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**TAN & TAN PROPERTY SHOWCASE**

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DEVELOPED BY

**OPT VENTURES SDN. BHD.** (397838-M)  
(An **IGB** company)

A JOINT VENTURE BETWEEN  
**TAN & TAN DEVELOPMENTS BERHAD & SIN HEAP LEE SDN. BHD.**

MARKETED BY

 **TAN & TAN DEVELOPMENTS BERHAD** (1304241)  
(An **IGB** company)

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No. Lesen Pemaju : 11815-1/11-2016/1389 (17/11/2011-16/11/2016) • No. Permit Pengiklanan & Jualan : 11815-1/2441/2012(11) (18/11/2013-17/11/2014) • Tarikh Jangka Siap : Feb 2015 • Jumlah Unit : 474 unit  
• Pelan Bangunan Diluluskan oleh : Dewan Bandaraya Kuala Lumpur Ref: BP U3 OSC 20111186 • Beban Tanah : Tiada • Pegangan Tanah : Pajakan 99 tahun (berakhir 7 Julai 2110) • Syarat Kegunaan Tanah : Perdagangan  
• Sekatan Kepentingan : Tanah ini tidak boleh dipindahmilik, dipajak, dicagar dan digadai melainkan dengan kebenaran Jawatankuasa Kerja Tanah • Harga Minimum : RM694,800 • Harga Maksimum : RM2,398,800



RESIDENCE

*Independent City Living*





Living should be fun everyday. And so it is.  
At G Residence, living here means being linked to  
a wide spectrum of conveniences and recreation.  
With its' close proximity to the city and an array of shops,  
restaurants and facilities nearby, get ready for a life  
that offers your ease at your doorstep and a variety  
of choices every single day.





G Residence is made for contemporary lifestyles,  
purposeful adults and cosmopolitan pursuits.  
Everything has been thoughtfully handpicked and  
packaged to make great life knocking on your doorstep.





Are not the pleasures of life derived from having luxurious facilities at your disposal?  
A gorgeous infinity-edge swimming pool with expansive views of the beautiful KL skyline make for premium living and thoroughly indulgent recreation. Lie back and revel that this slice of affluence belongs to you everyday.





Elegant layouts and space combine to make dream homes so easily achieved. Moving in and around, entertaining or simply living, are sciences that can be significantly improved when homes are perceptively built. At G Residence, architects and design consultants have made it their mission to ensure that life is significantly better.





The bedroom; your boudoir of privacy, a refuge for your inner being and a balm to your soul. Isn't it only right then, that extra care be infused into the bedroom for ultimate growth and healing? Bedrooms here come with stunning city views to encourage reflection, romance and to celebrate life.





The modern go-getter today requires a study area as artillery to strategize his war plans.

All units here come with a strategic corner that can be easily converted into a study area or working place for great ideas and action plans to bloom.





# LOCATION MAP



SITE PLAN  
FLOOR PLANS  
SPECIFICATIONS

# SITE PLAN



North View



South View



East View



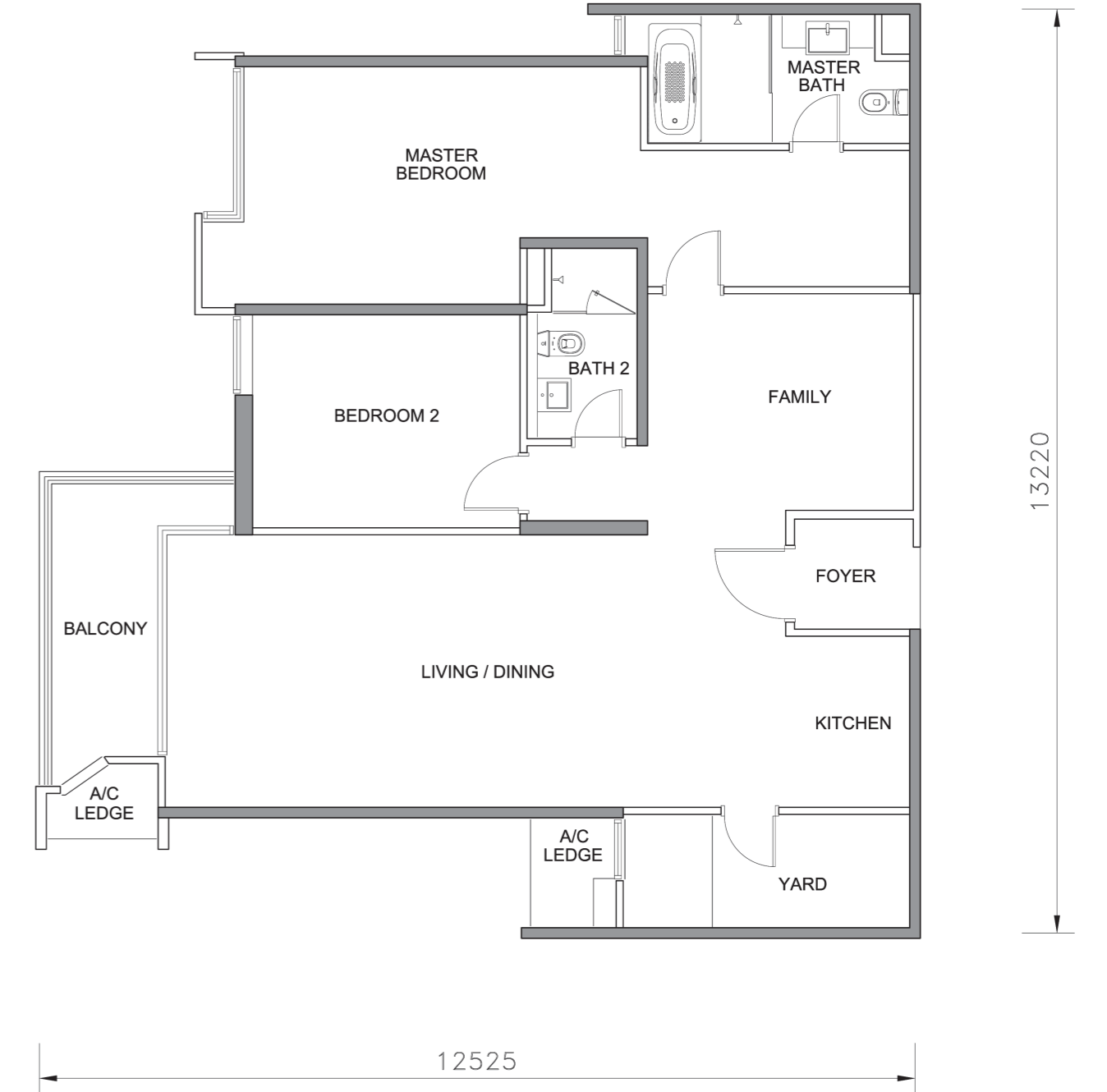
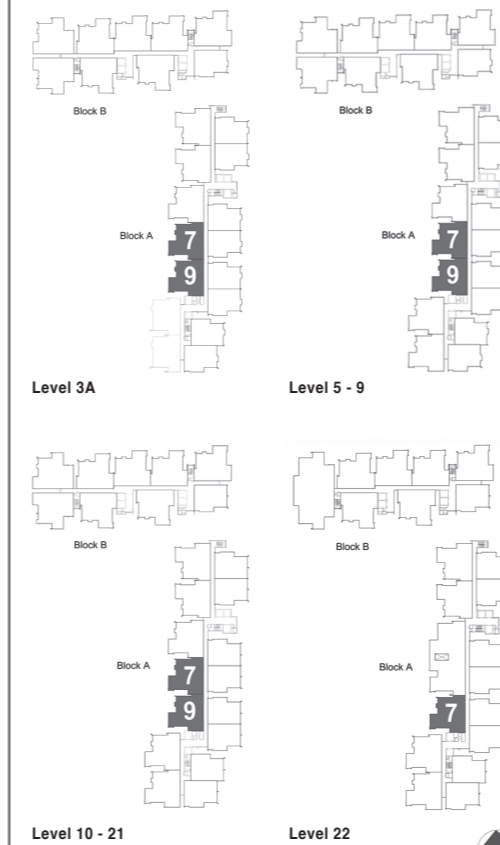
West View



## TYPE A

BLOCK A  
LEVEL 3A - 22

BUILT-UP AREA  
131 sq m



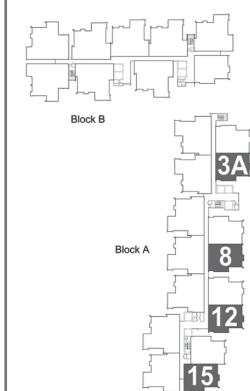
# TYPE B

BLOCK A  
LEVEL 3 - 9

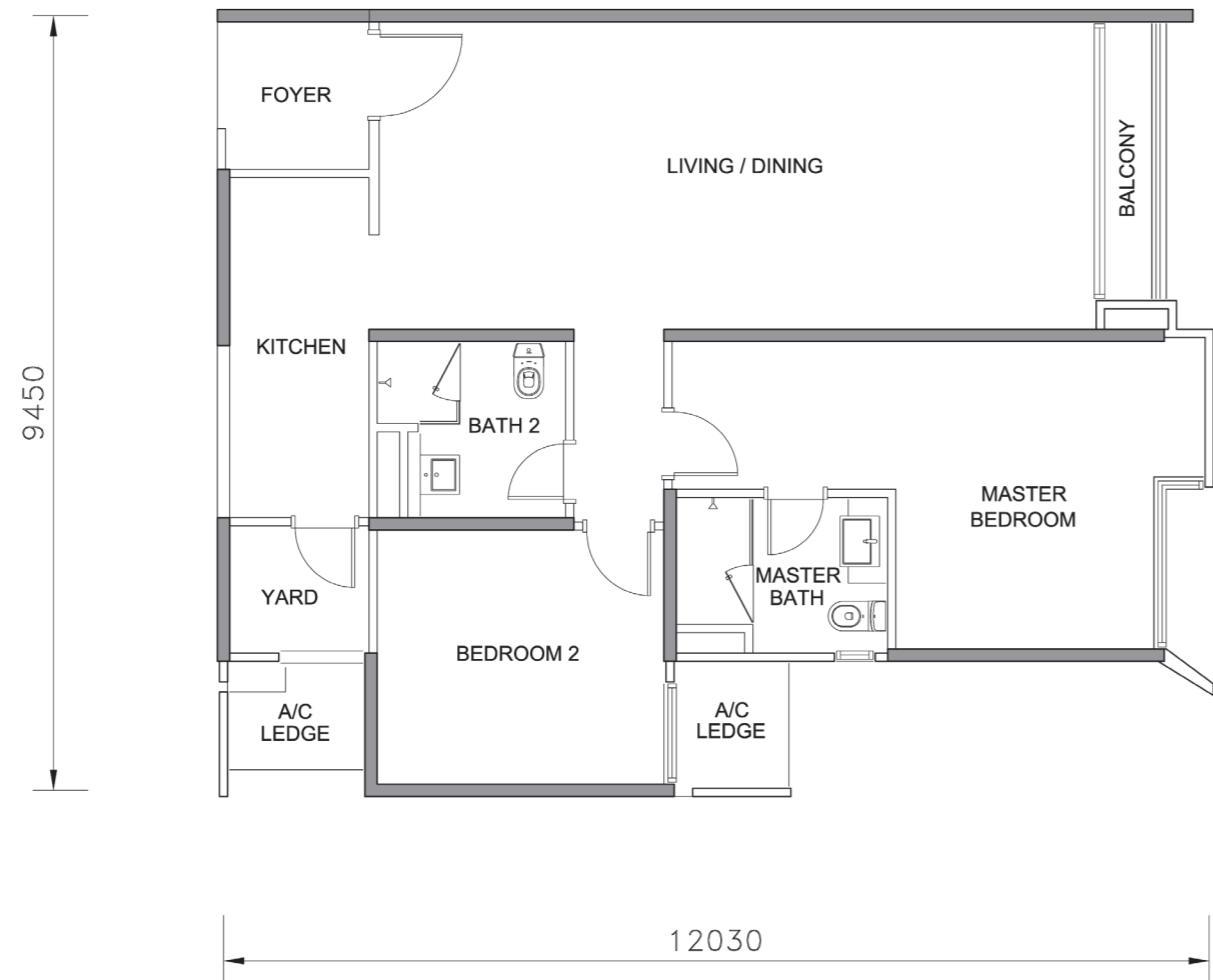
BUILT-UP AREA  
100 sq m



Level 3      Level 3A



Level 5 - 9



# TYPE C

BLOCK B  
LEVEL 3 - 21

BUILT-UP AREA  
143 sq m

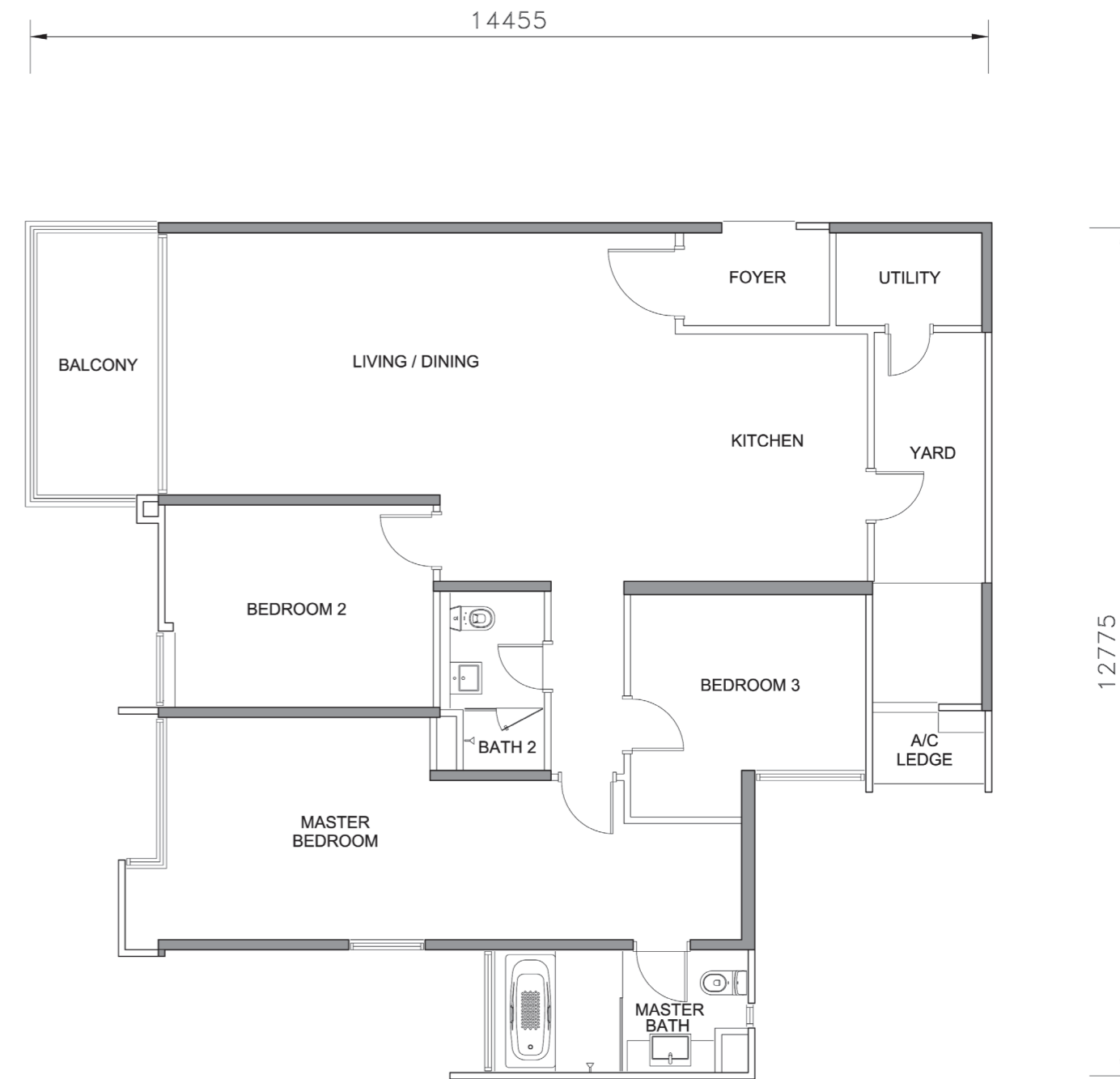


Level 3      Level 3A



Level 5 - 9

Level 10 - 21



# SPECIFICATIONS

## TYPE A, B & C

Structure		Reinforced Concrete
Wall		Masonry Blocks / Reinforced Concrete
Roof Covering		Reinforced Concrete Flat Roof
Roof Framing		Reinforced Concrete
Ceiling		Fibrous Plaster Ceiling & Paint / Skim Coat & Paint
Windows		Aluminium Framed Glass
Doors	Main Entrance Door Others	Solid Timber Door Timber Flush Door / Aluminium Framed Glass Door Mild Steel Grille Door (applicable to Type A6, A7, A8, A9 & A10 only)
Ironmongery		Quality Locksets
Wall Finishes	Master Bathroom, Other Bathrooms Kitchen Other Areas	Homogeneous Tiles / Ceramic Tiles Ceramic Tiles / Skim Coat & Paint / Plaster & Paint Plaster & Paint / Skim Coat & Paint
Floor Finishes	Foyer, Living, Dining, Kitchen, Family Balcony, Terrace, Yard, Utility Master Bathroom, Other Bathrooms Master Bedroom, Other Bedrooms A/C Ledge	Porcelain Tiles Ceramic Tiles Homogeneous Tiles / Ceramic Tiles Timber Flooring Cement Screed
Fencing		Brickwall & Mild Steel Railing (applicable to Type A6, A7, A8, A9 & A10 only) Brickwall & Mild Steel Framed Glass Railing (applicable to Type A11, A12, A13, A14, B8, B9, B10 & B11 only)
Fixture & Equipment	Kitchen Master Bathroom & Bathroom 2	Built-in Kitchen Cabinet with Hob & Hood Electric Storage Water Heater
Air Conditioning System	Living / Dining, Bedrooms, Family (applicable to Type A, A1 to A14)	Wall Mounted Split Units

Sanitaryware & Plumbing Fittings	Type A, A1 to A14	Type B, B1 to B12	Type C & C1
Long Bath with Mixer	1	0	1
Hand Shower with Mixer	2	2	2
Wash Basin with Mixer	1	1	1
Wash Basin with Tap	1	1	1
Water Closet	2	2	2
Bib Tap	4	4	4
Kitchen Sink with Tap	1	1	1

Electrical Installation	Type A, A1 to A14	Type B, B1 to B12	Type C & C1
Power Supply (Single or Three Phase)	3	3	3
Lighting Point	17	15	17
Ceiling Fan Point	3	3	4
13A Power Point	19	17	21
Water Heater Point	2	2	2
Data Point	3	2	3
SMATV Point	2	2	2
Door Bell Point	1	1	1
Intercom Point	1	1	1
Telephone / Fibre Wall Point	1	1	1