



TANGEN
RESIDENCES
NORTH KIARA

Elevated Living, Redefined

—
FREEHOLD





Where Hearts are Connected at Your Forever Home



Introducing Tangen Residences, the newest gem of North Kiara, just a stone's throw away from Kepong, Mont' Kiara, and Desa ParkCity. Situated in a mature and thriving locale, the development offers the perfect blend of comfort and convenience for the entire family.

Featuring a range of thoughtfully curated layouts to cater to diverse family needs, Tangen Residences is designed with the essence of multigenerational living in mind. A space to foster meaningful connections, celebrate togetherness, and create a legacy that will be cherished for generations to come.

Experience the joy of family at Tangen Residences—where happy memories are shared, new chapters are written, and love flourishes.





Luxuriate in a New Era of Sky Living

Indulge in refined living at the exclusive freehold residential property, strategically located in close proximity to Kepong, Mont' Kiara, and Desa ParkCity.

Meticulously crafted with spacious and functional Sky Semi-D and Bungalow layouts, this luxurious abode has been designed to cater to the needs of large families, nurturing treasured family moments.



**Freehold
Residential Title**



**Sky Semi-D and
Bungalow Concepts**



**Family-Friendly
Layouts
(3-4 Bedrooms)**



**Bright,
Well-Ventilated
Bedrooms**



Live in the Heart of Seamless Connectivity

Stay connected wherever you are in the vibrant, lively neighbourhood of Segambut to a wide range of public transportation modes, from KTM and LRT to the upcoming MRT3 Circle Line at Taman Sri Sinar Station. Travel from Jalan Segambut Dalam to Jalan Duta Kiara and major highways in a matter of minutes.


Condominium in Mature Townships
(Nearby Kepong, Mont' Kiara & Desa ParkCity)


Nearby the upcoming MRT3
(Taman Sri Sinar Station)


High-Ground Living



- SJK (C)
KHAJ CHEE
- KTM
SEGAMPUT
- HOSPITAL
KUALA LUMPUR
- KLCC
- MRT 3
- MITEC
- MENARA KL
- TRX
- MERDEKA 118
- PUBLIKA
- MONT' KIARA
INTERNATIONAL SCHOOL



Location Map



Legend

-  Shopping Mall / Supermarket
-  Education
-  Medical Centre
-  Park

Distance to Nearby Locations

Education

- 850m ___ SMK Segambut Jaya
- 1.2km ___ SMK Sinar Bintang
- 1.9km ___ The International School @ ParkCity
- 3.0km ___ Garden International School
- 4.0km ___ SJK (C) Khai Chee
- 4.4km ___ Mont' Kiara International School
- 5.6km ___ Garden International School Early Years Centre

Medical Centre

- 1.8km ___ ParkCity Medical Centre
- 3.0km ___ Global Doctors Hospital
- 7.9km ___ General Hospital Kuala Lumpur
- 12.0km ___ Hospital Selayang

Shopping Mall / Supermarket

- 750m ___ Redtick @ Suria North Kiara
- 2.0km ___ United Point Mall
- 2.3km ___ Plaza Arkadia
- 3.4km ___ Lotus's Kepong
- 3.5km ___ Publika Shopping Gallery
- 4.0km ___ 1 Mont' Kiara
- 4.0km ___ Plaza Mont' Kiara

Public Transportation

- <1.0km ___ Taman Sri Sinar Station (Nearby the upcoming MRT3)
- 2.6km ___ KTM Segambut Station
- 6.9km ___ LRT Sentul



Lavish Living in Spacious Layouts

Experience the exquisite privacy of separate living spaces and private areas, where you and your loved ones can indulge in your passions and hobbies, all while creating cherished moments in a harmonious living environment.

Our large and spacious layouts are meticulously crafted for families who value personal space and comfort, providing you with a truly elevated living experience.



Main Lobby



Drop-Off Area



Main Entrance

Dive In for a Refreshing Retreat

Relax and rejuvenate at our 50m Lap Pool, designed to provide the ultimate indulgence and tranquility. Enjoy a refreshing swim or lounge on our comfortable sun loungers as you soak up the sun and unwind amidst lush greenery, leaving you feeling refreshed and revitalised.

Immerse Yourself in Pure Relaxation

Take in the sights and sounds of the tropical landscape, plantings, and a linear garden at the residence. Restore and recharge your mind, body, and spirit across curated facilities for all ages designed for family moments such as the BBQ Deck, Sky Cinema, Aqua Deck, 50m Lap Pool, Jogging Track, and more.



Multi-tiered Security



Facilities for All Ages



50m Lap Pool



EV Charging Station



2-3 Side-by-Side Parking Spaces



Serenity Garden

GROUND FLOOR PLAN

Legend

- 01 Guardhouse
- 02 Serenity Garden
- 03 Cascading Stairs
- 04 Coworking Space
- 05 Convenience Store*
- 06 Mailbox
- 07 Parcel Room*
- 08 Management Office
- 09 Atrium

*Space Only



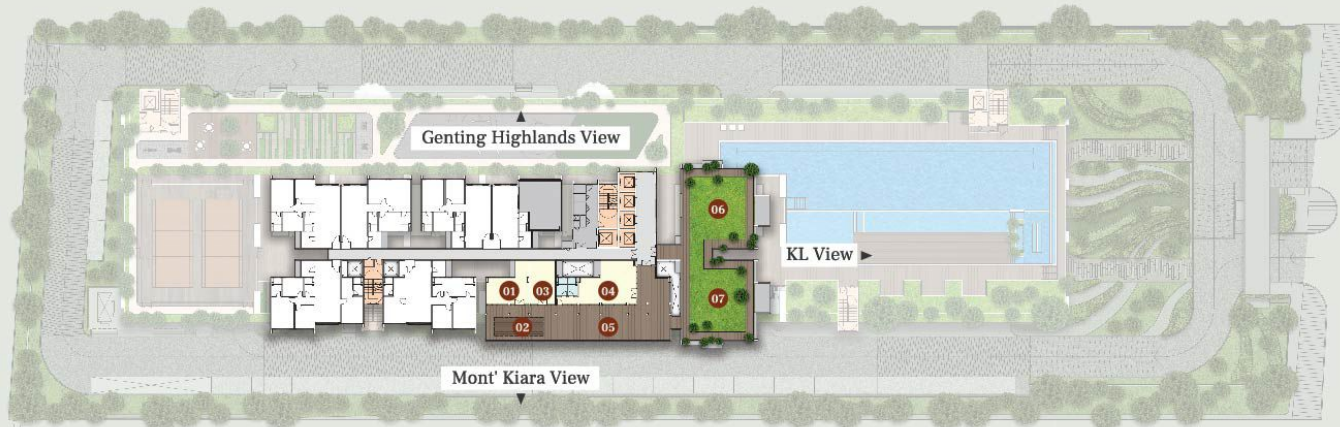
Coworking Space

LEVEL 7
Facilities Plan

Legend

- 01 Healing Lawn
- 02 Jogging / Bicycle Track
- 03 Kids' Playground
- 04 Kids' Fun Zone
- 05 Multipurpose Hall / Badminton Court
- 06 Indoor Game Room*
- 07 Nursery*
- 08 Patio
- 09 Lift Lobby
- 10 Gymnasium
- 11 Changing Room
- 12 Sauna
- 13 Kids' Pool
- 14 50m Infinity Lap Pool
- 15 Aqua Deck
- 16 Chilling Pavilion & BBQ Deck
- 17 Jacuzzi

*Space Only



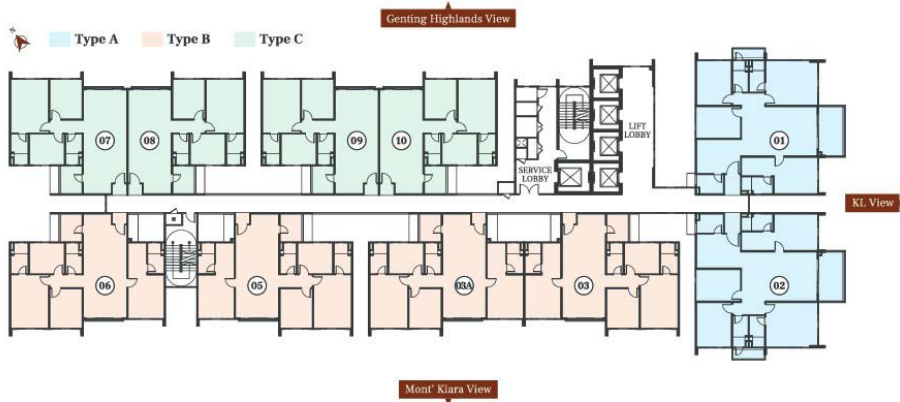
LEVEL 49
Rooftop Facilities Plan

Legend

- 01 Yoga / Dancing Studio
- 02 Meditation Deck
- 03 Reading Nook
- 04 Sky Lounge
- 05 Outdoor Sky Lounge
- 06 Sky Cinema
- 07 Sky Garden



Typical Floor Plan

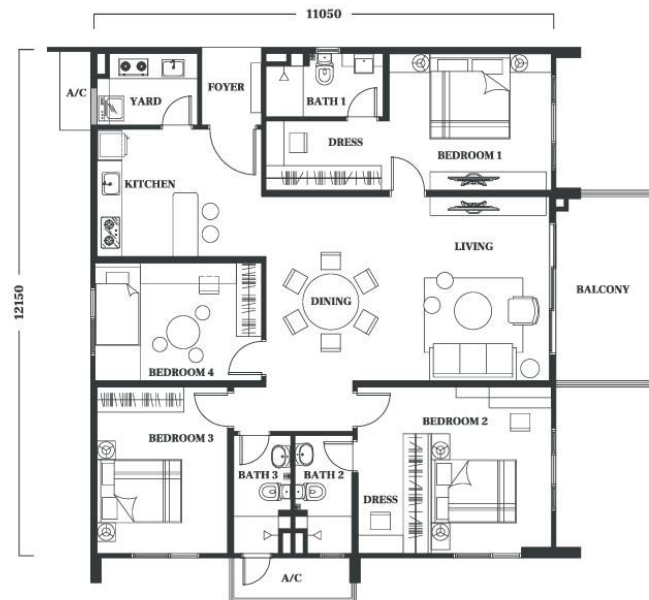
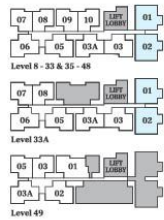


Unit Plans

Type A

- 147 sq. m (1,582 sq. ft.)
- 4 Bedrooms
- 3 Bathrooms

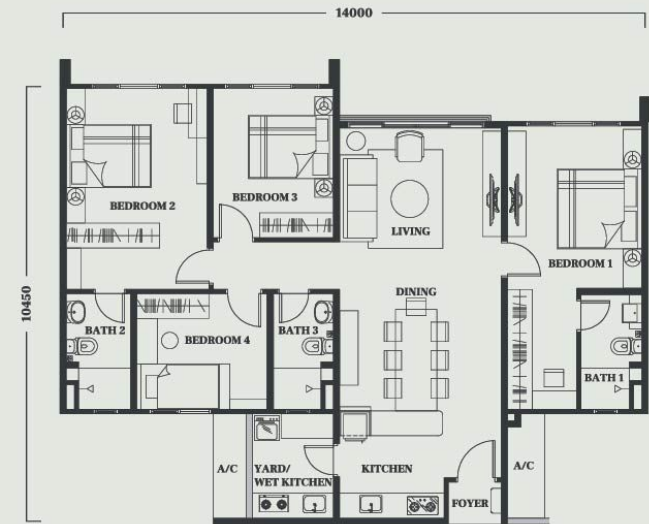
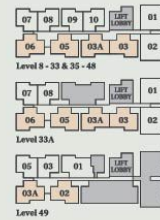
Key plan



Type B

- 119 sq. m (1,281 sq. ft.)
- 4 Bedrooms
- 3 Bathrooms

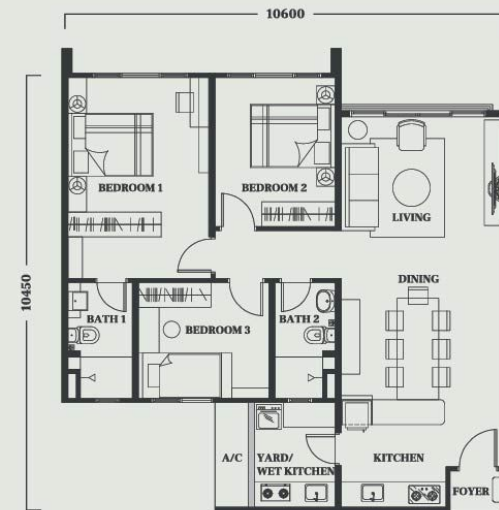
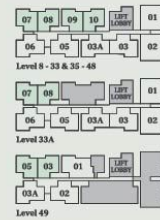
Key plan



Type C

- 96 sq. m (1,033 sq. ft.)
- 3 Bedrooms
- 2 Bathrooms

Key plan



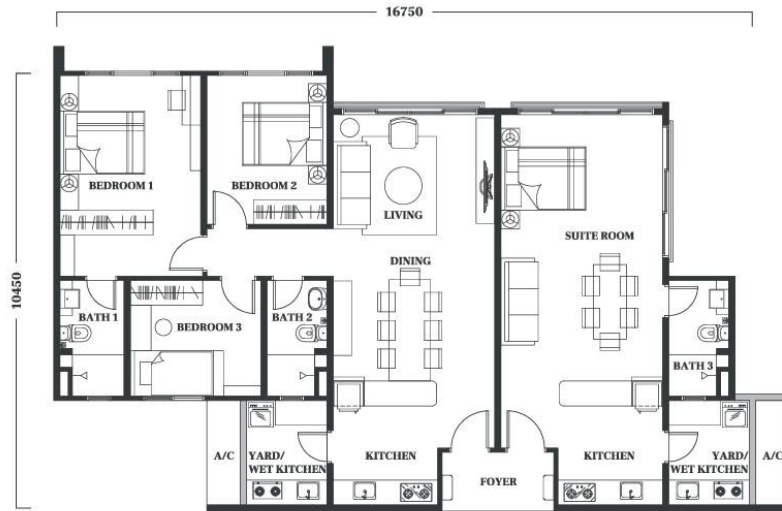
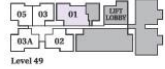
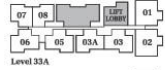
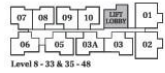
Type D

 144 sq. m
(1,550 sq. ft.)

 4 Bedrooms

 3 Bathrooms

Key plan



Specifications

Structure	Reinforced Concrete
Wall	Concrete / Masonry
Roofing Covering	Reinforced Concrete Roof Slab
Roof Framing	Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Powder Coated Aluminium Framed Glass Window
Doors	All Types
	Main Entrance - Fire-Rated Door
	Living - Powder Coated Aluminium Framed Glass Sliding Door
	Bedrooms - Flush Door
	Bathrooms & Yard - Flush Door
	Type D
	Suite Room - Powder Coated Aluminium Framed Glass Sliding Door
Ironmongery	Selected Lockset
Wall Finishes	Kitchen - Ceramic Tiles to 1.5m
	Bathrooms - Ceramic Tiles to Ceiling Height
	Others - Skim Coat / Plaster & Paint

Floor Finishes	All Types				
	Living, Dining, & Kitchen - Porcelain Tiles				
	Bedrooms - Laminated Floor Board				
	Bathrooms & Yard - Ceramic Tiles				
	Type A	Type D			
	Balcony - Ceramic Tiles	Suite Room - Porcelain Tiles			
Sanitary and Plumbing Fittings	Type A	Type B	Type C	Type D	
	Water Closet	3	3	2	3
	Wash Basin	3	3	2	3
	Shower Rose	3	3	2	3
	Kitchen Sink	1	1	1	2
Electrical Installation	Light Point	17	16	12	18
	Power Point	17	16	14	24
	Fan Point	3	2	2	3
	Air-cond Point	5	5	4	5
	TV Point	1	1	1	2
	Door Bell Point	1	1	1	1
	Water Heater Point	3	3	2	3
Internal Telecommunication Trunking and Cabling	Fiber Wall Socket	1	1	1	2

A DEVELOPMENT BY



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Tangen Residences

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Developer: Angkasa Armada Sdn. Bhd. (1448690 X) • No. 31, Jalan SS4C/5, Taman Rasa Sayang, 47301, Petaling Jaya, Selangor Darul Ehsan • Tel No.: 03-78046682 • Fax No.: 03-78046681 • Developer License No.: 30349/01-2028/0026 (N) • Validity Period: 17/01/2023 - 16/01/2028 • Advertising & Sales Permit No.: 30349-1/06-2026/0758(N)-(S) • Validity Period: 28/06/2023 - 27/06/2026 • Land Tenure: Freehold • Restriction in Interest: Nil • Land Encumbrances: RHB Bank Berhad • Number of Parking Lots Per Unit: 2-3 • Expected Date of Completion: October 2027 • Type of Property: Condominium • Selling Price: RM659,000 (Min) - RM1,135,000 (Max) • Total Units: 413 • Built-Up Area: Type A: 147 square meters, Type B: 119 square meters, Type C: 96 square meters, Type D: 144 square meters • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T1 OSC 2022 1897 (17) • Discount for Bumiputra: 5%

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