

The background of the entire image is a dark blue field filled with a repeating pattern of concentric circles. These circles are arranged in a way that they overlap and create a sense of depth and movement, resembling a stylized, textured surface.

# Tinta

RESIDENSI

@NADA BIDARA





^  
HOME





# FOR EVERYONE

Take a moment to reminisce about your childhood home. What do you remember? The times you spent with your family? Or the games you played with your friends every evening?

We often look back on our home with fondness. And that is exactly what Tinta Residensi is made to recreated — a home for families to make memories and for neighbours to come together in harmony.





**111.31**  
ACRES  
DEVELOPMENT

**7.745**  
ACRES  
GREEN AREA

**4** RESIDENTIAL  
PLOTS  
**1** COMMERCIAL  
PLOT



# Tinta

RESIDENSI  
@NADA BIDARA

Reserved for School

Reserved for Mosque

Commercial Area

Marketplace

To Labu | Nilai

Artist's Impression



# ^ HOME OF YOUR DREAMS

Tinta Residensi is one of the pieces in your life's perfect puzzle. It is designed for you to experience an elevated yet affordable lifestyle. It boasts modern design yet embodies the features that make a home cozy and comfortable. Staying inside 111.31 acres of Nada Bidara development means you get to enjoy well-connected Bidara Lake, numerous facilities, commercial area, jogging track & beautiful landscape with a vibrant community.

Tinta Residensi is truly a dream come true.



3.7 Acres  
Bidara Lake  
(approximate 2  
football field size)



The Vein



Jogging Track



Gated &  
Guarded#



Education  
Hub



Within  
Malaysia Vision  
Valley 2045

#Managed by Joint Management Body of Tinta Residensi.









# ^ HOME THAT INSPIRES

What makes a home truly special is the ability to model it to your needs or in ways that inspire you. You'll find that the modern and practical layout of our units open up a world of possibilities. Rest assured that your home will meet your lifestyle demands.

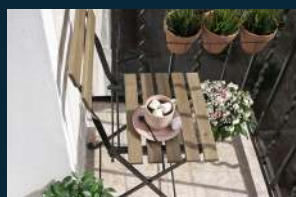


Artist's Impression





Artist's Impression



- Thoughtful design
- Modern & practical layout
- Encourage a well-balanced, connected & upscale lifestyle



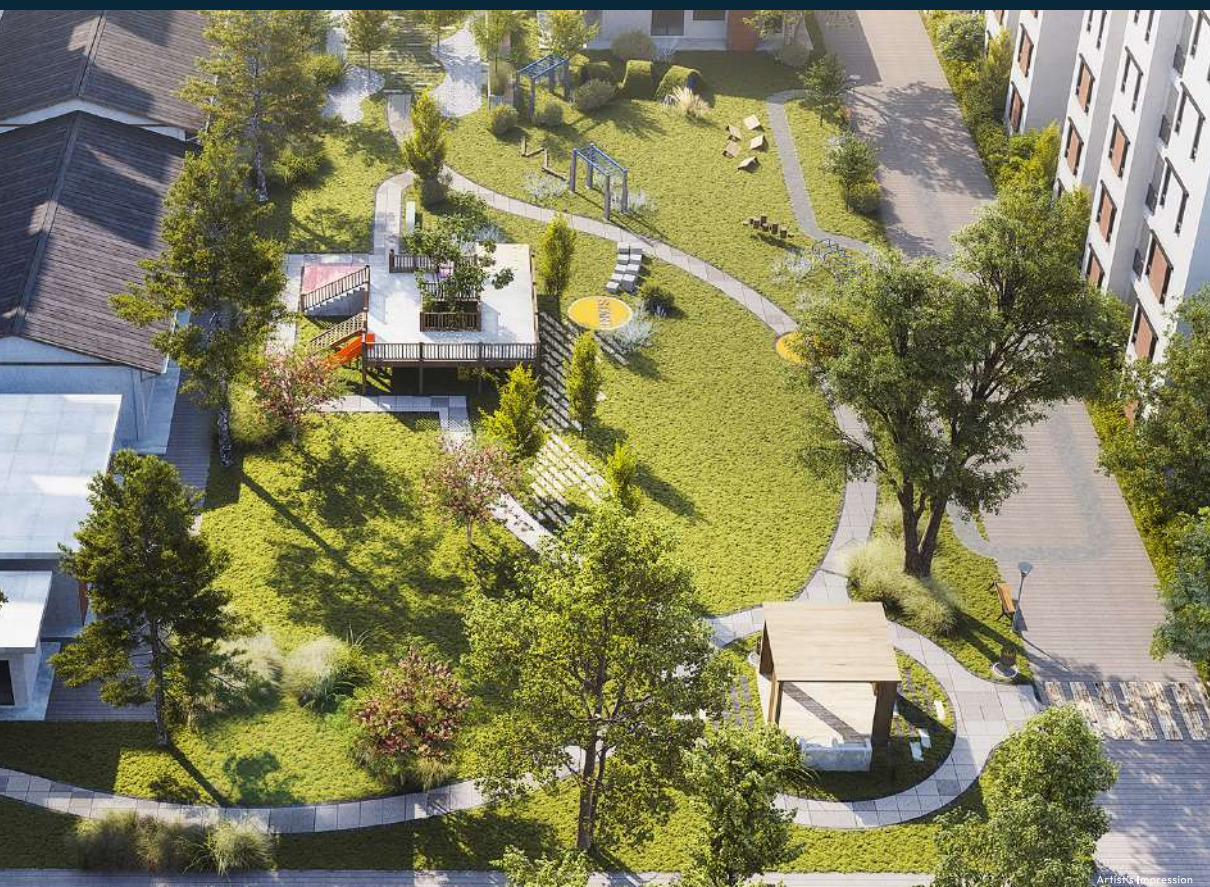
# ^ HOME THAT FEELS SAFER

Imagine being able to go out for a jog every morning or stay indoors while the family is away with peace of mind. Imagine coming back late without any worry because you know your home is protected. And imagine car-free zones where your children can run and play freely without concern for motorists.

Our holistic security system puts your safety and of the ones you love first and foremost.







Artistic Impression



- Gated & guarded\*
- 24-Hour CCTV surveillance
- Patrolling

#Managed by Joint Management Body of Tinta Residensi.



# ^ HOME TO BE CAREFREE

At the core, a home is a place for a family to thrive but our philosophy for Tinta Residensi goes beyond. We've designed our homes for an inclusive community of all ages and abilities to flourish. Additionally, Tinta Residensi harnesses the dynamism of its surrounding ecosystem to lighten maintenance and still offer high quality living without additional expense.



Artist's Impression





Artist's Impression



- Sustainable landscape & facilities
- Child friendly design
- Solar light at garden



# ^ HOME TO CREATE MEMORIES

All of us could use a little help when it comes to planning for fun activities. Fortunately, at Tinta Residensi, there are a myriad of ways you can have a good time with your loved ones. Places like Sky Pods, Pitter Patter Park, Family Street, Kid Bike Lanes and more are strategically located to bring the community together and create memories that will last a lifetime.



Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression







- Pitter Patter Park
- Family Street
- Kids Bike Lane
- Unique Sky Pods



### Variety of Designs

Pick the design according to your needs, wants and personality.



### Privacy Built Into The Environment

Raised units and shrubs as natural screening between residents and passers-by.



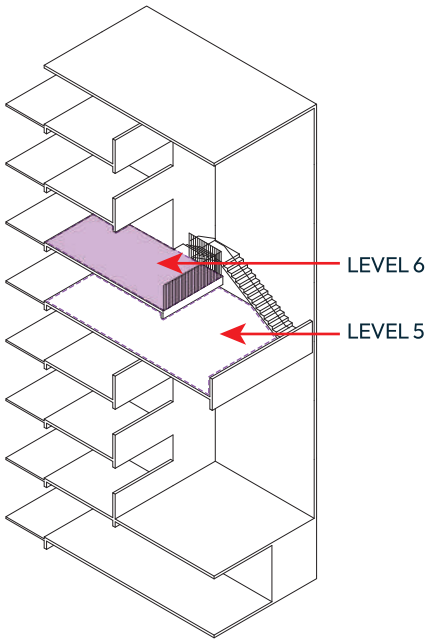
### Universal Design

Flexible & comfortable design for residents with varying abilities at different age of their lives eg: Wheelchair / Stroller friendly, wide corridor.

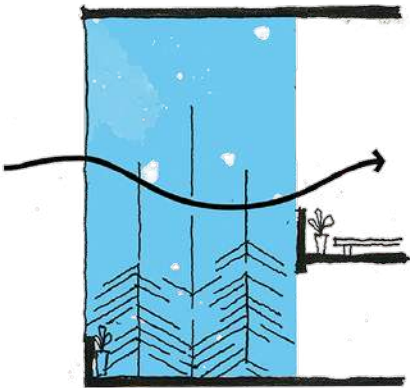
## ORNAMENTAL & FUNCTION DESIGN

Every detail of Tinta Residensi's build is part of a deliberate design. This design approach ensures that every time you enter a new space within or around the residence, you will experience nothing but the best that space has to offer.





Every level 5 & level 6 for each block.



#### Allow Breeze & Extension of View

Triple volume space provides ample ventilation and natural light.



PLAY POD | Block A



CITIZEN POD | Block B



IMAGINE POD | Block C



## SKY PODS

We continuously look for ways to create a space in which human interactions happen organically. The Sky Pods are the result of this endeavour. Easily accessible and readily available, you will find these Sky Pods a great place to connect or re-connect with your family and friends.



### Easy Access & Unobstructed View

- Direct access from residential blocks to central park via walkways and ramps.
- Inward-facing units look onto the Pitter-patter park.



### Pitter Patter Park

With interesting facilities such as Kids GYM, Obstacle track, BBQ bit where the family can enjoy the day without leaving the compound



### Safe Family Street

Pedestrian-only street for safety and quietude.



## AN INSPIRATIONAL CENTRAL PARK

Say hello to one of your greatest neighbours, Mother Nature. We've created the perfect space in which both you and nature can co-exist harmoniously. A central park that is right at your doorstep for you to revel in the beauty of the environment. What more can you ask for?



# ^ HOME

## DESIGNED FOR YOU

Surrounded by beautiful landscape, this perfect home design is a stylish nature retreat. It's characteristic features include smart layout and open concept. Choose between units with balcony that open up to a stunning garden view or units with bigger living space to fill them up to your heart's desire.







Artist's Impression



Freehold



Smart  
Layout



Open Concept  
Design



Garden View  
Balcony\*



Designated  
Laundry Area



Natural  
Ventilation



Natural  
Lighting



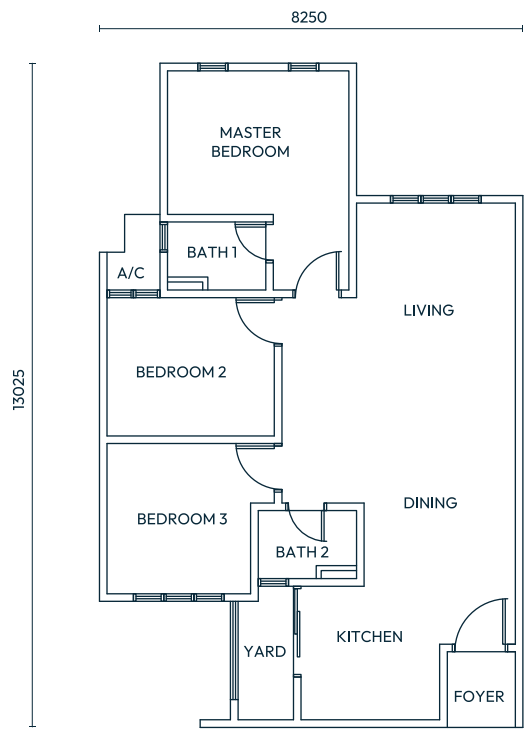
8ft Wide  
Corridor

\*Only for selected type.

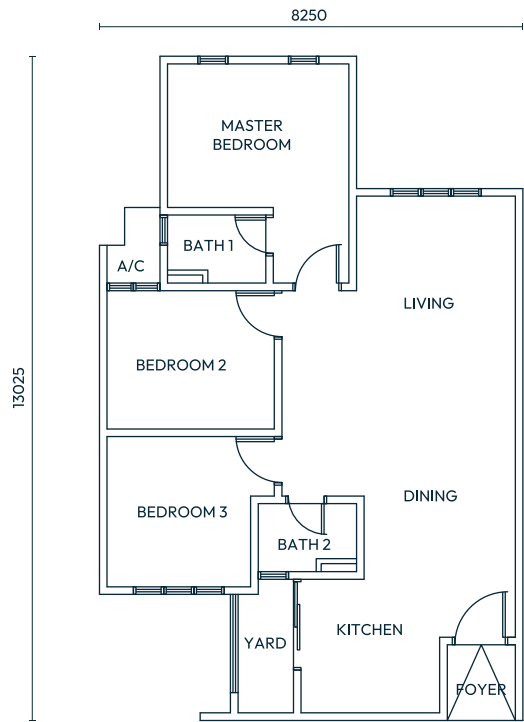


FLOOR PLAN

TYPE C1 | 930 SQ.FT. | 3 BEDROOMS | 2 BATHROOMS



TYPE C1  
(OKU UNIT) | 930 SQ.FT. | 3 BEDROOMS | 2 BATHROOMS

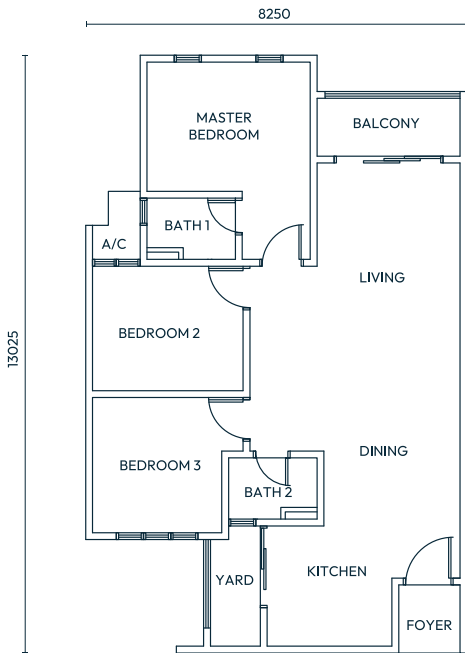




# FLOOR PLAN

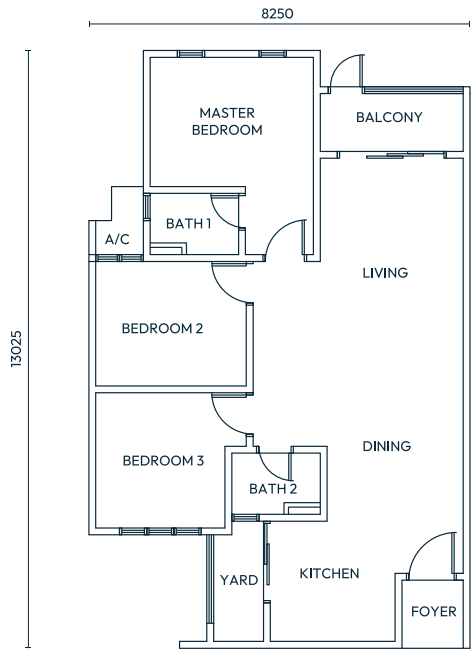
## TYPE C2 | 1,000 SQ.FT. (INTER, BALCONY)

3 BEDROOMS | 2 BATHROOMS



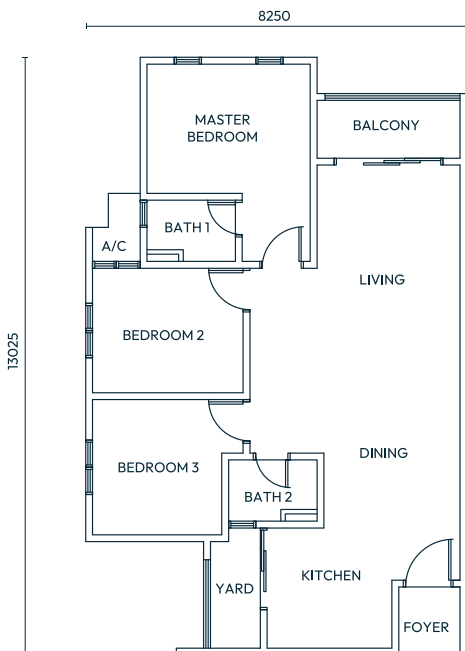
## TYPE C2-G | 1,000 SQ.FT. (INTER, BALCONY, LEVEL 1)

3 BEDROOMS | 2 BATHROOMS



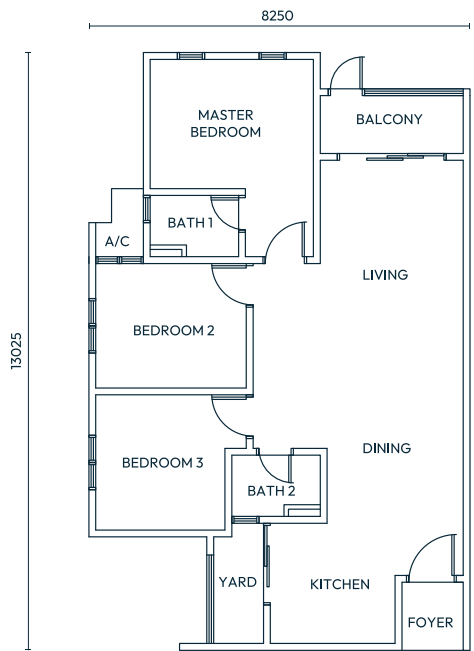
## TYPE C3 | 1,000 SQ.FT. (CORNER, BALCONY)

3 BEDROOMS | 2 BATHROOMS



## TYPE C3-G | 1,000 SQ.FT. (CORNER, BALCONY, LEVEL 1)

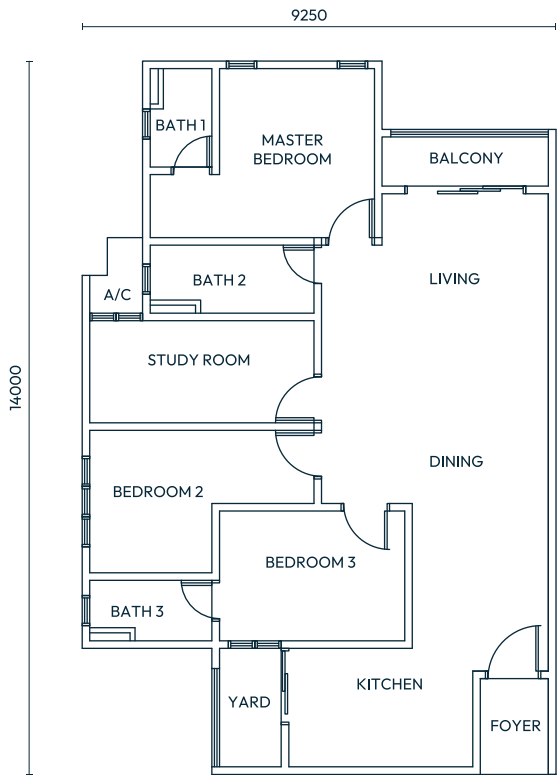
3 BEDROOMS | 2 BATHROOMS



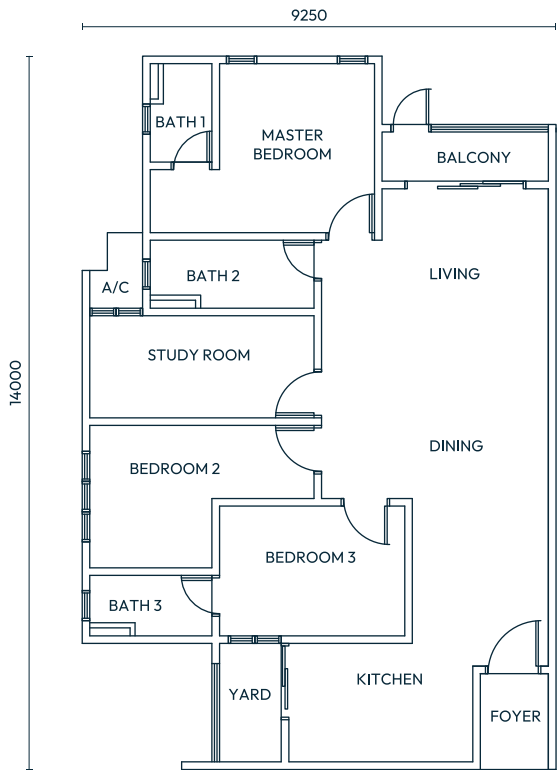


# FLOOR PLAN

**TYPE C4** | 1,200 SQ.FT. | 3 BEDROOMS | 1 STUDY ROOM | 3 BATHROOMS  
(CORNER, BALCONY)



**TYPE C4-G** | 1,200 SQ.FT. | 3 BEDROOMS | 1 STUDY ROOM | 3 BATHROOMS  
(CORNER, BALCONY, LEVEL 1)





# SPECIFICATIONS

STRUCTURE	Reinforced concrete framework						
WALLS	Reinforced concrete wall						
ROOF	Metal deck roof / Concrete roof slab						
CEILING	Plaster ceiling / Skimcoat to soffits of concrete slab						
WINDOWS	Aluminium frame casement / Top hung						
DOORS	• Main door			- Fire rated door			
	• Bedrooms			- Plywood flush door			
	• Bathrooms			- Aluminium door			
	• Balcony			- Aluminium frame sliding door			
	• Yard			- Aluminium frame sliding door			
LOCKSET	Quality locksets						
FLOOR FINISHES	• Living, dining, bathrooms, bedroom, kitchen, yard & balcony			- Ceramic tiles			
PAINTING	Quality paint						
	930 sq.ft. C1	1,000 sq.ft. C2	1,000 sq.ft. C2-G	1,000 sq.ft. C3	1,000 sq.ft. C3-G	1,200 sq.ft. C4	1,200 sq.ft. C4-G
WALL FINISHES							
Bathroom & kitchen	5ft height	Full height ceramic wall tiles					
Others	Cement plaster with emulsion paint						
ELECTRICAL FITTINGS							
Lighting point	18	19	19	19	19	22	22
13A power point	14	14	14	14	14	16	16
15A power point	2	2	2	2	2	2	2
Ceiling fan point	5	5	5	5	5	6	6
Water heater point	2	2	2	2	2	2	2
SMATV point	1	1	1	1	1	1	1
Telephone point	1	1	1	1	1	1	1
Door bell point	1	1	1	1	1	1	1
SANITARY FITTINGS							
Sitting water closet	2	2	2	2	2	3	3
Hand basin	2	2	2	2	2	3	3
Shower	2	2	2	2	2	3	3
Kitchen sink	1	1	1	1	1	1	1

\*Applicable to house unit with balcony only.

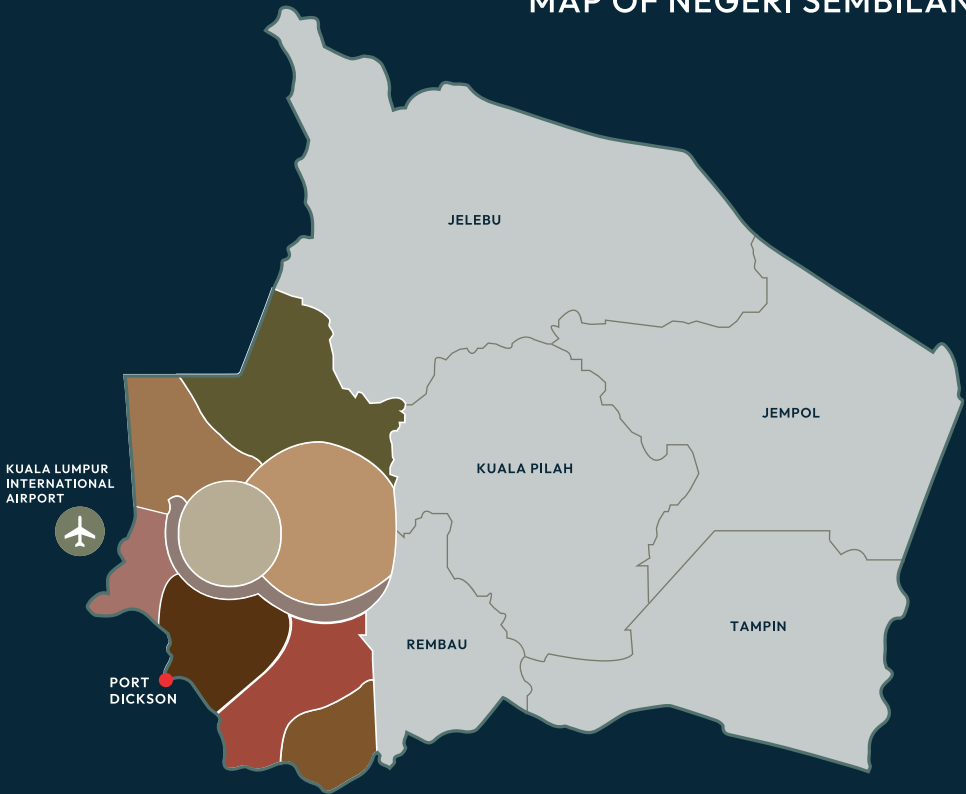




A MODERN  
METROPOLIS  
WITH

LIVE | WORK | LEARN  
PLAY LIFESTYLE

## MAP OF NEGERI SEMBILAN



### LEGEND

- |                           |                      |                               |                |                             |
|---------------------------|----------------------|-------------------------------|----------------|-----------------------------|
| CENTRAL BUSINESS DISTRICT | MVV CENTRAL PARK     | INTEGRATED TRANSPORT DISTRICT | NATURE RESERVE | HIGH-TECH & INDUSTRIAL AREA |
| SPORTS & RECREATION CITY  | WORLD KNOWLEDGE CITY | BIOPOLIS & WELLNESS CITY      | TOURISM        |                             |



TOTAL AREA  
**1,534 sq.km**  
153,411 hectares



**UPGRADING**  
main roads, local roads  
& intersection.

LARGER THAN  
**2X SINGAPORE**  
(719 sq. km.)



MVV provides  
more than  
**1,000** acres  
(400ha)  
of affordable housing



CREATING  
**600,000**  
job opportunities

### High-tech & Industrial Area

- Dutch Lady Milk Industries Berhad
- Kellogg Asia Products
- Coca-Cola Far East Limited
- Ajinomoto
- Schmidt + Clemens (Asia) Sdn Bhd
- Ener Worldwide
- Daihatsu Perodua Engine Manufacturing Sdn Bhd
- Hino Motors Manufacturing
- MAS Kargo Logistics Sdn Bhd
- DHL Global Forwarding
- City-Link Air Cargo Sdn Bhd



Kellogg's

Coca-Cola

AJINOMOTO



DHL

CITY-LINK Express



High-tech &  
industrial area



Integrated  
transport district



Sport &  
recreation city



World knowledge  
city & corporate  
campus



Biopolis &  
wellness city



Strengthens the  
city design of Nilai,  
Port Dickson and  
Seremban.



Complete Nilai, Seremban  
and Port Dickson as a  
"Education Service Town".



MVV provides more than 1,000  
acres (400ha) of public facilities  
and recreational areas with green  
spaces.



One of the most impactful changes to NADA BIDARA livability comes with Malaysia Vision Valley, which plans for environment enhancement, accessibility, infrastructure, livability and industries to be developed.



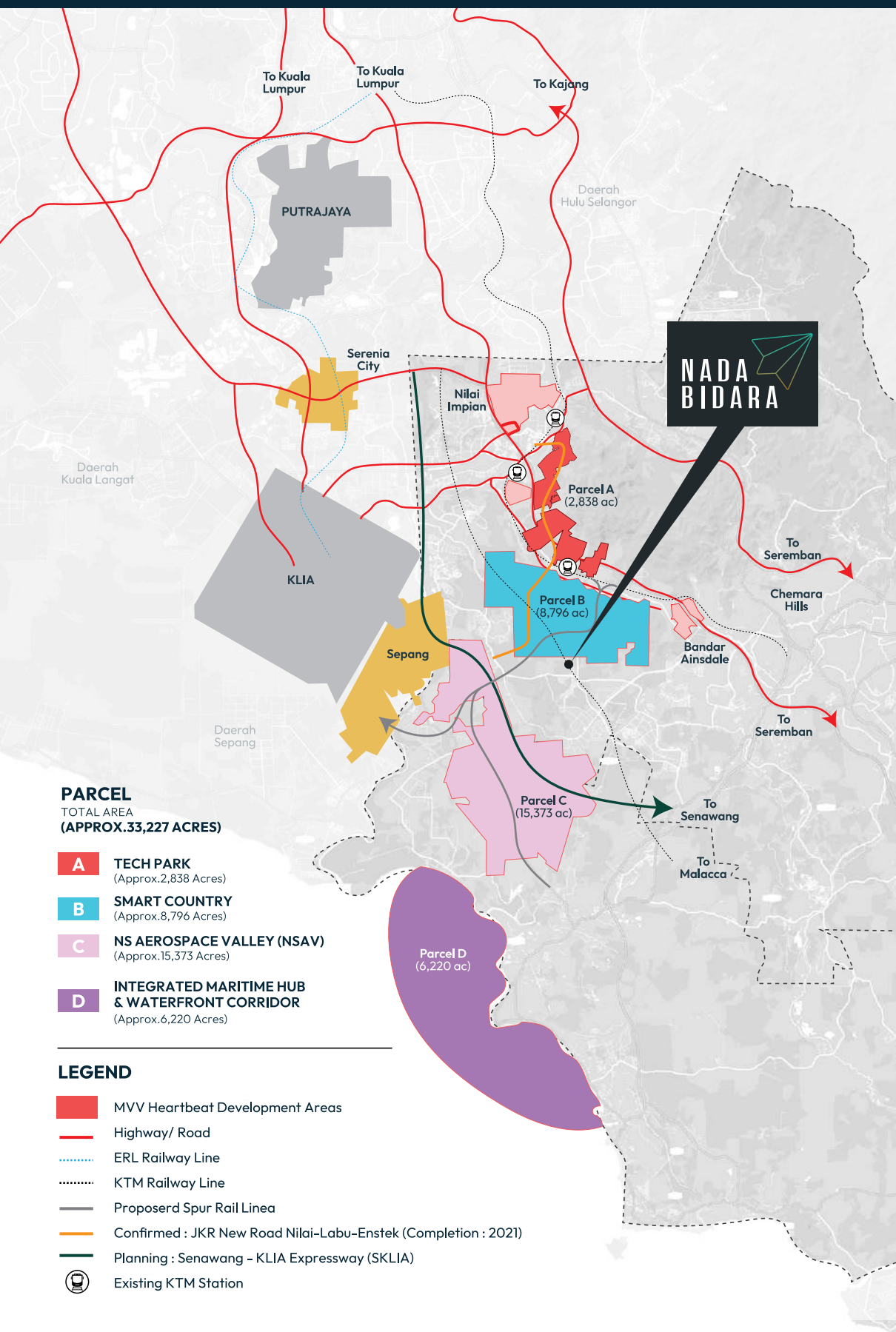
**INCREASE  
POPULATION**



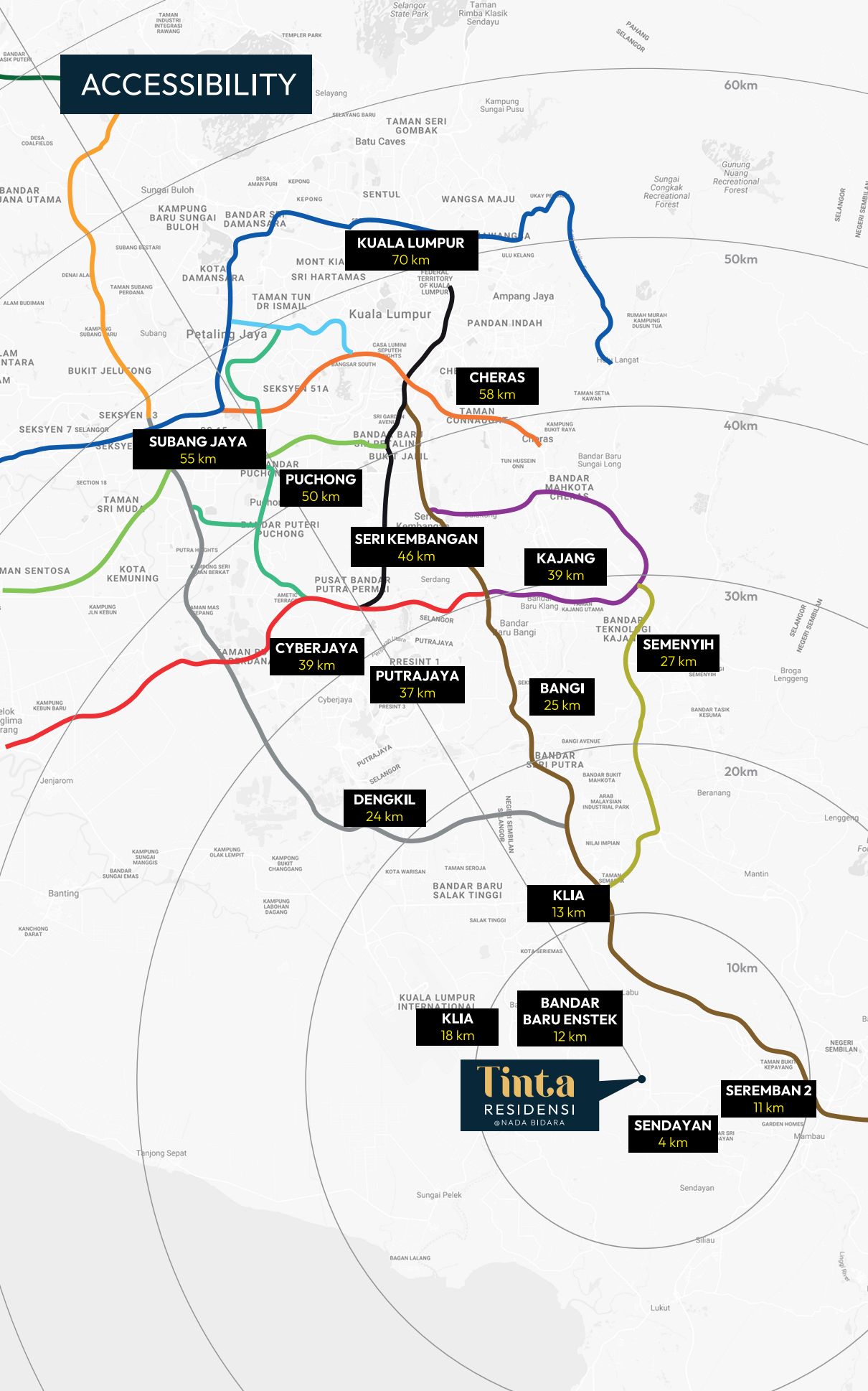
**INCREASE  
JOB OPPORTUNITY**



**INCREASE  
THE PROPERTY VALUE  
OF SURROUNDING  
PROJECT**







- Guthrie Corridor Expressway (GCE)
- New Klang Valley Expressway (NKVE)
- Sprint Highway
- Damansara-Puchong Expressway (LDP)
- Federal Highway
- North-South Expressway Central Link (ELITE)

- Shah Alam Expressway (KESAS)
- Maju Expressway (MEX)
- South Klang Valley Expressway (SKVE)
- North-South Expressway (PLUS)
- Kajang Dispersal Link Expressway (SILK)
- Kajang-Seremban Highway (LEKAS)

## TRACK RECORD

SUCCESSFULLY HANDED OVER MORE THAN  
**11,000 HOUSES** TO HOUSEOWNERS

**StarProperty**  
**AWARDS**  
**2021** REAL ESTATE DEVELOPER  
**HONOURS**  
THE STARTER HOME AWARD



NADA BIDARA

## EXCELLENCE IN RECOGNITION



CITRA RESIDENSI



CITRA EMBUN



TUNAS RESIDENSI





NADA ALAM



NUSA INTAN

## OUR TRACK RECORD IS WORTH A THOUSAND WORDS

At Seri Pajam Development, we don't just build houses, but design homes that complement the way you live life. From the distinct townships where homes are built with exclusive features to the very landscapes that surrounds these areas, are all thoroughly planned.

As the key developer who shaped the vast population in each of our development areas, we come from humble beginnings. We dotingly recognize our rise from nothing to something great. We constantly develop by experimenting, innovating and turning ideas into reality. This is the symbol of Seri Pajam that will leave an indelible footprint in the history of Malaysia's Real Estate Industry.

TAMAN  
MULIA

PERDANA  
COLLEGE  
HEIGHTS

BANDAR  
WARISAN  
PUTERI

TIARA  
HEIGHTS

CITRA  
HILL

CITRA  
EMBUN

BUKIT  
MAHOGANI

NADA  
SERUNI



BAYU INDERA LUKUT

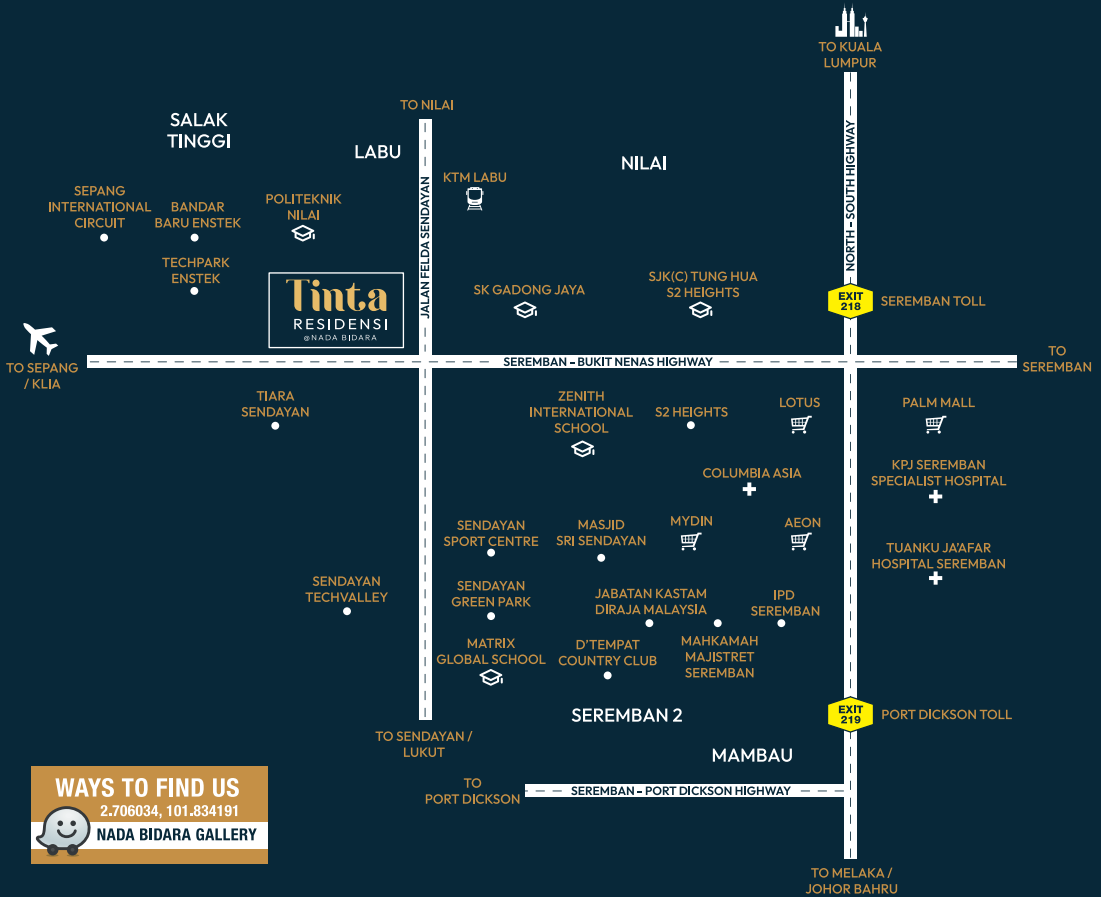


D'MAYANG SARI

# STRATEGIC LOCATION

Strategically located within the booming Malaysia Vision Valley, Nada Bidara is surrounded by various amenities such as education institutions, banks, supermarkets, eateries, medical centres and more. This makes Tinta Residensi one of the most convenient places to live in Seremban.

Easy access to major highways makes getting around a breeze and key places such as Kuala Lumpur and Putrajaya feel no farther than a stone's throw.



## WAYS TO FIND US

2.706034, 101.834191

NADA BIDARA GALLERY



7km to KTM Station



Easy Access to Highway & City



30km to KLIA



850m to Clinic



Within Education Hub

Another Prestigious Project by:

SERIPAJAM

**DYNAMIC AGE CONSTRUCTION SDN. BHD.** • 201301004445 (1034288-T)

Nada Bidara Sales Gallery, Persiaran Nada Bidara 1, Taman Nada Bidara, 71950 Seremban, Negeri Sembilan Darul Khusus.

TINTA RESIDENSI - 7 & 8 Storey Apartment • Developer License No.: 19845-3/02-2024/0114(L) • Advertising Permit No.: 19845-3/02-2024/0114(P) • Validity Period: 17/02/2022-16/02/2024 • Expected Date of Completion: February 2025 • Tenure of Land: Freehold • Land Encumbrance: Maybank • Total No. of Unit: Block A: 140 units • Price: RM293,000 (Min) - RM455,000 (Max) • Block B: 160 units • Price: RM316,200 (Min) - RM380,000 (Max) • Building Plan Approval No.: MBSNJKB1-1/2020 • Approval Authority: Majlis Bandaraya Seremban • #Managed by Joint Management Body of Tinta Residensi • \*Terms and conditions apply • IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

The information contained herein is subject to change without notification as may be required by the relevant authorities or recommended by the Architects or Engineer and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. Whilst every reasonable care has been taken in providing this information, the developer, owner and managers cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architects or Engineers.

**06 791 1980**

[seripajam.com.my/tintaresidensi](http://seripajam.com.my/tintaresidensi)

StarProperty  
**AWARDS 2021**  
REAL ESTATE DEVELOPER  
**HONOURS**  
THE STRAITS HOMES AWARD

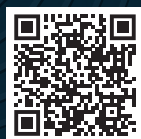
NOVA LOYAL  
AWARDS 2021  
WINNER of the Malaysian  
Commercial Real Estate  
Awards  
2021  
Special Award

starproperty.my  
**AWARDS 2016**  
HONOURS  
THE CONCRETE AWARD  
BEST LUXURY DEVELOPMENT

THE CONCRETE AWARD  
BEST LUXURY DEVELOPMENT







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