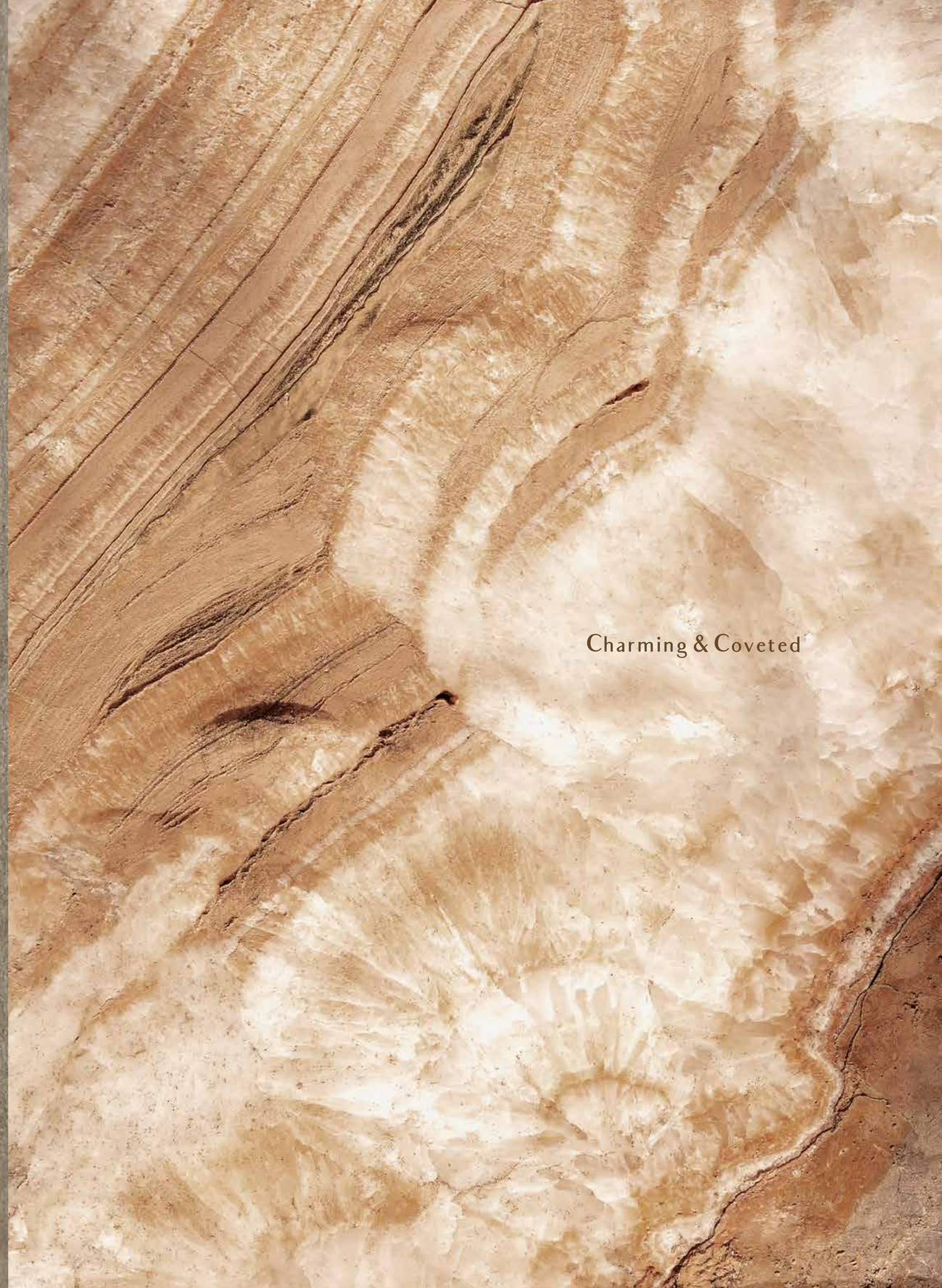
ONE ELEVEN
MENERUNG
Life Inspired


Charming & Coveted

Bangsar.

Such a well loved name with the power
to evoke a world of experiences in
a high-end enclave of Kuala Lumpur.

What used to be a rubber estate is now
a charming residential and lifestyle address.

Today this neighbourhood is highly sought-after
for homes by the well-heeled, well-known
and discerning few.

"Welcome home to Bangsar,
it whispers warmly."

Discover Bangsar's latest gem, comfortably tucked away across Jalan Menerung.

This is where many aspire to have their perfect home in one of Bangsar's most sought-after addresses.

Bangsar's unique charm.

Many consider us as the perfect neighbourhood.

Fall in love with the many delightful indie cafés and restaurants
while revelling in the shopping malls and food hall.
You're never far away with easy choices on transportation access.

Bangsar Shopping Centre

One of life's greatest pleasures.

Put together with the finest in craftsmanship.
One Eleven Menerung suites are meticulously
designed to the finest sensibilities.

Storey Plan

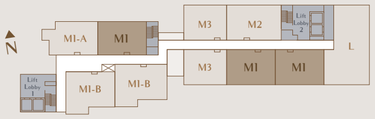
Type	Square Feet
M1	1,001
M1-A	1,012
M1-B	1,087
M2	1,163
M3	1,378
L	3,714

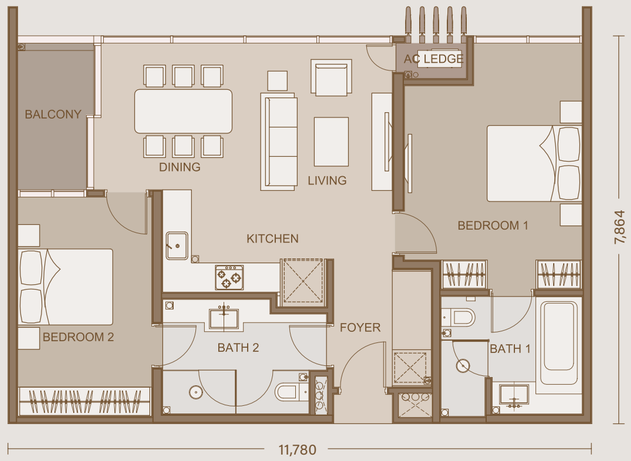
Level	Pavilion / LRT	D28			Taman-Sa					Menerung Park
Facilities										
13A	M&E	M&E	13-2 Type M3	13A-1 Type M2	MGMT	M&E	13-3 Type M3	13A-2 Type M1	13A-3 Type M1	13-6 Type L
13				13-1 Type M2				13-3A Type M1	13-5 Type M1	
12	12-2 Type M1-A	12-1 Type M1	11-10 Type M3	12-7 Type M2	12-3 Type M1-B	12-3A Type M1-B	11-5 Type M3	12-5 Type M1	12-6 Type M1	11-8 Type L
11	11-2 Type M1-A	11-1 Type M1		11-9 Type M2	11-3 Type M1-B	11-3A Type M1-B		11-6 Type M1	11-7 Type M1	
10	10-2 Type M1-A	10-1 Type M1	9-10 Type M3	10-7 Type M2	10-3 Type M1-B	10-3A Type M1-B	9-5 Type M3	10-5 Type M1	10-6 Type M1	9-8 Type L
9	9-2 Type M1-A	9-1 Type M1		9-9 Type M2	9-3 Type M1-B	9-3A Type M1-B		9-6 Type M1	9-7 Type M1	
8	8-2 Type M1-A	8-1 Type M1	7-10 Type M3	8-7 Type M2	8-3 Type M1-B	8-3A Type M1-B	7-5 Type M3	8-5 Type M1	8-6 Type M1	7-8 Type L
7	7-2 Type M1-A	7-1 Type M1		7-9 Type M2	7-3 Type M1-B	7-3A Type M1-B		7-6 Type M1	7-7 Type M1	
6	6-2 Type M1-A	6-1 Type M1	5-10 Type M3	6-7 Type M2	6-3 Type M1-B	6-3A Type M1-B	5-5 Type M3	6-5 Type M1	6-6 Type M1	5-8 Type L
5	5-2 Type M1-A	5-1 Type M1		5-9 Type M2	5-3 Type M1-B	5-3A Type M1-B		5-6 Type M1	5-7 Type M1	
3A	3A-2 Type M1-A	3A-1 Type M1	3-10 Type M3	3A-7 Type M2	3A-3 Type M1-B	3A-3A Type M1-B	3-5 Type M3	3A-5 Type M1	3A-6 Type M1	3-8 Type L
3	3-2 Type M1-A	3-1 Type M1		3-9 Type M2	3-3 Type M1-B	3-3A Type M1-B		3-6 Type M1	3-7 Type M1	
2	2-2 Type M1-A	2-1 Type M1	1-10 Type M3	2-7 Type M2	2-3 Type M1-B	2-3A Type M1-B	1-5 Type M3	2-5 Type M1	2-6 Type M1	1-8 Type L
1	1-2 Type M1-A	1-1 Type M1		1-9 Type M2	1-3 Type M1-B	1-3A Type M1-B		1-6 Type M1	1-7 Type M1	
P2	Car park									
P1	Car park									
G	Car park									
SB1	Car park									
SB2	Car park									
SB3	Lobby / Car park									
B1	Car park									
B2	Car park									

M1 (Main)

Unit Area: 1,001 sq ft
Bedrooms: 2
Bathrooms: 2

40 Units

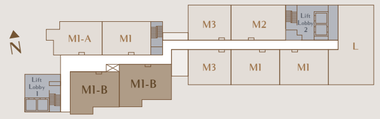


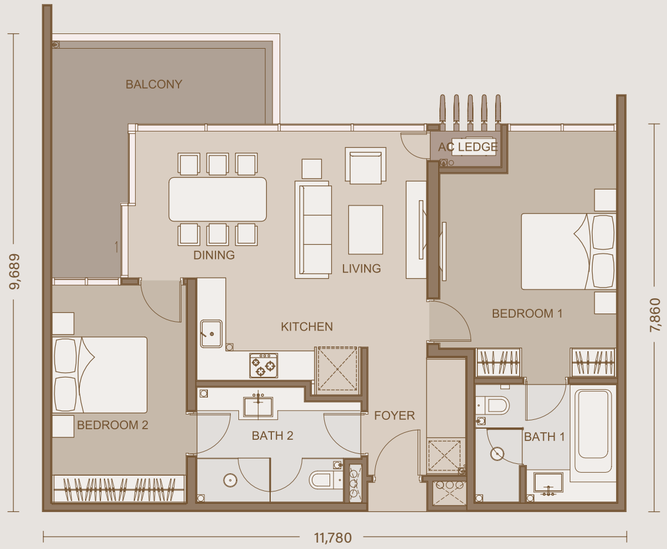


M1-B

Unit Area: 1,087 sq ft
Bedrooms: 2
Bathrooms: 2

24 Units

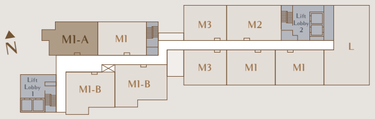


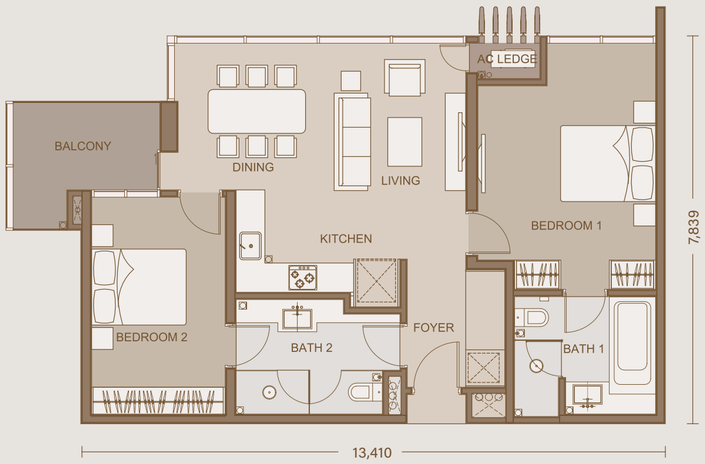


M1-A

Unit Area: 1,012 sq ft
Bedrooms: 2
Bathrooms: 2

12 Units

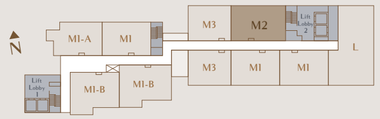


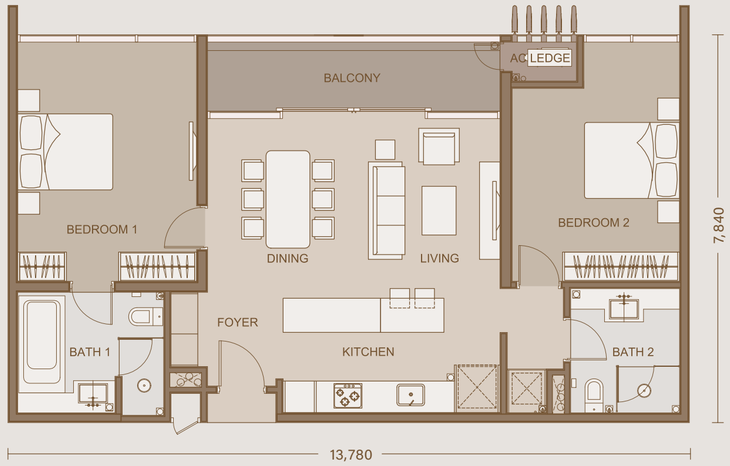


M2

Unit Area: 1,163 sq ft
Bedrooms: 2
Bathrooms: 2

14 Units

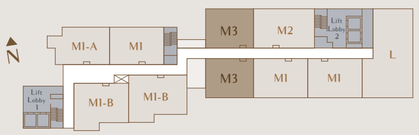




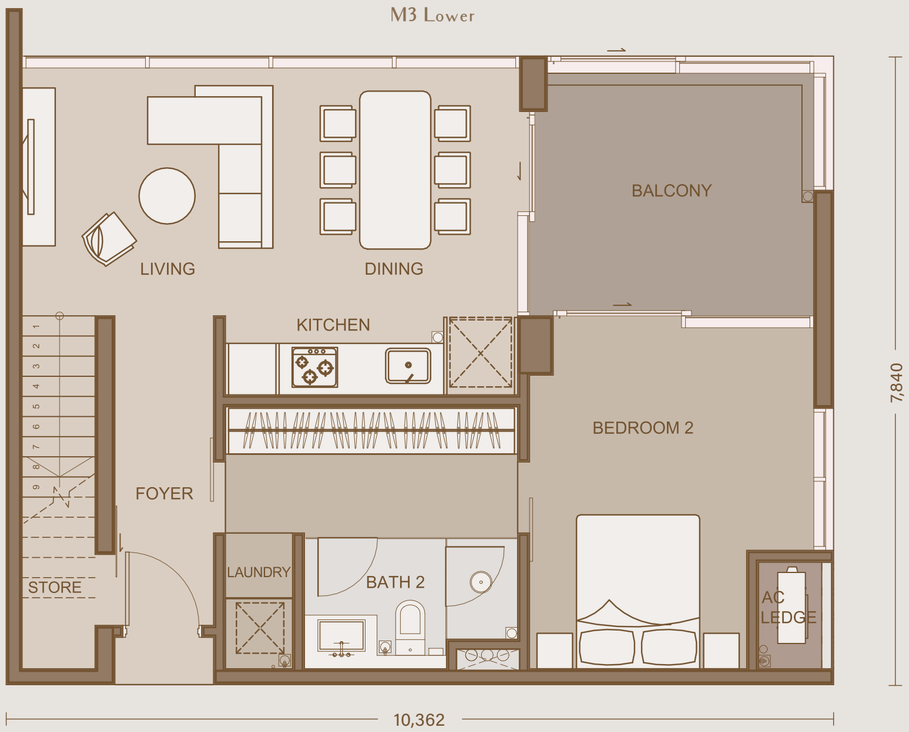
M3

Unit Area: 1,378 sq ft
Bedrooms: 2
Bathrooms: 2

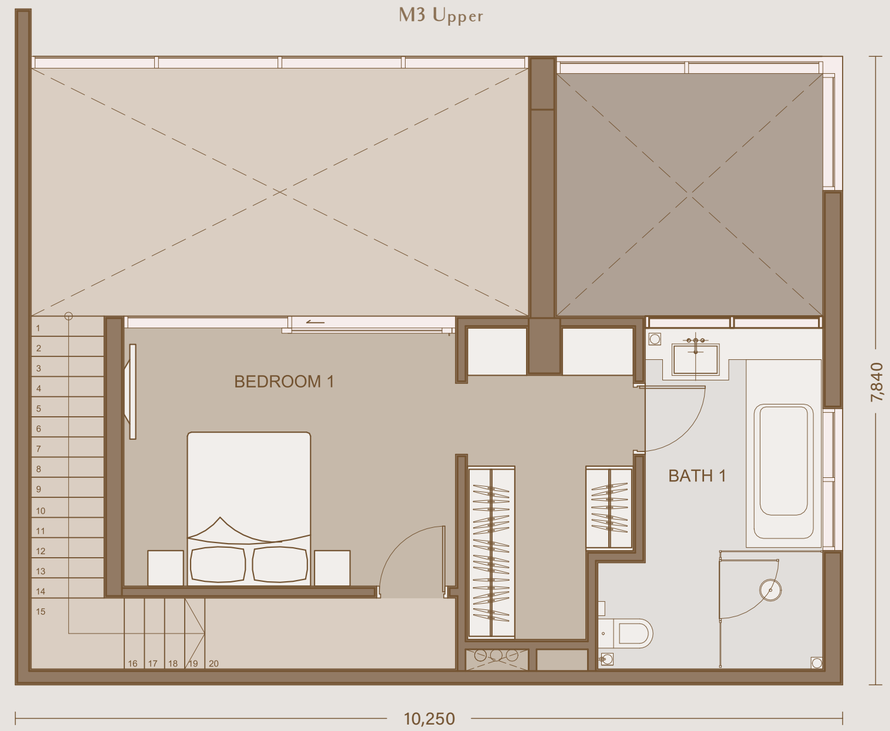
14 Units



M3 Lower



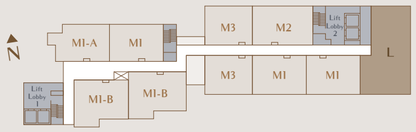
M3 Upper



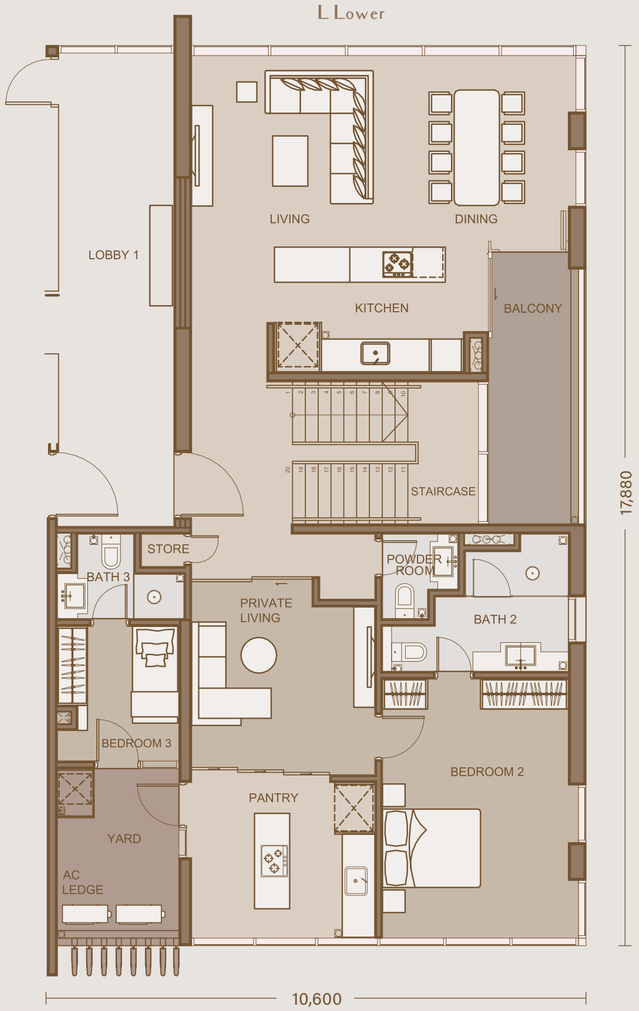
L

Unit Area: 3,714 sq ft
Bedrooms: 4
Bathrooms: 5 (including powder room)

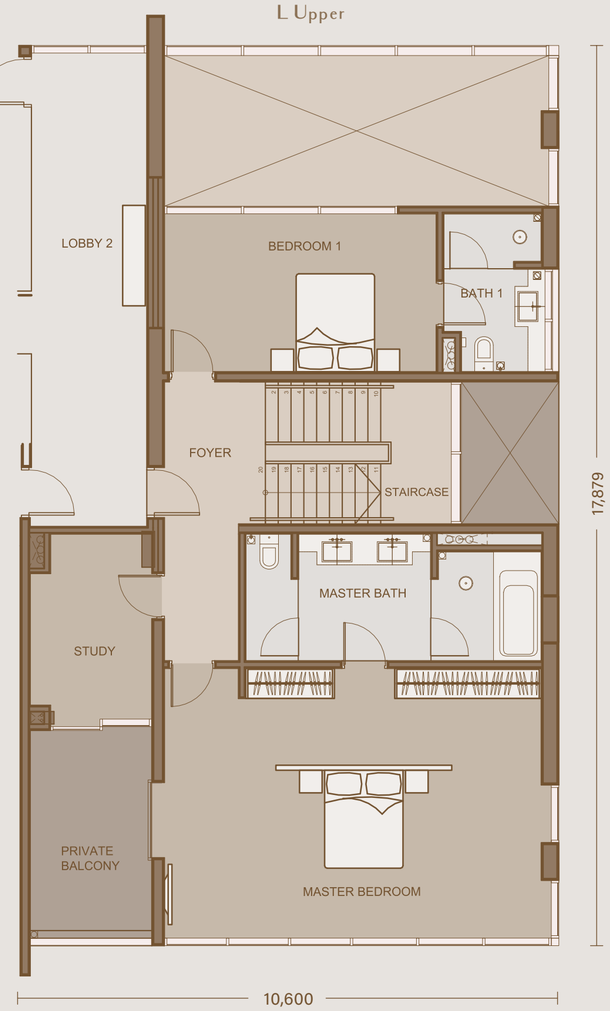
7 Units



L Lower



L Upper



A haven for body and soul.

Come home to your rooftop gardens, lounge, infinity pool, gymnasium and al fresco dining.

Here's where you can truly relax while elevating your mind, body and soul.

1. Lift Lobby
2. Swimming Pool
3. Pool
4. Jacuzzi
5. BBQ Terrace
6. Changing Room/Washroom
7. Rooftop Gardens
8. Gymnasium
9. Surau
10. Space for Multipurpose Hall

Specifications

(a)	**Structure**	: Reinforced Concrete
(b)	**Wall**	: Reinforced Concrete Wall / Brick Wall
(c)	**Roof Covering**	: Reinforced Concrete Slab
(d)	**Roof Framing**	: Reinforced Concrete
(e)	**Ceiling**	: Skim Coat & Emulsion Paint / Plaster / Cement Board Ceiling Where Applicable
(f)	**Windows**	: Aluminium Framed Glass Windows
(g)	**Doors**	
	Main Door	: Fire Rated Door
	Other Doors	: Timber Flush Door Aluminium Framed Glass Sliding Door
(h)	**Ironmongery**	: Locksets & Accessories
(i)	**Wall Finishes**	
	External Wall	: Weather Shield Paint
	Internal Wall	: Emulsion Paint
	Kitchen	: Emulsion Paint
	Master Bath	: Stone
	Bath 1	: Stone
	Bath 2	: Stone
	Bath 3 (Type L Only)	: Tiles
(i)	**Floor Finishes**	
	Foyer	: Compressed Marble
	Living & Dining	: Compressed Marble
	Pantry (Type L Only)	: Compressed Marble
	Master Bedroom	: Timber
	Bedroom 1	: Timber
	Bedroom 2	: Timber
	Bedroom 3 (Type L Only)	: Tiles
	Study (Type L Only)	: Timber
	Master Bath	: Stone
	Bath 1	: Stone
	Bath 2	: Stone
	Bath 3 (Type L Only)	: Tiles
	Kitchen	: Compressed Marble
	Store (Type M3 & L Only)	: Compressed Marble
	Yard (Type L Only)	: Stone
	Balcony	: Stone
	AC Ledge	: Cement Sand Screed

(k) Sanitary and Plumbing Fittings

Type	M1	M1A	M1B	M2	M3	L
Water Closet	2	2	2	2	2	5
Bib Tap	4	4	4	4	4	6
Wash Basin	2	2	2	2	2	6
Basin Tap	2	2	2	2	2	6
Shower Rose	2	2	2	2	2	4
Shower Mixer	2	2	2	2	2	4
Toilet Roll Holder	2	2	2	2	2	5
Kitchen Sink	1	1	1	1	1	2
Kitchen Sink Tap	1	1	1	1	1	2

(l) Electrical Installation

Type	M1	M1A	M1B	M2	M3	L
Lighting Point	20	20	21	23	23	61
13A Power Point	21	21	21	22	25	47
15A Power Point	1	1	1	1	1	3
30A Power Point	1	1	1	1	1	2
AC Power Point	4	4	4	4	4	11
Water Heater Power Point	2	2	2	2	2	4
Ceiling Fan Point	3	3	3	3	2	5
Door Bell Point	1	1	1	1	1	1

(m) Internal Telecommunication Trunking and Cabling

Type	M1	M1A	M1B	M2	M3	L
Fibre Wall Socket	1	1	1	1	1	1
SMATV Point	2	2	2	2	2	3
Data Outlet	1	1	1	1	2	4

Your new home awaits.

Located in the heart of Bangsar surrounded by true tranquillity and the conveniences of urban living.

Bangsar Shopping Centre is just a stroll away and a short drive will lead you to a golf club, Pantai Hospital, and two prestigious International Schools.

BRDB

BRDB Developments Sdn Bhd (5521-A)
Level 11 Menara BRDB
285 Jalan Maarof, Bukit Bandaraya
59000 Kuala Lumpur

www.111menerung.com | 03-27277555

Our Brand Partners

Miele TECHNOGYM Villeroy & Boch 1748

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Developer: BRDB Developments Sdn. Bhd. (5521-A) • Developer Address: Level 11, Menara BRDB, 285 Jalan Maarof, Bukit Bandaraya, 59000 Kuala Lumpur. No. Tel: 03-2688 2888 • Developer's License No.: 32-15/08-2023/0615 (L) • Validity Period: 18/08/2021 to 17/08/2023 • Advertising and Sales Permit No.: 32-15/08-2023/0615 (P) • Validity Period: 18/08/2021 to 17/08/2023 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T2 OSC 2021 1494 • Land Tenure: Freehold • Land Restrictions: No • Type of Residence: Serviced Apartments • Total No. of Units: 111 Units • Type M1: (40 Units) 93 sqm.; Selling Price: RM2,255,150 (Min.) to RM2,674,900 (Max.) • Type M1-A: (12 Units) 94 sqm.; Selling Price: RM2,374,750 (Min.) to RM2,553,000 (Max.) • Type M1-B: (24 Units) 101 sqm.; Selling Price: RM2,661,100 (Min.) to RM2,822,100 (Max.) • Type M2: (14 Units) 108 sqm.; Selling Price: RM2,541,500 (Min.) to RM2,731,250 (Max.) • Type M3 (14 Units) 128 sqm.; Selling Price: RM2,802,550 (Min.) to RM3,216,550 (max.) • Type L: (7 Units) 345 sqm.; Selling Price: RM7,256,500 (Min.) to RM7,325,500 (Max.) • 5% Discount for Bumiputera • Expected Date of Completion: January 2027 (60 Months)