



7UJUH
KWASA DAMANSARA
CITY CENTRE

Tujuh Residences is tucked away between the vibrant atmosphere of Kwasa Damansara City Centre and the city's lush greenscape.

Designed for contemporary living, Tujuh Residences strikes a balance between it all. Retreat into nature and take in the peaceful seclusion, unwinding to the sounds of cascading water at the poolside cabana - without taking your finger off the pulse of the city.

At Tujuh Residences, embrace the comforts of urban city living without the hustle and bustle of a busy metropolis.

1st
Phase

2
Wings

573
Residences



Tujuh Residences Facade (Artist's Impression)



Guardhouse and Main Entrance (Artist's Impression)

Inspired By Nature

Like Malaysia's rainforest trees, Tujuh Residences stands majestic and tall. Its facade mirrors the textures of trees and like its inspiration, it is deeply connected to the rhythms of its surroundings. Tujuh Residences gently beats with the city and is part of the larger, green masterplan that is Kwasa Damansara City Centre.

The city's sustainable systems, walking paths and dedicated green spaces makes for a seamless co-existence with its surroundings, extending Tujuh Residences' close connection to nature.

This is your urban sanctuary. Put down your roots, start anew and discover living in harmony with nature.



Ground Floor Facilities

- 1** The Entrance (guard house)
- 2** Convenience Store*
- 3** Laundry*
- 4** Cafe*
- 5** Kindergarten*
- 6** Play area*
- 7** Praying Hall
- 8** Indoor Play Area*
- 9** Games Room
- 10** Reading Room
- 11** Management Office*
- 12** Mailbox
- 13** Waiting Lounge
- 14** Entrance drop-off



*Space only



Reading Room (Artist's Impression)



Games Room (Artist's Impression)

A Blissful Retreat

Depart from the elevated energy of the city and take in the soothing reception as you first step in. Catch your breath and lounge at the Reading Room, while the children enjoy the mini arcade and pool table in the Games Room.



Level 10 Podium Facilities

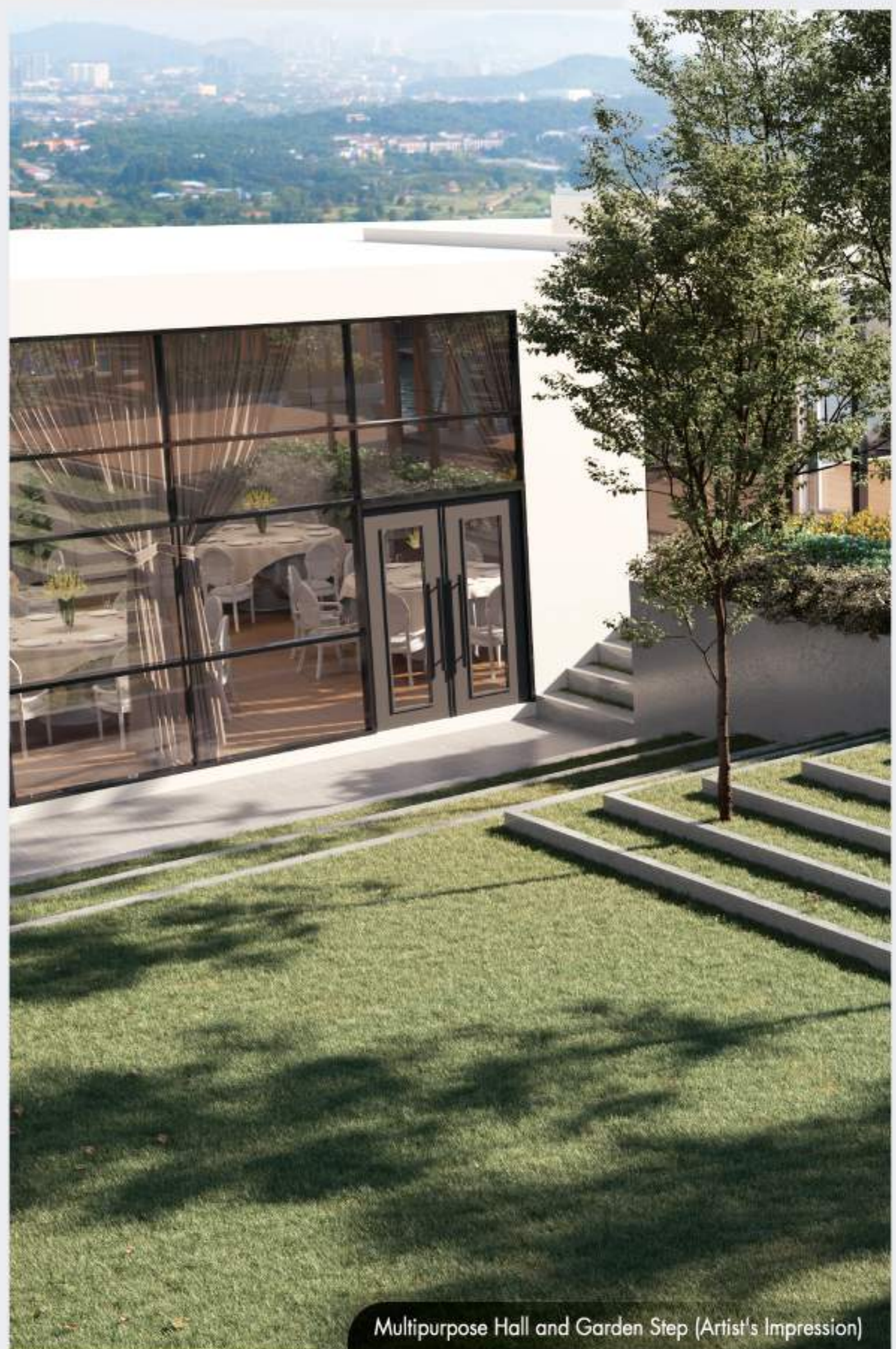
- 1 Swimming pool
 - 2 Wading pool
 - 3 BBQ Pit/ Chill Out Area
 - 4 Water fun zone
 - 5 Outdoor shower area
 - 6 Play area
 - 7 Multipurpose open lawn
 - 8 Seating wall
 - 9 Gazebo
 - 10 Pool lounge chair
 - 11 Garden Step
 - 12 Yoga Deck
 - 13 Gym
 - 14 Multipurpose Hall*
- *Space Only



Pool Lounge Chair and Gazebo Area (Artist's Impression)



BBQ Pit and Play Area (Artist's Impression)



Multipurpose Hall and Garden Step (Artist's Impression)

Leisure Comes First

Start your mornings with a refreshing stretch on the yoga deck or dip into the infinity pool, overlooking the cityscape. In the evenings, easily wind down with a family barbecue as the children play in the lush, green, open spaces. With a calming breeze and view of the sparkling city lights, take to this space anytime to refresh your spirit.

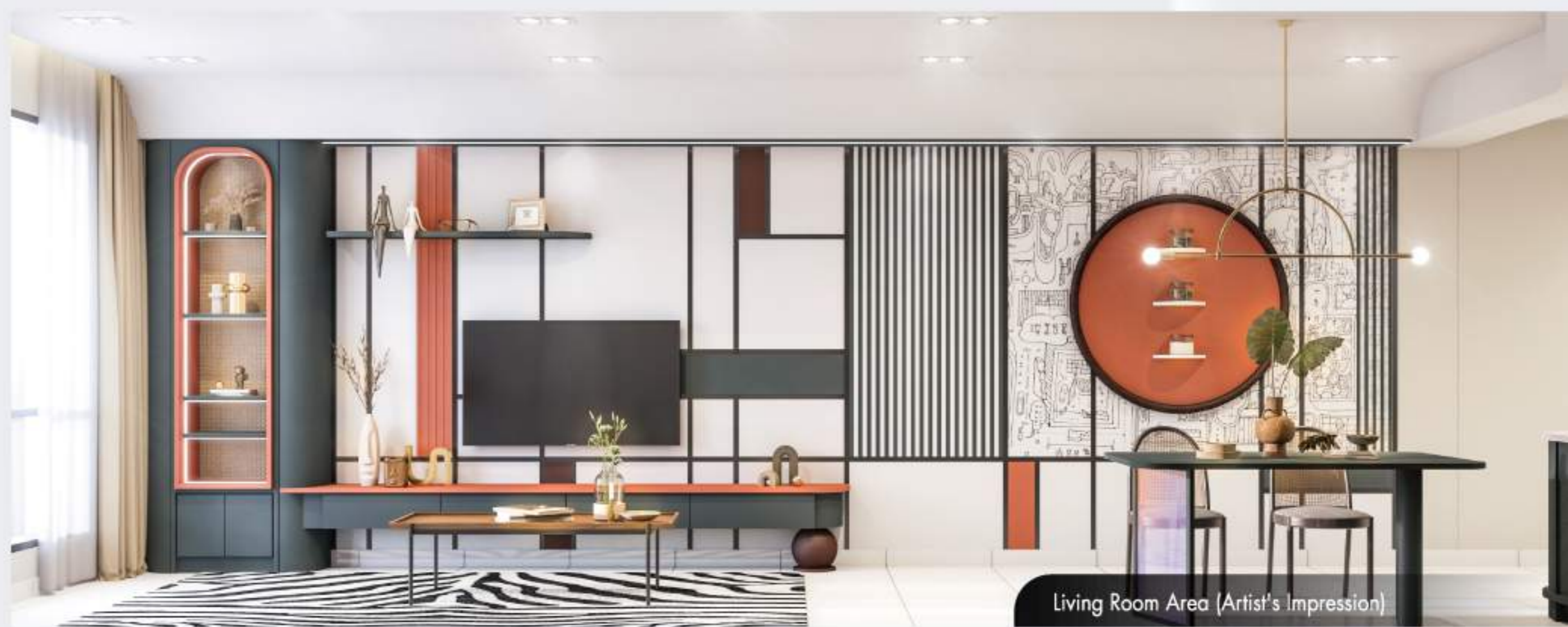




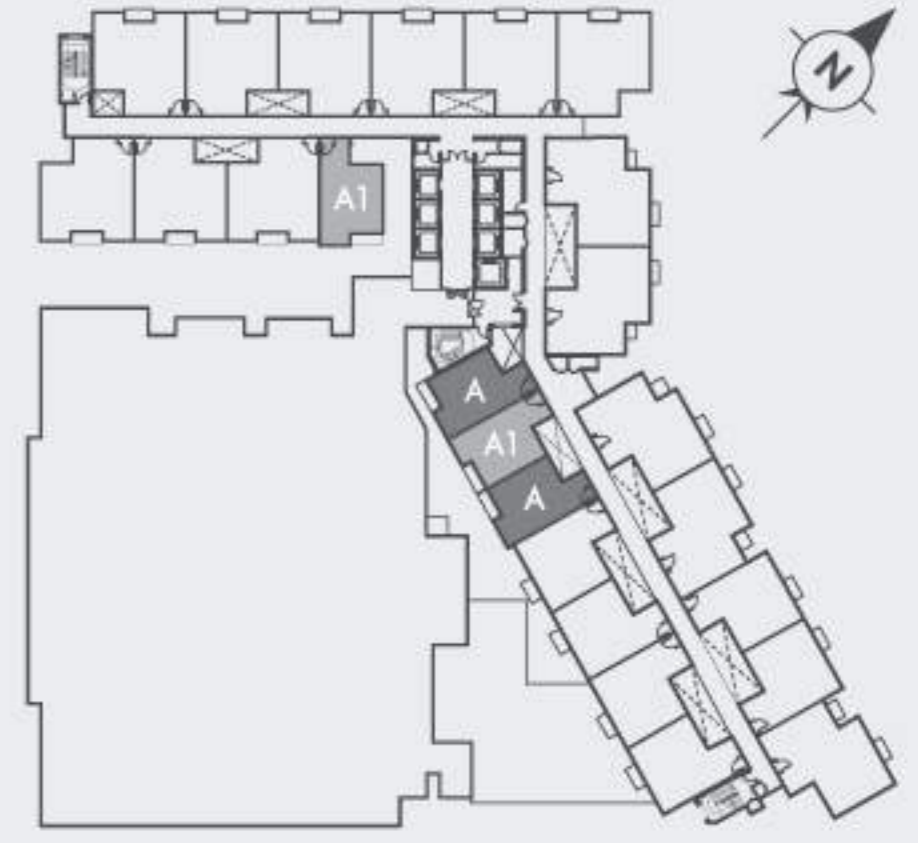
Bedroom (Artist's Impression)

Where Moments Are Made

Make this urban living space your own. Build your home here as you discover each wonderful moment and make lasting memories, with plenty more room to grow. The next chapter of your life awaits at Tujuh Residences.



Living Room Area (Artist's Impression)



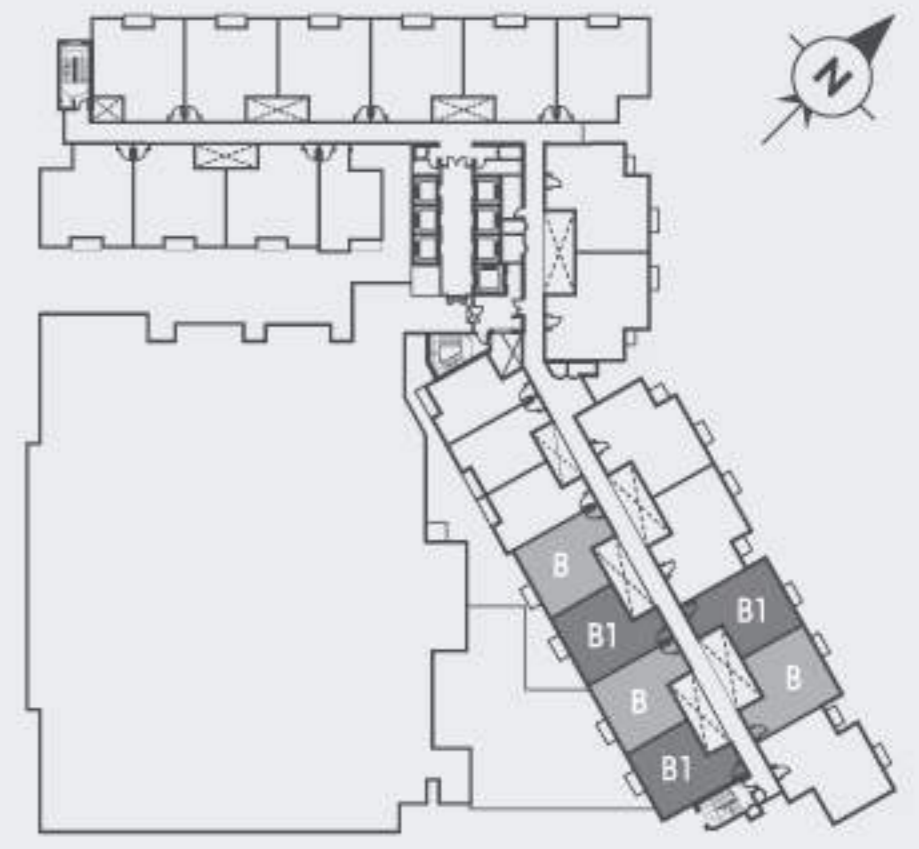
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TYPE A

BUILT-UP
550 sq. ft.

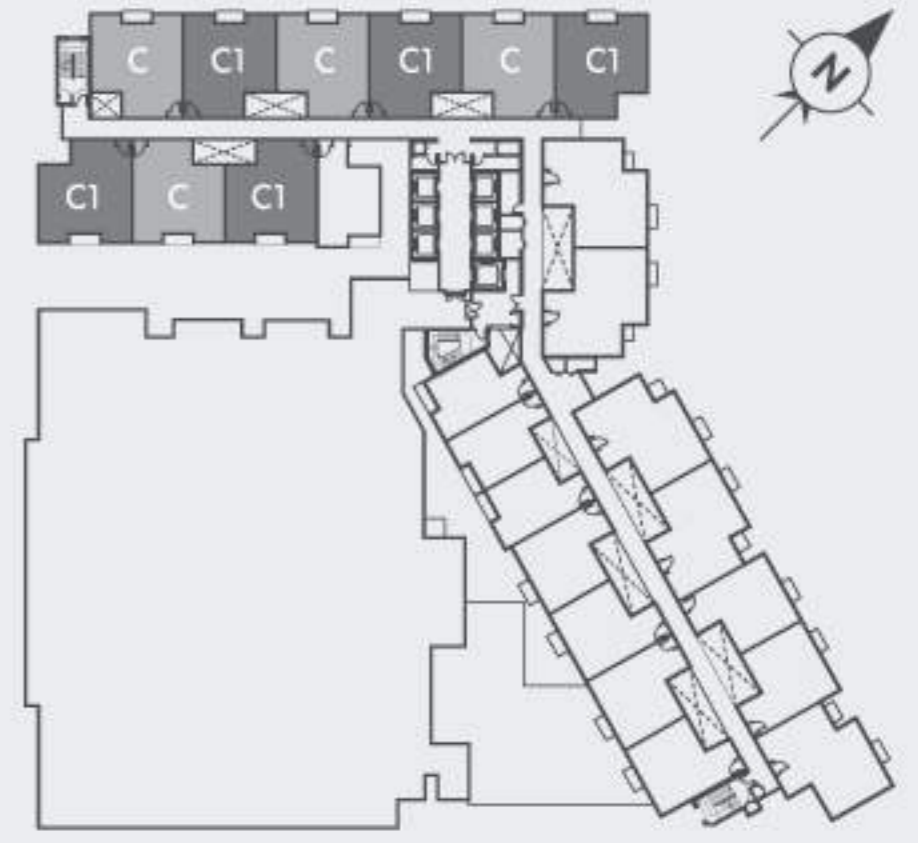
ROOMS
1 Bedroom | 1 Bathroom



TYPE B

BUILT-UP
666 sq. ft.

ROOMS
2 Bedrooms | 2 Bathrooms



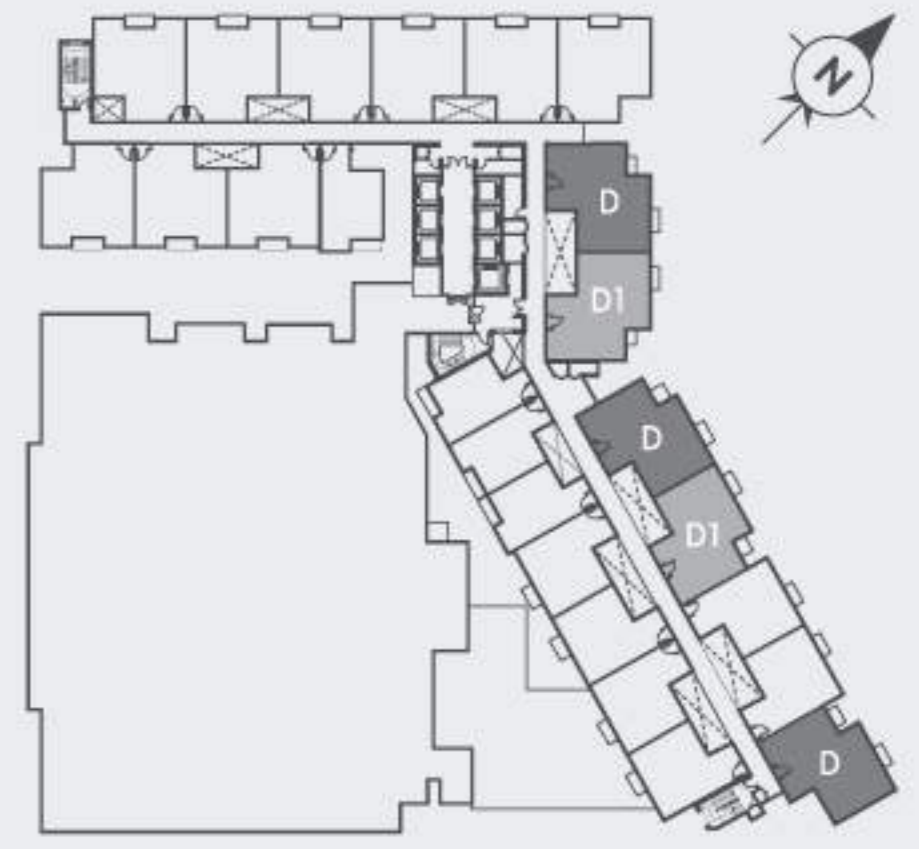
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TYPE C

BUILT-UP
862 sq. ft.

ROOMS
3 Bedrooms | 2 Bathrooms



TYPE D

BUILT-UP
909 sq. ft.

ROOMS
2 Bedrooms | 2 Bathrooms
1 Studio Unit + 1 Bathroom

Specifications

STRUCTURE	Reinforced Concrete	
WALL	Masonry (Lightweight Block Wall) & Reinforced Concrete	
ROOF	Reinforced Concrete Roof Slab	
CEILING	Skim Coat and Paint	- All Ceiling
	Plaster Board Ceiling	- Kitchen & Bathrooms
WINDOWS	Powder Coated Aluminium Framed Glass Window	
DOORS	Metal Framed Fire Rated Timber Door	- Main Entrance
	Metal Framed Hollow Core Flush Door	- Bedrooms
	Metal Framed Hollow Core Flush Door with Moisture Resistant Membrane	- Bathrooms & Yard
IRONMONGERY	Quality Lockset	
FLOOR FINISHES	Porcelain Tiles	- Foyer, Entrance, Living, Dining, All Bathrooms, Kitchen, Yard
	Cement Render	- A/C Ledge
	Quality Composite Flooring	- All Bedrooms
WALL FINISHES	Plaster and Paint / Skim Coat	- General
	Porcelain Tiles / Skim Coat or Plaster and Paint (Where Applicable)	- Kitchen
	Porcelain Tiles to Ceiling Height	- All Bathrooms

ELECTRICAL INSTALLATION	TYPE A	TYPE B	TYPE C	TYPE D
Lighting Point	7	12	15	16
Power Point	11	13	15	17
Ceiling Fan Point	3	4	5	5
A/C Point	2	3	4	4
SMATV Point	1	1	1	2
FWS Point	1	1	1	1
Water Heater Point	0	1	1	2
Storage Water Heater System	1	1	1	1
Kitchen Hood Point	1	1	1	1
Kitchen Hob Point	1	1	1	1

SANITARY FITTINGS	TYPE A	TYPE B	TYPE C	TYPE D
Shower Rose	1	2	2	3
Wash Basin	1	2	2	3
Water Closet	1	2	2	3
Tap	5	8	8	12
Kitchen Sink	1	1	1	2

Commute and Connect with Ease

Conveniently commute and connect from either Kwasa Sentral or Kwasa Damansara MRT stations. Located in this prime Transit Oriented Development (TOD) location, you will always have your finger on the pulse of the city.



JOINTLY DEVELOPED BY:



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Developer: Kwasa Sentral Sdn Bhd (1089956W) • Developer's License No.: 30179/09-2027/0178(N) • Validity Date: 02/09/2022 - 01/09/2027 • Advertising Permit No.: 30179-1/08-2026/0908(N)-[S] • Validity Date: 11/08/2023 - 10/08/2026 • Land tenure: Leasehold • Land Encumbrance: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-2(PB)/SEK: U4/0067-2022 • Expected date of Completion: February 2026 • Total Unit: Serviced Apartment: 573 Units • Type A: 550sqft, 1 car park • Type Am: 550 sqft, 1 car park • Type B: 666sqft, 1 car park • Type Bm: 666sqft, 1 car park • Type C: 862sqft, 2 car parks • Type Cm: 862sqft, 2 car parks • Type D: 909sqft, 2 car parks • Type Dm: 909sqft, 2 car parks • Selling Price: Min RM470,000 - Max RM797,000 • Bumiputera Discount: 10% • **THIS ADVERTISEMENT HAS BEEN APPROVED BY THE MINISTRY OF HOUSING MALAYSIA.**