

BROSUR

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



Setia Eco Park

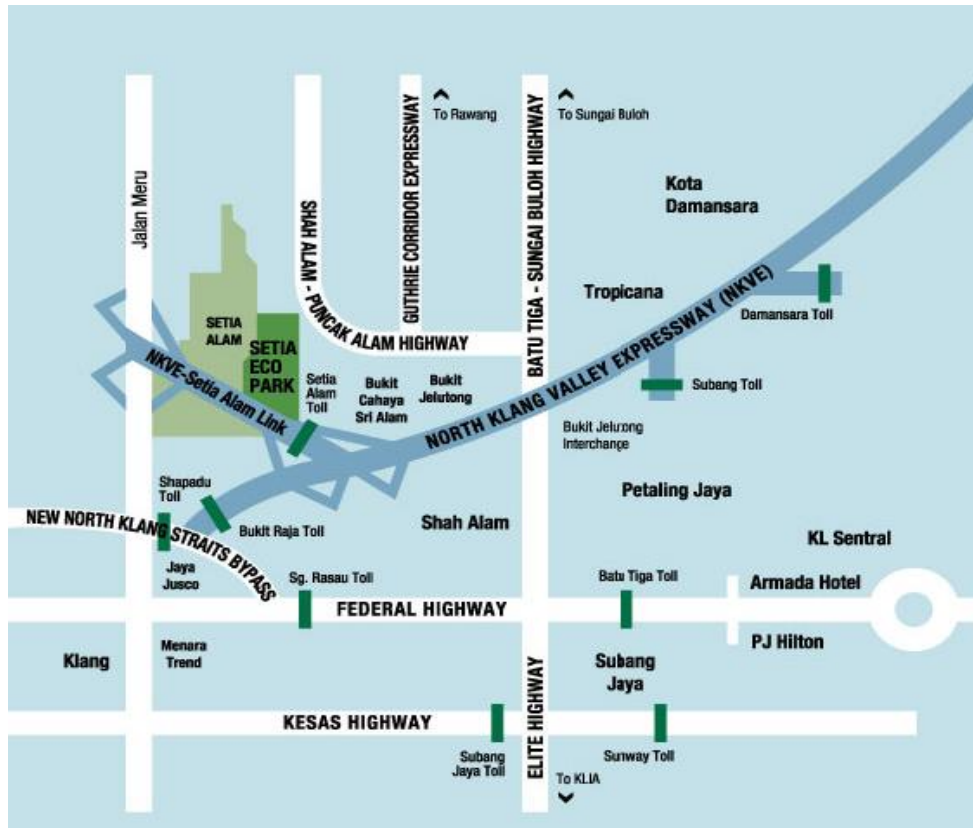
FASA 18A

RUMAH SESEBUAH & BERKEMBAR 2 TINGKAT



No Lesen Pemaju : 9586-*/**_****/**** • Tempoh Sah dari **/**/**** ke **/**/**** • No Permit Iklan dan Jualan : 9586_***** • Tempoh Sah dari **/**/**** ke **/**/**** • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Kelulusan Pihak Berkuasa : Majlis Bandaraya Shah Alam • No Rujukan Pelan Bangunan : MBSA/BGN/BB/600-1(PS)/SEK.U13/0126-2021 • Tarikh Siap Pembinaan : Februari 2024 • Jumlah Rumah Sesebuah 2 Tingkat : 12 Unit • Harga Minima : RM 4,030,800 • Harga Maksima : RM 5,872,800.00 • Jumlah Rumah Berkembar 2 Tingkat : 42 Unit • Harga Minima : RM 2,348,760.00 • Harga Maksima : RM 2,705,520.00

BROSUR



SETIA ECO PARK TERLETAK DI TEMPAT LOKASI STRATEGIK SHAH ALAM IAITU BERSEBELAHAN DENGAN BUKIT CAHAYA. IA ADALAH SATU-SATUNYA TEMPAT KEDIAMAN YANG EKSKUSIF UNTUK RUMAH BANGLO DAN RUMAH BERKEMBAR.

IA NYA DIHUBUNGI OLEH JARINGAN LEBUHRAYA BATU NKVE-SETIA ALAM YANG DAPAT MENGHUBUNGKAN SUBANG,DAMANSARA, SETERUSNYA JALAN DUTA, KUALA LUMPUR.

MEMPUNYAI KAWASAN PERHUTANAN SELUAS 52 EKAR DENGAN POKOK-POKOK YANG MENARIK SERTA DAPAT MEMBERIKAN SUASANA HUTAN DAN KEHIJAUAN YANG SESUAI UNTUK AKTIVITI PERHUTANAN.

DILENGKAPI DENGAN KEMUDAHAN-KEMUDAHAN RUMAH KELAB, TAMAN REKREASI, SEKOLAH, GELANGGANG BADMINTON, PERKHIDMATAN SEKURITI DAN REZAB JALAN YANG LEBIH LUAS.

PELAN TAPAK

SITE PLAN

LEGENDS

-  TYPE A - BUNGALOW 65' x 85'
-  TYPE B - BUNGALOW 85' x 75'
-  TYPE C - SEMI-D 41' x 85'



RUMAH SESEBUAH

JENIS A

KELUASAN TANAH	: 6,771-13,875 KAKI PERSEGI
KELUASAN RUMAH	: 3,500 KAKI PERSEGI
HARGA MINIMA	: RM 4,134,240.00
HARGA MAKSIMA	: RM 5,003,520.00
JUMLAH UNIT	: 4



JENIS A



Ground Floor



First Floor

STRUCTURE	Reinforced Concrete	
WALL	Brickwork	
ROOFING MATERIAL	Clay Roof Tiles / RC Flat Roof / Metal deck	
ROOF FRAMING	Metal Trusses	
CEILING	Skim Coat / Plaster Ceiling	
WINDOWS	Powder Coated Aluminium Frame Window	
DOORS	Main Entrance Bedrooms Others	Solid Timber Decorative Door Solid Core Timber Door Timber Flush door / Timber Louvers Door / Metal Grille Door Aluminium Frame Sliding Door / Aluminium bi-folding door/ Aluminium Louvers Door
IRONMONGERY	Quality Ironmongery	
WALL FINISHES	Kitchen Bathroom & Powder Room Master Bath Others	Porcelain Tiles Porcelain Tiles Marble Plaster & Paint
PAINTING	Emulsion Paint Internally & Weather Resistance Paint Externally	
FLOOR FINISHES	<u>Ground Floor</u> Foyer / Living / Dining / Bedroom 3 Wet Kitchen / Bath 3 / Store / Utility 2 / Yard / Powder Room Car Porch / Terrace Staircase Utility 1 / Bath 4 Refuse compartment Ledge / Others	Marble Porcelain Tiles Full Bodied Porcelain Tiles Timber Flooring Porcelain Tiles Ceramic Tiles Cement Render
	<u>First Floor</u> All Bedrooms / Family Area / Corridor / Walk In Wardrobe Master Bath All Baths Balcony Others	Timber Flooring Marble Porcelain Tiles Full Bodied Porcelain Tiles Cement Render
SANITARY & PLUMBING FITTINGS	WC Wash Basin Shower Bath Tub Kitchen Sink	6 7 5 1 1
ELECTRICAL INSTALLATION & TELEPHONE	Light Points Power Points Air-Cond Points Fan Points Telephone Points Data Points TV/Astro Points Doorbell Points Weatherproof Power Points Instant Water Heater Points 3-Phase Wiring (60 amps TNB Meter Cut-off Fuse) Centralized Solar Water Heater System 32A Weatherproof Isolator Points	44 41 7 6 3 6 3 1 1 1 1 1 1
FENCING	1,200mm high fencing	
COMPOUND AREA	Grass Turfing	

SPEKIFIKASI

JENIS A



RUMAH SESEBUAH

JENIS B

KELUASAN TANAH	: 6,614-12,444 KAKI PERSEGI
KELUASAN RUMAH	: 3,500 KAKI PERSEGI
HARGA MINIMA	: RM 4,030,800.00
HARGA MAKSIMA	: RM 5,526,600.00
JUMLAH UNIT	: 8

JENIS B



SPEKIFIKASI JENIS B

STRUCTURE	Reinforced Concrete	
WALL	Brickwork	
ROOFING MATERIAL	Clay Roof Tiles / RC Flat Roof / Metal deck	
ROOF FRAMING	Metal Trusses	
CEILING	Skim Coat / Plaster Ceiling	
WINDOWS	Powder Coated Aluminium Frame Window	
DOORS	Main Entrance Bedrooms Others	Solid Timber Decorative Door Solid Core Timber Door Timber Flush door / Timber louvers door / Aluminium Frame Sliding Door / Aluminium bi-folding door/ Metal Grille Door
IRONMONGERY	Quality Ironmongery	
WALL FINISHES	Kitchen Bathroom & Powder Room Master Bath Others	Porcelain Tiles Porcelain Tiles Marble Plaster & Paint
PAINTING	Emulsion Paint Internally & Weather Resistance Paint Externally	
FLOOR FINISHES	<u>Ground Floor</u> Foyer / Living / Dining / Dry Kitchen / Bedroom 4 Corridor Bath 4 / Bath 5 / Store / Wet Kitchen / Utility / Yard / Powder Room Car Porch / Terrace Staircase Refuse compartment Others	Marble Porcelain Tiles Full Bodied Porcelain Tiles Timber Flooring Ceramic Tiles Cement Render
	<u>First Floor</u> All Bedrooms / Family Area / Corridor / Walk In Wardrobe Master bath All Baths Balcony Others	Timber Flooring Marble Porcelain Tiles Full Bodied Porcelain Tiles Cement Render
SANITARY & PLUMBING FITTINGS	WC Wash Basin Shower Bath tub Kitchen Sink	7 8 6 1 1
ELECTRICAL INSTALLATION & TELEPHONE	Light Points Power Points Air-Cond Points Fan Points Telephone Points Data Points TV/Astro Points Doorbell Points Weatherproof Power Points Instant Water Heater Points 3-Phase Wiring (60 amps TNB Meter Cut-off Fuse) Centralized Solar Water Heater System 32A Weatherproof Isolator Points	50 38 7 6 2 6 2 1 1 1 1 1 1
FENCING	1,200mm high fencing	
COMPOUND AREA	Grass Turfing	



RUMAH BERKEMBAR

JENIS C

KELUASAN TANAH	: 3,497-4,519 KAKI PERSEGI
KELUASAN RUMAH	: 2,950 KAKI PERSEGI
HARGA MINIMA	: RM 2,348,760.00
HARGA MAKSIMA	: RM 2,705,520.00
JUMLAH UNIT	: 42

JENIS C



SPEKIFIKASI JENIS C

STRUCTURE	Reinforced Concrete	
WALL	Brickwork	
ROOFING MATERIAL	Clay Roof Tiles / RC Flat Roof / Metal deck	
ROOF FRAMING	Metal Trusses	
CEILING	Skim Coat / Plaster Ceiling	
WINDOWS	Powder Coated Aluminium Frame Window	
DOORS	Main Entrance Bedrooms Others	Solid Timber Decorative Door Solid Core Timber Door Timber Flush door / Timber louvers door / Aluminium Frame Sliding Aluminium bi-folding door/ Aluminium Glass Door / Metal Grille Door
IRONMONGERY	Quality Ironmongery	
WALL FINISHES	Kitchen Bathroom Others	Porcelain Tiles Porcelain Tiles Plaster & Paint
PAINTING	Emulsion Paint Internally & Weather Resistance Paint Externally	
FLOOR FINISHES	<u>Ground Floor</u> Foyer / Living / Dining / Dry Kitchen / Guest Bedroom Guest Bath / Store / Yard / Store 1 & 2 / Utility 1 / Bath 3 Car Porch / Terrace Staircase Refuse compartment Others	Porcelain Tiles Full Bodied Porcelain Tiles Timber Flooring Ceramic Tiles Cement Render
	<u>First Floor</u> All Bedrooms / Family Area / Walk In Wardrobe Master bath All Baths Balcony Others	Timber Flooring Porcelain Tiles Porcelain Tiles Full Bodied Porcelain Tiles Cement Render
SANITARY & PLUMBING FITTINGS	WC Wash Basin Shower Bath tub Kitchen Sink	5 6 5 1 1
ELECTRICAL INSTALLATION & TELEPHONE	Light Points Power Points Air-Cond Points Fan Points Telephone Points Data Points TV/Astro Points Doorbell Points Weatherproof Power Points Instant Water Heater Points 3-Phase Wiring (60 amps TNB Meter Cut-off Fuse) Centralized Solar Water Heater System 32A Weatherproof Isolator Points	39 34 6 5 2 5 2 1 1 1 1 1 1
FENCING	1,200mm high fencing	
COMPOUND AREA	Grass Turfing	

PEMAJU : BANDAR ECO-SETIA SDN BHD (566138-A)

5A,JALAN SETIA NUSANTARA U13/17, SETIA ECO PARK, SEKSYEN U13, 40170 SHAH ALAM, SELANGOR

TEL : 03 – 3343 2228 FAX : 03 – 3343 7228 EMAIL : ECO-SALES@SPSETIA.COM

WEBSITE : WWW.SETIAECOPARK.COM.MY

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