

# Terraces

TYPE B & C1a



# SENJA

PRIVATE LAKESIDE ESTATE





three storey terraces

CRAFTED



where the sweet kiss of  
fresh breezes and the sun’s warm  
embrace gently greet you  
everyday, *crafted for you.*

Terraces

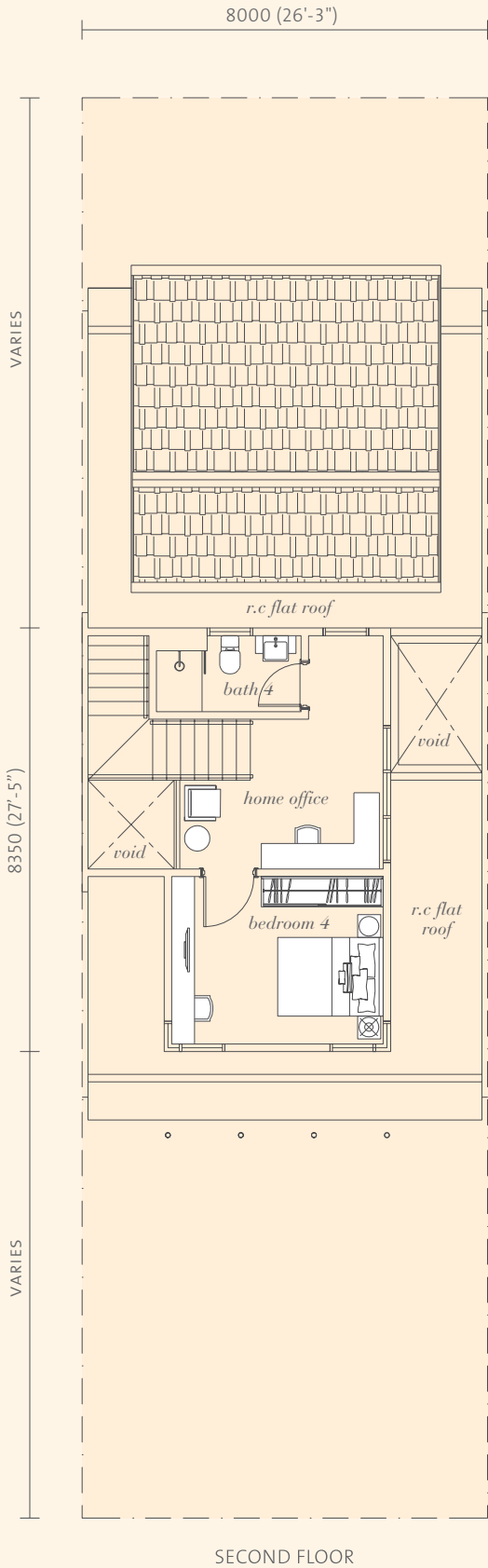
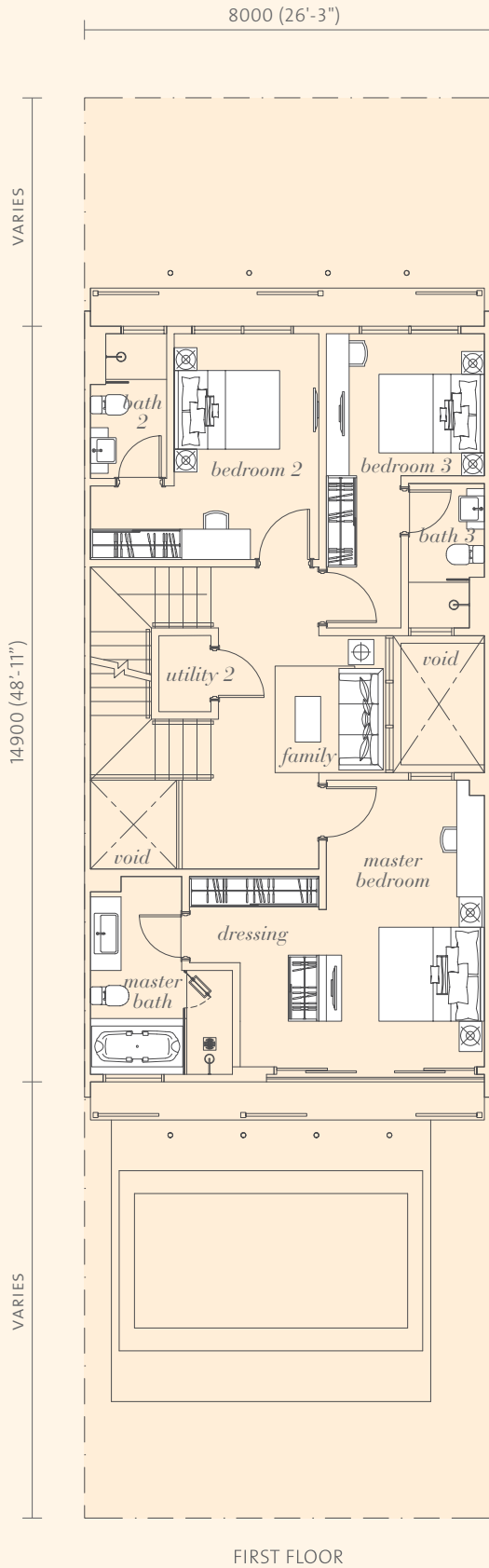
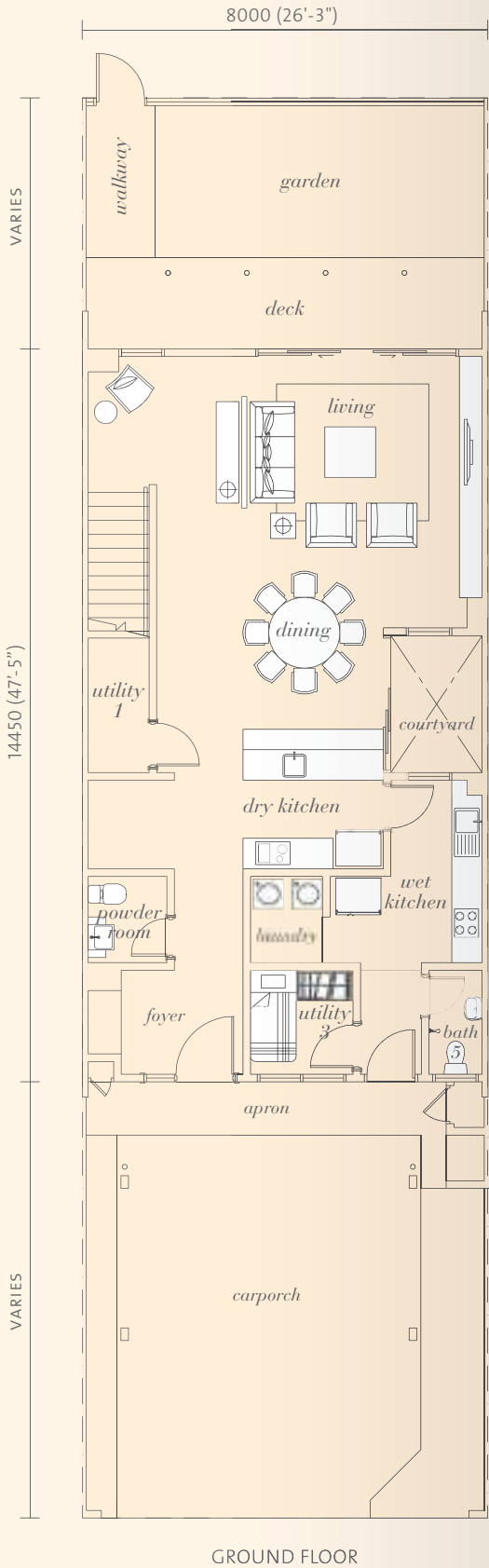
Type B

3,249 square feet

301.9 square meters

An internal courtyard allows natural light and ventilation to flood the interior, creating an airy and comfortable living environment. A glass wall slides open to seamlessly connect the living hall and the garden, making it the perfect place for entertaining. A powder room is conveniently located just off the dedicated entrance foyer. The wet kitchen boasts a separate entrance for the convenience of service personnel and home deliveries.

Upstairs, a generous flexi area opens up to myriad possibilities – a home office, games room or entertainment zone.



specifications

STRUCTURE		Reinforced concrete
WALL		Common brick / Reinforced concrete
ROOF COVERING		Concrete tiles
ROOF FRAMING		Metal truss
CEILING		Fibrous plasterboard / Skim coat
WINDOWS		Powder coated aluminium framed window
DOORS		Timber door / Timber louvered door / Powder coated aluminium framed louvered door / Powder coated aluminium framed louvered door with fixed glass panel / Powder coated aluminium framed sliding doors / Timber door with fixed glass panel and metal screen
IRONMONGERY		Quality locksets
FLOOR FINISHES	Car Porch, Apron, Foyer, Master Bath, Typical Bath Powder Room, Typical Utility, Laundry, Dining, Living, Family, Home Office, Courtyard, Deck, Wet Kitchen, Dry Kitchen	Tiles
	Walkway	Brushed concrete
	Stairway, Master Bedroom, Dressing, Typical Bedroom	Timber
WALL FINISHES	Foyer, Dining, Living, Stairway, Family, Master Bedroom, Typical Bedroom, Dressing, Home Office, Typical Utility	Plaster and paint
	Wet Kitchen, Dry Kitchen, Laundry	Tiles / Plaster and paint
	Master Bath, Typical Bath (except Bath 5), Powder Room	Tiles / Mirror
	Bath 5	Tiles
SANITARY AND PLUMBING FITTINGS	Master Bathroom	Wash basin, water closet, towel rail, toilet roll holder, hand shower, bib tap, rain shower and bath tub
	Typical Bathroom	Wash basin, water closet, towel rail, toilet roll holder, hand shower and bib tap
	Powder Room	Wash basin, water closet, toilet roll holder and bib tap
	Kitchens	Kitchen sinks with tap
	Laundry	Bib tap
FENCING		Brickwall / Metal to selected areas
TURFING		Turfing to selected areas

ELECTRICAL FITTINGS	Light Point	50 nos.
	Garden Light Point	2 nos.
	Power Point	50 nos.
	Hair Dryer Point	1 no.
	Shaver Point	1 no.
	Wall/ Ceiling Fan Point	9 nos.
	Air-Conditioning Point c/w Unit	8 nos.
	Hot Water System	Provided
	Data Point	4 nos.
	Telephone Point	5 nos.
	SMATV Point	6 nos.
	Door Bell Point	1 no.

IMPORTANT NOTES :

\* *Where applicable*

- i) All stone (*including marble*) are natural materials containing veins and tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the stone cannot be totally avoided. Thus it is not possible to achieve total consistency of veins, tonality, colour and pattern of stone in their selection and installation.
- ii) Timber is a natural material containing grain and tonality differences. Thus it is not possible to achieve total consistency of grain and colour in its selection and installation.
- iii) The warranty period for the air-conditioning system and electrical appliances in the kitchen is subject to the warranty provided by the manufacturer or 12 months from the completion of the Project, whichever is earlier. To ensure good working condition of these equipment, they have to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas.
- iv) Please note that there are no finishes behind mirrors, built-in cabinets (*where applicable*) and area enclosing any bath tub.

The luxurious open plan living area on the ground floor includes a living hall that is enveloped by the garden. A powder room is conveniently located near the entrance foyer. A dedicated service entrance to the wet kitchen eases your household needs and provides added privacy. Provision has been made for a lift up to the top floor. The expansive master bedroom suite and three secondary bedrooms all boast en suite bathrooms.



a beautiful ride home

CRAFTED

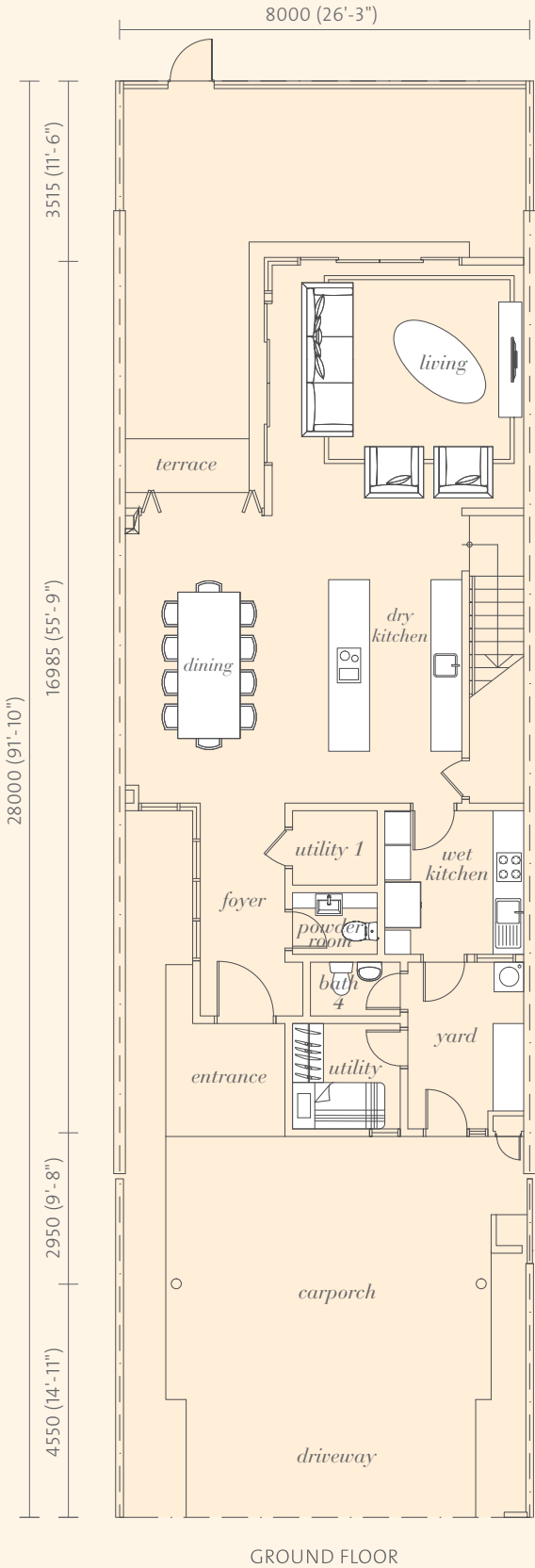
Terraces

Type C1a

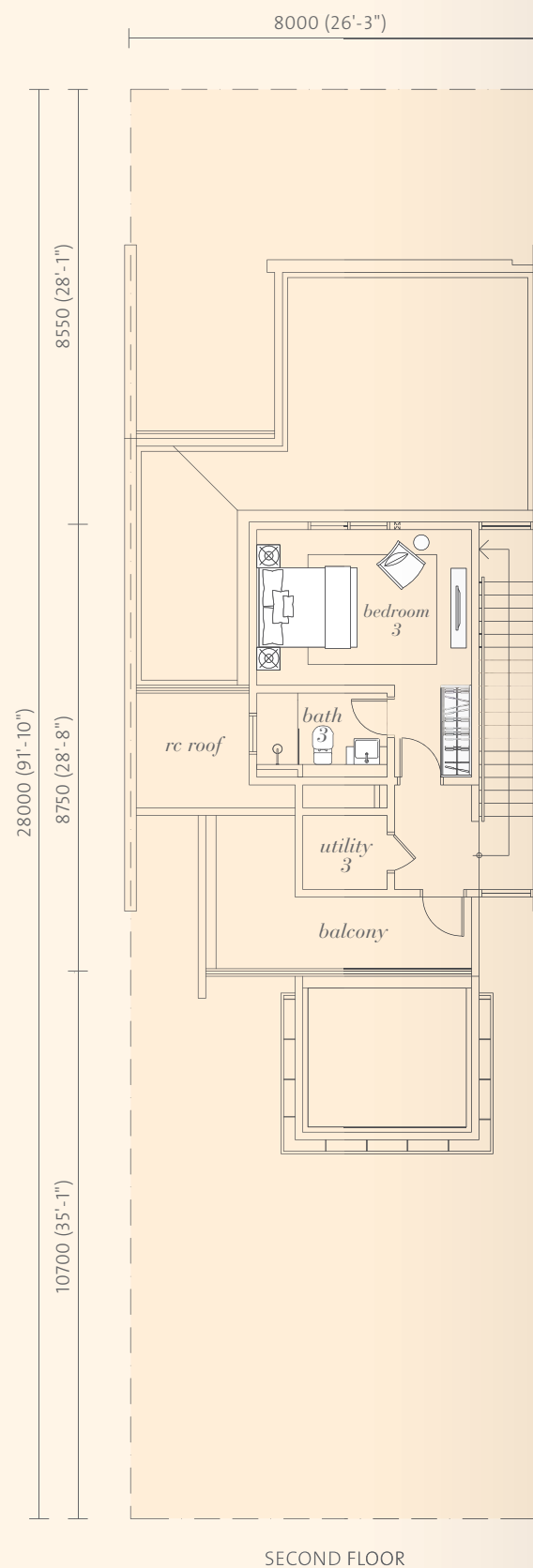
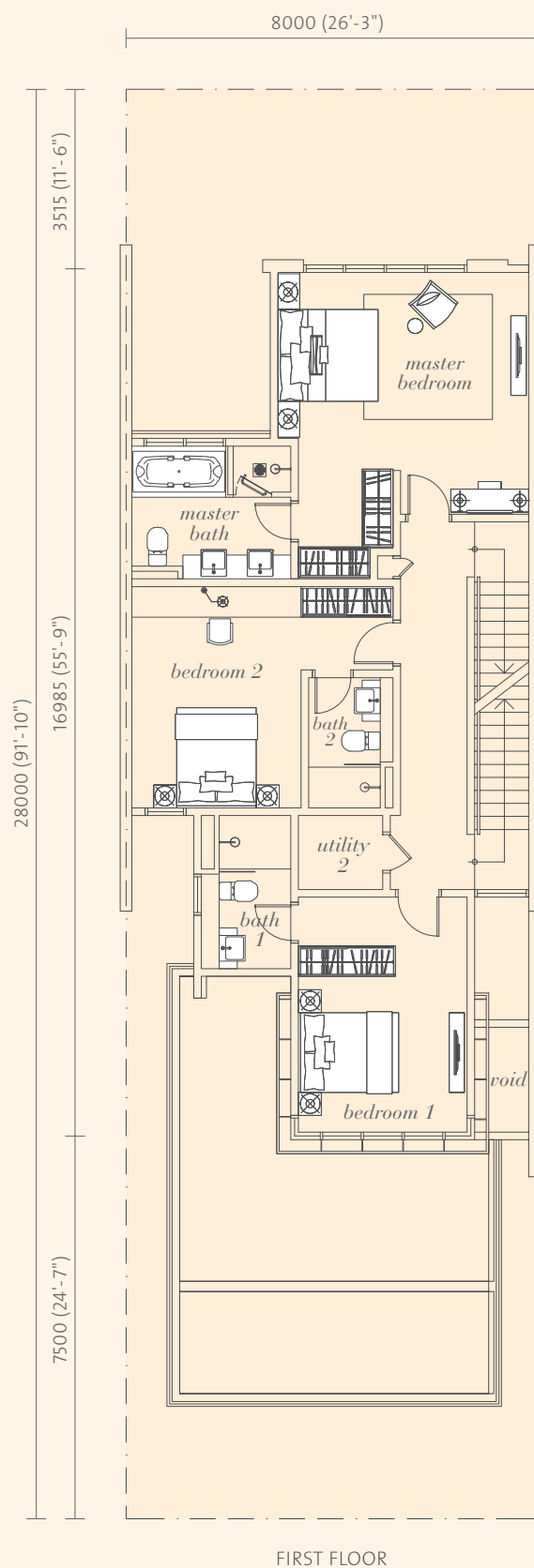
3,342 square feet

310.52 square meters

All measurements are approximate and illustrations are artist's impression only. Layout or location of furniture layout, fittings and electrical points are subject to change. Furniture and furnishings are indicative only and not part of the standard provision.



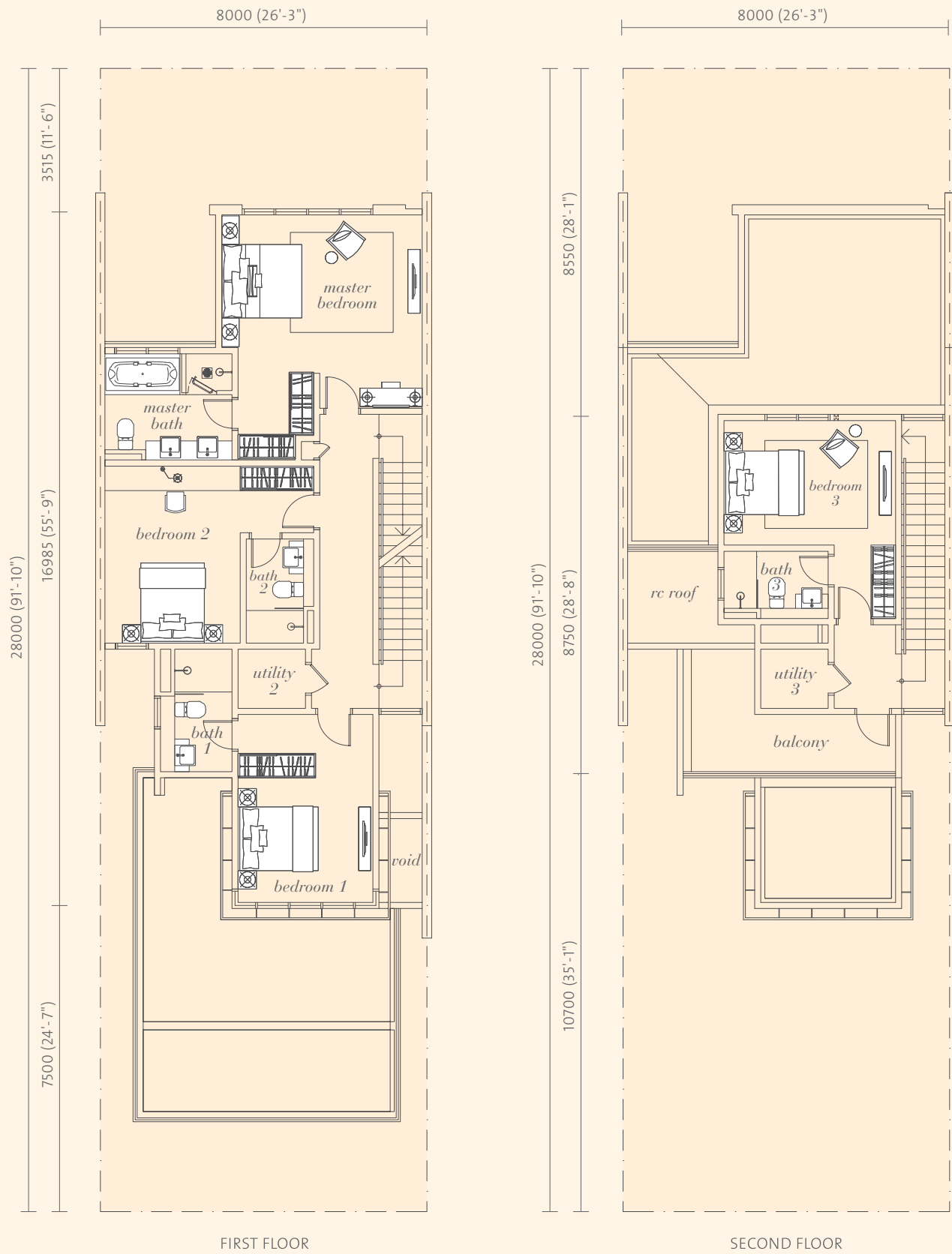




## development features

- 1 GUARDHOUSE
- 2 RECREATIONAL PARKS
- 3 WATER FEATURES
- 4 CLUBHOUSE
  - management office
  - gymnasium
  - wading pool
  - swimming pool
  - sauna
  - function hall
  - meeting room
  - games room
  - library
  - tennis court





## specifications

STRUCTURE		Reinforced concrete
WALL		Common brick / Reinforced concrete
ROOF COVERING		Metal deck and reinforced concrete roof
ROOF FRAMING		Steel / Concrete
CEILING		Plaster board / Skim coat
WINDOWS		Aluminium frame glass window
DOORS		Timber door / Grille door / Aluminium framed glass door
IRONMONGERY		Quality locksets
FLOOR FINISHES	Foyer, Entrance, Living, Dining, Utility, Utility 1, Dry Kitchen, Wet Kitchen, Terrace, Balcony, Master Bath, Typical Bath, Powder Room, Car Porch, Driveway, Yard	Tiles
	Master Bedroom, Typical Bedroom, Stairs, Utility 2,3,4, and 5	Timber flooring
WALL FINISHES	Foyer, Living, Dining, Dry Kitchen, Yard, Utility, Master Bedroom, Typical Bedroom, Stairway	Plaster and paint
	Master Bath, Typical Bath, Powder Room	Tiles / Mirror
	Wet Kitchen	Tiles to selected areas / Plaster and paint
SANITARY AND PLUMBING FITTINGS	Master Bathroom	Wash basin, water closet, towel rail, toilet roll holder, hand shower, bib tap, rainshower and bath tub
	Typical Bathroom	Wash basin, water closet, towel rail, toilet roll holder, hand shower and bib tap
	Powder Room	Wash basin, water closet, toilet roll holder and bib tap
	Kitchens	Kitchen sinks with tap
	Yard	Bib tap
FENCING		Brickwall / Metal to selected areas
TURFING		Turfing to selected areas
ELECTRICAL FITTINGS	Light Point	49 nos.
	Garden Light Point	2 nos.
	Power Point	50 nos.
	Hair Dryer Point	1 no.

ELECTRICAL FITTINGS ( <i>cont.</i> )	Shaver Point	1 no.
	Wall / Ceiling Fan Point	7 nos.
	Air-Conditioning Point c/w Unit	6 nos.
	Hot Water System	Provided
	Data Point	2 nos.
	Telephone Point	3 nos.
	SMATV Point	5 nos.
	Door Bell Point	1 no.

### IMPORTANT NOTES :

*\* Where applicable*

- i) All stone (*including marble*) are natural materials containing veins and tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the stone cannot be totally avoided. Thus it is not possible to achieve total consistency of veins, tonality, colour and pattern of stone in their selection and installation.
- ii) Timber is a natural material containing grain and tonality differences. Thus it is not possible to achieve total consistency of grain and colour in its selection and installation.
- iii) The warranty period for the air-conditioning system and electrical appliances in the kitchen is subject to the warranty provided by the manufacturer or 12 months from the completion of the Project, whichever is earlier. To ensure good working condition of these equipment, they have to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas.
- iv) Please note that there are no finishes behind mirrors, built-in cabinets (*where applicable*) and area enclosing any bath tub.

BANDAR RAYA DEVELOPMENTS BERHAD (5521-A)

Corporate Office

LEVEL 11 MENARA BRDB, 285 JALAN MAAROF,  
BUKIT BANDARAYA, 59000 KUALA LUMPUR  
T +603 2688 2888 | F +603 2284 3988

Marketing & Sales Office

BRDB SALES GALLERY, JALAN PENAGA,  
BUKIT BANDARAYA, 59100 KUALA LUMPUR  
T +603 2095 4088 | F +603 2287 7515

[www.senjaBRDB.com](http://www.senjaBRDB.com)

BRDB

DEVELOPED BY EARTH PAVILION SDN BHD

All information contained herein including specifications, facilities, plans, measurements and illustrations are subject to amendments without notifications as may be required by the authorities or developer's consultants and is not intended to form and cannot form part of an offer or contract. All measurements are approximate and images and illustrations are artist's impressions only.

Developer: Earth Pavilion Sdn Bhd (917292P) • Type of Property: 62 Terraces, 24 Semi-Ds, 26 Villas and 2 Bungalows • Developer's License No.: 11807-1/05-2015/39(L) • Validity Period: 07/05/2013 to 06/05/2015 • Advertising & Sales Permit No.: 11807-1/05-2015/39(P) Validity Period: 07/05/2013 to 06/05/2015 • Approving Authority: Majlis Perbandaran Subang Jaya • Building Plan Approval No.: MPSJ.P5(A)260/1/631, MPS/BGN/KW/D-9/49(37), MPS/BGN/KW/D-9/50(45) • Land Tenure: Leasehold, 99 years (Expiring on March 2112) • Land Encumbrances: OCBC Bank • Selling Price: Terraces RM2,730,000(Min) RM3,050,000(Max), Semi-Ds RM4,290,000(Min) RM4,660,000(Max), Villas RM4,810,000(Min) RM5,290,000(Max), Bungalow RM6,790,000(Min) RM7,310,000(Max) • Total Units: 114 (Phase 1&1A) Expected Date of Completion: June 2016 • 7% discount for Bumiputera Restriction in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority.



# Semi Detached

TYPE A1



# SENJA

PRIVATE LAKESIDE ESTATE



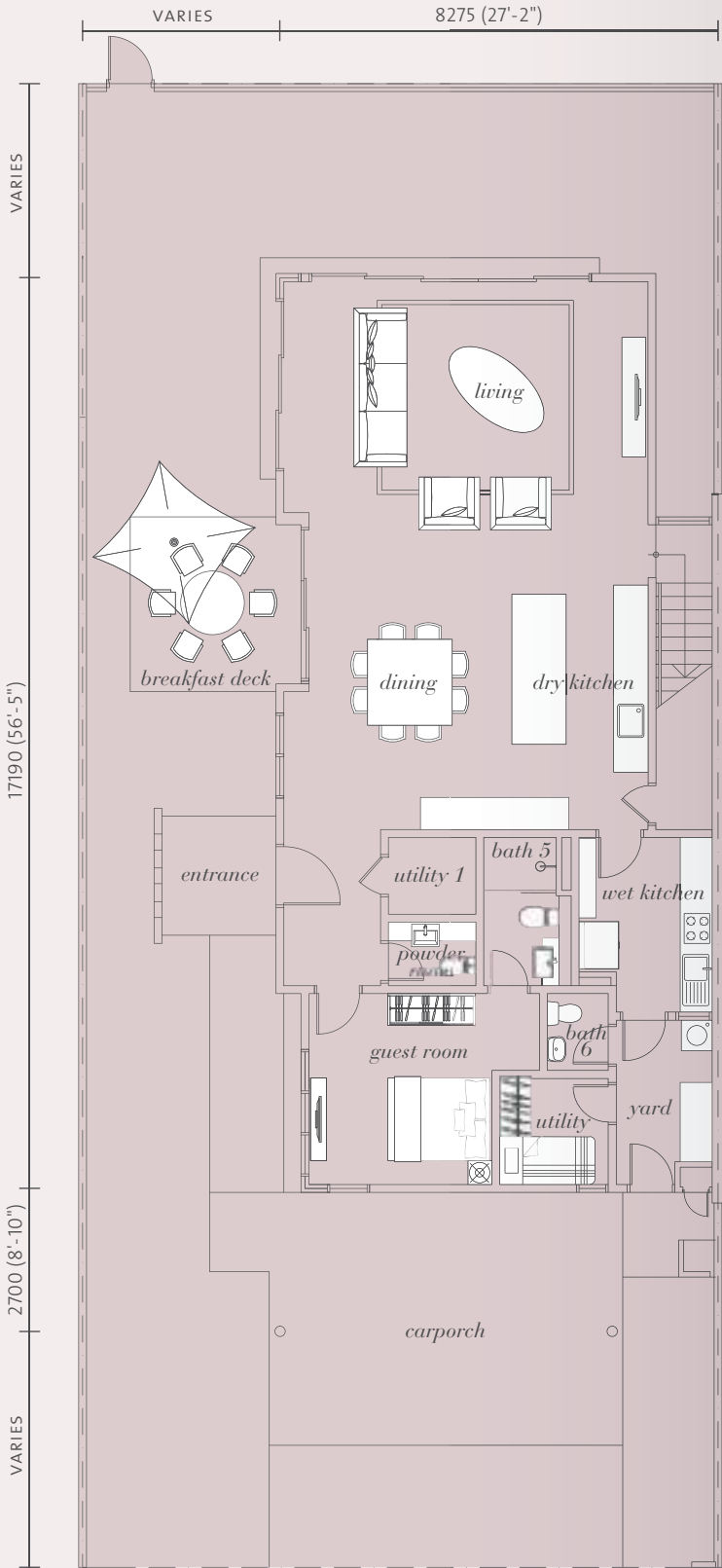
in tune with  
the natural surroundings

CRAFTED

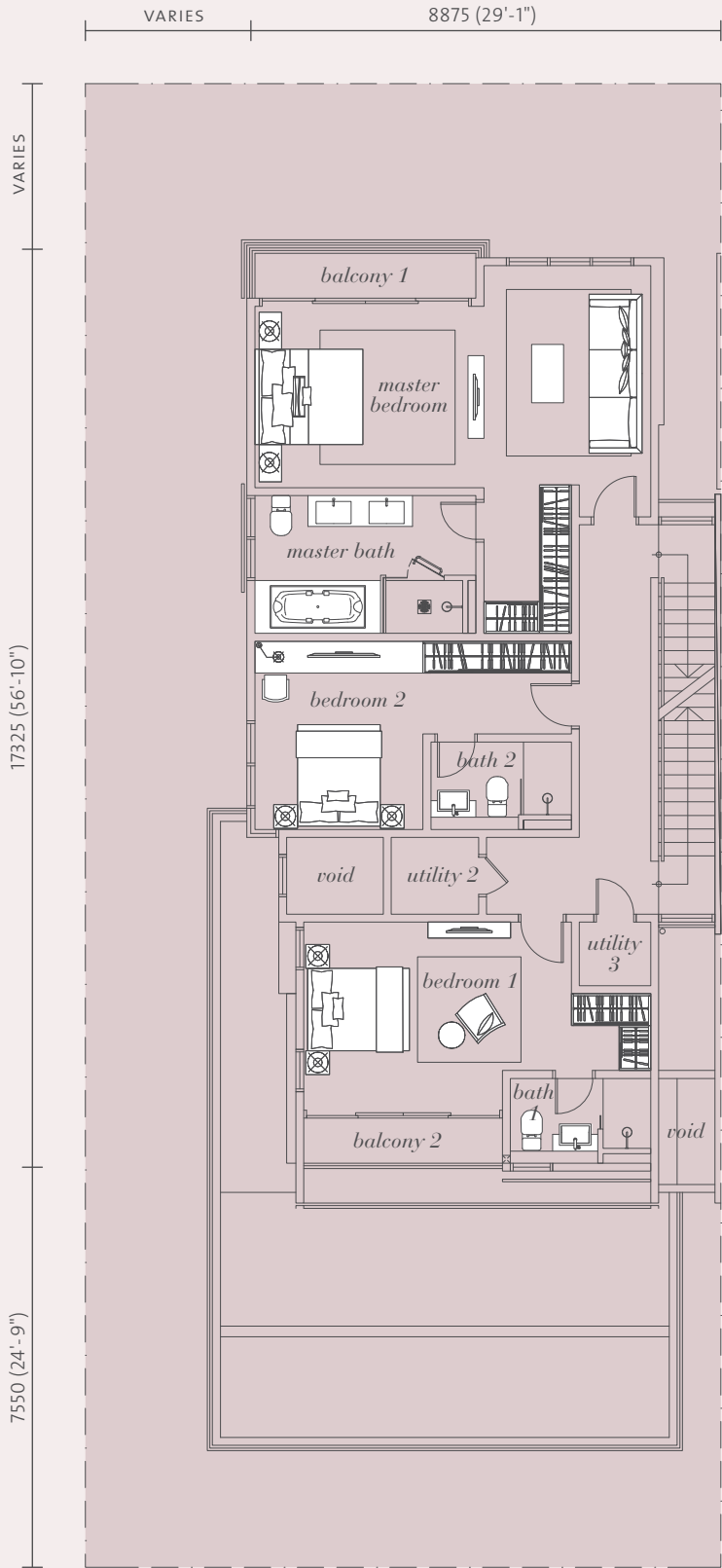




where the glorious  
colours of the garden  
greet you each morning  
and its balmy fragrances  
bid you goodnight,  
*crafted for you.*



GROUND FLOOR



FIRST FLOOR

Semi-D  
**Type A1**  
4,380 square feet  
406.94 square meters

The ground floor is designed for garden living. The breakfast area allows the family to enjoy a 270-degree garden view while the living hall opens out seamlessly into the garden making it perfect for family gatherings and other parties.

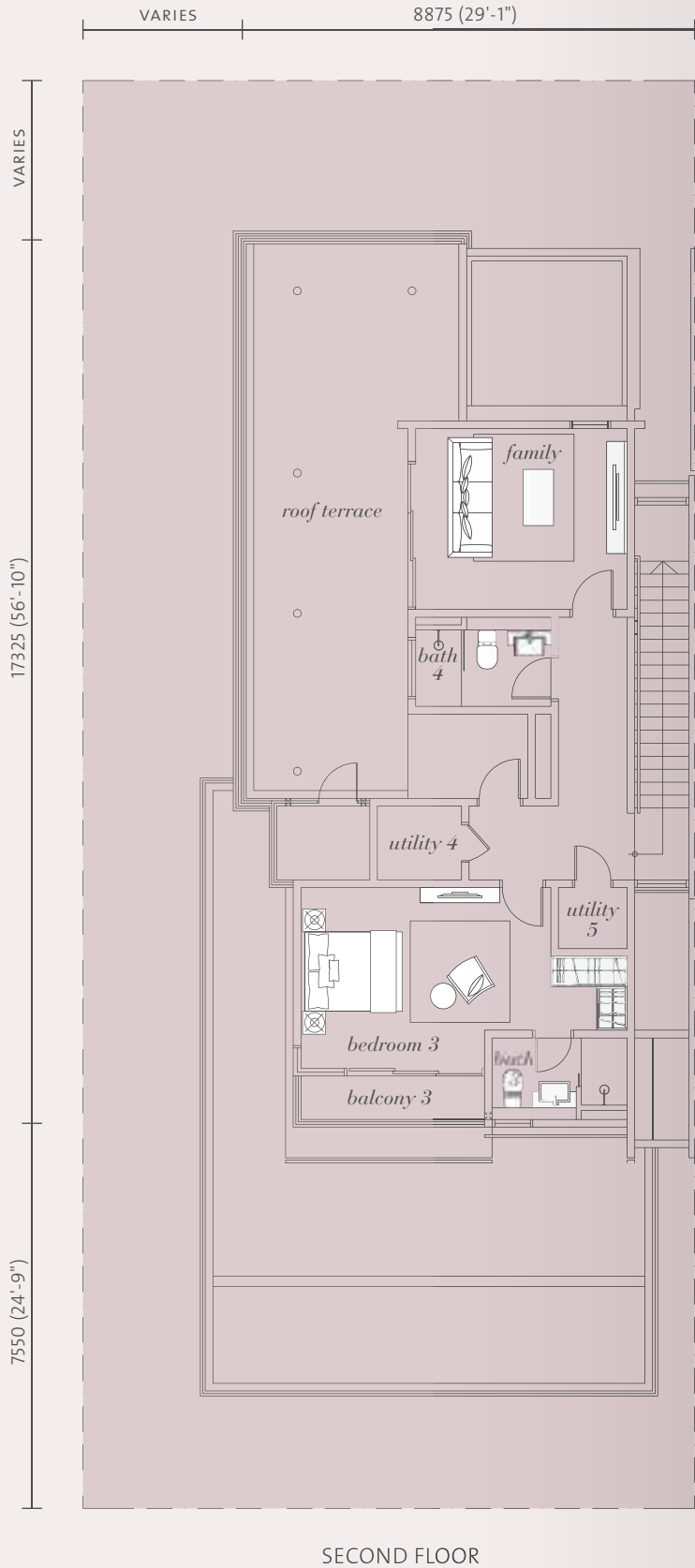
Semi-D

Type A1

4,380 square feet

406.94 square meters

There is provision for a lift to the top floor which can be converted into a master bedroom suite complete with sitting room and roof terrace garden.



All measurements are approximate and illustrations are artist's impression only. Layout or location of furniture layout, fittings and electrical points are subject to change. Furniture and furnishings are indicative only and not part of the standard provision.

development

features

- 1 GUARDHOUSE
- 2 RECREATIONAL PARKS
- 3 WATER FEATURES
- 4 CLUBHOUSE
- management office
- function hall
- gymnasium
- meeting room
- wading pool
- games room
- swimming pool
- library
- sauna
- tennis court





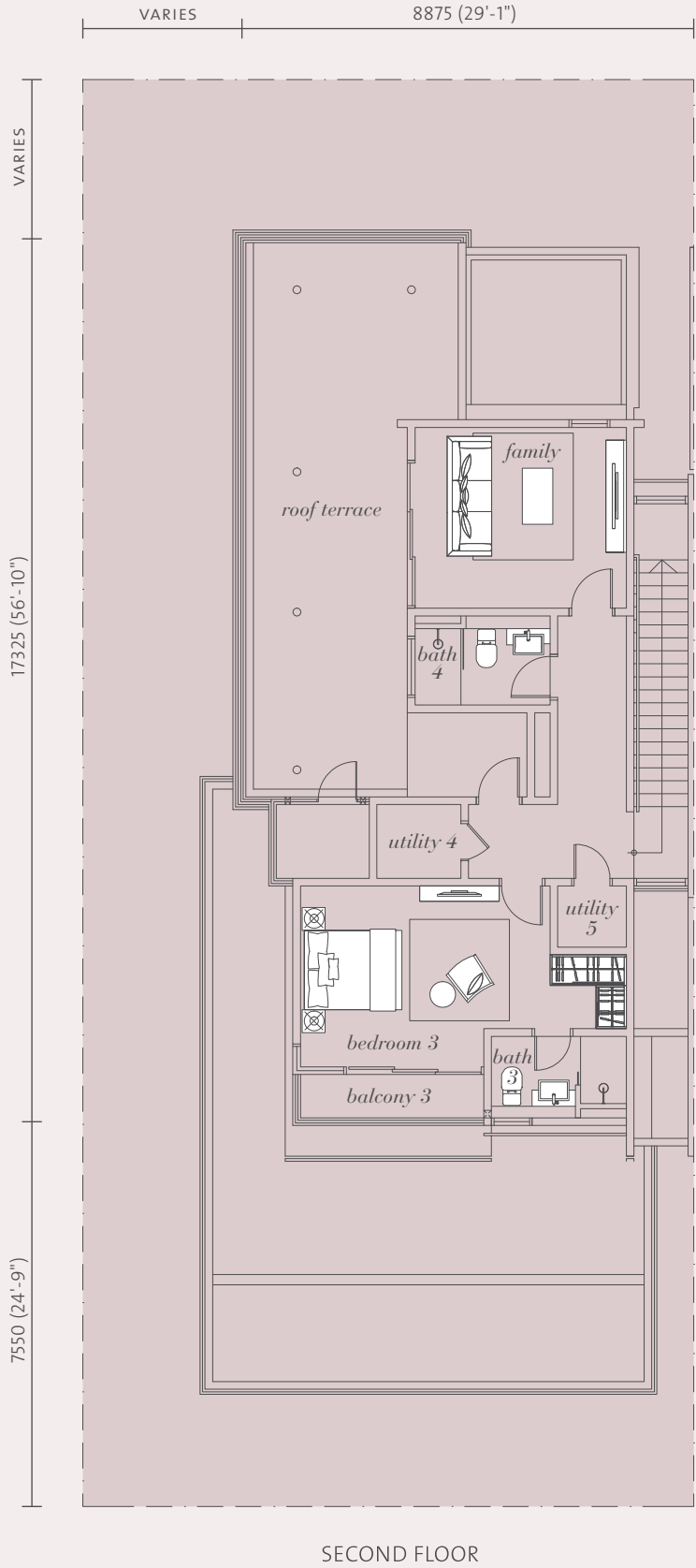
Semi-D

# Type A1

4,380 square feet  
406.94 square meters

There is provision for a lift to the top floor which can be converted into a master bedroom suite complete with sitting room and roof terrace garden.

All measurements are approximate and illustrations are artist's impression only. Layout or location of furniture layout, fittings and electrical points are subject to change. Furniture and furnishings are indicative only and not part of the standard provision.



## specifications

STRUCTURE	Reinforced concrete
WALL	Common brick / Reinforced concrete
ROOF COVERING	Metal Deck and reinforced concrete roof
ROOF FRAMING	Steel / Concrete
CEILING	Plaster board / Skim coat
WINDOWS	Aluminium frame glass window
DOORS	Timber door / Grille door / Aluminium framed glass door
IRONMONGERY	Quality locksets
FLOOR FINISHES	Entrance, Living, Dining, Utility, Utility 1, Dry Kitchen, Wet Kitchen, Terrace, Balcony, Master Bath, Typical Bath, Powder Room, Breakfast, Car Porch, Driveway, Yard Master Bedroom, Typical Bedroom, Family Lounge, Stairs, Utility 2, Utility 3, Utility 4, Utility 5 Passage Concrete slab
WALL FINISHES	Living, Dining, Dry Kitchen, Stairway, Utility, Master Bedroom, Typical Bedroom, Family Lounge Master Bath, Typical Bath, Powder Room Tiles / Mirror Wet Kitchen Tiles / Plaster and paint Yard Plaster and paint
SANITARY AND PLUMBING FITTINGS	Master Bathroom Wash basin, water closet, towel rail, toilet roll holder, hand shower, bib tap, rain shower and bath tub Typical Bathroom Wash basin, water closet, towel rail, toilet roll holder, hand shower and bib tap Powder Room Wash basin, water closet, toilet roll holder and bib tap Kitchens Kitchen sinks with tap Yard Bib tap
FENCING	Brickwall / Metal to selected areas
TURFING	Turfing to selected areas
ELECTRICAL FITTINGS	Light Point 67 nos.

ELECTRICAL FITTINGS (cont.)	Garden Light Point	2 nos.
	Power Point	52 nos.
	Hair Dryer Point	1 no.
	Shaver Point	1 no.
	Wall / Ceiling Fan Point	10 nos.
	Air-Conditioning Point c/w Unit	9 nos.
	Hot Water System	Provided
	Data Point	3 nos.
	Telephone Point	4 nos.
	SMATV Point	7 nos.
	Door Bell Point	1 no.

IMPORTANT NOTES :  
\* Where applicable

- i) All stone (*including marble*) are natural materials containing veins and tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the stone cannot be totally avoided. Thus it is not possible to achieve total consistency of veins, tonality, colour and pattern of stone in their selection and installation.
- ii) Timber is a natural material containing grain and tonality differences. Thus it is not possible to achieve total consistency of grain and colour in its selection and installation.
- iii) The warranty period for the air-conditioning system and electrical appliances in the kitchen is subject to the warranty provided by the manufacturer or 12 months from the completion of the Project, whichever is earlier. To ensure good working condition of these equipment, they have to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas.
- iv) Please note that there are no finishes behind mirrors, built-in cabinets (*where applicable*) and area enclosing any bath tub.

**BANDAR RAYA DEVELOPMENTS BERHAD** (5521-A)

Corporate Office

LEVEL 11 MENARA BRDB, 285 JALAN MAAROF,  
BUKIT BANDARAYA, 59000 KUALA LUMPUR  
T +603 2688 2888 | F +603 2284 3988

Marketing & Sales Office

BRDB SALES GALLERY, JALAN PENAGA,  
BUKIT BANDARAYA, 59100 KUALA LUMPUR  
T +603 2095 4088 | F +603 2287 7515

[www.senjaBRDB.com](http://www.senjaBRDB.com)

**BRDB**

DEVELOPED BY EARTH PAVILION SDN BHD

All information contained herein including specifications, facilities, plans, measurements and illustrations are subject to amendments without notifications as may be required by the authorities or developer's consultants and is not intended to form and cannot form part of an offer or contract. All measurements are approximate and images and illustrations are artist's impressions only.

Developer: Earth Pavilion Sdn Bhd (917292P) • Type of Property: 62 Terraces, 24 Semi-Ds, 26 Villas and 2 Bungalows • Developer's License No.: 11807-1/05-2015/39(L) • Validity Period: 07/05/2013 to 06/05/2015 • Advertising & Sales Permit No.: 11807-1/05-2015/39(P) Validity Period: 07/05/2013 to 06/05/2015 • Approving Authority: Majlis Perbandaran Subang Jaya • Building Plan Approval No.: MPSJ.P5(A)260/1/631, MPS/BGN/KW/D-9/49(37), MPS/BGN/KW/D-9/50(45) • Land Tenure: Leasehold, 99 years (Expiring on March 2112) • Land Encumbrances: OCBC Bank • Selling Price: Terraces RM2,730,000(Min) RM3,050,000(Max), Semi-Ds RM4,290,000(Min) RM4,660,000(Max), Villas RM4,810,000(Min) RM5,290,000(Max), Bungalow RM6,790,000(Min) RM7,310,000(Max) • Total Units: 114 (Phase 1&1A) Expected Date of Completion: June 2016 • 7% discount for Bumiputera Restriction in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority.