

three28 Tun Razak

LIVE AMIDST THE TEMPO OF THE CITY



Located along Kuala Lumpur's main arterial road, Three28 Tun Razak offers 166 homes amidst the tempo of the city. Retreat into your private quarters knowing the city is right at your doorstep.





CONVENIENCES AT YOUR DOORSTEP
(Approximate Distance)

- ▶ Ampang Park LRT Station 800 m
- ▶ KLCC 1.2 km
- ▶ Prince Court Medical Centre 2 km
- ▶ Pavilion Shopping Centre 3.5 km

- Monorail Station
- Putra LRT Station
- Pedestrian Bridge to Ampang Park LRT Station

TAN & TAN PROJECTS

- 1 Hampshire Place
- 2 Hampshire Park
- 3 Desa Kudalari
- 4 Desa Angkasa
- 5 Desa U-Thant
- 6 U-Thant Residence
- 7 Fernlea Court
- 8 Cendana
- 9 Anjung Damai
- 10 Damai 33
- 11 Damai 15
- 12 Seri Ampang Hilir

SHOPPING / OFFICES

- 1 Hampshire Place
- 2 Suria KLCC
- 3 Avenue K
- 4 Ampang Park
- 5 The Intermark
- 6 Pavilion
- 7 Starhill Gallery
- 8 Lot 10
- 9 Sungei Wang Plaza
- 10 Megan Avenue
- 11 Bank of China
- 12 GTower
- 13 Trillion
- 14 Great Eastern Mall
- 15 Menara HSC
- 16 Menara Tan & Tan

HOTELS

- 1 Doubletree Hilton
- 2 Hotel Maya
- 3 Renaissance Hotel
- 4 Concorde
- 5 Equatorial
- 6 Novotel
- 7 Grand Hyatt
- 8 Traders
- 9 Mandarin Oriental
- 10 Corus
- 11 InterContinental
- 12 MiCasa All Suite Hotel

HIGH COMMISSION / EMBASSIES

- 1 Singapore High Commission
- 2 Embassy of France
- 3 Royal Thai Embassy
- 4 Embassy of the Kingdom of the Netherlands
- 5 Embassy of People's Republic of China
- 6 Embassy of Switzerland
- 7 Embassy of Japan
- 8 Australia High Commission
- 9 British High Commission
- 10 Embassy of the United States

SCHOOLS / INSTITUTES

- 1 Raffles Design Institute
- 2 Sayfol International School
- 3 Sekolah Jenis Kebangsaan (C) Lai Meng

HOSPITALS

- 1 Prince Court Medical Centre
- 2 Gleneagles Hospital Kuala Lumpur

POLICE STATION

- 1 Jalan Tun Razak Police Station

diminuendo...

As you arrive home for the day,
the city's beat gently dims behind you.



Foyer

A man is swimming in a large, rectangular rooftop swimming pool. The pool is filled with clear blue water and has a blue tiled bottom. To the left of the pool is a lush green garden with various plants and palm trees. To the right is a modern building with a large overhang and a covered area with lounge chairs. The sky is clear and blue.

Splash and glide...

Relax into the rhythm as you lap
the 25-metre pool on the facilities floor.

Swimming Pool



Living Area (Type A)



Ohmm...

Close the door behind you and your private world emerges.
Unwind in this cosy space to bring back the harmony into your world.

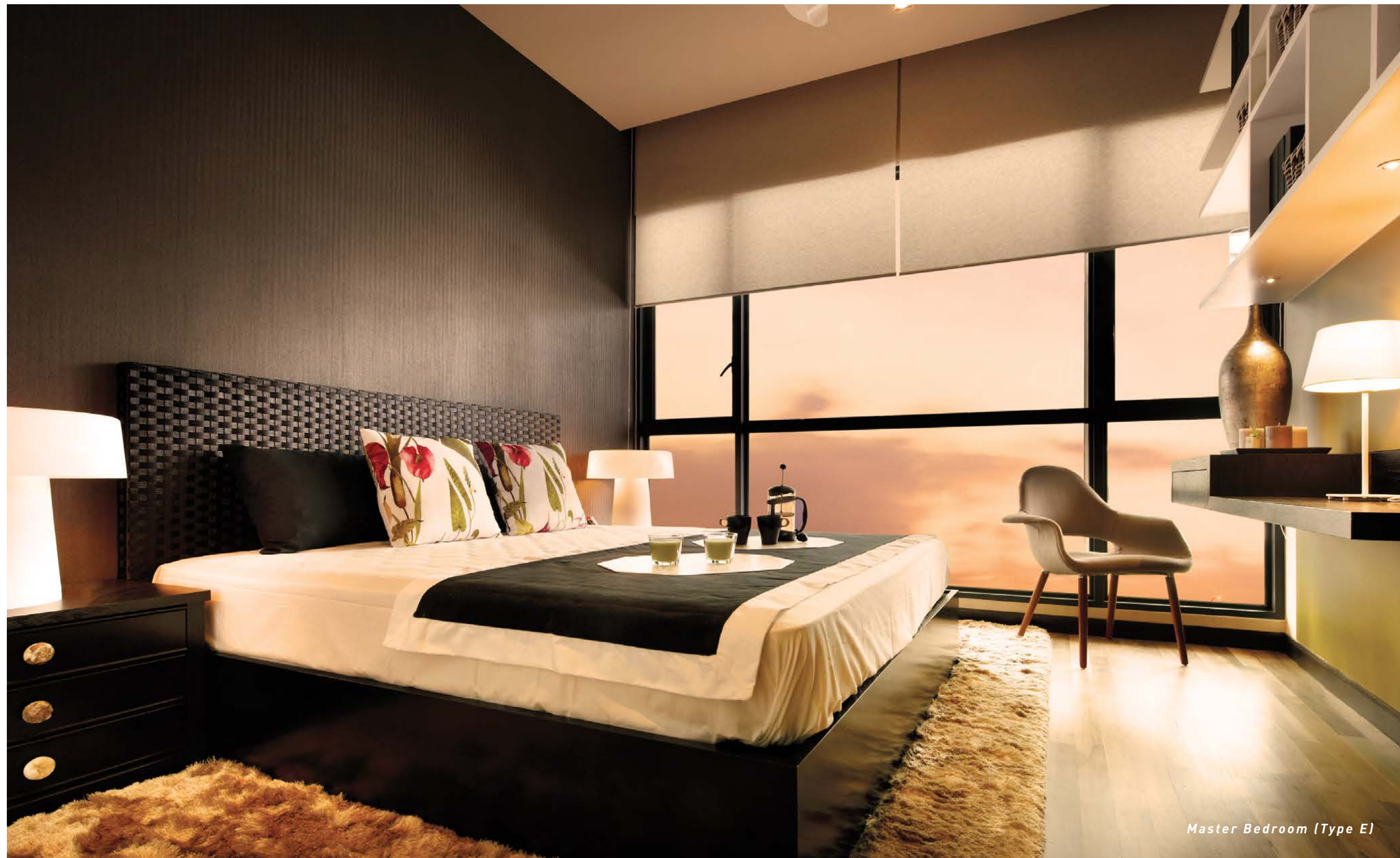


Sizzle...

Transform a classic dish into a flavourful feast in this functional kitchen.
Choose between a gas or electric stove to cook with.



Kitchen (Type E)



Master Bedroom (Type E)



Shhh...

The city lights buzz outside the window as a melody of sleep infuses you to rest.



Master Bathroom (Type E)



Whoosh and splosh...

A choral of running water from a rejuvenating bath
or a revitalizing shower wakes you back to clarity.



Click, click and tap.

An inventive space to ignite and explore your curiosity.
A sonata of inspiration, adventure and creation awaits...

Study Room (Type A)

PROJECT SUMMARY

LAND AREA : 3,061 m² (0.76 acres)

TITLE : Commercial

LAND TENURE : Freehold

DEVELOPMENT : 1 block of 22 storey serviced apartments with 166 homes

FACILITIES : Management Office, Function / Multi-Purpose Room,
Swimming Pool & Gymnasium

TYPE WEST / EAST	BUILT-UP m ² / sq ft	BEDROOM(S)
A1 - A2	114 - 115 / 1,227 - 1,238	2
A3 - A12	85 / 915	2
B1 - B2	131 / 1,410	2
B3 - B10	97 / 1,044	2
C1- C2	150 - 151 / 1,615 - 1,625	3
C3 - C4	110 / 1,184	3
D1 - D6	66 / 710	1
E1 - E10	119 / 1,281	3

Level 5 : 6 units per floor

Level 6 - 21 : 10 units per floor

Car Park : 5 Levels

EXPECTED COMPLETION DATE : 2016

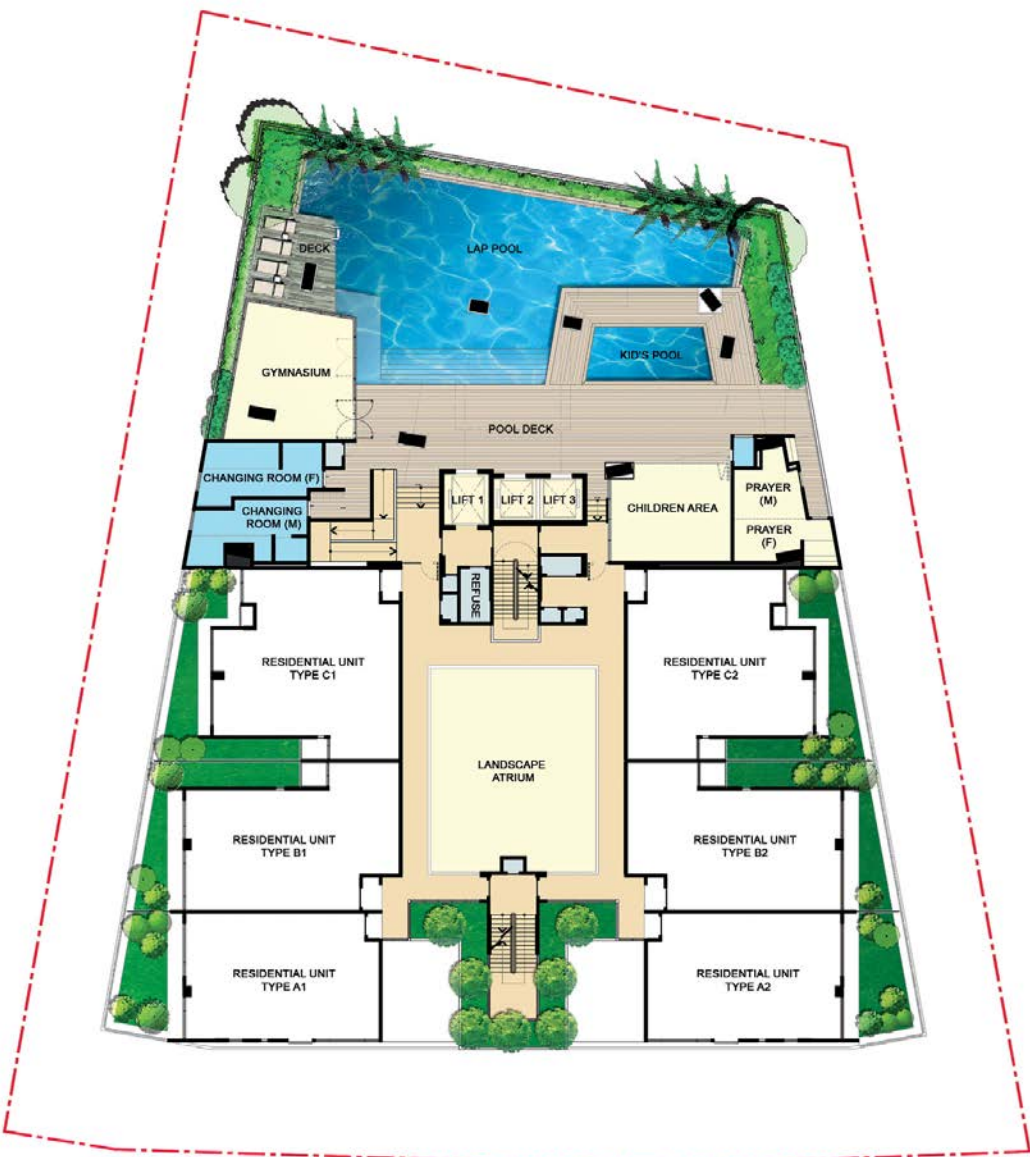
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SITE PLAN & FACILITIES PLAN
FLOOR PLANS
SPECIFICATIONS

SITE PLAN & FACILITIES PLAN



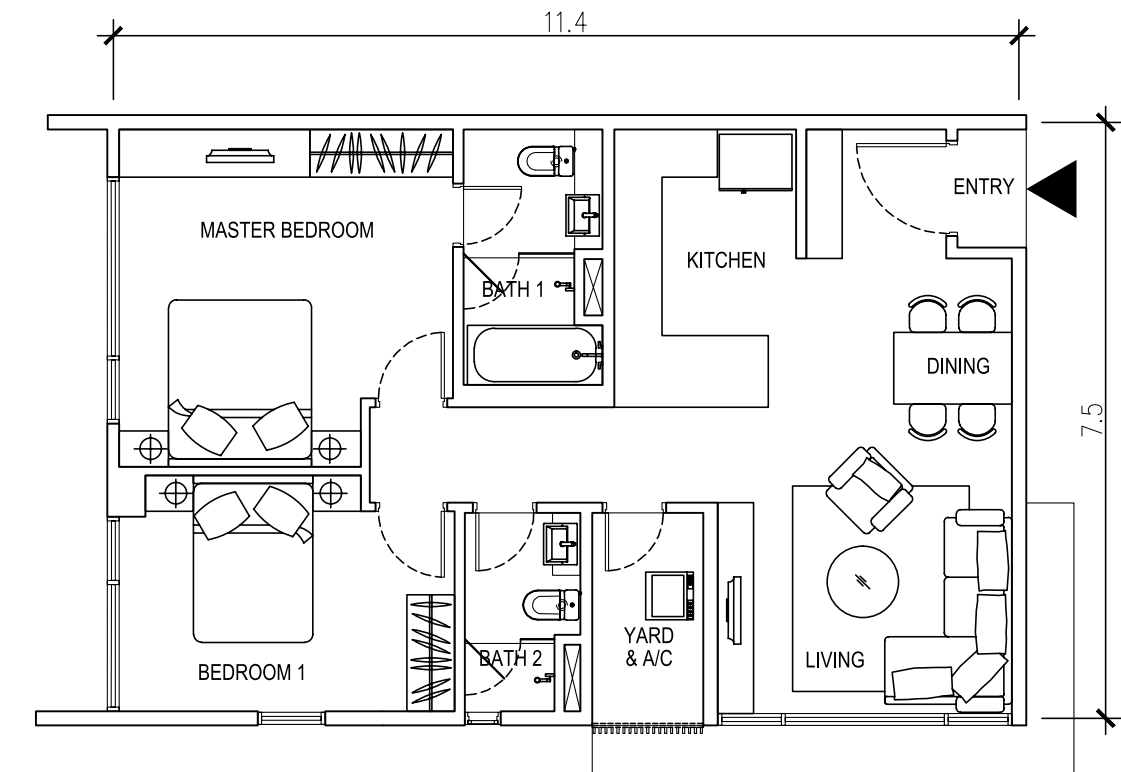
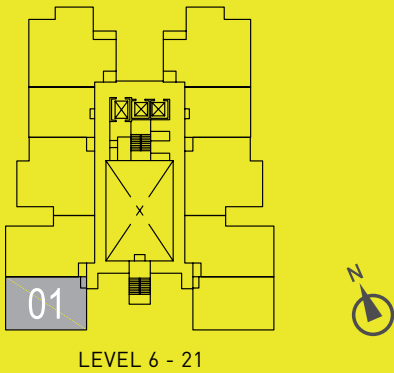
GROUND FLOOR



LEVEL 5

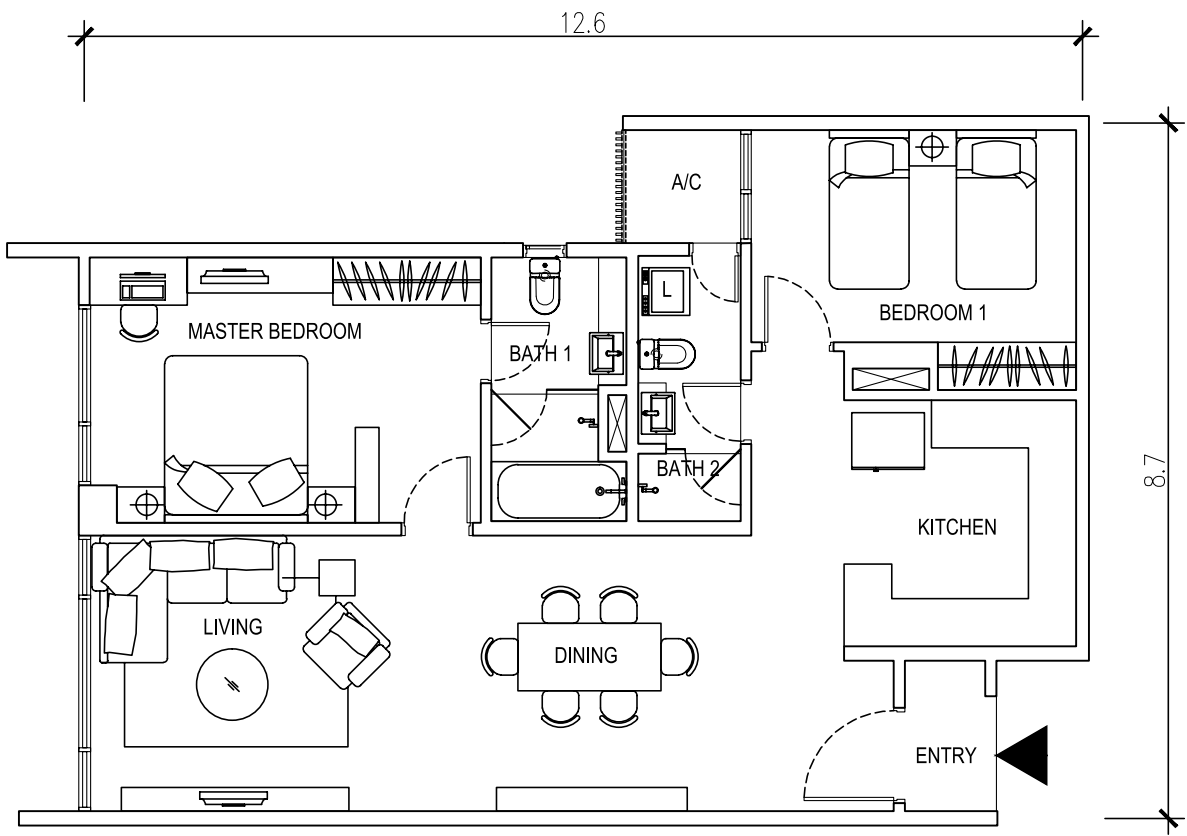
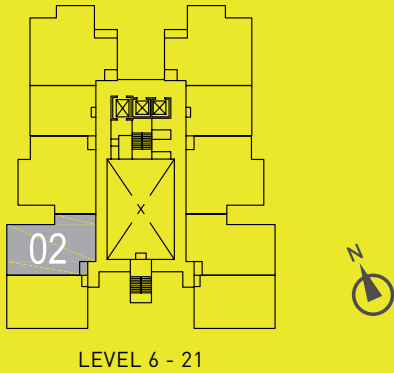
TYPE A3

Level 6, 8, 12, 13A, 18 & 20
Built-up Area : 85m² / 915 sq ft



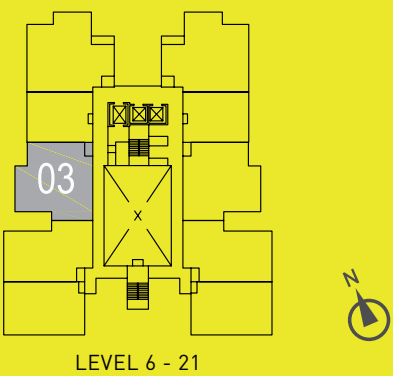
TYPE B3

Level 6, 7, 8, 12, 13, 13A, 18, 19 & 20
Built-up Area : 97m² / 1,044 sq ft

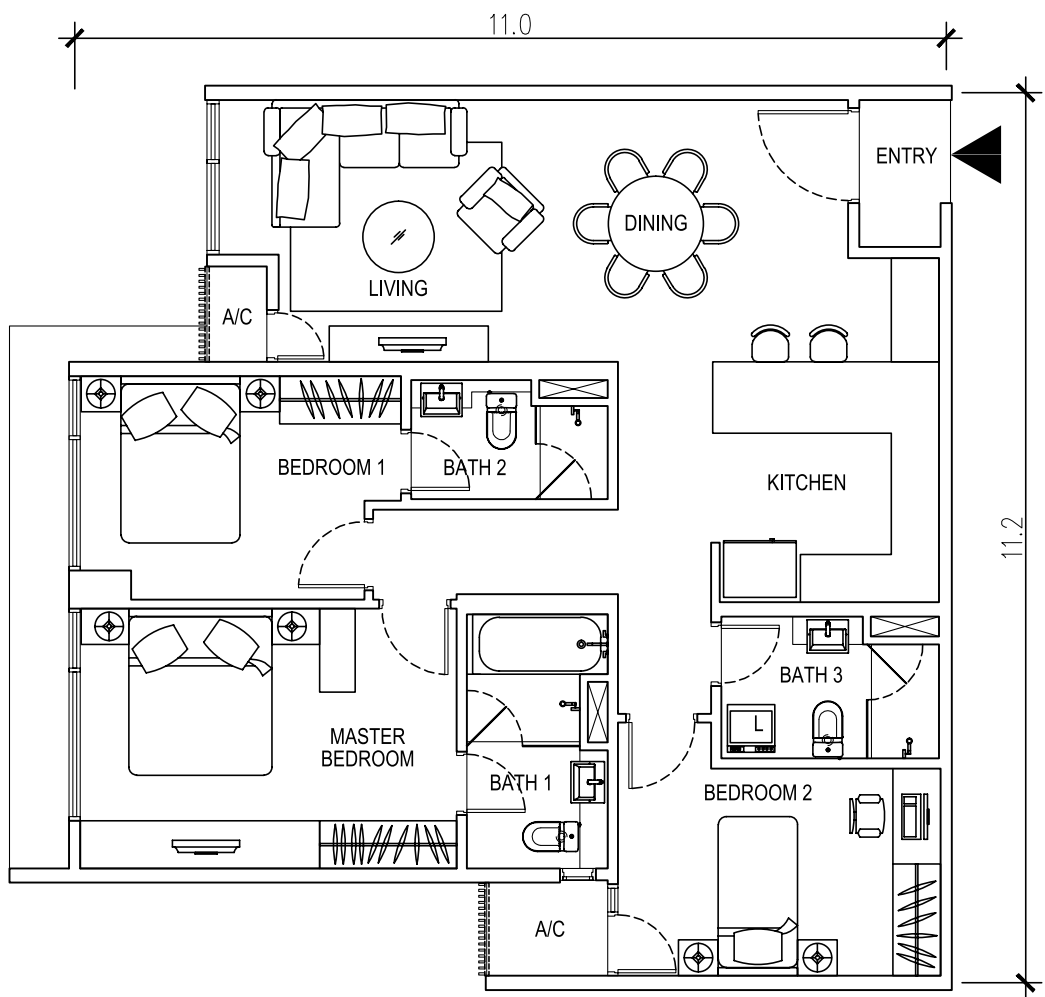


TYPE C3

Level 6 - 21
Built-up Area : 110m² / 1,184 sq ft

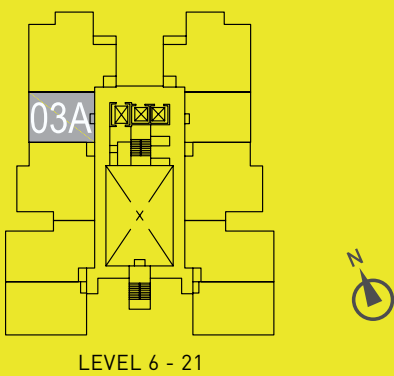


LEVEL 6 - 21

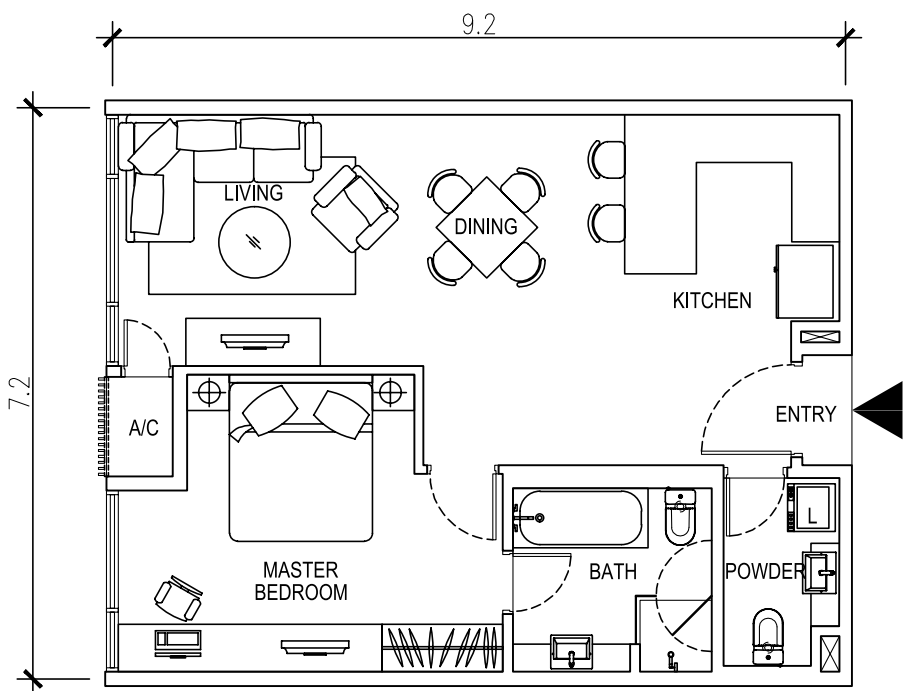


TYPE D1

Level 6, 7, 8, 11, 12, 15, 16, 19 & 20
Built-up Area : 66m² / 710 sq ft

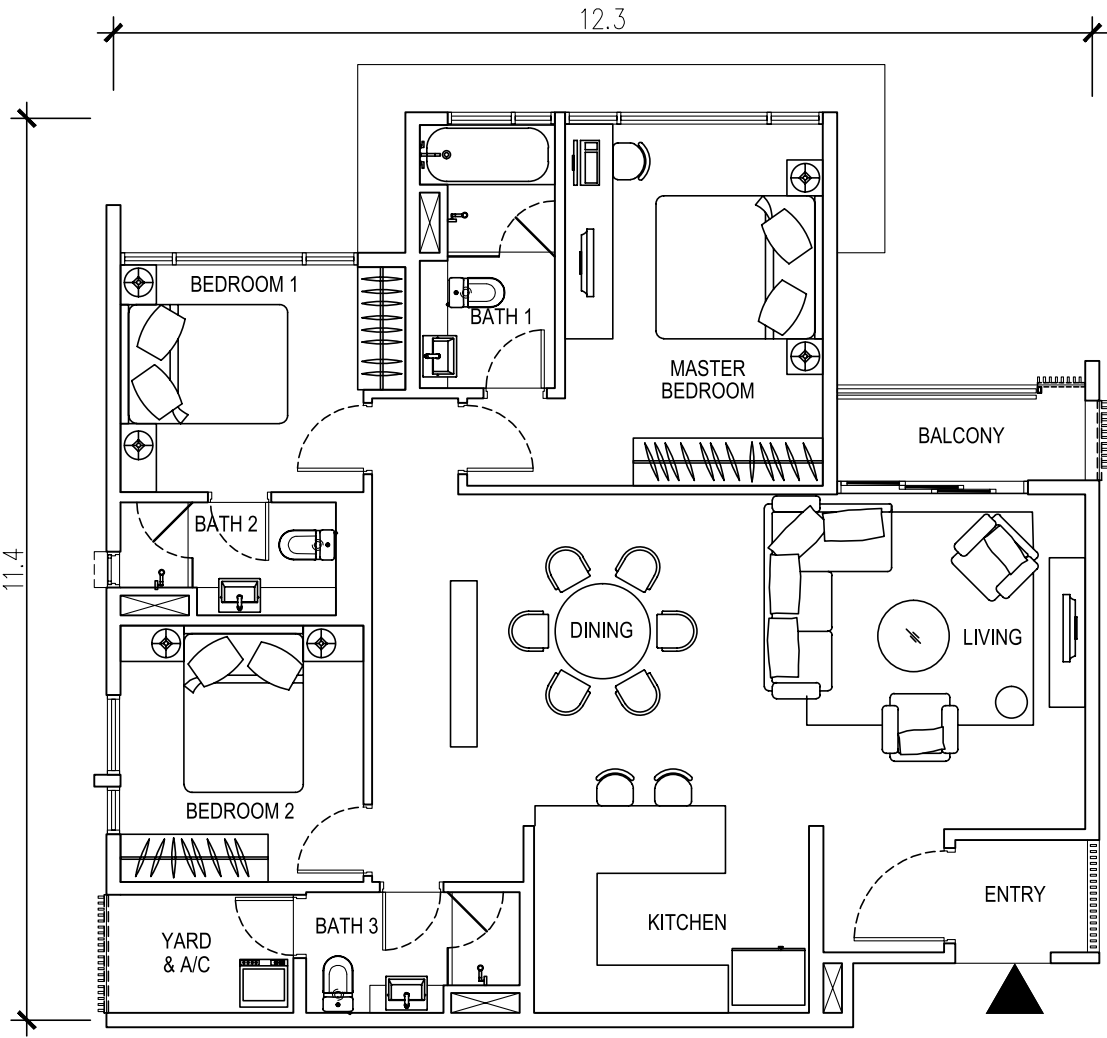
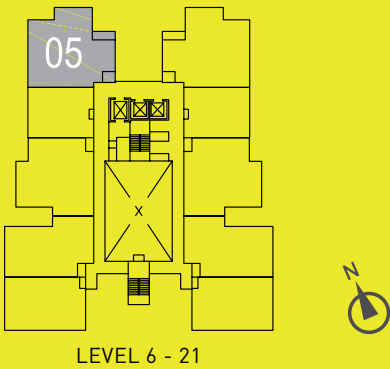


LEVEL 6 - 21



TYPE E3

Level 7, 11, 15 & 19
Built-up Area : 119m² / 1,281 sq ft



SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Masonry / Light Weight Concrete Block / Reinforced Concrete	
Roofing Covering	Reinforced Concrete Roof	
Roofing Framing	Reinforced Concrete Roof	
Ceiling	Plaster Board Ceiling & Paint Skim Coat & Paint	
Window	All Areas	Aluminium Framed Glass
Door	Main Entrance Others Balcony / Landscape (Type A1, A2, B1, B2, C1, C2 & E Only) Yard & A/C (Type B, C & E Only)	Solid Timber Door Timber Flush Door Aluminium Frame Glass Door Aluminium Door With Glass
Ironmongeries	Quality Locksets	
Wall Finishes	Internal Walls Kitchen Bathrooms / Powder Room (Type D Only) Yard & A/C	Skim Coat & Paint / Plaster & Paint Porcelain Tiles / Glass / Skim Coat & Paint Homogenous Tiles / Porcelain Tile Skim Coat & Paint / Plaster & Paint
Floor Finishes	Entry, Balcony (Type E Only) Living , Dining, Kitchen Bedrooms A/C Ledge Yard	Homogeneous/ Porcelain Tile Homogeneous/ Porcelain Tile Timber Flooring Cement Screed Ceramic Tiles
Fixture & Equipment	Kitchen Bathrooms Bedrooms	Built-In Kitchen Cabinet With Hob, Hood & Oven Electric Storage Water Heater Built-In Wardrobe
Air Conditioning System	Living, Dining & Bedrooms	Wall Mounted Split Unit

SPECIFICATIONS

M&E Points & Installations								
	A1 & A2	A3-A12	B1 & B2	B3-B10	C1 & C2	C3 & C4	D1-D6	E1-E10
Power Supply (1 or 3 Phase)	3	3	3	3	3	3	3	3
Lighting Point	18	18	17	17	21	21	11	23
Power Point	17	17	17	17	21	21	13	22
Ceiling Fan Point	3	3	4	4	5	5	3	5
SMATV Points	2	2	2	2	2	2	2	2
Telephone / Data Point	3	3	3	3	3	3	3	3
Water Heater Point	2	2	2	2	3	3	1	3
Intercom	1	1	1	1	1	1	1	1
Door Chime Point	1	1	1	1	1	1	1	1

Sanitary Installations								
	A1 & A2	A3-A12	B1 & B2	B3-B10	C1 & C2	C3 & C4	D1-D6	E1-E10
Hand Shower With Mixer	2	2	2	2	3	3	-	3
Long Bath With Mixer	1	1	1	1	1	1	-	1
Long Bath With Hand Shower & Mixer	-	-	-	-	-	-	1	-
Rain Shower With Mixer	-	-	-	-	-	-	1	-
Water Closet	2	2	2	2	3	3	2	3
Wash Basin With Mixer	2	2	2	2	3	3	2	3
Kitchen Sink With Tap	1	1	1	1	1	1	1	1

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DEVELOPED BY



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No. Lesen Pemaju : 121-14/06-2017/844 (27/06/2012 - 26/06/2017) • No. Permit Pengiklanan & Jualan : 121-14/07-2015/0315 (P) (10/07/2013 - 09/07/2015) • Tarikh Jangka Siap : Oktober 2016 • Jumlah Unit : 166 unit • Pelan Bangunan Diluluskan oleh : Dewan Bandaraya Kuala Lumpur Ref: BP U3 OSC 2012 2891 • Beban Tanah : Tiada • Pegangan Tanah : Bebas • Harga Minimum : RM838,000 • Harga Maksimum : RM1,433,000