



TANGEN

RESIDENCES

NORTH KIARA

FREEHOLD



Artist's Impression only

INSPIRED TO BE *a Sanctuary of* ENDURING BEAUTY

Rooted in the timeless elegance that nature presents, Tangen Residences is designed to celebrate life's most precious treasures – family, relaxation, and a connection to the natural world. Every corner of the development fosters a sense of relaxation. With inspiration from bamboo, Tangen Residences embodies longevity, adaptability, and tenacity in every facet.

The Aspects of Nature and Bamboo



Repetition
and Rhythm



Transparency
and Lightness



Textures
and Finishes



Warm and
Natural Colours



Landscape
Design



Climate
Responsiveness



Artist's Impression only

ARRIVE TO A *Haven of* **LASTING** *Tranquillity*

From the moment you arrive, a sense of calm envelops you. The grand entrance, framed by lush greenery and thoughtful design, sets the tone for a life of serenity. Here, the harmony of resort-style living begins at the gate, welcoming you into a haven where tranquillity and timeless beauty converge.



Artist's Impression only



Artist's Impression only

A GRAND *Welcome to Timeless* ELEGANCE



Welcome to an entrance that redefines homecoming. With effortless drop-offs and resort-inspired charm, you'll be left with a feeling of elegance and comfort thanks to the accessible drop-off area and resort-like style.

RESORT-INSPIRED *Luxury* MEETS *Lasting Serenity*



Escape to a world of relaxation where resort-inspired facilities invite you to unwind. Surrounded by nature, every space is designed for serenity and connection.



Artist's Impression only



Artist's Impression only

SURROUNDED BY
Stunning Panoramas,
ELEVATED IN
Every Direction



No matter the direction, Tangeen Residences is surrounded by stunning views. Whether it's admiring the floating city of Genting Highlands, the bustling life of Mont Kiara below, or the twinkling lights of KL's skyline, you'll be treated to a feast for your eyes whether night or day.

FOR A Healthy Lifestyle

NURTURING *Health and Harmony* FOR A BETTER TOMORROW



Spaces made for strength and serenity

Whether you're powering through a gym session or engaging in sports, the facilities offer opportunities for all. Tranquillity at the yoga and meditation spaces provide the perfect environment for relaxation and mindfulness.





Artist's Impression only



Artist's Impression only



Artist's Impression only

TIMELESS *Spaces for Every* GENERATION

Blending resort living with nature, the facilities at Tangen Residences foster growth for every family member. From play areas for kids to serene spots for grandparents, there's something for all generations to enjoy.



GROUND FLOOR

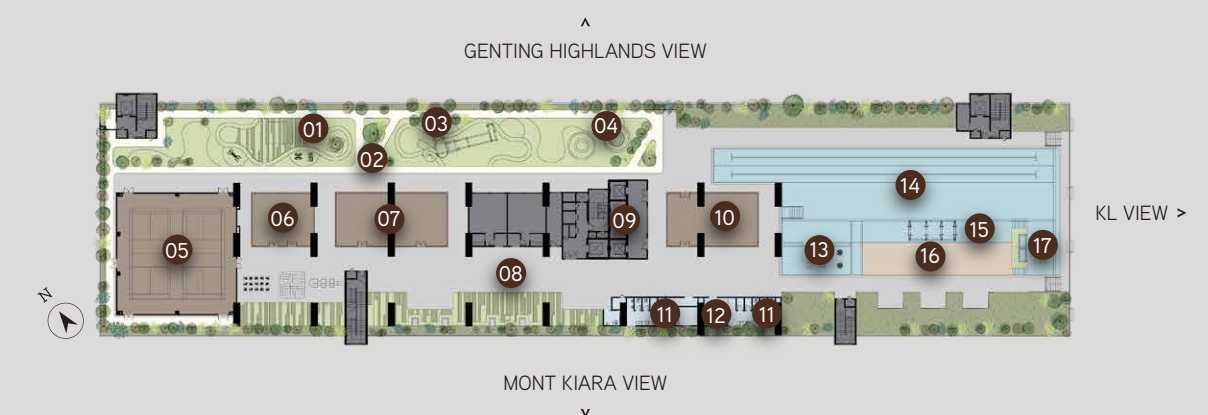
- | | | | | |
|-----------------|--------------------|----------------------|--------------------|-----------------------|
| 01 Guardhouse | 02 Serenity Garden | 03 Cascading Garden | 04 Coworking Space | 05 Convenience Store* |
| 06 Mailbox Room | 07 Parcel Room* | 08 Management Office | 09 Drop Off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

*Space Provided

LEVEL 7 - FACILITIES PLAN

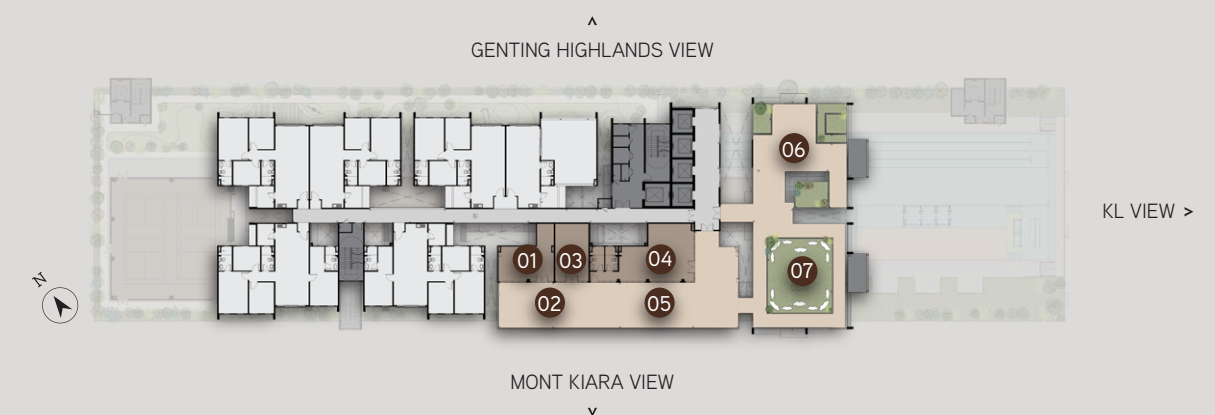
- | | | | | |
|-----------------------|----------------------------|---------------------|-------------------|---|
| 01 Healing Lawn | 02 Jogging / Bicycle Track | 03 Kid's Playground | 04 Kid's Fun Zone | 05 Multipurpose Hall / Badminton Court / Pickleball Court |
| 06 Indoor Games Room* | 07 Nursery* | 08 Terrace Garden | 09 Lift Lobby | 10 Gymnasium |
| 11 Changing Room | 12 Sauna Room | 13 Kid's Play Pool | 14 Infinity Pool | 15 Aqua Deck |
| 16 BBQ Deck | 17 Jacuzzi | | | |

*Space Provided





LEVEL 49 - ROOFTOP FACILITIES PLAN


- | | | | |
|--------------------------|--------------------|-------------------------------|----------------------|
| 01 Yoga / Dancing Studio | 02 Meditation Deck | 03 Reading Lounge | 04 Indoor Sky Lounge |
| 05 Outdoor Sky Lounge | 06 Sky Cinema | 07 Luminous Moonlight Terrace | |

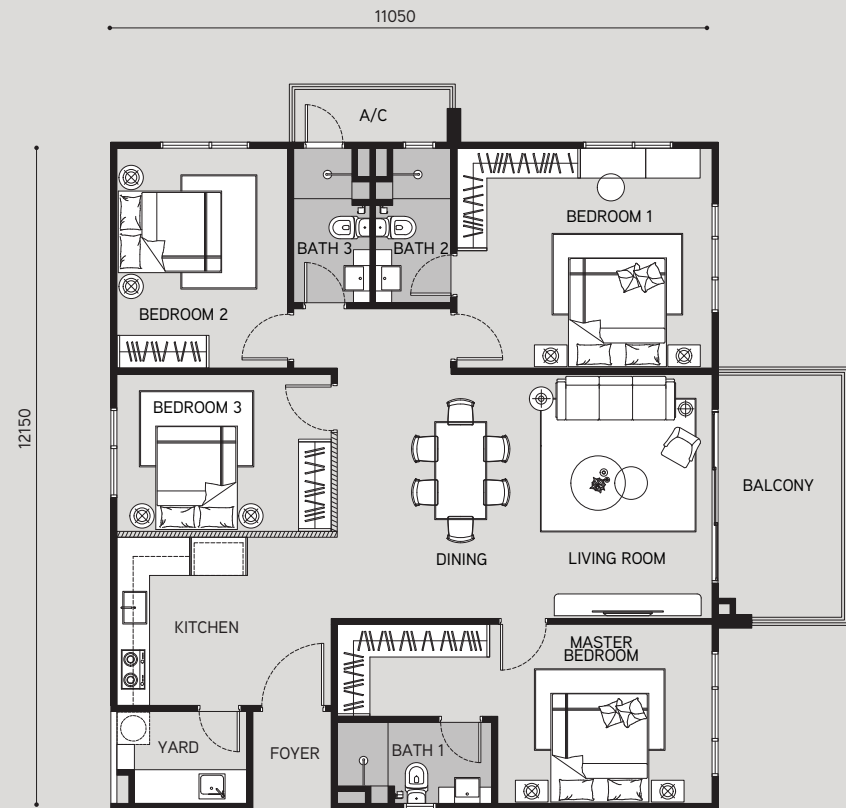
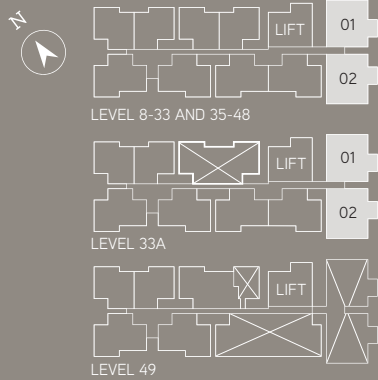


TYPE A

 1,582 SQ.FT.
147 SQ.M

 4 BEDS

 3 BATHS




Exclusive Features


3-phase electricity supply.




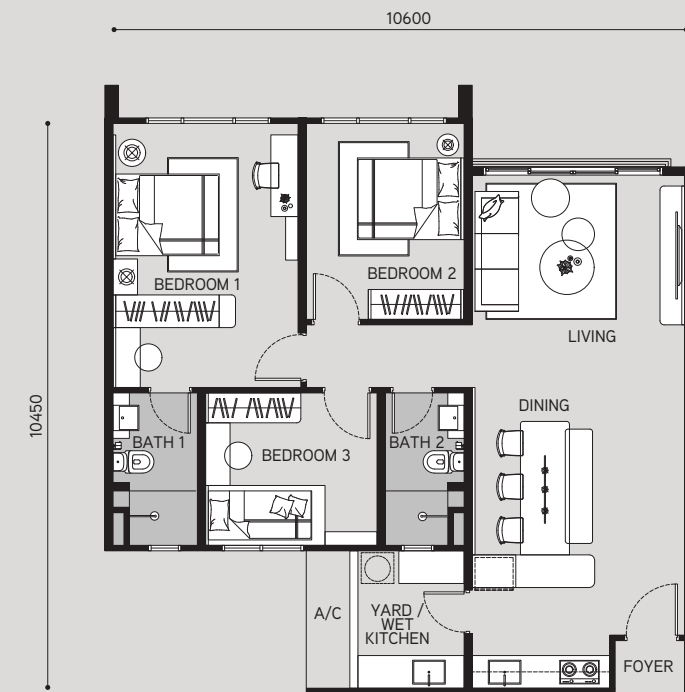
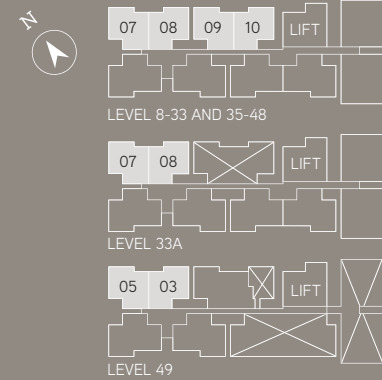
Hackable wall for flexible layout.

TYPE C


 1,033 SQ.FT.
96 SQ.M


 3 BEDS


 2 BATHS

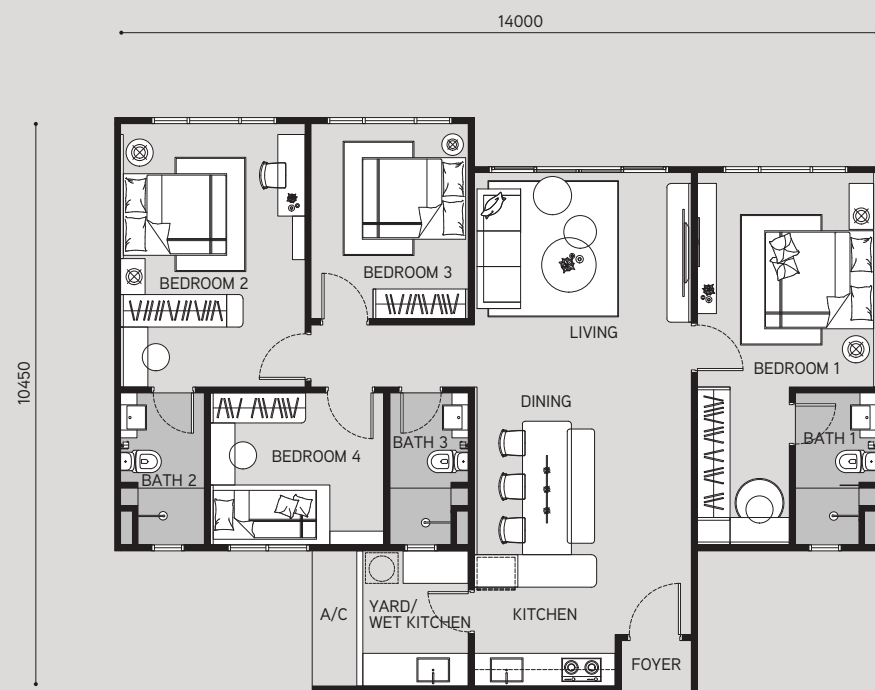
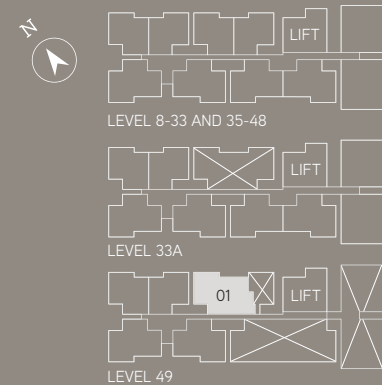


TYPE D

 1,550 SQ.FT.
144 SQ.M

 4 BEDS


 3 BATHS

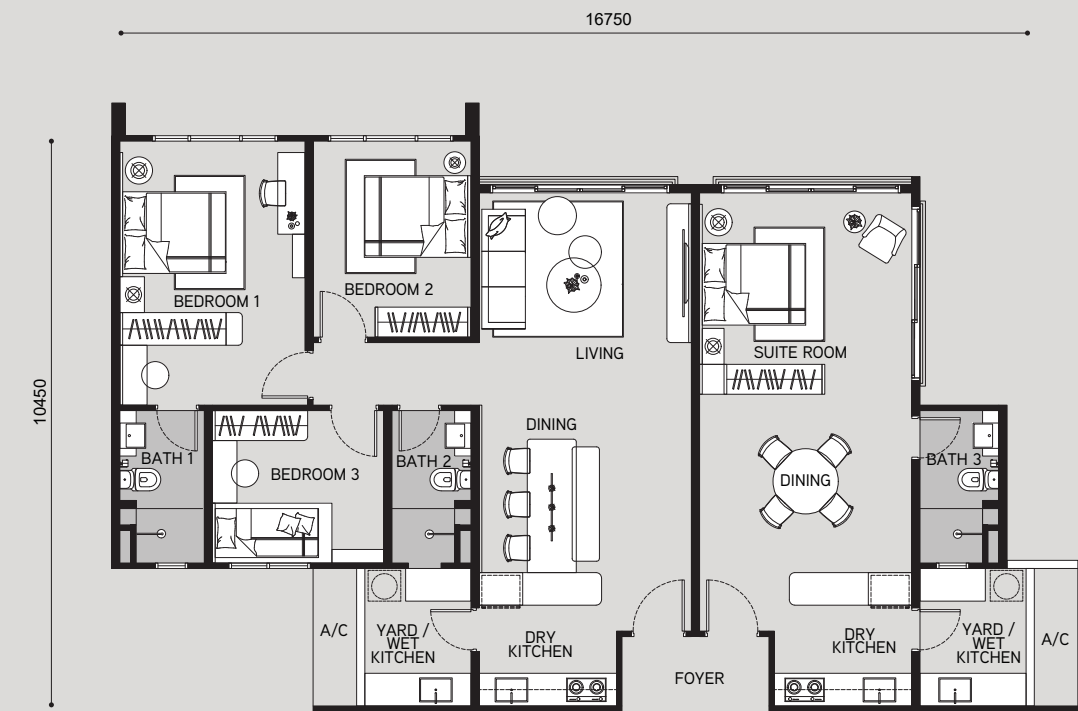
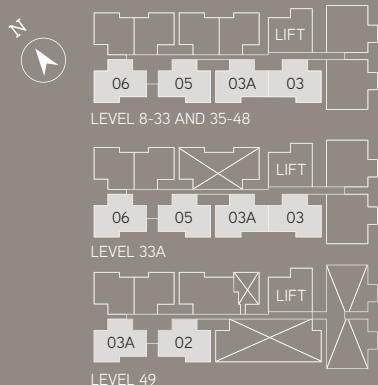


TYPE B

 1,281 SQ.FT.
119 SQ.M

 4 BEDS

 3 BATHS



TYPICAL FLOOR 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 Hose	3	3	2	3
	Kitchen Sink	1	1	1	2
ELECTRICAL INSTALLATION		TYPE A	TYPE B	TYPE C	TYPE D
	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		TYPE A	TYPE B	TYPE C	TYPE D
	Fiber Wall Socket	1	1	1	2

Disclaimer: All items stated above are subject to variations, modifications, and substitution as to comply with the relevant Authorities / Engineers / Architects and By-Laws as they arise

EMBRACING *Nature's Beauty, Living in* RESORT SERENITY

Experience a home designed for ultimate relaxation, comfort, and convenience. A home perfect for the entire family.

GREENER LIVING



Solar Panels
Powering
Common Areas



Rainwater
Harvesting for
Landscaping



LED Lighting



Green Label
Paints



EV Charging
Stations

SAFETY



24 Hour
Guard Patrol



Private & Public
Access Spaces



Entrance Barrier
with Touch
Card Access



CCTV Throughout
the Development



Restricted Access
to Set Floors Only

WHAT'S TO ENJOY



Side by
Side Parking



50m Infinity
Lap Pool



Dry and
Wet Kids
Play Areas



Multigenerational
Facilities

INSIDE YOUR HOME



Sky Semi-D &
Bungalow
Style Layouts



Spacious Family
Friendly Layouts
(3-4-Bedroom Units)



L-shaped
Hackable Walls
(Type A)



Large Balcony
Space (Type A)

ENRICHING YOUR LIFE



Resort Style
Living
with Nature



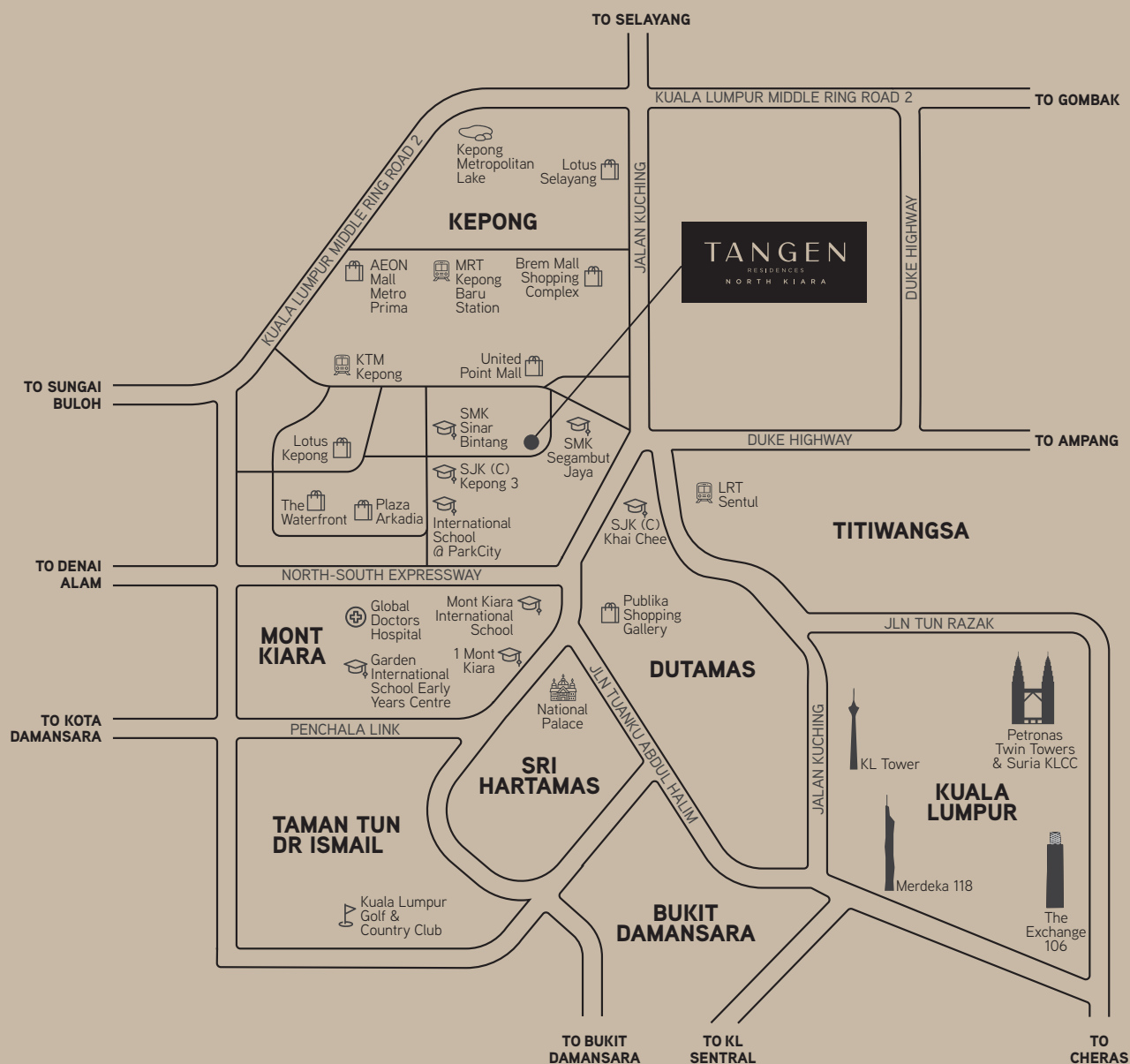
Freehold
Residential
Title



Multigenerational
Living

EXPERIENCE A *life of beauty* AND HARMONY

Nestled in North Kiara, Tangen Residences offers breathtaking views of the surrounding beauty. With close proximity to the proposed MRT 3, and a height of the building that captures sweeping panoramas you'll to experience the perfect blend of nature, serenity, and urban convenience each and every day.



EDUCATION

850m	SMK Segambut Jaya
1.2km	SMK Sinar Bintang
1.8km	SJK (C) Kepong 3
1.9km	International School @ ParkCity
2.5km	SJK (C) Khai Chee
3.5km	Garden International School
4.4km	Mont Kiara International School
4.5km	Garden International School Early Years Centre

MEDICAL CENTRE

1.8km	Park City Medical Centre
3.0km	Global Doctors Hospital
7.9km	General Hospital Kuala Lumpur
10.1km	Hospital Selayang

SHOPPING MALL / SUPERMARKET

750m	Redtick @ Suria North Kiara
1.3km	United Point Mall
2.3km	Plaza Arkadia
3.4km	Lotus Kepong
3.5km	Publika Shopping Gallery
4.0km	1 Mont Kiara

PUBLIC TRANSPORT

<1.0km	Proposed MRT
	Taman Sri Sinar Station
2.0km	KTM Segambut Station
4.7km	KTM Kepong Station
5.4km	MRT Kepong Baru
6.9km	LRT Sentul

A DEVELOPMENT BY:

EH
PROPERTY
Build to Create Your Future

ENG HAN GROUP

31, Jalan SS 4C/5, Taman Rasa Sayang, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia.

T: 03-7804 6682 | F:03-7804 6681 | W: ehproperty.com.my

Tangen Residences Sales Gallery

REGISTERED WITH:

GreenRE

All renderings in this brochure are artist's impressions only. The Developer reserves the right to modify any part of the building, development, and/or unit prior to completion as directed or approved by the architects and/or relevant authorities. While every reasonable effort has been made to ensure accuracy, the Developer is not responsible for any inaccuracies, and this brochure is for internal circulation only.

Developer: Angkasa Armada Sdn Bhd (1448690 X) • No. 31, Jalan SS4C/5, Taman Rasa Sayang, 47301, Petaling Jaya, Selangor Darul Ehsan • Tel.: 03-78046682 • Faks 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(A)-(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: RM 659,000 (min) – RM 1,135,000 (max) • Total Unit: 413, Balance Unit: 321 • 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%

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. DEVELOPMENT INFORMATION CAN BE CHECKED ON THE PORTAL TEDUH.KPKT.GOV.MY