

Awaiting your gracious presence

Embrace the gentle evening breeze, as you enter a safe haven where tranquillity takes the centre stage. Awaken your senses to the soothing ambience and bid farewell to your concerns beyond the entrance.



☐ LIGHT
Experience the captivating beauty of sunlight gracefully dancing, and casting shadows that create a mesmerising display throughout the day.



Immerse yourself in the tranquil view and gentle melody of trickling water as you enter the gate, accompanying you until the very doorstep.



NATURE

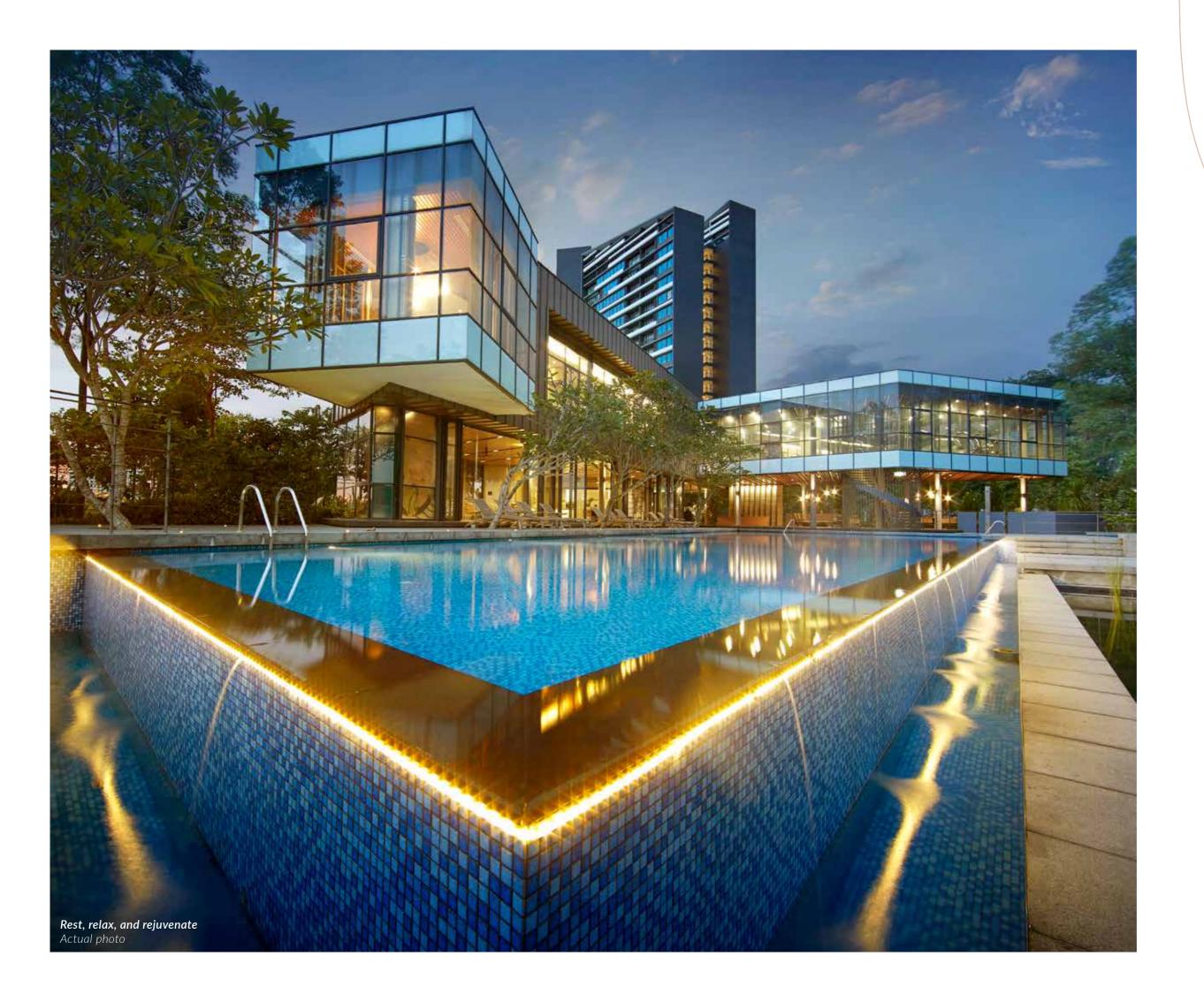
Allow yourself to be fully immersed in nature's elements, where the vibrant landscape and soothing melodies seamlessly intertwine, creating a truly harmonious experience.



AMIDST RUSTLING LEAVES & TRICKLING WATER

The cool, gentle breeze caresses your day as it combs through the trees on these tree-lined roads. Let it guide you to your sanctuary - your home.



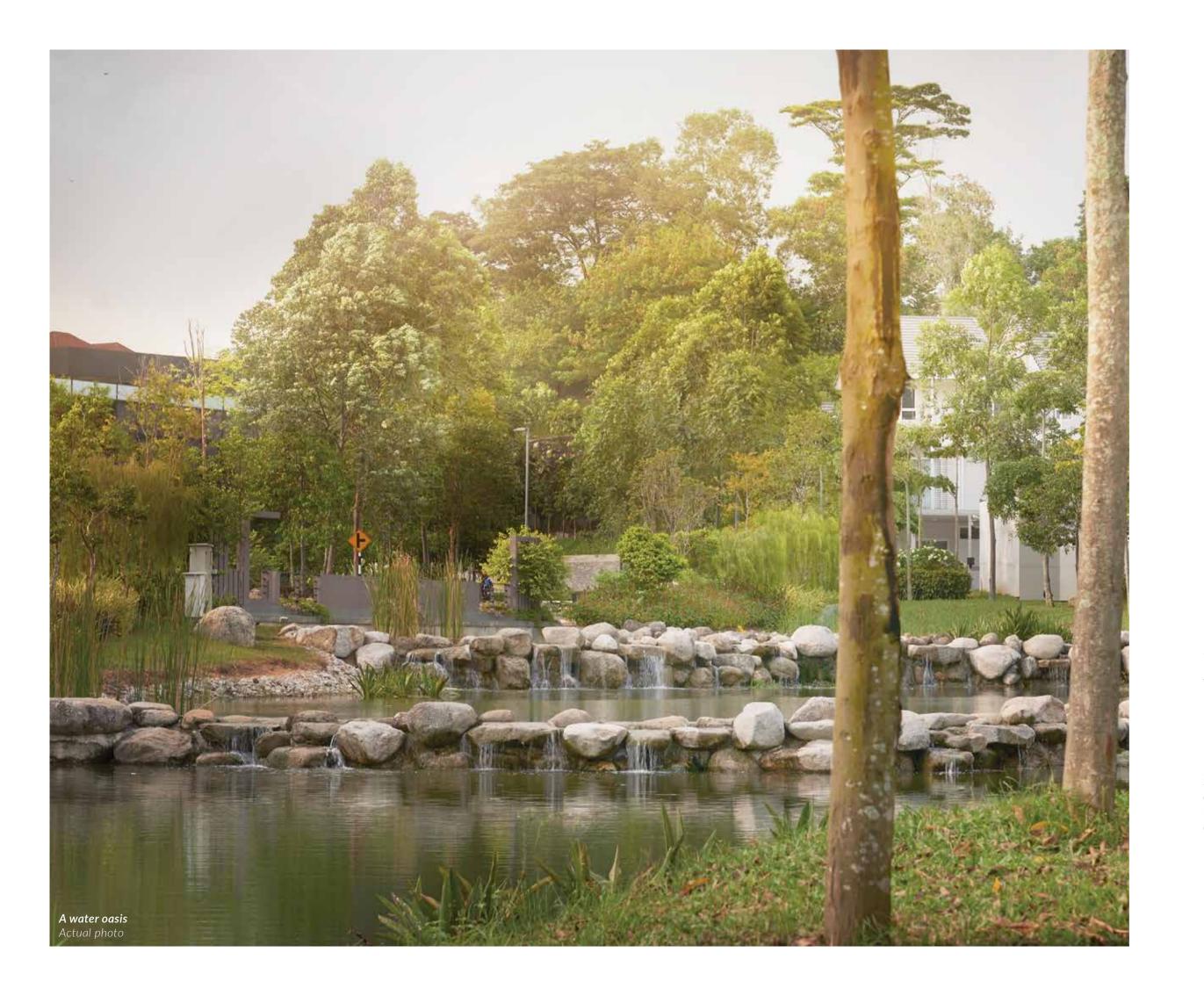


SIGNATURE CLUBHOUSE WITH RESORT AMENITIES

The private clubhouse grants exclusive access solely to residents, ensuring privileged and intimate experience.

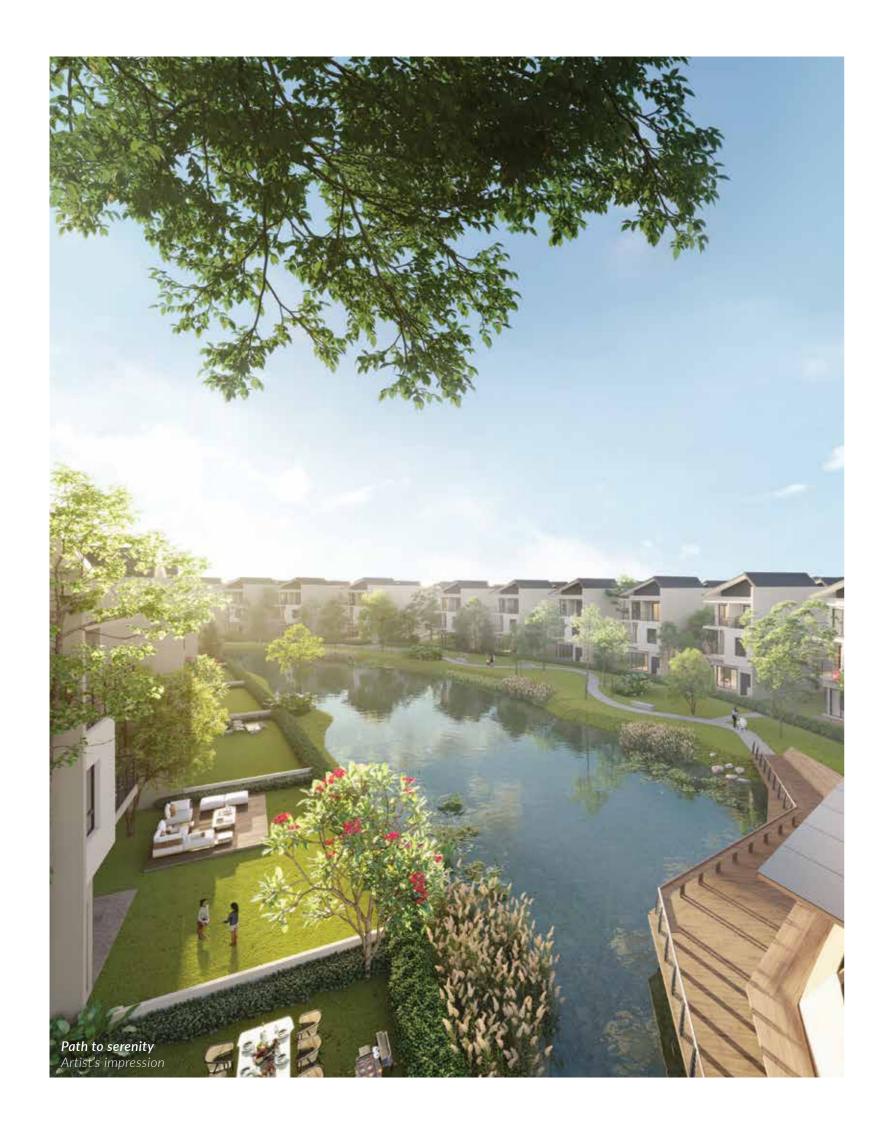
Indulge in a plethora of amenities, featuring a gymnasium, sauna, tennis court, library, and private function spaces, for you to relish each experience to your heart's content.





WHERE THE AIR IS COOLER

Stroll through the parks that make the mornings dazzle and afternoons cool. The inviting play areas beneath the canopies invite you to an adventure of discovery, both during the day and night.





NATURE AT ITS BEST

Within nature's embrace, where family bonds flourish. Discover a haven of serenity for your loved ones.



AN OASIS OF TIMELESS ELEGANCE

Enveloped in the elegance of Senja, where streams shimmer brilliantly in the soft sunlight, adorning the verdant wonderland. This is a place unparalleled in its beauty and grace.





A HOME OF CHARACTER AND BEAUTY "Study nature, love nature, stay close to nature. It will never fail you." By Frank Lloyd Wright



LIGHT-FILLED SPACES

Rediscover the inherent beauty of nature in every corner of your home. Embrace its radiant glow, and enjoy the play of sunlight and gentle breeze. A natural harmony from within. This is living with joy, redefined.





ORGANICALLY TACTILE HOMES

In every home, you'll discover meticulous craftsmanship and creative use of materials, each one inspired by nature. These touches bring a comforting sense of soothing familiarity.

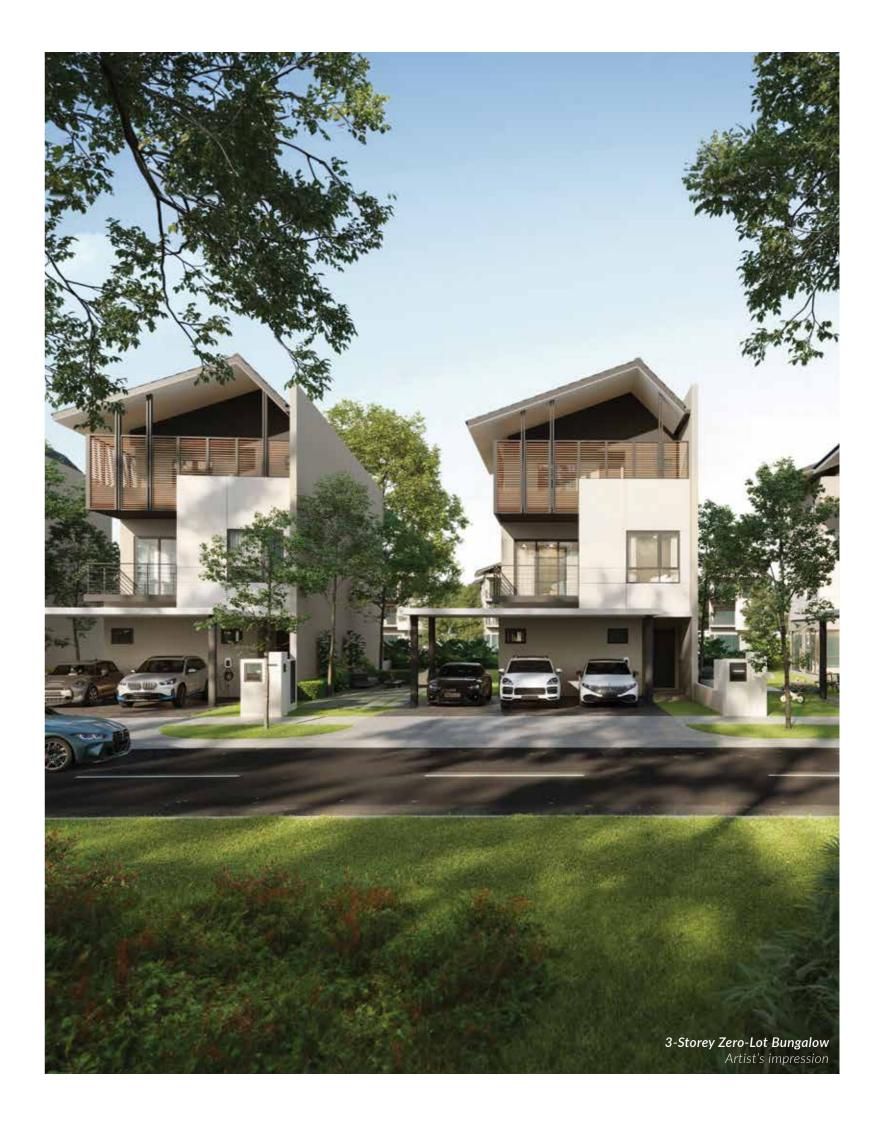






CATERING TO THE FINER LIFESTYLES

Complemented by nature-inspired elements in its architecture, discover exquisite finishes and calming views. This is your lifestyle under the treetops. An esteemed retreat, accessible to a privileged few.



NESTLED WITHIN A The Jewel Collection CHARMING ENCLAVE 3-Storey Superlink 26' x 92' | 3,398 - 3,473 sq.ft. 3-Storey Semi-D 39' x 97' | 4,299 - 6,743 sq.ft. Thoughtfully positioned to embrace the essence of Senja, each home reveals breathtaking backdrops and a sprawling backyard, inviting you to experience a new 3-Storey Zero-Lot Bungalow 45' x 98' | 4,924 sq.ft. level of profound contentment.

LEGEND:

Guardhouse

2 Recreational Parks

3 Water Features

4 Clubhouse

management office

swimming pool

wading pool

· male & female sauna

· male & female surau

· yoga / aerobic · multi-function hall · tennis court

· gourmet kitchen

 lounge · preparation / kitchen area · kindergarten

· driver's waiting area

gymnasium

 library · games room

· meeting room

Future Development

Completed Development

SPECIFICATIONS

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a.	STRUCTURE	:	Reinforced Concrete						
b.	WALL	:	Masonry / Reinforced Concrete						
c.	ROOF COVERING	:	Roof Tiles & Reinforced Concrete Roof						
d.	ROOF FRAMING	:	Metal Frame						
e.	CEILING	:	Plaster Board / Skim Coat / Fibre Cement Board Where Applicable						
f.	WINDOWS	:	Aluminium Frame Glass Window						
g.	DOORS	:	Flush Door / Louver Door / Aluminium Frame Glass Sliding Door						
h.	IRONMONGERY	:	Quality Locksets						
i.	WALL FINISHES								
	Entrance / Foyer	:	Plaster & Paint						
	Living / Dining	:	Plaster & Paint						
	Dry Kitchen	:	Plaster & Paint						
	Wet Kitchen	:	Tiles / Plaster & Paint						
	Stair	:	Plaster & Paint						
	Store	:	Plaster & Paint						
	Hall (Semi-D & Zero-Lot Bungalow) / Corridor	:	Plaster & Paint						
	Guest Bedroom	:	Plaster & Paint						
	Family Room / Area	:	Plaster & Paint						
	Master Bedroom / Bedrooms	:	Plaster & Paint						
	Master Bath / Bathrooms	:	Tiles						
	Powder Room	:	Tiles						
	Balcony	:	Plaster & Paint						
	Laundry / Drying Area (Semi-D & Zero-Lot Bungalow)	:	Plaster & Paint						
j.	FLOOR FINISHES								
	Car Porch	:	Tiles						
	Entrance / Foyer	:	Tiles						
	Living / Dining	:	Tiles						
	Dry Kitchen / Wet Kitchen	:	Tiles						
	Terrace (Semi-D & Zero-Lot Bungalow)	:	Tiles						
	Stair	:	Timber Flooring						
	Store 1 (Superlink & Zero-Lot Bungalow)	:	Cement Render						
	Store 2 (Superlink & Zero-Lot Bungalow)	:	Tiles						
	Store 1 & 3 (Semi-D Only)	:	Tiles						
	Store 2 (Semi-D Only)	:	Cement Render						
	Hall 1 (Semi-D & Zero-Lot Bungalow)	:	Tiles						
	Hall 2 & 3 / Corridor	:	Timber Flooring						
	Guest Bedroom	:	Tiles						
	Family Room / Area	:	Timber Flooring						
	Master Bedroom / Bedrooms	:	Timber Flooring						
	Master Bath / Bathrooms	:	Tiles						
	Powder Room	:	Tiles						
	Balcony	:	Tiles						
	Laundry / Drying Area (Semi-D & Zero-Lot Bungalow)	:	Tiles						

			Superlink	Semi-D	Zero-Lot Bungalow			
k.	SANITARY AND PLUMBING FITTINGS							
	Wash Basin With Tap	:	5	7	7			
	Shower Set	:	5	6	6			
	Bathtub	:	-	1	1			
	Water Closet	:	5	7	7			
	Toilet Roll Holder	:	5	7	7			
	Kitchen Sink With Tap	:	1	1	1			
	Hand Bidet	:	4	6	6			
	Bib Tap	:	6	6	6			
l.	ELECTRICAL INSTALLATION							
	Lighting Point	:	38	50	53			
	Landscape Lighting Point	:	-	1	1			
	Wall Lighting Point	:	7	8	8			
	Switch Socket Outlet	:	38	47	47			
	Switch Socket Outlet With USB	:	2	2	2			
	Weatherproof Switch Socket Outlet	:	4	4	4			
	20A TPN Isolator	:	2	2	2			
	Water Pump Point	:	1	1	1			
	Ceiling Fan Point	:	7	11	11			
	Exhaust Fan Point	:	1	3	3			
	Cooker Hood Point (13A)	:	1	1	1			
	Induction Hob Point (15A)	:	1	1	1			
	Oven Point (20A)	:	1	1	1			
	Kitchen Instant Water Heater Point (32A)	:	1	1	1			
	SMATV Point	:	3	3	3			
	Door Bell Point	:	1	1	1			
	Instant Water Heater Point (20A)	:	3	4	4			
	Storage Water Heater Point (20A)	:	1	1	1			
	Aircond Point	:	7	9	9			
	Distribution Board	:	2	2	2			
m.	INTERNAL TELECOMMUNICATION	10	NTRUNKIN	G AND CA	ABLING			
	Telephone & Data Point	:	3	3	3			
	Fibre Wall Socket	:	1	1	1			
n.	FENCING	:	Low Masonry Wall To Selected Areas					
О.	TURFING	:	Turfing To Selected Areas					

^{*}Disclaimer: The specifications above are relevant for the respective unit type only.

A PRIVILEGED ADDRESS

Away from the busy streets yet close enough to boast a range of convenient luxuries. With a plethora of surrounding F&Bs, schools, recreational facilities and retail offerings, Senja has all the makings of a perfect home for you.



PUBLIC TRANSPORTATION

1km Serdang KTM Station

6km Sungai Besi MRT Station 8km Bandar Tasik Selatan LRT Station

8km Terminal Bersepadu Selatan (TBS)



SHOPPING MALL

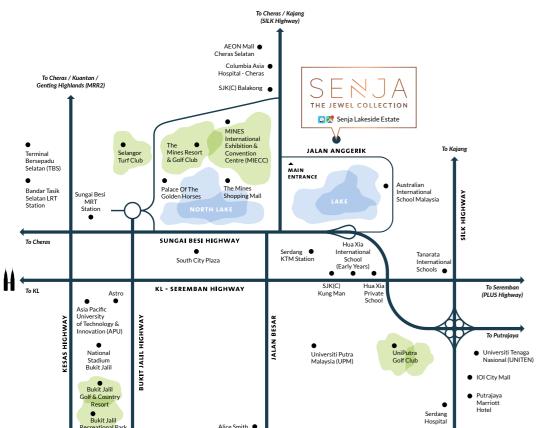
2km The Mines Shopping Mall 8km AEON Mall Cheras Selatan

9km Pavilion Bukit Jalil

10km IOI City Mall

16km Mid Valley Megamall

19km Suria KLCC





HEALTHCARE

8km Columbia Asia Hospital - Cheras

9km Serdang Hospital

13km Pantai Hospital Cheras

14km Andorra Women & Children Hospital



RECREATION

2km MINES International Exhibition &

Convention Centre (MIECC)

3km The Mines Resort & Golf Club

4km Palace Of The Golden Horses

5km Selangor Turf Club

7km National Stadium Bukit Jalil 8km UniPutra Golf Club

km Bukit Jalil Recreational Park

8km Bukit Jalil Golf & Country Resort



EDUCATION

750m Australian International School Malaysia

3km SJK(C) Kung Man

3km Hua Xia International School (Early Years)

5km Hua Xia Private School

6km SJK(C) Balakong

7km University Putra Malaysia (UPM)

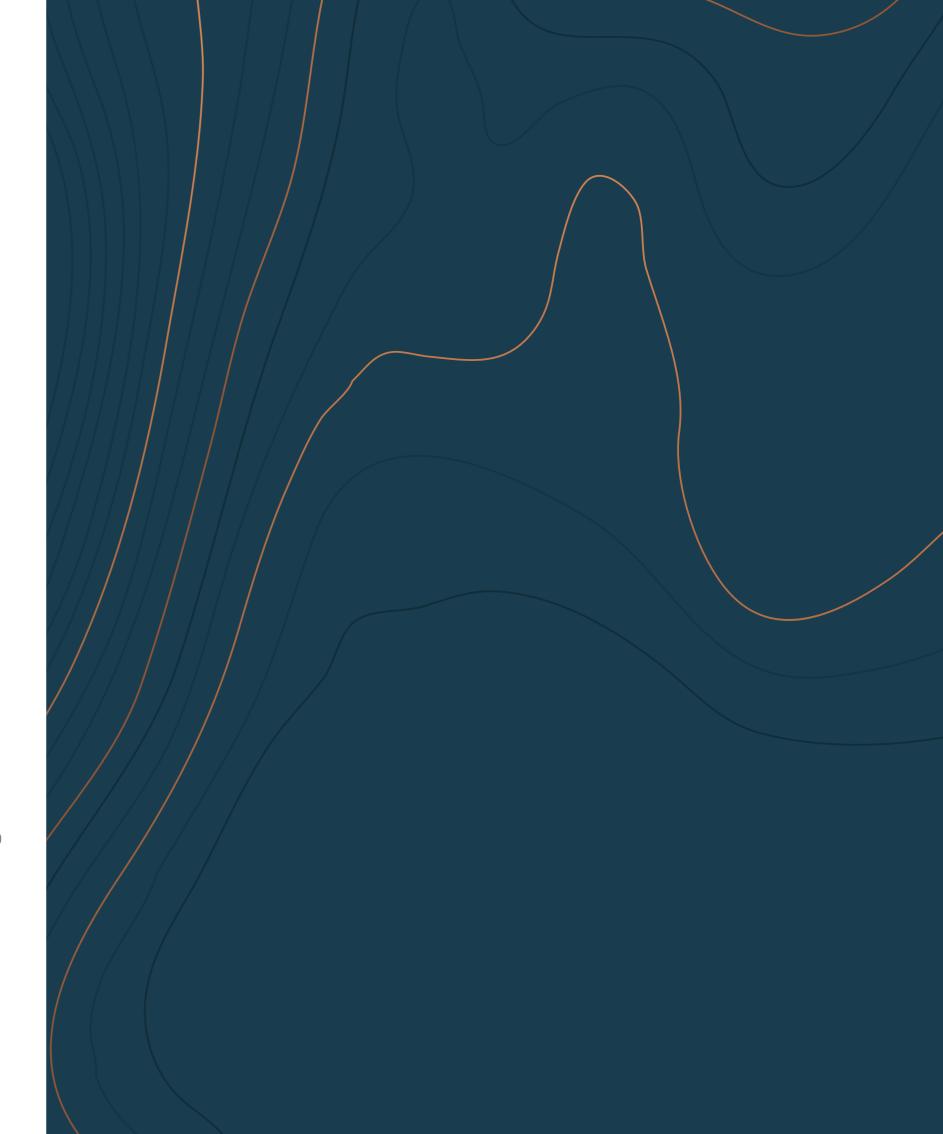
8km Tanarata International Schools

9km Universiti Tenaga Nasional (UNITEN)

9km Alice Smith School - Secondary Campus

9km Asia Pacific University of Technology &

Innovation (APU)



Disclaimer: The distances stated are for reference purposes only and may vary.

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EARTH PAVILION SDN BHD (917292-P)

(A subsidiary of BRDB Developments Sdn Bhd)

Level 11, Menara BRDB, 285 Jalan Maarof, Bukit Bandaraya, 59000 Kuala Lumpur.

Developer: Earth Pavilion Sdn Bhd (917292-P) • Developer Address: Level 11, Menara BRDB, 285 Jalan Maarof, Bukit Bandaraya, 59000 Kuala Lumpur. No. Tel.: 603-2688 2888 • Developer's License No.: 11807/02-2027/0750(A) • Validity Period: 01/03/2017 to 28/02/2027 • Advertising and Sales Permit No.: 11807-2/12-2026/1320(A)-(S) • Validity Period: 12/12/2023 to 11/12/2026 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No.: MBSJ.BGN.BP7.600-1/10/4/9(16) • Land Tenure: Leasehold (99 Years – Expiring on 28 Mar 2112) • Land Encumbrances: Nil • Type of Development: 3-Storey Superlink • Total No. of Units: 27 Units • Selling Price: RM1,942,350 (Min) to RM2,599,950 (Max) • 3-Storey Semi-D • Total No. of Units: 32 Units • Selling Price: RM2,877,300 (Min) to RM4,643,700 (Max) • 3-Storey Zero-Lot Bungalow • Total No. of Units: 24 Units • Selling Price: RM3,353,400 (Min) to RM4,086,850 (Max) • 7% Discount for Bumiputera • Restriction in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Expected Date of Completion: December 2026 (36 Months) • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT. All information and specifications herein are subject to variations, modifications and amendments as required by the relevant authorities or developer's consultants/architect and cannot form part of an offer or contract. Renderings and illustrations herein are artist's impression only and all measurements are approximate subject to final survey. While every reasonable care has been taken in the preparation of this print, the developer, its agents or representatives cannot be held responsible for any inaccuracies or changes.