

TIJANI
UKAY



LIFE BY THE WATER'S EDGE

Nature at your doorstep

We place nature's symphony at the center stage so that you experience the little joys of life right at your doorstep. The sights and sounds of Melawati Hill's luscious hillside enclave instill our zero-lot bungalows with the perfect balance of modernity and serenity.

Discover a refreshing take of life in the city with Tijani Ukay.



The Serene Ampang Forest Reserve



The majestic Hulu Langat Waterfall and Bukit Apeh Fall

The address that fits you

Strategically located in the tranquil neighbourhood of Ukay Perdana and within a stone's throw from Kuala Lumpur City Center, Tijani Ukay offers a home beyond compare that is further complemented not only by facilities such as international schools and medical centers, but also easily accessible via DUKE, MRR2 and Jalan Ampang.



Location Map



Lifestyle

Destined at the East of the City Center, Ampang is the quintessential melting pot of Malaysian culture. Accompanied by the grand Darul Ehsan Golf Club alongside fine eateries and crowned with luxury shopping venues, Ampang is the place to be for your lifestyle needs.

- Suria KLCC
- Ampang Point
- Great Eastern Mall
- Wangsa Walk Shopping Center
- Giant Hypermarket Ulu Kelang
- Carrefour Hypermarket Wangsa Maju
- Jusco AU Keramat
- Victoria Station
- Sri Ayutthaya
- Tamarind Hill

International Education

With reputable international schools minutes away, you can be confident that your children receive only the highest of educations.

- International School of Kuala Lumpur
- Fairview International School Malaysia
- Sayfol International School



Medical

You know you are well taken care of with preferred national and private healthcare leaders just around the corner.

- Gleneagles Intan Medical Centre
- Pusat Perubatan Naluri
- Ampang Puteri Specialists



Security

Beautiful as it is secure, Tijani Ukay incorporates touch card access, in-house panic button, and CCTV guarded perimeter fencing for your safety and wellbeing.



A home that meets your needs

Come home and feel like you've stepped into a haven of peace and tranquility.

Tijani Ukey not only boasts its very own water feature, but also a host of facilities that includes jogging tracks and a BBQ area.



Water feature



Clubhouse Lounge – Open concept, natural ventilation, and high roof



Infinity Pool



1.6 km jogging track & vertical landscape feature



Tennis court



Basketball court

1. Water Feature
2. Clubhouse Lounge
3. Clubhouse
4. Infinity Pool
5. 1.6 km Jogging Track
6. Tennis Court
7. Basketball Court



TYPE A – 75 UNITS
Built-up approx. 3,778 sq. ft.

TYPE B – 35 UNITS
Built-up approx. 4,479 sq. ft.

TYPE C – 8 UNITS
Built-up approx. 4,916 sq. ft.



Type A: Zero-lot bungalow

- Built-up area approximately 3,778 sq. ft.
- 5 + 1 Bedrooms / 6 bathrooms



Actual show unit



Actual show unit

TYPE A



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Type B: Zero-lot bungalow

- Built-up area approximately 4,479 sq. ft.
- 5 + 1 Bedrooms / 7 bathrooms



Type B's dual frontage lets you experience the little joys of life right at your doorstep.



Actual show unit





Type C: Bungalow

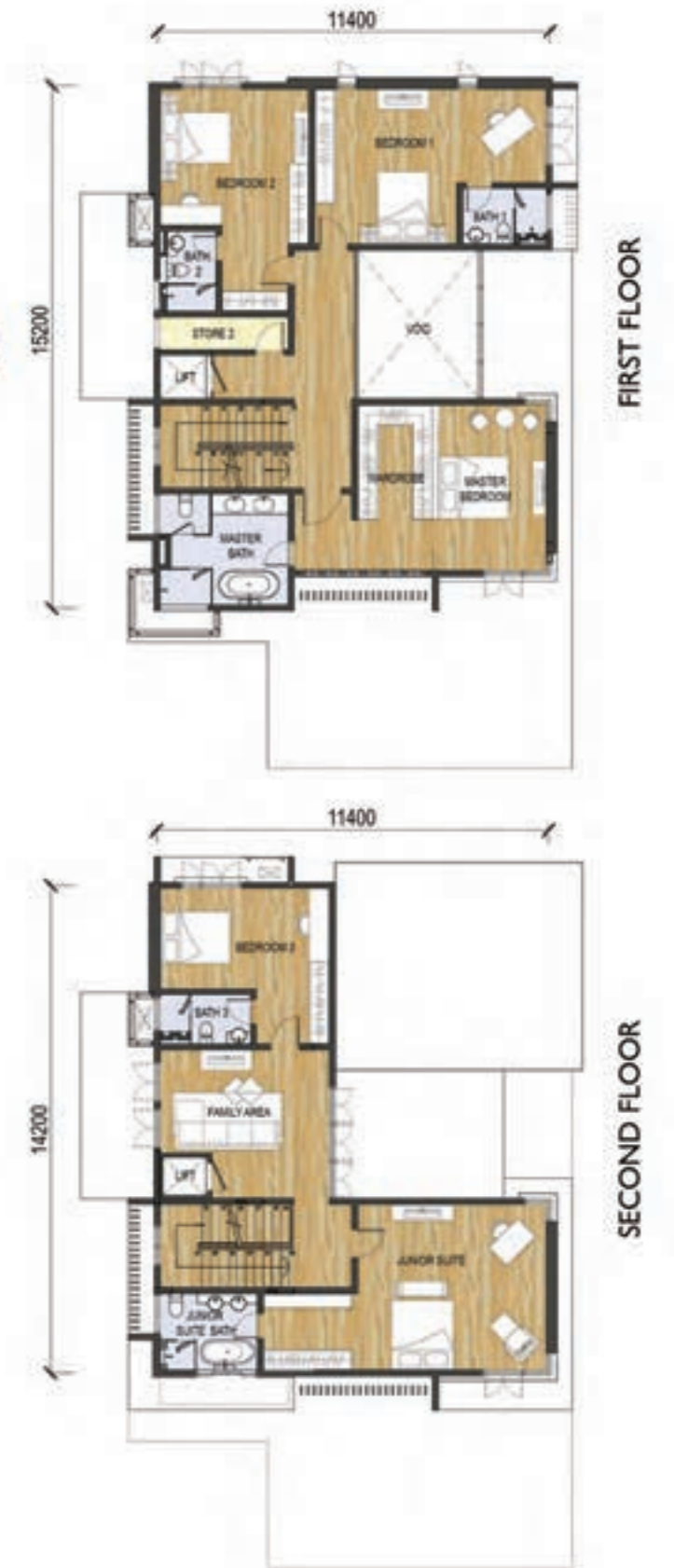
- Built-up area approximately 4,916 sq. ft.
- 6 + 1 Bedrooms / 8 bathrooms



Actual show unit



Actual show unit



Specification

TYPE A & B: 2 ½ STOREY DETACHED HOUSE BUILDING DESCRIPTION

TYPE A & B: 2 ½ STOREY DETACHED HOUSE BUILDING DESCRIPTION

THE FOURTH SCHEDULE (Schedule of Particular – Clause 13)

A.	Structure	Reinforced Concrete
B.	Wall	Brickwork
C.	Roof Covering	Concrete Roof
D.	Ceiling	Internal - Skim Coat, Plaster & Paint where applicable
		External - Skim Coat, Plaster & Paint where applicable
E.	Floor Finishes	Driveway & Car Porch - Concrete
		Entrance, Terrace & Balcony - Tiles
		Foyer, Living, Dining & Dry Kitchen - Marble
		Wet Kitchen - Tiles
		Guest Room - Tiles (Type A), Timber (Type B)
		Staircase - Timber
		Family Area - Timber
		Master Bedroom - Timber
		Other Bedrooms - Timber
		Bathrooms - Tiles
		Powder Room Type B - Tiles
		Utility Room & Bath - Tiles
		Yard & Store - Tiles

F.	Wall Finishes	Internal Paint - Plaster & Paint
		External Paint - Plaster & Paint
		Wet Kitchen - Tiles
		Dry Kitchen - Tiles (Type A), Plaster & Paint (Type B)
		Bathrooms - Tiles
		Powder Room Type B - Tiles
		Bath - Tiles
G.	Doors	Main Entrance - Solid Timber Door
		Living Area & Dining (Type A) - Aluminum Glass Door
		Dry Kitchen & Dining (Type B) - Aluminum Glass Door
		All Bedrooms - Timber Door
		Kitchen - Timber Door
		Utility Room - Timber Door
		All Bathrooms & Powder Room - Timber Door
		Store - Timber Louvered Door
		Balcony Type B - Aluminum Glass Door
		H.
- Aluminum Louvered Windows		
I.	Ironmongery	Quality Locksets and ironmongery

TYPE A & B: 2 ½ STOREY DETACHED HOUSE
BUILDING DESCRIPTION

		Type	A	B
J.	Sanitary wares & Fittings	Water Closet	- 6	7
		Wash Basin	- 7	8
		Shower Rose	- 6	6
		Long Bath	- 1	1
		Kitchen Sink	- 2	2
K.	Electrical Installation	Light Points	- 48	54
		Socket Outlet Points	- 76	74
		Telephone Outlet Points	- 2	2
		SMATV Outlet Points	- 3	3
		IPTV Outlet Points	- 3	3
		Door Bell Point	- 1	1
		Intercom System	- 1	1
		Air-Conditioning Points	- 8	7
		Ceiling Fan Points	- 8	7
		Water Heater Points	- 5	5

Specification

TYPE C: 3 STOREY BUNGALOW
BUILDING DESCRIPTION

THE FOURTH SCHEDULE
(Schedule of Particular – Clause 13)

A.	Structure	Reinforced Concrete
B.	Wall	Brickwork
C.	Roof Covering	Concrete Roof
D.	Ceiling	Internal - Skim Coat, Plaster & Paint where applicable
		External - Skim Coat, Plaster & Paint where applicable
E.	Floor Finishes	Driveway & Car Porch - Concrete
		Entrance, Terrace - Tiles
		Foyer, Living, Dining & Dry Kitchen - Marble
		Wet Kitchen - Tiles
		Guest Room - Tiles
		Staircase - Timber
		Family Area - Timber
		Master Bedrooms - Timber
		Other Bedrooms - Timber
		Bathrooms & Powder Room - Tiles
Utility, Maid's Room & Maid's Bath - Tiles		
	Yard & Store - Tiles	

TYPE C: 3 STOREY BUNGALOW
BUILDING DESCRIPTION

F.	Wall Finishes	Internal Paint	- Plaster & Paint
		External Paint	- Plaster & Paint
		Dry & Wet Kitchen	- Tiles
		Bathrooms & Powder Room	- Tiles
		Maid's Bath	- Tiles
G.	Doors	Main Entrance	- Solid Timber Door
		Living & Dining Area	- Aluminum Glass Door
		All Bedrooms	- Timber Door
		Utility & Maid's Room	- Timber Door
		All Bathrooms & Powder Room	- Timber Door
		Store	- Timber Louvered Door
H.	Windows	Aluminum Frame	- Aluminum Glass Windows
			- Aluminum Louvered Windows
I.	Ironmongery	Quality Locksets and ironmongery	

TYPE C: 3 STOREY BUNGALOW
BUILDING DESCRIPTION

J.	Sanitary wares & Fittings	Water Closet	-	8
		Wash Basin	-	10
		Shower Rose	-	7
		Long Bath	-	2
		Kitchen Sink	-	2
K.	Electrical Installation	Light Points	-	52
		Socket Outlet Points	-	99
		Telephone Outlet Points	-	3
		SMATV Outlet Points	-	4
		IPTV Outlet Points	-	4
		Door Bell Point	-	1
		Intercom System	-	1
		Air-Conditioning Points	-	9
		Ceiling Fan Points	-	9
Water Heater Points	-	6		
L.	Special Feature	Lift	-	1

Corporate Details & Contact Info

Listed on Bursa Malaysia, Symphony Life Bhd was incorporated in 1964 and is recognised as one of Malaysia's leading property developers. Our award winning developments includes the exclusive Tijani development in Kenny Hills, 6 Ceylon luxury condominiums in the heart of Kuala Lumpur and Taman Tasik Prima lakeside township.

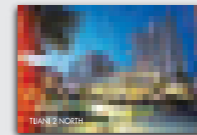
Since its inception, Symphony Life Bhd has built more than 15,000 residential, commercial, retail and industrial properties throughout Malaysia. Committed to exceed customers' satisfaction, our brand promise Live Better! underlines our confidence to define a lifestyle that expresses new ways to live, new realities in realty. For more information about Symphony Life Bhd, please visit www.symphonylife.my

Acclaimed Developments

2010

TIJANI 2 NORTH

Malaysia Landscape Architecture Awards



2011

THE WHARF

Asia Pacific Property Awards
Highly Commended
Mixed-use Development (Malaysia)



6 CEYLON

Asia Pacific Property Awards
Best Residential Renovation /
Redevelopment (Malaysia)
Best Residential Renovation /
Redevelopment (Asia Pacific)



2013

BCI ASIA AWARDS 2013



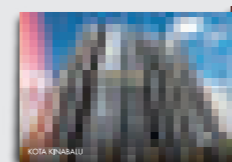
TOP 10 DEVELOPER



COMING UP SOON

KOTA KINABALU

Residential
Signal Hill, Kota Kinabalu, Sabah



THE WHARF SHOPPING MALL

Retail
The Wharf, Puchong, Selangor



PETALING JAYA

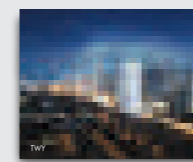
Commercial / Retail
Jalan Semangat, Petaling Jaya, Selangor



ONGOING

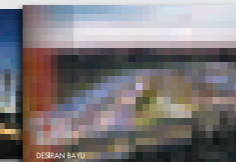
TWY

Residential
Mont Kiara, Kuala Lumpur



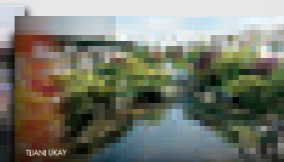
DESIRAN BAYU

Residential / Build-then-Sell
Wangsa Maju, Kuala Lumpur



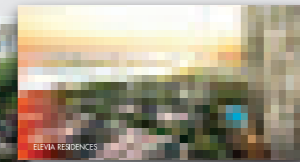
TIJANI UKAY

Residential
Ukay Perdana, Ampang, Selangor



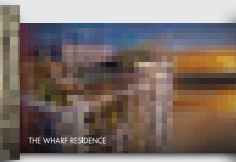
ELEVIA RESIDENCES

Residential
Taman Tasik Prima, Puchong, Selangor



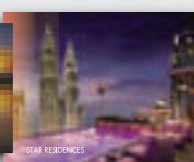
THE WHARF RESIDENCE

Residential
The Wharf, Puchong, Selangor



STAR RESIDENCES

Joint Venture Development
Jalan Mayang, Kuala Lumpur



KOTA BHARU

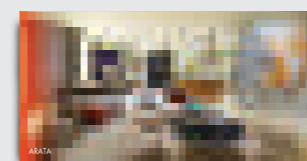
Residential / Commercial
Kota Bharu, Kelantan



COMPLETED

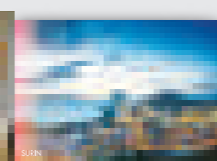
ARATA

Bukit Tunku, Kuala Lumpur
Completed in 2014



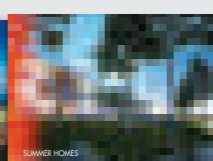
SURIN

Tanjung Bungah, Pulau Pinang
Completed in 2014



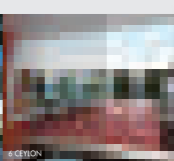
SUMMER HOMES

Taman Tasik Prima, Puchong, Selangor
Completed in 2014



6 CEYLON

Jalan Ceylon, Kuala Lumpur
Completed in 2014



BIZWALK & FLEXI SUITES

The Wharf, Puchong, Selangor
Completed in 2013



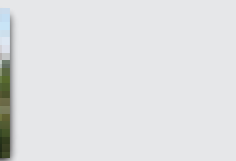
TIJANI 2 NORTH

Bukit Tunku, Kuala Lumpur
Completed in 2009



TIJANI 2 SOUTH

Bukit Tunku, Kuala Lumpur
Completed in 2007






Developer:

KETAPANG REALTY sdn bhd 119065-A
(a wholly-owned subsidiary of Symphony Life Berhad)


www.symphonylife.my

 Tijani Ukay

Jalan Tijani 1/B, Taman Tijani,
Ukay, 68000 Ampang, Selangor

Headquater :

01-03, 3rd Floor, Menara Symphony,
No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13,
46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia.

 03 7688 1888