

Menara Maxis

DETAILS

Location: **Jalan Ampang**

Min. Price: **9.00 psf**

Max. Price: **11.00 psf**

Min. Size: **3,473 sq ft**

Max. Size: **3,473 sq ft**

AMENITIES

- BBQ
 - Cafeteria
 - 24hr Security
-

DESCRIPTION

Menara Maxis is a Grade A office building and serves as headquarters of Maxis Communications and Tanjong Plc Group of Companies. There are many amenities within the vicinity such as Suria KLCC , Avenue K, Banks, F&B, hotels and embassies.

Menara Maxis can be accessible conveniently via 3 major roads - Jalan Ampang, Jalan P.Ramlee and Jalan Kia Peng. Public transportation is excellent - KL Rapid Bus, MRT , LRT and e-hailing taxis are available. From Kelana Jaya Line LRT, it can link you to the KL Sentral Station, which then connects you to the Kuala Lumpur International Airport as well.

1. KEY FEATURES:

? **MNC Headquarters Hub:** Home to **Malaysia's leading telecom giant** (Maxis Telecommunications)
? **KLCC at Your Doorstep:** Direct skybridge access to **Suria KLCC mall** & elite business addresses
? **Future-Ready Smart Offices:** **LEED Gold-certified + AI-driven security & IoT integration**

2. CERTIFICATION:

- Green Building Index (GBI) : *Certified*
 - Leadership in Energy and Environmental Design (LEED) : Gold
-

3. BUILDING SPECIFICATION:

- Year Built/Refurbishment: 1998
 - Ownership: *Enblock*
 - No. of Floors: 45
 - Typical Ceiling Height: *9.80 ft.*
 - Latest Refurbishment: *N/A*
 - No. of Passenger Lifts: 16
 - No. of Cargo/Service Lift: 1
-

4. OFFICE SPACES:

- Total NLA: *537,085 sqft*
 - Typical Floor Plate: *12,000 sqft*
 - Minimum Size: *480 sqft*
 - Maximum Size: *12,000 sqft*
-

5. AIR-CONDITIONING SYSTEM:

- Type of AC: *Centralized*
 - Operation Hours:
 - * Monday to Thursday: *9.00am - 6.00pm*
 - * Friday: *9.00am - 5.00pm*
 - * Saturday & Sunday: *OFF*
 - Non-Operating Hourly Charges: *RM165 per hour per floor*
-

6. CAR PARK:

- Total Parking: 110
- Car Park Allocation: 6000 sf to 1 lot

- Reserved Parking Charges: *N/A*
 - Floating Parking Charges: *RM330 per month*
-

7. IN-BUILDING FACILITIES:

- Data Center
 - Meeting Room
 - Service Office
 - Cafe
 - Gym
 - Co-working space
-

8. TELCO PROVIDER:

- TM, Maxis, TIME
-

9. SECURITY:

- 24hr Security Guard Patrol Station
 - Turnstile Barriers & Card Access System
 - Closed Circuit Television (CCTV)
 - Visitor Management System (VMS)
 - Lift Destination Control System (DCS)
-

10. ELECTRICAL:

- Backup Power Capacity: The building has 2 nos of 1500KVA, 415V 3-phase generators.
-

11. NEARBY AMENITIES:

- Train/Subway Station:
0.1km LRT KLCC Station
0.9km MRT Persiaran KLCC Station
0.2km LRT / MRT Ampang Park Station
- Hotel:
0.5 km Mandarin Oriental, Kuala Lumpur (5-star)
0.5 km Corus Hotel Kuala Lumpur (4-star)
0.5 km de King Boutique Hotel KLCC (3-star)
- Shopping Mall:
0.0 km Suria KLCC

0.7 km Avenue K Shopping Centre
3.5 km Quill City Mall

????????????????????????????????Maxis
Communications????????????????????????????????Suria KLCC??
Avenue K????????????????????????????????

????????????????????????????????????LRT???MRT????????????
????????????????????????????KL Sentral????????????????

1. ????

- ?????????Tanjong??????
 - ?????KLCC ?????????????
 - ?????????+??????
 - ?????LEED???GBI???
-

2. ??

- ????????GBI?????
 - ?????????LEED??????
-

3. ????

- ?????1998?
- ?????????
- ?????45?
-

?????9.8????2.99??

- **?????**
- **???16?**
- **??/?????1?**

4. ????

- ???????537,085??????49,897?????
- ???????12,000??????1,115?????
- ???????480??????45???????

5. ????

- ???????
- ??????
 - ??????9:00 AM - 6:00 PM
 - ???9:00 AM - 5:00 PM
 - ??????
- ?????????165??/??/??

6. ???

????110?

- ?????6,000????1???
- ?????330??/?

7. ????

- ?????????????????????????????

8. ????

- TM????Maxis??TIME

9. ????

- 24?????
- ?????????
- ???????CCTV?
- ???????VMS?
- ?????????DCS?

10. ????

- ?????2?1,500KVA?????415V???

11. ????

????

- 0.1?? KLCC ???
- 0.9?? Persiaran KLCC ???
- 0.2?? ???????/???

??

- 0.5?? ????????????????
- 0.5?? ????????????????
- 0.5?? de King ??????????

????

- 0?? ??????Suria KLCC?
- 0.7?? Avenue K ????
- 3.5?? ????????????

GOOGLE MAP

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

GALLERY

