





One Home.
One Community.
One TuJu.

Here at TuJu, the vibrant pulse of urban living seamlessly blend with a sense of calm and tranquility. Welcome to your new coveted address in town, where the strands of community, opulence and convenience are woven into a tapestry of unparalleled blended living.

TuJu, stands as a mixed-development masterpiece, offering a harmonious blend of diverse living spaces to choose from. With an impressive assortment of lifestyle facilities and the added luxury of on-site retail, TuJu ensures everything you need is within your grasp, all in a single, captivating address.

Nestled in the heart of Jalan Kuching, you'll relish the convenience that great connectivity provides, whether to nearby MITEC, KL Metropolis, KLCC or further afield. Here, your life takes centre stage, in a home where every element resonates with your unique lifestyle.

The Only Place to Be.



Residence Arrival Court

Welcome home to your sanctuary where the grand contemporary De Stijl-inspired lobby ushers you in to the iconic 41-storey pair of architectural masterpieces that grace the Jalan Kuching skyline.

Retreat to the comfort of your personal space, where design seamlessly melds with purpose. TuJu offers a diverse selection of layouts, each a testament to the essence of blended living.

Units created with independent living for elderly residents in mind, have been thoughtfully designed for safe and convenient living. Whether you are a young city dweller, or a family looking for more space, with a community you can connect with, TuJu has it all.

One home, One Community, One TuJu. The only place to be.

Welcome Home.



Living Room



Master Bedroom

As the sun sets, enjoy the magnificent vista from the beautifully landscaped rooftop sky garden, perfect for relaxing and leaving behind the stresses of the day.

If unwinding through activities is your preferred way to destress, you'll find an array of options here at TuJu. The swimming pool, gym, camping garden, floating lounge, badminton court, a variety of games rooms and more await.

Indulge in community living, connect with neighbours or simply retreat to a quiet nook with your book—there is something for everyone.

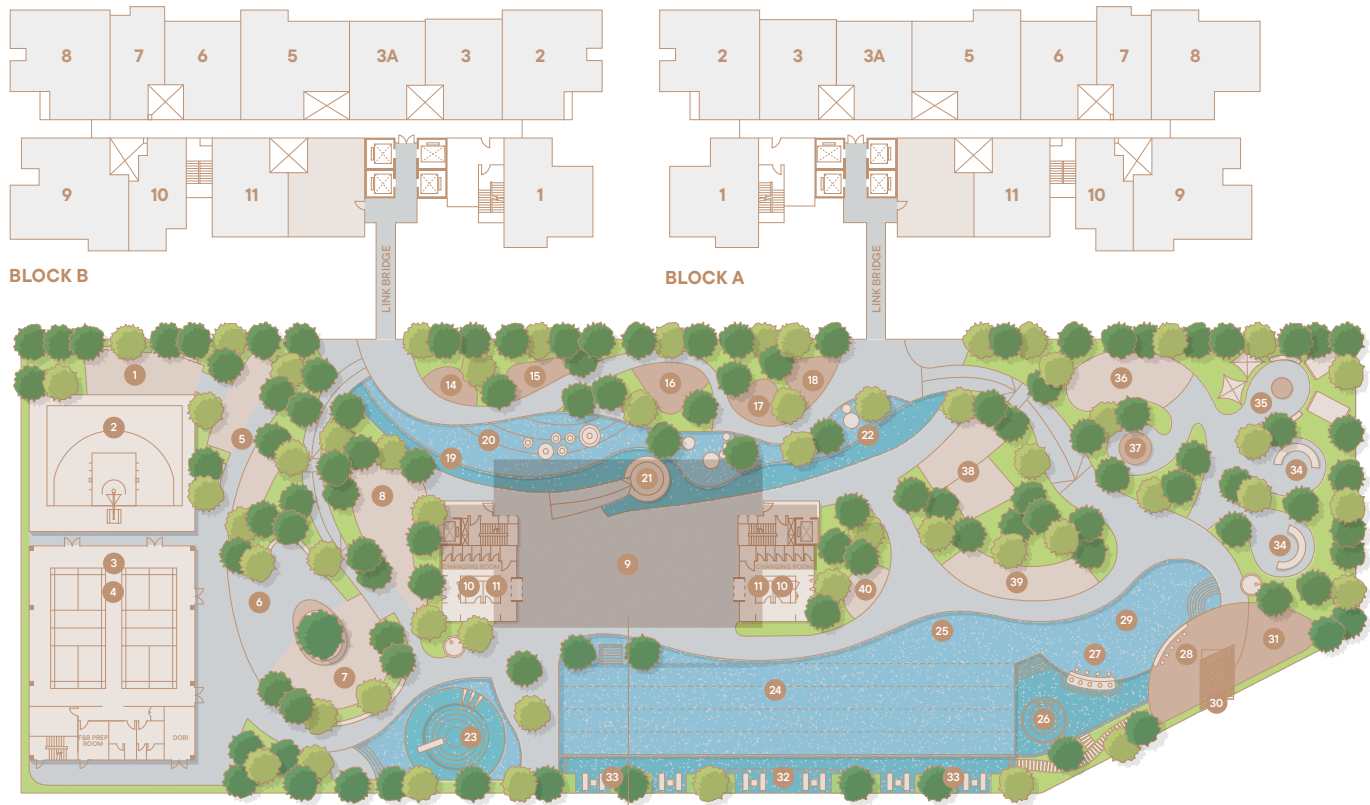
Connect. Recharge. Rejuvenate. With a selection of over 50 facilities, you are assured to find enjoyment and pleasure, in a way that suits you and your lifestyles.

Connect. Recharge. Rejuvenate.

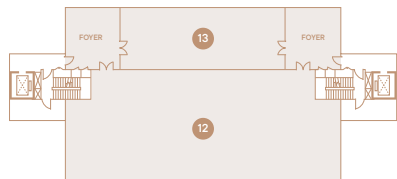
Facilities at Level 9

Annexed Block

TOWER BLOCKS



ANNEXED BLOCK

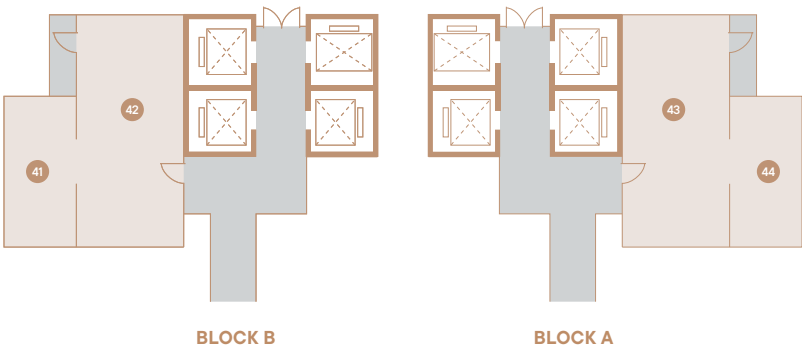


MEZZANINE FLOOR

- | | | | |
|--------------------------|--------------------|-------------------------------|----------------------------|
| 01 Workout Terrace | 13 Workout Studio | 24 Infinity 50m Lap Pool Zone | 36 Wellness Lawn |
| 02 Basketball Court | @ Mezzanine Floor | 25 Aqua Gym | 37 Contemplation Nook |
| 03 Badminton Court | 14 Cabana Nook | 26 Jacuzzi & Hydrotherapy | 38 Chess & Board Courtyard |
| 04 Multipurpose Hall | 15 Dining Nook | 27 Pool Bar (Wet) | 39 Hammock |
| 05 Garden Fitness | 16 Canopy Nook | 28 Pool Bar (Dry) | 40 Day Bed Nook |
| 06 Function Terrace | 17 Picnic Nook | 29 Leisure Pool | |
| 07 Playground | 18 Chillout Nook | 30 TuJu Pavilion | |
| 08 Swing Garden | 19 Waterfall Weir | 31 Party Bay | |
| 09 Breezy Parlour | 20 Play Creek | 32 Pool Pavilion | |
| 10 Sauna | 21 Floating Lounge | 33 Wet Lounger | |
| 11 Steam Room | 22 Pod Seat | 34 BBQ Nook & Edible Garden | |
| 12 Gym @ Mezzanine Floor | 23 Wading Pool | 35 Camping Garden | |

Facilities at Level 6

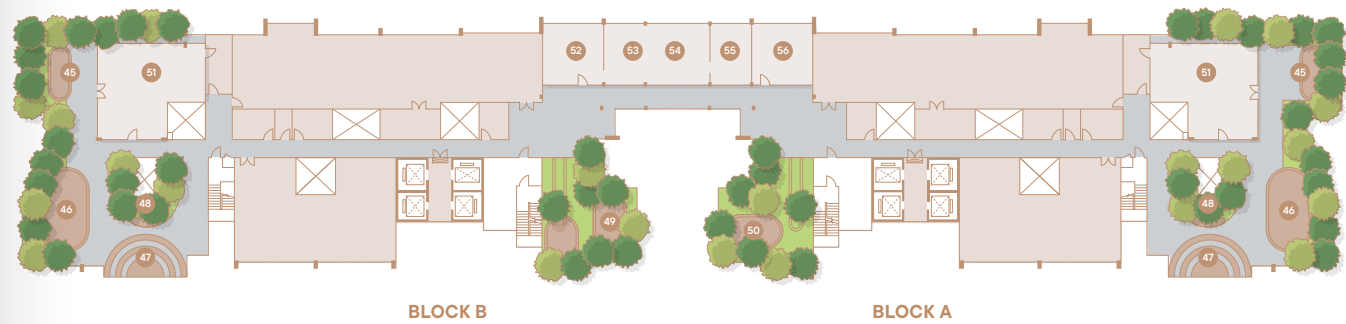
Tower Blocks



- 41 Foosball Table
- 42 Air Hockey
- 43 Board Game Room
- 44 Console Game Room

Sky Roof Facilities at Level 41

Tower Blocks



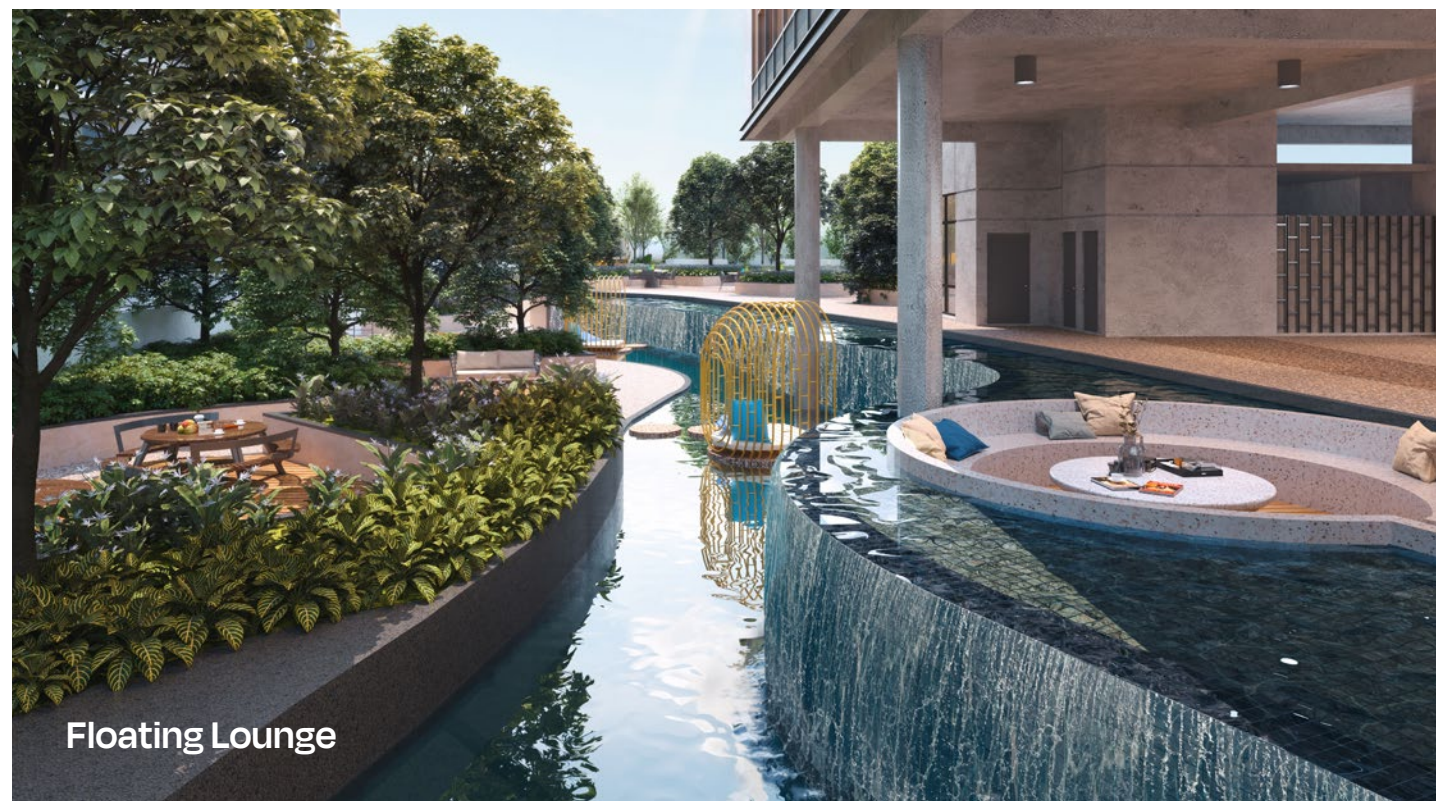
- | | |
|-------------------|----------------------------|
| 45 BBQ Corner | 51 Sky Dining |
| 46 Dining Deck | 52 Computer Lounge |
| 47 Vista Bar | 53 Adult Reading Lounge |
| 48 Seating | 54 Kids Reading Lounge |
| 49 Pod Garden | 55 Kid Explore & Play Zone |
| 50 Hammock Garden | 56 Theatre Lounge |



Infinity 50m Lap Pool Zone



Camping Garden



Floating Lounge



Wading Pool



Gymnasium

TuJu invites you to experience the ultimate convenience of ‘Retail at Your Doorstep’, where essential shopping and services are thoughtfully integrated into your everyday life.

Grocery stores are just a stone’s throw away. Shopping for your household has never been easier. You will also enjoy a curated selection of al-fresco dining options, lifestyle boutiques, and so much more.

Your well-being is a priority and we want to make sure that it is never out of reach. Primary healthcare facilities are available onsite for your convenience, providing expert care and service.

TuJu brings the world to your doorstep, ensuring that you can savour the best in life, without leaving the comfort of your home.

Retail Convenience at Your Doorstep.



Retail Main Entrance



Alfresco

TuJu

KLCC

TRX

KL Tower

Merdeka 118

MITEC

MATRADE

DUKE Highway

Segambut Surroundings

Bukit Tunku

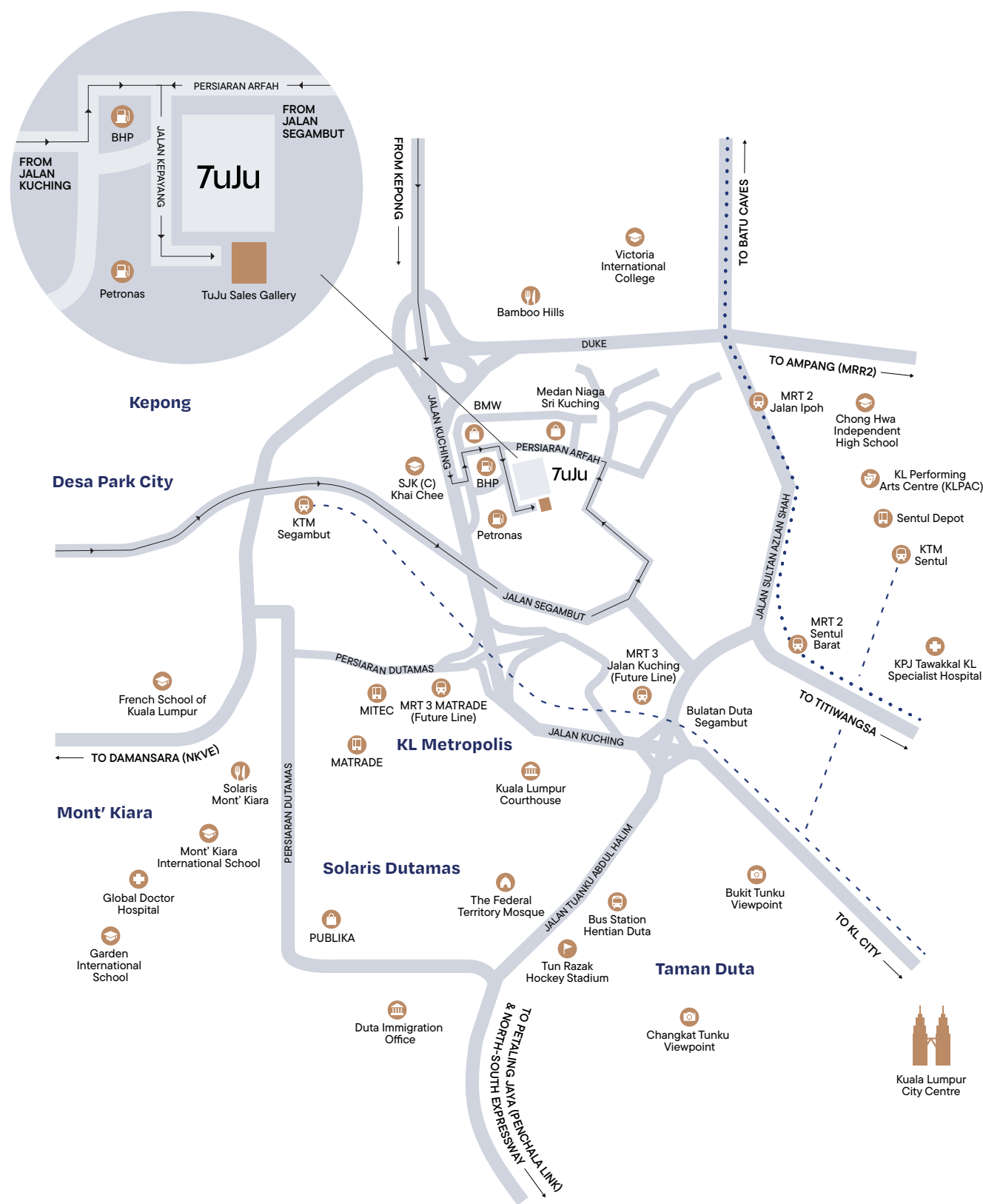
Jalan Kuching

KL Metropolis



Your Coveted Address.

Location Map



Nestled on one of the few remaining pristine parcels of land along the coveted Jalan Kuching, TuJu offers a lifestyle that resonates with the rhythm of modern living while preserving the warmth of a close-knit community.

TuJu is perfectly located for easy access to KLCC as well as MITEC, KL Metropolis, while several highways will conveniently take you further. Being at the heart of convenience also means that you will never need to venture far to access education, healthcare and a wide range of other amenities.

Connectivity

- KTM Segambut
- KTM Sentul
- LRT Sentul Timur
- MRT Jalan Ipoh

Highways

- Duta-Ulu Klang Expressway (DUKE)
- SPRINT Highway
- Penchala Link
- Kerinci Link
- New Klang Valley Expressway (NKVE)
- Damansara-Puchong Expressway (LDP)

Retail & Recreation

- Hartamas Shopping Centre
- Publika Shopping Gallery
- Plaza Mont Kiara
- Kiara 163
- Solaris Mont Kiara
- Sunway Putra Mall
- 1 Mont Kiara
- KLGCC, Bukit Kiara

Education

- Chong Hwa High School
- French School of KL
- Garden International School
- Mont Kiara International School
- Victoria International College
- HELP University

Healthcare

- Kuala Lumpur General Hospital
- KPJ Tawakkal KL Specialist
- Park City Medical Centre
- Global Doctor Hospital
- Damai Service Hospital

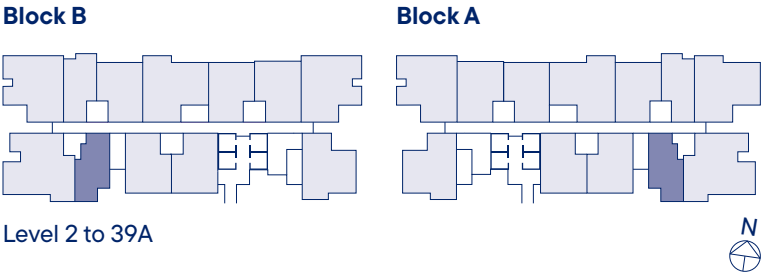
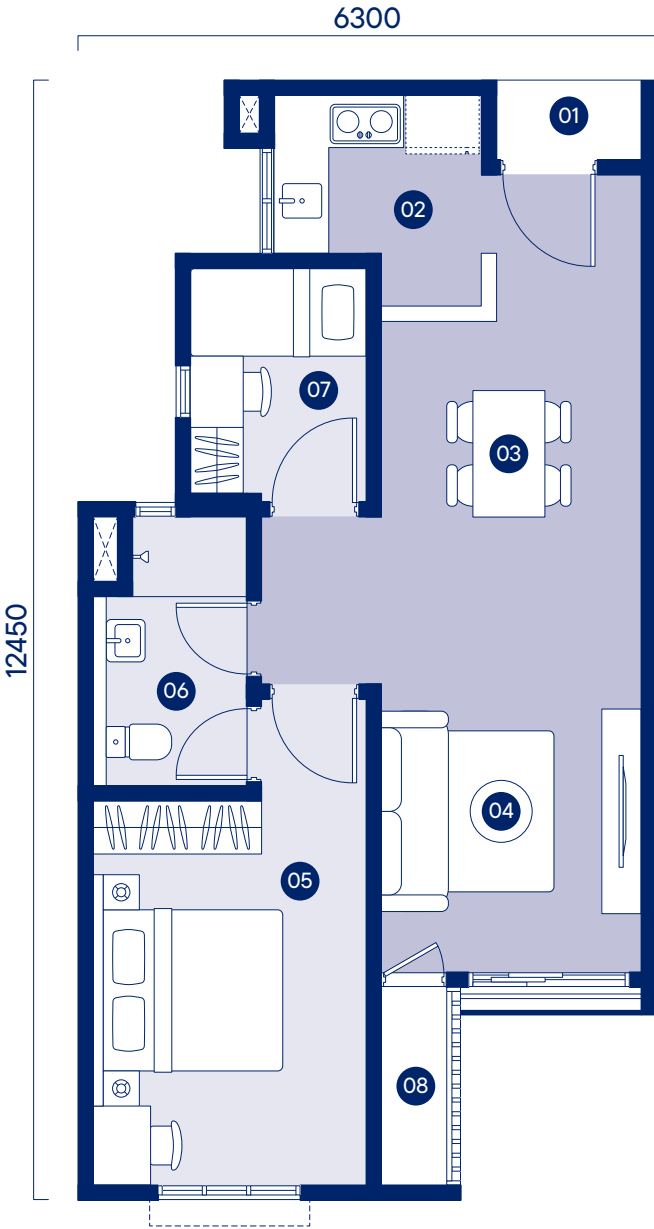
Floor Plans

Type A/Aa

1 Bedroom
1 Study
1 Bathroom

Built-up Area
66 m²
710 ft²

- 01 Foyer
- 02 Kitchen/Yard
- 03 Dining
- 04 Living
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Study
- 08 A/C Ledge



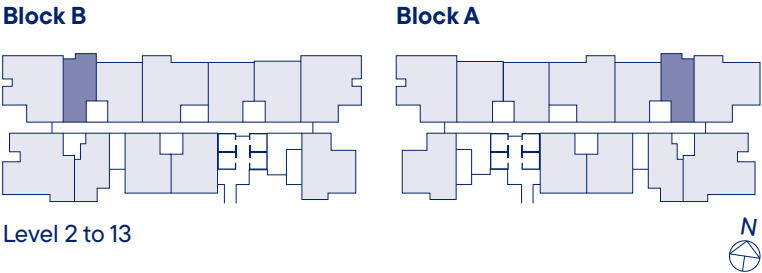
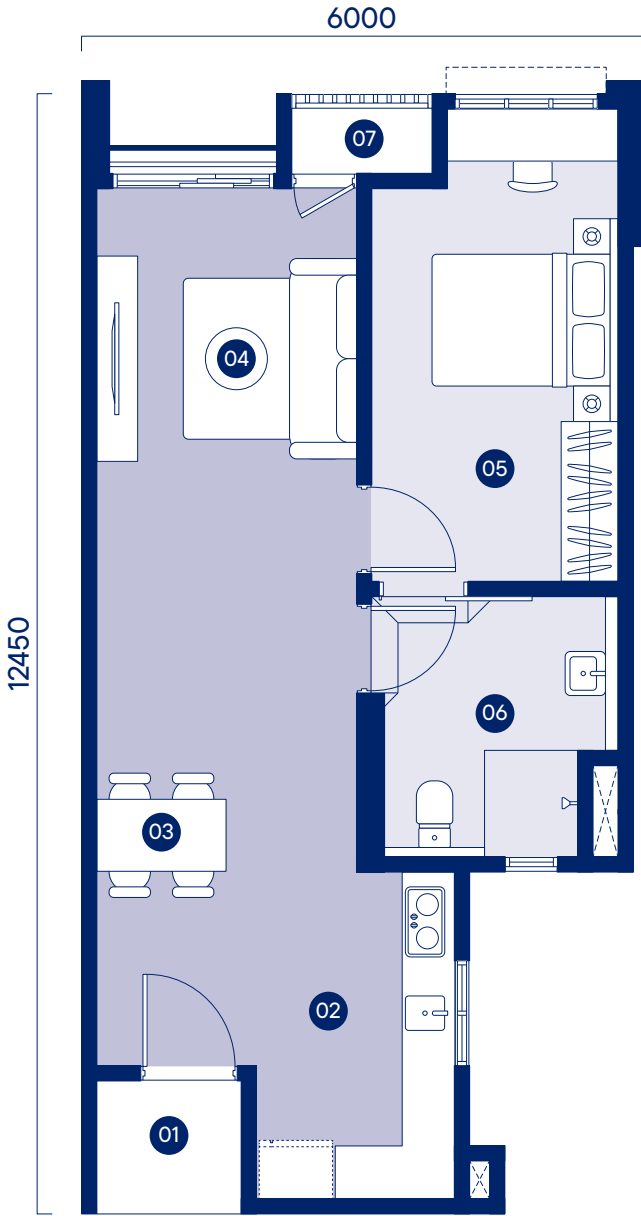
Level 2 to 39A

Type A1/A1a

1 Bedroom
1 Bathroom

Built-up Area
66 m²
710 ft²

- 01 Foyer
- 02 Kitchen/Yard
- 03 Dining
- 04 Living
- 05 Master Bedroom
- 06 Master Bathroom
- 07 A/C Ledge



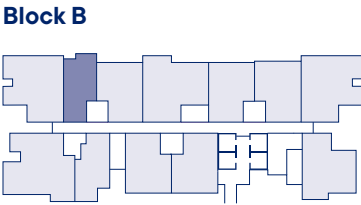
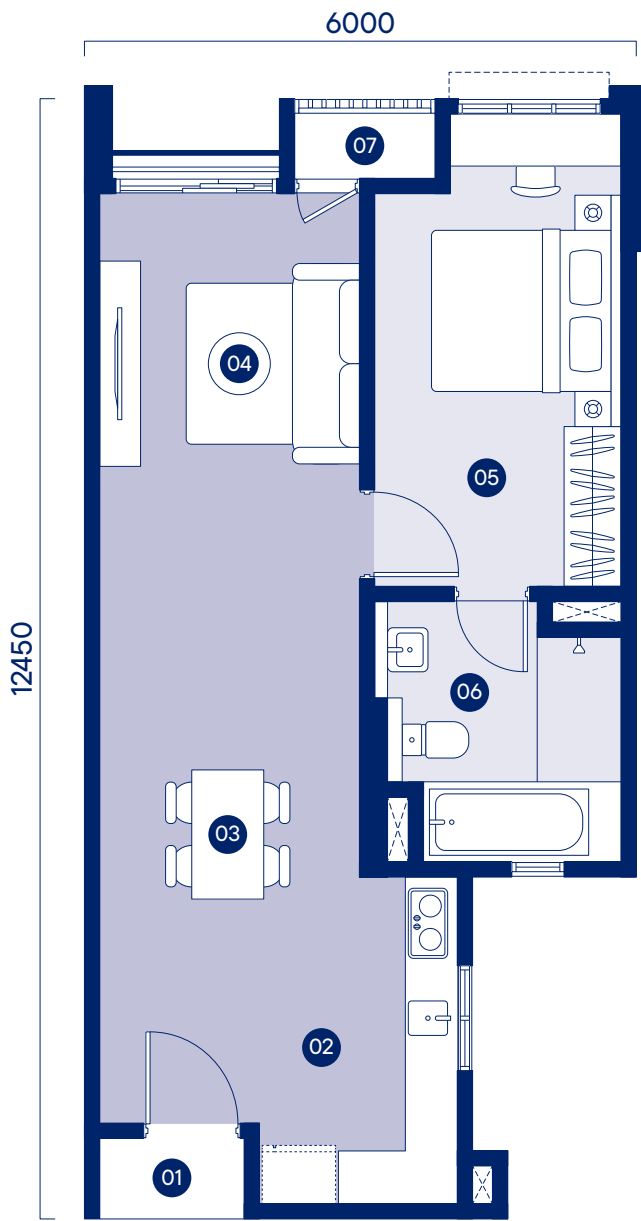
Level 2 to 13

Type A2/A2a

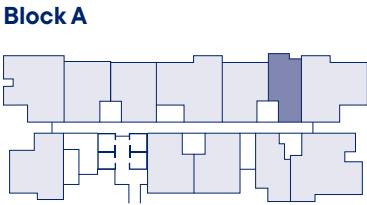
1 Bedroom
1 Bathroom

Built-up Area
66 m²
710 ft²

- 01 Foyer
- 02 Kitchen/ Yard
- 03 Dining
- 04 Living
- 05 Master Bedroom
- 06 Master Bathroom
- 07 A/C Ledge



Level 13A to 39A



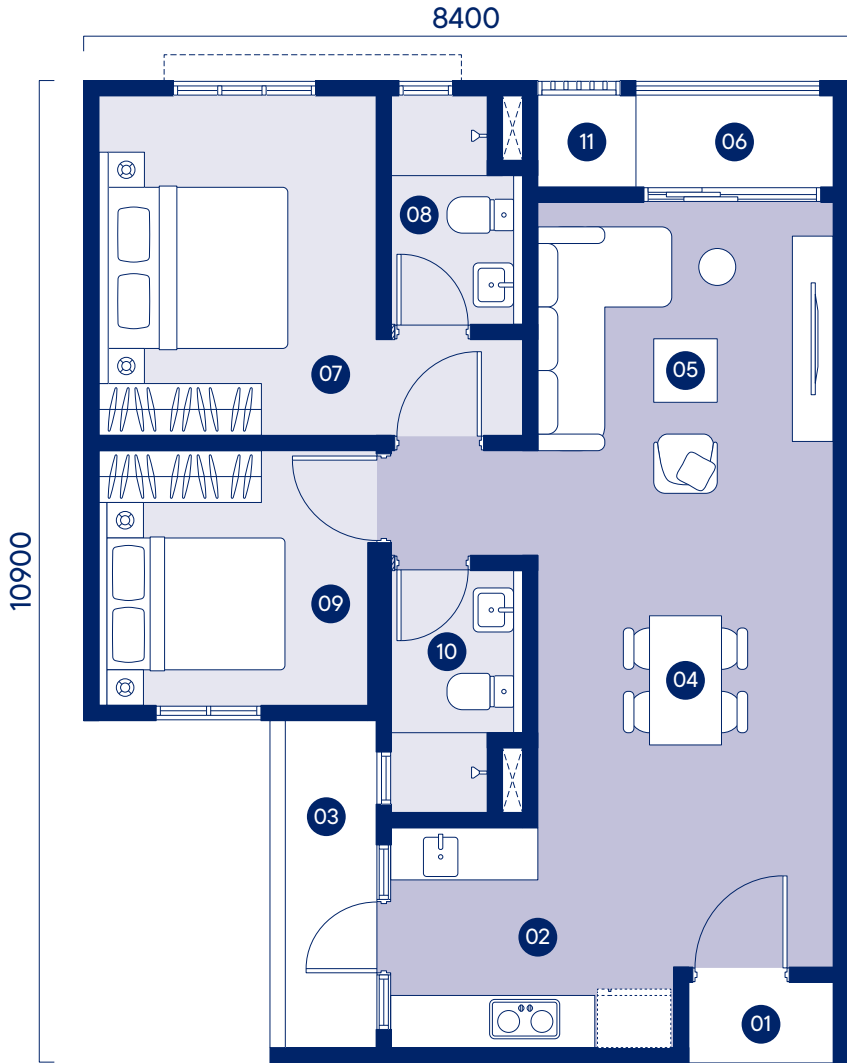
All measurements are in mm.

Type B/Ba

2 Bedrooms
2 Bathrooms

Built-up Area
83 m²
893 ft²

- 01 Foyer
- 02 Kitchen
- 03 Yard
- 04 Dining
- 05 Living
- 06 Balcony
- 07 Master Bedroom
- 08 Master Bathroom
- 09 Bedroom 2
- 10 Bathroom 2
- 11 A/C Ledge

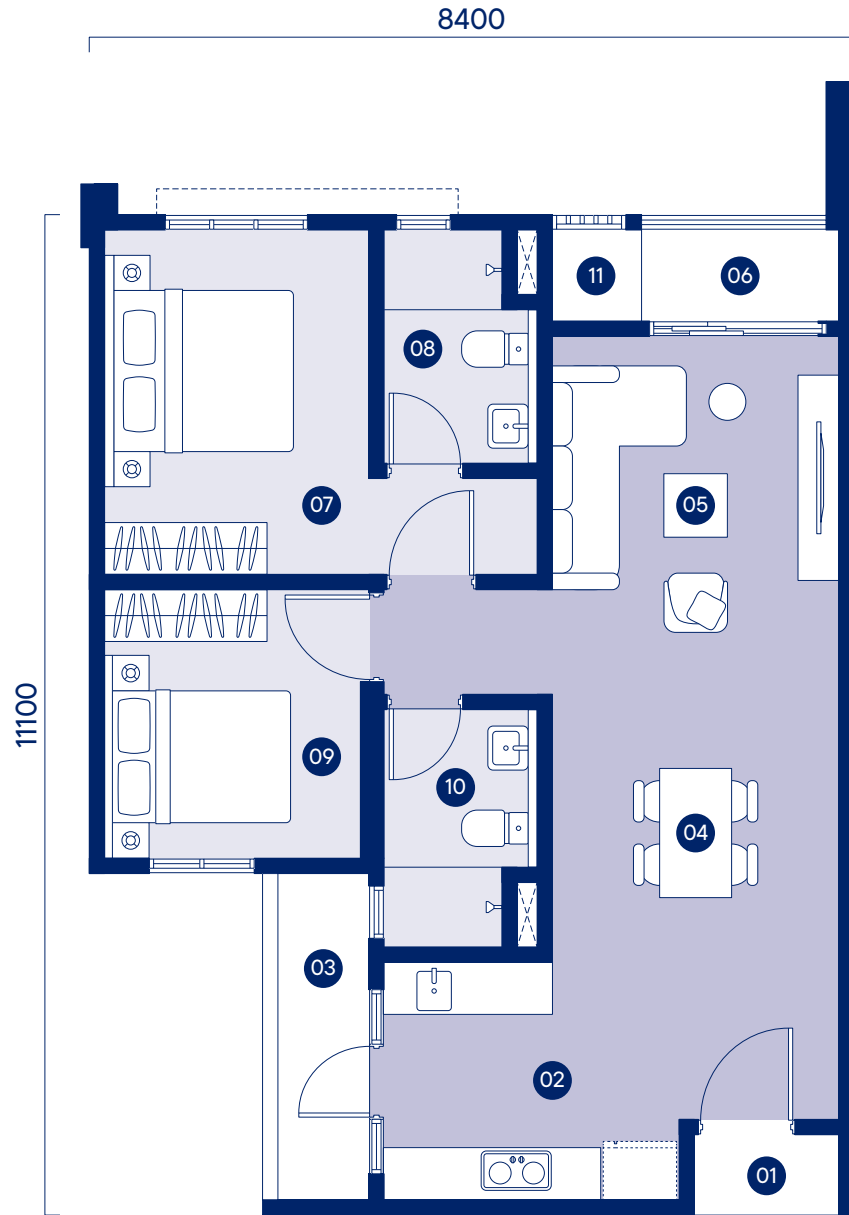


Type B1/B1a

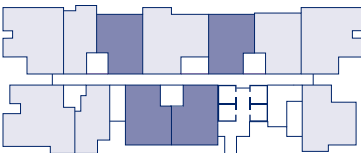
2 Bedrooms
2 Bathrooms

Built-up Area
86 m²
926 ft²

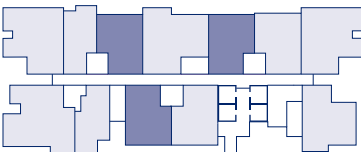
- 01 Foyer
- 02 Kitchen
- 03 Yard
- 04 Dining
- 05 Living
- 06 Balcony
- 07 Master Bedroom
- 08 Master Bathroom
- 09 Bedroom 2
- 10 Bathroom 2
- 11 A/C Ledge



Block B

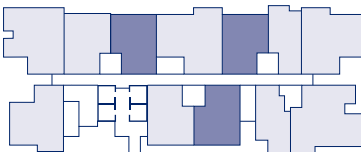
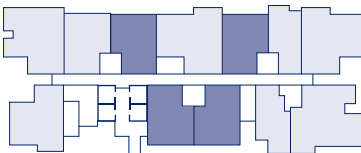


Level 2 to 5, Level 7 to 23, Level 25 to 39A

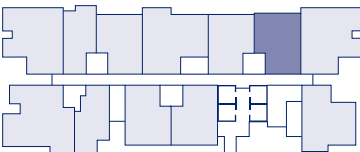


Level 6 and 23A

Block A

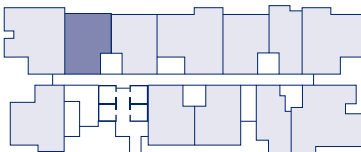


Block B



Level 2 to 39A

Block A



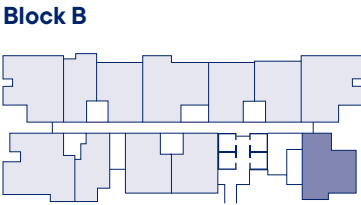
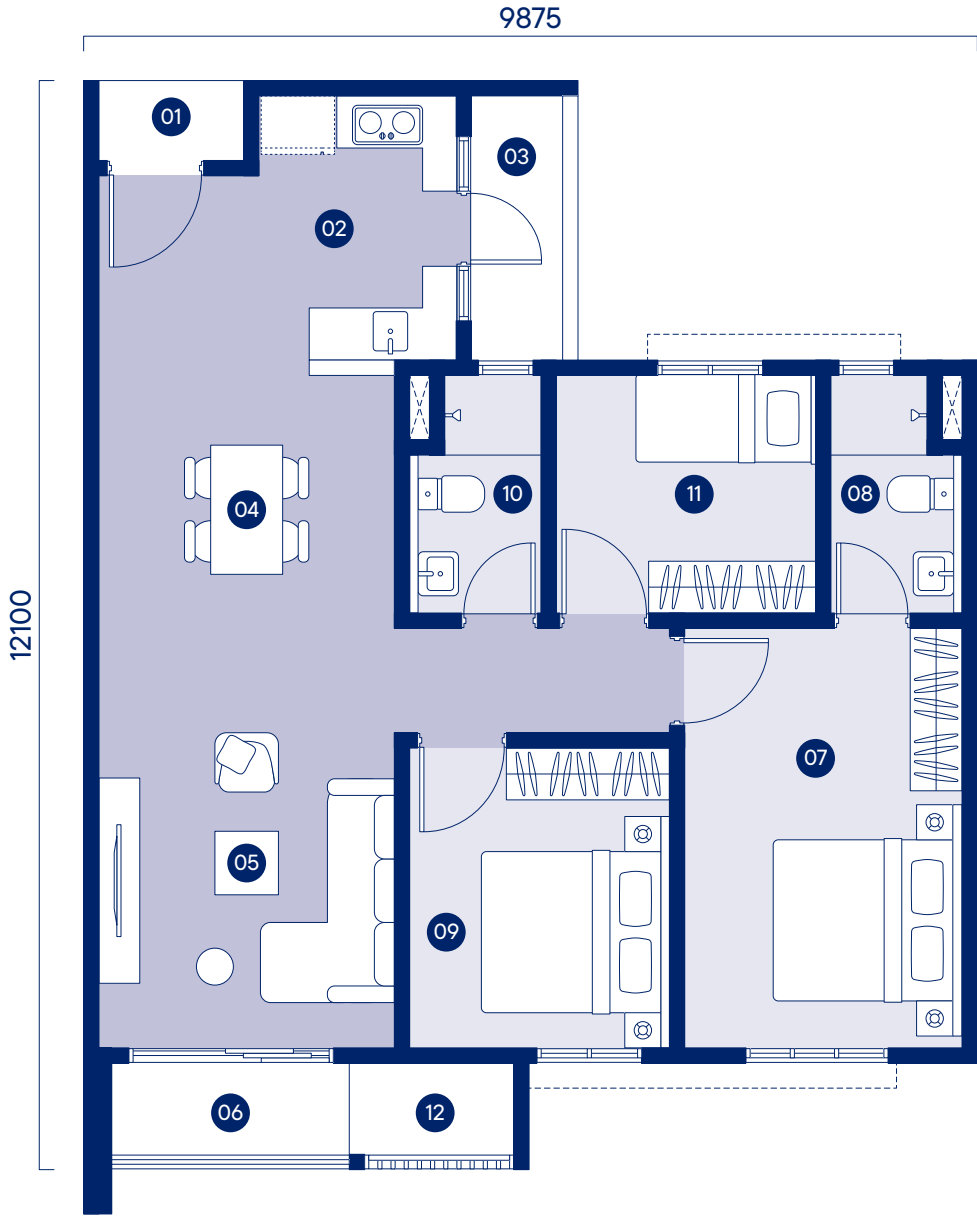
All measurements are in mm.

Type C/Ca

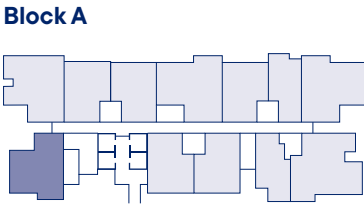
3 Bedrooms
2 Bathrooms

Built-up Area
99 m²
1066 ft²

- 01 Foyer
- 02 Kitchen
- 03 Yard
- 04 Dining
- 05 Living
- 06 Balcony
- 07 Master Bedroom
- 08 Master Bathroom
- 09 Bedroom 2
- 10 Bathroom 2
- 11 Bedroom 3
- 12 A/C Ledge



Level 2 to 39A



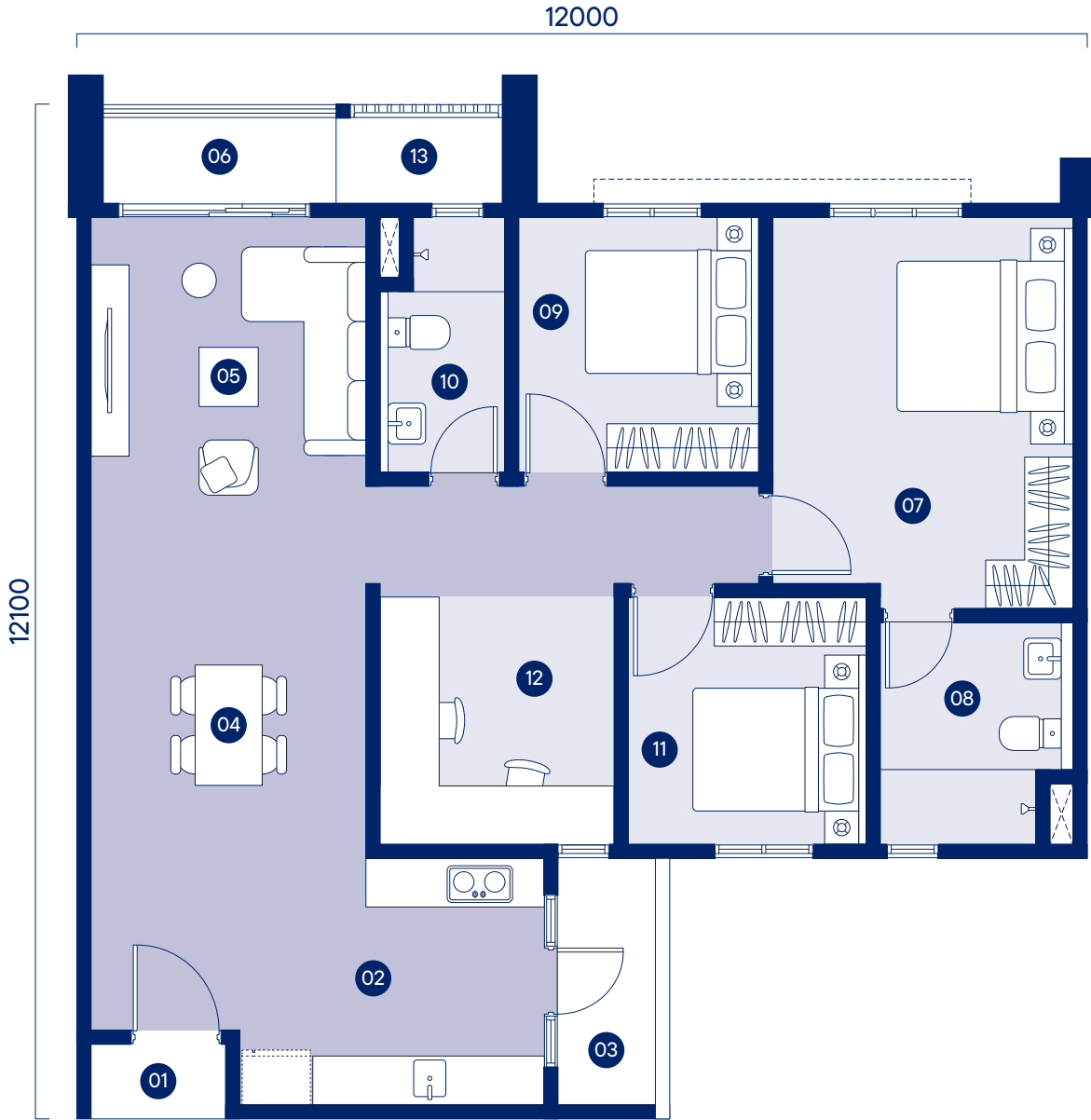
All measurements are in mm.

Type D/Da

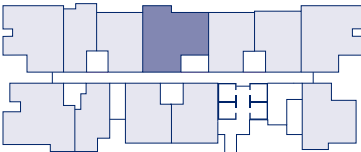
3 Bedrooms
1 Study
2 Bathrooms

Built-up Area
121 m²
1302 ft²

- 01 Foyer
- 02 Kitchen
- 03 Yard
- 04 Dining
- 05 Living
- 06 Balcony
- 07 Master Bedroom
- 08 Master Bathroom
- 09 Bedroom 2
- 10 Bathroom 2
- 11 Bedroom 3
- 12 Study
- 13 A/C Ledge

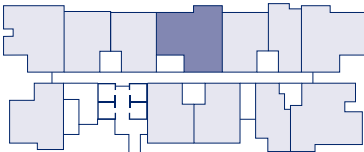


Block B



Level 2 to 39A

Block A



All measurements are in mm.

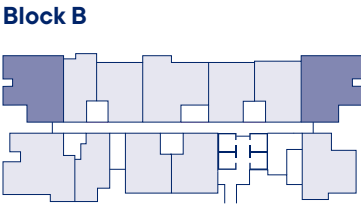
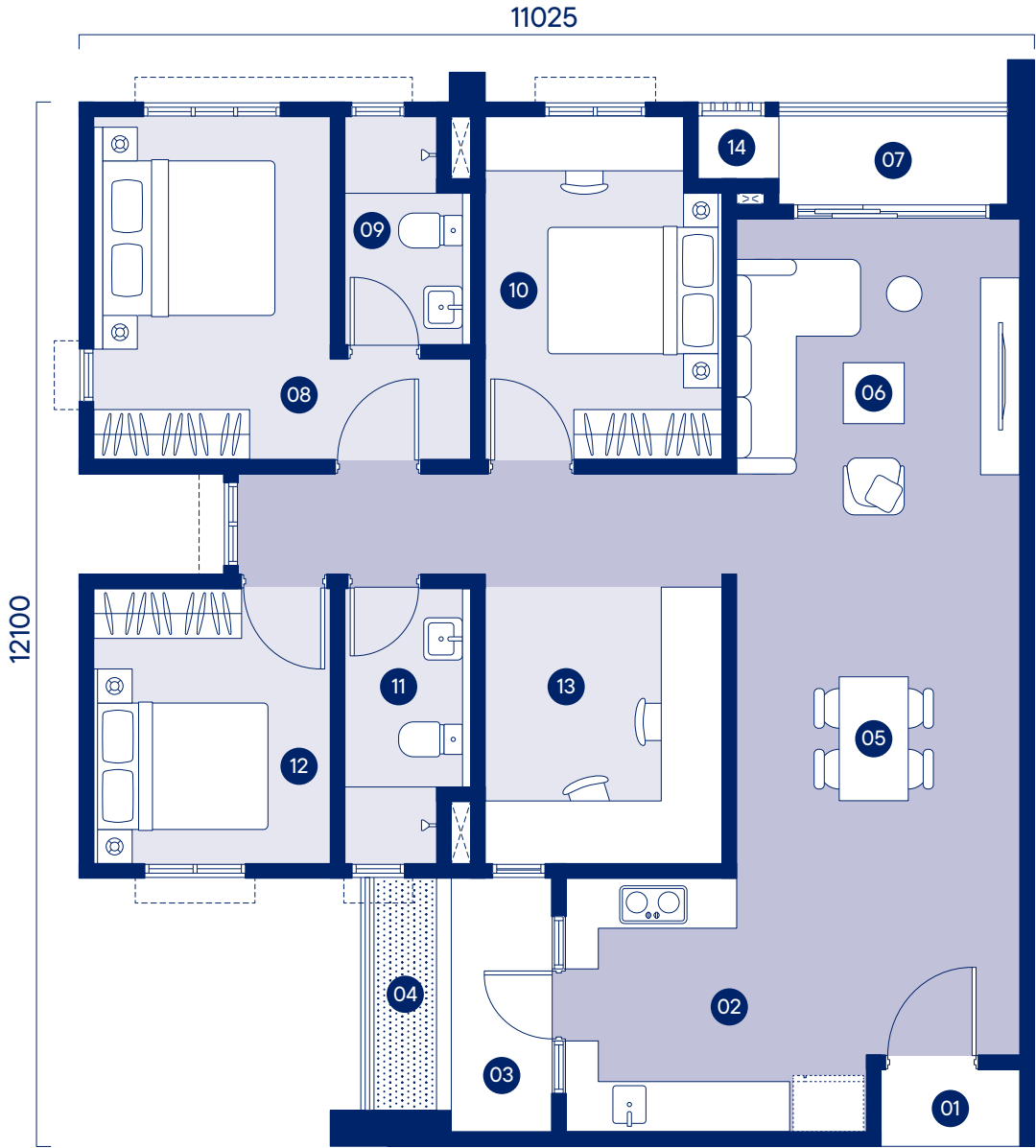
Type D1/D1a

3 Bedrooms
1 Study
2 Bathrooms

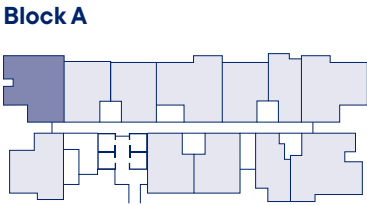
Built-up Area
118m²
1270 ft²

Accessory Parcel
3m²
32 ft²

- 01 Foyer
- 02 Kitchen
- 03 Yard
- 04 Accessory Parcel
- 05 Dining
- 06 Living
- 07 Balcony
- 08 Master Bedroom
- 09 Master Bathroom
- 10 Bedroom 2
- 11 Bathroom 2
- 12 Bedroom 3
- 13 Study
- 14 A/C Ledge



Level 2 to 39A



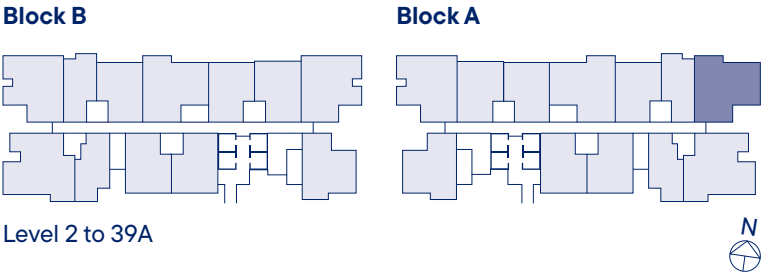
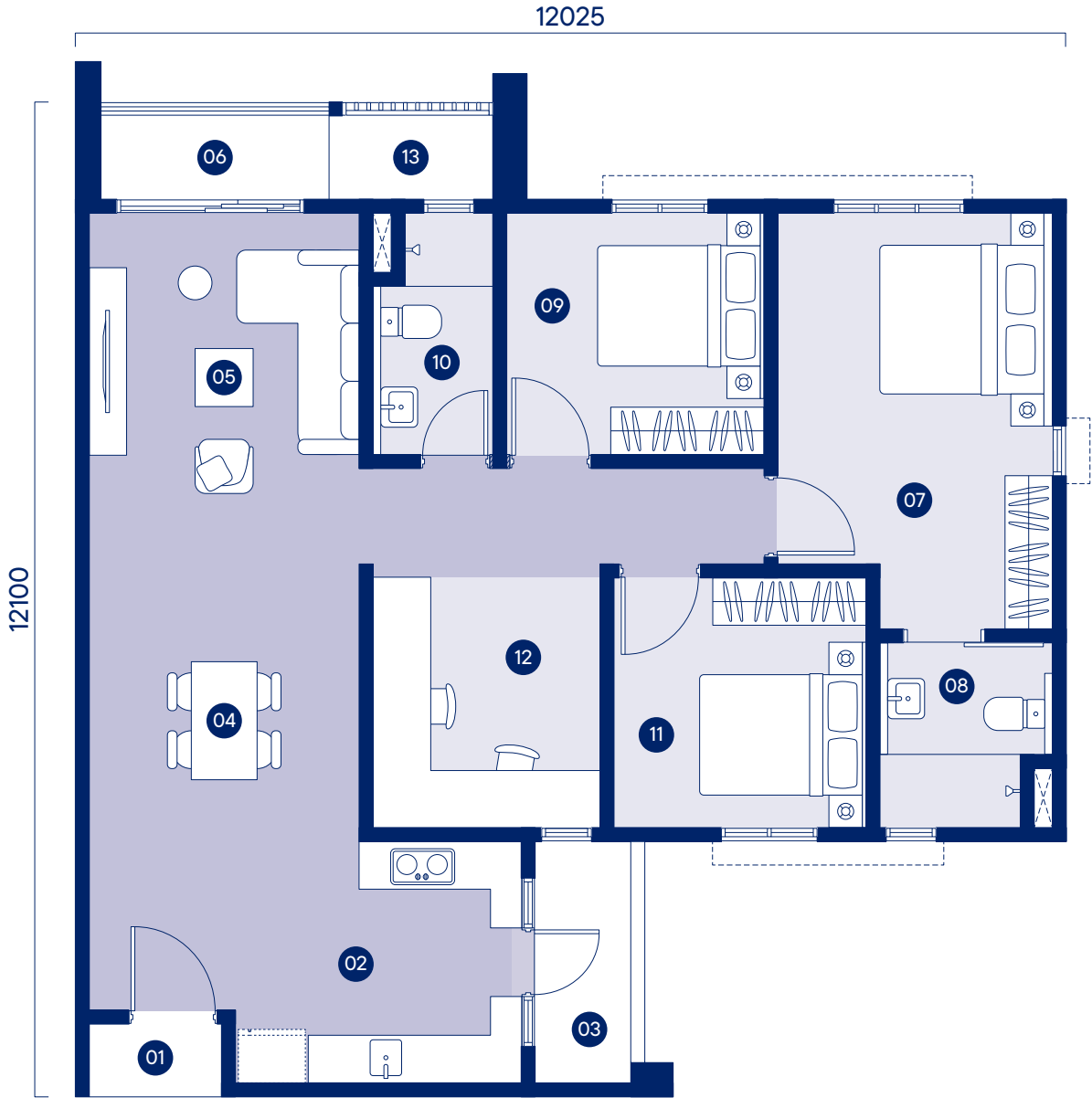
All measurements are in mm.

Type D2

3 Bedrooms
1 Study
2 Bathrooms

Built-up Area
121 m²
1302 ft²

- 01 Foyer
- 02 Kitchen
- 03 Yard
- 04 Dining
- 05 Living
- 06 Balcony
- 07 Master Bedroom
- 08 Master Bathroom
- 09 Bedroom 2
- 10 Bathroom 2
- 11 Bedroom 3
- 12 Study
- 13 A/C Ledge

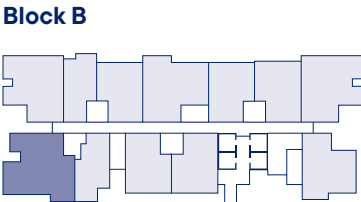
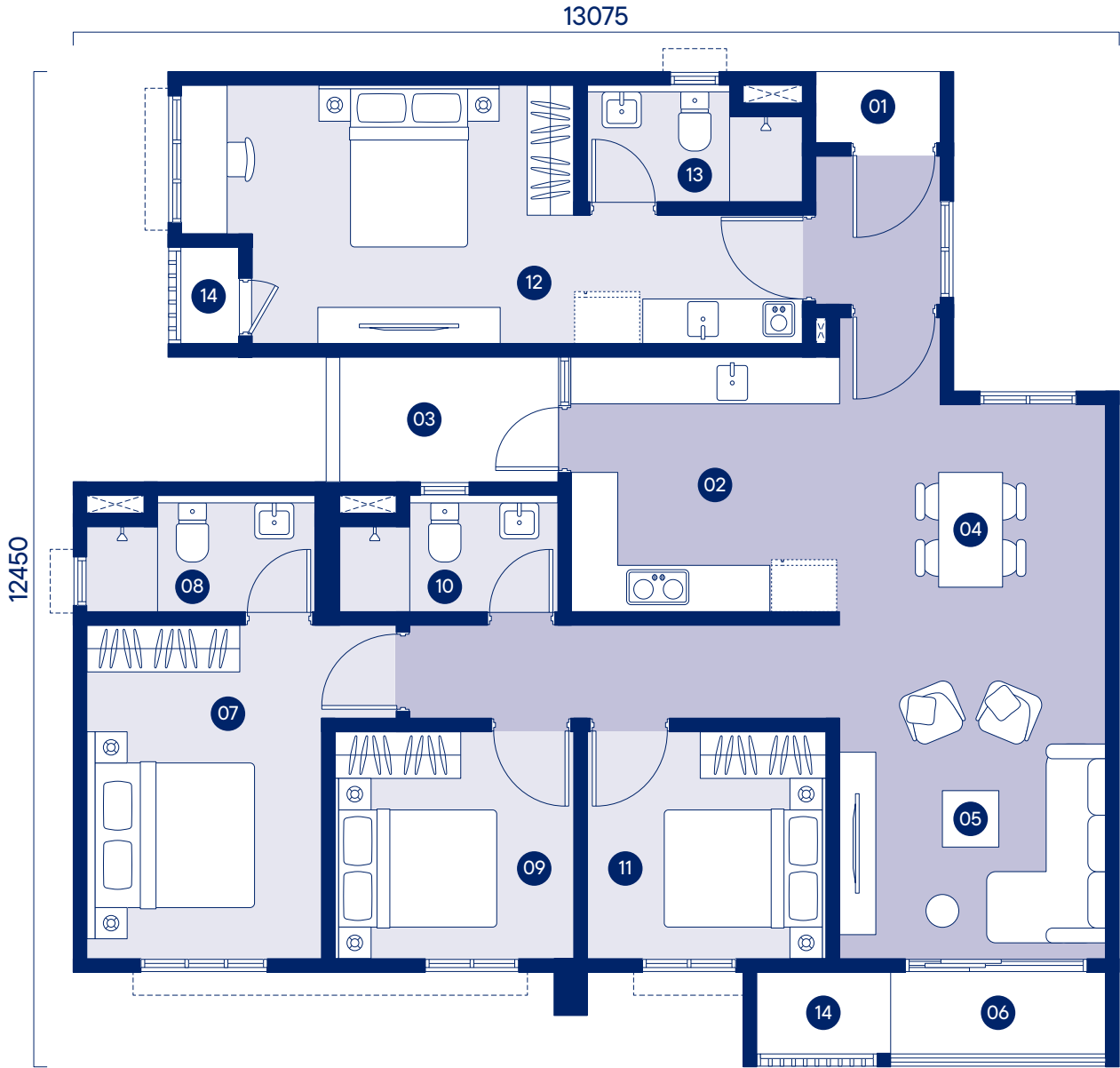


Type E/Ea

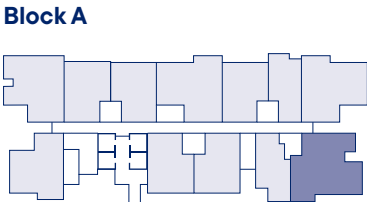
4 Bedrooms
3 Bathrooms

Built-up Area
134 m²
1442 ft²

- 01 Foyer
- 02 Kitchen
- 03 Yard
- 04 Dining
- 05 Living
- 06 Balcony
- 07 Master Bedroom
- 08 Master Bathroom
- 09 Bedroom 2
- 10 Bathroom 2
- 11 Bedroom 3
- 12 Bedroom 4
- 13 Bathroom 3
- 14 A/C Ledge



Level 2 to 39A



All measurements are in mm.

Specifications

Structure	Reinforced Concrete
Walls	Reinforced Concrete/Brickwall (where applicable)
Roofing Covering	Reinforced Concrete Flat Roof/Metal Deck Roof (where applicable)
Roof Framing	Reinforced Concrete Beam/Steel Framing (where applicable)
Ceiling	Skim Coat/Suspended Plaster Board (where applicable)
Windows	
Kitchen	Powder Coated Aluminium Frame Adjustable Louvre Glass Window
Others	Powder Coated Aluminium Frame with Glass Casement/Top Hung Window
Doors	
Main Entrance	Fire-rated Timber Door
Balcony	Aluminium Frame Sliding Glass Door
Others	Timber Flush Door
	Sliding Timber Flush Door (Type A1 & A1a Master Bathroom)
Ironmongery	Quality Lockset
Floor Finishes	
Foyer	Porcelain Tile
Living/Dining	Porcelain Tile
Master Bedroom	Laminated Timber Flooring
Bedrooms	Laminated Timber Flooring
Study	Laminated Timber Flooring
Master Bathroom	Porcelain Tile
Bathrooms	Porcelain Tile
Kitchen	Porcelain Tile
Yard	Porcelain Tile
Balcony	Porcelain Tile
A/C Ledge	Cement Screed
Wall Finishes	
External	Plaster and Paint
Internal	Plaster/Skim Coat and Paint
Kitchen	Porcelain Tile up to 1500mm High
Master Bathroom	Porcelain Tile
Bathrooms	Porcelain Tile
Balcony	Plaster and Paint
Yard	Plaster and Paint

Sanitary Fittings and Plumbing										
Unit Type	A/Aa	A1/A1a	A2/A2a	B/Ba	B1/B1a	C/Ca	D/Da	D1/D1a	D2	E/Ea
Kitchen Sink with Tap	1	1	1	1	1	1	1	1	1	2
Wash Basin with Tap	1	1	1	2	2	2	2	2	2	3
Shower Head with Mixer (Masterbath only)	1	1	1	1	1	1	1	1	1	1
Shower Head	-	-	-	1	1	1	1	1	1	2
Bath Tub with Mixer Tap	-	-	1	-	-	-	-	-	-	-
Water Closet	1	1	1	2	2	2	2	2	2	3
Toilet Roll Holder	1	1	1	2	2	2	2	2	2	3
Hand Bidet	1	1	1	2	2	2	2	2	2	3
Water Tap (Yard)	1	1	1	1	1	1	1	1	1	1
Electrical Installation										
Lighting Point	10	9	9	13	13	15	15	16	15	18
Power Point	11	11	11	13	13	15	17	17	17	23
Water Heater Unit (Masterbath only)	1	1	1	1	1	1	1	1	1	1
Water Heater Point only	-	-	-	1	1	1	1	1	1	2
Kitchen Hob Point	1	1	1	1	1	1	1	1	1	1
Kitchen Hood Point	1	1	1	1	1	1	1	1	1	1
TV Point	1	1	1	1	1	1	1	1	1	2
Fiber Wall Socket	1	1	1	1	1	1	1	1	1	1
Air Cond Point only	3	2	2	3	3	4	5	5	5	5
Door Bell	1	1	1	1	1	1	1	1	1	1
Internal Telephone										
Telephone	-	-	-	-	-	-	-	-	-	-

All items mentioned above are subject to variations, modifications and substitution as may be recommended by the Architect and/or the approving authorities.

012 7288 916
tujuresidences.com.my

f @ TuJu Residences.Retail

TuJu Sales Gallery

PT50417, Persiaran Arfah
Off Jalan Kuching, Mukim Batu
51200 Kuala Lumpur



TuJu Sales Gallery



3°11'17.1"N 101°40'16.1"E



10.00am to 07.00pm

Distinctive World Sdn Bhd

Level 31, Menara 1MK
Premier Suite
1, Jalan Kiara Mont' Kiara
50480 Kuala Lumpur

A Joint Development by

ECCAZ



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