



**LIFE ELEVATED in 16 Everything Within Reach**

- Taman Warisan **0.35km**
- Federal Government Office **2km**
- Putra Mosque **2.5km**
- Alamanda Shopping Centre **2.5km**
- ioi City Mall **8km**
- SK Putrajaya Presint 16 (2) **1km**
- The International Modern Arabic School **5km**
- Uniten **9km**
- IUKL **9.5km**
- Hospital Putrajaya **5km**
- Shell **1km**

**ORANBEAM** DEVELOPMENT

ORANBEAM Development Sdn Bhd  
(Formerly known as Semandung Budiman Sdn Bhd)  
No 5, Jalan P16, Precinct 16, 62150 Putrajaya Malaysia.  
03 888 68 888 | 012 393 3792 / 012 392 4576

Let's get connected ORANBEAM Homes ORANBEAM Group

# DANAU SURIA

PRECINCT 16 PUTRAJAYA

Exclusive 2½-Storey Bungalows





TYPE

**A**

2-Storey Bungalow

- 6 Bedrooms
- 7 Bathrooms
- Private Pool
- Private Balcony
- Built-Up : 4,852 sq. ft.



TYPE

**B**

2½-Storey Bungalow

- 6 Bedrooms
- 7 Bathrooms
- Private Pool
- Private Lift
- Built-Up : 4,456 sq. ft.



TYPE

**C**

2½-Storey Bungalow

- 6 Bedrooms
- 7 Bathrooms
- Private Pool
- Private Lift
- Built-Up : 4,220 sq. ft.



**Exclusive  
Low-Density  
Neighbourhood**

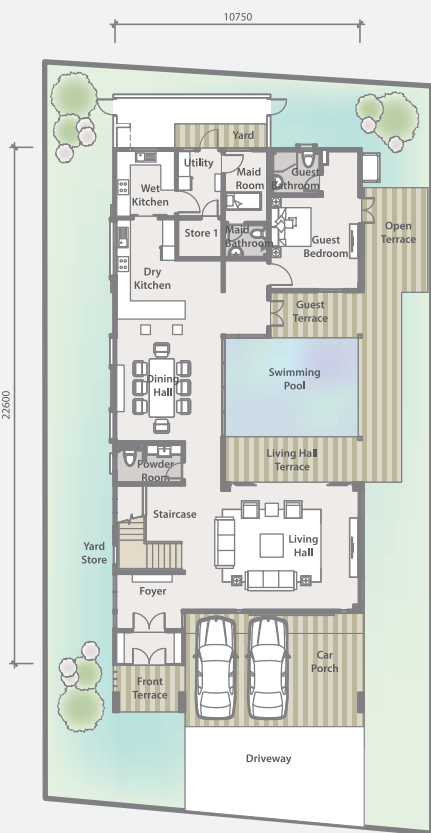
- Type A (2-Storey Bungalow) **11 Units**
- Type B (2½-Storey Bungalow) **4 Units**
- Type C (2½-Storey Bungalow) **8 Units**
- Total **23 Units**



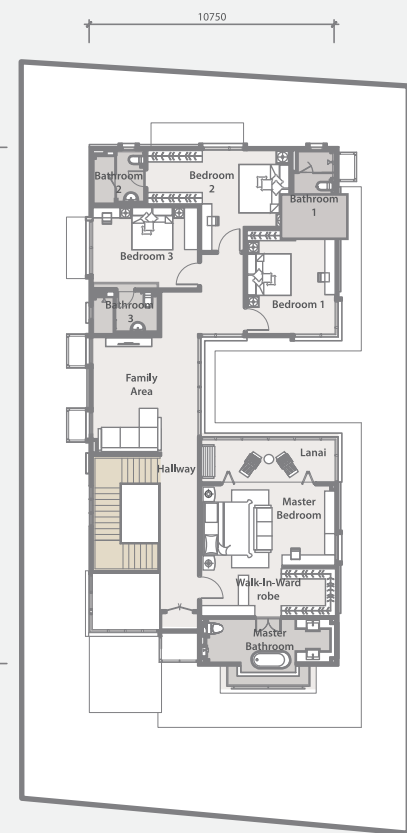
**Specification**

<b>STRUCTURE</b>	Reinforced Concrete
Wall	Brick Work
Roof Covering	Asphalt Shingles
Roof Truss	Prefabricated Lightweight Steel
Ceiling	Fibrous Plaster Skim Coating
<b>WINDOWS</b>	Aluminium Framed Glass Panels
<b>DOORS</b>	
Main Entrance	Solid Door
Sliding / Folding	Aluminium Framed Glass Panel
Internal Rooms	Solid Core Door with Laminate
Bathrooms	Honeycomb Core Door with Laminate
Store	Timber Louvred Door
<b>IRONMONGERY</b>	Quality Lockset & Ironmongery
<b>FLOOR FINISHES</b>	
Living & Dining	Marble Flooring
Family	Timber Flooring
Bedrooms	Timber Flooring
Bathrooms	Porcelain Tiles
Master Bedroom & Powder Room	Marble
Wet Kitchen,	
Maid's Room & Bathroom	Ceramic Tiles
Car Porch	Textured Concrete
Terrace	Porcelain Tiles
<b>SECURITY ALARM SYSTEM</b>	16 Zones Control Panel Magnetic Contacts & Vibration Sensors Internal & External Siren

<b>WALL FINISHES</b>			
Dry Kitchen	Porcelain Tiles / Plaster & Paint		
Wet Kitchen	Ceramic Tiles / Plaster & Paint		
Bathrooms	Porcelain Tiles		
Master Bedroom & Powder Room	Marble		
Maid's Bathroom	Ceramic Tiles		
Internal (Others)	Plaster & Paint (Emulsion)		
External	Plaster & Paint (Weathershield)		
Fencing	Brickwork & MS Grille		
<b>TURFING</b>	Normal Grass		
<b>SANITARY INSTALLATION</b>	Quality Sanitarywares		
<b>ELECTRICAL INSTALLATION</b> (3 Phase Wiring)			
	Type A	Type B	Type C
Light Point	78	70	80
Fan Point	11	12	12
Power Point (13 amp)	62	55	62
Air-Cond Point	8	9	8
TV Point	2	3	2
Door Bell Point	1	1	1
Telephone Point	2	2	2
Data Point	3	3	3
<b>GAS PIPING</b>	Steel Pipes c/w Isolation Valve Gas Meter (Gas Malaysia Approved)		
<b>OTHER FEATURES</b>			
Telephone / Data Point	Unifi Compatible Cat5 Cabling		
Air-Cond Point	Concealed Refrigerant & Drain Piping		
Water Heater	Centralised Solar Heater		



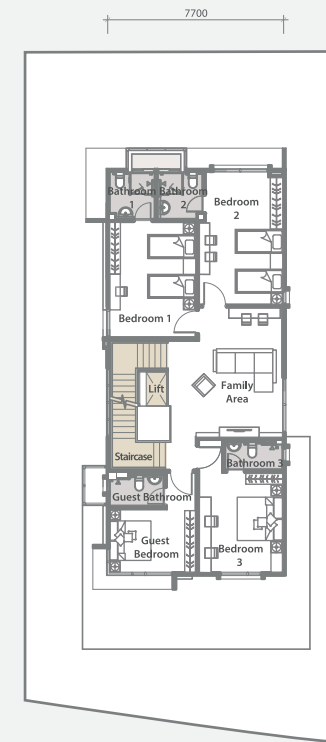
Ground Floor



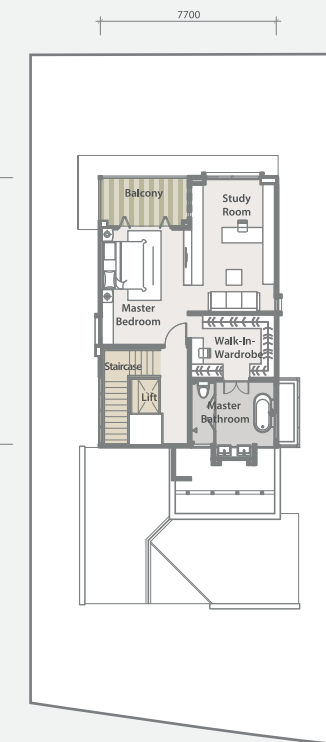
First Floor



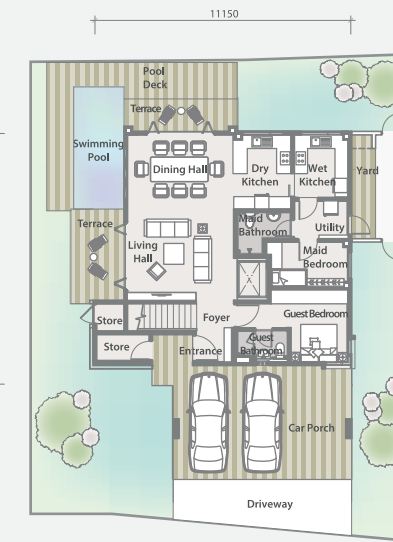
Ground Floor



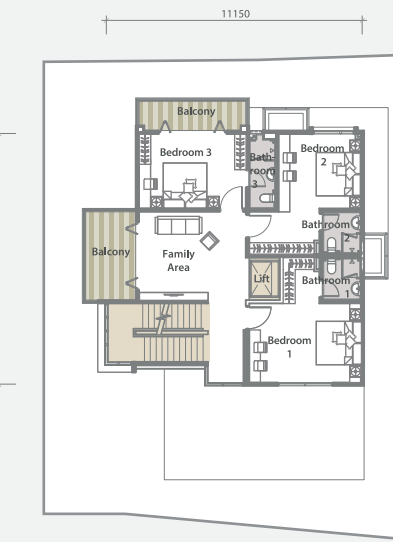
First Floor



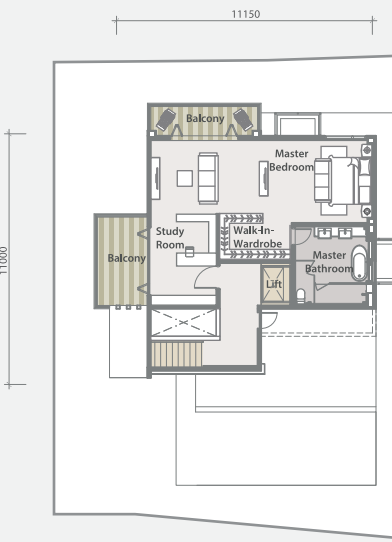
Second Floor



Ground Floor



First Floor



Second Floor