

BROSUR

BANDAR SETIA ALAM
Bywater
HOMES

CONICUS

Rumah Teres Dua Tingkat
20' x 70'

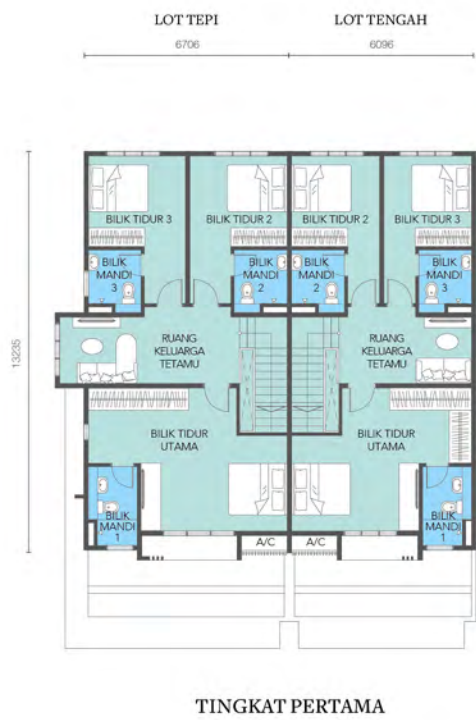
JENIS E

LOT SUDUT	LOT TENGAH	4+1 BILIK TIDUR
2,319 KPS	2,006 KPS	4 BILIK MANDI



JENIS F

LOT TEPI	LOT TENGAH	4 BILIK TIDUR
2,216 KPS	1,902 KPS	4 BILIK MANDI



SPESIFIKASI

STRUKTUR	Konkrit Bertetulang				
DINDING	Kerangkai Konkrit Tetulang / Batu Blok Ringan				
BAHAN BUMBUNG	Bumbung Rata Konkrit / Papak Konkrit				
RANGKA BUMBUNG	Kekuda besi				
SILING	Papak Konkrit / Plaster Siling / Siling Tanpa Asbestos				
TINGKAP	Tingkap Sisip Tepi Berbingkai Aluminium / Tingkap Sisip Atas / Tingkap Kaca Tetap / Tingkap Bertindih / Tingkap Ram, Gril Keluli Ringan				
PINTU	Pintu Utama	Pintu Kayu			
	Pintu Tepi	Pintu Gelongsor Berbingkai Aluminium(Lot Sudut &Tepi Sahaja)			
	Pintu Belakang	Pintu Grill M.S.			
	Lain-lain	Pintu Reta / Pintu Ram			
KEKUNCI	Set Kunci Berkualiti				
KEMASAN DINGDING	Dapur	Jubin Seramik Setinggi 1500mm			
	Bilik Mandi	Jubin Seramik Setinggi 2400mm			
	Lain-lain	Plaster Dan Cat			
KEMASAN LANTAI	Ruang Tetamu / Makan / Dapur / Bilik Tetamu	Jubin Porcelain			
	Bilik Tidur / Bilik Stor / Bilik Mandi / Tangga / Halaman	Jubin Seramik			
	Teres	Jubin Homogeneous (Lot Sudut & Tepi Sahaja)			
	Anjung Kereta	Jubin Homogeneous			
	Halaman Terbuka	Lepar Simen			
KEMUDAHAN KEBERSIHAN & PAIP	4 WCs, 4 Basin Cuci, 4 Pancuran, 2 Sinki Dapur				
PAGAR	Konkrit Bertetulang, Papan Simen Dan Dawai pagar Dengan Keluli Ringan, Ruangan Sampah Dan Peti Surat				
CAT	Cat Emulsi				
TANAH BERUMPUT	Tersedia (Lot Sudut & Tepi Sahaja)				
	TYPE E			TYPE F	
	Lot Sudut	Lot Tepi	Lot Tengah	Lot Tepi	Lot Tengah
PEMASANGAN ELEKTRICAL					
Suis Palam 13 Amp	21	21	21	21	21
Suis Lampu	29	29	28	26	25
Suis Hawa Dingin	5	5	5	5	5
Suis Kipas Siling	7	7	7	7	7
Suis TV	3	3	3	3	3
Suis Lampu Pintu Pagar	1	1	1	1	1
Suis Loceng Pintu	1	1	1	1	1
Suis Pemanas Air	1	1	1	1	1
Sistem Pemanasaan Solar	1	1	1	1	1
Suis Pagar Automatik	1	1	1	1	1
PETI TELEFON DALAMAN & KABLING					
Suis Telefon	1	1	1	1	1

BANDAR SETIA ALAM

BYWATER HOMES

PELAN INDUK



CONICUS

PELAN TAPAK



LEGENDA

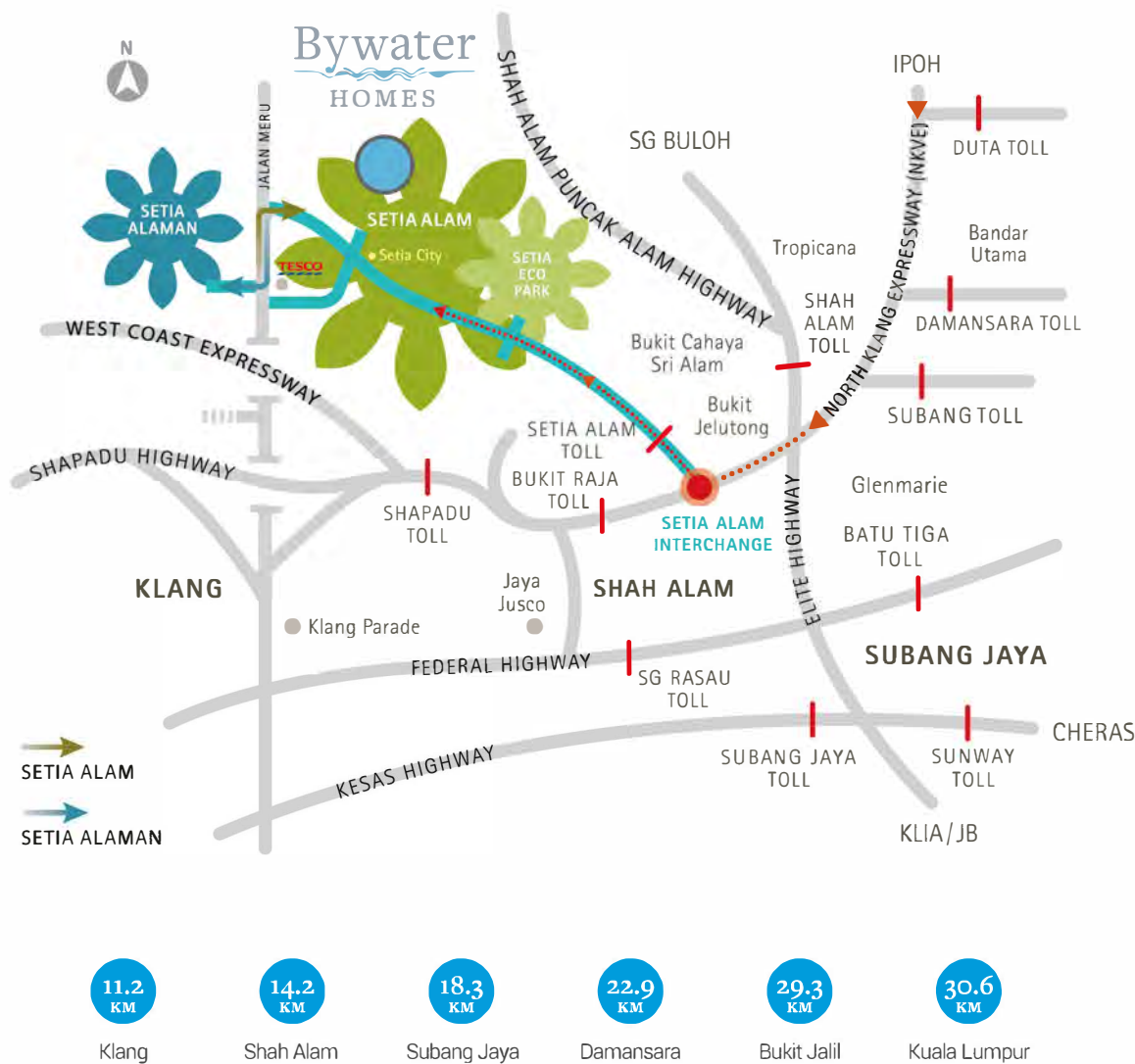


JENIS E



JENIS F

PETA LOKASI



Setia

(603) 3343 2255 www.setiaalam.com.my

Bandar Setia Alam Sdn. Bhd. 566140-D
Setia Alam Welcome Centre, No. 2, Jalan Setia Indah AD U13/AD, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor
Tel: (603) 3343 2255 Fax: (603) 3345 2255 Email: bsa-sales@spsetia.com

• Pemaju: Bandar Setia Alam Sdn. Bhd. 566140-D • Pengurus Projek: S P Setia Project Management Sdn. Bhd. 246695-X • No. Lesen Pemaju: 9246/10-2023/0766(A) • Tempoh Sah: 28/10/2021 - 27/10/2023 • Permit Iklan dan Jualan: XXXX-XXX/XX-XXXX/XXXX(P) • Tempoh Sah: XX/XX/XXXX-XX/XX/XXXX • Jenis Hakmilik Tanah: Pegangan Bebas • Bebanan Tanah: Tiada • Sekatan-Sekatan Kepentingan: Tiada • Penguasa Kebenaran: Majlis Bandaraya Shah Alam (MBSA) • No. Rujukan: MBSA/BGN/BB/600-2(PB)/SEK.U13/0062-2020 • Jangka Siap: November 2023 • Rumah Teres 2 Tingkat, Jumlah Unit: 39 Unit • Keluasan Binaan: 1,902kp (Min); 2,364kp (Maks), Harga: RM804,000 (Min); RM1,276,000 (Maks) • Bumiputera Diskaun: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

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BROCHURE

BANDAR SETIA ALAM

Bywater
HOMES

CONICUS

Double-Storey Terrace House

20' x 70'

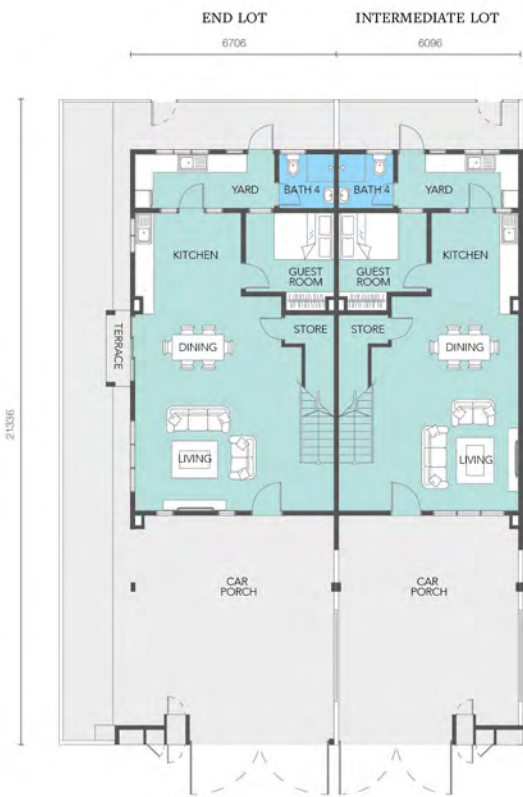
TYPE E

CORNER	INTERMEDIATE	4+1 BEDROOMS
2,319 SQ.FT	2,006 SQ.FT	4 BATHS

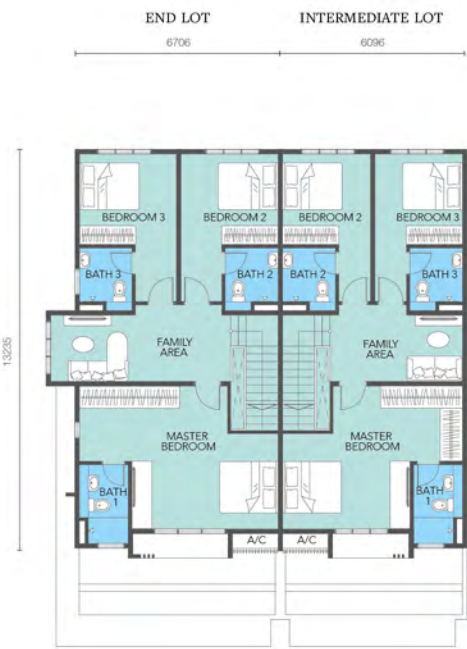


TYPE F

END	INTERMEDIATE	4 BEDROOMS
2,216 SQ.FT	1,902 SQ.FT	4 BATHS



GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS

STRUCTURE	Reinforced Concrete				
WALL	Reinforced Concrete / Light Weight Block				
ROOFING MATERIAL	Concrete Roof Tiles / Concrete Slab				
ROOF FRAMING	Metal Truss				
CEILING	Concrete Slab / Plaster Ceiling / Asbestos Free Ceiling				
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Overlapping Glass / Louvres / M.S. Grille				
DOORS	Main Entrance	Timber Door			
	Side Entrance	Aluminium Framed Glass Sliding Door (Corner & End Unit Only)			
	Back Entrance	M.S. Grille			
	Others	Flush Door / Louvres Door			
IRONMONGERY	Quality Ironmongery				
WALL FINISHES	Kitchen	1500 mm High Ceramic Wall Tiles			
	Bath	Ceramic Wall Tiles up to 2400mm High			
	Others	Plaster and Paint			
FLOOR FINISHES	Living / Dining / Kitchen / Guest Room	Porcelain Tiles			
	Bedrooms / Store 1 & 2 / Baths / Staircase / Yard	Ceramic Tiles			
	Terrace	Homogeneous Tiles (Corner & End Unit Only)			
	Car Porch	Homogeneous Tiles			
	Open Yard / Others	Cement Render			
SANITARY & PLUMBING FITTINGS	4 WCs, 4 Wash Basins, 4 Showers, 2 Kitchen Sinks				
FENCING	Reinforce Concrete, Cement Plank Fencing and Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box				
PAINTING	Emulsion Paint				
TURFING	Provided (Corner & End Unit Only)				
	TYPE E			TYPE F	
	Corner	End	Intermediate	End	Intermediate
ELECTRICAL INSTALLATION					
13 Amp Plug Point	21	21	21	21	21
Lighting Point	29	29	28	26	25
Air - Conditioning Point	5	5	5	5	5
Fan Point	7	7	7	7	7
TV Point	3	3	3	3	3
Gate Light Point	1	1	1	1	1
Door Bell	1	1	1	1	1
Water Heater Point	1	1	1	1	1
Solar Heating System	1	1	1	1	1
Auto Gate Point	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING					
Telephone Point	1	1	1	1	1

BANDAR SETIA ALAM

BYWATER HOMES

MASTER LAYOUT PLAN



CONICUS

SITE PLAN



LEGEND

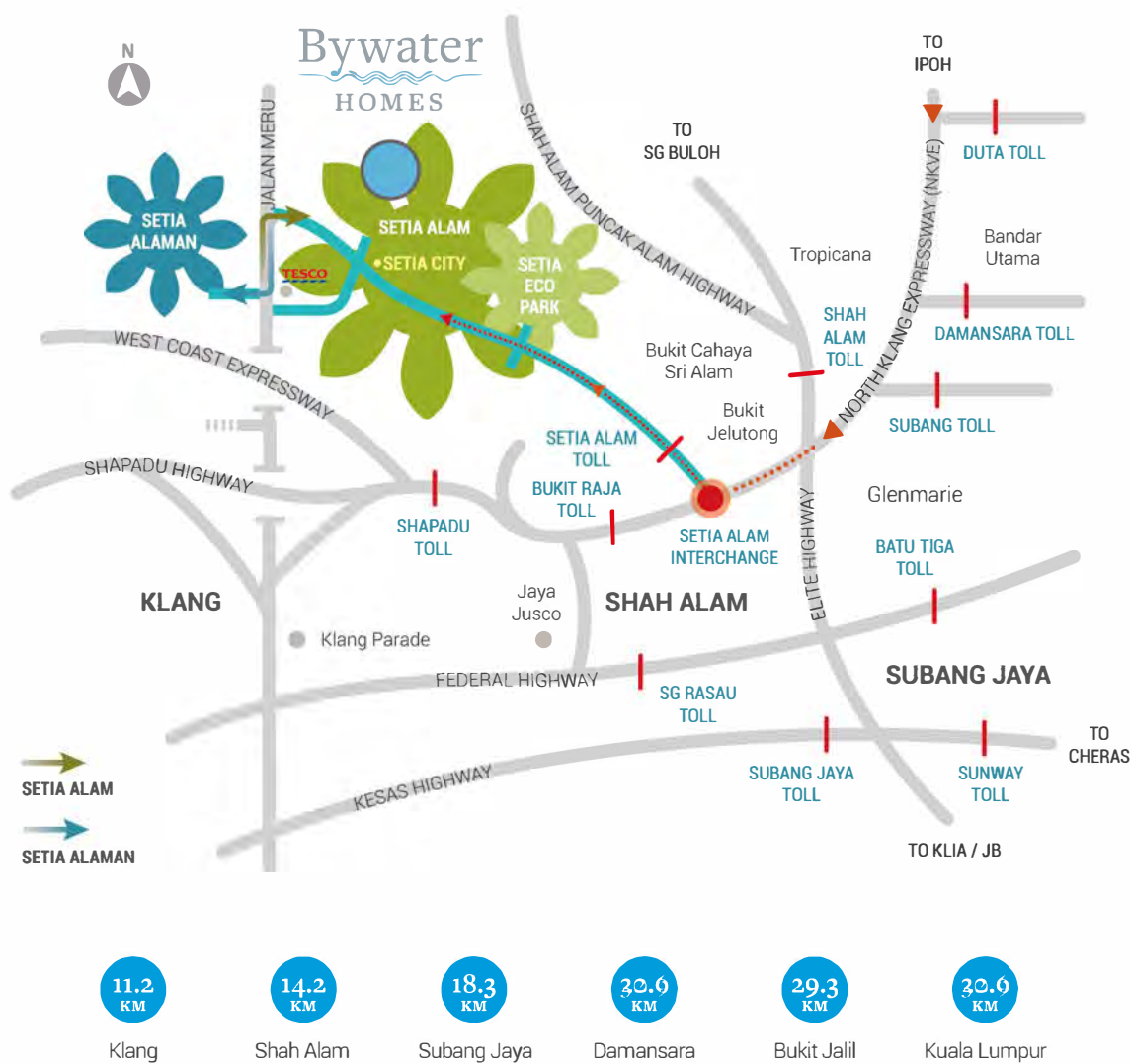


TYPE E



TYPE F

LOCATION MAP



Setia

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• Developer: Bandar Setia Alam Sdn. Bhd. 566140-D • Project Manager: S P Setia Project Management Sdn. Bhd. 246695-X • Developer License No.: 9246/10-2023/0766(A) • Validity Period: 28/10/2021 – 27/10/2023 • Advertising & Sales Permit No.: XXXXXX • Validity Period: XXXXXX • Land Tenure: Freehold • Land Encumbrance: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-2(PB)/SEK.U13/0062-2020 • Expected Completion Date: November 2023 • 2 Storey Terrace House, Total Unit: 39 Units • Built-up: 1,902 sqft (Min); 2,364 sqft (Max), Price: RM804,000 (Min), RM1,276,000 (Max) • 7% Discount for Bumiputera

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