



**ONE ELEVEN
MENERUNG**

Life Inspired

Queenie x ONE ELEVEN



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.

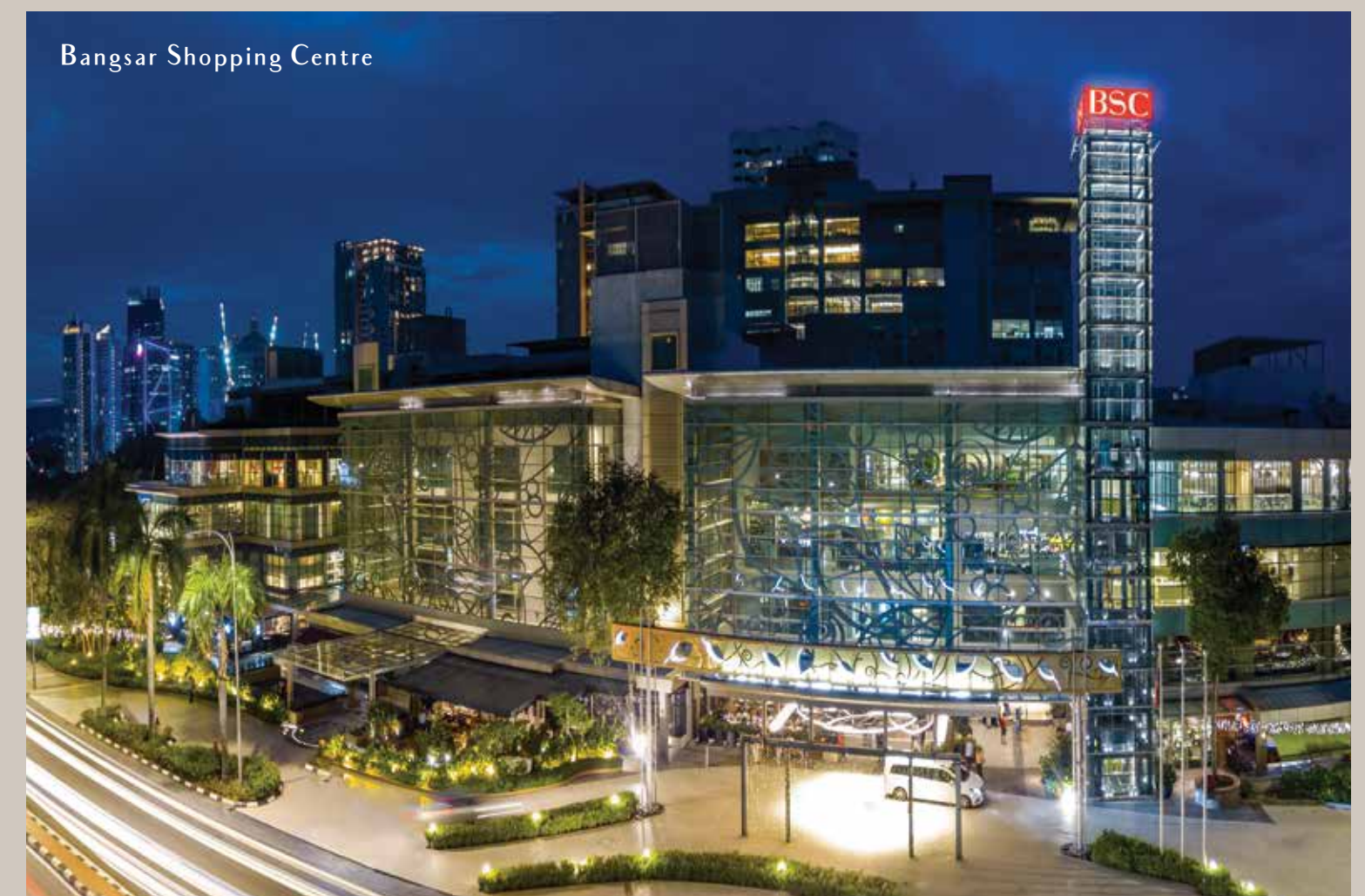




Bangsar's unique charm.

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.



One of life's greatest pleasures.

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



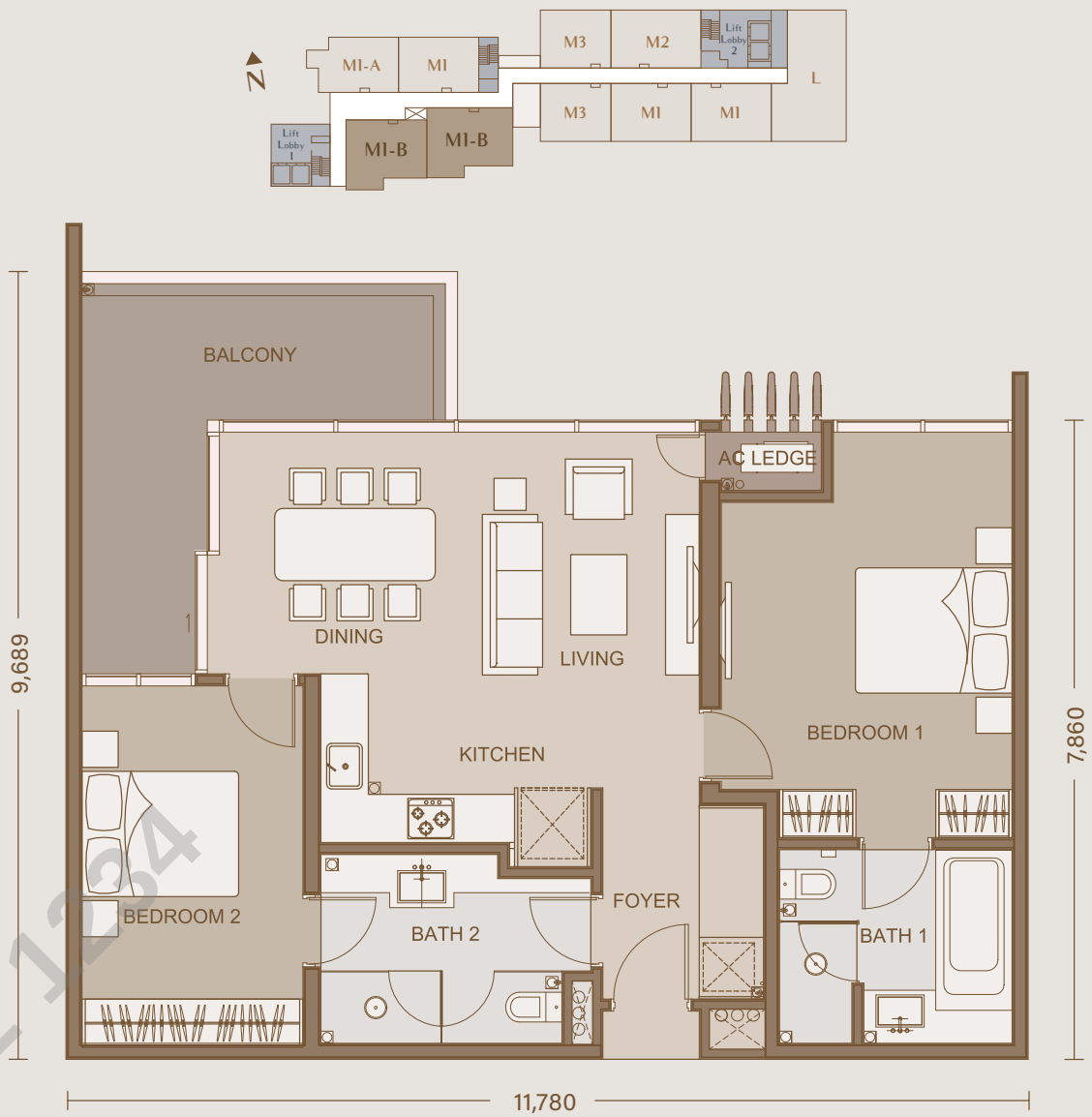
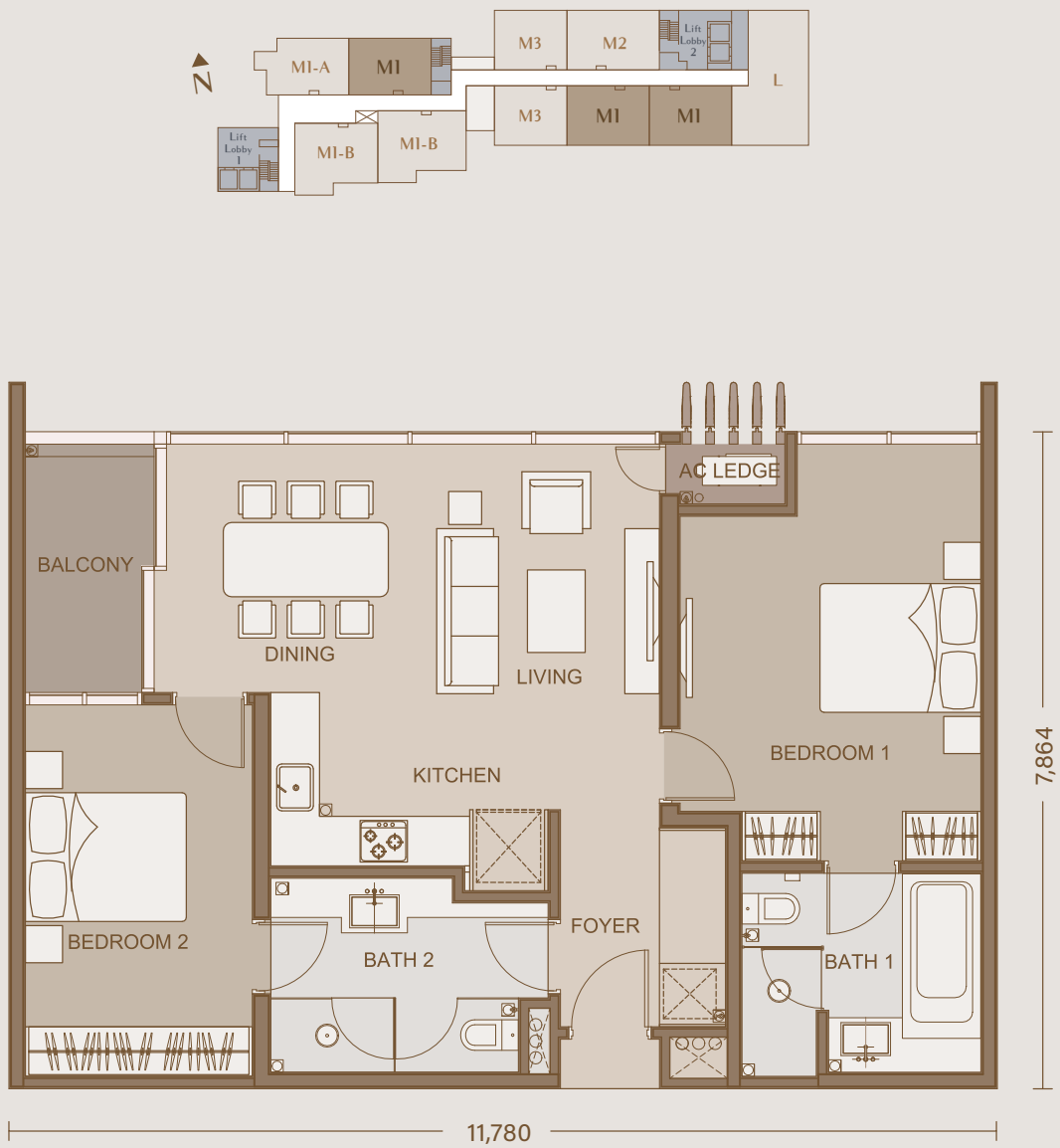
Storey Plan

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

MI (Main)

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

40 Units



MI-B

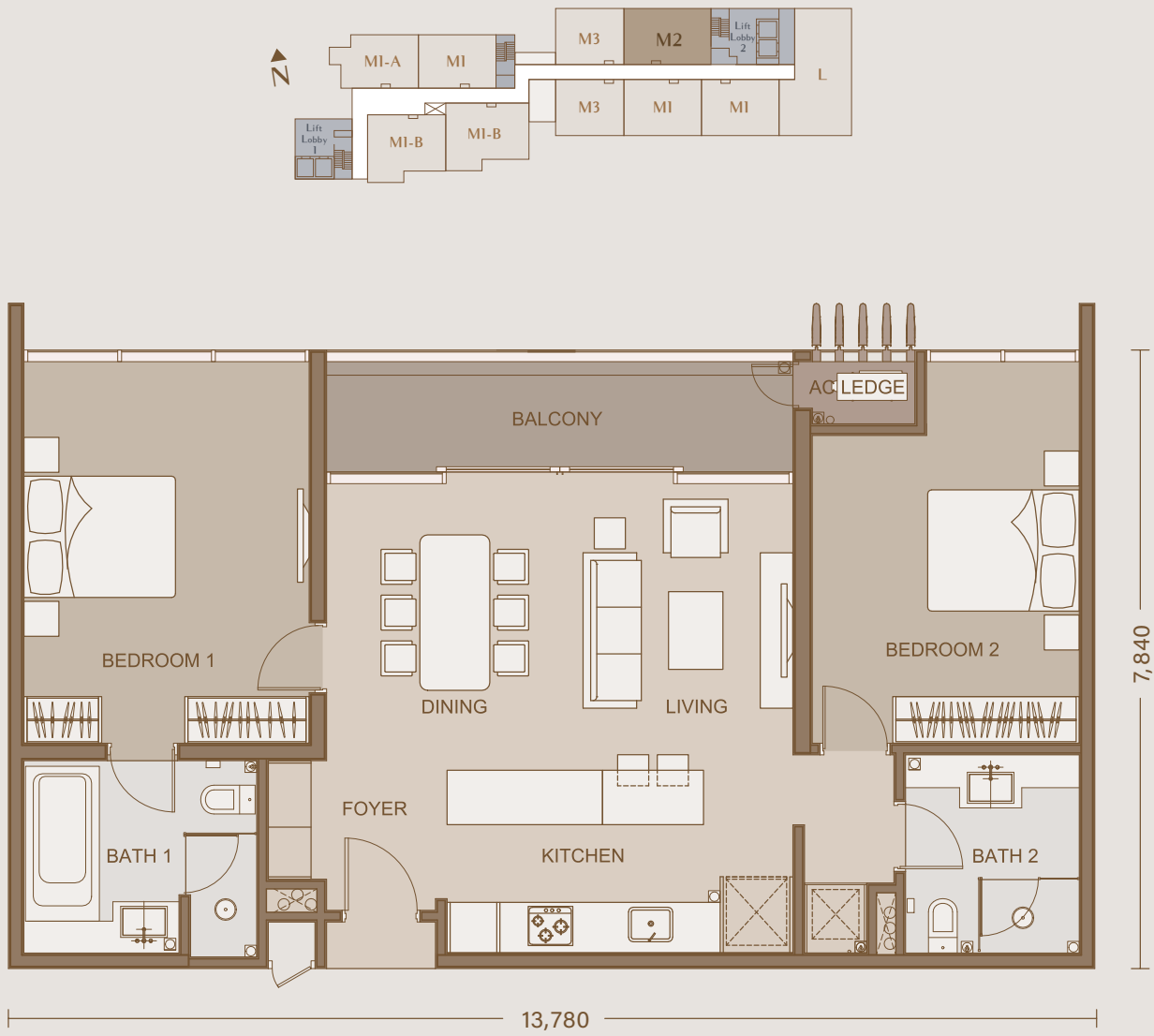
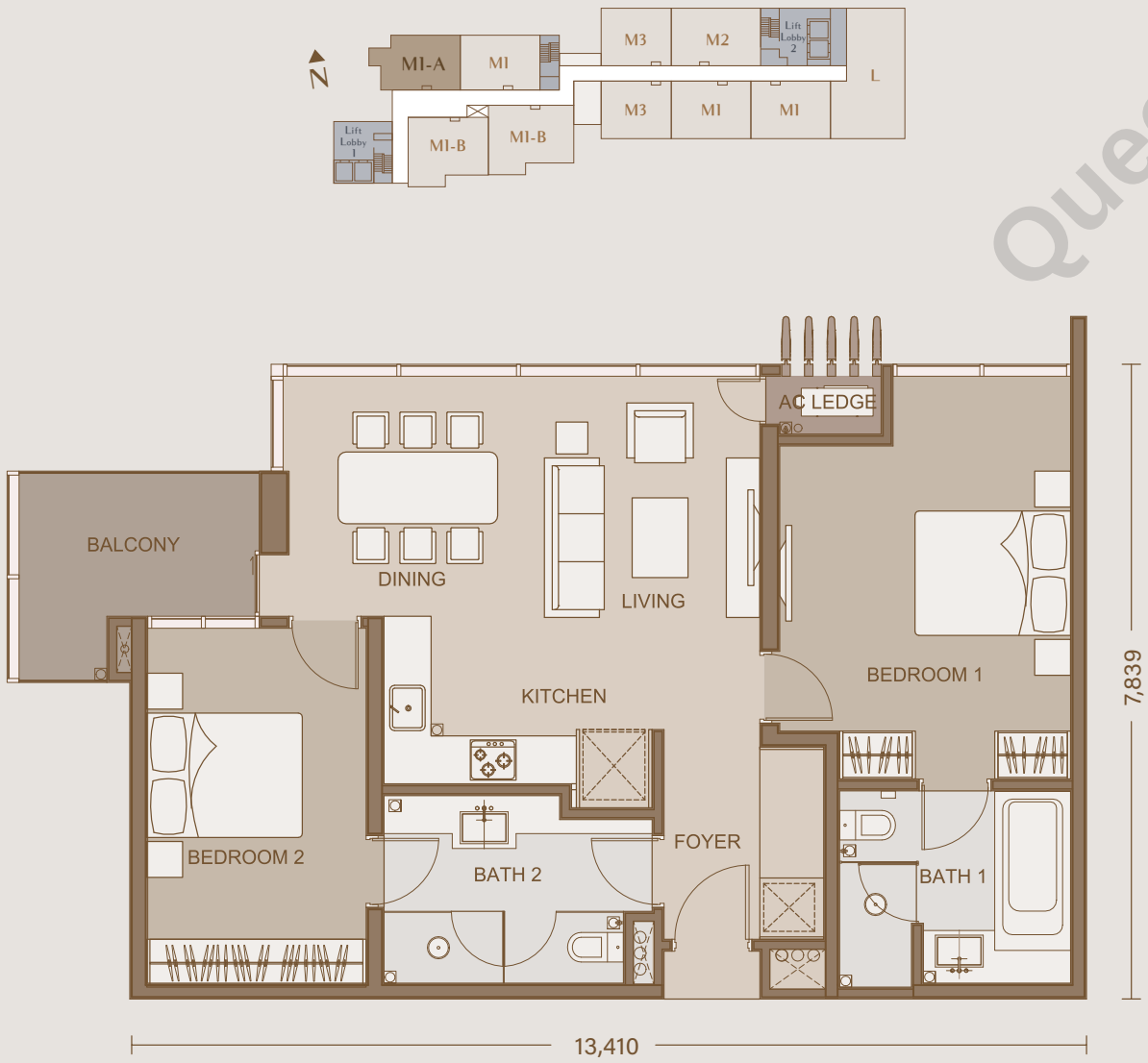
Unit Area: 1,087 sq ft
Bedrooms: 2
Bathrooms: 2

24 Units

MI-A

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

12 Units



M2

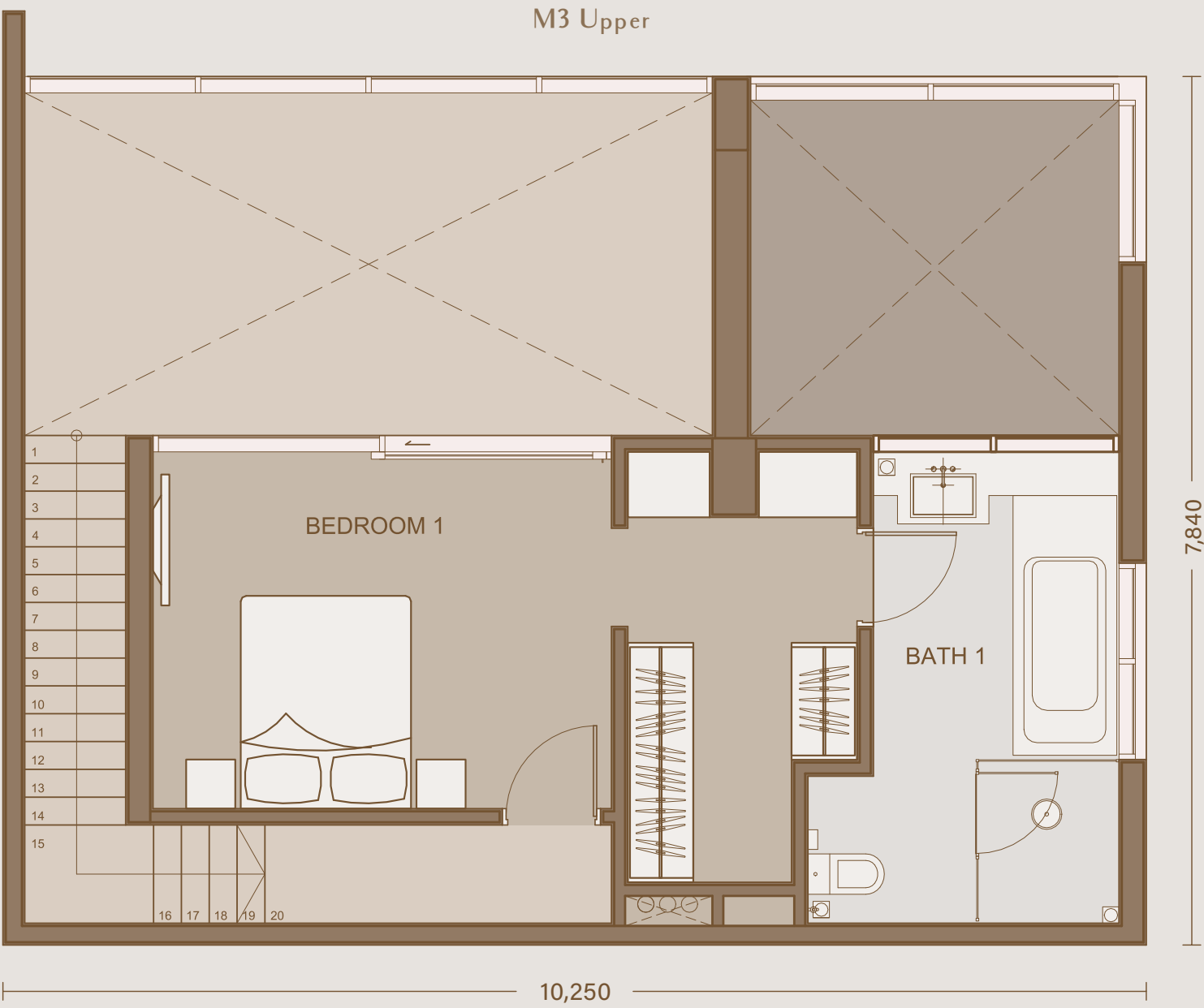
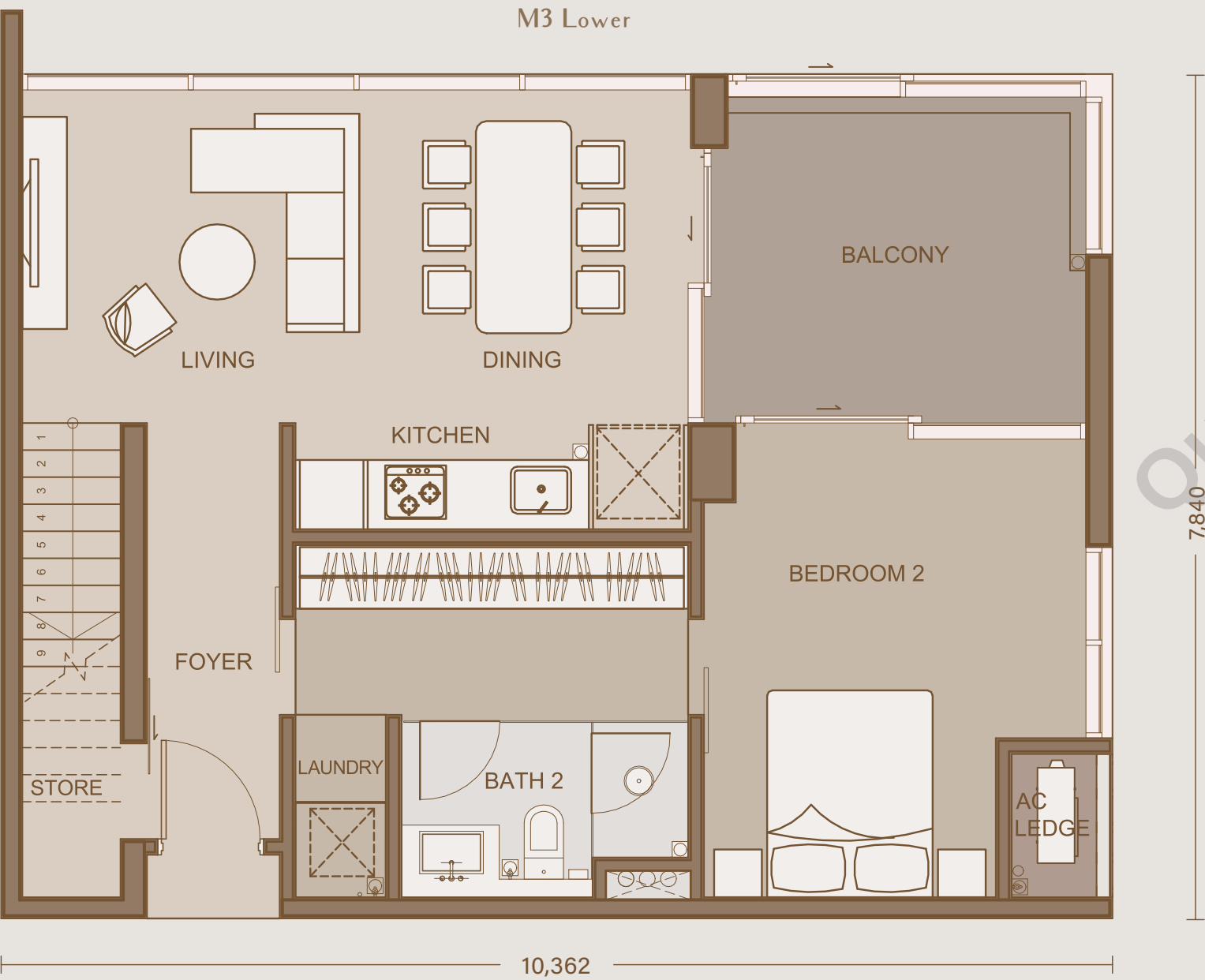
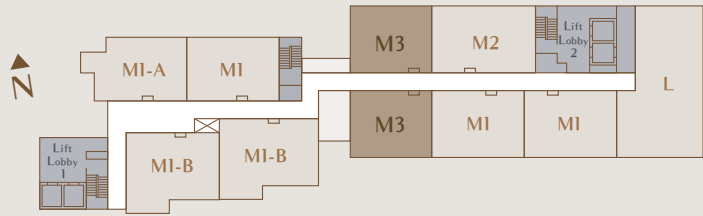
Unit Area: 1,163 sq ft
Bedrooms: 2
Bathrooms: 2

14 Units

M3

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

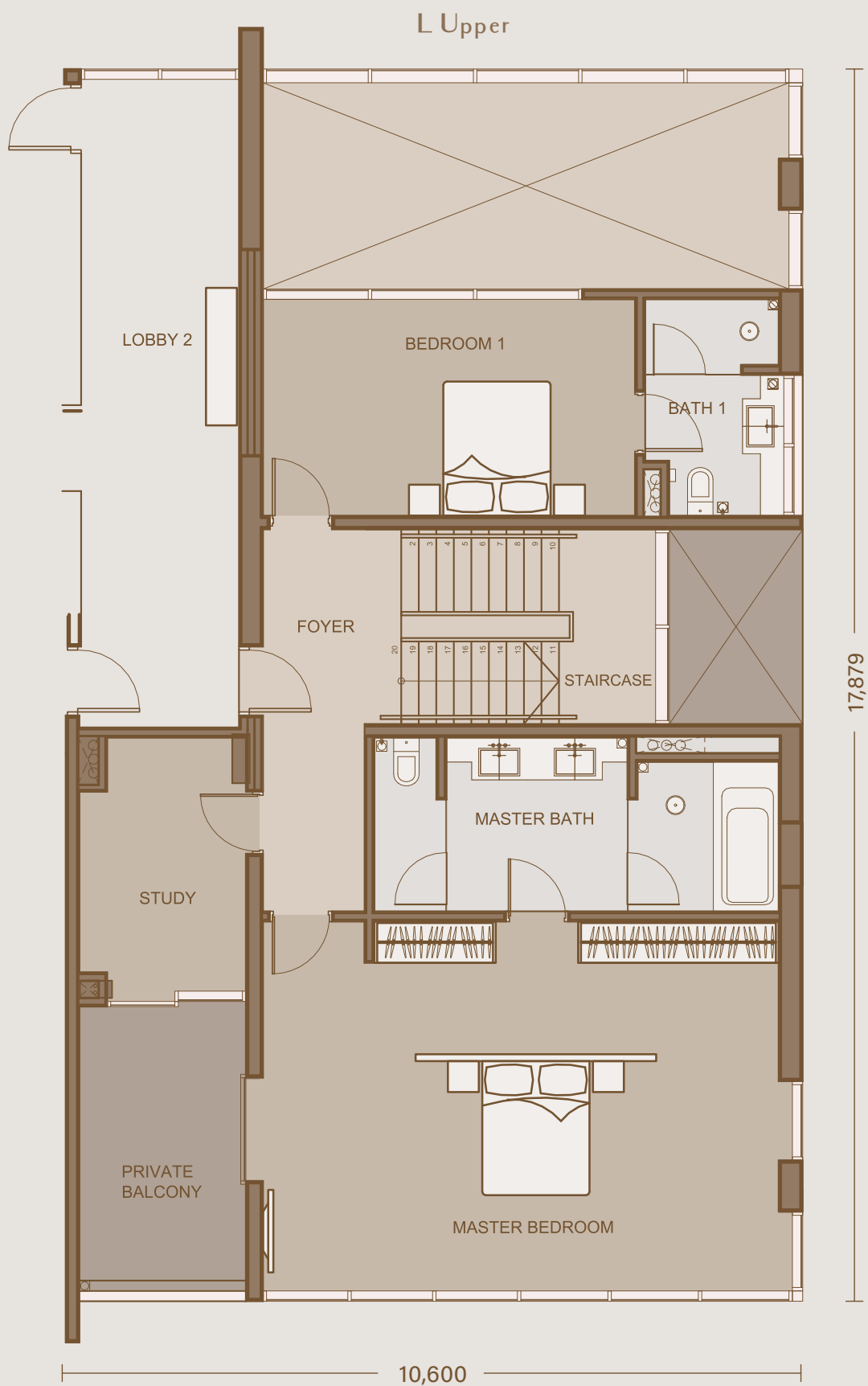
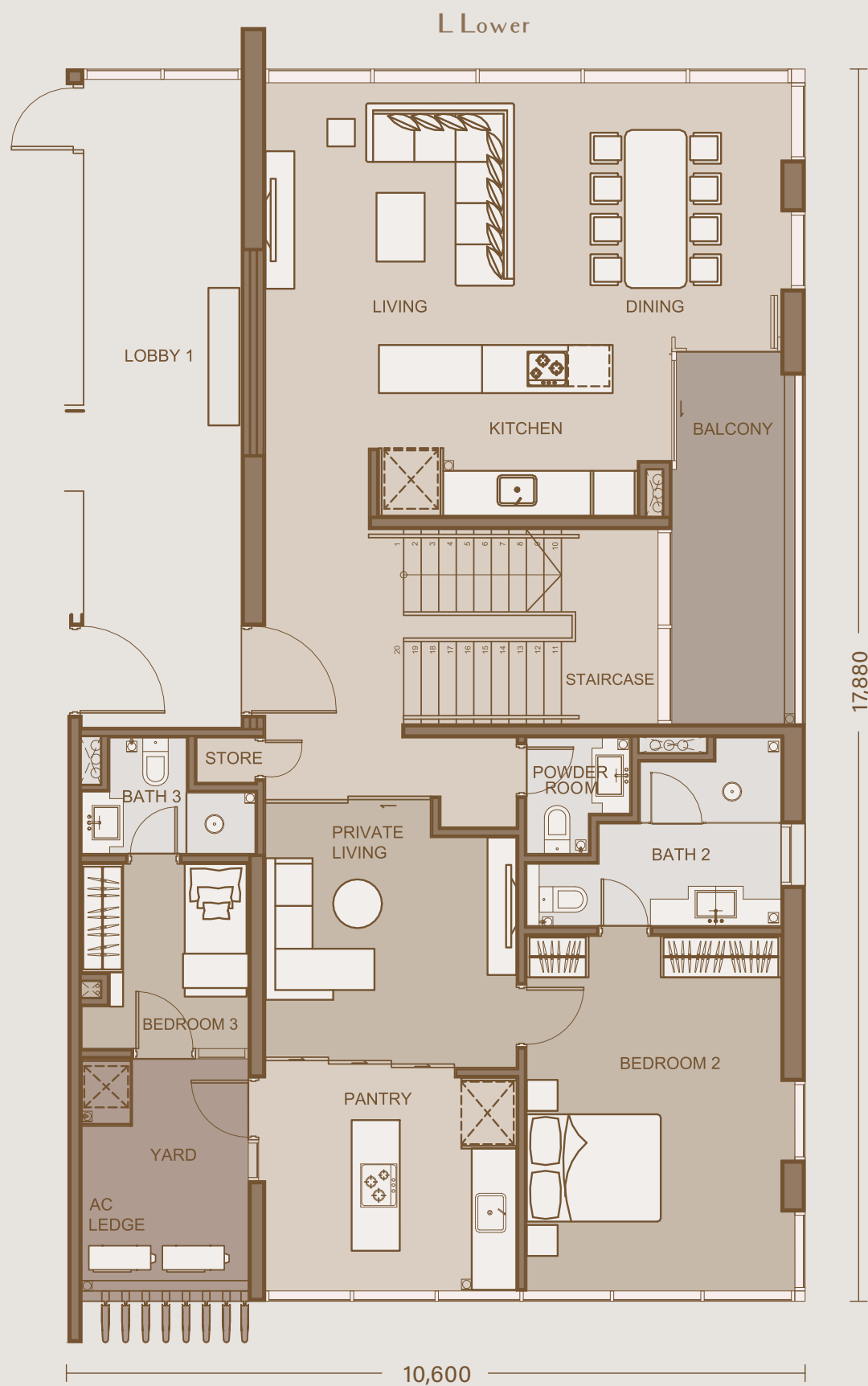
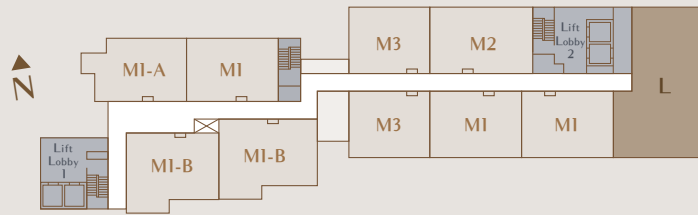
14 Units



L

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

7 Units





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 tranquility 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.