



LOCATION MAP



THE PINNACLE HEIGHTS SDN BHD

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TTDI

HEIGHTS



KUALA LUMPUR'S HIDDEN GEM

A private haven in the affluent folds of Kuala Lumpur surrounded by greenery at the pinnacle of Bukit Kiara, overlooking the urban jungle below. TTDI Heights Residence represents the essence of authentic living in an urban setting — offering you a chance to consciously embraced a balanced cosmopolitan lifestyle in one of Kuala Lumpur's most iconic addresses.

Aerial perspective of TTDI Heights Residence development area surrounded by the natural foliage of Bukit Kiara Reserve



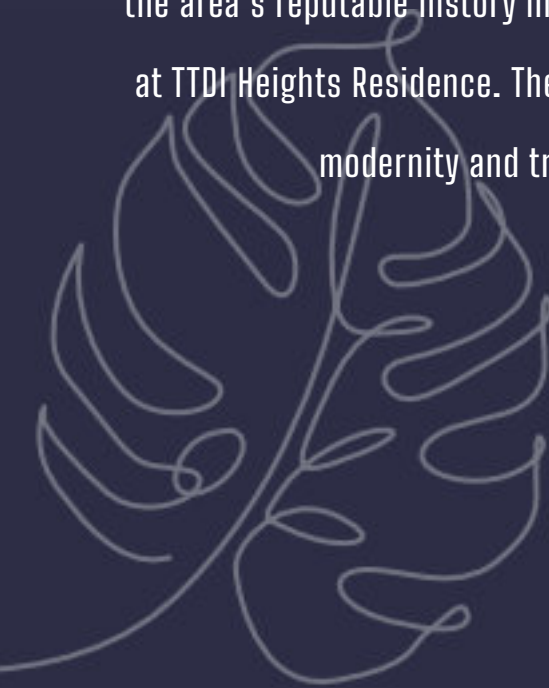


*Low-density landed development
surrounded by verdant greenery*



IMMERSE YOURSELF IN MODERN SOLACE

An intimate collection of 20 exclusive modern three-storeyed landed hilltop residences of 4 bungalows and 16 semi-detached houses lie westwards of the bounteous Bukit Kiara Reserve. Immerse yourself in the dynamic metropolitan lifestyle and come home to unwind in the peaceful retreat of your very own private enclave. The last of its kind in TTDI, be a part of the area's reputable history in a brand-new development at TTDI Heights Residence. The perfect balance between modernity and tranquil living.



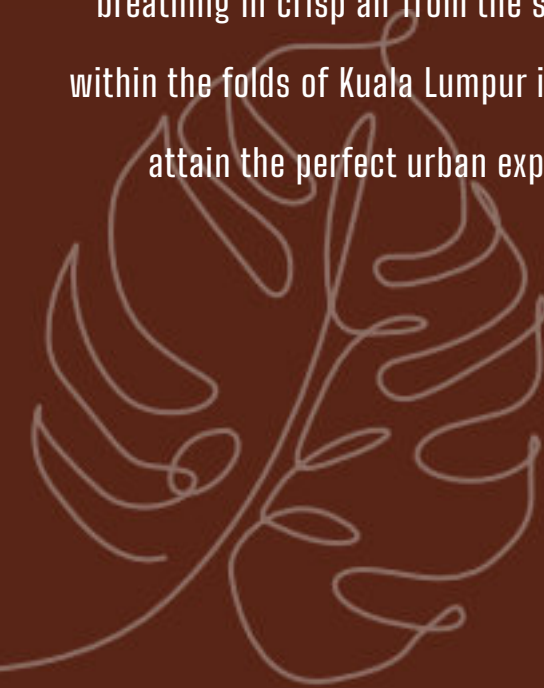


*Actual depiction of the bright, airy
and spacious master bedroom*



A NEW REALM OF MODERN COMFORT

Generously spacious yet warmly cosy interior of your contemporary future home. Admire the meticulous modern design, the sleek carpentry of the wooden floors, the airy high ceilings and the superlative details for comfortable modern living at every corner. Step out into the peace of the intimate neighbourhood as you bask in the same sunlight shining of the metropolis Kuala Lumpur while breathing in crisp air from the surrounding hills. This sanctuary within the folds of Kuala Lumpur is thoughtfully designed for you to attain the perfect urban experience in ultimate comfort.





THOUGHTFULLY MODERN WITH SPECTACULAR SAFETY

Each accommodation comprises thoughtful features that elevate the modern living experience. Each home is future-proofed for effortless accessibility and convenience. Blissfully indulge in your daily repose as your inner peace is content with the four-tiered security system.



Actual portrayal of the first-floor corridor featuring the exquisite wood flooring, private lift, high ceilings and tall doorways.



BUNGALOW

SELECTIONS



3 Storey
Bungalow
TYPE A



3 Storey Bungalow TYPE A

GROUND LEVEL

FLOOR PLAN

Build Up Area
7,011 sq.ft.
Land Area
7,928 sq. ft.
7 + 1 Rooms / 7 Bathrooms
Home Lift
Private Pool



LEVEL 1



LEVEL 2



3 Storey
Bungalow
TYPE B



3 Storey Bungalow

TYPE B

FLOOR PLAN

Build Up Area
6,729 sq.ft.

Land Area
5,403 sq. ft.

- 7 + 2 Rooms
- 7 Bathrooms
- Home Lift
- Private Pool

GROUND LEVEL



LEVEL 1



LEVEL 2



3 Storey
Bungalow
TYPE C



3 Storey Bungalow

TYPE C

FLOOR PLAN

Build Up Area
6,639 sq.ft.

Land Area
From 5,393 sq. ft.

- 6 + 1 Rooms
- 7 Bathrooms
- Home Lift
- Private Pool

GROUND LEVEL



LEVEL 1



LEVEL 2



SPECIFICATIONS

3 STOREY BUNGALOW TYPE A, B & C

		TYPE A	TYPE B	TYPE C
Structure		Reinforced Concrete		
Wall		Brick		
Roof Covering		Concrete Flat Roof / Metal Deck		
Ceiling		Plaster Board / Skim Coat		
Windows		Powder Coated Aluminium Frame Glass Panel		
Doors		Solid Core Timber / Semi-Solid Core Timber / Honeycomb Core Timber / Louvred Timber		
		Powder Coated Aluminium Frame Sliding / Folding Glass Door		
Ironmongery		Quality Lockset with Accessories		
Wall Finishes	External Wall	Weather Coat Paint		
	Internal Wall	Emulsion Paint		
Floor Finishes	Dry/Wet Kitchen	Porcelain Tiles at 1500mm Height		
	Master Bath, Bath 2 - 7	Porcelain Tiles at Ceiling Height		
	Refuse Chamber	Porcelain Tiles		
	Driveway	Porcelain Tiles		
	Car Porch, Entrance & Terraces	Porcelain Tiles		
	Foyer, Living, Dining, Guest Room & Circulation	Porcelain Tiles		
	Dry Kitchen	Porcelain Tiles		
	Wet Kitchen	Porcelain Tiles		
	Utility Room	Porcelain Tiles		
	Laundry	Porcelain Tiles		
	Yard	Porcelain Tiles		
	Store	Porcelain Tiles		
	Family Area, Study Area, Circulation	Timber Flooring		
	Staircase	Timber Flooring		
	Utility / Ironing Room	Timber Flooring		
	Master Bedroom, Dressing, Other Bedrooms	Timber Flooring		
	Private Study / Pantry	Timber Flooring		
	Master Bath, Bath 2 - 7	Porcelain Tiles		
	Balconies	Porcelain Tiles		
	Refuse Chamber	Porcelain Tiles		
Sanitary & Plumbing Installations	External Staircase	Cement Render with Nosing Tiles		
	Water Closet		7 nos.	
	Hand Bidet		6 nos.	
	Wash Hand Basin		8 nos.	
	Basin Mixer		7 nos.	
	Long Bath, Hand Shower, Mixer		1 nos.	
	Hand Shower with Sliding Bar		1 nos.	
	Shower Head		6 nos.	
	Shower Mixer with Ablution		2 nos.	
	Shower Tap		6 nos.	
	Bath & Shower Mixer		1 nos.	
	Bip Tap		1 nos.	
	Hose Bip Tap		2 nos.	
	Kitchen Sink with Tap		2 nos.	
	Toilet Roll Holder		7 nos.	
	Robe Hook		7 nos.	
	Soap Holder		1 nos.	
	Rainwater Harvesting Tap		3 nos.	
	Shower Screen		6 nos.	
Electrical Installation	Lighting Point	71	72	71
	13A Power Point	62	62	62
	15A Power Point	1	1	1
	Shaver Point	1	1	1
	Solar Hot Water System	YES	YES	YES
	Air-Cond Piping & Socket Outlet	8	8	8
	Ceiling & Wall Fan	13	13	14
	SMATV Point	3	3	3
	Telephone Point	2	2	2
	Data Point	5	5	5
	CCTV Camera	6	6	6
	Auto Gate Point	YES	YES	YES
	Alarm System	YES	YES	YES
	Voice Intercom System	YES	YES	YES
Internal Telephone Trunking & Cabling		Provided		
Fencing		Brickwall & Mild Steel Fencing		



Actual portrayal of the family area



SEMI DETACHED SELECTIONS

3 Storey
Semi D

TYPE A



3 Storey Semi D TYPE A

FLOOR PLAN

Build Up Area
4,220 sq.ft.

Land Area
2,992 sq. ft.

- 5 + 1 Rooms
- 6 Bathrooms
- Home Lift

GROUND LEVEL



LEVEL 1



LEVEL 2



3 Storey
Semi D

TYPE B



3 Storey Semi D TYPE B

FLOOR PLAN

Build Up Area
4,010 sq.ft.
Land Area
From 3,003 sq. ft.

- 5 + 1 Rooms
- 6 Bathrooms
- Home Lift

GROUND LEVEL



LEVEL 1



LEVEL 2



SPECIFICATIONS

3 STOREY SEMI DETACHED TYPE A & B

		TYPE A / A1	TYPE B / B1
Structure		Reinforced Concrete	
Wall		Brick	
Roof Covering		Concrete Flat Roof / Metal Deck	
Ceiling		Plaster Board / Skim Coat	
Windows		Powder Coated Aluminium Frame Glass Panel	
Doors		Solid Core Timber / Semi-Solid Core Timber / Honeycomb Core Timber / Louvred Timber	
Ironmongery		Powder Coated Aluminium Frame Sliding	
Wall Finishes	External Wall Internal Wall Kitchen Master Bath, Bath 2 - 6 Refuse Chamber	Quality Lockset with Accessories	
Floor Finishes	Driveway Car Porch, Terrace, Guest Room, Utility Room Foyer, Living, Dining Kitchen Yard Store Family Area, Study Area Internal Staircase Master Bedroom, Dressing, Other Bedrooms Master Bath, Bath 2 - 6 Balcony Refuse Chamber External Staircase	Weather Coat Paint Emulsion Paint Porcelain Tiles at 1500mm Height Porcelain Tiles at Ceiling Height Porcelain Tiles	
		Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Timber Flooring Timber Flooring Timber Flooring Porcelain Tiles Porcelain Tiles Porcelain Tiles	
Sanitary & Plumbing Installations	Water Closet Hand Bidet Wash Hand Basin Basin Mixer Long Bath, Hand Shower, Mixer Hand Shower with Sliding Bar Shower Head Shower Mixer with Ablution Shower Tap Hose Bip Tap Kitchen Sink with Tap Toilet Roll Holder Robe Hook Soap Holder Rainwater Harvesting Tap Shower Screen	Cement Render with Nosing Tiles	
		6 nos. 5 nos. 6 nos. 6 nos. 1 nos. 5 nos. 2 nos. 5 nos. 1 nos. 2 nos. 1 nos. 6 nos. 6 nos. 1 nos. 3 nos. 5 nos.	
Electrical Installation	Lighting Point 13A Power Point 15A Power Point Solar Hot Water System Air-Cond Piping & Socket Outlet Ceiling & Wall Fan SMATV Point Telephone Point Data Point CCTV Camera Auto Gate Point Alarm System Voice Intercom System	49 39 1 YES 7 10 3 2 5 4 YES YES YES YES	48 39 1 YES 7 10 3 2 5 4 YES YES YES YES
Internal Telephone Trunking & Cabling		Provided	
Fencing		Brickwall & Mild Steel Fencing	

DEVELOPMENT
LAYOUT



LEGEND

- BUNGALOW
- SEMI D - TYPE A
- SEMI D - TYPE B



LIVE BETTER CONNECTED

Life in TTDI is a cornucopia of connectivity in every sense. Its unique location interweaves the elegant romance of TTDI and the excitement of bustling Damansara and Kuala Lumpur City Centre, offering an incomparable Kuala Lumpur living experience for those who want the pinnacle in refinement, tranquility and style. Indulge in the booming shopping scene, exciting dining and entertainment experiences, easily accessed in minutes with seamless links to multiple major highways.

Thrive in the unique meet of the new and old world in this matured, self-sufficient neighbourhood, populated by well-heeled personalities and riddled with a myriad of recreational facilities and outstanding amenities—all adding to the unique character of this much-loved part of Kuala Lumpur. Within all this, TTDI Heights Residence depicts an outstanding opportunity to live amongst the character and legacy of TTDI. It's simply about finding the perfect balance while broadening your horizons.

