

MENARA HAP SENG 3 @ Jalan P. Ramlee, Kuala Lumpur

MYR 7.50 per sq. ft.

Menara Hap Seng 3 stands tall as a 26-storey office building in the heart of Kuala Lumpur City Centre. Located along Jalan P. Ramlee, it's the final addition to the iconic Hap Seng Plaza trio—joining Menara Hap Seng and Menara Hap Seng 2.

Key Features:

- 5 levels of premium retail and F&B podium
- Exclusive rooftop F&B area
- 20 floors of Grade-A office space with raised floors and energy-efficient LED ceiling lights
- Full-floor options at 10,108 sq. ft; partitioned spaces at 3,109 sq. ft and 5,094 sq. ft available on levels 5 and 6

Certifications:

- GBI (Green Building Index) Certified
- LEED (Leadership in Energy and Environmental Design) Gold Certified
- Strategically located within the MSC (Multimedia Super Corridor) Zone

Staff & Associate Welfare:

- Easy access to public transport, including nearby Monorail and MRT stations.
- Walking distance to major hotels like Shangri-La, Equatorial, and Grand Hyatt—perfect for visiting clients and colleagues
- Essential amenities like medical centers, dental clinics, childcare centres, gyms, and banks are all within walking distance.

Distinctive Element:

Menara Hap Seng 3 is home to Malaysia's first vertical green wall—a breathtaking feature that invigorates open areas, offering a dynamic work environment for professionals.

Contact Amy Ho @ +6012-332 1188 to schedule a viewing appointment today!

AVAILABILITY CHART:

UNIT NO	SIZE sq. ft.	FURNISHING	RENTAL RATE	RENTAL, MYR	TERMS & CONDITIONS
5.01, LEVEL 5	3,109	Bare unit	MYR 7.50	MYR 23,318	Rates include Service Charge and Centralised Air-Conditioning (8:30 am - 5:30 pm) Lease Terms: - 3-Year Term - 3 Months' Security Deposits - 1/2 Month Utility Deposit - Fit-out Deposit of MYR 5,000 (Refundable upon completion of renovation)
6.02, LEVEL 6	5,094	Bare unit	MYR 7.50	MYR 38,205	
8.01, LEVEL 8	10,108	Bare unit	MYR 7.50	MYR 75,810	
9.01, LEVEL 9	10,108	Bare unit	MYR 7.50	MYR 75,810	
10.1, LEVEL 10	10,108	Bare unit	MYR 7.50	MYR 75,810	
11.01, LEVEL 11	10,108	Bare unit	MYR 7.50	MYR 75,810	
12.01, LEVEL 12	10,108	Bare unit	MYR 7.50	MYR 75,810	
13.01, LEVEL 13	10,108	Bare unit	MYR 7.50	MYR 75,810	

Please refer to page 5-7 for Floor Plan

From the desk of Amy Ho



PLAZA HAP SENG

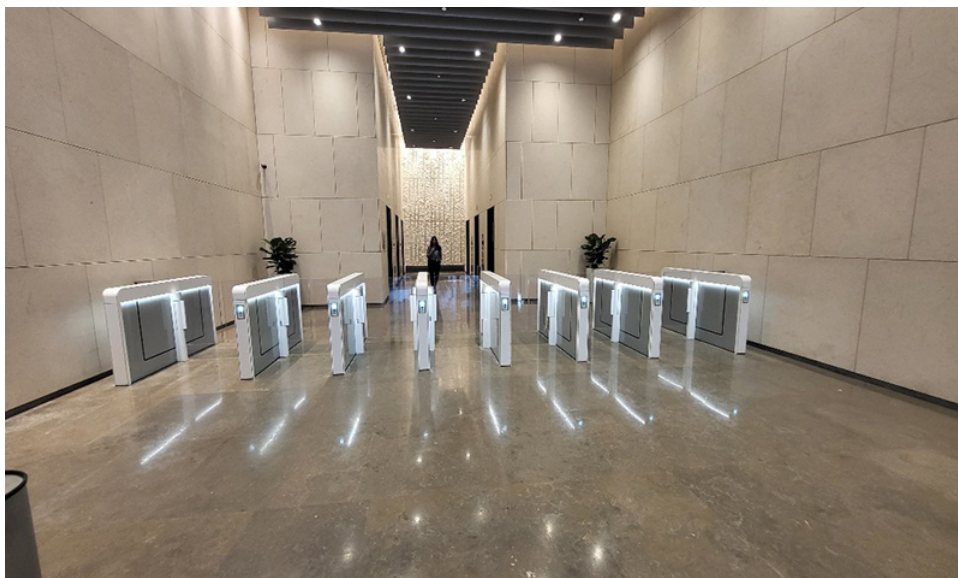


MAIN LOBBY



MAIN LOBBY

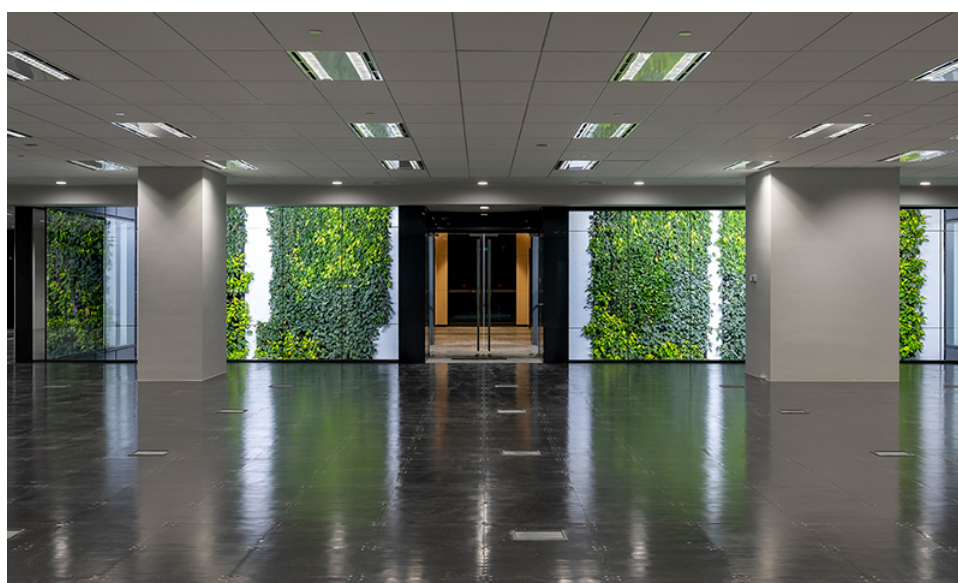
From the desk of Amy Ho



TURNSTILE GATE

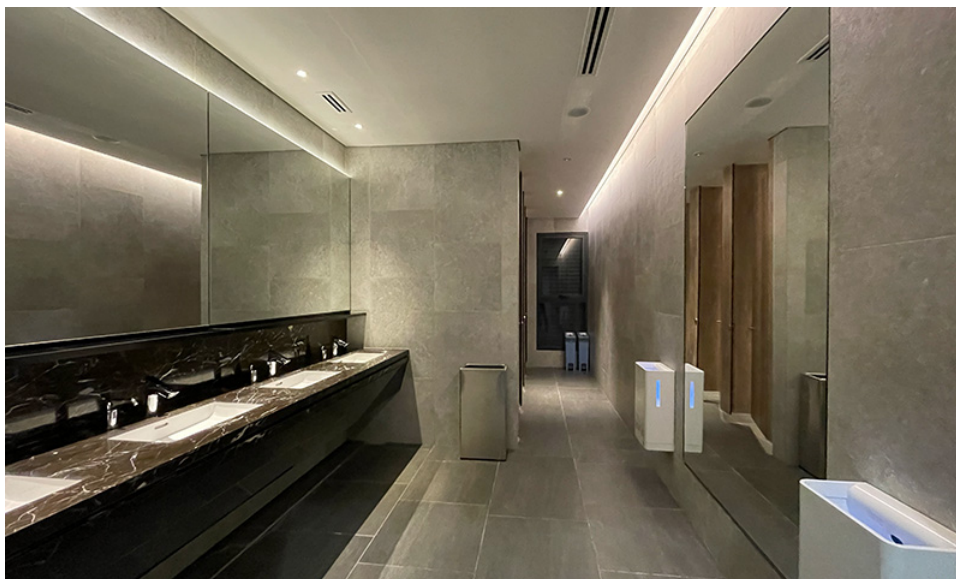


LINK BRIDGE

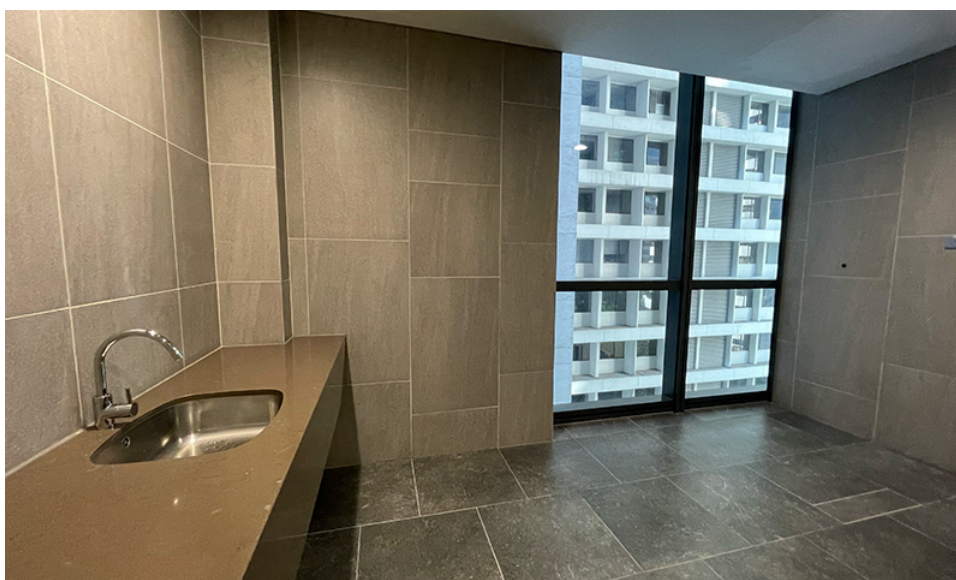


LIFT LOBBY

From the desk of Amy Ho



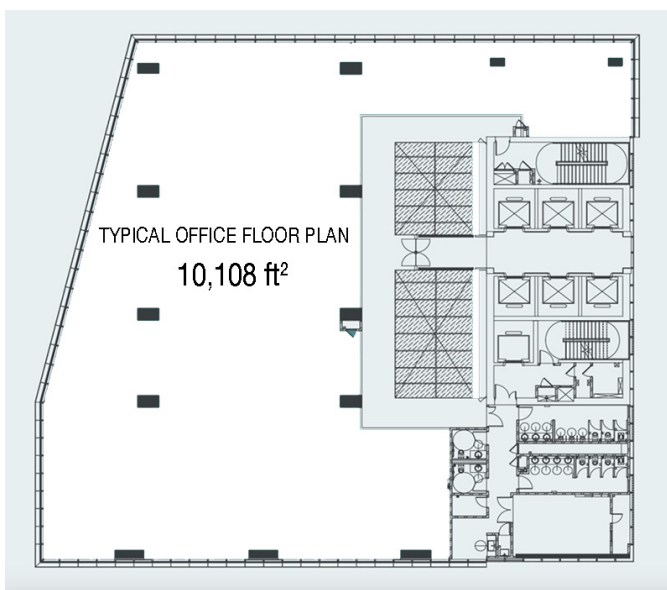
COMMON TOILET



COMMON PANTRY

From the desk of Amy Ho

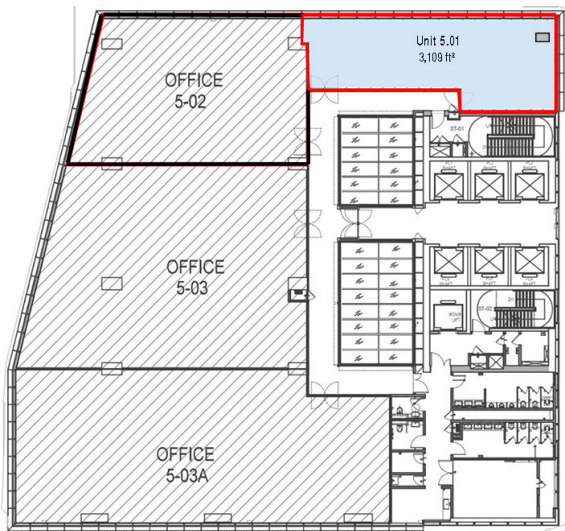
TYPICAL OFFICE | LEVEL 8 to LEVEL 13



FLOOR PLAN

From the desk of Amy Ho

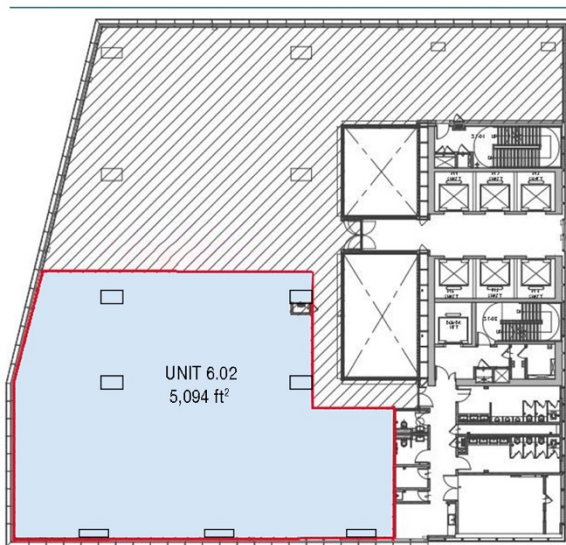
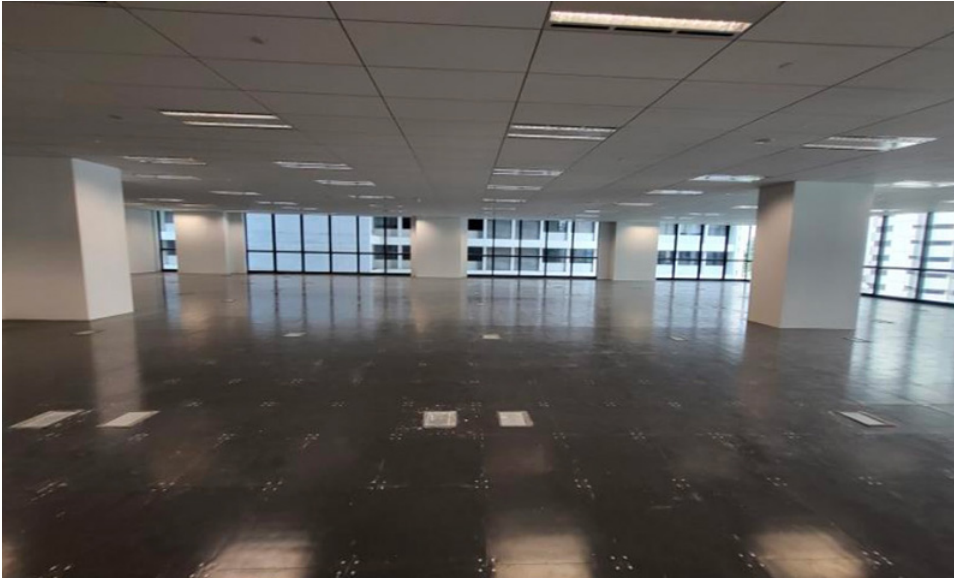
UNIT 5.01, LEVEL 5 | 3,109 ft²



FLOOR PLAN

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UNIT 6.02, LEVEL 6 | 5,094 ft²



FLOOR PLAN

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MENARA HAP SENG 3

