

TR
RESIDENCE

JALAN TUN RAZAK

Perspective (View From Titiwangsa)



The image features a vertical LRT train station line map on the left side, listing stations from top to bottom: KL Sentral, Tun Sambathan, Maharajalela, Hang Tuah, Imbi, Bukit Bintang, Raja Chulan, Bukit Nanas, Medan Tuanku, Chow Kit, and Titiwangsa. Each station is marked with a yellow dot and a vertical line. Interchange icons for LRT, KTM, Monorail, and KLIA Express are shown at KL Sentral, Hang Tuah, and Titiwangsa. To the right of the map, the text reads: "NEXT STATION... TITIWANGSA STATION".

Below the map, the TR RESIDENCE logo is displayed with the address "JALAN TUN RAZAK". To the right of the logo, it says "OPEN FOR REGISTRATION".

The bottom section of the image is a night-time aerial view of the KL City Centre. The text "City Light-filled Residence In The Heart Of KL City Centre" is at the top. Below it, "TR RESIDENCE" is written. A series of labels with lines pointing to specific locations in the city include: Titiwangsa Lake Garden, National Visual Art Gallery, The Palace of Culture, KL General Hospital, JIN, KLCC, Jalan Tun Razak, KL Tower, Titiwangsa Monorail, LRT Interchange & Future MRT station, and Petaling Jaya. At the bottom right, it says "River Of Life - River Refurbishing Project Under Development".

Description	Components
Nos. of Storey	36-storey <ul style="list-style-type: none"> ▪ 1 Level Basement Car Park ▪ 2 Level Commercial Retail Lots (Level 1 to Level 2) ▪ 6 Levels Elevated Car Park (Level 3 to Level 8) ▪ 1 Levels Facilities (Level 9) ▪ 27 Levels Serviced Apartment (Level 9 to 36)
Serviced Apartments	Total 642 units :- <ul style="list-style-type: none"> ▪ 638 units Apartments (24 units in typical floor) (BUA: from 635sf to 850 sf) ▪ 4 units Penthouse (BUA: 1,690 sf)
Commercial	12 units Retail Lots (BUA: from 1,175 sf to 3,269 sf)
Total Carparks Provided	723 Bays
Land	Approx 1.5 acres Leasehold expire on 27.12.2084 with Balance Lease 68 yrs To renew to 99 yrs with estimated premium of RM3 Mil

A) Strategic Location In KL Center- 4.5km to KLCC

B) Accessibility with public transport & direct link to Jln Tun Razak

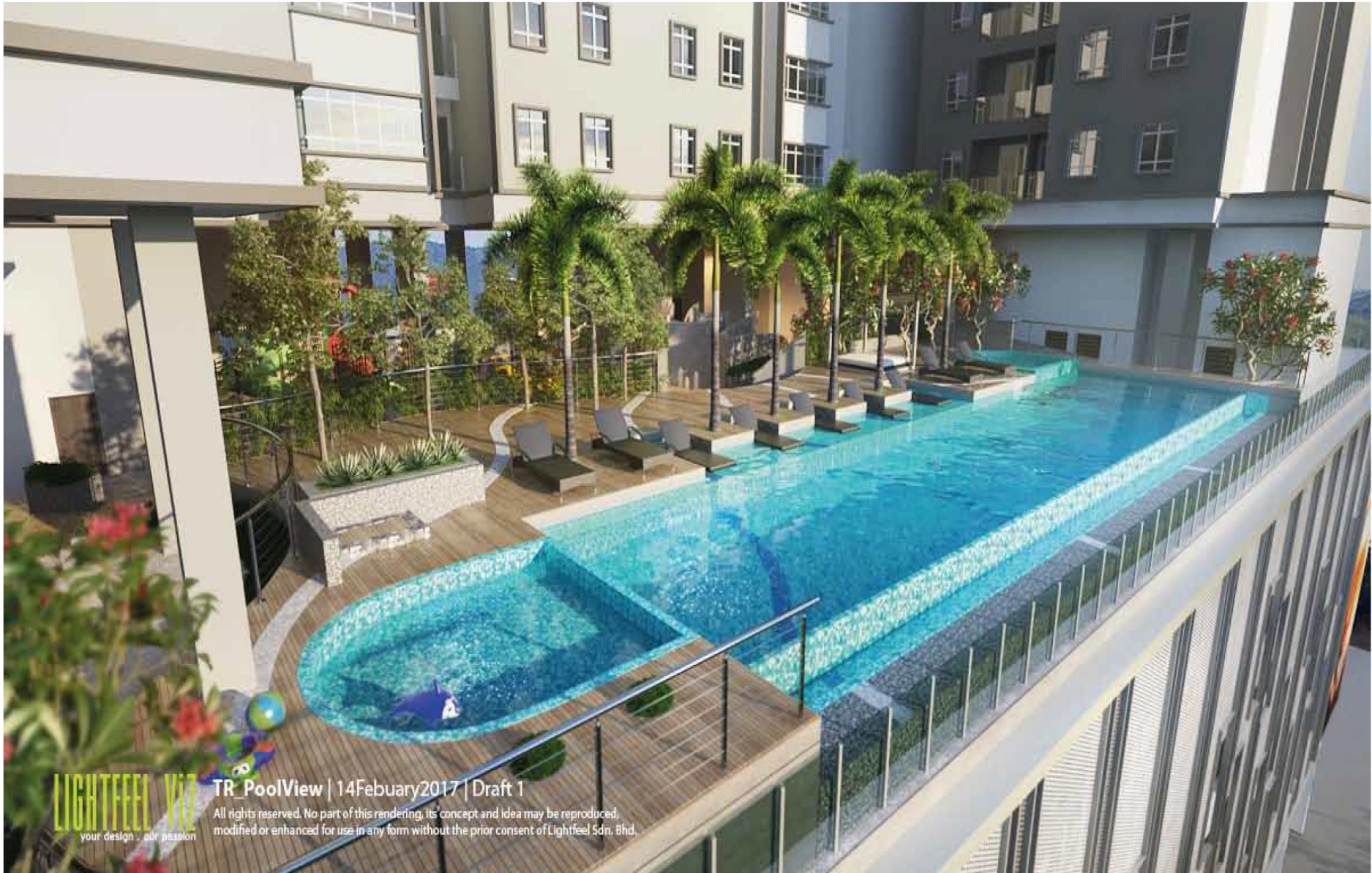
C) Next To Public Transport (Monorail, LRT, future MRT, bus & taxi)

D) Condominium Facilities & Security

E) Ready amenities (govern & private school, clinics, hospitals, banks, hotels, Monorail, LRT & MRT)

F) Convenience of shopping, Sunway Putra Mall, KLCC & Bukit Bintang

G) City Lifestyle Experience



LIGHTFEEL VIZ
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TR_PoolView | 14February2017 | Draft 1

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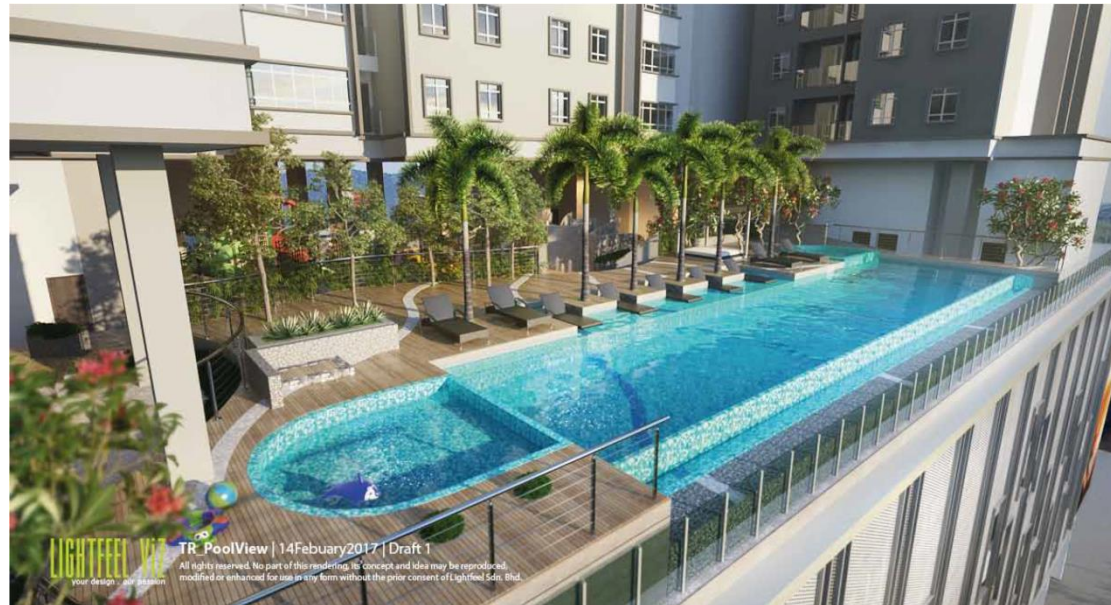
SECOND SCHEDULE COMMON FACILITIES AND SERVICES

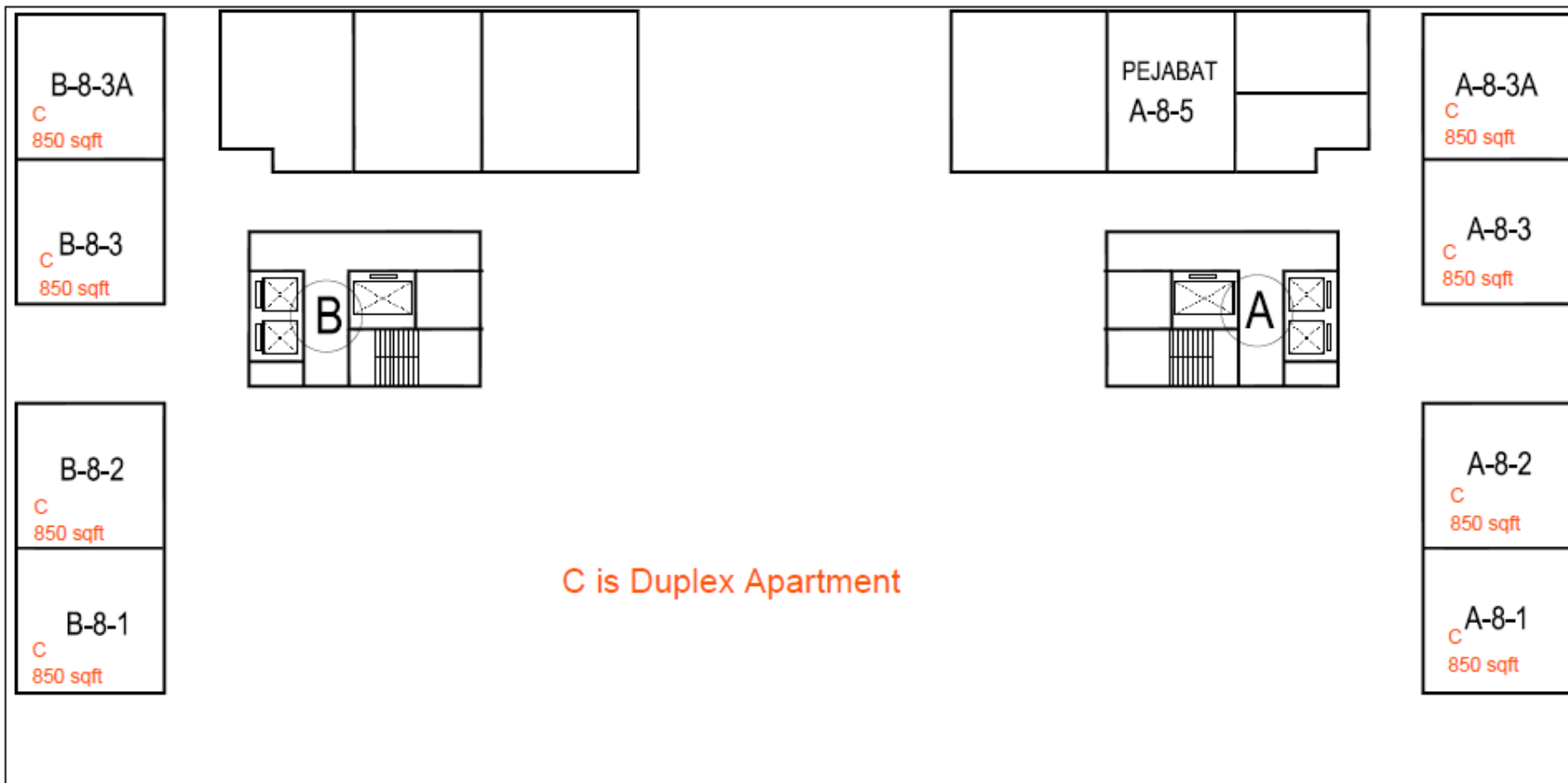
List and description of common facilities serving the said housing development.

- Gymnasium
- Swimming Pool
- Children Play Ground
- Children Play Pool
- BBQ Area
- Jogging Area
- Landscape Gardens
- Management Office (Provision Space only)
- Multi Purpose Hall (Provision Space only)
- Open Amphitheatre
- Climbing Wall
- Nursery (Tadika) (Provision Space only)

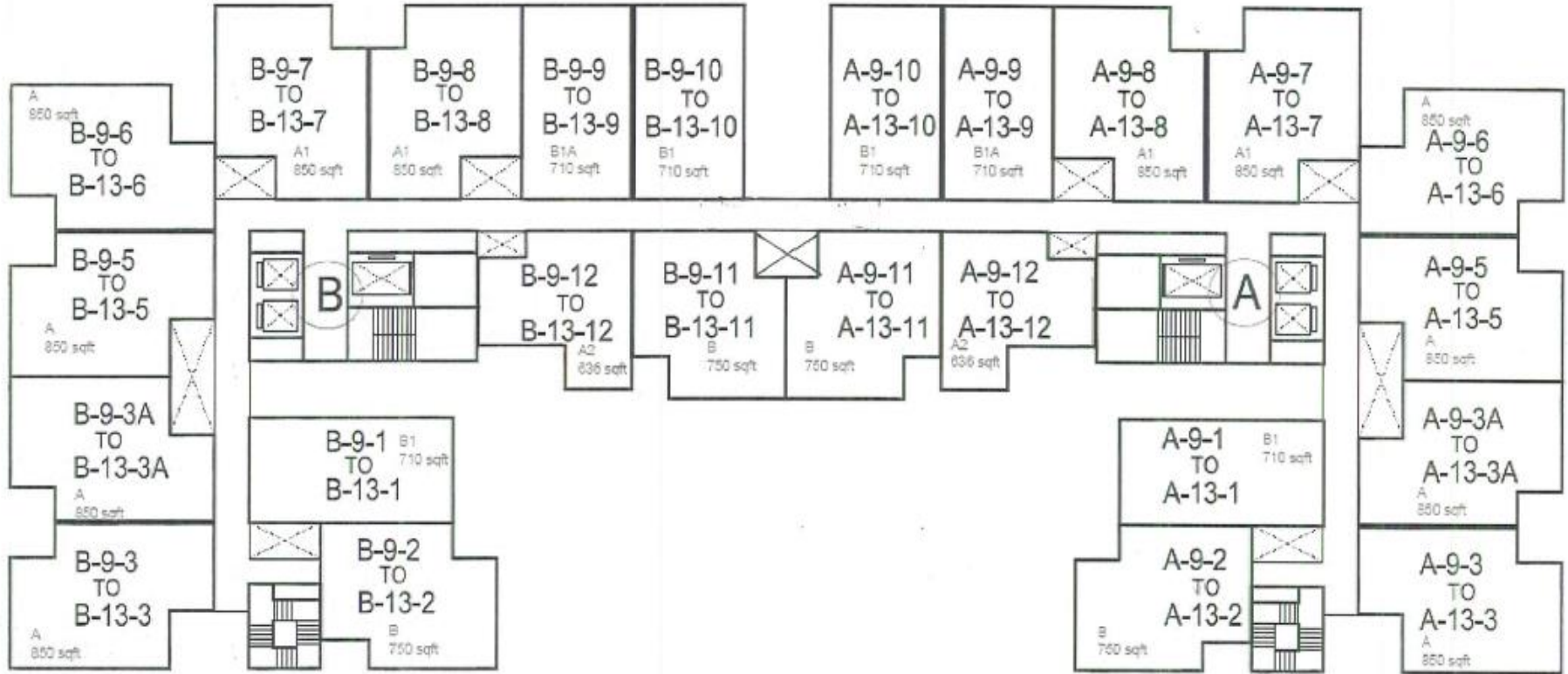
List and description of services provided

- 24 hours Security Guard Services
- Card Access Services
- CCTV

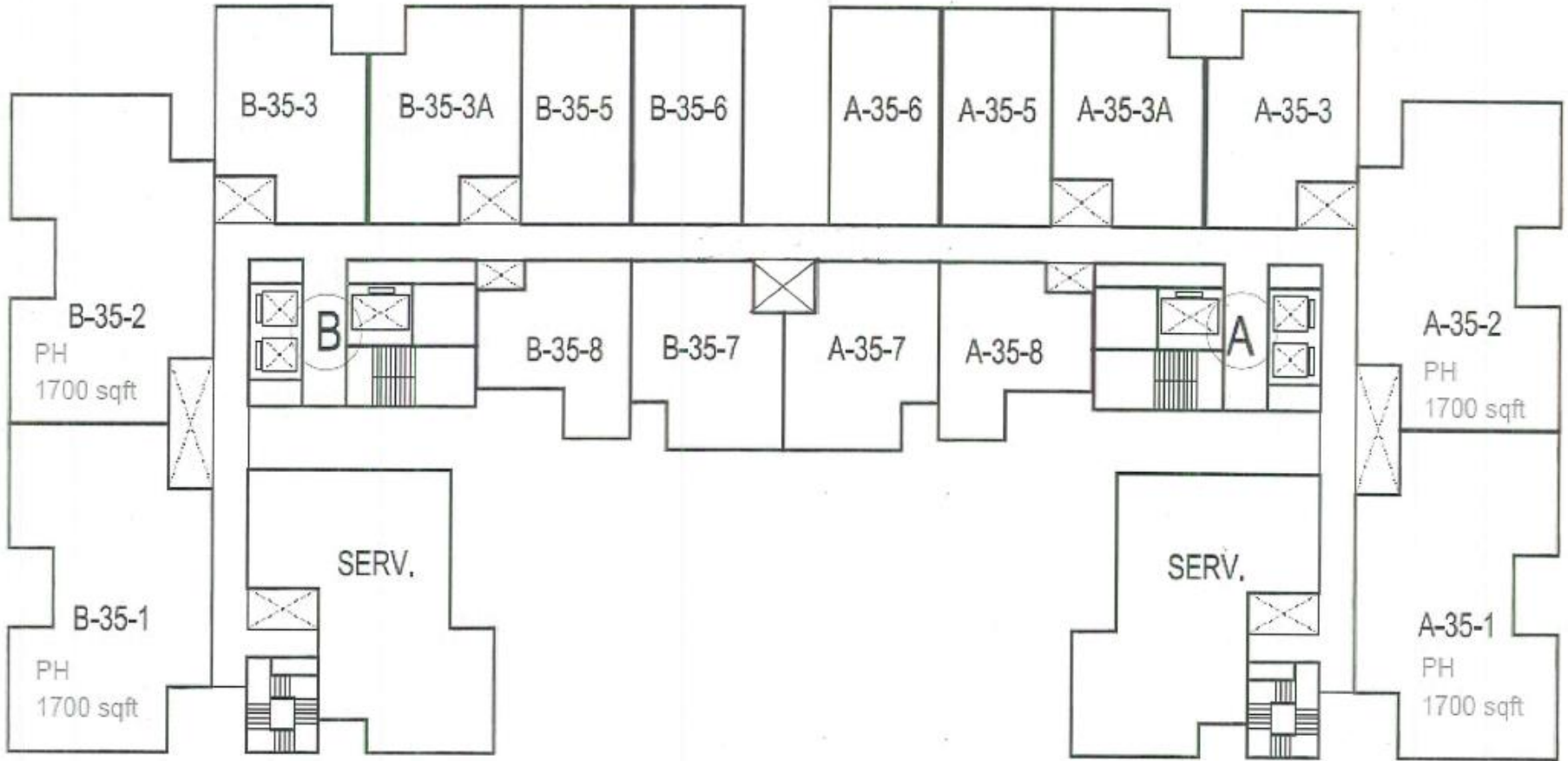




PELAN LANTAI ARAS 8



PELAN LANTAI TIPIKAL ARAS 9 - 13



PELAN LANTAI TIPIKAL ARAS 35 (PENTHOUSE)

*Apartment

- * Type A - 850sf,3Bedroom2Bathroom
- * Type A1(Dual Keys) - 850sf,3Bedroom3Bathroom
- * Type A2 - 635sf,1Bedroom1Bathroom
- * Type B - 753sf,2+1Bedroom2Bathroom
- * Type B1 - 710sf,2Bedroom1Bathroom
- * Type B1a - 710sf,2Bedroom1Bathroom
- * Type C (Duplex) - 850sf,2Bedroom2Bathroom

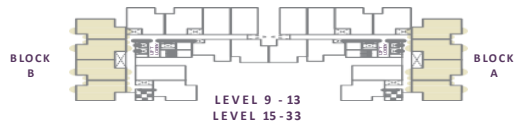
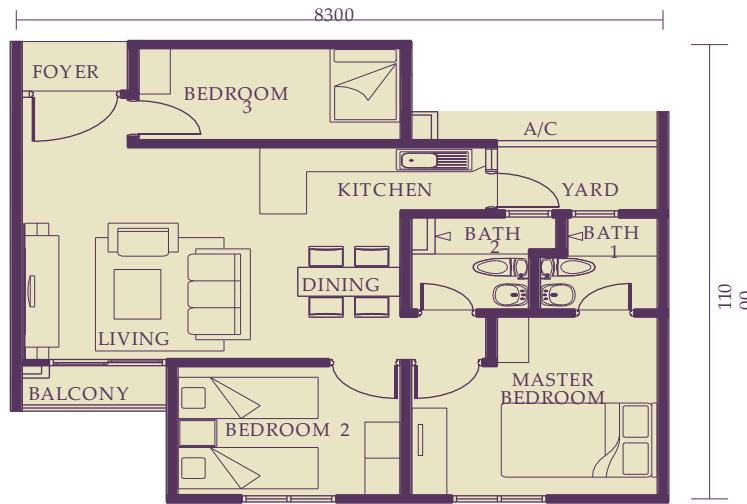




CONDOMINIUM - FLOOR PLAN TYPE

A

Built-up: 850 sq. ft.



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SPECIFICATION FOR SERVICE APARTMENT (TR RESIDENCE)**TYPE A / Mirror Plan (850 Sq ft)**

STRUCTURE	: Reinforced Concrete
WALL	: Block Wall / Brick Wall, Reinforced Concrete Wall
CEILING	: General Area : Skim Coat and Paint
: Bathrooms : Ceiling Board	
WINDOW	: Aluminium Frame Window
DOORS	: Main Entrance: Fire Rated Door : Others: Flush / Sliding Door
FLOOR FINISHES	: Living/ Dining/ Kitchen: Porcelain Tiles : Bathroom: Porcelain Tiles : Yard/ Balcony: Porcelain Tiles : Bedrooms: Porcelain Tiles
WALL FINISHES	: General Area: Skim Coat/ Plaster and Paint : Kitchen: Ceramic Tiles (approx.. 1500mm high) : Bathrooms: Porcelain Tiles (ceiling high)
SANITARY INSTALLATION	: Water Closet : 2 : Wash Basin with Tap : 2 : Shower : 2 : Hand Bidet : 2 : Kitchen Sink with Tap : 1 : Washing Machine Tap : 1
ELECTRICAL INSTALLATION	: Lighting Point : 14 : Ceiling Fan Point : 4 : Door Bell Point : 1 : 13A Socket Outlet : 12 : Water Heater Point : 2 : Air Condition Point with Piping : 3 : SMATV Point : 1 : Telephone Point : 1 : Distribution Board : 1

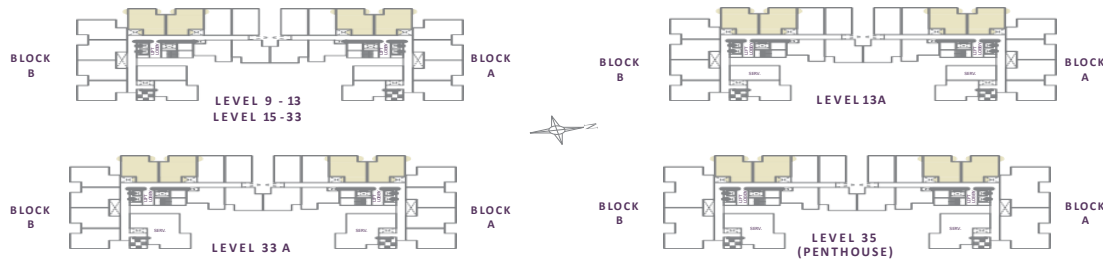
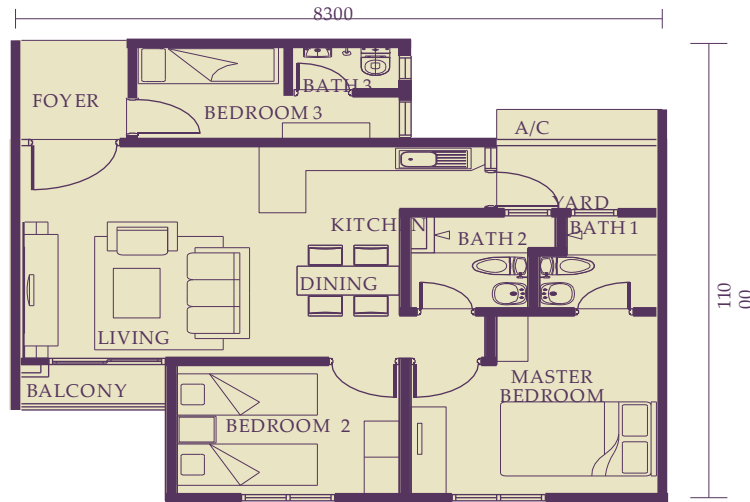
Note: All Items stated above are subjected to variations, modifications and substitution as to comply with the relevant authorities / engineers / architect and By-Laws as they arise.



CONDOMINIUM - FLOOR PLAN TYPE

A1

Built-up: 850 sq. ft.



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SPECIFICATION FOR SERVICE APARTMENT (TR RESIDENCE)

TYPE A1 / Mirror Plan (850 Sq ft)

STRUCTURE	: Reinforced Concrete
WALL	: Block Wall / Brick Wall, Reinforced Concrete Wall
CEILING : Bathrooms : Ceiling Board	: General Area : Skim Coat and Paint
WINDOW	: Aluminium Frame Window
DOORS	: Main Entrance: Fire Rated Door : Others: Flush / Sliding Door
FLOOR FINISHES	: Living/ Dining/ Kitchen: Porcelain Tiles : Bathroom: Porcelain Tiles : Yard/ Balcony: Porcelain Tiles : Bedrooms: Porcelain Tiles
WALL FINISHES	: General Area: Skim Coat/ Plaster and Paint : Kitchen: Ceramic Tiles (approx.. 1500mm high) : Bathrooms: Porcelain Tiles (ceiling high)
SANITARY INSTALLATION	: Water Closet : 3 : Wash Basin with Tap : 3 : Shower : 3 : Hand Bidet : 3 : Kitchen Sink with Tap : 1 : Washing Machine Tap : 1
ELECTRICAL INSTALLATION	: Lighting Point : 14 : Ceiling Fan Point : 4 : Door Bell Point : 1 : 13A Socket Outlet : 12 : Water Heater Point : 3 : Air Condition Point with Piping : 3 : SMATV Point : 1 : Telephone Point : 1 : Distribution Board : 1

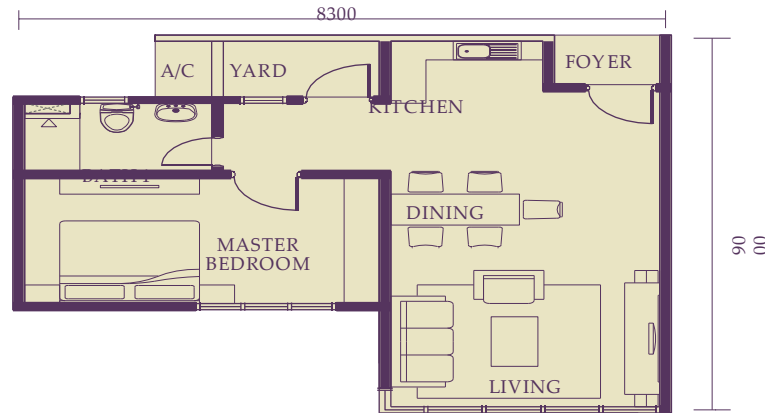
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CONDOMINIUM - FLOOR PLAN TYPE

A2

Built-up: 635 sq. ft.



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SPECIFICATION FOR SERVICE APARTMENT (TR RESIDENCE)

TYPE A2 / Mirror Plan (636 Sq ft)

STRUCTURE	: Reinforced Concrete
WALL	: Block Wall / Brick Wall, Reinforced Concrete Wall
CEILING	: General Area : Skim Coat and Paint : Bathroom : Ceiling Board
WINDOW	: Aluminium Frame Window
DOORS	: Main Entrance: Fire Rated Door : Others: Flush Door
FLOOR FINISHES	: Living/ Dining/ Kitchen: Porcelain Tiles : Bathroom: Porcelain Tiles : Yard: Porcelain Tiles : Bedrooms: Porcelain Tiles
WALL FINISHES	: General Area: Skim Coat/ Plaster and Paint : Kitchen: Ceramic Tiles (approx.. 1500mm high) : Bathroom: Porcelain Tiles (ceiling high)
SANITARY INSTALLATION	: Water Closet : 1 : Wash Basin with Tap : 1 : Shower : 1 : Hand Bidet : 1 : Kitchen Sink with Tap : 1 : Washing Machine Tap : 1
ELECTRICAL INSTALLATION	: Lighting Point : 10 : Ceiling Fan Point : 2 : Door Bell Point : 1 : 13A Socket Outlet : 9 : Water Heater Point : 1 : Air Condition Point with Piping : 2 : SMATV Point : 1 : Telephone Point : 1 : Distribution Board : 1

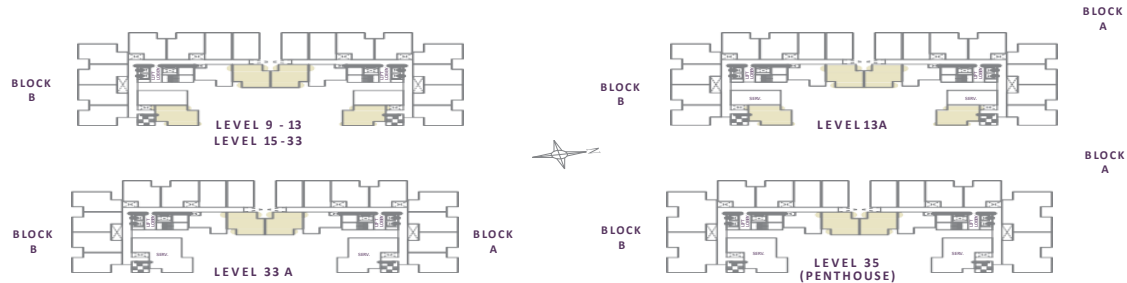
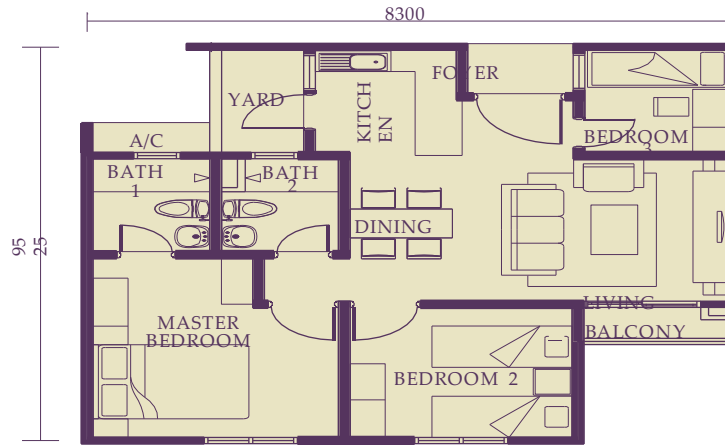
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CONDOMINIUM - FLOOR PLAN TYPE

B

Built-up: 753 sq. ft.



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SPECIFICATION FOR SERVICE APARTMENT (TR RESIDENCE)**TYPE B / Mirror Plan (750 Sq ft)**

STRUCTURE	: Reinforced Concrete
WALL	: Block Wall / Brick Wall, Reinforced Concrete Wall
CEILING	: General Area : Skim Coat and Paint : Bathrooms : Ceiling Board
WINDOW	: Aluminium Frame Window
DOORS	: Main Entrance: Fire Rated Door : Others: Flush / Sliding Door
FLOOR FINISHES	: Living/ Dining/ Kitchen: Porcelain Tiles : Bathrooms: Porcelain Tiles : Yard/ Balcony: Porcelain Tiles : Bedrooms: Porcelain Tiles
WALL FINISHES	: General Area: Skim Coat/ Plaster and Paint : Kitchen: Ceramic Tiles (approx.. 1500mm high) : Bathrooms: Porcelain Tiles (ceiling high)
SANITARY INSTALLATION	: Water Closet : 2 : Wash Basin with Tap : 2 : Shower : 2 : Hand Bidet : 2 : Kitchen Sink with Tap : 1 : Washing Machine Tap : 1
ELECTRICAL INSTALLATION	: Lighting Point : 13 : Ceiling Fan Point : 4 : Door Bell Point : 1 : 13A Socket Outlet : 12 : Water Heater Point : 2 : Air Condition Point with Piping : 3 : SMATV Point : 1 : Telephone Point : 1 : Distribution Board : 1

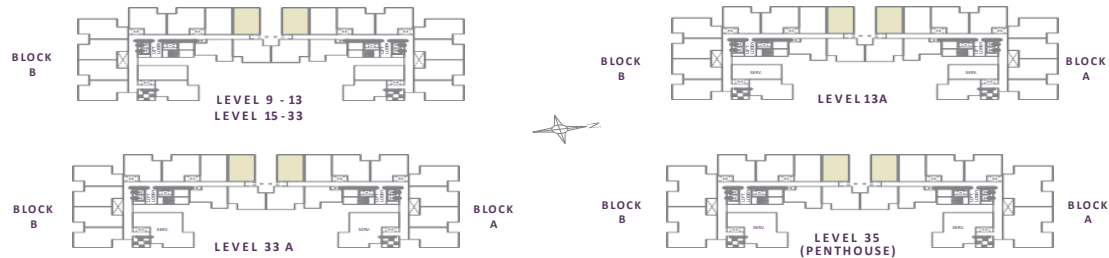
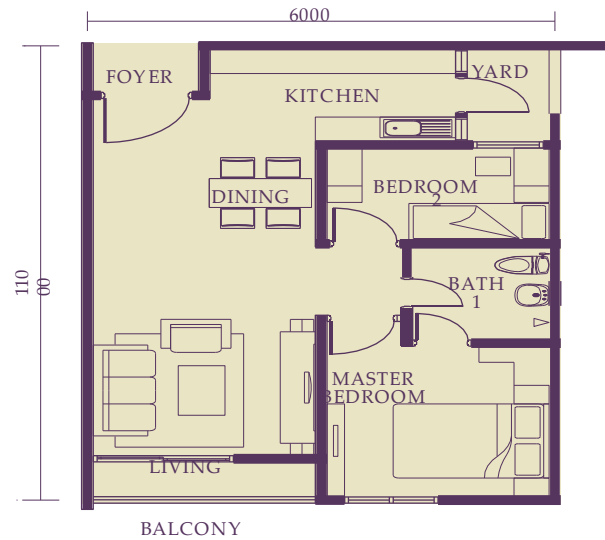
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CONDOMINIUM - FLOOR PLAN TYPE

B1

Built-up: 710 sq. ft.



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SPECIFICATION FOR SERVICE APARTMENT (TR RESIDENCE)**TYPE B1 / Mirror Plan (710 Sq ft)**

STRUCTURE	: Reinforced Concrete
WALL	: Block Wall / Brick Wall, Reinforced Concrete Wall
CEILING	: General Area : Skim Coat and Paint : Bathroom : Ceiling Board
WINDOW	: Aluminium Frame Window
DOORS	: Main Entrance: Fire Rated Door : Others: Flush / Sliding Door
FLOOR FINISHES	: Living/ Dining/ Kitchen: Porcelain Tiles : Bathroom: Porcelain Tiles : Yard/ Balcony: Porcelain Tiles : Bedrooms: Porcelain Tiles
WALL FINISHES	: General Area: Skim Coat/ Plaster and Paint : Kitchen: Ceramic Tiles (approx.. 1500mm high) : Bathroom: Porcelain Tiles (ceiling high)
SANITARY INSTALLATION	: Water Closet : 1 : Wash Basin with Tap : 1 : Shower : 1 : Hand Bidet : 1 : Kitchen Sink with Tap : 1 : Washing Machine Tap : 1
ELECTRICAL INSTALLATION	: Lighting Point : 11 : Ceiling Fan Point : 3 : Door Bell Point : 1 : 13A Socket Outlet : 11 : Water Heater Point : 1 : Air Condition Point with Piping : 2 : SMATV Point : 1 : Telephone Point : 1 : Distribution Board : 1

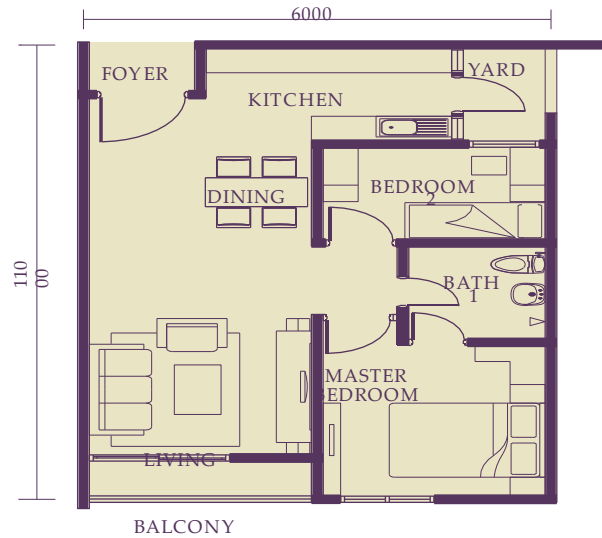
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CONDOMINIUM - FLOOR PLAN TYPE

B1a

Built-up: 710 sq. ft.



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SPECIFICATION FOR SERVICE APARTMENT (TR RESIDENCE)

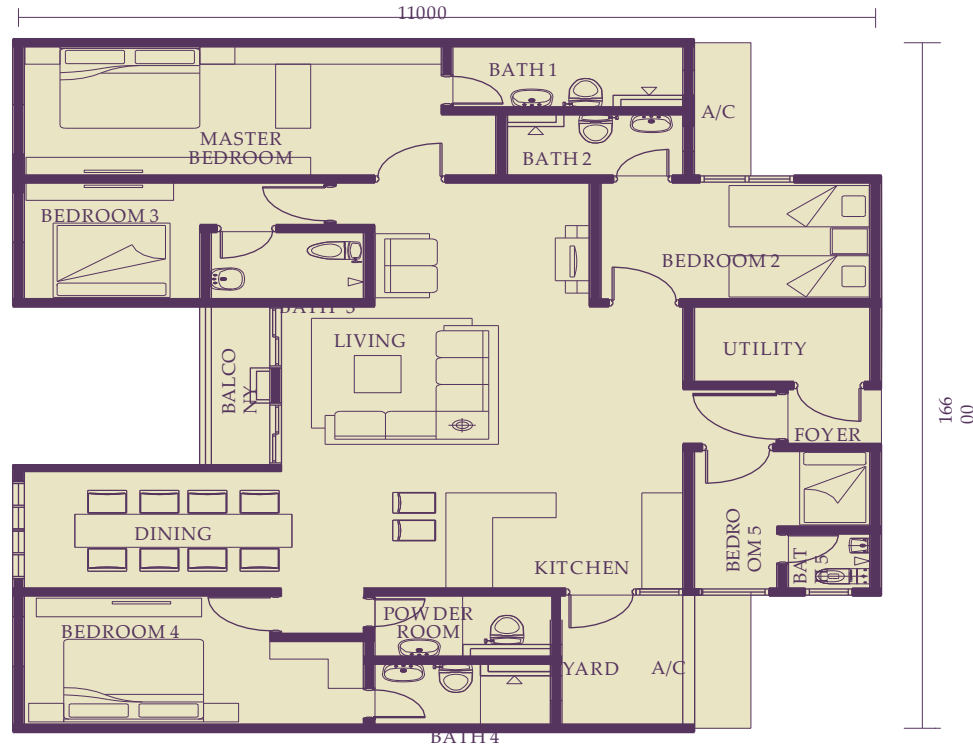
TYPE B1A / Mirror Plan (710 Sq ft)

STRUCTURE	: Reinforced Concrete
WALL	: Block Wall / Brick Wall, Reinforced Concrete Wall
CEILING	: General Area : Skim Coat and Paint : Bathrooms : Ceiling Board
WINDOW	: Aluminium Frame Window
DOORS	: Main Entrance: Fire Rated Door : Others: Flush / Sliding Door
FLOOR FINISHES	: Living/ Dining/ Kitchen: Porcelain Tiles : Bathroom: Porcelain Tiles : Yard/ Balcony: Porcelain Tiles : Bedrooms: Porcelain Tiles
WALL FINISHES	: General Area: Skim Coat/ Plaster and Paint : Kitchen: Ceramic Tiles (approx.. 1500mm high) : Bathroom: Porcelain Tiles (ceiling high)
SANITARY INSTALLATION	: Water Closet : 1 : Wash Basin with Tap : 1 : Shower : 1 : Hand Bidet : 1 : Kitchen Sink with Tap : 1 : Washing Machine Tap : 1
ELECTRICAL INSTALLATION	: Lighting Point : 11 : Ceiling Fan Point : 3 : Bathroom Exhaust Fan : 1 : Door Bell Point : 1 : 13A Socket Outlet : 12 : Water Heater Point : 1 : Air Condition Point with Piping : 2 : SMATV Point : 1 : Telephone Point : 1 : Distribution Board : 1

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CONDOMINIUM - FLOOR PLAN
PENTHOUSE
Built-up: 1,690 sq. ft.



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SPECIFICATION FOR SERVICE APARTMENT (TR RESIDENCE)

TYPE C / Mirror Plan (850 Sq ft)

STRUCTURE	: Reinforced Concrete
WALL	: Block Wall / Brick Wall, Reinforced Concrete Wall
CEILING	: General Area : Skim Coat and Paint : Bathrooms : Ceiling Board
WINDOW	: Aluminium Frame Window
DOORS	: Main Entrance: Fire Rated Door : Others: Flush Door
FLOOR FINISHES	: Living/ Dining/ Kitchen: Porcelain Tiles : Bathrooms: Porcelain Tiles : Yard: Porcelain Tiles : Bedrooms: Porcelain Tiles
WALL FINISHES	: General Area: Skim Coat/ Plaster and Paint : Kitchen: Ceramic Tiles (approx.. 1500mm high) : Bathrooms: Porcelain Tiles (ceiling high)
SANITARY INSTALLATION	: Water Closet : 2 : Wash Basin with Tap : 2 : Shower : 2 : Hand Bidet : 2 : Kitchen Sink with Tap : 1 : Washing Machine Tap : 1
ELECTRICAL INSTALLATION	: Lighting Point : 13 : Ceiling Fan Point : 3 : Door Bell Point : 1 : 13A Socket Outlet : 12 : Water Heater Point : 2 : Air Condition Point with Piping : 3 : SMATV Point : 1 : Telephone Point : 1 : Distribution Board : 1

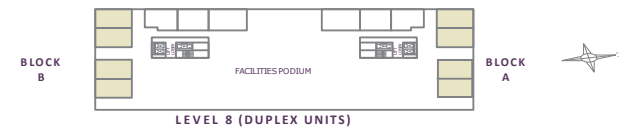
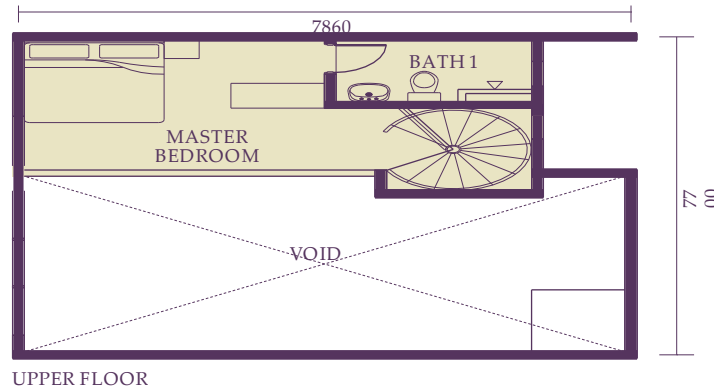
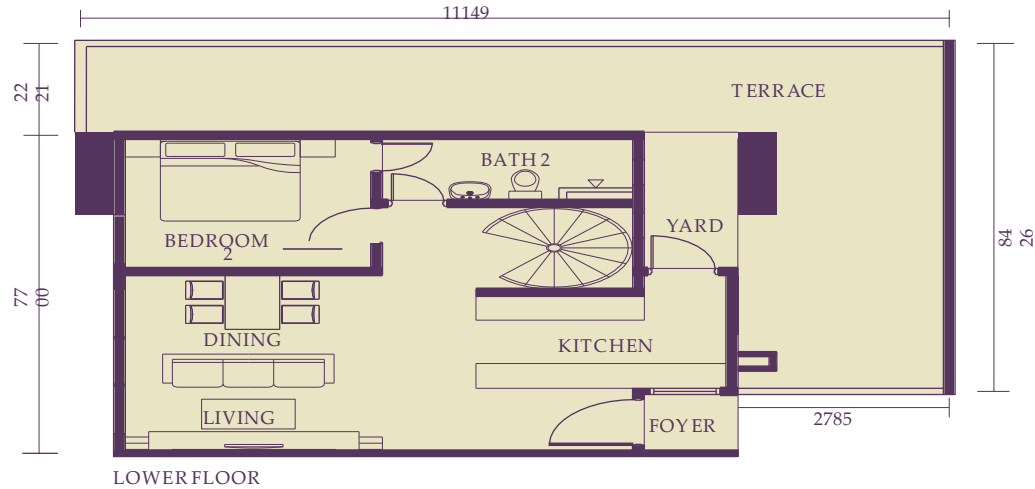
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CONDOMINIUM - FLOOR PLAN TYPE

C1

Built-up: 850 sq. ft.



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SPECIFICATION FOR SERVICE APARTMENT (TR RESIDENCE)**TYPE Penthouse / Mirror Plan (1700 Sq ft)**

STRUCTURE	: Reinforced Concrete
WALL	: Block Wall / Brick Wall, Reinforced Concrete Wall
CEILING	: General Area : Skim Coat and Paint
: Bathrooms : Ceiling Board	
WINDOW	: Aluminium Frame Window
DOORS	: Main Entrance: Fire Rated Door : Others: Flush / Sliding Door
FLOOR FINISHES	: Living/ Dining/ Kitchen: Porcelain Tiles : Bathroom: Porcelain Tiles : Yard/ Balcony: Porcelain Tiles : Bedrooms: Porcelain Tiles
WALL FINISHES	: General Area: Skim Coat/ Plaster and Paint : Kitchen: Ceramic Tiles (approx.. 1500mm high) : Bathrooms: Porcelain Tiles (ceiling high)
SANITARY INSTALLATION	: Water Closet : 6 : Wash Basin with Tap : 6 : Shower : 6 : Hand Bidet : 6 : Kitchen Sink with Tap : 1 : Washing Machine Tap : 1
ELECTRICAL INSTALLATION	: Lighting Point : 24 : Ceiling Fan Point : 7 : Door Bell Point : 1 : 13A Socket Outlet : 19 : Water Heater Point : 6 : Air Condition Point with Piping : 5 : SMATV Point : 2 : Telephone Point : 1 : Distribution Board : 1

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