

PROJECT BY



**Suntrack Development Sdn Bhd** (200401026810 (665318-M))

Tuai Residence Show Gallery

Lot 98513, Persiaran Setia Damai, Setia Alam

40170 Shah Alam, Selangor

**FOR SALES ENQUIRY**

+6011 2222 8000

+6011 2222 9000

**HQ TELEPHONE**

+603 8318 3188

+603 8318 3189

**PROJECT WEBSITE**

[www.tuai.my](http://www.tuai.my)

✉ [sales@suntrack.com.my](mailto:sales@suntrack.com.my)

f [suntrack](https://www.facebook.com/suntrack)

🌐 [www.suntrack.com.my](http://www.suntrack.com.my)



**GOOGLE MAPS NAVIGATION**

Tuai Residence Show Gallery Setia Alam

Developer: Suntrack Development Sdn. Bhd. 200401026810 (665318-M), Tuai Timur Condominium, Lot 98857 Persiaran Setia Damai, 40170 Shah Alam, Selangor. Tel.: 03-8318 3188 / 89 Fax: 03-8318 3190 • Developer's License No.: 9760/02-2028/0139(R) • Validity: 8/02/2023 - 7/02/2028 • Advertising and Sales Permit No.: 9760-5/06-2026/0661(N)-(S) • Validity Period: 08/06/2023 - 07/06/2026 • Land Tenure: Freehold • Land Encumbrances: Affin Bank Bhd • Approving Authority: Majlis Bandaraya Shah Alam • Approving Authority Approval No.: MBSA/BGN/BB/600-1(PS)/SEK.U12/0088-2022 • Expected Project Completion Date: July 2026 • Total Units: Apartments (330 units) • Type A 1,109 sqft (160 units) • Type B 1,216 sqft (167 units) • Type B1 1,292 sqft (1 unit) • Type C 2,217 sqft (2 units) • Condominium Selling Price: RM601,800 (minimum) - RM1,326,800 (maximum) • Total Carpark : Type A (2-3 units) Type B (2-3 units) Type B1 (2 units) Type C (4 units)

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**tuai**

**TIMUR**

**R E S I D E N C E**

**SETIA ALAM**





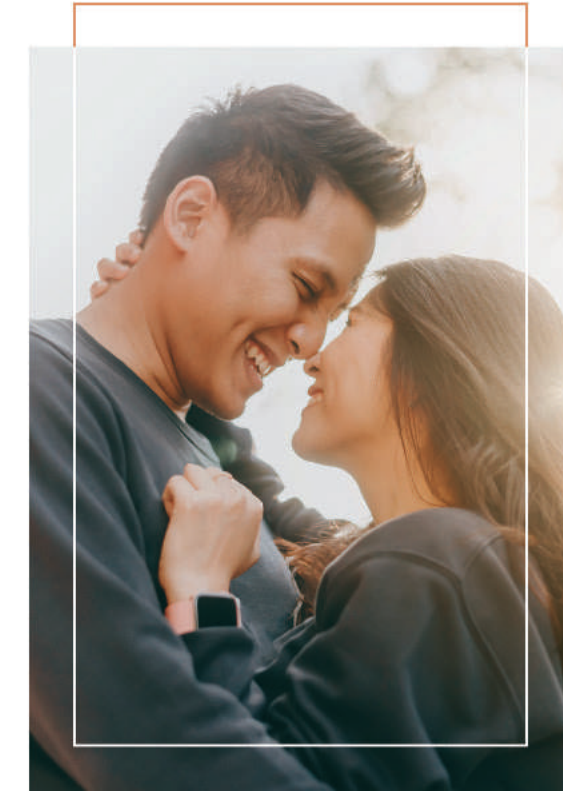
Where it's all about you and  
*your universe* of things that matter.



This is *your universe*.  
This is universal design.







Our design philosophy is **Youniversal Design**, where it is all about practicality and usefulness in all spaces, in every condominium, and in communal areas for everyone.

#### UNIVERSAL DESIGN (UD) APPLICATIONS

- Minimum floor drop with ramps at unit entrance, yard and toilets
- 900mm clear opening at designated doorways inside units
- Spaces with wheelchair turning radius inside units and designated toilets
- Lever type door locksets
- Large-gang electrical switches at 1,200mm height
- Wider fire escape for stretcher access in one of the staircases
- Wheelchair accessible landscaped parks, walkways and carpark
- Wheelchair friendly panels, braille buttons and voice announcer in lifts
- Signages with braille at key common areas
- Tac tiles on floor in key common corridors
- 2.4m wide sheltered and traffic free link bridge
- Steps and handrails in pools for extra support
- Raised swimming pool for added safety
- Fenced swimming pool area
- Fenced playground



**MAGIC**  
Multi-Ability, multi-Generational,  
Inclusive Community  
(A Term Coined by Dr. Bill Thomas)

Tuai Timur's inclusive environment makes it a great place for people from all ages and abilities to live independently, together.



Our **Youniversal Design** is a thoughtful and useful concept developed to bring families and communities closer together where they can age in place within a safe and inclusive environment. With the application of Universal Design, which allows for ease of use and accessibility to all ages, sizes, and abilities, Tuai Timur is perfect for multi-generational and multi-ability living.

#### INCLUSIVENESS

Everything is designed around you and your loved ones. Being communal and independent is the very core of our concept, so that everyone's needs are taken care of, today and tomorrow.

#### MULTI-GENERATIONAL

Your family is your universe.  
From your children to your parents.

#### MULTI-ABILITY

'Universal Design' is more than just a buzzword here. Our practice and advocacy of it shows that we are designed around multi-ability. Promoting accessibility and usability, taking homes beyond just beautiful living spaces. This is true design-thinking for family homes.





# KEEPING THE WHOLE FAMILY SAFE AND COMFORTABLE

With Universal Design, our inclusive environment is equally accessible, usable and most importantly safe for all.



# ACCESSIBILITY AND EASE OF USE

One of the most important considerations throughout our development, especially in condominium units is the wheelchair turning circle, which allows anyone in a wheelchair to turn and navigate freely.



# LINKING GENERATIONS AND PLACES

With our traffic-free sheltered link bridge that connects Tuai Timur to the future retail development, walking over to attend classes, getting a cup of coffee, or buying groceries will be convenient and safe for anyone at any age.

Moreover, your experience walking to the clubhouse or carpark podium will also be seamless via the link bridge.



# FIRE AND SAFETY

In the event of a fire emergency, fire sprinklers can help fight the fire, keeping everyone safe. This is more secure and quicker than to depend solely on the firefighters' arrival, no matter how prompt their response is.

- Fire sprinklers inside the units and in common areas within condo block
- Stretcher-accessible fire escapes and lifts for emergencies
- Protected fire refuge on every floor for wheelchair users and seniors, to wait for rescue



# SECURITY

- CCTV and security system designed by a member of the British Security Industry Association
- CCTV on perimeter fencing and all key areas
- Access card control
- 24-hour security



# MULTIPURPOSE FACILITIES FOR A MULTI-GENERATIONAL HOME

## TUAI TIMUR WELCOMES EVERYBODY

Building an inclusive community was the plan from the very start. That is why Tuai Timur is well-equipped with a myriad of multipurpose and recreational facilities to help bring everyone across generations and abilities together harmoniously.



## CHILD-FRIENDLY FEATURES

- Wading pool
- Water splash pad
- Fenced playground
- Treehouse
- Children’s playroom

## COMMUNAL FACILITIES

- Clubhouse
- Activity / Meeting room
- Co-working space
- Library / Reading room

## GET-TOGETHER HUBS

- Communal kitchen and dining room
- Multi-function room great for dance and karaoke sessions
- Surau
- BBQ and picnic area

## PASTIMES AND HOBBIES

- Communal herb garden
- Potting shed



## Be part of the green movement to save our environment

- Optimal north-south orientation for cooler interiors
- Rainwater harvesting tank for landscape watering
- Low VOC internal wall paint
- Dual flush toilets for lower water usage
- Centralised filter for main incoming water supply
- Double-slab insulation for part of the rooftop
- Taxi stand provided at the future retail development
- Waste separation and recycling bins
- Compost bin
- Covered carparks
- Recycled timber for hardscape element
- Extra green area

## FACILITIES FOR RELAXATION AND FITNESS

- Gym
- Outdoor fitness equipment
- Yoga deck
- Multi-function rooms suitable for group activities such as tai chi, line dancing and parties
- Lap and wading pool with poolside seating, sun-loungers, decks and gazebo
- Multi-sports hall with full basketball court or 3 badminton courts
- 300m safe walking track around the condo block
- Open lawn and pocket garden





Freehold.

Only 330 units on 6.6 acres.

Low density development  
at 50 units per acre.





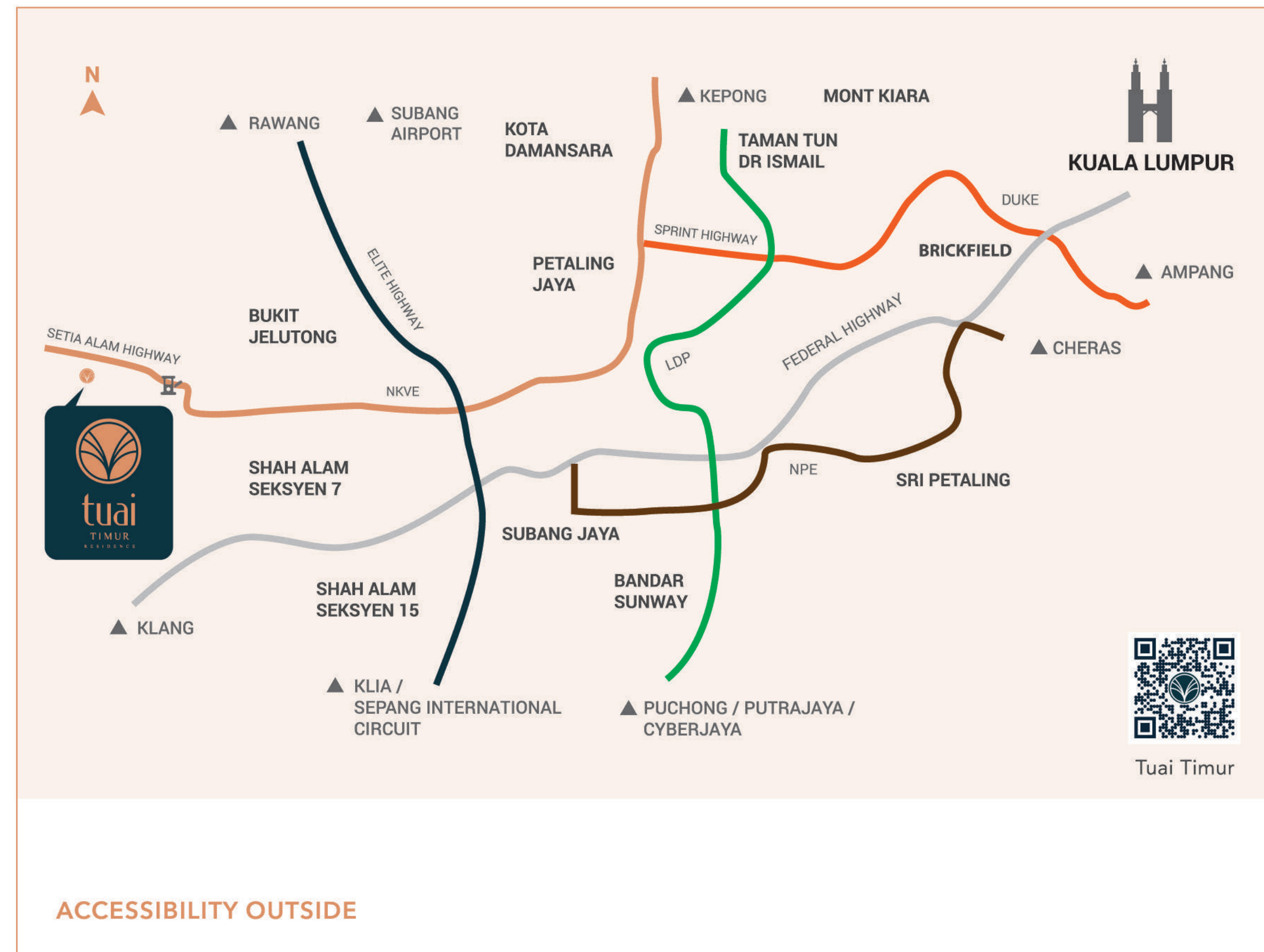
EVERYONE AND EVERYTHING  
CLOSE TO YOU AT SETIA ALAM

Tuai Timur is located in Setia Alam next to the Eco Ardence township, approximately 30 minutes from Kuala Lumpur city centre. Tuai Timur is connected via the New Klang Valley Expressway (NKVE), Shapadu Highway and the Guthrie Corridor Expressway.

For shopping and leisure, Ardence Labs, Setia City Mall, Sunsuria Forum and Lotus's Setia Alam are just a short drive from Tuai Timur.











CLUBHOUSE



READING ROOM



RESIDENT LOUNGE



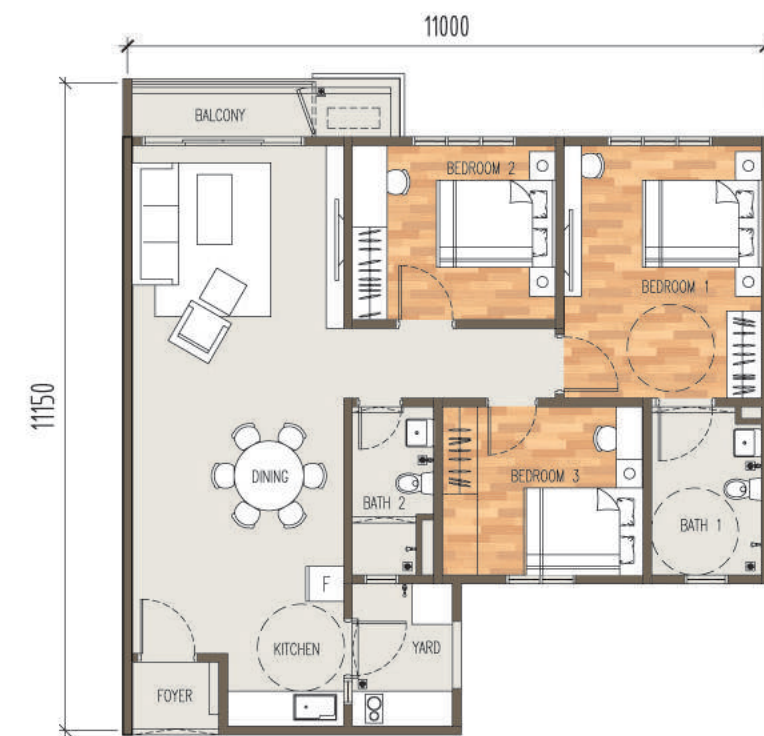
COMMUNAL KITCHEN



CHILDREN'S PLAYROOM



WE'VE PLANNED THE LAYOUTS.  
NOW YOU CAN PLAN YOUR  
LIFE HERE.



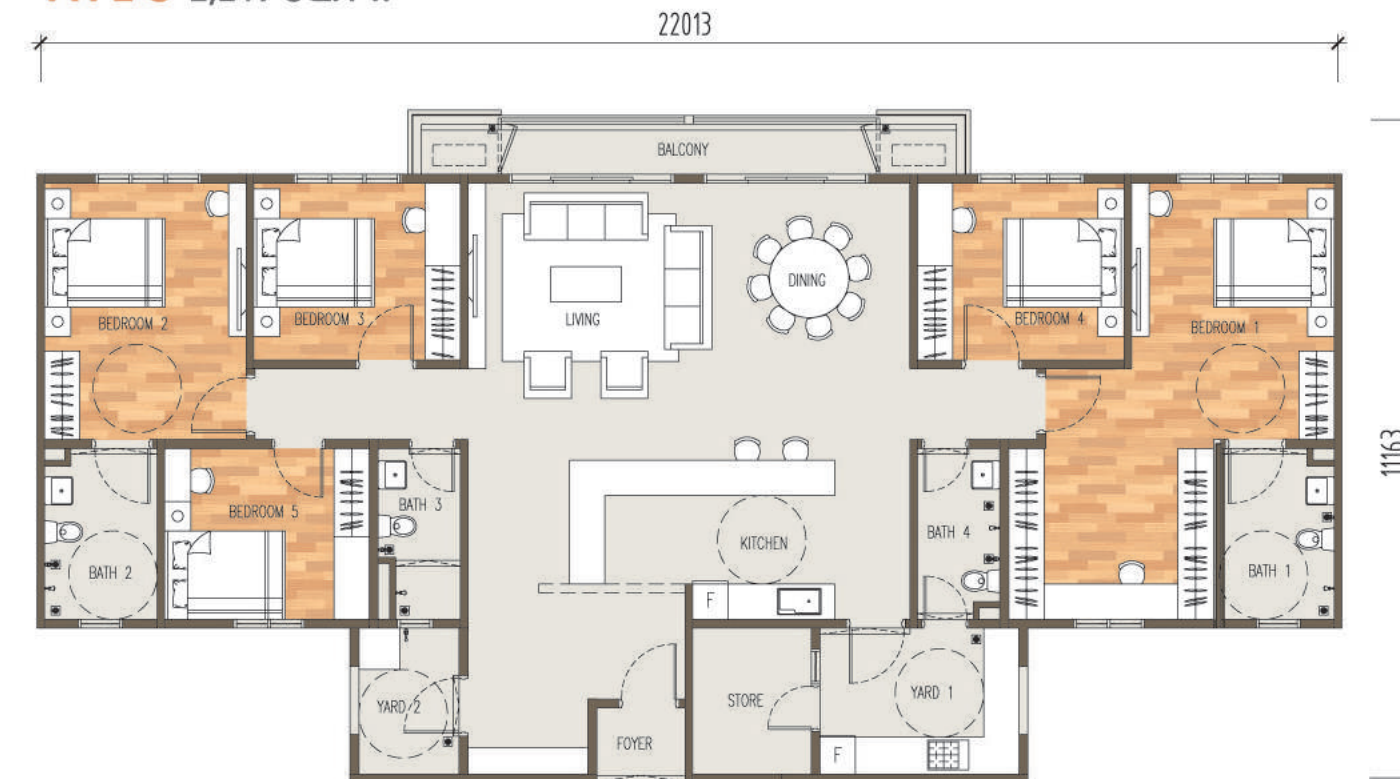
**TYPE A** 1,109 SQ. FT.

**TYPE B** 1,216 SQ. FT.



**TYPE B1** 1,292 SQ. FT.

**TYPE C** 2,217 SQ. FT.



**Legend**

 Wheelchair Turning Radius



It is all about you.  
From the design, layout, features to facilities.



QLASSIC STANDARD

Tuai Timur construction is quality assured with QLASSIC assessment. This is to ensure our project maintains the highest level of professionalism and integrity always.



Legend

- Type A
- Type B
- 1 Lift Lobby
- 2 Stretcher and Service Lift
- 3 Service Lift Lobby
- 4 Refuse Chamber
- 5 Fire Refuge

SPECIFICATIONS

	MATERIAL / FINISHING			
STRUCTURE	Reinforced Concrete Shear Wall			
WALL	Reinforced Concrete Shear Wall and/or Masonry Wall			
ROOF COVERING	Reinforced Concrete Flat Roof			
ROOF FRAMING	Reinforced Concrete			
CEILING				
Bathrooms / Yard	Plaster Ceiling			
Others	Skim Coat / Plaster Ceiling			
WINDOWS	Powder Coated Aluminium Frame Window			
DOORS				
Main Entrance	Fire-Rated Door			
Bedrooms / Bathrooms / Yard	Timber Flush Door			
Balcony	Powder Coated Aluminium Frame Glass Sliding Door			
Air-Conditioner Ledge	Metal Grille Door			
Terrace (Type B1 only)	Metal Grille Door			
IRONMONGERY	Standard Ironmongery			
WALL FINISHES				
All Bathrooms	Porcelain Tiles up to ceiling height			
Other Areas	Skim Coat / Plaster			
FLOOR FINISHES				
Living / Dining / Kitchen	Porcelain Tiles			
Bedrooms	Laminated Timber Flooring			
Bathrooms, Balcony and Yard	Porcelain Tiles			
	TYPE A	TYPE B	TYPE B1	TYPE C
SANITARY AND PLUMBING FITTINGS				
Water Closet and Hand Bidet	2	2	2	4
Wash Basin and Tap	2	2	2	4
Instant Water Heater and Shower Head	2	2	2	4
Kitchen Sink and Tap	1	1	1	1
Washing Machine Tap	1	1	1	1
ELECTRICAL INSTALLATION				
Lighting Point	17	18	19	35
13A Switch Socket Outlet	18	19	19	31
Ceiling Fan Point	5	5	5	9
Air-Conditioner Point	4	4	4	8
Instant Water Heater Point	2	2	2	4
HD-STV Socket Outlet	2	2	2	3
Fibre-Wall Socket	1	1	1	1
Door Bell Point	1	1	1	1
Cooker Hood Point 20A	1	1	1	1
Air-Conditioner Unit	4	4	4	8

Fire sprinkler system provided to units



FACILITY LAYOUT PLAN



EVERY SQUARE FOOT IS A GREAT FEAT IN MULTI-GENERATIONAL LIVING



- CLUBHOUSE**

  - 1 Pocket Garden
  - 2 Treehouse
  - 3 Multi-function Hall
  - 4 Toilets
  - 5 Baby Changing Room
  - 6 Indoor Badminton/Basketball Courts
  - 7 Communal Farm
  - 8 Potting Shed
  - 9 Open Lawn
  - 10 Water Splash Pad
  - 11 Lift & Link Bridge to Clubhouse
- 12 Refuse Collection Room
  - 13 Guardhouse
  - 14 Link Bridge to Retail
  - 15 M&E Rooms
  - 16 Activity & Meeting Rooms
  - 17 Toilets
  - 18 Library
  - 19 Co-working Space
  - 20 Mailroom
  - 21 Drop-off
  - 22 Lobby
  - 23 Management Office
- 24 Worker Changing Room
  - 25 Worker Lounge
  - 26 Staff Residence
  - 27 Loading Bay
  - 28 Utility Rooms
  - 29 Refuse Chamber
  - 30 Service Lift Lobby
  - 31 Service Lift
  - 32 Lift Lobby
  - 33 Lift
  - 34 Resident Lounge
  - 35 Resident Lounge/Billiard
- 36 Communal Kitchen/Dining
  - 37 Children's Playroom
  - 38 Changing Rooms
  - 39 Surau (Female)
  - 40 Surau (Male)
  - 41 Gym
  - 42 Swimming Pool
  - 43 Wading Pool
  - 44 Playground
  - 45 Link Bridge to Carpark Podium
  - 46 Carpark Podium
  - 47 TNB Sub-station



## THE DEVELOPER



Suntrack Development Sdn Bhd is a multiple award-winning developer with an excellent track record in the development of residential and commercial properties since 2002.

Suntrack won the prestigious FIABCI Malaysia Property Award for Best Residential High-Rise for Kanvas SOHO @ Cyberjaya in 2019. Its latest development Tuai Residence @ Setia Alam was awarded the excellence honours in The Family-Friendly Award (High-Rise) and The Assisted-Living Award (Semi-Retirement) categories at the Star Property Awards 2021. Tuai Residence @ Setia Alam also achieved critical acclaim for its architecture and development design at the International Property Awards (Asia Pacific) 2021/22, a similar recognition that Suntrack had also received previously for The Riyang @ Happy Garden, Summerglades @ Cyberjaya and Suntrack Hub @ Bangi. Suntrack is also a proud recipient of the Malaysian Landscape Architecture Awards for Summerglades @ Cyberjaya and Kanvas SOHO @ Cyberjaya.

True to its tagline "Building with Passion, For All, For Life", Suntrack's philosophy is to build properties with innovative and universal designs that promote accessibility for all ages, abilities and disabilities; so that no one is left behind.

Since 2018, Suntrack has actively embarked on a journey to develop homes that are suitable for retirement and ageing-in-place, as well as purpose-built Residential Aged Care facilities. Suntrack aims to provide real estate solutions for healthcare support and lifestyle needs to the elderly and differently abled with the creation of Multi-Ability, multi-Generational, Inclusive Communities (MAGIC - a term coined by American gerontologist, Dr Bill Thomas) within its developments.



## OUR PARTNERS



T&T Architect was founded upon the principles of consistent innovation and commitment to quality, with works featured in numerous publications like Architect Malaysia (AM), Star Paper, The Edge, Haven, In Design, Creative Home, China Press, Red Tomato and Impiana. Their designed homes have appeared in movies and featured in Astro. T&T Architect has received The Edge Dream Home Award, PAM Award, iProperty Best Landed Property Award, 30 Under 40 Emerging Malaysian Architect and BCI Asia Top Ten Architect Award.

An Associate Professor at University of Malaya since 1997, Dr. Naziaty has taught a myriad of courses including design theory and universal design. She has since obtained a doctoral degree from the University of Salford and has been a disability advocate in Malaysia since 1998. In addition to being the Co-chairperson for Harapan OKU Law Reform Group and a National Council Member for the 'Persons With Disability Act 2008', she has been an expert reference in Accessibility and Universal Design for UNESCAP since 2014.



Being well-known for their signature, modern tropical, 'inside-out' style, Pentago is a boutique landscape and architectural firm that melds together the realms of the natural landscape with architectural aesthetics. Over the years, they have spread their architecture philosophy all over Asia, Oceania and the Middle East, and won numerous awards including 7 Malaysia Landscape Architecture Awards.



Momentum Studio, a young and humble interior design firm. Born out of the desire to provide personalized, intimate and quality works for our clients. Our approach to interior design is to be flexible, adaptable and open-minded to new design styles and ideas, with no influence of our preferred style. We strive to marry strong design fundamentals with our customer's needs. That's why, we believe that our journey through design discovery should always start with the right Momentum.



GDSS SYSTEMS SDN BHD has been a security consultant to corporate and governmental clients since 2003. GDSS's projects include MK Land, Mah Sing Group, Desa Park City and Uda Holdings Bhd, where GDSS was responsible for the design of the Sungai Buloh prison and Tapah prison. Being a member of the British Security Industry Association (BSIA) makes GDSS a credible security consultant.