

MENARA 1194 @ Jalan Sultan Ismail, Kuala Lumpur

from **MYR 6.00** per sq. ft.

Menara 1194: An Epitome of Elegance & Functionality in Kuala Lumpur's Golden Triangle

Elegantly rising to 36 stories, Menara 1194 stands as a Grade A office tower, harmoniously integrated with a distinguished 5-star international luxury hotel. Ideally situated in the heart of Kuala Lumpur's coveted Golden Triangle on Jalan Sultan Ismail, this premier property provides its occupants unparalleled access to the upscale shopping and entertainment delights of KLCC and Pavilion, linked by a sheltered walkway. The surrounding locale is brimming with varied F&B choices, augmented by an on-site cafeteria and convenience store, placing every necessity within easy reach.

Upon entry, the grand double-height reception lobby, adorned with marble walls and natural stone flooring, establishes the building's opulence. Designed to secure both MSC Status and GBI certification, Menara 1194 is equipped with cutting-edge facilities. Key features include underfloor trunking, advanced destination lift controls for heightened security, and dual power sources guaranteeing continuous operations. A centralized chilled water system promises consistent temperature regulation, and the building's fiber optic backbone assures rapid and dependable data connectivity.

Transport-wise, Menara 1194 is unparalleled. It's a mere 2-minute walk to Bukit Nanas LRT Station, a 7-minute walk to Bukit Bintang MRT Station, and a relaxed 15-minute walk to KLCC Station.

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

AVAILABILITY CHART | Retail & Office Space

AVAILABLE LEVEL	SIZE sq. ft.	FURNISHING	RENTAL RATE	RENTAL, MYR	REMARKS
RETAIL					
Mezzanine	150	Bare		MYR 2,500	F & B Kiosk 2 units available
Level 1	150	Bare		MYR 2,500	Florist, Convenience Store or ATM 2 units
OFFICE					
Level 9	3,000	Bare	MYR 6.00	MYR 18,000	
Level 10	3,000	Bare	MYR 6.00	MYR 18,000	Unit A
	3,000	Bare	MYR 6.00	MYR 18,000	Unit B
Level 11	3,300	Bare	MYR 6.00	MYR 19,800	Unit A
	3,300	Bare	MYR 6.00	MYR 19,800	Unit B
Level 12 - 33	156,200	Bare	MYR 6.00	MYR 937,200	7,100 sq. ft. per floor
Level 34	7,100	Bare	MYR 7.00	MYR 49,700	Fine Dining & Leisure/Entertainment
	179,200				

From the desk of Amy Ho



MENARA 1194

From the desk of Amy Ho



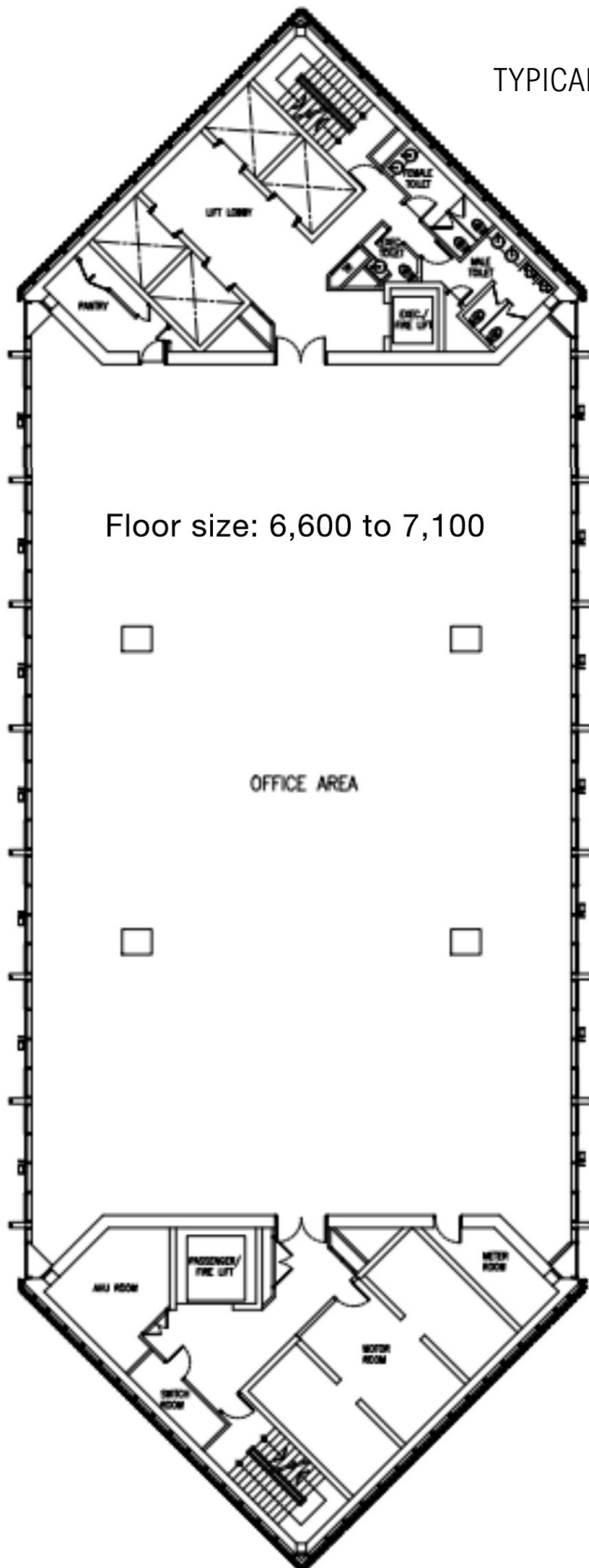
MAIN LOBBY



TYPICAL OFFICE

From the desk of Amy Ho

TYPICAL FLOOR PLAN



Floor size: 6,600 to 7,100

OFFICE AREA

MILK ROOM

PASSENGER/FIRE LIFT

METER ROOM

METER ROOM