

TUAN
STRAITS
RESIDENCY

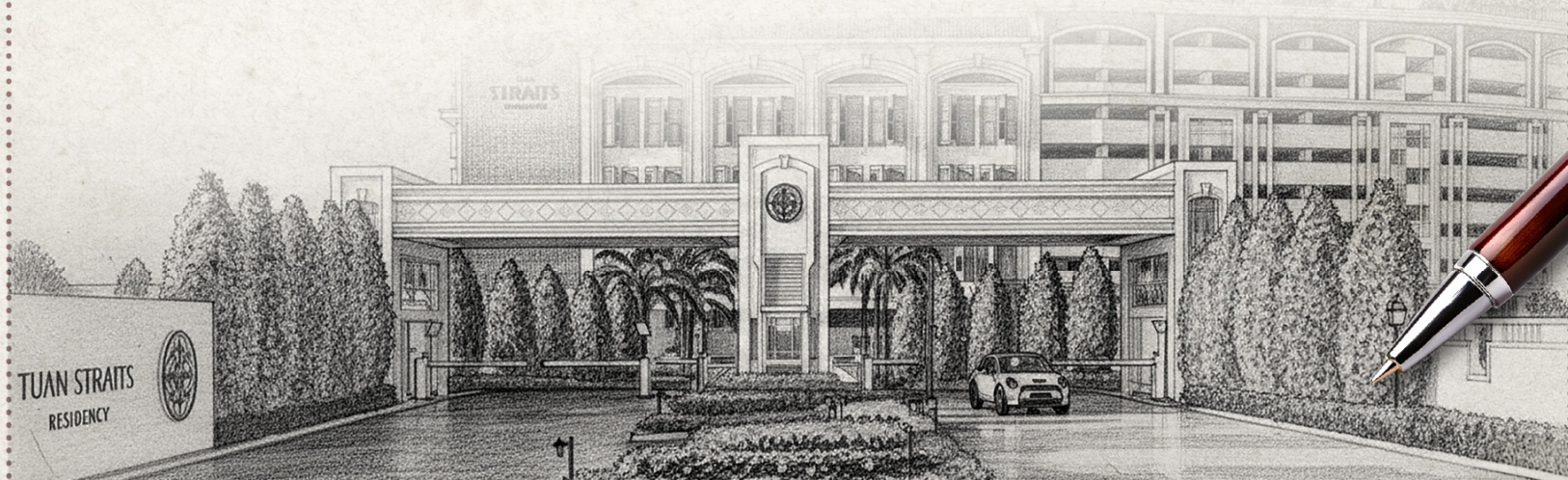
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LAND
CREATING PERFECTION
THROUGH INNOVATION

A LETTER FROM THE STRAITS

I arrived here quietly.

I noticed how mornings feel unhurried, how light moves through familiar streets, how life carries its own rhythm. It reminded me that homes are not made all at once.

They take shape through habits, memories, and the small rituals we return to each day. This place feels like the beginning of something worth sharing.



An Invitation

TO BEGIN A NEW CHAPTER

Over time, the TUAN series has been guided by a consistent belief. That good homes are shaped with care, clarity, and an understanding of how people live.

From TUAN Residency to TUAN 2egacy, and TUAN Heritag3, each chapter expressed this idea in its own way. TUAN STRAITS continues that journey.



Inspired by the Straits, this new chapter reflects a quieter confidence. One that builds on what has come before and looks ahead with purpose.

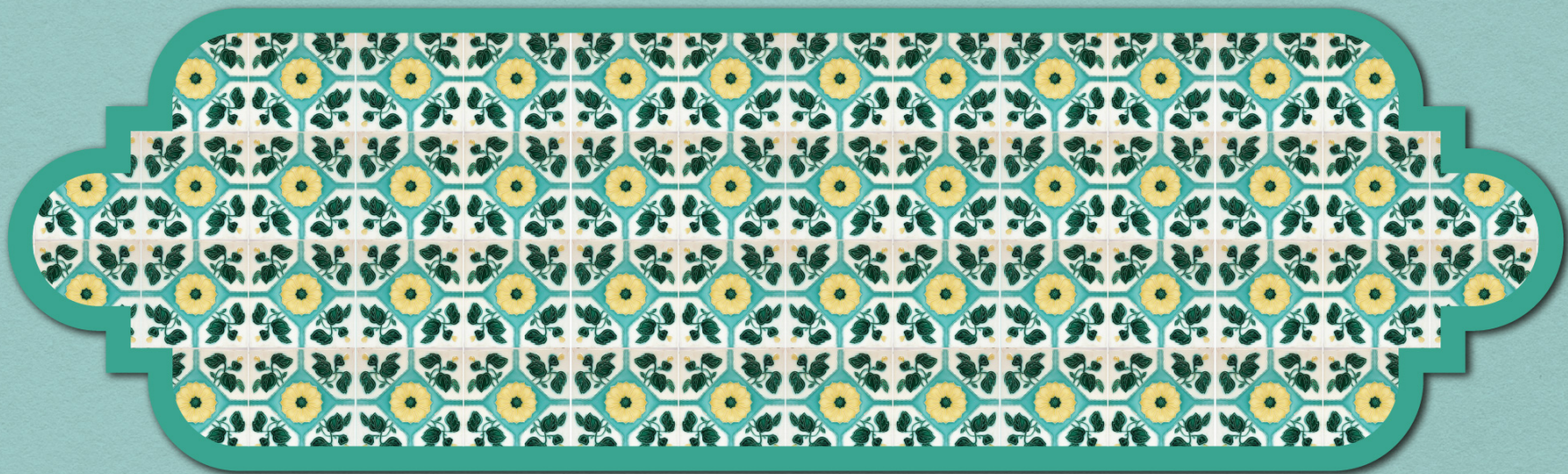


LAYERS OF TIME, FRAMES OF LIFE

ROOTED IN THE PERANAKAN STRAITS

The Peranakan Straits shaped places around daily life. Shophouses, courtyards, and shaded walkways formed a natural sequence of living, supporting routine, gathering, and the passing of time across generations.

At TUAN STRAITS, this idea guides the design approach. Proportion, pattern, and spatial flow are drawn from this heritage and reinterpreted for contemporary homes, allowing life to unfold in layers through spaces shaped for daily living and continuity over time.



The Story Takes Shape

Inspired by heritage, the ideas now take form. What was once memory and reference becomes architecture shaped for living today.



TUAN
STRAITS
RESIDENCY

Tower A
680 Units

Tower B
630 Units



Artist's Impression Only

A CONNECTED NEIGHBOURHOOD

Located in Desa Petaling, TUAN STRAITS is surrounded by established amenities and growing urban convenience. Traditional kopitiam sit alongside modern cafés, while markets, retail outlets, schools, and healthcare facilities are all within easy reach.

Well connected to major roads and public transport networks, the location supports daily routines while maintaining a sense of familiarity and balance.

SHOPPING MALLS & GROCERIES

1. Giant Supermarket	1.0KM
2. NSK Trade City (Kuchai Lama)	3.3KM
3. The Scott Garden	4.8KM
4. Pearl Point Shopping Mall	5.0KM
5. Mid Valley Megamall	6.7KM

EDUCATION INSTITUTIONS

6. SJK (C) Salak South	0.8KM
7. SMK Desa Petaling	1.4KM
8. SK Desa Petaling	1.5KM
9. IMU University Bukit Jalil	6.0KM

NATURE & RECREATIONALS

10. Pusat Sukan Desa Petaling	1.6KM
11. Bukit Jalil National Stadium	6.5KM

HOSPITALS & MEDICAL CENTRES

12. Taman Desa Medical Centre	5.1KM
13. IMU Healthcare Bukit Jalil	6.5KM

PUBLIC TRANSPORTATIONS

14. KTM Salak Selatan	1.7KM
15. LRT Salak Selatan	2.8KM
16. MRT Taman Naga Emas	3.9KM
17. Terminal Bersepadu Selatan (TBS)	5.1KM

AMENITIES & CONVENIENCES

18. 7-Eleven	0.8KM
19. McDonald's	0.8KM
20. 99 Speedmart	0.9KM



Reasons to Stay



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DESIGNED FOR EVERYDAY LIVING

Every detail has a reason. From connectivity to daily comfort, these are the considerations that shape a place meant to be lived in.



Easy Access to Major Highways



Customizable Layouts with Breakable Wall



Direct Access to the Green Lawn from the Balcony*

*Selected units only



Signature Thematic Interior Design



Thoughtful Lifestyle Facilities



EV Charging Provisions

*Elevation View
Iconic Facade Design*

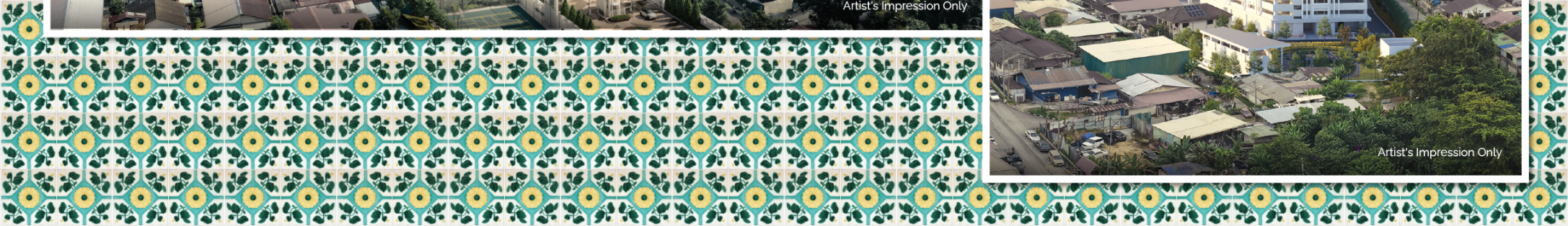


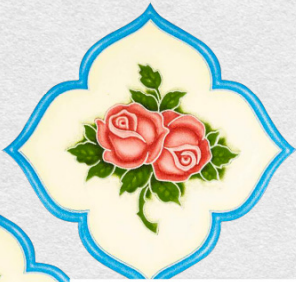
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*Elevation View
South-West Perspective*



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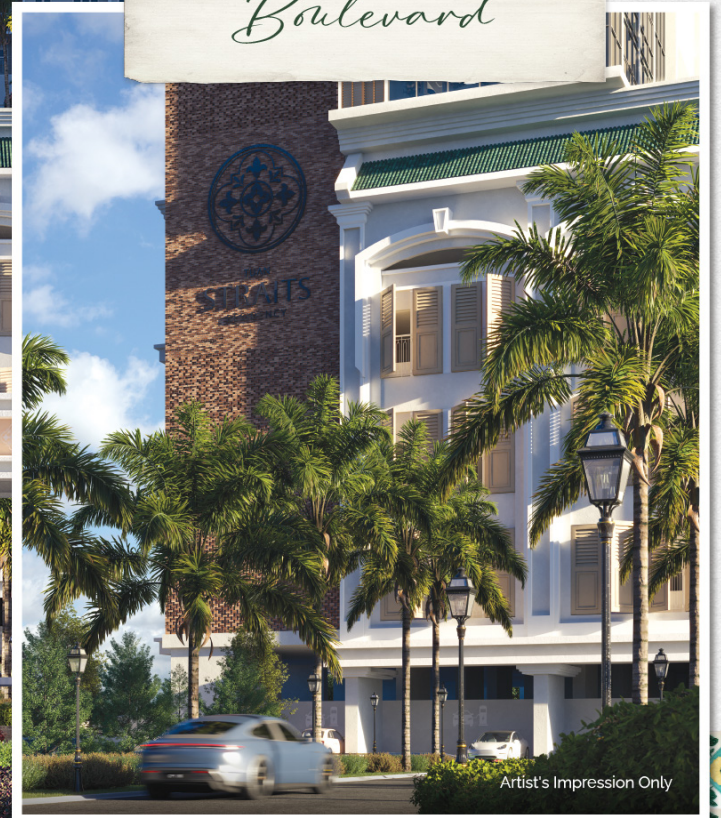




Guard House



Boulevard



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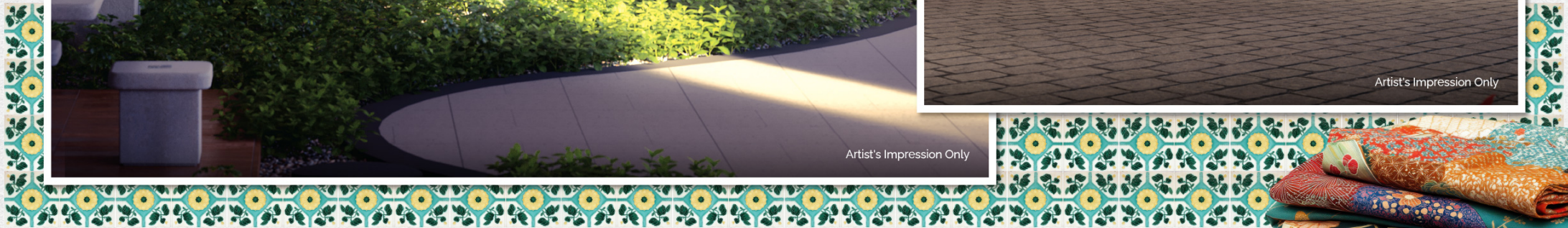
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Spaces Beyond the Home

Living extends beyond the home. These shared spaces are designed to support rest, movement, connection, and moments of calm throughout the day.



GROUND FLOOR FACILITIES

- | | | |
|--|---------------------------------------|--|
| 1 Guard House | 11 Avenue | 21 Wetland |
| 2 EV Charging Bay (<i>infra-ready</i>) | 12 Drop-off Lobby Tower B | 22 Jogging Track |
| 3 Pedestrian Walkway to Jalan 11 | 13 Lobby Lounge Tower B | 23 Plaza |
| 4 Bike Storage | 14 Management Office | 24 Hawker Centre (<i>space only</i>) |
| 5 Drop-off Lobby Tower A | 15 Laundry (<i>space only</i>) | 25 Bulky Waste |
| 6 Lobby Lounge Tower A | 16 Male Surau | 26 Refuse Chamber |
| 7 Food Collection Tower A / Tower B | 17 Female Surau | 27 Car Wash Bay |
| 8 Parcel Room Tower A / Tower B | 18 Kindergarten (<i>space only</i>) | 28 Security & Fire Control Room |
| 9 Mail Room Tower A / Tower B | 19 Playground | |
| 10 Shop (<i>space only</i>) | 20 Underground Walkway | |



Lobby Lounge

Blending hospitality with Straits-era charm, the lobby lounge offers a warm and sophisticated welcome. It establishes a refined atmosphere immediately upon entry, marking the start of a curated journey through culture and comfort.



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Lift Lobby

Anchored by the signature "Daun Peranakan" water feature, this threshold transforms a functional transit area into a ceremonial experience. The soothing sound of water and organic leaf motifs create a serene transition from the outside world to private sanctuary.



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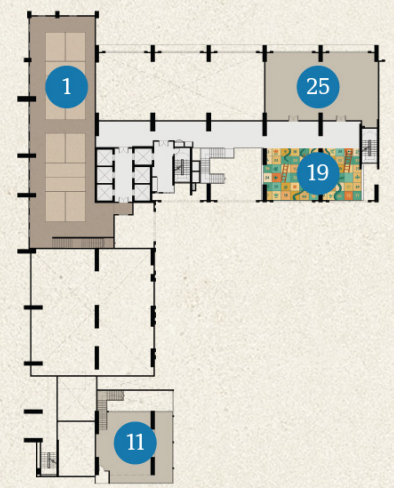
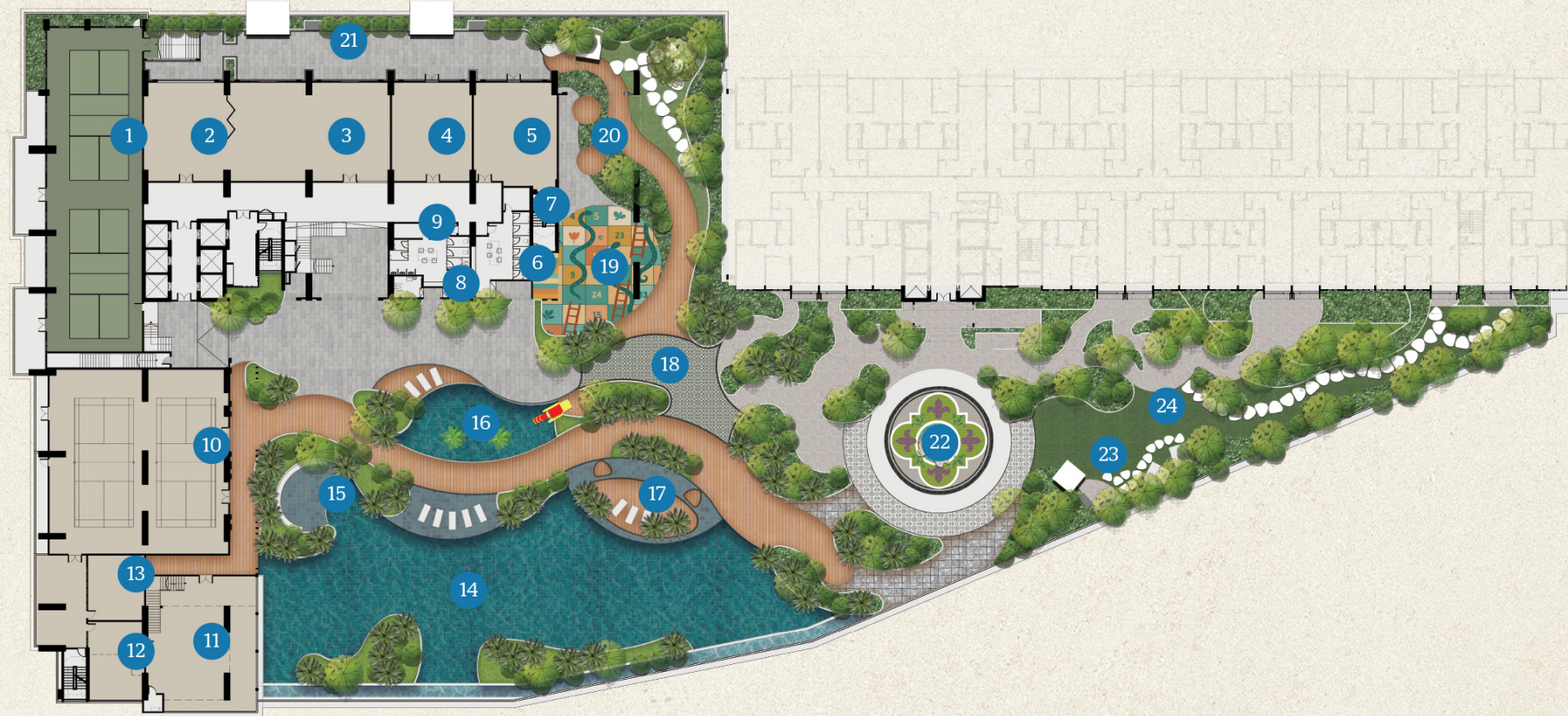


Wetland

The wetland landscape introduces a natural environment within the development, supporting cooling, greenery, and visual relief. Designed as a place for walking and quiet reflection, it adds a calming layer to everyday life.



Artist's Impression Only



LEVEL 8 & 8M FACILITIES

- 1 Recreational Pickleball Court *(Level 8 & 8M)*
- 2 Karaoke Room
- 3 Private Dining Room
- 4 Games Room
- 5 Study Room
- 6 Female Changing Room
- 7 Female Sauna Room
- 8 Male Changing Room
- 9 Male Sauna Room
- 10 Multipurpose Hall /
Recreational Badminton Court
- 11 Gym Room *(Level 8 & 8M)*
- 12 Pilates Room
- 13 Yoga / Dance Room
- 14 Swimming Pool
- 15 Spa Pool
- 16 Wading Pool
- 17 Sun Bath Leisure Zone
- 18 Straits Gate
- 19 Snakes and Ladders Playground *(Level 8 & 8M)*
- 20 Peranakan Shophouse Mural Art Wall
- 21 BBQ Pavilion
- 22 Bunga Peranakan Water Fountain
- 23 Camping Zone
- 24 Lawn
- 25 Co-Working Space *(Level 8M)*



Recreational Pickleball Court

Catering to dynamic lifestyles, the recreational pickleball court offers a vibrant arena for friendly competition. It promotes agility and interaction, adding a modern, energetic sporting dimension to the leisure facilities.



Artist's Impression Only





Karaoke Room

A lively venue for entertainment, the karaoke room is acoustically treated for music and social fun. It provides a private escape where friends and family can unwind and express themselves freely without inhibition.



Artist's Impression Only



Private Dining Room

Perfect for intimate celebrations, the private dining enclosures allow for exclusive entertaining. These tastefully appointed rooms enable residents to host guests in style, extending their living space for special occasions.



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Games Room

Echoing the nostalgia of traditional play, the games room serves as an indoor retreat for recreation. Whether for board games or casual interaction, it creates a comfortable spot for residents of all ages to unwind together.

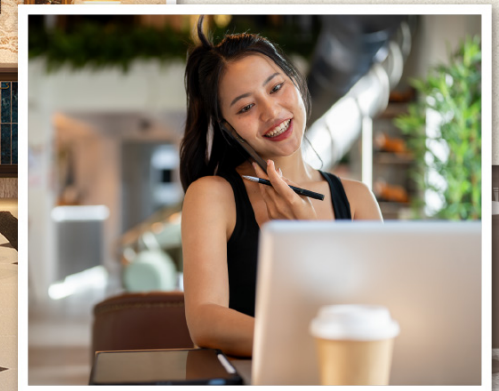


Artist's Impression Only



Co-Working Space

Merging productivity with calm, the co-working space offers a professional environment for remote work. It allows residents to focus on tasks in a quiet, purpose-built area, distinct from their personal living quarters.



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Gym Room

Positioning fitness against a view of the resort poolscape, the gym inspires active living. Equipped for modern workouts, it serves as a dedicated zone for health and wellness, distinct from the development's quieter retreats.



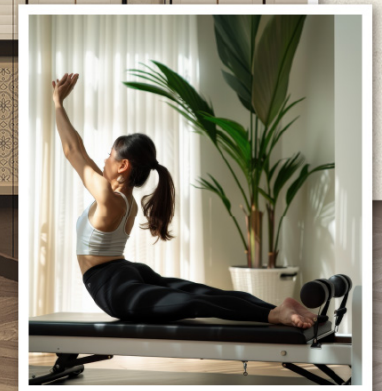
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Pilates Room

A haven for balance and flexibility, the pilates room fosters focused movement and core strengthening. It complements the high-energy gym with a tranquil environment designed specifically for mindful, fluid motion.



Artist's Impression Only



Yoga Room

A calm space dedicated to mindfulness and gentle movement, the yoga room offers a quiet setting for stretching, breathing, and reflection. Designed to encourage balance between body and mind, it provides residents with a peaceful retreat to begin or end the day with clarity and ease.



Artist's Impression Only



Changing Room

Mirroring the aesthetic of the main spaces, the changing room prioritise cleanliness and quality. They feature refined fittings and practical design, ensuring convenience is maintained with a touch of elegance.



Artist's Impression Only



Swimming Pool

The swimming pool provides a space for both relaxation and activity. Positioned to maximise openness and light, it offers residents a comfortable setting to unwind or exercise at their own pace.



Artist's Impression Only

Artist's Impression Only



Wading Pool

The wading pool offers a safe and enjoyable environment for little ones to splash and play. Thoughtfully designed with shallow waters and open surroundings, it provides families with a welcoming space where children can have fun while parents relax nearby.





Straits Gate

Standing as a proud threshold to the development, the Straits Gate offers an elegant and welcoming first impression. Inspired by rich architectural heritage, it marks a distinct transition from the bustling city into a curated sanctuary of culture and calm.



Artist's Impression Only



Snakes and Ladders Playground

Inspired by traditional games, the snakes and ladders playground encourages play and interaction. Designed for children of different ages, it creates a shared space where families can gather and connect.



Artist's Impression Only



Bunga Peranakan Water Fountain

Translating traditional floral patterns into a dynamic centerpiece, this fountain celebrates cultural artistry through movement. The cascading water provides a soothing acoustic backdrop, creating a picturesque focal point that invites residents to pause and appreciate the beauty of their surroundings.





BBQ Pavilion

Tailored for culinary socialising, the BBQ pavilion provides an inviting backdrop for alfresco dining. Surrounded by layered greenery, these spots encourage neighbours and friends to connect over meals in a relaxed, open-air atmosphere.



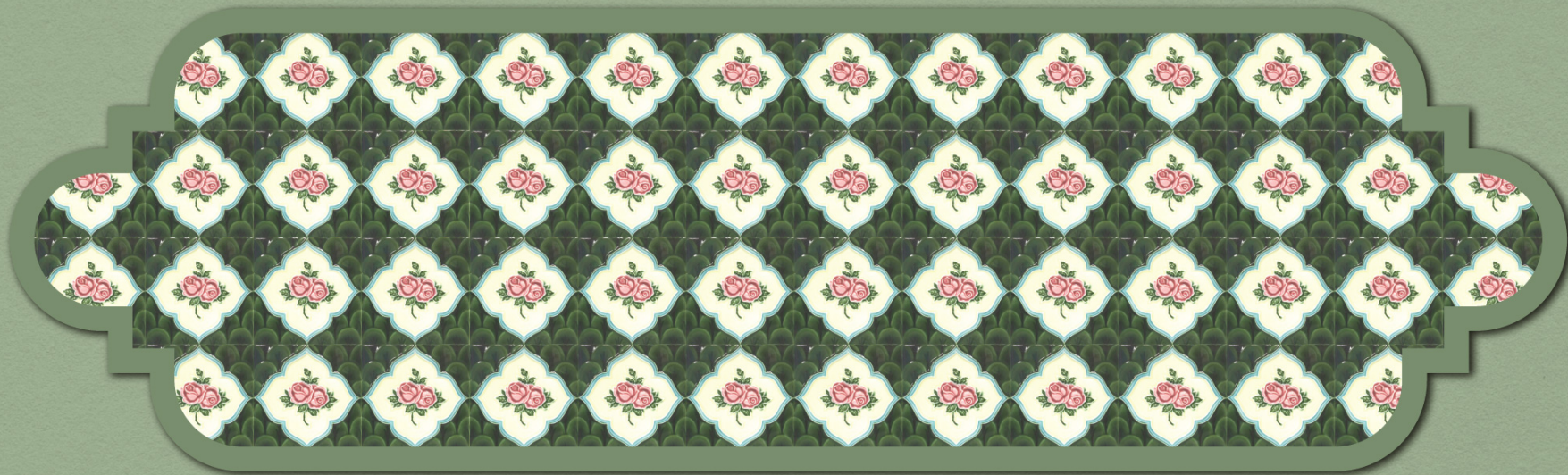
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Camping Zone

Situated within the green lawn, the camping zone creates a casual, nature-led environment for family bonding. It invites residents to enjoy stargazing and outdoor exploration, fostering shared memories under the sky without leaving home.





Designed to Live Well

Behind every plan is a clear intention. Layouts are planned for comfort, efficiency, and the changing needs of everyday living.



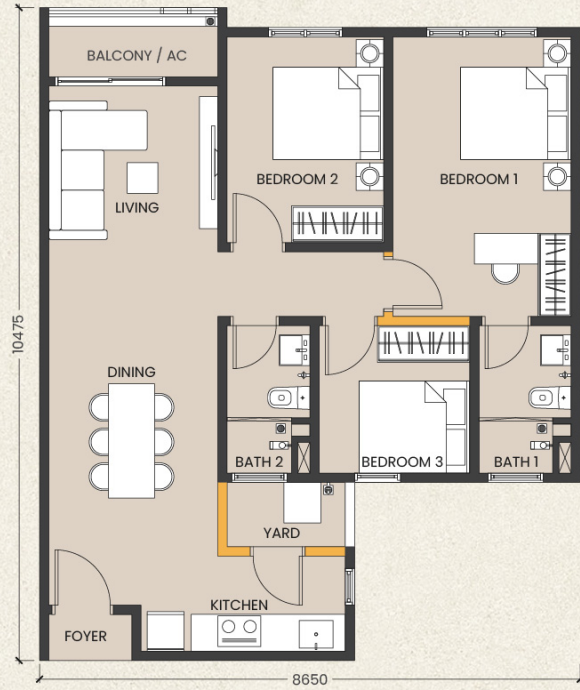
TYPE A 840 sq. ft.



3 Bedrooms



2 Baths



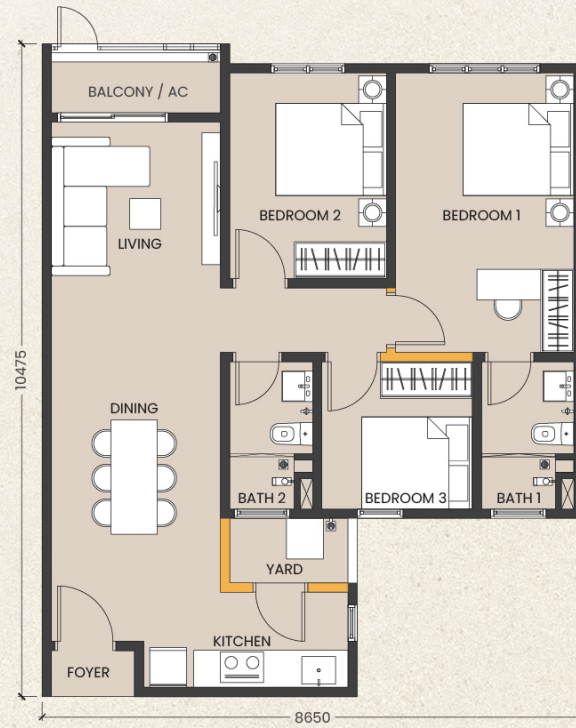
TYPE A/G 840 sq. ft.



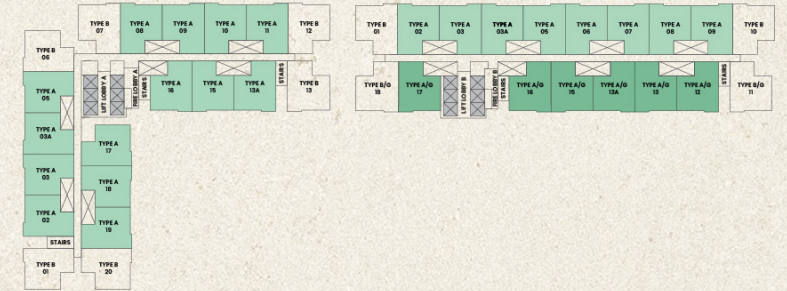
3 Bedrooms



2 Baths



TOWER A TOWER B



HACKABLE WALL LOW WALL

Disclaimer: All plans and information contained herein are subject to change and/or amendments as required by the architect, consultants, and relevant authorities.



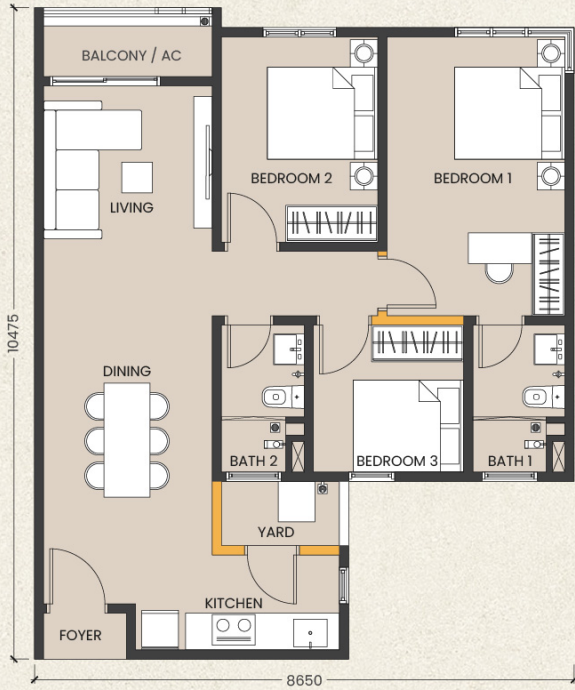
TYPE B 840 sq. ft.



3 Bedrooms



2 Baths



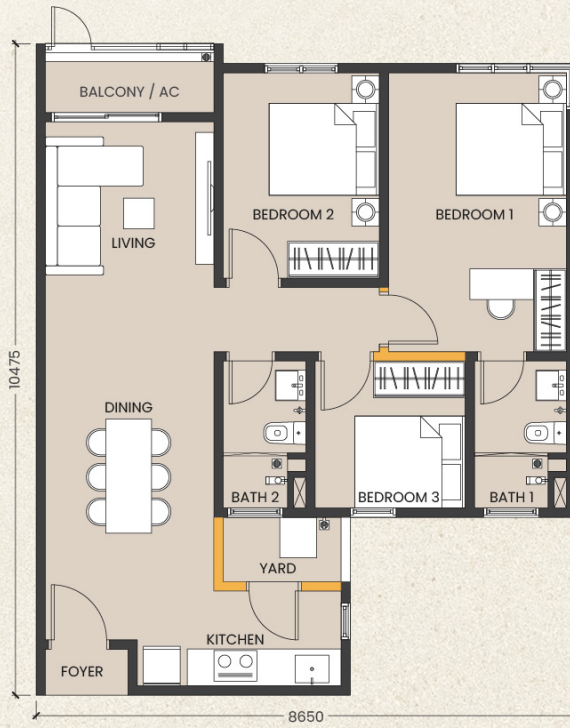
TYPE B/G 840 sq. ft.



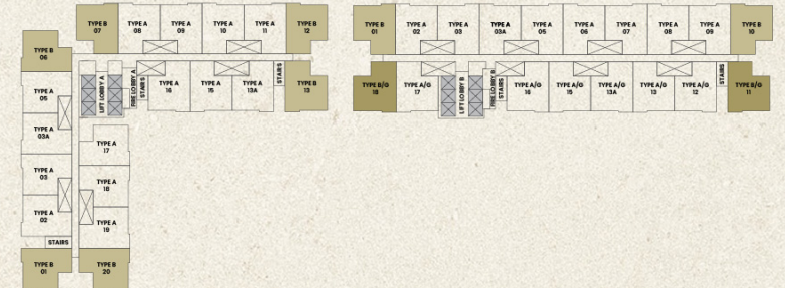
3 Bedrooms





2 Baths



TOWER A TOWER B



 HACKABLE WALL  LOW WALL

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SPECIFICATIONS

STRUCTURE	Reinforced Concrete			
WALL	Brick Wall / Reinforced Concrete			
ROOF	Reinforced Concrete			
CEILING	Entrance Foyer Living, Dining, Kitchen & Bedrooms Bathrooms Balcony & A/C Ledge (where applicable)			
	Skim Coat & Paint Skim Coat & Paint Water Resistant Ceiling Skim Coat & Paint			
WINDOWS	Aluminium Framed Window			
DOORS	Main Entrance Bedrooms Others			
	Fire Rated Door Timber Flush Door Timber Flush Door / Aluminium Framed Sliding Door			
IRONMONGERIES	Locksets			
WALL FINISHES	External Living, Dining & Bedrooms Kitchen Bathrooms Balcony & A/C Ledge in Balcony Yard			
	Plaster & Paint Skim Coat & Paint Tiles to 1500mm Height Only Tiles to Ceiling Height Plaster & Paint / Skim Coat & Paint Plaster & Paint / Skim Coat & Paint			
FLOOR FINISHES	Entrance Foyer Living & Dining Bedrooms Bathrooms Kitchen Balcony & A/C Ledge Yard (where applicable)			
	Tiles SPC Flooring SPC Flooring Tiles SPC Flooring Tiles Tiles			
TYPE	A	B	A/G	B/G
SANITARY FITTINGS				
Water Closet	2	2	2	2
Basin	2	2	2	2
Basin Tap	2	2	2	2
Hand Bidet	2	2	2	2
Toilet Roll Holder	2	2	2	2
Bib Tap	1	1	1	1
Kitchen Sink	1	1	1	1
Sink Tap	1	1	1	1
Shower Rose / Head	2	2	2	2
ELECTRICAL INSTALLATION				
Light Point	14	14	14	14
Fan Point	4	4	4	4
Power Point	14	14	14	14
Water Heater Point	2	2	2	2
Air-Condition Power Point	4	4	4	4
Door Bell Point	1	1	1	1
Fiber Wall Socket	1	1	1	1
SMATV Point	1	1	1	1

Disclaimer: All information is subjected to change as may be required by the local authorities and developer's architect. The specified furniture and fittings above are subject to change without prior notice. However, in the event of any changes, the items



EC Vantage Sdn Bhd
202501022136 (1634546-P)

B-16-01, Northpoint (Office),
Block B, Mid Valley City,
No. 1, Jalan Medan, Syed Putra Utara,
59200 Kuala Lumpur.

T +603 2202 1688
F +603 2202 1682

 **TUAN STRAITS SALES GALLERY**

No. 13A, Pusat Perdagangan Salak II,
Jalan 2/125, Taman Desa Petaling,
57100 Kuala Lumpur.

 **BUSINESS HOURS**

Monday – Friday: 10.00am to 7.00pm
Saturday, Sunday & Public Holidays: 9.30am to 8.00pm

+6010-700 7700
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