

TUAN HERITAG3 RESIDENCY

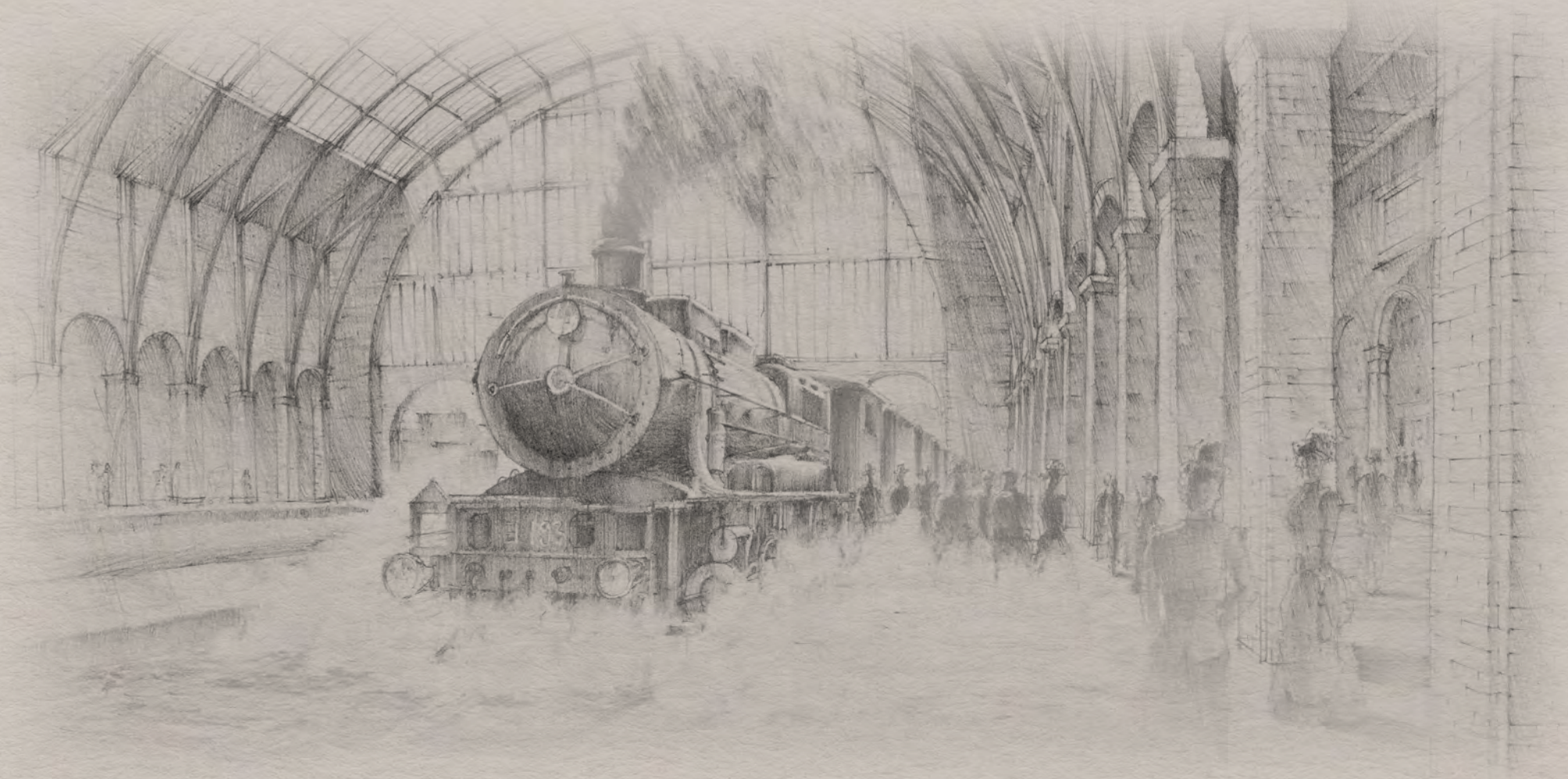


WHERE
RETRO-HERITAGE
MEETS URBAN
SOPHISTICATION



WELCOME ABOARD





A Timeless Tribute

TO THE RETRO GLORY



Welcome to the third chapter of the Tuan Series.

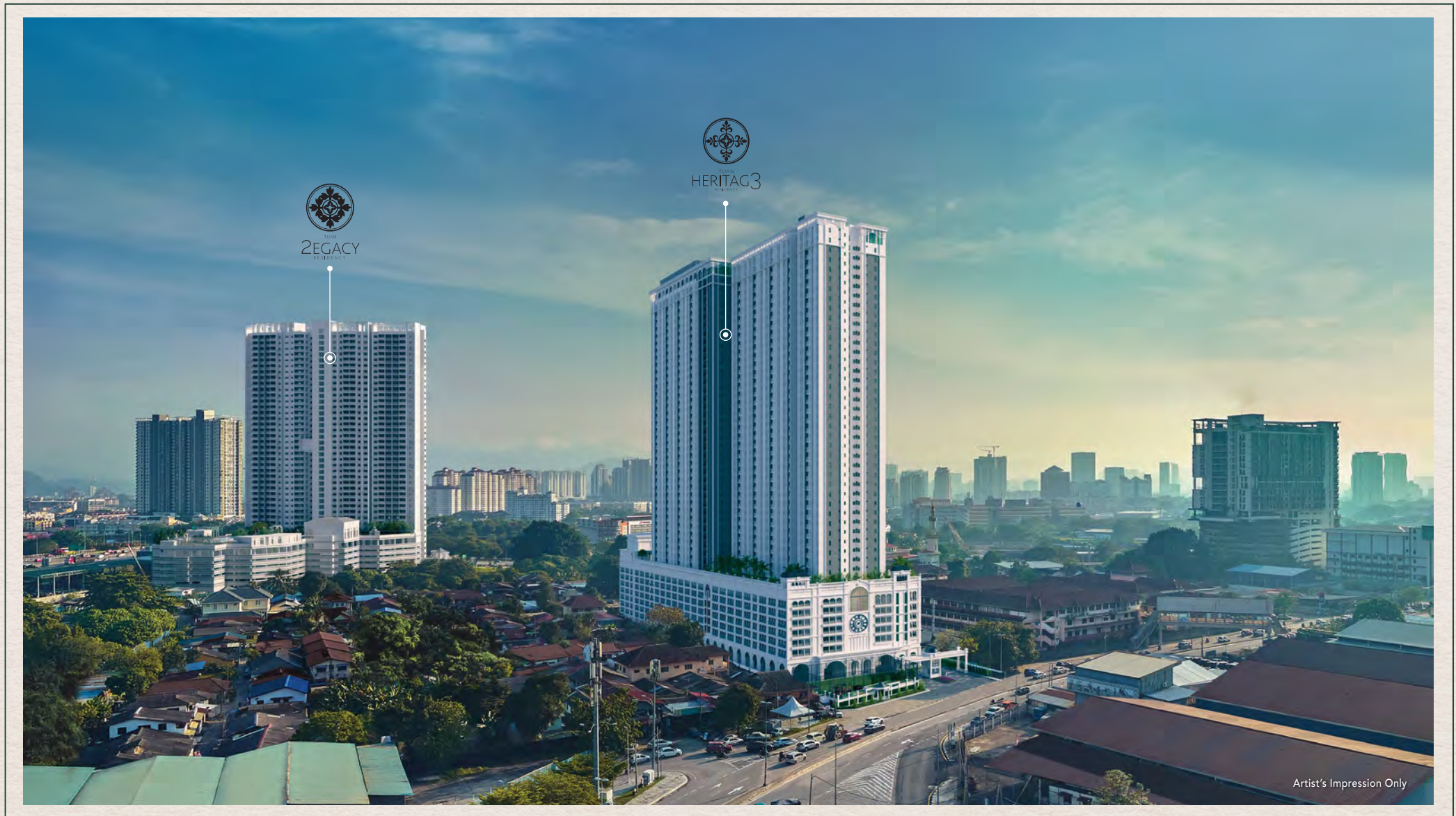
Here, colonial opulence serves as the muse for a home design that transcends nostalgia with enduring beauty and architectural finesse. Embracing the **train station-inspired concept**, this unique blend of styles **combines the elegance of colonial design with the nostalgic charm of a train station.**

Steel joinery work, British colonial architrave, and railway station elements come together in a dazzling cornucopia of styles, providing a rich source of inspiration for enthusiasts of **East-meets-West design.**

REVIVAL OF GLORIOUS ERA



Through the concept of a retro train station, Tuan Heritag3 takes you on a journey to reconnect with the nostalgic era. Characterised by its architectural finesse, this **45-storey residential apartment** welcomes you through an entryway that resonates with colonial aesthetics, featuring classical orders and harmonious symmetry.



MONUMENT FOR THE PAST WITH THE TOUCH OF PRESENT



Adorning the skyline, the unique lighted arch roof majestically crowns the distinctive landmark along Jalan Segambut.

SEAMLESSLY CONNECTED LIVING AT TUAN HERITAG3

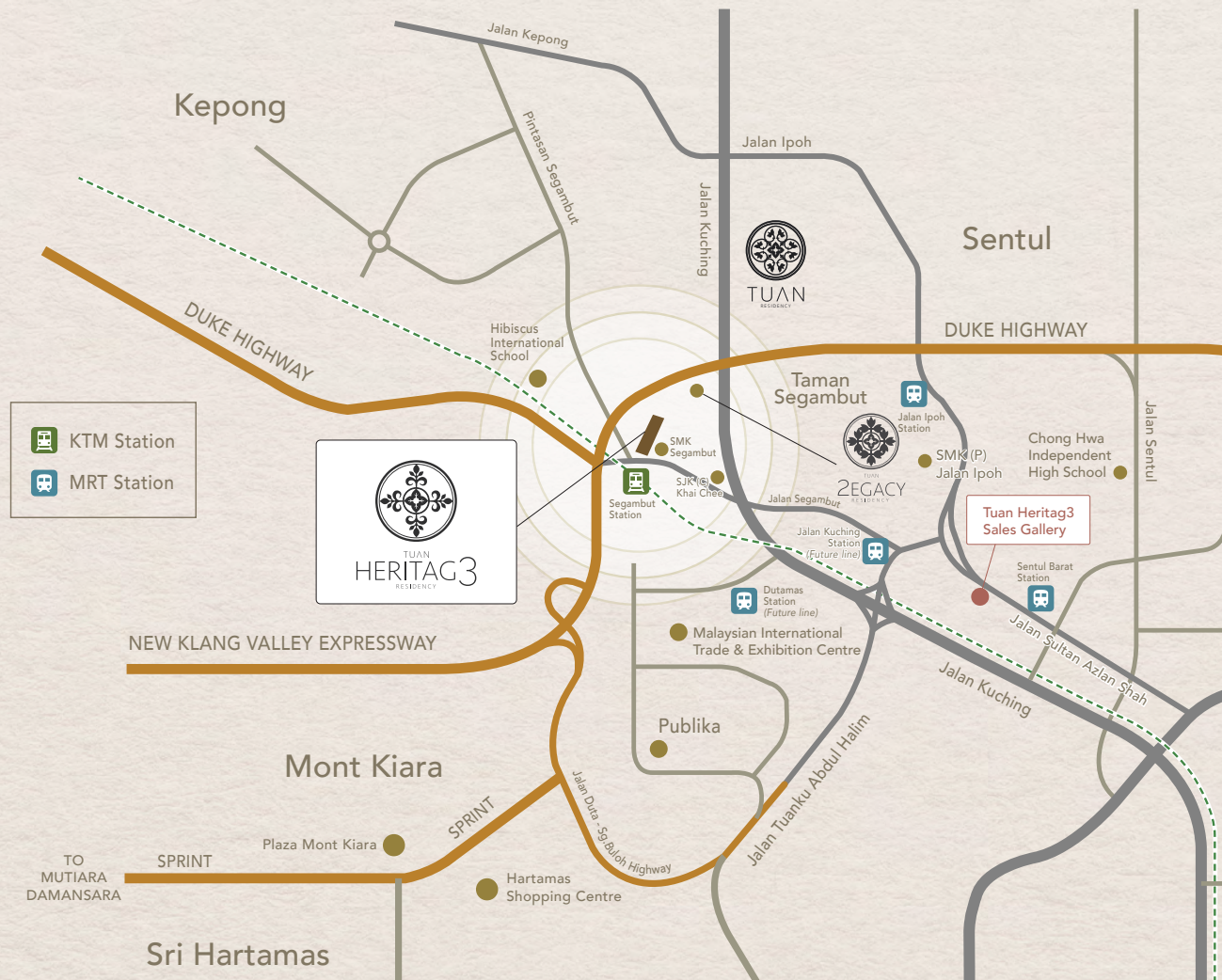
Nestled amid the bustling cityscape, Tuan Heritag3 represents our commitment to transit-oriented development, seamlessly integrating urban living with transportation accessibility. Experience unparalleled convenience as you easily commute on foot to the Segambut KTM station via the covered walkway, connecting the residence to the station. From there, the walkway extends to the nearby bus stop, SK Segambut, and the mosque, all safeguarded by guardrails for pedestrian safety. Additionally, shuttle service will be provided to further enhance the conveniences of daily life, ensuring seamless access to surrounding amenities.



TUAN
HERITAG3
RESIDENCY



Convenience With Public Transportation



Free Shuttle Services



Upgraded Bus Stop



Covered Walkway*
* Subject to Authority approval



Walking Distance To KTM Station



Artist's Impression Only

STEP INTO ELEGANCE AT TUAN HERITAG3'S GRAND ENTRANCE



TIMELESS RETROFIT
COLONIAL AESTHETIC:
CREATING A SURREAL
TAPESTRY OF HERITAGE



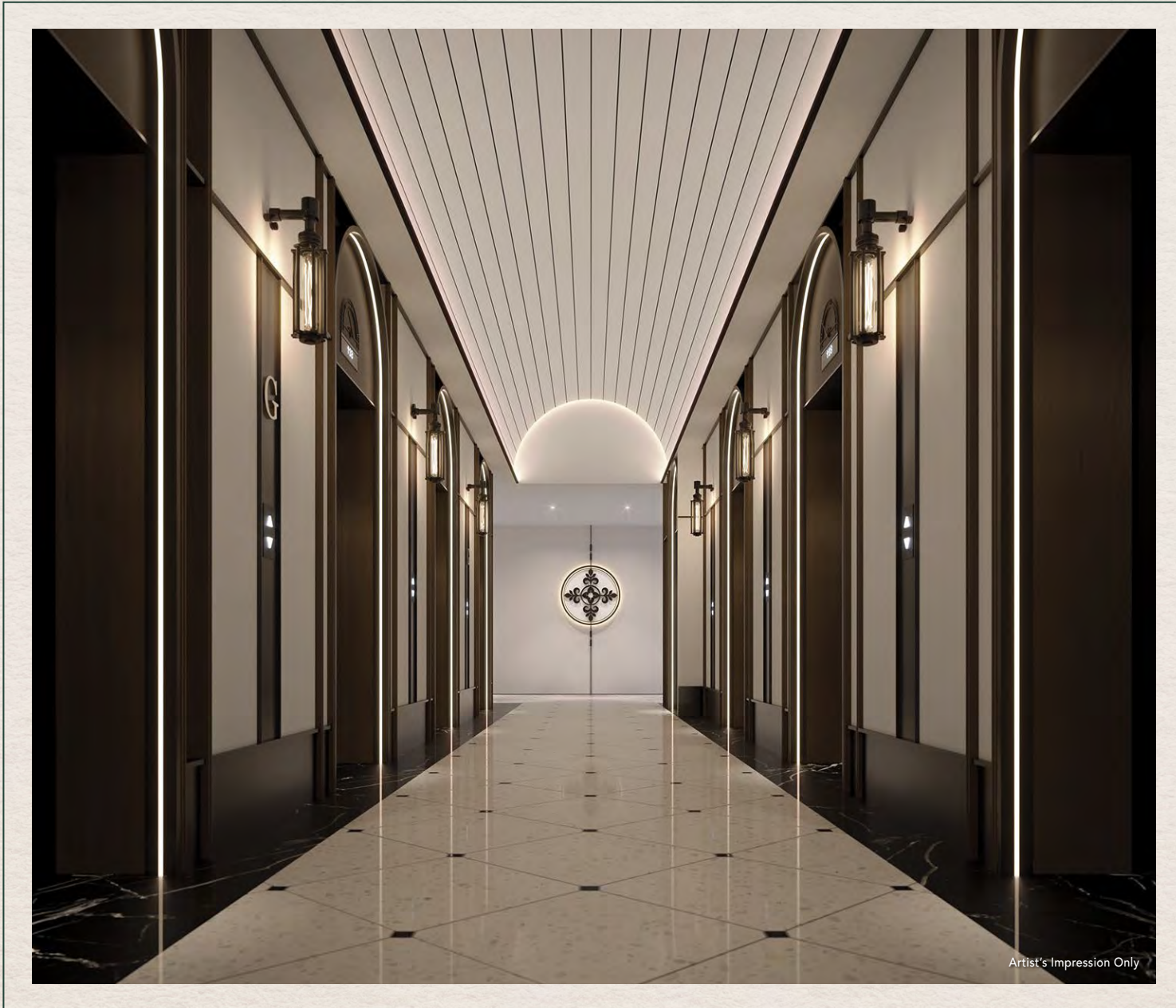
The meticulous attention to detail at Tuan Heritag3 is apparent, blending classic and contemporary living seamlessly. From its distinguished coat of arms proudly displayed at the entry to the unique lighted arch roof crown, this development stands as an iconic landmark along Jalan Segambut. These features imbue the project with a sense of heritage and sophistication, elevating its appeal. "Classic meets contemporary living" at its finest.



Artist's Impression Only


LOBBY LOUNGE
GROUND FLOOR

Step into the limelight as you enter the grand lobby of Tuan Heritag3, where every detail exudes colonial beauty. The expansive ceiling, adorned with intricate textures and ornaments, sets the tone for a truly majestic experience. Classic black and white tiles sprawl across the floor, leading you deeper into a world of surrealism. Tall arch windows, with their geometrical precision, bathe the space in natural light, creating a mesmerizing ambiance. The lobby features a flooring pattern inspired by railway tracks, paying homage to the timeless railways of yesteryear and adding a touch of nostalgia to the space. As you step through the porte cochere entrance, you're greeted by a captivating blend of heritage and modernity, setting the stage for the unique journey that awaits you at Tuan Heritag3.



The chosen color scheme for the interior of the lobby corridor revolves around a captivating interplay of black and white, predominantly embracing a monochrome palette. This deliberate choice further enhances the allure of the design, allowing the intricate details and eclectic elements to take center stage while creating a sophisticated ambiance.



LIFT LOBBY

GROUND FLOOR



HARMONISING COLONIAL HERITAGE & NATURE'S SERENITY

An oasis of serenity adorned with a central fountain and encircled by a rectangular walkway. Smooth stepping stone guide residents toward the fountain, where the harmonious interplay of geometric shapes and soothing waters fosters a sense of peace and contemplation.


PODIUM FLOOR
LEVEL 8




Artist's Impression Only



Explore the Tuan Station located amid the lush landscape that further creates an immersive experience for everyone.

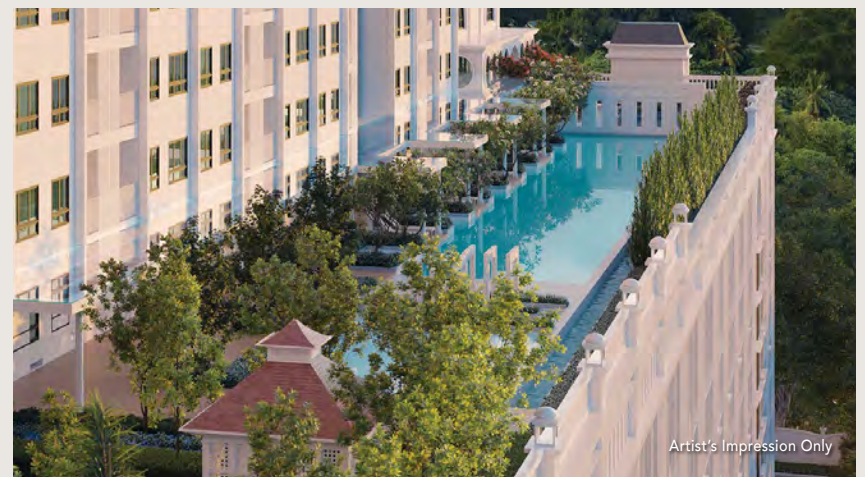
The train sleeper-inspired path, lavishly landscaped with rows of palm trees, offers residents a sensory journey. Diverse finishes atop the tiles create a winding route, inviting exploration amidst the verdant greenery, where solace can be found.

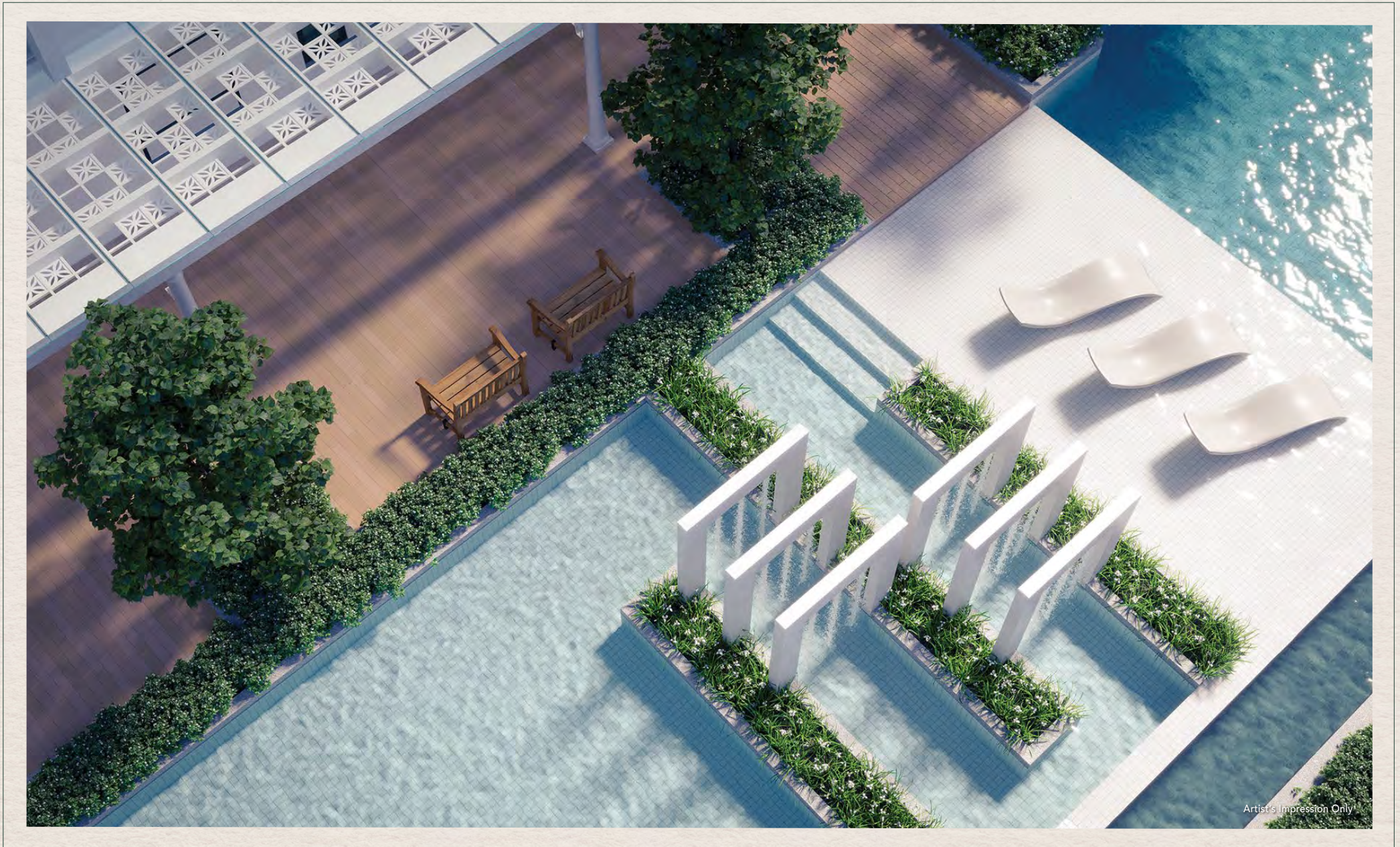





SWIMMING POOL
LEVEL 8


The pool area truly captivates the imagination, shaping the landscape with its geometric allure and air of mystery. Stretching 50 meters in length and surrounded by lush foliage, the pool exudes an enigmatic charm, inviting residents to wander and wonder about what lies beyond. Like a labyrinth, it teases with the promise of hidden treasures, drawing residents into its depths.





Artist's Impression Only

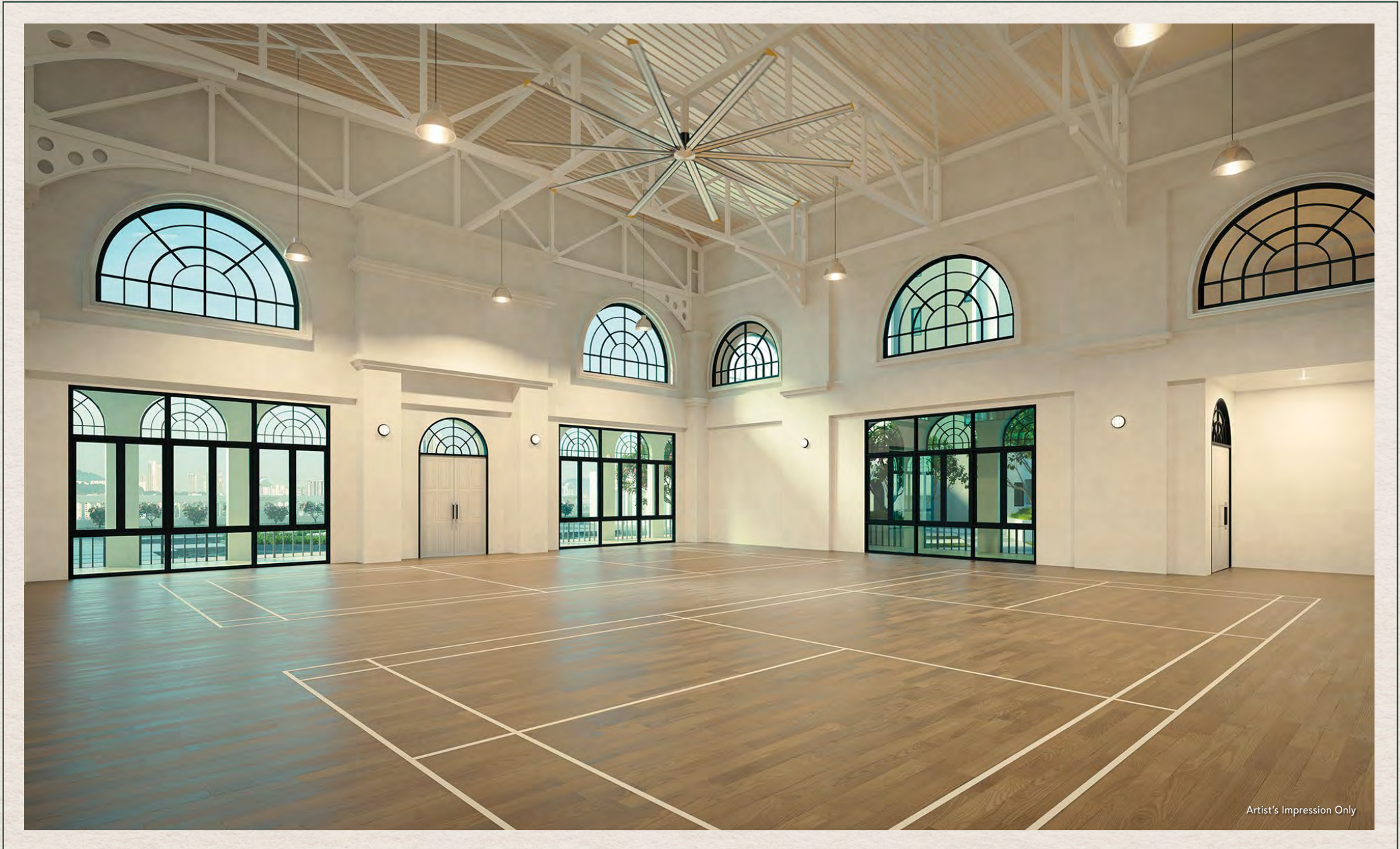

WADING POOL
LEVEL 8


At the beginning of the pool, a small structure conceals the view of the other side, resembling a maze that must be traversed to unveil its secrets. Residents are compelled to navigate through this architectural puzzle, their curiosity piqued by the allure of the unknown. As they journey through the pool maze, they are enveloped in a sense of adventure, each turn revealing new vistas and hidden delights.




PLAZA GARDEN
LEVEL 8


Embrace serenity and soak up the sunlight in the Plaza Garden, where lush greenery and welcoming sunlight create an idyllic oasis. Designed with tranquil sitting areas, residents can unwind, relax, and immerse in the beauty of nature.



Artist's Impression Only


MULTIPURPOSE HALL
LEVEL 8


Embracing the fusion of industrial and colonial aesthetics, the Multipurpose Hall offers versatile spaces for both Badminton Courts and Function Hall. Step into a space illuminated by natural lighting, where grandeur is accentuated by high ceilings and superior air ventilation.




FUTSAL
GROUND FLOOR


Discover the grand entrance of Tuan Heritag3, where meticulously designed building exteriors harmonise with lush green rectangular planters. Amidst this vibrant setting, explore futsal courts and children's playground areas, providing an ideal mix of outdoor activities for all ages. Experience a harmonious lifestyle where heritage seamlessly intertwines with recreation.

A Nostalgic Nook For Modern Minds




READING ROOM
LEVEL 8


Dive into a world of knowledge in our dedicated study area, meticulously designed to inspire. With timber flooring and accents reminiscent of the 'age of discovery', coupled with British colonial racing green, immerse yourself in an ambiance that ignites the intellect and fosters creativity.



Artist's Impression Only


CO-WORKING SPACE
LEVEL 8


Work Space With A Dash of Retro Elegance

Step into our doorstep co-working space, where productivity meets convenience right within the building. This vibrant area invites you to effortlessly organize work meetings or discussions without the need to travel far. With a dynamic cement-infused ambiance complemented by classic British colonial hues, and a soothing woody interior, discover the ideal environment for sparking creativity and fostering focus in your work endeavours.



Artist's Impression Only

The All New Method of Delivery And Reception



Artist's Impression Only



The Mail and Parcel Room at Tuan Heritag3 is meticulously designed to meet the demands of modern living. Reflecting the contemporary elegance of our community, it creates a welcoming and sophisticated environment. We understand the importance of seamless parcel delivery in your daily life, which is why every detail has been carefully considered.



Artist's Impression Only

UNWIND BY THE SKYLINE





Artist's Impression Only



Artist's Impression Only


THE PLATFORM
LEVEL 43A

Here at the level 43A, you may catch up with your family and friends over myriads of facilities such as the alfresco dining area with gorgeous view of the city as the background. In recreating the scene of London street, you may find the iconic red telephone in the corner to let you immerse in a moment of whimsy and nostalgia amid the modern setting.



Artist's Impression Only



BBQ LOUNGE

LEVEL 43A



Elevate your leisure time at our Rooftop BBQ Lounge, where relaxation effortlessly blends with style. Step into our caboose bar setting—perfect for chilling out and snapping Instagram-worthy shots. Host a weekend BBQ, bask in stunning sunsets, and soak in the lively cityscape. Everything you need for a memorable experience is right here.



Artist's Impression Only



Artist's Impression Only

Ascend to the heights of luxury at the Sky Zone on Level 43A, where our sky lounge beckons. Awash in chic black and white tones, accentuated by vibrant red accents, this exquisite space showcases a slender staircase and soaring ceilings embraced by floor-to-ceiling glass panels. Delight in sweeping views of Kuala Lumpur's cityscape at night as you relax with your family and invited friends, enveloped in comfort and care. Elevate your evenings with an unforgettable experience, where every detail is meticulously crafted to ensure your enjoyment.



SKY LOUNGE

LEVEL 43A





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SKY DINING

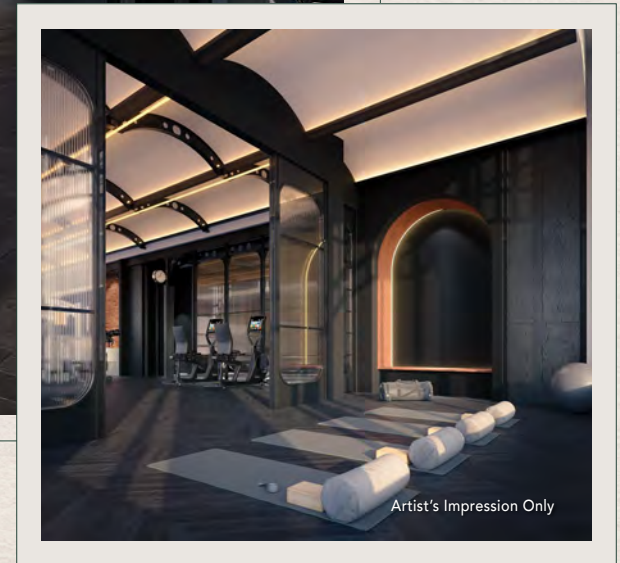
LEVEL 43A



Immerse yourself in the captivating ambiance of our double volume dining space, bathed in natural light to elevate your dining experience. Marvel at the intricate moulding ceiling, which adds architectural allure and a feeling of expansiveness to the room. Entertain with finesse in our formal dining area, where abundant lighting and panoramic city vistas set the stage for unforgettable gatherings. Whether it's a cozy meal with loved ones or a grand celebration, our versatile dining areas cater to every occasion.



Artist's Impression Only



Artist's Impression Only

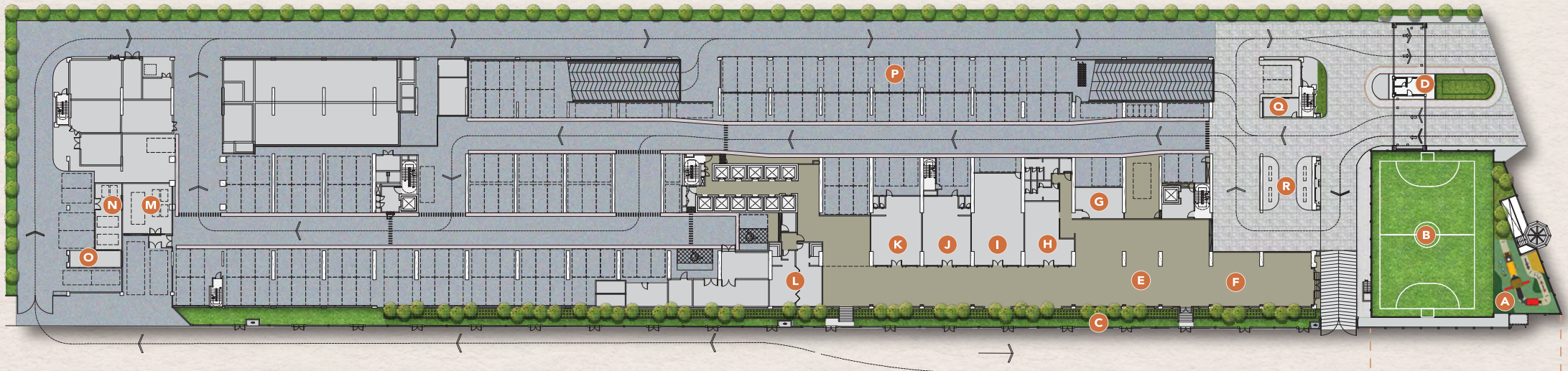


The Gym & Yoga Room blends functionality with aesthetic inspiration. Inspired by the structural elegance of railway stations, our ceiling features a curvaceous tunnel design with steel truss accents. The walls echo the raw brick style of railway station tunnels, adding authenticity to your workout experience. Discover how daily healthy living can be beautifully crafted.



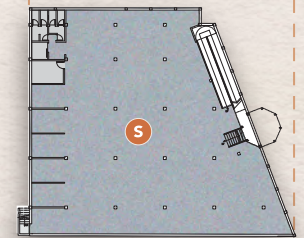
HERITAGE STATION

TUAN STATION



LEGEND :

- | | | | | | |
|---|-----------------------------|---|---------------------------|---|-------------------------------|
| A | Playground | H | Mail Room | N | Bulky Waste /Recycle Room |
| B | Futsal & Multipurpose Court | I | Sundry Shop (space only) | O | Car Wash Bay |
| C | Linear Green Area | J | Kindergarten (space only) | P | EV Charging Bay (infra ready) |
| D | Guard House | K | Childcare (space only) | Q | Security & Fire Control Room |
| E | Lobby Lounge | L | Surau | R | Waiting Area |
| F | Cafe (space only) | M | Refuse Chamber | S | Hawker Centre (space only) |
| G | Parcel Room | | | | |



Sub-basement



FACILITIES

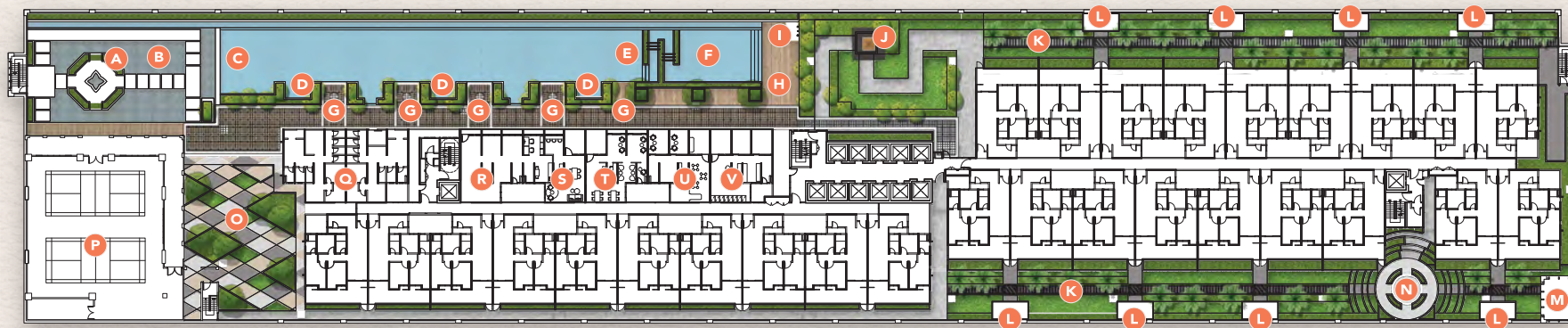
GROUND FLOOR





HERITAGE STATION

TUAN STATION



LEGEND :

A	Water Feature	G	Pool Cabana	M	Pavilion	S	Reading Room
B	Stepping Stone Walkway	H	Pool Deck	N	Pergola	T	Co-working Space / Computer room
C	Swimming Pool	I	Outdoor Shower	O	Plaza Garden	U	Play Room (space only)
D	Spa Pool	J	Courtyard Pavilion	P	Multi-purpose Hall	V	Laundry (space only)
E	Submerged Lounge	K	Rail Corridor Walkway	Q	Changing Room		
F	Wading Pool	L	Resting Hut	R	Management Office		



FACILITIES

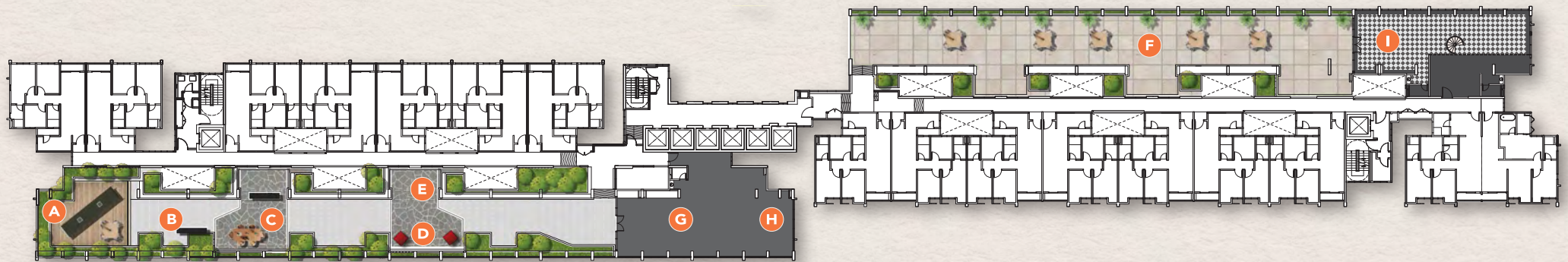
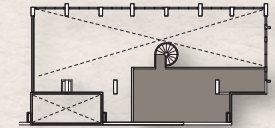
LEVEL 8





HERITAGE STATION

TUAN STATION



LEGEND :

- | | | | |
|---|-------------------|---|----------------------------|
| A | Caboose Bar | F | The Platform (Event Space) |
| B | BBQ Lounge | G | Gym Room |
| C | Dining Area | H | Yoga Room (space only) |
| D | Phone Booth | I | Sky Lounge & Attic |
| E | Interactive Swing | | |



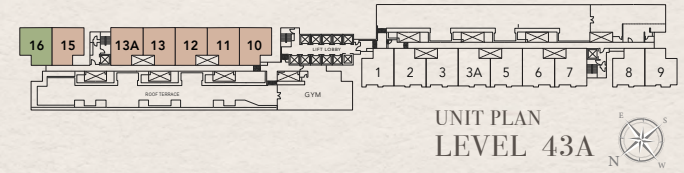
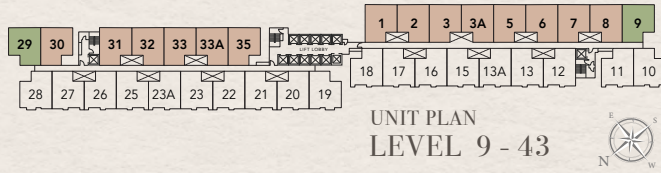
FACILITIES

LEVEL 43A



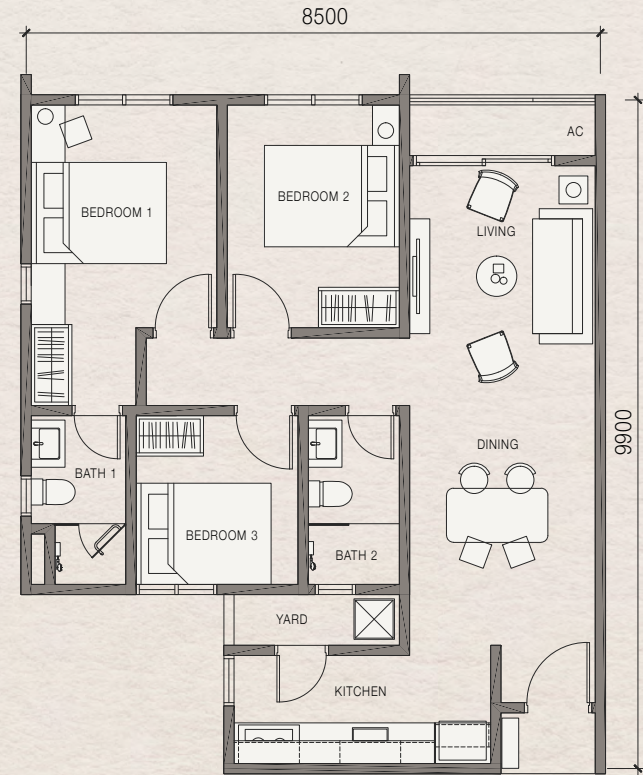
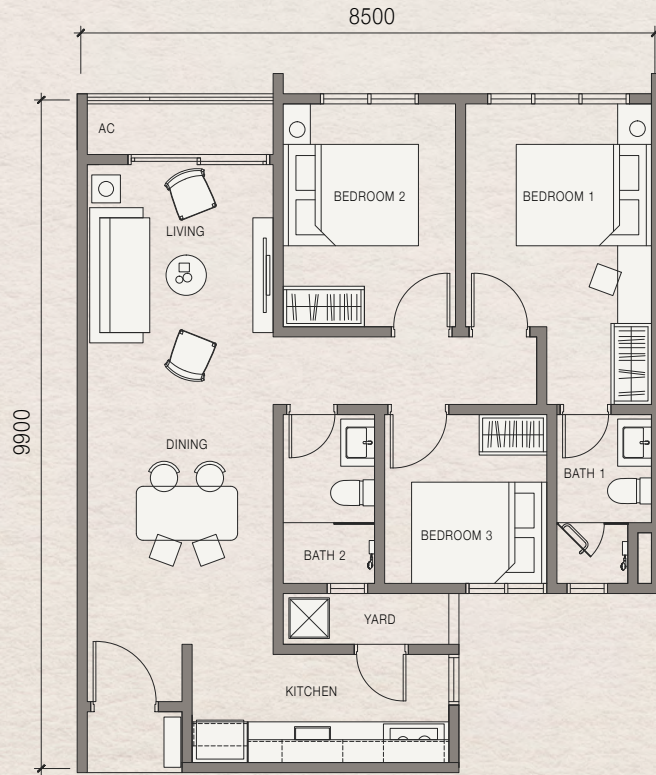


TYPICAL FLOOR PLAN



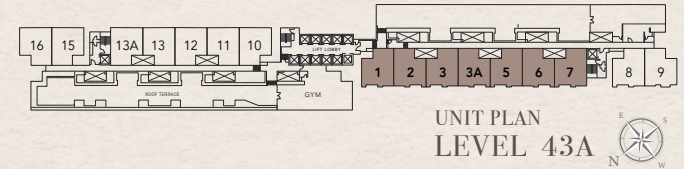
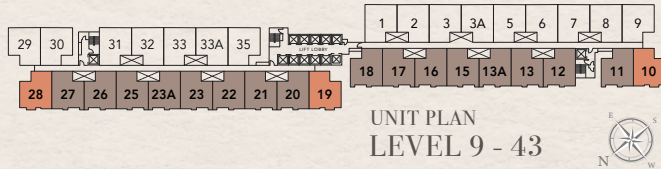
TYPE A
820 sq.ft.
3 Bedrooms + 2 Bathrooms
(Units Facing South-East)

TYPE B
820 sq.ft.
3 Bedrooms + 2 Bathrooms
(Units Facing South-East)



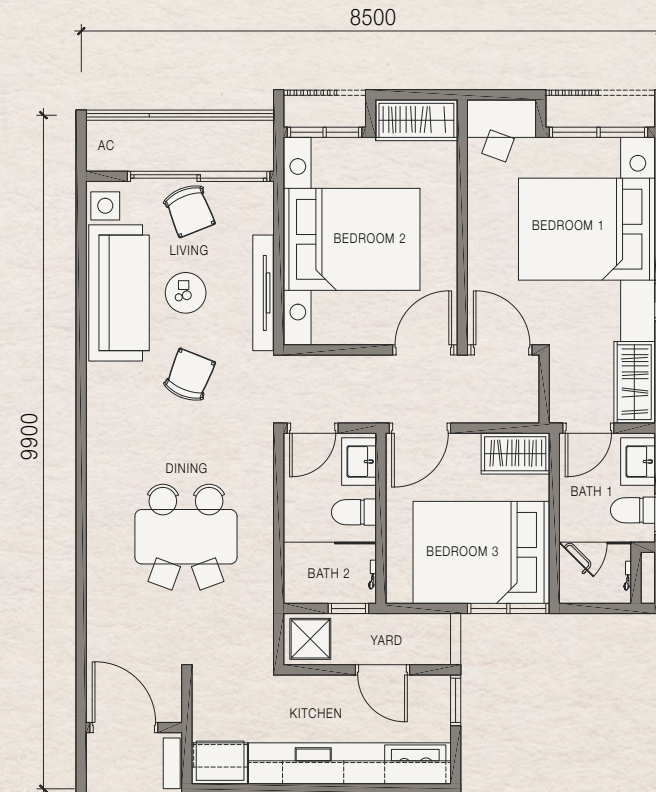
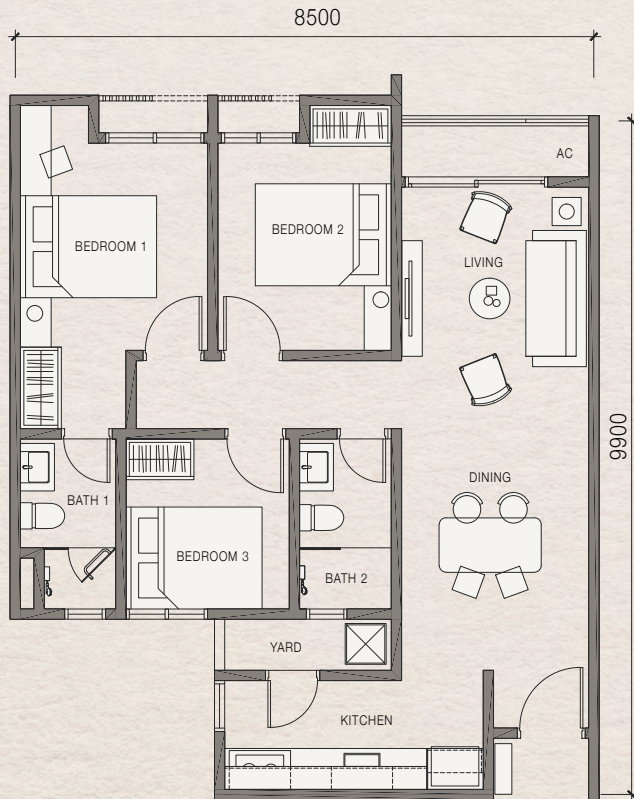


TYPICAL FLOOR PLAN



■ TYPE C
820 sq.ft.
3 Bedrooms + 2 Bathrooms
(Units Facing North-West)

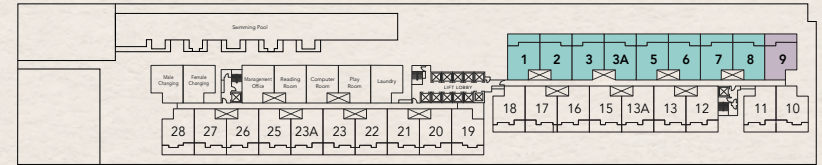
■ TYPE D
820 sq.ft.
3 Bedrooms + 2 Bathrooms
(Units Facing North-West)





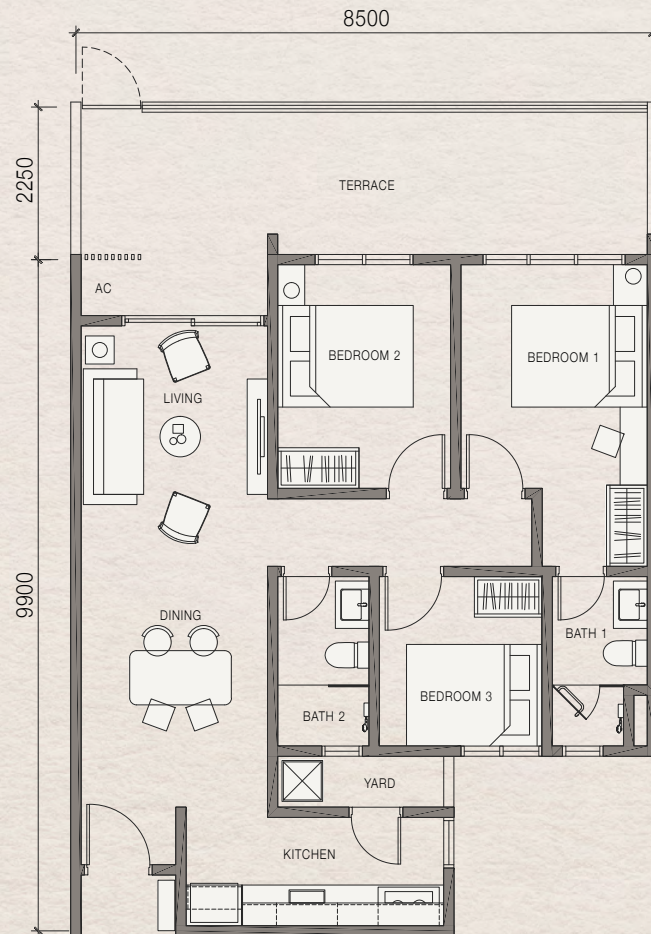
TYPICAL FLOOR PLAN

UNIT PLAN
LEVEL 8



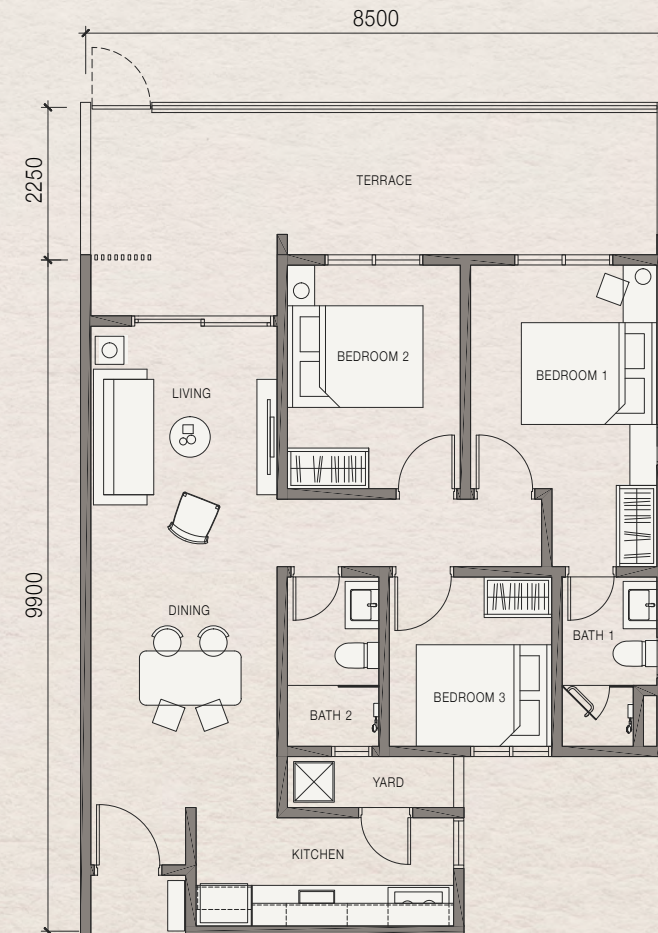
■ TYPE A/G

1026 sq.ft. (Inclusive Of Accessory Parcel 234 sq.ft.)
3 Bedrooms + 2 Bathrooms
(Units Facing South-East, Level 8)



■ TYPE B/G

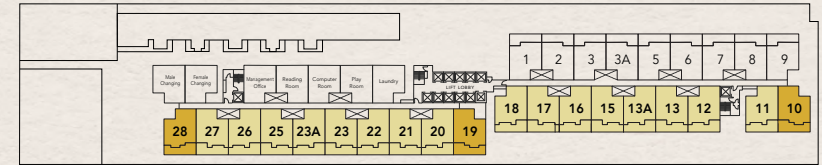
1026 sq.ft. (Inclusive Of Accessory Parcel 234 sq.ft.)
3 Bedrooms + 2 Bathrooms
(Units Facing South-East, Level 8)





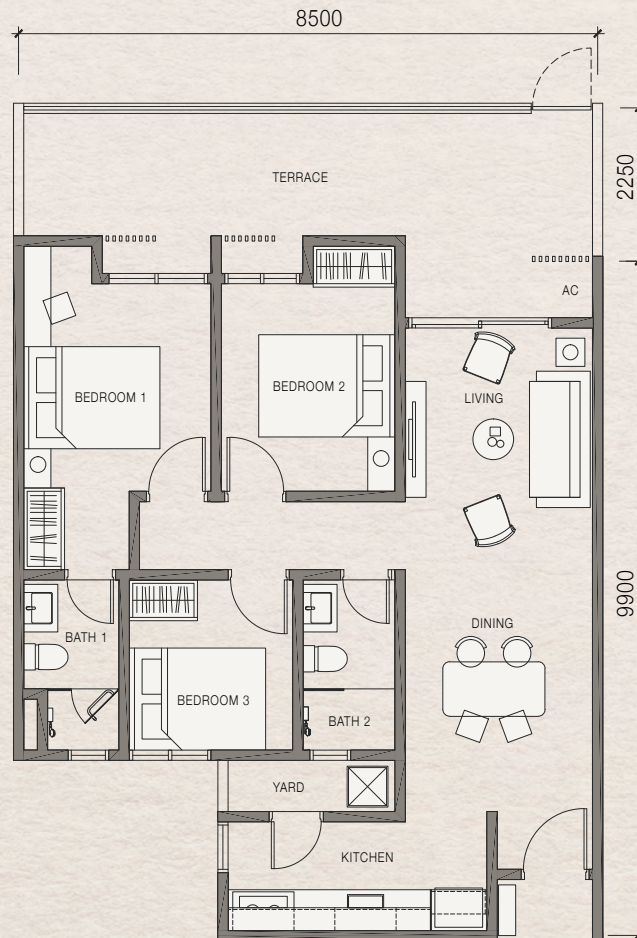
TYPICAL FLOOR PLAN

UNIT PLAN
LEVEL 8



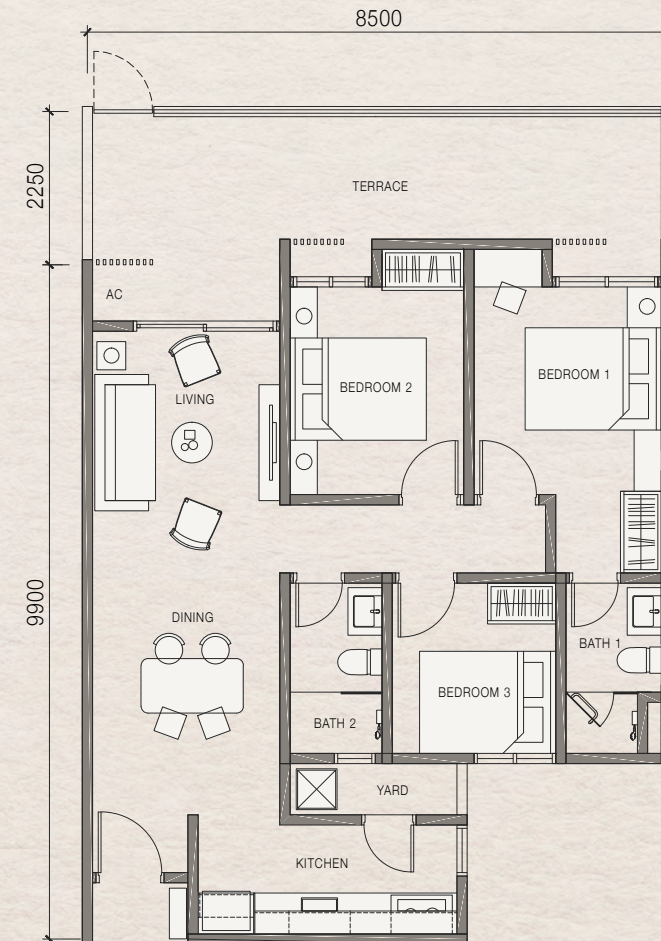
TYPE C/G

1026 sq.ft. (Inclusive Of Accessory Parcel 234 sq.ft.)
3 Bedrooms + 2 Bathrooms
(Units Facing North-West, Level 8)



TYPE D/G

1026 sq.ft. (Inclusive Of Accessory Parcel 234 sq.ft.)
3 Bedrooms + 2 Bathrooms
(Units Facing North-West, Level 8)





**CREATING
PERFECTION
THROUGH
INNOVATION**

Developer :

**TNJ Development
Sdn Bhd**

A wholly owned subsidiary
of CPI Land Sdn Bhd

B 0 1A-08,
Level 8, Menara 2,
No. 3 Jalan Bangsar,
KL Eco City,
59200 Kuala Lumpur

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• Lesen Permaju: 30769/05-2029/0111(A) • Tempoh Säh: 24/5/2024 - 23/5/2029 • Permit Jualan dan Pengiklanan: 30769-1/08-2027/0771(N)-(S) • Tempoh Säh: 27/8/2024 - 26/8/2027 • Pemaju: TNJ Development Sdn. Bhd. • Alamat Pemaju: B 0 1A-08, Level 8, Menara 2, NO.3, Jalan Bangsar, KL Eco City, 59200, Kuala Lumpur.
• Pemegangan Tanah: Pegangan Bebas • Sekatan-sekatan Kepentingan: Tiada • Bebanan Tanah: Ambank (M) Berhad • Pihak Berkuasa Tempatan: Dewan Bandaraya Kuala Lumpur • No. Rujukan Pelan Bangunan: BP U1 OSC 2024 0195 • Tarikh Jangka Siap: Sept 2028 • Jenis: Pangsapuri Servis, 1269 unit, Jenis A (820 kps.): RM568,300 (min.) - RM612,400 (maks.), Jenis B (820 kps): RM599,200 (min.) - RM624,700 (maks.), Jenis C (820 kps.): RM568,300 (min.) - RM612,400 (maks.), Jenis D (820 kps.): RM592,900 (min.) - RM618,000 (maks.), Jenis E1 (820 kps.): RM 612,400 (min.) - RM612,400 (maks.), Jenis E2 (864 kps.): RM624,700 (min.) - RM624,700 (maks.), Jenis A/G (1026 kps.) RM674,400 (min.) - RM674,400 (maks.), Jenis B/G (1026 kps.) RM686,700 (min.) - RM686,700 (maks.), Jenis C/G (1026 kps.) RM674,400 (min.) - RM674,400 (maks.), Jenis D/G (1026 kps.) RM680,600 (min.) - RM686,700 (maks.), Jenis A,B,C,D,E1, E2, A/G,B/G,C/G,D/G (2 tempat letak kereta) • Diskaun Bumiputera: 10%



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