

MENARA
CENTARA
JALAN TUANKU ABDUL RAHMAN



Modern Business Suites

Realise Your Ventures In The Heart Of The City

Stunning Vantage Points

Actual view as seen from 21st floor

From the vibrant city skylines surrounding KLCC, to rich green terrains – the views from Menara Centara are as commanding and inspiring as they come.





FREEHOLD

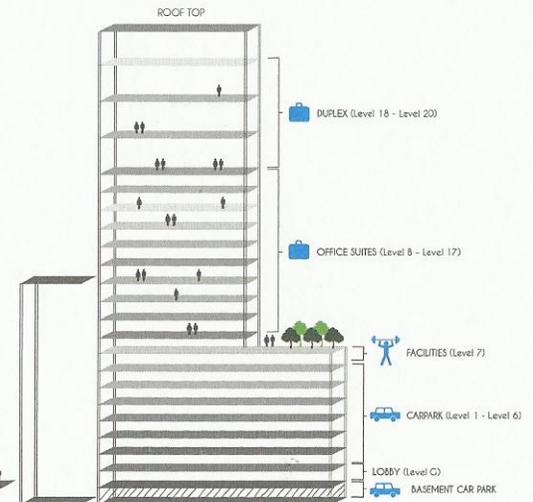
Shaping A Distinguished Business Address

Menara Centara stands tall with 21 storeys at the back and 12 storeys in front. Even from afar, this modern structure strikes a commanding presence while offering more than just the essentials of a modern business development.

Excellent connectivity via rail and road, a selection of versatile office suites, and a unique facilities deck all contribute towards creating one of the most promising business venues within its vicinity.



Artist's Impression only





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Essential Features

- :: Premier lobby area
A grand lobby area extends a warm welcome and creates a strong first impression on your clients and associates.
- :: Modern security features
CCTV surveillance and guarded reception areas ensure optimum levels of safety and security.
- :: Recreation deck
Consisting of a swimming pool, sauna, gymnasium and other facilities providing an avenue for relaxation, leisure and a healthy lifestyle.
- :: En-suite restrooms
Restrooms with shower facilities are built into individual units for convenience and comfort.
- :: Visitors' car parking
A dedicated parking area enables easy and efficient access for visitors.



Modern Business Suites

On par with the finest offices in the city, the office suites at Menara Centara are the perfect platforms for your business to excel. These office suites come in a diverse range of sizes, from 614 sq.ft., the only ones of their dimensions in the area, and feature high ceilings; making them ideal for establishments of virtually any industry and any size.



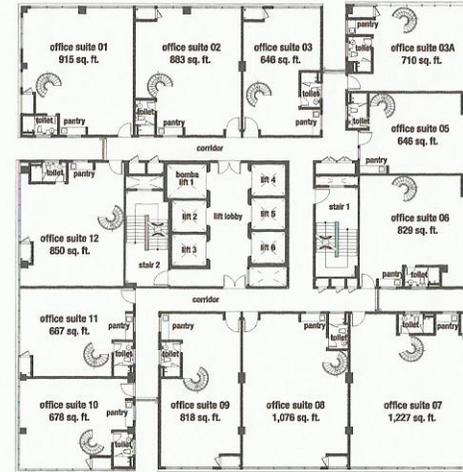
Level 8 to 11



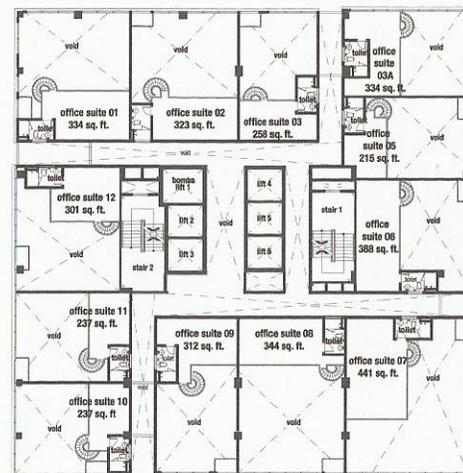
Level 12 to 17

Duplex Suites

Crafted for the most established of businesses, these Duplex Suites offer spaces of up to 1,668 sq.ft. Perched on the upper floors of Menara Centara, these superior units offer magnificent vistas of their surroundings, and possess the versatility to be utilised as a smaller office with rest areas or a complete centre of operations for larger businesses.



Duplex Lower Floor



Duplex Upper Floor



Developing For The People

Fiamma Holdings Berhad (Fiamma) founded in 1979 as the first company of Fiamma Group, is a public listed company on the main market of Bursa Malaysia Securities Berhad since 1997.

The company's big ideas and growth plans enabled it to expand its activities around Malaysia and today through Fiamma Development, it stands as one of the fastest growing names in the property development industry.

A mixed residential and commercial property in Kota Tinggi, Johor; a gated and guarded residential enclave on Old Klang Road; and a niche-market housing scheme in the quiet surroundings of Sungai Buloh, Selangor - these are just some of Fiamma Development's notable ventures.

Now, through Menara Centara, we look to further strengthen our presence in the industry, while breathing new life into the historically significant areas of its location.

Guided by a commitment to enhance the lives of people with better living comfort and convenience, through products and services of superior value, Fiamma Development looks toward the future and introducing developments focused on one major purpose - the good of the people.

Specifications

STRUCTURE

- Reinforced concrete framework

WALLS

External

- Aluminium framed glass curtain wall and/or brickwall with cement plaster and weather shield paint

Aluminium framed louvers for air-cond ledge

Internal

(where applicable)

- Brickwall with cement plaster and acrylic emulsion paint

ROOF

- RC flat roof

CEILING

- Skim coat with paint finish
- Water resistant plaster board with paint finish for toilets

WINDOWS

- Aluminium framed glass cladding or aluminium framed glass window

DOORS

- Metal door framed solid timber door
- Timber flush door with paint finish for toilets

LOCKS

- Selected quality lock sets

FLOORING

- Bare finish concrete
- Ceramic tiles for toilets

WALL TILES

- Full height ceramic tiles

SANITARY

- W/C
- Wash basin
- Toilet paper holder
- Soap holder
- Tap
- Pantry sink
- Shower

Office Suite	Duplex Office Suite
1 no	2 nos

ELECTRICAL

- 60A single phase db for units below 1,000 sq.ft.
- 60A 3 phase db for units 1,001 sq.ft. to 3,000 sq.ft.
- 100A 3 phase db for units 3,001 sq.ft. to 5,000 sq.ft.
- 150A 3 phase for units above 5,001 sq.ft.

LIGHT POINT

- Provided for all toilets

TELECOMMUNICATION

- 1 no. fibre wall socket outlet

"KELUAR" SIGN

- Provided at all exit doors



A Highly Renowned Locale



Distance to nearest train stations

MONORAIL
400M (5 MINS) FROM MEDAN TUANKU STATION

LRT
500M (7 MINS) FROM SULTAN ISMAIL STATION

KTM
2KM (27 MINS) FROM BANK NEGARA STATION

Times indicated refer to travelling by foot and are approximations only.



Distance as the crow flies between Centara and major surrounding townships



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