

For Rent: F&B and Retail units @ M VERTICA, CHERAS

MYR 6.00 per sq. ft.

M Vertica, a contemporary mixed-use development, has just been completed. It elegantly combines 3,600 residential spaces with 37 commercial shops on the ground floor. Strategically situated along the bustling Jalan Cheras, just 4.5km from the KL City Centre, this area promises dense foot traffic — an invaluable advantage for F&B outlets, cafes, and bakeries. Not to mention, M Vertica's proximity to KL's financial hub, premier shopping destinations, and a rich tapestry of amenities, such as the Velocity Mall (800m), TREC, MyTown, and IKEA (2.5km).

Benefit from the convenience of the Maluri MRT-LRT interchange station, a short walk away via a covered walkway. Moreover, the location provides excellent connectivity, enhanced by a dedicated ramp directly from Jalan Cheras.

A noteworthy mention: No GAS usage is allowed in the entire development. This unique constraint might deter some, but it can be a significant opportunity for F&B ventures ready to innovate. Prominent brands and businesses have already staked their claims, including KK Mart, MyNews, Bila-bila Mart, 7-eleven, and many others.

Unique Benefits for F&B Outlets:

Diverse Audience: M Vertica's 3,600 residential units

High Traffic Area: The development is adjacent to the populated Flats Sri Sabah, ensuring a constant flow of potential customers.

Premium Location: The available unit boasts a unique positioning, facing directly towards the mosque.



AVAILABLE UNITS

AVAILABLE	SIZE sq. ft.	FURNISHING	RENTAL RATE	RENTAL, MYR	REMARKS
G-18	990	Bare unit	MYR 6.00	MYR 5,940	
G-21	980	Bare unit	MYR 6.00	MYR 5,880	
G-22	969	Bare unit	MYR 6.00	MYR 5,814	
G-23	1,819	Bare unit	MYR 6.00	MYR 10,914	Under Offer
G-23A	1,378	Bare unit	MYR 6.00	MYR 8,268	Under Offer
G-32	1,184	Bare unit	MYR 6.00	MYR 7,104	
G-33	980	Bare unit	MYR 6.00	MYR 5,880	
G-33A	850	Bare unit	MYR 6.00	MYR 5,100	
G-36	980	Bare unit	MYR 6.00	MYR 5,880	
G-37	980	Bare unit	MYR 6.00	MYR 5,880	

GROUND FLOOR SHOP – Facing Jalan Ikan Ayu

Available Sizes : 850 ft² – 1,819 ft²



