



TUAN
RESIDENCY

OPEN UP AND EXPLORE...



SPECIAL MOMENTS, FOND MEMORIES...



... THAT TRANSCEND SPACE AND TIME



THIS IS LIFE... RELIVED



Illustrations are artist impressions only and cannot be regarded as representation of fact.

Welcome to TUAN,
a new living experience that seamlessly blends
the familiar with the unique.



A CONTEMPORARY ABODE INVITES YOU

‘TUAN’ is a living concept that blends ‘**grandness**’ with **retro-Malaysian influences** and modern conveniences. This is clear the moment you step in and experience the unique vibe that is presented via decorations, interior design and use of space.



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- While the linear exterior hints at contemporary architecture, the interior presents the true character of TUAN.
- TUAN Residency is more than just a home; it's also a stylish landmark that stands proud along Jalan Kuching.
- Drive past the welcome arches and you'll be greeted by rows of shady trees amid a park-like environment.

...TO EXPERIENCE A WORLD OF PLEASANT CONTRASTS

At the grand lobby, pastel colours find harmony with timeless patterns, while elegantly crafted decorations and ironware hint at bygone years.



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Majestically, TUAN exudes a modern charm and an undercurrent of luxury that is evident everywhere you see. It is a statement of class and values – immortalized in brick and mortar.

- The grand lobby echoes of modern elegance with touches of retro influences.
- Classic porcelain wall decorations make great conversation starters.

HERE, STATE-OF-THE-ART FEATURES DO MORE...



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- *Retro-inspired architecture makes its way to the clubhouse podium with elegant arches and structures.*
- *The infinity pool overlooks the entire Kuala Lumpur city skyline.*

Soak in the pool as you enjoy mesmerizing views of the city under the setting sun.

Tuan allows you to enjoy the comforts of living with great facilities - **perfect for the whole family.**



- *The outdoor gym sits within a garden of lush greens.*

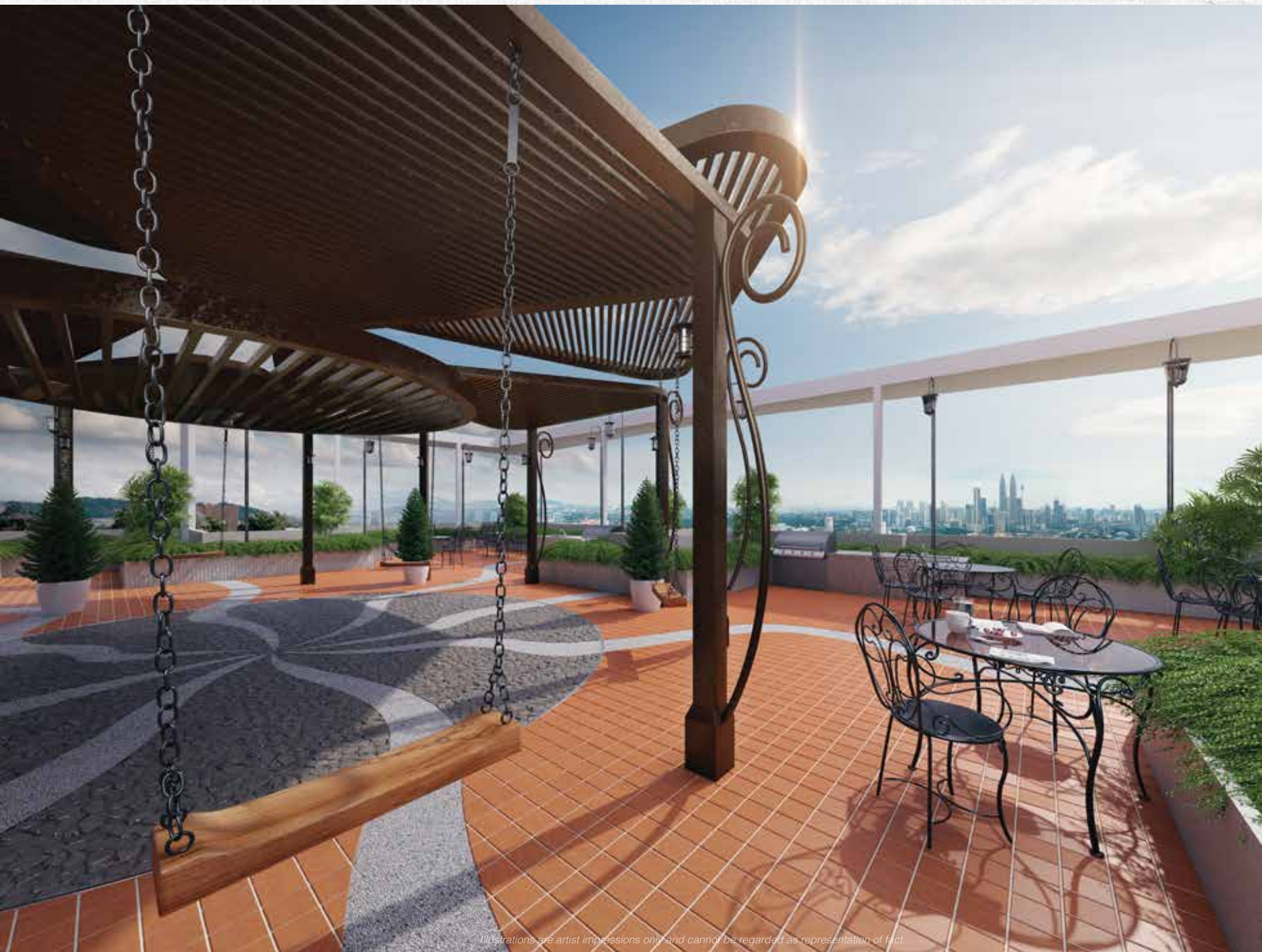


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...THAN JUST TAKE YOUR BREATH AWAY;

Little things can make big impressions. Even the gym is designed to make a bold statement; thoroughly modern inside yet completely elegant on the outside.



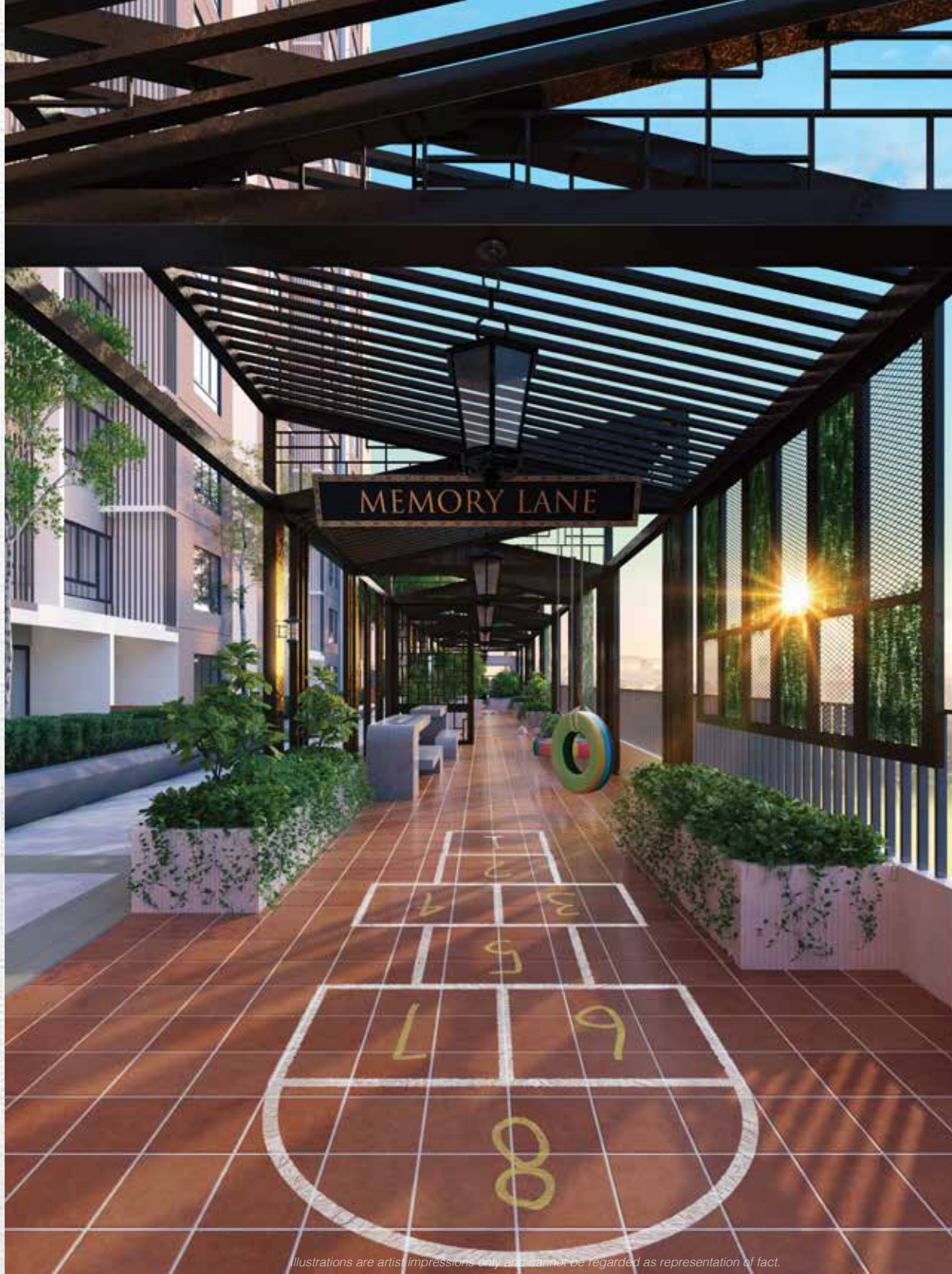
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Step onto the SkyDeck and you'll be transported back in time. Generous retro influences can be seen in the designs here to put you at absolute ease. Great effort is taken to ensure that the settings perfectly complement the awe-inspiring urban panorama.



- *The SkyDeck is just the place to be, to enjoy quiet evenings in the company of shimmering city lights.*

**THEY ALSO TAKE YOU
BACK IN TIME...**



The retro experience is taken a step further at the Memory Lane, an exclusive feature at TUAN Residency and a tribute to an era that we can all enjoy and relate to. Here, you'll find a collection of **traditional games** and relaxation zones that residents can explore every day.

- The Congkak is fast becoming a rare sight. With the creation of a 'Memory Lane', Tuan Residency plays the role of a caretaker - keeping precious traditions alive.

- Set along a designated corridor, the 'Memory Lane' is the only one of its kind in the country.

- Traditional Malaysian games are truly captivating. They easily bring people together, regardless of age.

HERE, LIVING IS
A MAJESTIC ADVENTURE...



...INVITING YOU TO EXPERIENCE



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THE WARMTH OF PRIVATE SPACES

Step into your home and you will be captivated by the abundance of space, courtesy of high ceilings and the open design concept. The use of smart features at home is yet another testament to the **artful blending of modern and classic features** you will find throughout TUAN Residency.

...AND EXPLORE THE GLITTER OF CITY LIGHTS

TUAN offers unrivalled convenience, thanks to its excellent strategic location between Jalan Kuching and Jalan Ipoh. Being just 20 minutes away from the city means having easy access to shopping, banking, commercial and recreational conveniences. **The unrivalled location** also makes a positive impact on the value of this unique residential development in the years to come.



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TUAN RESIDENCY

AT THE CENTRE
OF IT ALL



SPECIFICATIONS

STRUCTURE	:	Reinforced Concrete
WALL	:	Reinforced Concrete Wall / Brickwork
ROOF	:	Reinforced Concrete Flat Roof
CEILING	:	Skim Coat / Plaster Ceiling
WINDOWS	:	Aluminium Framed Window
DOORS		

- | | | |
|-------------|---|---|
| - Main Door | : | Fire Rated Timber Door |
| - Others | : | Timber Flush Door /
Aluminium Framed Glass Door
<i>(for Type C & all units at level 6 only)</i> |

IRONMONGERY	:	Quality Lockset
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WALL FINISHES		
- General	:	Plaster / Skim Coat & Paint
- Bath 1 / Bath 2	:	Quality Porcelain Tiles Up To Ceiling Height
- Kitchen & Yard	:	Quality Ceramic Tiles Up To 1500mm

ELECTRICAL INSTALLATION

FLOORING FINISHES

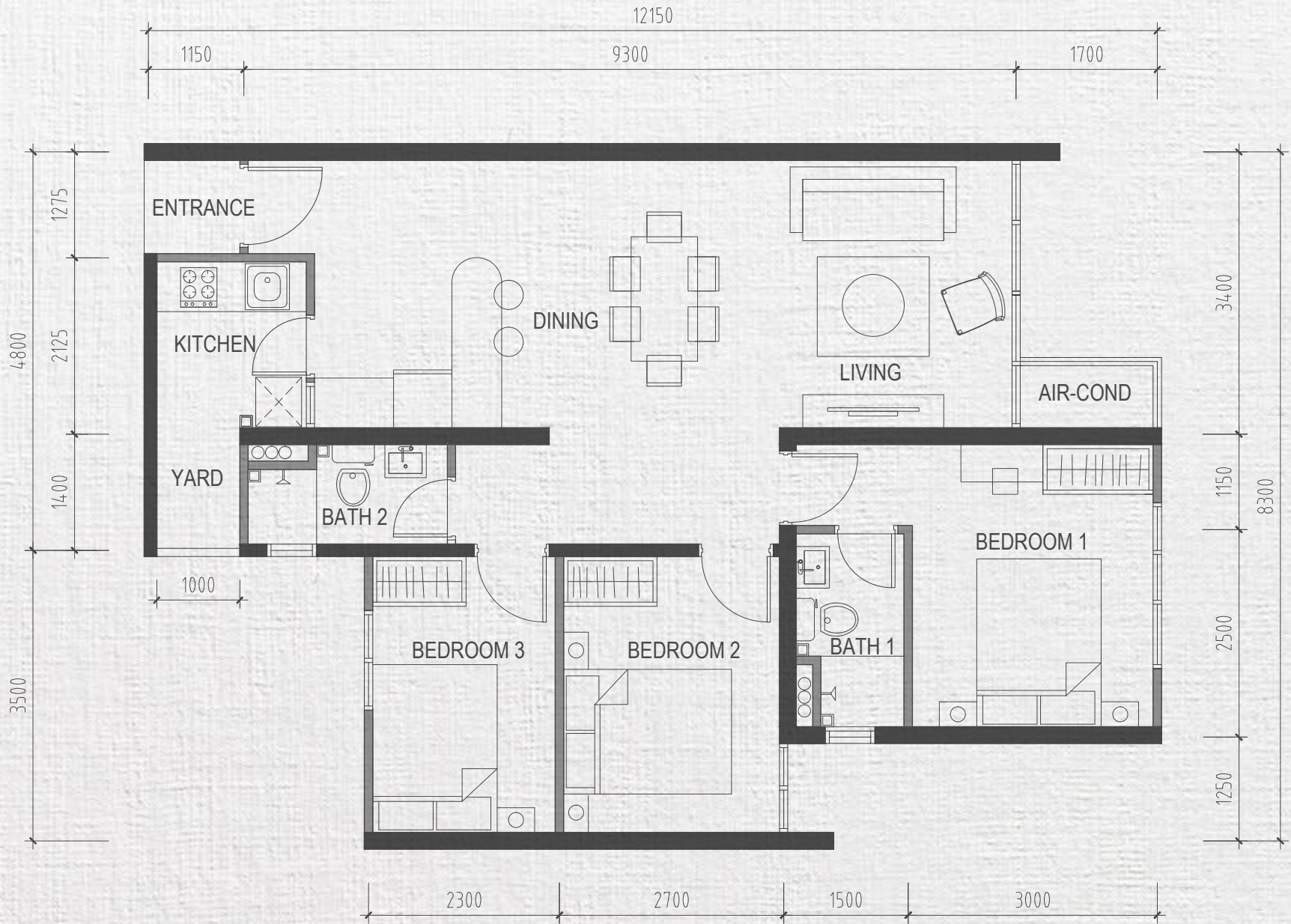
- | | | |
|---|---|-------------------------|
| - Entrance / Living /
Dining | : | Quality Porcelain Tiles |
| - Bedroom 1 /
Bedroom 2 /
Bedroom 3 | : | Laminated Timber Floor |
| - Bath 1 / Bath 2 / | : | Quality Porcelain Tiles |
| - Kitchen & Yard | : | Quality Ceramic Tiles |
| - Balcony &
Air-cond Ledge
<i>(Type C only)</i> | : | Quality Porcelain Tiles |
| - Air-cond Ledge
<i>(Type A, B & D only)</i> | : | Cement Render |
| - Terrace
<i>(for units at level 6 only)</i> | : | Quality Porcelain Tiles |

SANITARY FITTINGS

- | | | |
|-------------------------------|---|---|
| - Single Bowl
Kitchen Sink | : | 1 nos. |
| - Wash Basin | : | 2 nos. |
| - Shower Rose | : | 2 nos. |
| - Toilet Roll Holder | : | 2 nos. |
| - Water Closet | : | 2 nos. |
| - Tap Point | : | 3 nos. /
4 nos. <i>(For all units at level 6 only)</i> |

TYPE	A	A1 (Level 6)	B	B1 (Level 6)	C	C1 (Level 6)	D	D1/D1a (Level 6)
Light Point	11	12	11	12	12	13	12	13
Fan Point	4	4	4	4	5	5	4	4
Air-Conditioned Electrical Point	4	4	4	4	4	4	4	4
Water Heater Point	2	2	2	2	2	2	2	2
Power Point	11	11	11	11	13	13	14	14
TV Point	1	1	1	1	1	1	2	2
Fibre Wall Socket	1	1	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1	1	1

TYPICAL
TYPE A
LAYOUT
878 SF.



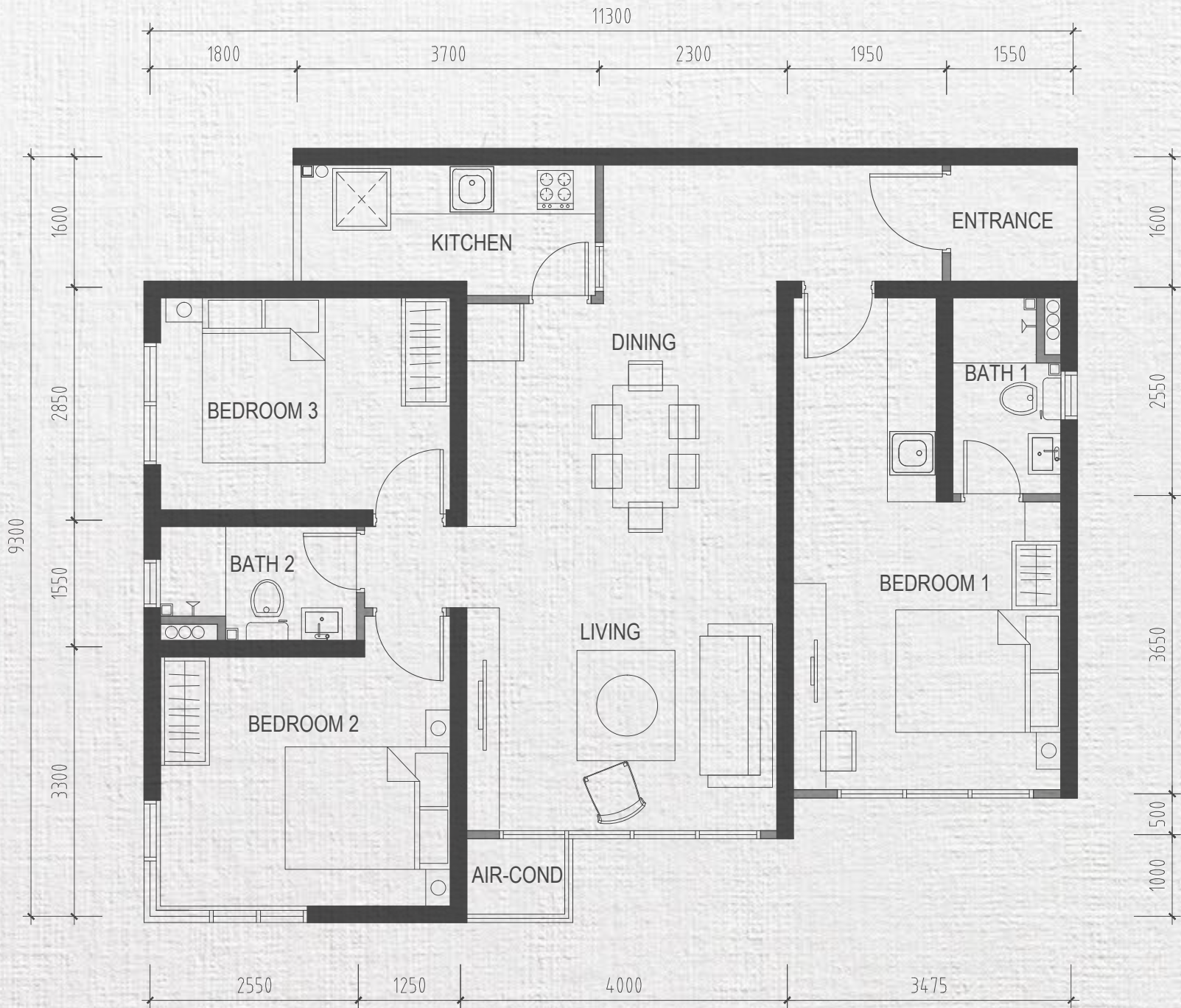
TYPICAL
TYPE B
LAYOUT
879 SF.



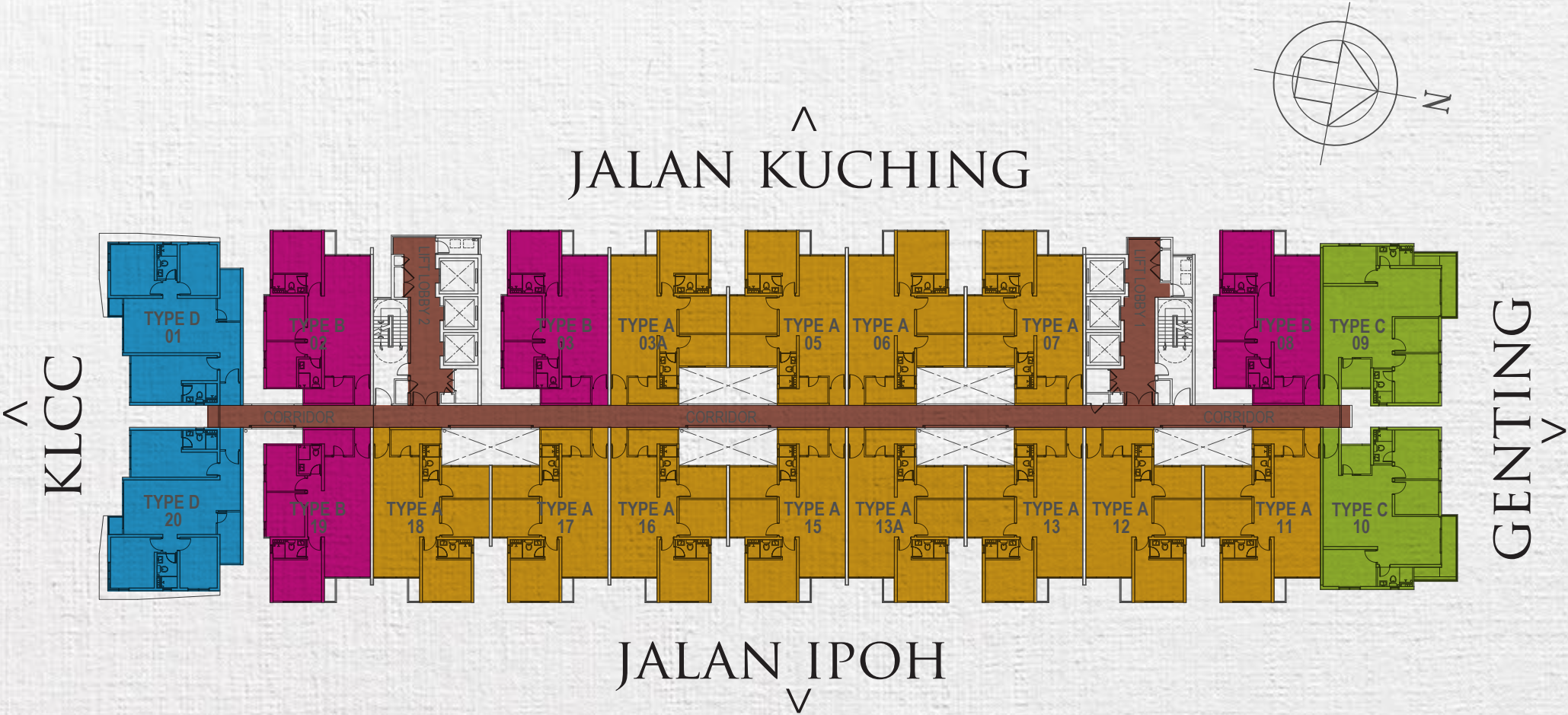
TYPICAL
TYPE C
LAYOUT
1018 SF.



TYPICAL
TYPE D
LAYOUT
1015 SF.



TYPICAL
STOREY
PLAN



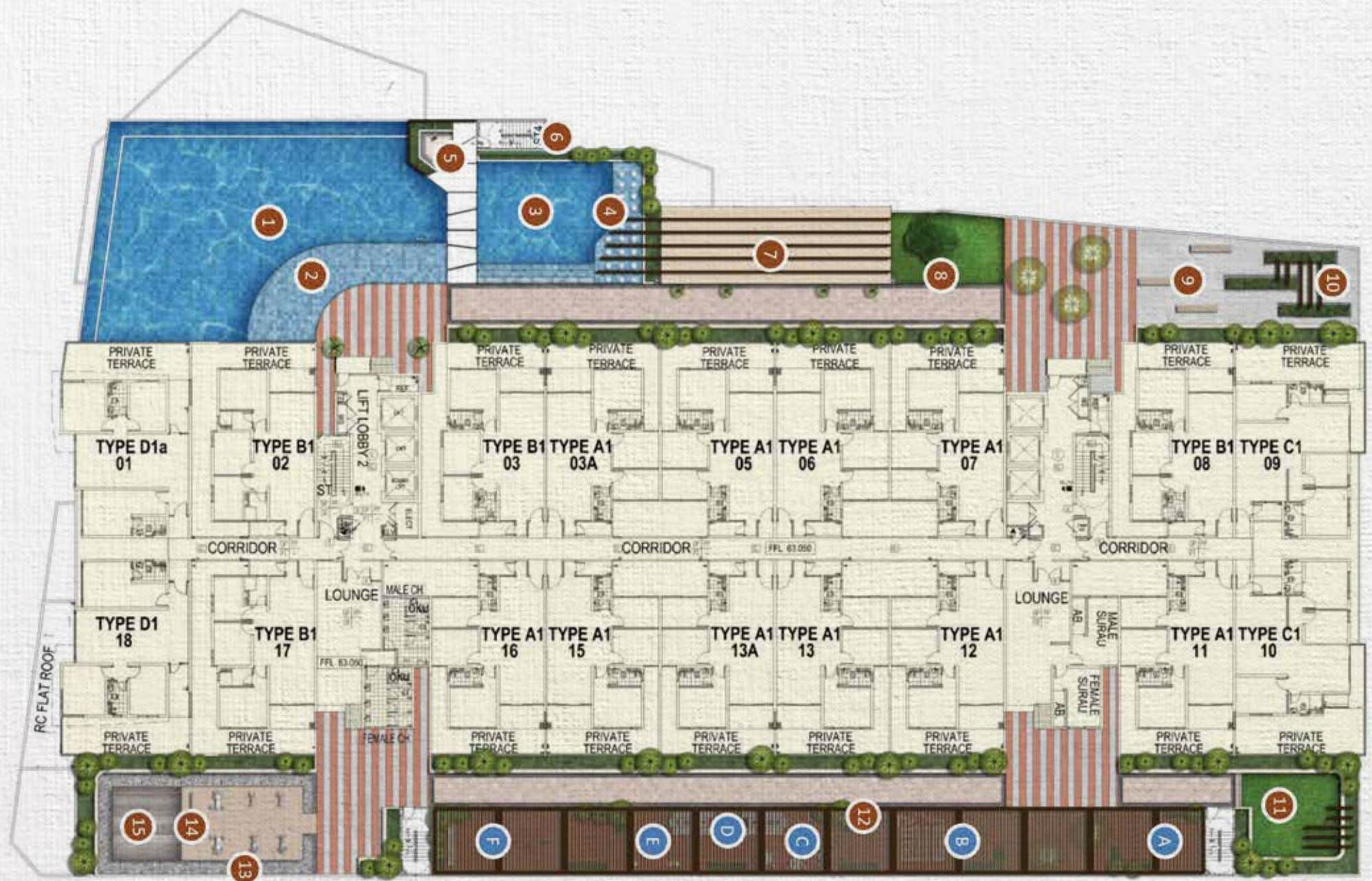
GROUND FLOOR PLAN



GROUND FLOOR LANDSCAPE

- 1. Welcoming Green Island
- 2. Drop-off Area
- 3. Planting Strip
- 4. Strolling Path
- 5. 'The Good Old Days' Playground
- 6. Yoga Deck

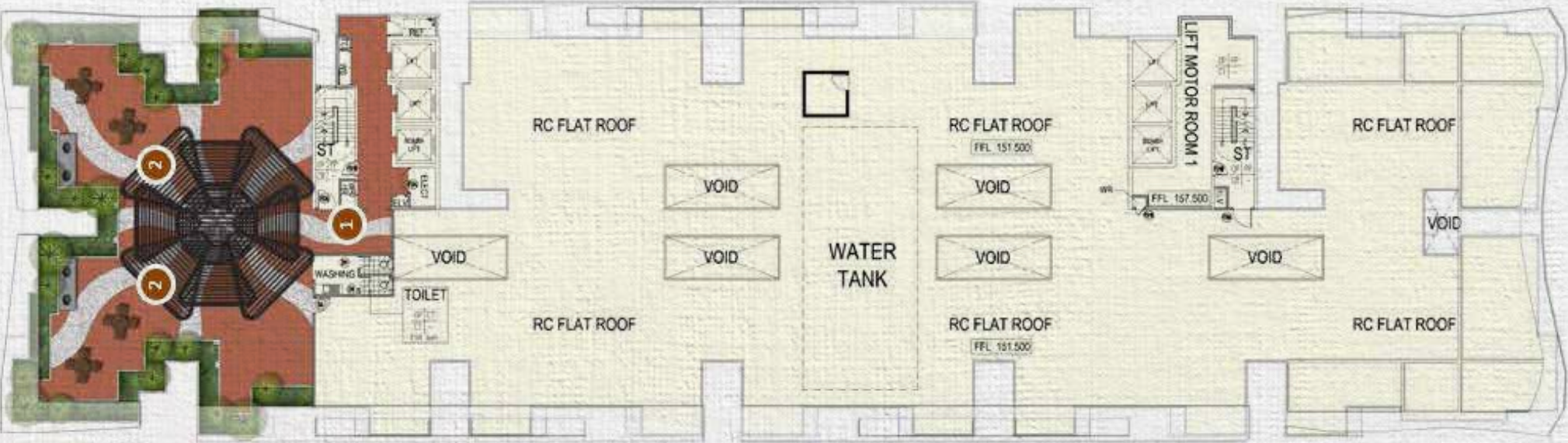
LEVEL 6 LANDSCAPE PLAN



FACILITIES

1. Infinity Swimming Pool | 2. Sunken Deck | 3. Wading Pool | 4. Water Fun Play | 5. 'Outdoor Shower
 6. Signature Green Wall | 7. Gymnasium | 8. Resting Mound | 9. Transition Lounge | 10. The Calm Garden
 11. Green Lawn | 12. Memory Lane A. Chess Lounge | B. Snake and Ladder | C. Fun Play Table | D. Congkak Station
 E. Swing Pod | F. Hopscotch | 13. Reflexology Path | 14. Outdoor Fitness | 15. Taichi Deck

ROOF
TERRACE
PLAN



ROOFTOP LANDSCAPE

1. Resting Piazza | 2. BBQ Lounge

UNIT IDENTIFICATION PLAN

	FRONTING JALAN KUCHING (WEST)										FRONTING JALAN IPOH (EAST)									
	STACK 1	STACK 2	STACK 3	STACK 4	STACK 5	STACK 6	STACK 7	STACK 8	STACK 9	STACK 10	STACK 11	STACK 12	STACK 13	STACK 14	STACK 15	STACK 16	STACK 17	STACK 18	STACK 19	STACK 20
35	ROOF FACILITIES										ROOF FACILITIES									
33A	33A-01 D - 1015 sf	33A-02 B - 879 sf	33A-03 B - 879 sf	33A-03A A - 878 sf	33A-05 A - 878 sf	33A-06 A - 878 sf	33A-07 A - 878 sf	33A-08 B - 879 sf	33A-09 C - 1018 sf	33A-10 C - 1018 sf	33A-11 A - 878 sf	33A-12 A - 878 sf	33A-13 A - 878 sf	33A-13A A - 878 sf	33A-15 A - 878 sf	33A-16 A - 878 sf	33A-17 A - 878 sf	33A-18 A - 878 sf	33A-19 B - 879 sf	33A-20 D - 1015 sf
33	33-01 D - 1015 sf	33-02 B - 879 sf	33-03 B - 879 sf	33-03A A - 878 sf	33-05 A - 878 sf	33-06 A - 878 sf	33-07 A - 878 sf	33-08 B - 879 sf	33-09 C - 1018 sf	33-10 C - 1018 sf	33-11 A - 878 sf	33-12 A - 878 sf	33-13 A - 878 sf	33-13A A - 878 sf	33-15 A - 878 sf	33-16 A - 878 sf	33-17 A - 878 sf	33-18 A - 878 sf	33-19 B - 879 sf	33-20 D - 1015 sf
32	32-01 D - 1015 sf	32-02 B - 879 sf	32-03 B - 879 sf	32-03A A - 878 sf	32-05 A - 878 sf	32-06 A - 878 sf	32-07 A - 878 sf	32-08 B - 879 sf	32-09 C - 1018 sf	32-10 C - 1018 sf	32-11 A - 878 sf	32-12 A - 878 sf	32-13 A - 878 sf	32-13A A - 878 sf	32-15 A - 878 sf	32-16 A - 878 sf	32-17 A - 878 sf	32-18 A - 878 sf	32-19 B - 879 sf	32-20 D - 1015 sf
31	31-01 D - 1015 sf	31-02 B - 879 sf	31-03 B - 879 sf	31-03A A - 878 sf	31-05 A - 878 sf	31-06 A - 878 sf	31-07 A - 878 sf	31-08 B - 879 sf	31-09 C - 1018 sf	31-10 C - 1018 sf	31-11 A - 878 sf	31-12 A - 878 sf	31-13 A - 878 sf	31-13A A - 878 sf	31-15 A - 878 sf	31-16 A - 878 sf	31-17 A - 878 sf	31-18 A - 878 sf	31-19 B - 879 sf	31-20 D - 1015 sf
30	30-01 D - 1015 sf	30-02 B - 879 sf	30-03 B - 879 sf	30-03A A - 878 sf	30-05 A - 878 sf	30-06 A - 878 sf	30-07 A - 878 sf	30-08 B - 879 sf	30-09 C - 1018 sf	30-10 C - 1018 sf	30-11 A - 878 sf	30-12 A - 878 sf	30-13 A - 878 sf	30-13A A - 878 sf	30-15 A - 878 sf	30-16 A - 878 sf	30-17 A - 878 sf	30-18 A - 878 sf	30-19 B - 879 sf	30-20 D - 1015 sf
29	29-01 D - 1015 sf	29-02 B - 879 sf	29-03 B - 879 sf	29-03A A - 878 sf	29-05 A - 878 sf	29-06 A - 878 sf	29-07 A - 878 sf	29-08 B - 879 sf	29-09 C - 1018 sf	29-10 C - 1018 sf	29-11 A - 878 sf	29-12 A - 878 sf	29-13 A - 878 sf	29-13A A - 878 sf	29-15 A - 878 sf	29-16 A - 878 sf	29-17 A - 878 sf	29-18 A - 878 sf	29-19 B - 879 sf	29-20 D - 1015 sf
28	28-01 D - 1015 sf	28-02 B - 879 sf	28-03 B - 879 sf	28-03A A - 878 sf	28-05 A - 878 sf	28-06 A - 878 sf	28-07 A - 878 sf	28-08 B - 879 sf	28-09 C - 1018 sf	28-10 C - 1018 sf	28-11 A - 878 sf	28-12 A - 878 sf	28-13 A - 878 sf	28-13A A - 878 sf	28-15 A - 878 sf	28-16 A - 878 sf	28-17 A - 878 sf	28-18 A - 878 sf	28-19 B - 879 sf	28-20 D - 1015 sf
27	27-01 D - 1015 sf	27-02 B - 879 sf	27-03 B - 879 sf	27-03A A - 878 sf	27-05 A - 878 sf	27-06 A - 878 sf	27-07 A - 878 sf	27-08 B - 879 sf	27-09 C - 1018 sf	27-10 C - 1018 sf	27-11 A - 878 sf	27-12 A - 878 sf	27-13 A - 878 sf	27-13A A - 878 sf	27-15 A - 878 sf	27-16 A - 878 sf	27-17 A - 878 sf	27-18 A - 878 sf	27-19 B - 879 sf	27-20 D - 1015 sf
26	26-01 D - 1015 sf	26-02 B - 879 sf	26-03 B - 879 sf	26-03A A - 878 sf	26-05 A - 878 sf	26-06 A - 878 sf	26-07 A - 878 sf	26-08 B - 879 sf	26-09 C - 1018 sf	26-10 C - 1018 sf	26-11 A - 878 sf	26-12 A - 878 sf	26-13 A - 878 sf	26-13A A - 878 sf	26-15 A - 878 sf	26-16 A - 878 sf	26-17 A - 878 sf	26-18 A - 878 sf	26-19 B - 879 sf	26-20 D - 1015 sf
25	25-01 D - 1015 sf	25-02 B - 879 sf	25-03 B - 879 sf	25-03A A - 878 sf	25-05 A - 878 sf	25-06 A - 878 sf	25-07 A - 878 sf	25-08 B - 879 sf	25-09 C - 1018 sf	25-10 C - 1018 sf	25-11 A - 878 sf	25-12 A -								

NOTE: UNIT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY. POSTAL ADDRESSES OF INDIVIDUAL UNIT IS SUBJECT TO AUTHORITY APPROVAL.



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Developer License:
19301-1/02-2020/0128(L) **Validity:**
07/02/2018 - 06/02/2020 **Advertising &
Sales Permit:** 19301-1/02-2020/0128 (P)
Validity Period: 07/02/2018 - 06/02/2020
Developer: Elite World Development Sdn
Bhd **Land Tenure:** Freehold
Encumbrance: Ambank (M) Berhad
Approval Authority: Dewan Bandaraya
Kuala Lumpur **Building Plan Referral No:**
(21) dlm. BP U1 OSC 2017 2299
Expected Date Of Completion: February
2021 **Type:** Condominium Suite, 577 Units,
RM 531,800 (min) - RM 855,800 (max)
5% Bumiputra discount

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