SPECIFICATIONS

MENARA U		
SHOPS Structure Wall Roof	Reinforced Concrete Frame Brick Wall Reinforced Concrete Slab	
FLOOR FINISHES Shop Toilet	Cement Render Finish Ceramic Tiles	
WALL FINISHES Toilet Others	Full Ceiling Height Ceramic Tiles Plaster with Emulsion Paint	
CEILING FINISHES Toilet Others Door	Fibrous Plaster Ceiling Skim Coat Fire Rated Door Motorised MS Roller Shutter Toilet: Flush Door	
Locks	Quality Lock Set	
SANITARY FITTINGS	Water Closet Wash Basin Toilet Roll Holder Bib Tap	2 Nos 1 No 2 Nos 2 Nos
ELECTRICAL FITTINGS	Lighting Point 13 Amp Switch Socket Outlet Telephone Point TV Point Fan Point	Kindly refer to Electrical Points Schedule Kindly refer to Electrical Points Schedule Terminate at DB 1 No 2 Nos

MENARA U2			
SHOPS Structure Wall Roof	Reinforced Concrete Frame Brick Wall Reinforced Concrete Slab		
FLOOR FINISHES Shop Toilet	Cement Render Finish Ceramic Tiles		
WALL FINISHES Toilet Others	Full Ceiling Height Ceramic Tiles Plaster with Emulsion Paint		
CEILING FINISHES Toilet Others	Plaster Ceiling Skim Coat		
DOOR Shops Toilet Locks	Motorised MS Roller Shutter & Fire Rated Door Flush Door Quality Lock Set		
SANITARY FITTINGS	Water Closet Wash Basin Toilet Roll Holder Bib Tap	2 Nos 1 No 2 Nos 2 Nos	
ELECTRICAL FITTINGS	Lighting Point 13 Amp Switch Socket Outlet Telephone Point TV Point Fan Point	Kindly refer to Electrical Points Schedule Kindly refer to Electrical Points Schedule Terminate at DB 1 No Kindly refer to Electrical Points Schedule	

STRATEGICALLY POSITIONED IN SHAH ALAM

Menara U & Menara U2 offer easy **access to major highways** like the NKVE and Federal Highways, complemented by a **nearby LRT Station** for seamless public transport connectivity. **Surrounded by amenities** such as AEON Mall and prominent educational institutions, it creates an ideal environment for businesses to thrive and attract potential customers.



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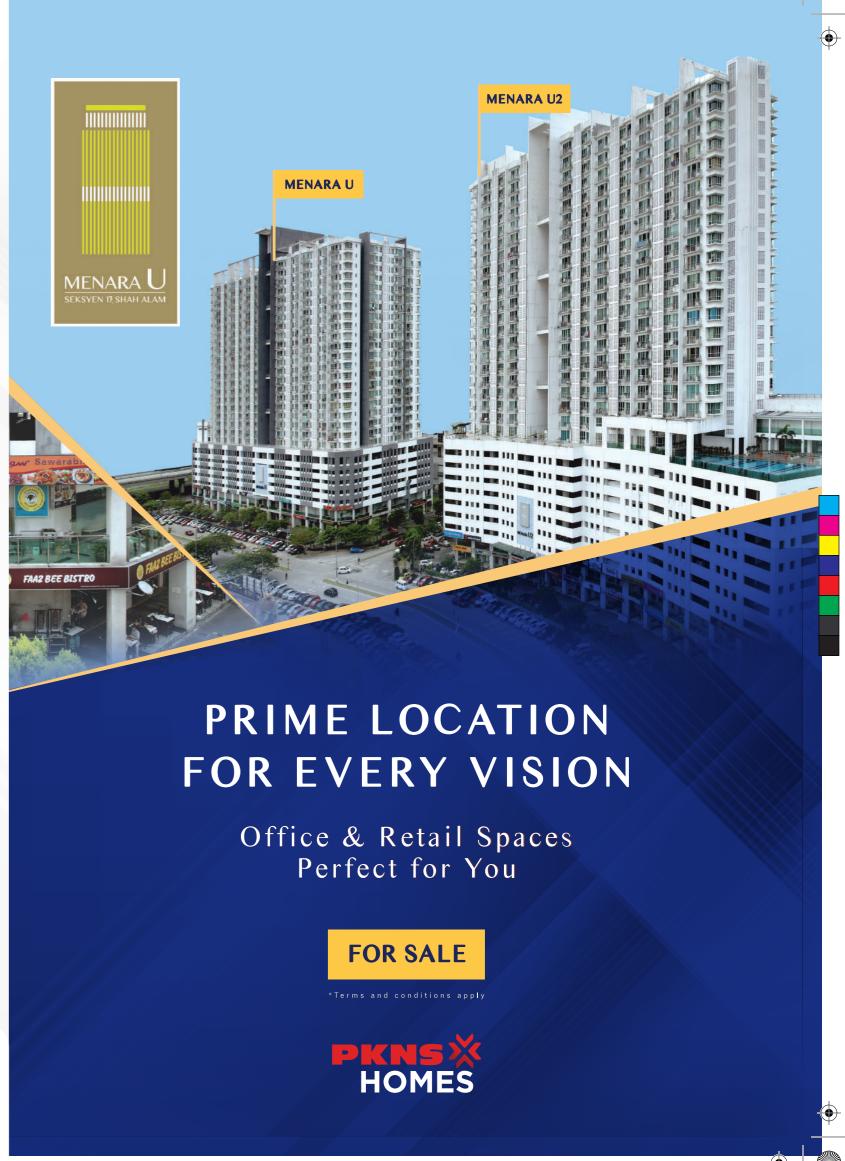
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SPACES DESIGNED FOR BUSINESS GROWTH

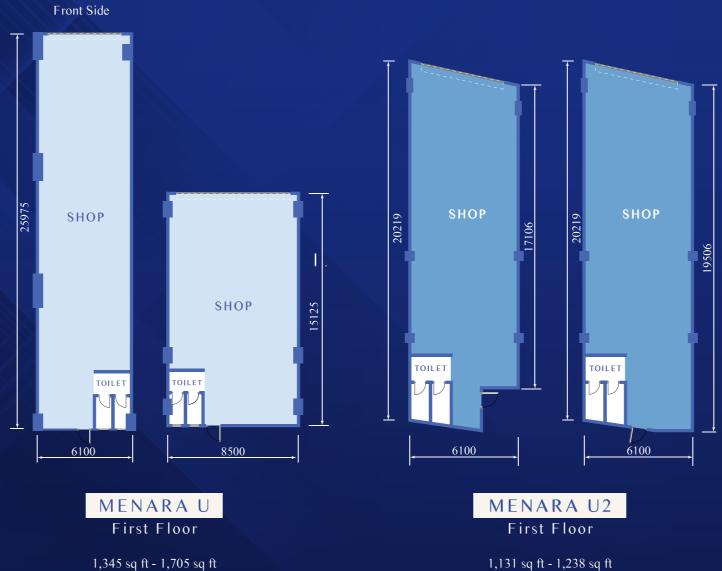


SEAMLESS ACCESS
Federal, KESAS,
NKVE Highways



FLEXIBLE OFFICE SPACES TAILORED TO YOUR NEEDS

At Menara U & Menara U2, we offer a variety of office layouts designed for maximum efficiency and versatility. Choose from spaces ranging from **1,131 to 1,705 sq ft** according to your preferences.



YOUR IDEAL BUSINESS LOCATION

The ideal choice for any business ready to thrive in the dynamic Shah Alam community.



Menara U & Menara U2 are designed for



Startups



Growing Companies



Established Firms



Professionals



