), KLIA and other strategic areas within Klang Valley

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#### **Key Features:**

- Prime location at KL Sentral
- MSC Status specifications
- Green building certified with LEED and GBI
- Destination control lift system
- Column-less floor plate
- High speed internet
- High connectivity to public transportation via KL Sentral
- Surrounded by ample of amenities, entertainments, and eateries

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#### **Building Specification:**

<b>Year Built</b>	2013
<b>Passenger Lift</b>	12
<b>Power Backup</b>	Yes
<b>Air Conditioning</b>	Central
<b>Floor System</b>	Raised Floor
<b>Floor to Ceiling Height</b>	2.8 m
<b>Floor Loading</b>	3 kN/m <sup>2</sup>
<b>Parking Facilities</b>	924 bays
<b>Parking Ratio</b>	1 reserved bay for every 1,200 sq.ft. leased
<b>MSC Status</b>	Yes
<b>Green Building</b>	LEED - Platinum GBI - Gold

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## **Nearby Amenities**

### Shopping Mall :

- 0.4 km NU Sentral
- 1.9 km Mid Valley Megamall
- 4.3 km Pavillion Kuala Lumpur

### Public Transport :

- 0.5 km KL Sentral

### Hotel :

- 0.0 km Ascott Sentral Kuala Lumpur (4-star)
- 0.6 km Aloft Kuala Lumpur Sentral (4-star)
- 0.8 km Hilton Kuala Lumpur (5-star)
- 0.8 km Le Meridien Kuala Lumpur (5-star)

### Pre-school / Childcare Centre :

- 0.0 km Little Playhouse Childcare Centre
- 0.8 km Brainy Bunch

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## **Similar Listing**

### Q Sentral

<http://www.cbdooffice.com.my/office/q-sentral-0>

### The Exchange 106

<http://www.cbdooffice.com.my/office/the-exchange-106>

### The Garden North & South Tower

<http://www.cbdooffice.com.my/office/the-gardens-north-south-towers>

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**????????? LEED ??? ? GBI ?? ?????????**

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- **??? ?????KL Sentral??**
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Monorail ??????????**

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- **LEED ??? + GBI ?? ??????????**
- **MSC Cybercentre ????????????????**
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- 400? | **NU Sentral** ??
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- 4.3?? | ??????

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0? | ?????????4???

- 600? | ?????????4???

- 800? | ?????????5???

- 800? | ?????????5???

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- 0? | **Little Playhouse Childcare Centre**

- 800? | **Brainy Bunch**

**GOOGLE MAP**

Click [HERE](#) to link to google map

## GALLERY



