



PELAN INDUK
BYWATER HOMES

PELAN TAPAK
LEEGEANA



JALAN SETIA UTAMA U13/38F		S2 F2C		50		48		46		44		42		40		38		36		34		32		30		28		26		24		22		20		18		16		14		12		10		8		6		4		2							
		PT 33543	PT 33543	PT 33544	PT 33544	PT 33545	PT 33545	PT 33546	PT 33546	PT 33547	PT 33547	PT 33548	PT 33548	PT 33549	PT 33549	PT 33550	PT 33550	PT 33551	PT 33551	PT 33552	PT 33552	PT 33553	PT 33553	PT 33554	PT 33554	PT 33555	PT 33555	PT 33556	PT 33556	PT 33557	PT 33557	PT 33558	PT 33558	PT 33559	PT 33559	PT 33560	PT 33560	PT 33561	PT 33561	PT 33562	PT 33562	PT 33563	PT 33563	PT 33564	PT 33564	PT 33565	PT 33565	PT 33566	PT 33566	PT 33567	PT 33567	PT 33568	PT 33568						
F1C		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2									
51		49		47		45		43		41		39		37		35		33		31		29		27		25		23		21		19		17		15		13		11		9		7		5		3		1									
JALAN SETIA UTAMA U13/38C		S2 F2C		50		48		46		44		42		40		38		36		34		32		30		28		26		24		22		20		18		16		14		12		10		8		6		4		2							
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F1C		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2		F1		F2									
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JALAN SETIA UTAMA U13/38A		S2 F2C		50		48		46		44		42		40		38		36		34		32		30		28		26		24		22		20		18		16		14		12		10		8		6		4		2							
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51		49		47		45		43		41		39		37		35		33		31		29		27		25		23		21		19		17		15		13		11		9		7		5		3		1									

JENIS E JENIS F

SPESIFIKASI

STRUKTUR	Kerangka Konkrit Tetulang
DINDING	Bata Binaan / Kerangka Konkrit Tetulang / Panel Berat Ringan
BAHAN BINAAN BUMBUNG	Jubin Bumbung Konkrit / Bumbung Konkrit Rata
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 Louvre / Kaca Bertindih in Ruang Legar (Jenis F)
PINTU	
Pintu Masuk Utama	Pintu Kayu
Pintu Masuk Tepi	Pintu Gelangsar Berbingkai Aluminium
Pintu Masuk Belakang	Pintu Kayu (Jenis E) / Pintu Logam (Jenis F)
Lain-lain	Pintu Siram / Pintu Louvre / Pintu Gelangsar
PERKAKAS BESI	Berkakas Besi Berkualiti
PENANAMAN RUMPUT	Disediakan
CAT	Cat Emulsi
KEMASAN DINDING	
Dapur	Jubin dinding porselin setinggi 1500mm
Bilik Mandi	Jubin dinding seramik setinggi 2400mm
Lain-lain	Plaster dan Cat
KEMASAN LANTAI	
Ruang Tamu / Ruang Makan / Dapur / Bilik Tetamu / Ruang Legar	Jubin Porselin
Bilik Stor 1 & 2 / Bilik Mandi	Jubin Seramik
Bilik Tidur / Ruang Keluarga / Tangga	Jalur Kayu
Tempat Letak Kereta / Teres / Apron	Jubin Homogeneous
Lain-lain	Lepaan Simen
PAGAR	Dinding Bata dan Pagar Papan Simen dengan Besi / Kebuk Sampah dan Kotak Surat

	JENIS E	JENIS F	
	Unit Tengah	Unit Sudut	Unit Tengah
INSTALASI ELETRIK			
Punca Soket 13 Amp	26	26	26
Punca Lampu	31	32	32
Punca Penghawa Dingin	6	6	6
Punca Kipas Siling	7	7	7
Punca Televisyen	3	3	3
Punca Lampu Pintu Pagar	1	1	1
Punca Loceng	1	1	1
Punca Pemanas Air	1	1	1
Punca Pintu Pagar Auto	1	1	1
TELEFON DALAMAN - SALURAN & PERKABELAN			
Punca Telefon	1	1	1
KELENGKAPAN SANITARI & PAIP			
Tandas	4	4	4
Basin Cuci	5	5	5
Mandi	4	4	4
Sinki Dapur	2	2	2

BROSUR

BANDAR SETIA ALAM -

Bywater
HOMES

LEEGEANA

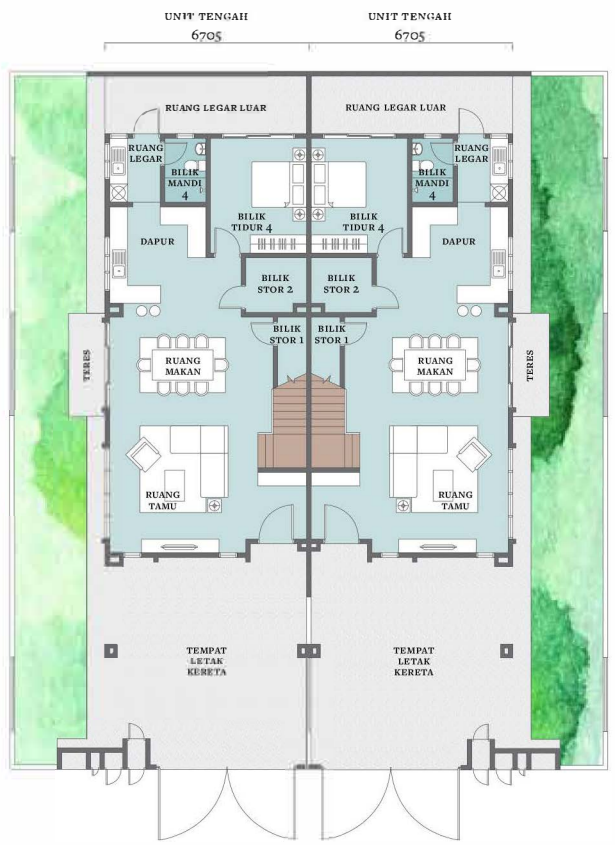
32' x 75'

RUMAH KLUSTER
2 TINGKAT



JENIS E

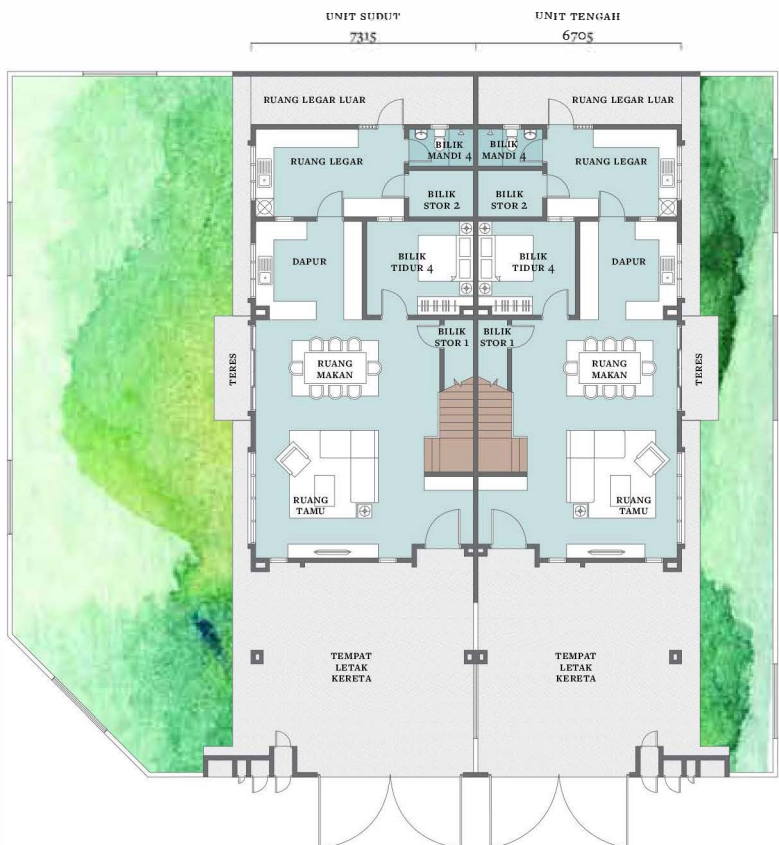
UNIT TENGAH
2463 SF
4+1



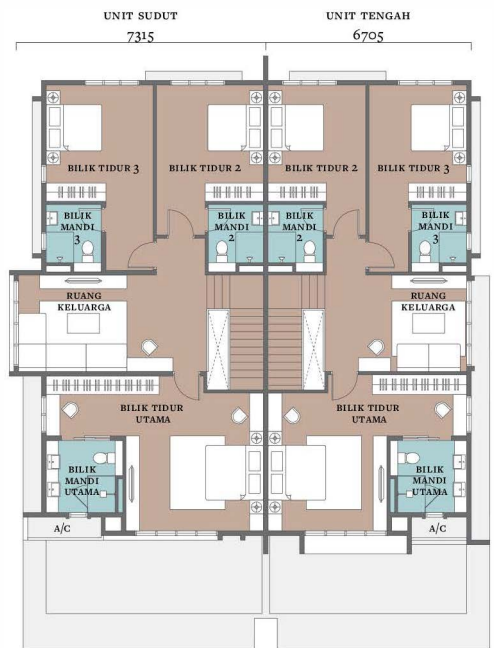
TINGKAT PERTAMA

JENIS F

UNIT SUDUT 2784 SF
UNIT TENGAH 2530 SF
4+1

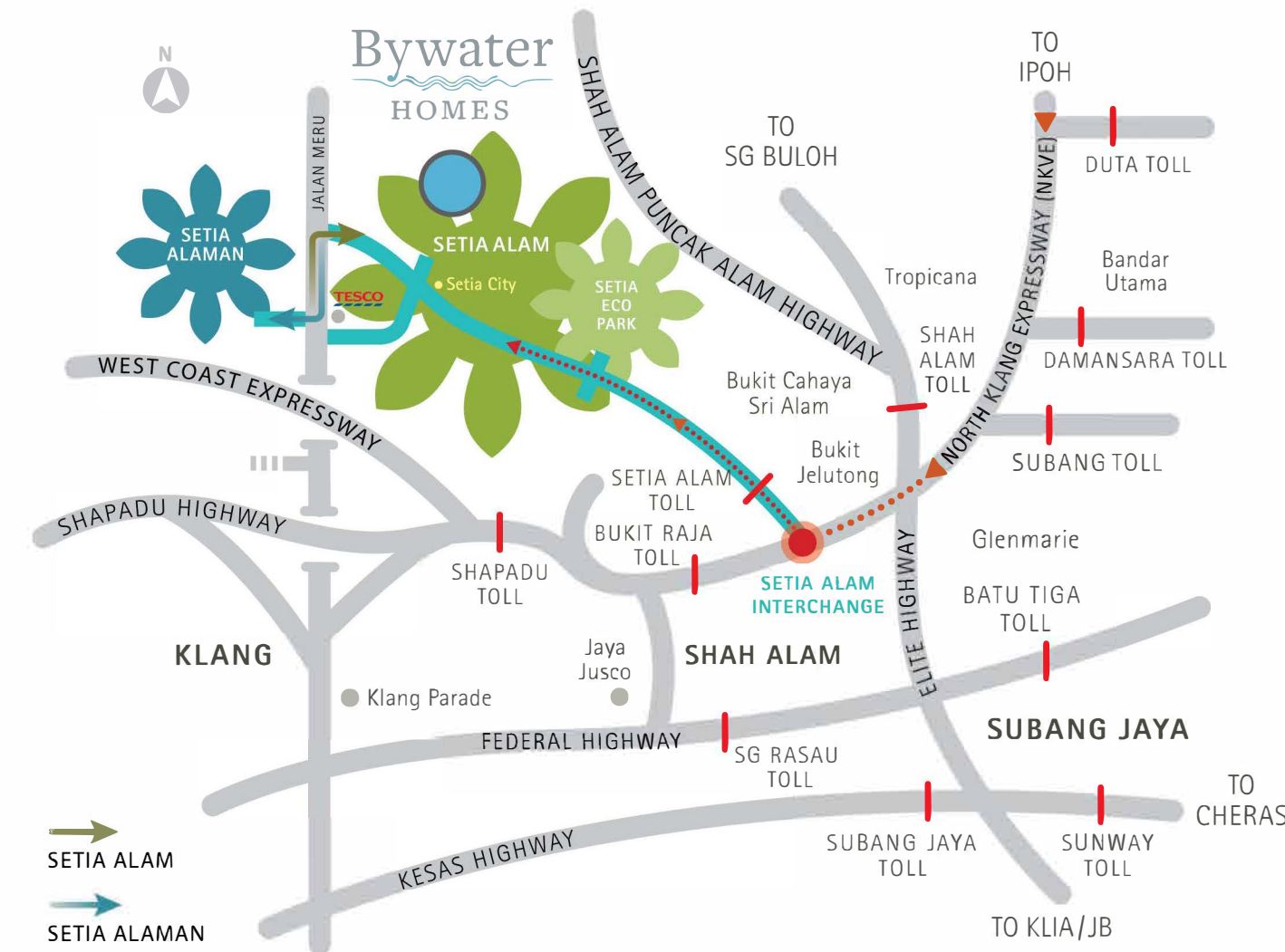


TINGKAT BAWAH



TINGKAT PERTAMA

PELAN LOKASI



• 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 • No. Permit Iklan dan Jualan.: XXXXXX • Tempoh Sah: XXXXXX • Jenis Hakmilik Tanah Pegangan Bebas • Bebanan Tanah: Tiada • Sekatan-Sekatan Kepentingan: Tiada • Penguasa Kebenaran: Majlis Bandaraya Shah Nam (MBSA) • No. Rujukan: MBSA/BGN/ BB/600-1(P)/SEK.U13/0161-2019 • Jangka Siap: November 2023 • Rumah Kluster 2 Tingkat, Jumlah Unit: 52 (Baki 24 Unit), Keluasan Binaan: 2,330 kp (Min), 2,784 kp (Maks), Harga: RM1,184,000 (Min), RM1,1490,000 (Maks) • 7% Diskaun untuk Bumiputera

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

12-TIME WINNER
THE EDGE
Property Awards

12-TIME WINNER
FIABCI World
Pris d'Excellence
Awards (Gold)

12-TIME WINNER
FIABCI Malaysia
Property Awards

10-TIME WINNER
Malaysia
Real Estate
Award of Excellence

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Setia



MASTER PLAN
BYWATER HOMES

SITE PLAN
LEEGEANA



JALAN SETIA UTAMA U13/38F	PT 33543 F2C 52		PT 33544 F1O 50		PT 33545 F2 48		PT 33546 F1 46		PT 33547 F2 44		PT 33548 F1 42		PT 33549 F2 40		PT 33550 F1 38		PT 33551 F2 36		PT 33552 F1 34		PT 33553 F2 32		PT 33554 F1 30		PT 33555 F2 28		PT 33556 F1 26		PT 33557 F2 24		PT 33558 F1 22		PT 33559 F2 20		PT 33560 F1 18		PT 33561 F2 16		PT 33562 F1 14		PT 33563 F2 12		PT 33564 F1 10		PT 33565 F2 8		PT 33566 F1 6		PT 33567 F2 4		PT 33568 F1C 2	
	PT 33594 F1C 51	PT 33593 F2 49	PT 33592 F1 47	PT 33591 F2 45	PT 33590 F1 43	PT 33589 F2 41	PT 33588 F1 39	PT 33587 F2 37	PT 33586 F1 35	PT 33585 F2 33	PT 33584 F1 31	PT 33583 F2 29	PT 33582 F1 27	PT 33581 F2 25	PT 33580 F1 23	PT 33579 F2 21	PT 33578 F1 19	PT 33577 F2 17	PT 33576 F1 15	PT 33575 F2 13	PT 33574 F1 11	PT 33573 F2 9	PT 33572 F1 7	PT 33571 F2 5	PT 33570 F1 3	PT 33569 F1C 1																										

JALAN SETIA UTAMA U13/38C

TYPE E

TYPE F

SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brickwork / Reinforced Concrete Wall / Light Weight Panel
ROOFING MATERIAL	Concrete Roof Tiles / Concrete Flat Roof
ROOF FRAMING	Metal Truss
CEILING	Concrete Slab / Plaster Ceiling / Asbestos Free Ceiling
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Louvres Window / M.S. Grille at Yard (Type F)
DOORS	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Sliding Door
Back Entrance	Timber Door (Type E) / M.S. Grille Door (Type F)
Others	Flush / Louvre / Sliding Door
IRONMONGERY	Quality Ironmongery
TURFING	Provided
PAINTING	Emulsion Paint
WALL FINISHES	
Kitchen	1500 mm High Porcelain Wall Tiles
Bath	Ceramic Wall Tiles up to 2400mm High
Others	Plaster and Paint
FLOOR FINISHES	
Living / Dining / Kitchen / Guest Room / Yard	Porcelain Tiles
Store 1&2 / Baths	Ceramic Tiles
Bedrooms / Family / Staircase	Timber Strips
Car Porch / Terrace / Apron	Homogeneous Tiles
Others	Cement Render
FENCING	Brick Wall and Cement Plank Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE E	TYPE F	
	Intermediate	Corner	Intermediate
ELECTRICAL INSTALLATION			
13 Amp Plug Point	26	26	26
Lighting Point	31	32	32
Air - Conditioning Point	6	6	6
Ceiling Fan Point	7	7	7
TV Point	3	3	3
Gate Light Point	1	1	1
Door Bell Point	1	1	1
Solar Heating System	1	1	1
Auto Gate Point	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING			
Telephone Point	1	1	1
SANITARY & PLUMBING			
WC	4	4	4
Wash Basin	5	5	5
Shower	4	4	4
Kitchen Sink	2	2	2

BROCHURE

BANDAR SETIA ALAM -

Bywater
HOMES

LEEGEANA

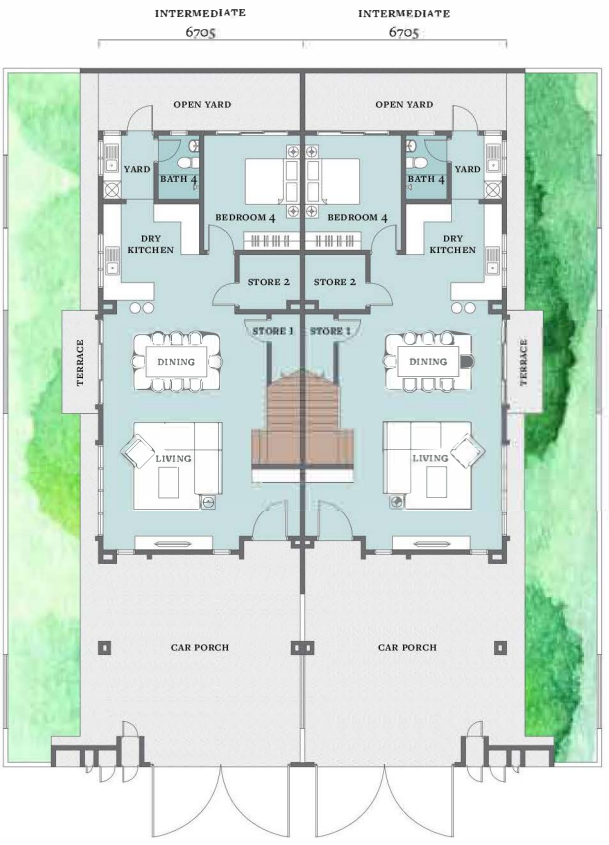
32' x 75'

2-STOREY
LINKED SEMI-D



TYPE E

INTERMEDIATE
2463 SF
4+1
4



GROUND FLOOR



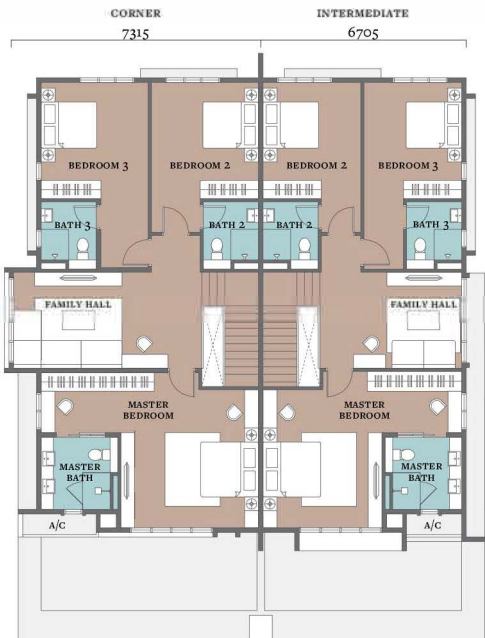
FIRST FLOOR

TYPE F

CORNER
2784 SF
INTERMEDIATE
2530 SF
4+1
4

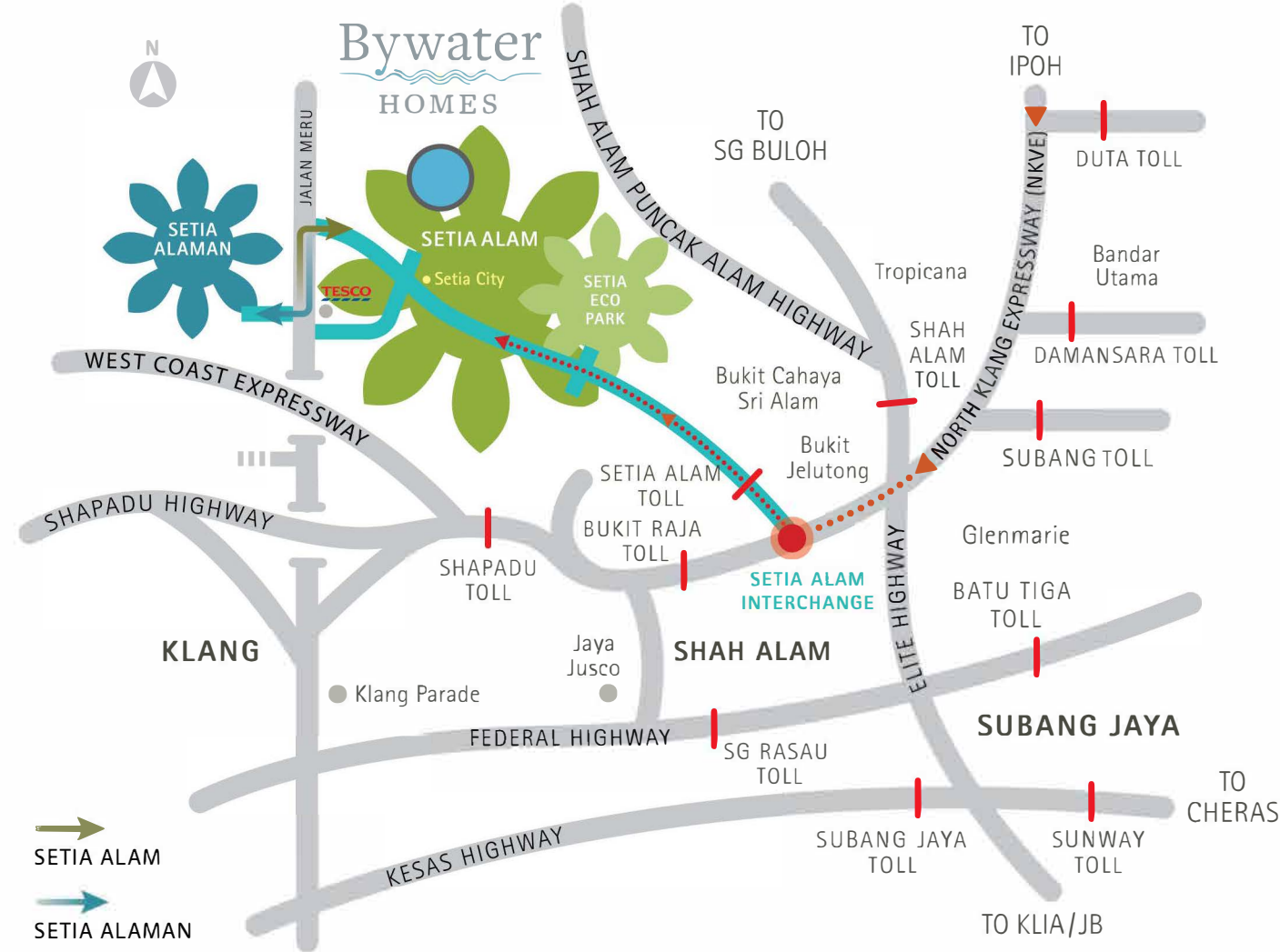


GROUND FLOOR



FIRST FLOOR

LOCATION MAP



• 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 Encumbrances: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-1(P)/SEK.U13/0161-2019 • Expected Completion Date: November 2023 • 2-Storey Linked Semi-D, Total Units: 52 (Balance 24 Units), Built-up: 2,330 sqft (Min), 2,784 sqft (Max), Price: RM1,184,000 (Min), RM1,490,000 (Max) • 7% Discount for Bumiputra

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