

TYPE

A

2 ½ Storey Terrace Strata

5 Bedrooms
5 Bathrooms
Smart Home Features

Lot Size: 22' X 65'

Built-Up Area: 2,944 - 3,753 sq. ft.

Units Available: 16

TYPE

B

2 ½ Storey Terrace Strata

5 Bedrooms
5 Bathrooms
Smart Home Features

Lot Size: 22' X 65'

Built-Up Area: 2,954 - 3,187 sq. ft.

Units Available: 12

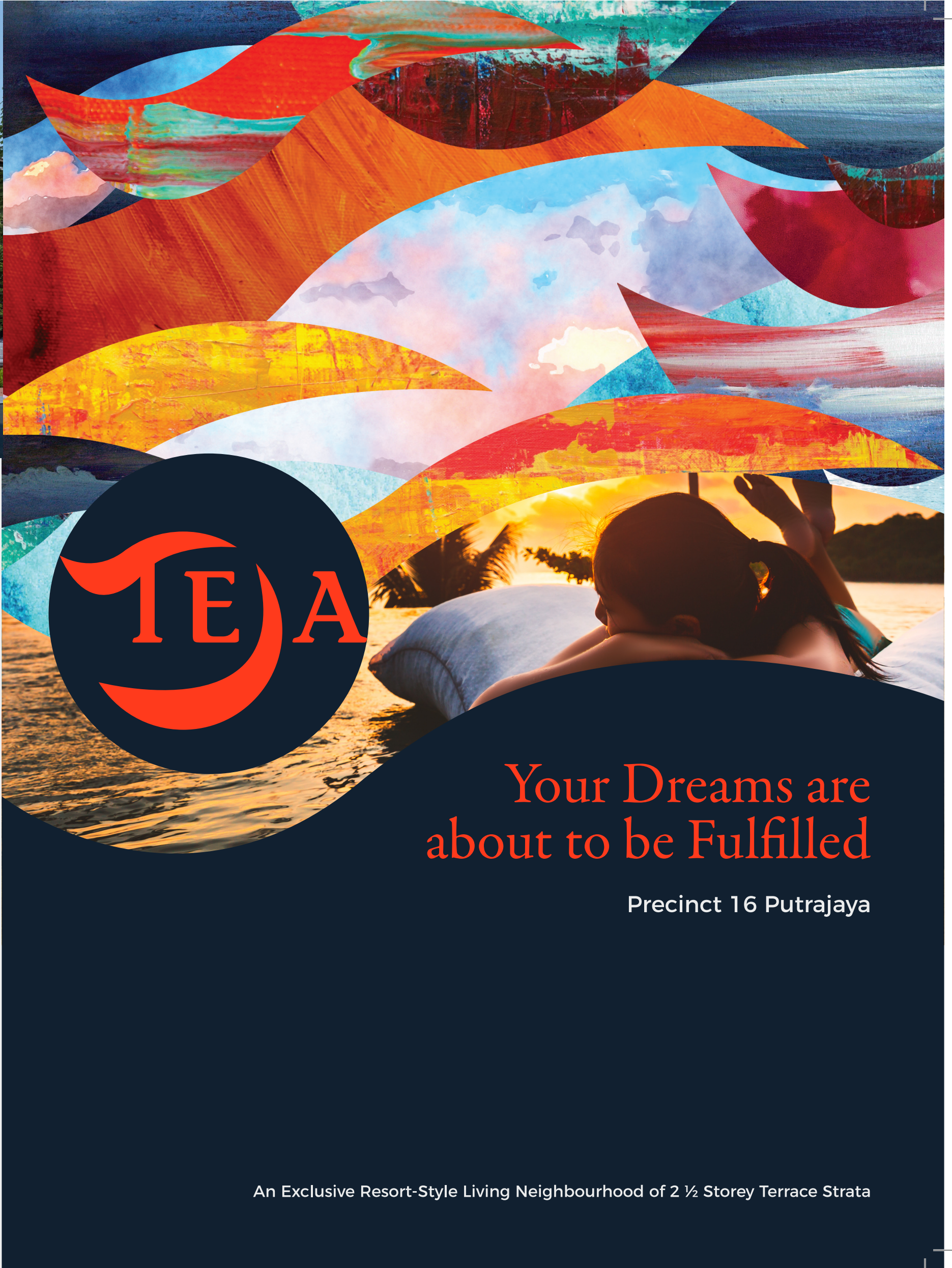


A Toast to the New Horizon

What better way to celebrate your life's hard work than commemorating with a modern home overlooking the Putrajaya skyline. TYPE A comes with the view and a Lower Ground level in addition to Ground and First Floor.

Come Home & Connect with Nature

Set right next to Taman Warisan Pertanian Putrajaya, TYPE B allows you to unwind under the shade of lush greeneries. Unlike TYPE A, it comes with Ground, First and Second Floor.



Your Dreams are
about to be Fulfilled

Precinct 16 Putrajaya

An Exclusive Resort-Style Living Neighbourhood of 2 ½ Storey Terrace Strata

A Celebration of Life's Rewards

When the day is almost done and the sky is aglow in a beautiful, golden yellow-orange light; this time of tranquil reflection and rejuvenation is where the name TEJA emanates from. This is the moment to enjoy the quiet benefits of the day while readying for the next.



TEJA is about a life well lived, and this is your reward

Nestled within the exquisite Precinct 16 in Putrajaya, TEJA is the final chapter of the P16 story and a perfect conclusion to this fine neighbourhood. One that will maintain the highest of quality in terms of innovation and sustainability for our community of homeowners.

With TEJA, we offer you an opportunity to celebrate your life's achievements with a home befitting your hopes and ideals.



Distinctive Design /
Offers resort-style living with a nod to the modern, the efficient & the functional that will meet your aspirations & future needs.



Close Comforts /
Features a clubhouse with a swimming pool, gymnasium, multipurpose room and pocket gardens & playground while conveniently located in the very heart of Putrajaya.



Sweet Serenity /
Provides ample living space created for you but with extended family in mind.



Smart Features /
Integrates Smart Home features with Smart Community system, around-the-clock security patrols & CCTV surveillance at your home to provide automated comfort & safety.



Caring Community /
With only 100 units, knowing and bonding with your neighbours are a plus and a must.



Viably Versatile /
Pick from two types, both made to cater to any lifestyle with sustainability as the key ingredient.

Specification

STRUCTURE	Reinforced Concrete			
WALL	Brickwork			
ROOF COVERING	Roof Tiles			
ROOF TRUSS	Lightweight Steel Roof System			
CEILING	Fibrous Plaster/ Skim Coating			
WINDOWS	Powder Coated Aluminium Frame			
DOOR LEAF				
Main Entrance	Solid Tubular Core Timber Door (Painted)			
Sliding/ Folding Glass Door	Powder Coated Aluminium Frame			
Internal Doors & Bathroom Doors	Honey Comb Core Timber Door			
IRONMONGERIES				
Main Door	Smart Mortice Lock			
Others	Quality Lockset Ironmongeries			
FLOOR FINISHES	TYPE A		TYPE B	
	Living, Bedroom 1&2, Family (LG), Dining, Kitchen	Porcelain Tiles	Living, Dining Kitchen, Bedroom 1	Porcelain Tiles
	Staircase Thread, Family, Bedroom 3 & 4, Master Bedroom	Laminated Flooring	Staircase Thread, Master Bedroom, Bedroom 2, 3 & 4 Family	Laminated Flooring
	All Bathrooms	Porcelain Tiles		
	Carporch	Homogenous Tiles		
	External (Balcony/ Terrace)	Porcelain Tiles		
	Utility/ Store/ Garden Store	Cement Screed		
	Pedestrian Walkway & External Staircase	Broom Finished With Grooveline		
WALL FINISHES				
Internal Wall	Plaster and Paint			
External Wall	Plaster and Paint			
FENCING				
Perimeter Rear Fencing	Anti-Climb Fence Combination With Dry Yard Wall			
Other Fencing	Exposed Brick Wall			
OTHER FEATURES				
	Smart Home System			
	Smart Community System			
	Home Security and Alarm System			
	Centralised Hot Water System			
	Natural Gas Piping			
	Rainwater Harvesting System			

ORANGEBEAM Development Sdn Bhd
(Formerly known as Senandung Budiman Sdn Bhd)
No 5, Jalan P16, Precinct 16, 62150 Putrajaya Malaysia.
03 888 68 888 | 012 393 3792

Let's get connected ORANGEBEAM Homes ORANGEBEAM Berhad

Developer: ORANGEBEAM Development Sdn Bhd | Address: No 5, Jalan P16, Precinct 16, 62150 Putrajaya
Developer's License No: 7959-11/05-2024/0185(L) Validity Period: 05/03/2022 - 04/03/2024 | Advertising & Sales Permit No: 7959-11/03-2024/0185(P) Validity Period: 05/03/2022 - 04/03/2024
Approving Authority: Perbadanan Putrajaya | Building Plan Reference No: PP/16/600-3/16/0131 | Land Tenure: Freehold | Type of Development: 2 1/2 Storey Terrace Strata | Phase 1: 26 Units (Type A:16 Units) (Type B: 12 Units)
Built-Up Area : 2,944 - 3,753 kps | Land Size: 1,432 - 3,563 kps Selling Price: RM1,386,000.00 (Minimum) RM2,981,000.00 (Maximum) | Land encumbrances: Free from encumbrance | Expected Completion Date: Jan 2025

