

## 1 Power House

### DETAILS

Location: **Bandar Utama**

Min. Price: **6.00 psf**

Max. Price: **6.50 psf**

Min. Size: **3,000 sq ft**

Max. Size: **36,000 sq ft**

### AMENITIES

- Parking
- Cafeteria
- 24hr Security
- CCTV

### DESCRIPTION

The 31-storey office tower (13-storey podium car park, 16-storey office floor level and a level of roof deck) for business and commerce that takes shape strategically at the already exuberant Bandar Utama City Centre (BUCC), will be the latest addition to complement Plaza IBM, KPMG Tower, One World Hotel, 1 First Avenue and 1 Utama Shopping Centre, its singular mission being to enhance the commercial excitement and vibrancy of an already bustling BUCC and Petaling Jaya.

1 Power House is strategically linked and integrated with two rail stations- Bandar Utama MRT and LRT Stations.

### Key Features:

- Net lettable area approx. 34,000sf per floor
- Raised floor systems
- 22 express passenger lifts
- Security turnstile
- A state-of-the-art floor destination system
- Centralised chilled water air-conditioning systems

- Energy Efficient Light Fixtures
- Building Management System (BAS)
- Smart Photocell Sensors
- Carpark Ventilation System

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### **Building Specification:**

<b>Year Built</b>	2019
<b>Passenger Lift</b>	22
<b>Air Conditioning</b>	Central
<b>Floor System</b>	Raised Floor
<b>Parking Ratio</b>	1 bay for every 1,000 sf leased
<b>MSC Status</b>	Yes
<b>Green Building</b>	GBI and LEED - Gold

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### **Nearby Amenities**

Shopping Mall :

- 0.8 km 1 Utama Shopping Centre
- 2.1 km The Starling Mall
- 2.1 km The Curve

Public Transport :

- 0.1 km MRT Bandar Utama Station

Hotel :

- 0.4 km One World Hotel (5-star)
- 1.7 km Somerset Damansara Uptown (4-star)
- 1.9 km Royale Chulan Damansara (5-star)

### **Project Highlights**

? **Smart Commuting** – 22 high-speed elevators with intelligent destination

dispatch system

? **Energy Efficiency** – Smart photocell sensors & ventilation system reduce energy consumption by 30%

? **Business Ecosystem** – 5-minute walk to shopping malls, hotels, and transit hubs

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### **Similar Listing**

[Menara Khuan Choo | CBD Office](#)

[Menara Hap Seng 2 | CBD Office](#)

[The Gardens North & South Towers | CBD Office](#)

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??31????????????13??????16????????????????(BUCC)??????IBM??????

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? ???? - ??????????????100??

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

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- ???34,000??????????
- 22????+????????
- ???+????????
- ?????+????????(BAS)

? ?????

- 800????????1 Utama?
- 400????????????????

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???? 2019?

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???? 22?????  
???? ??????  
???? ?1,000?????1???

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? ?????

- 100?????????
- 200?????????

?? ?????

- 800???????
- 2.1???The Starling ????

? ?????

- 400???????????
- 1.9???????????????????

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? ??? - 22???+?????  
? ??? - ???+?????30%??  
? ??? - 5?????????/??/???

**GOOGLE MAP**

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

## GALLERY



