



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.



Arrive to a Haven of Lasting Tranquillity

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



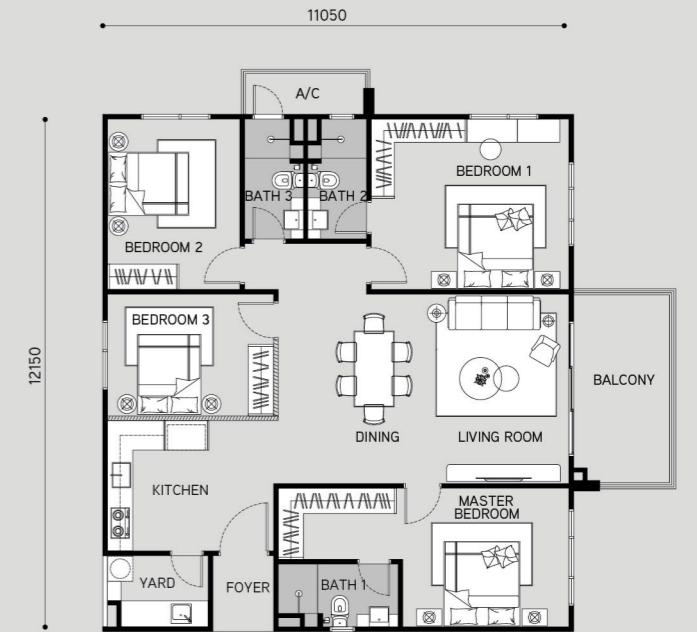
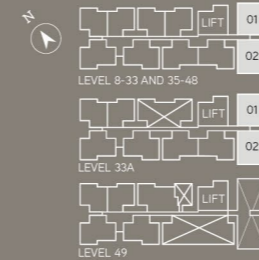
Multigenerational Living

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 B

1,281 SQ.FT.
119 SQ.M

4 BEDS

3 BATHS

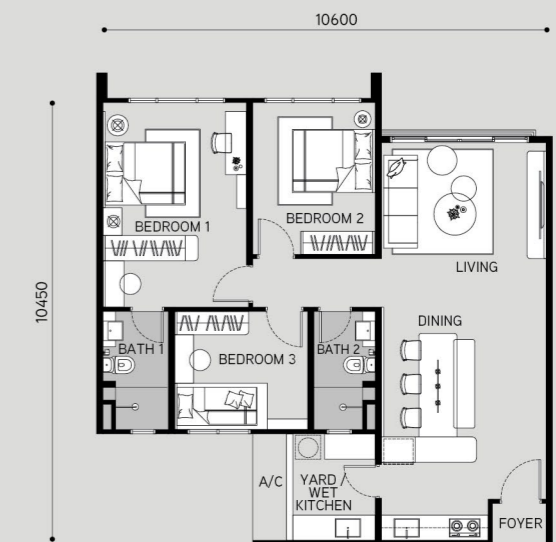
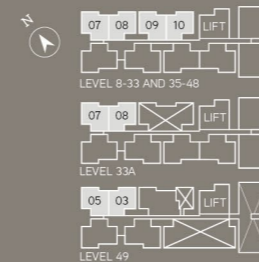


TYPE C

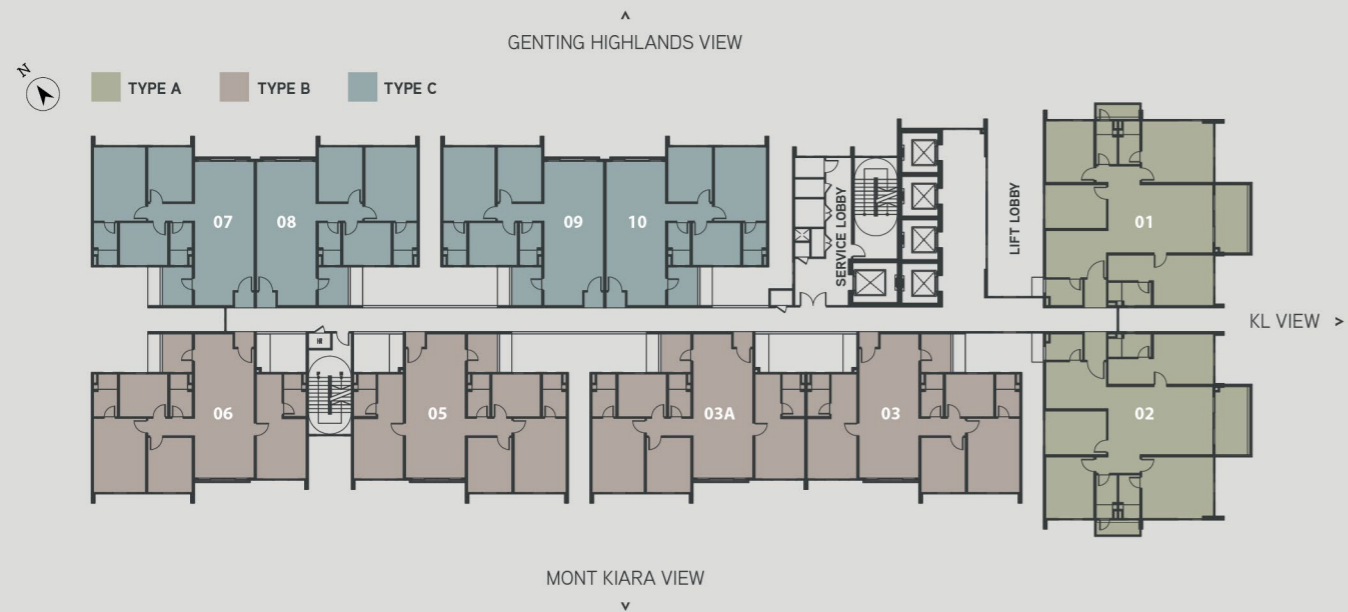
1,033 SQ.FT.
96 SQ.M

3 BEDS

2 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
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 Balcony - Ceramic Tiles

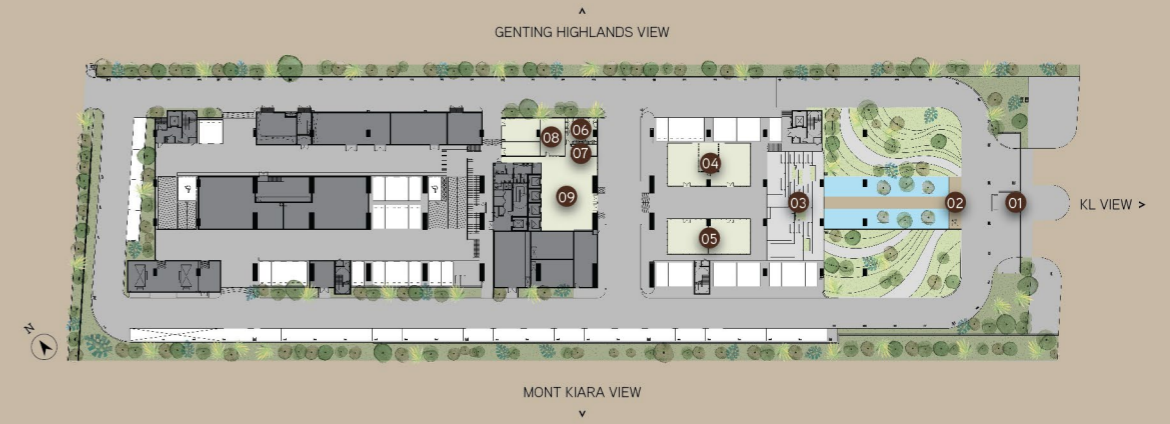
	TYPE A	TYPE B	TYPE C
SANITARY AND PLUMBING FITTINGS			
Water Closet	3	3	2
Wash Basin	3	3	2
Shower Hose	3	3	2
Kitchen Sink	1	1	1
ELECTRICAL INSTALLATION			
Light Point	17	16	12
Power Point	17	16	14
Fan Point	3	2	2
Air-cond Point	5	5	4
TV Point	1	1	1
Door Bell Point	1	1	1
Water Heater Point	3	3	2
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING			
Fiber Wall Socket	1	1	1

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



TIMELESS Spaces for Every GENERATION

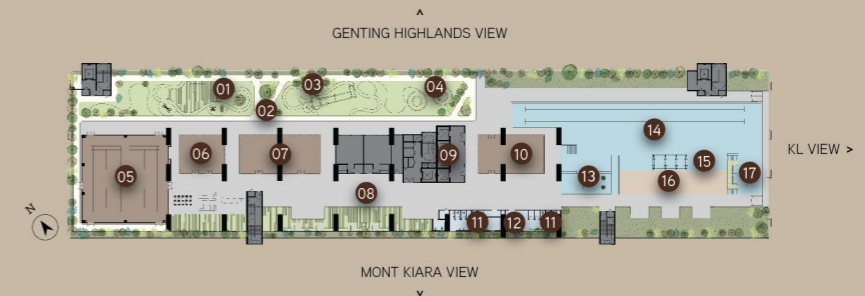
Blending resort living with nature, the facilities at Tangen Residences foster growth for every family member. From play areas for kids to serene spots for grandparents, there's something for all generations to enjoy.



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

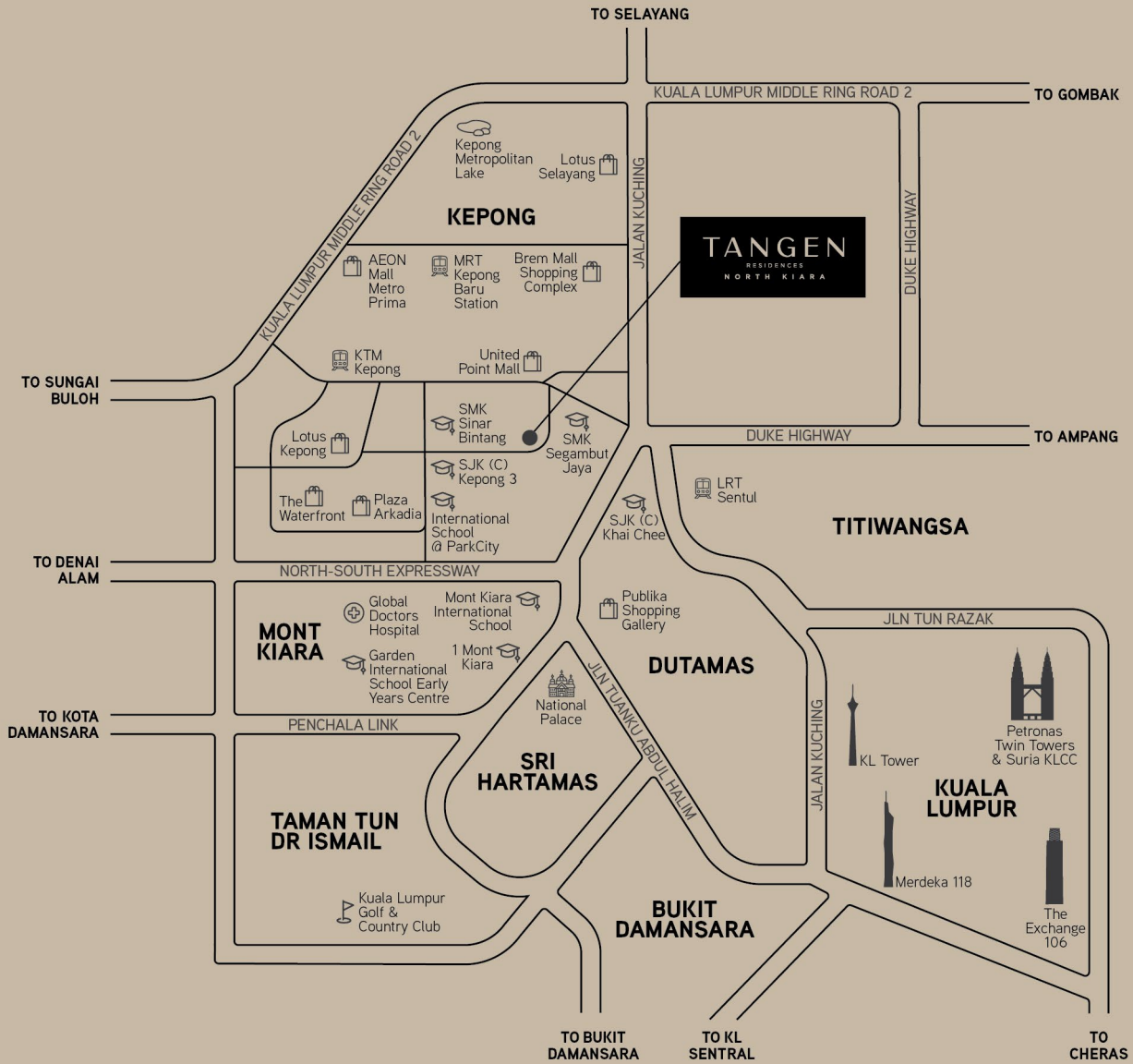


LEVEL 49 - ROOFTOP FACILITIES PLAN

- 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

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

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Tangen Residences Sales Gallery

REGISTERED WITH:

GreenRE

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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.: 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)-IS • 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%

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