

## *From the desk of Amy Ho*

For Sale: 4-Storey Commercial Shop in Bukit Bintang, Kuala Lumpur - MYR 12,000,000

Listed Price: MYR 12,000,000

Land Size : 3,900 sq. ft.

Built-up : 6,500 sq. ft.

Tenure : Freehold

Address : No. 1, Jalan Bedara, Bukit Bintang, Kuala Lumpur

Remarks : Currently tenanted at MYR 25,000/month

Plot Ratio : 1:7 (with potential to increase up to 1:10, allowing for the construction of a 10-storey building)

Strategically positioned in the heart of Kuala Lumpur's vibrant Golden Triangle, this 4-storey commercial property on Jalan Bedara offers an excellent business opportunity. Located less than 300 meters from the iconic McDonald's Bukit Bintang, it provides high visibility and significant foot traffic.

The property sits on a plot with a current plot ratio of 1:7, with the potential to increase the ratio up to 1:10, giving buyers the flexibility to develop a 10-storey structure and maximize the site's potential.

This freehold property is located in the heart of Kuala Lumpur's key tourist district, surrounded by renowned landmarks such as Pavilion KL, Lot 10, the Petronas Twin Towers, KL Tower, and the bustling Bintang Walk.

With its prime location and the possibility for further development, this property presents an outstanding investment for businesses looking to secure a foothold in Kuala Lumpur's commercial hub.

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



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LAYOUT PLANS

