

TR

RESIDENCE

JALAN TUN RAZAK



Artist Impression Only

3 CONNECTIVE LINES

1 Seamless Connectivity

MONORAIL | LRT | MRT2

Living here is defined with one word, OMNIPRESENT. Imagine being able to reach to any destination of your choice with multiple efficient transportations at your doorstep. Yes, with TR2 Residence, you live a minute away from 3 major train lines namely the LRT, Monorail and the future MRT2 stations that brings you to every point in and around Klang Valley.



Titiwangsa
Lake Garden

National Visual
Art Gallery

The Palace
of Culture

IJN

KL
General
Hospital

KLCC

Jalan
Tun Razak



KL
Tower

Future
MRT2 Station
(Targeted completion date: 2023)

Monorail
Station
Titiwangsa

LRT
Station
Titiwangsa



3 Lines, 1 Terminal. A Seamless Connectivity



Monorail KL



LRT



MRT2



Bus Station

A Home That CONNECTS ALL

Take a step out and satisfy your daily needs with numerous retail shops catering to your convenience. We bring the shopping to you.



4.2KM
KLCC



4.7KM
MENARA
KL



8.6KM
MENARA
WARISAN
MERDEKA



2.7KM
TITIWANGSA
GOLF COURSE



3.3KM
UTMKL



3.2KM
DATARAN
MERDEKA



2.0KM
TAMAN TASIK
TITIWANGSA



450M
HOSPITAL
KUALA LUMPUR



2.5KM
INSTITUT
JANTUNG NEGARA



1.4KM
BALAI SENI
NEGARA



1.9KM
PERPUSTAKAAN
NEGARA MALAYSIA



4.8KM
JALAN
ALOR



5.4KM
BUKIT
BINTANG



Artist Impression Only

Facilities for FITNESS

Embrace an active lifestyle with a variety of facilities such as swimming pool, gym, jogging track, badminton court and more. Train yourself to a new level.



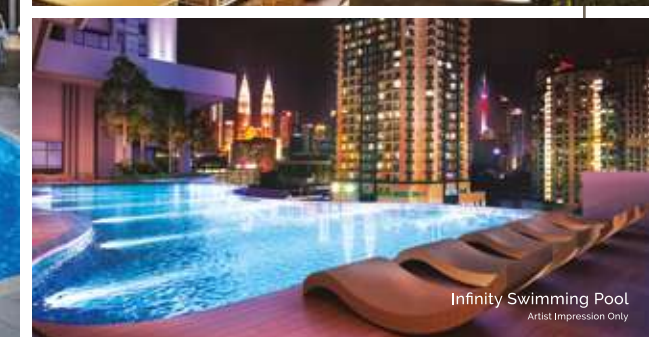
Viewing Deck
Artist Impression Only



Wading Pool
Artist Impression Only



Rooftop Viewing Deck
Artist Impression Only



Infinity Swimming Pool
Artist Impression Only

LANDSCAPE PLAN



GROUND FLOOR

- | | |
|--|---------------------------------------|
| 01. Entrance Statement
a) Retail b) Apartment | 06. Walkway / Jogging Path |
| 02. Driveway Pavement Treatment | 07. Terrace Planter with Herbs Garden |
| 03. Hardscape Area | 08. Exercise Platform Terrace |
| 04. Linear Park | 09. Pavilion |
| 05. Playground | 10. Perimeter Green Strip |

FACILITIES PLAN



LEVEL 8

01. Infinity Swimming Pool

02. Wading Pool

03. Jacuzzi

04. Aqua Gym

05. Sundeck

06. Planter Box with Seating

07. Walking Path / Jogging Trail
08. BBQ Terrace

09. Resting Courtyard

10. Outdoor Fitness Station

11. Playzone

12. Viewing Deck

13. Hide-Out Pod
14. Squash Room

15. Multipurpose Hall
(also as Badminton Court)

16. Sauna Room

17. Reading Room

18. Gym Room

FLOOR PLAN

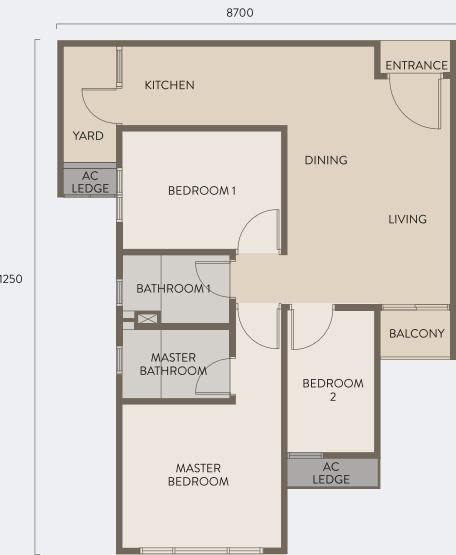
TYPE A

Built-up: 667sf
2 Bedrooms + 2 Bathrooms



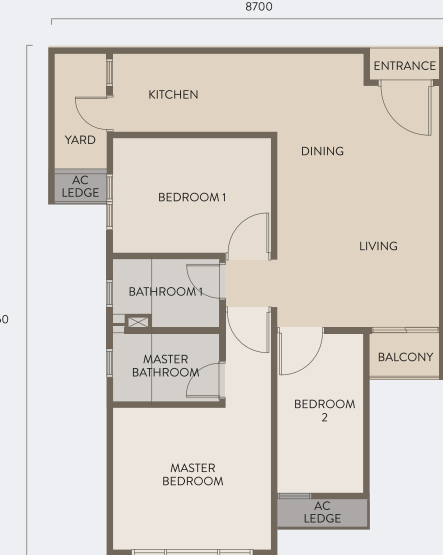
TYPE B

Built-up: 807sf
3 Bedrooms + 2 Bathrooms



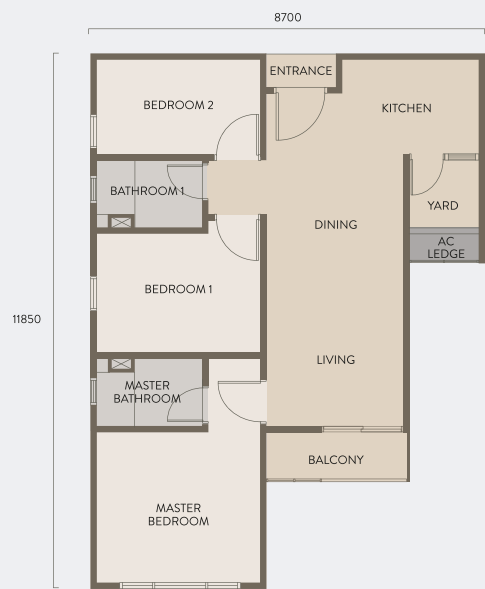
TYPE C

Built-up: 840sf
3 Bedrooms + 2 Bathrooms



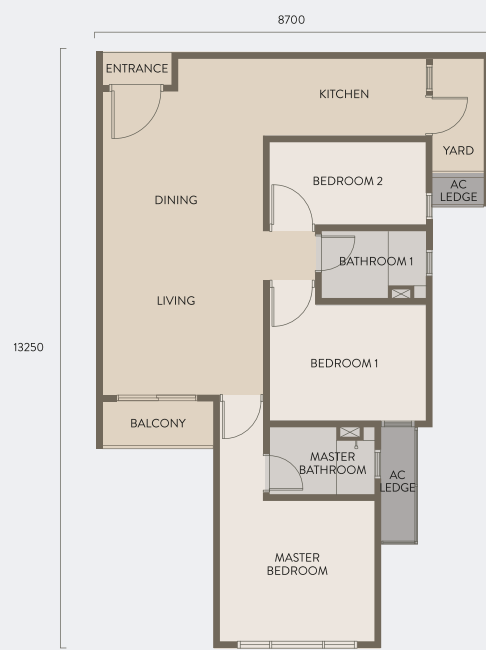
TYPE C1

Built-up: 883sf
3 Bedrooms + 2 Bathrooms



TYPE C2

Built-up: 904sf
3 Bedrooms + 2 Bathrooms

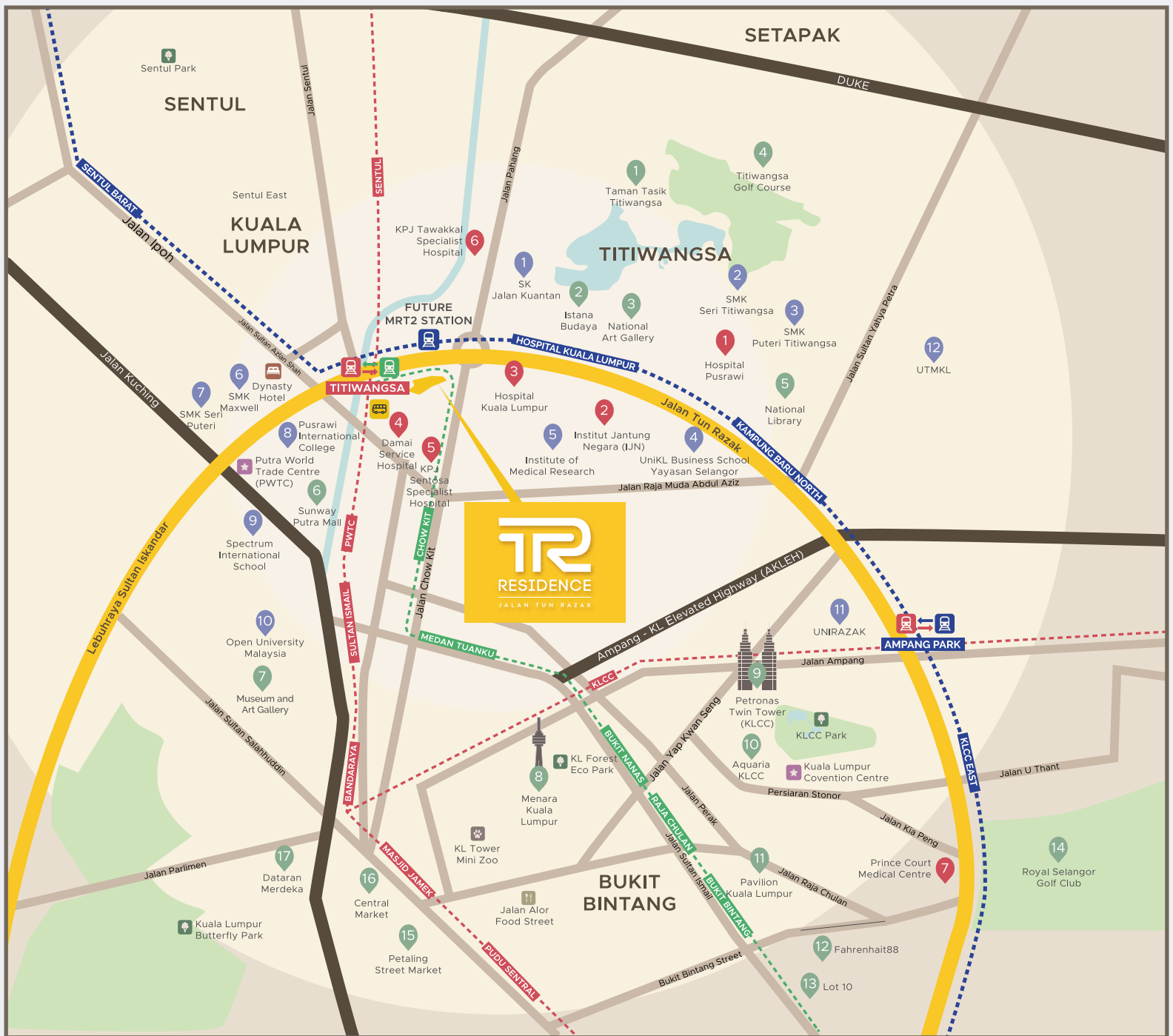


SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Brick Wall / Reinforced Concrete Wall/ Blocked Wall
Ceiling	: Ceiling Board / Skim Coat & Paint
Windows	: All : Aluminum Frame / Glass Window
Doors	: Main Entrance : Fire-rated Door
	: Other Doors : Flush Door/ Composite Door
Wall Finishes	: Kitchen : Ceramic Tiles (approx. 1500mm high)
	: Bathrooms : Porcelain / Ceramic Tiles (Ceiling Height)
	: Other Areas : Skim Coat / Plaster and Paint
Floor Finishes	: Living, Dining, Entrance Foyer : Porcelain Tiles
	: All Bedrooms : Laminated Flooring
	: Kitchen : Porcelain Tiles
	: All Bathrooms : Porcelain Tiles
	: Balcony : Porcelain Tiles
	: Yard : Porcelain Tiles
	: Others : Cement Render

		Type A	Type B	Type C	Type C1	Type C2
Sanitary and Plumbing Fittings	: Water Closet	2	2	2	2	2
	: Hand Bidet	2	2	2	2	2
	: Wash Basin & Tap	2	2	2	2	2
	: Shower	2	2	2	2	2
	: Kitchen Sink & Tap	1	1	1	1	1
	: Bip Tap	1	1	1	1	1
Electrical Installation	: Lighting Point	13	16	16	17	17
	: Fan Point	3	4	4	4	4
	: 13A Power Point	13	15	15	15	15
	: Cooker Hob Point	1	1	1	1	1
	: Kitchen Hood Point	1	1	1	1	1
	: Air-Conditioning Point	3	4	4	4	4
	: Water Heater Power Point	2	2	2	2	2
	: Fibre Wall Socket	1	1	1	1	1
	: SMATV Point	1	1	1	1	1
	: Door Bell Point	1	1	1	1	1

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



DIRECTORY

Recreation | Main Attraction Area

1. Taman Tasik Titiwangsa
2. Istana Budaya
3. National Art Gallery
4. Titiwangsa Golf Course
5. National Library
6. Sunway Putra Mall
7. Museum and Art Gallery
8. Menara Kuala Lumpur
9. Petronas Twin Tower (KLCC)
10. Aquaria KLCC
11. Pavilion Kuala Lumpur
12. Fahrenheit88
13. Lot 10
14. Royal Selangor Golf Club
15. Petaling Street Market
16. Central Market
17. Dataran Merdeka

Education

1. SK Jalan Kuantan
2. SMK Seri Titiwangsa
3. SMK Puteri Titiwangsa
4. UniKL Business School Yayasan Selangor
5. Institute for Medical Research
6. SMK Maxwell
7. SMK Seri Puteri
8. Pusrawi International College
9. Spectrum International School
10. Open University Malaysia
11. UNIRAZAK
12. UTMKL

Medical Centre

1. Hospital Pusrawi
2. Institut Jantung Negara (IJN)
3. Hospital Kuala Lumpur
4. Damai Service Hospital
5. KPJ Sentosa KL Specialist Hospital
6. KPJ Tawakkal Specialist Hospital
7. Prince Court Medical Centre

Public Transport

Monorail Line - Titiwangsa
-Bukit Bintang

LRT Line - Sentul Timur
- Keramat

Future MRT2 Station
(Targeted Completion Date:2023)

Bus Terminal
Pekeliling

Pemaju:
QUANTUM DENSITY SDN BHD (201801039021) (1301052-A)
(A Subsidiary of MKH Berhad)
5th Floor, Wisma MKH, Jalan Semenyih,
43000 Kajang, Selangor Darul Ehsan.
T +603-8737 8228 F +603-8736 5436

@mkhbhd
@mkh_bhd

03-7981-0901
www.mkhberhad.com

THE EDGE Top Projects
Developer's Award
2020

THE EDGE - PEPS
Value Creation Excellence
Award 2016 | Residential

THE EDGE
Affordable Urban Housing
Excellence Award 2015

gta

RESIDENSI TUN RAZAK 2 • Pemaju: Quantum Density Sdn Bhd (201801039021) (1301052-A) (Anak Syarikat MKH BERHAD) Tingkat 5, Wisma MKH, Jalan Semenyih, 43000 Kajang, Selangor Darul Ehsan. Tel. 03-8737 8228 • No. Lesen Pemaju: 20082-1/03-2023/0276(L) • Tempoh Sah laku: 26/03/2021 – 25/03/2023 • No. Permit Iklan & Jualan: 20082-1/03-2023/0276(P) • Tempoh Sah laku: 26/03/2021 – 25/03/2023 • Tarikh Dijangka Slap: November 2026 (60 bulan dari tarikh PJB) • Jenis Hartanah: Pangapuri Perkhidmatan • Pihak Berkuasa Yang Meluluskan: Dewan Bandaraya Kuala Lumpur • No. Rujukan Pelan Bangunan: BP T3 OSC 2019 2581 • Pegangan Tanah: Pajak selama tempoh 99 Tahun, berakhir pada 03/10/2103 • Bebanan Tanah: HSBC Bank Malaysia Berhad • Jumlah Unit: 918 Unit • Harga Jualan (Blok A): RM619,200.00 (Min.) – RM 4,590,300.00 (Maks.) • Harga Jualan (Blok B): RM621,600.00 (Min.) – RM1,531,200.00 (Maks.) • 10% Diskaun untuk Bumiputera • Sekatan Kepentingan: Tanah yang diberikan tidak boleh dipindah milik, dipajak, digadai atau lain-lain bentuk urusi tanpa kelulusan Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur kecuali bagi pindahmilik pertama • **IKLAN INITELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.**