

BANDAR SETIA ALAM



PELAN TAPAK



Bywater
HOMES



Klang

Shah Alam

Subang Jaya

amansara

Bukit Jalil

Kuala Lumpur

* Pemaju: Bandar Setia Alam Sdn. Bhd. (Company No: 200101030391(5666140-D)) ; Tempoh Projek: S-X Project Management Sdn. Bhd. 246495-X ; No. Lesen Pemaju: 9246/10-2023/0766(A) ; Tempoh Sah: 28/10/2021 - 27/10/2023 ; Permitt Ikutan dan Jualan: XXXX-XXXX-XXXX-XXXX-XXXX ; Tempoh Sah: 5-P XXXXXXX-XXXX XXXXXXX ; Jenis Hakmilan Tanah: Penganan Bebas & Bebasan Tanah: Tidak ; Sekatan Selektan: Kepentingan: Tidak ; Keluasan Kebenaran: Majlis Bandaraya Shah Alam (MBSA) ; No Rujukan: Building Plan No. : MBSA/GBN/BB/400-1/19/PSK/5E U13/0163-2019 ; Jangka Siap: Jun 2024 ; Jumlah Baki Unit: 1 Unit ; Pengusa Binaan: 2,376 kpi. Harqz. RM1858,000 - Max RM1,329,000 ; Bumiputera Diskaun: 7%

Malaysia | Vietnam | Australia | Singapore | China | United Kingdom



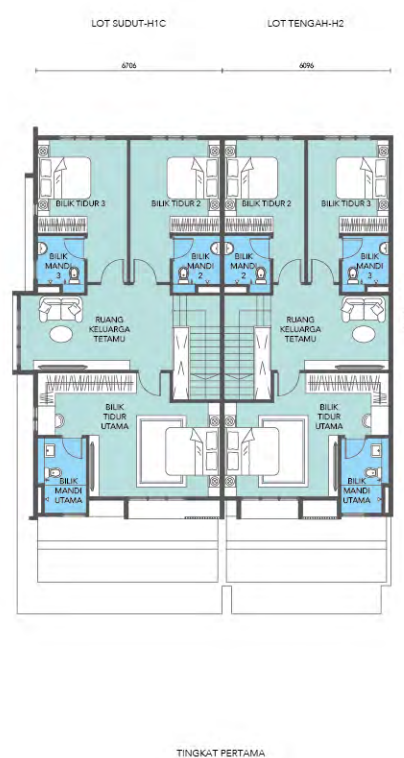
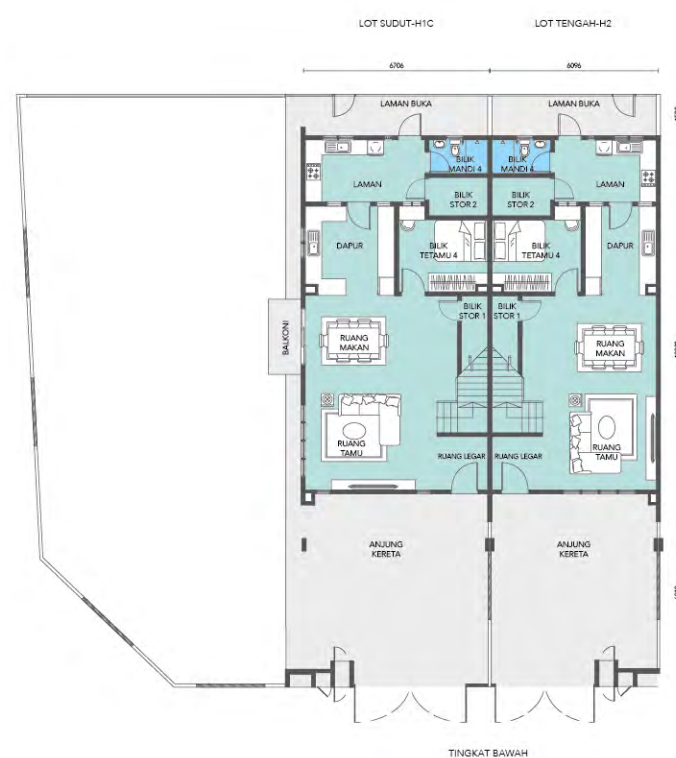
JENIS G

LOT SUDUT	LOT TENGAH	4 BILIK TIDUR
2,376 KPS	1,910 KPS	4 BILIK MANDI



JENIS H

LOT SUDUT	LOT TENGAH	4+1 BILIK TIDUR
2,376 KPS	2,015 KPS	4 BILIK MANDI



TYPE J

LOT SUDUT	LOT TENGAH	4+1 BILIK TIDUR
2,376 KPS	2,012 KPS	4 BILIK MANDI



SPESIFIKASI

STRUKTUR Konkrit Bertetulang
DINDING Kerangkai Konkrit Tetulang / Batu Blok Ringan
BAHAN BUMBUNG Bumbung Rata Konkrit / Papak Konkrit
RANGKA BUMBUNG Kedua besi
SILING Papak Konkrit / Plaster Siling / Siling Tanpa Asbestos
TINGKAP Aluminium Framed Tingkap Sisip Tepi Berbingkai Aluminium / Tingkap Sisip Atas / Tingkap Kaca Tetap / Tingkap Bertindih / Tingkap Ram, Grill Keluli RinganGlass Casement / Top Hung / Fixed Glass / Overlapping Glass / Louvres / M.S. Grille
PINTU Pintu Utama - Pintu Kayu Pintu Tepi - Pintu Gelongsor Beringkai Aluminium(Lot Sudut &Tepi Sahaja) Pintu Belakang - Pintu Grill M.S. Lain-lain - Pintu Reta / Pintu Ram

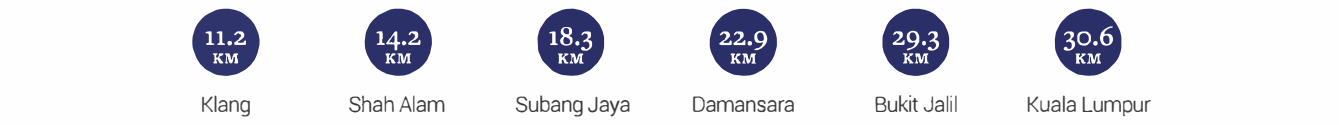
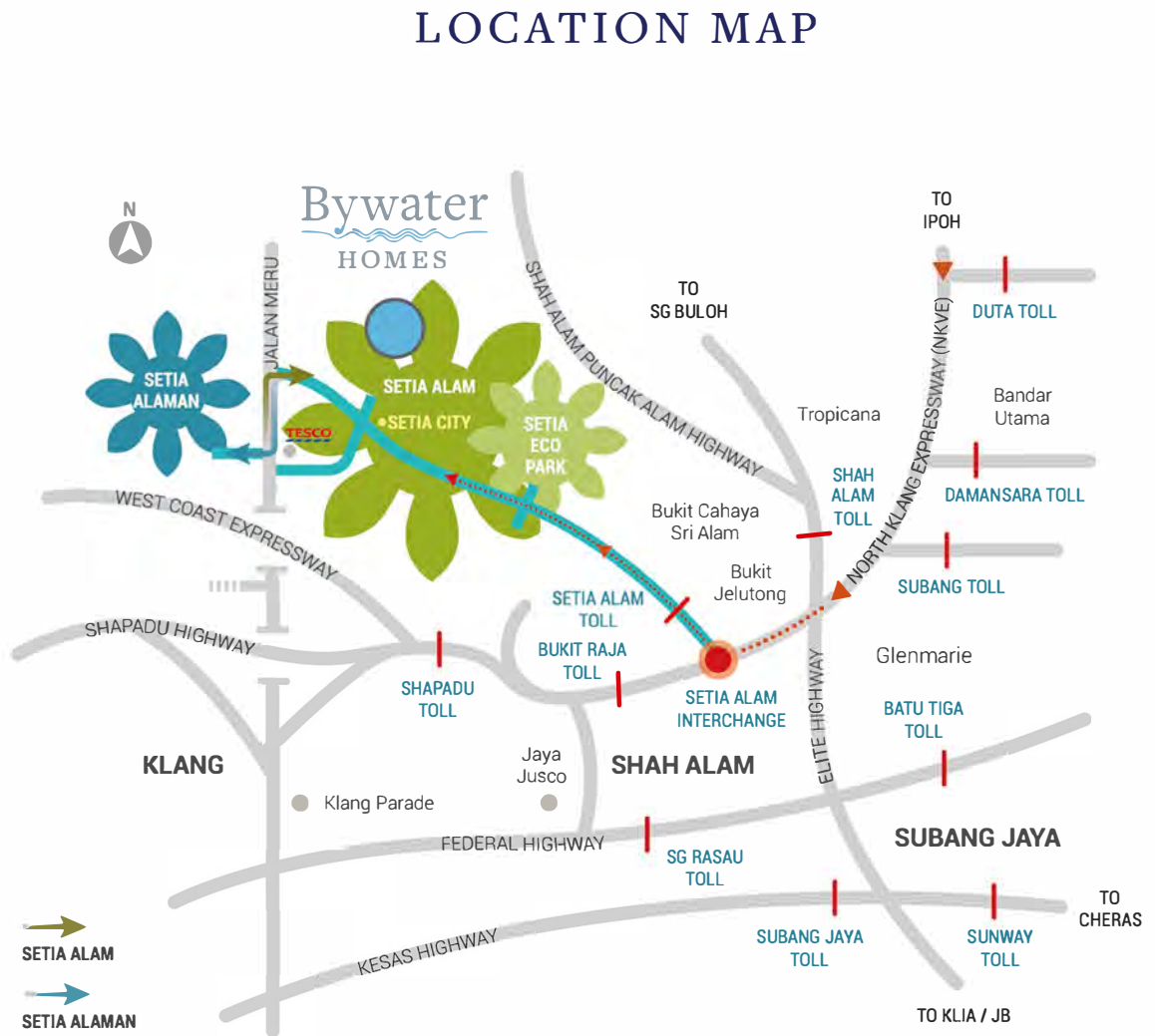
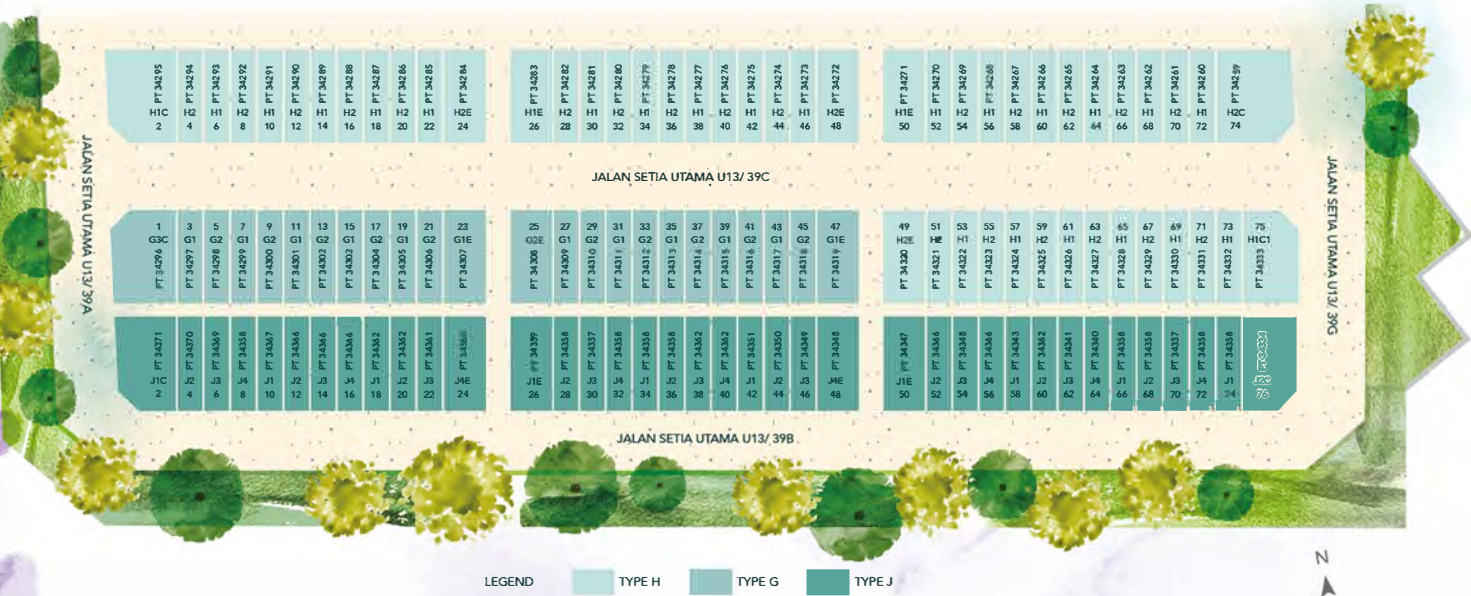
KEKUNCI
Set Kunci Berkualiti
KEMASAN DINGING
Dapur - Jubin Seramik Setinggi 1500mm
Bilik Mandi - Jubin Seramik Setinggi 2400mm
Lain-lain - Plaster Dan Cat
KEMASAN LANTAI
Ruang Tetamu / Makan / Dapur / Bilik Tetamu - Jubin Porcelain
Bilik Tidur / Bilik Stor / Bilik Mandi / Tangga / Halaman - Jubin Seramik
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, Ruang Simen Dan Dawai pagar Dengan Keluli Ringan, Ruangan Sampah Dan Peti Surat
CAT
Cat Emulsi
TANAH BERUMPUT
Tersedia (Lot Sudut & Tepi Sahaja)

	JENIS G			JENIS H			JENIS J		
	Lot Sudut	Lot Tepi	Lot Tengah	Lot Sudut	Lot Tepi	Lot Tengah	Lot Sudut	Lot Tepi	Lot Tengah
PEMASANGAN ELEKTRICAL									
Suis Palam 13 Amp	21	21	21	21	21	21	21	21	21
Suis Lampu	29	29	28	29	29	28	29	29	28
Suis Hawa Dingin	5	5	5	5	5	5	5	5	5
Suis Kipas Siling	7	7	7	7	7	7	7	7	7
Suis TV	3	3	3	3	3	3	3	3	3
Suis Lampu Pintu Pagar	1	1	1	1	1	1	1	1	1
Suis Loceng Pintu	1	1	1	1	1	1	1	1	1
Suis Pemanas Air	1	1	1	1	1	1	1	1	1
Sistem Pemanasaan Solar	1	1	1	1	1	1	1	1	1
Suis Pagar Automatik	1	1	1	1	1	1	1	1	1
PETI TELEFON DALAMAN & KABLING									
Suis Telefon	1	1	1	1	1	1	1	1	1





CROCEUS
SITE PLAN



Setia

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

Bandar Setia Alam Sdn. Bhd. (Company No.: 200101030381(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

• Developer: Bandar Setia Alam Sdn. Bhd. (Company No.: 200101030381(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.: XXXX-XXX/XX-XXXX/XXXX(P) • Validity Period: XX/XX/XXXX-XX/XX/XXXX • Land Tenure: Freehold • Land Encumbrance: Nil •
Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: BSA/BGN/BB/600-1(P)/SEK U13/0163-2019 • Expected Completion Date: June 2024 • 2
Storey Terrace House, Balance Unit: 1 Units • Built-up: 2,376 sqft, Price: Min RM858,000 - Max RM1,329,000 • 7% Discount for Bumiputra

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

BROCHURE

BANDAR SETIA ALAM

Bywater HOMES

CROCEUS

Double-Storey Terrace House

2H11

20' x 70'

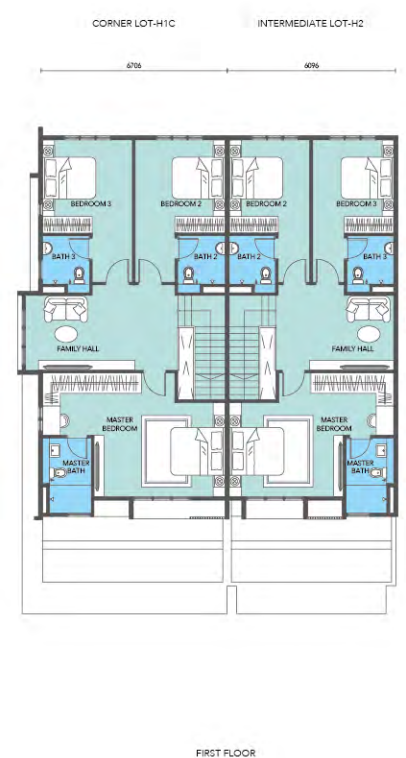
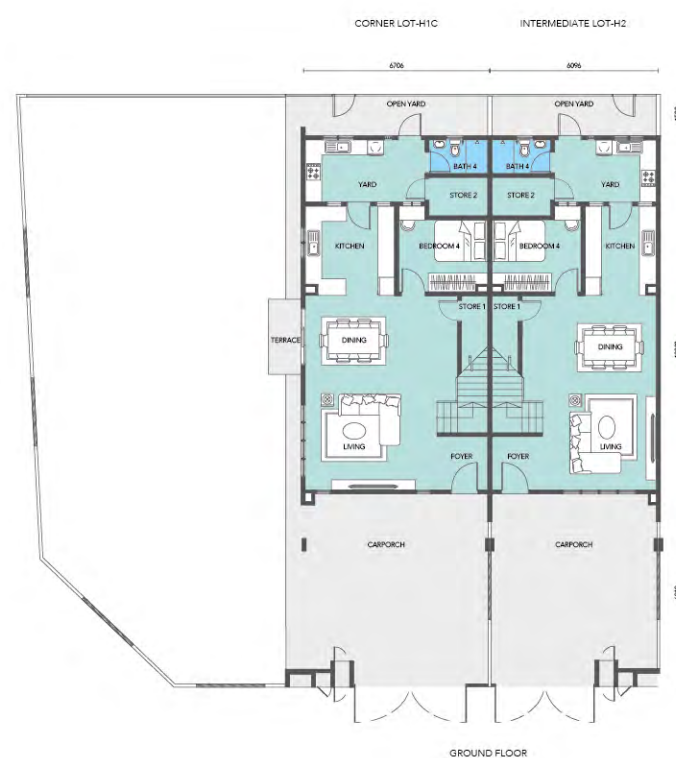
TYPE G

CORNER	INTERMEDIATE	4 BEDROOMS
2,376 SQ.FT	1,910 SQ.FT	4 BATHS



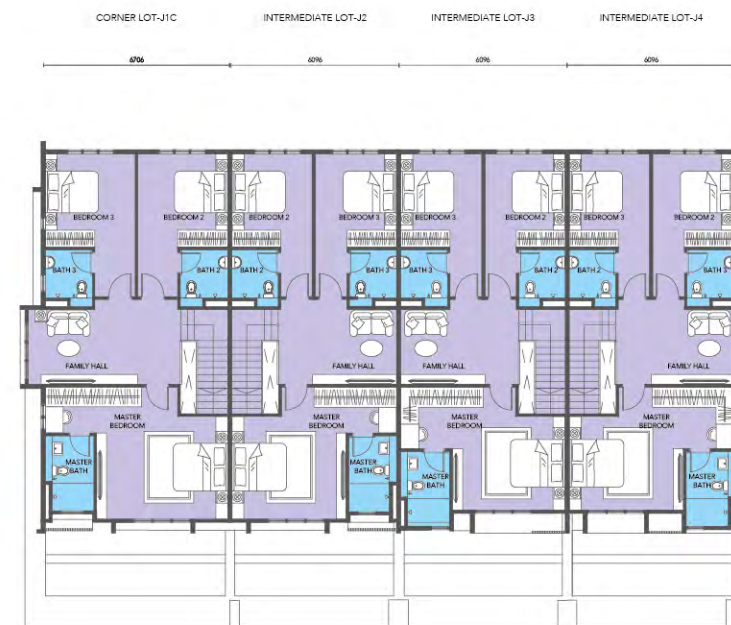
TYPE H

CORNER	INTERMEDIATE	4+1 BEDROOMS
2,376 SQ.FT	2,015 SQ.FT	4 BATHS



TYPE J

CORNER	INTERMEDIATE	4+1 BEDROOMS
2,376 SQ.FT	2,012 SQ.FT	4 BATHS



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

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, Refuge Chamber and Letter Box
PAINTING Emulsion Paint
TURFING Provided (Corner & End Unit Only)

	TYPE G			TYPE H			TYPE J		
	Corner	End	Intermediate	Corner	End	Intermediate	Corner	End	Intermediate
ELECTRICAL INSTALLATION									
13 Amp Plug Point	21	21	21	21	21	21	21	21	21
Lighting Point	29	29	28	29	29	28	29	29	28
Air - Conditioning Point	5	5	5	5	5	5	5	5	5
Fan Point	7	7	7	7	7	7	7	7	7
TV Point	3	3	3	3	3	3	3	3	3
Gate Light Point	1	1	1	1	1	1	1	1	1
Door Bell	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1	1	1	1
Solar Heating System	1	1	1	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING									
Telephone Point	1	1	1	1	1	1	1	1	1

