

## *From the desk of Amy Ho*

### For SALE | Corner Ground & Mezzanine Floor Shop @ PV 128, Setapak

Asking Price : MYR 3,500,000  
Built-Up : 4,166 sq. ft.  
Tenure : LEASEHOLD  
Unit No : G-36, PV 128, Setapak Jalan Genting Kelang, Taman Danau Kota, 53100 Kuala Lumpur  
Unique Features : Currently tenanted @ MYR 14,000/month (tenancy expiring 31-May-2026) with a gross ROI of 4.8 %

PV128 is a 4-storey shop-office complex, located strategically in Setapak, Kuala Lumpur. It showcases a street mall design, housing 160 leasehold units that range in size from 1,320 to 10,000 sq. ft. The development is furnished with 24-hour security, lifts, escalators, and designated parking for both tenants and patrons, ensuring a convenient, safe, and thriving business environment.

This development enjoys a prime location with numerous amenities in the vicinity. These include banks, restaurants, clinics, petrol stations, educational institutions, and mini markets. Columbia Asia Hospital is an immediate neighbor to PV128.

The location is highly accessible via Jalan Genting Kelang and Jalan Taman Ibu Kota. With Wangsa Maju LRT and RapidKL Station within a kilometre radius, commuting is made easy.

Contact Amy Ho @ +6012-3321188 to schedule a viewing appointment today!

