
Property Overview

Empire Damansara Detached Office E-2 & E-3 is a **modern, high-specification commercial building** with the following key features:

- **Leasehold tenure until May 2108** (83 years remaining)
- **Standalone 7-storey office building** with an **individual lift per block**
- **High-ceiling open structure layout** suitable for **R&D labs, training hubs, or digital innovation spaces**
- **Private garden & full-glass façade**, enhancing corporate image
- **Parking facilities** with reserved and non-reserved options
- **Potential for MSC status conversion**

Space & Layout

Building Component	E-2 (sq. ft.)	E-3 (sq. ft.)
Basement 3	4,220	4,220
Basement 3 Mezzanine	N/A	1,800
Basement 1	1,970	1,970
Lower Ground	1,970	1,970
Ground	3,168	3,168
G Mezzanine	1,400	1,400
Level 1	3,168	3,168
Level 2	3,168	3,168
Level 3	3,168	3,168
Total Space	22,232	24,032

Open Area

Area of Open Space per Block	E-2 (sq. ft.)	E-3 (sq. ft.)
Basement 3	1,767	1,767
Lower Ground	504	504
Ground	805	805
Total Space	3,076	3,076

A. Purchase Option

- **Sale Price: RM 19.5 million per block** (negotiable)
- **Both blocks available for sale**; purchasing both together is **negotiable**

B. Monthly Expenses

Monthly Expenses Category	E-2 (RM)	E-3 (RM)
Service Charge	7,257.75	7,257.75
Sinking Fund	672.09	672.09
Lift Maintenance	712.80	712.80
Water	252.00	252.00
Sewerage	534.00	534.00
Electricity (Estimate)	6,000.00	6,000.00
Total Monthly	15,428.64	15,428.64

C. Yearly Expenses

Yearly Expense Category	E-2 (RM)	E-3 (RM)
Insurance (Interior)	5,113.00	5,113.00
Assessment	51,066.00	51,066.00
Quit Rent	550.32	550.32
Total Yearly	56,729.32	56,729.32

D. Parking Rates

Category	Monthly (RM)
Ground Floor (Reserved)	296.80
Basement (Reserved)	243.80
Basement (Non-Reserved)	180.20
