



PARADISE OF BIRDS

Setia Eco Park | Fasa 22A1  
Rumah Berkembar & Banglo 2 Tingkat  
41' x 85' & 59' x 85'



FOR MORE INFORMATION

**03 5030 2288**

Bandar Eco-Setia Sdn. Bhd. 200101030379 (566138-A)

Setia Eco Park Sales Gallery

No.12, Persiaran Setia Dagang, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor, Malaysia  
Tel: (603) 5030 2288 Email: eco-sales@spsetia.com [www.setiaecopark.com.my](http://www.setiaecopark.com.my)

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livelearnworkplay



**Setia**

Pemaju: Bandar Eco-Setia Sdn. Bhd. (No. Pendaftaran: 200101030379 (566138-A)) • No. Lesen Pemaju: 9586/02-2029/1555(A) • Tempoh Sah Laku: 12/02/2024 – 11/02/2029 • No. Permit Iklan dan Jualan: XXXX-XX/XX-XXXX/XXXX(N)-(L) • Tempoh Sah Laku: 31/12/2025 • 30/12/2027 • Jenis Tanah: Kekal • Bebanan Tanah: Tiada • Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Shah Alam • No. Rujukan: MBSA.BGN.600-3/4/650 • Jangka Siap: Dis 2027 • Jumlah Unit (Rumah Berkembar): 58 unit (Baki Unit: 28 unit) • Harga: RM2,920,000 (min.) – RM3,306,000 (maks.) • Jumlah Unit (Rumah Sesebuah): 9 unit (Baki Unit: 7 unit) • Harga: RM4,301,000 (min.) – RM6,079,000 (maks.) • Bumiputra Diskaun 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY



# MASTER PLAN



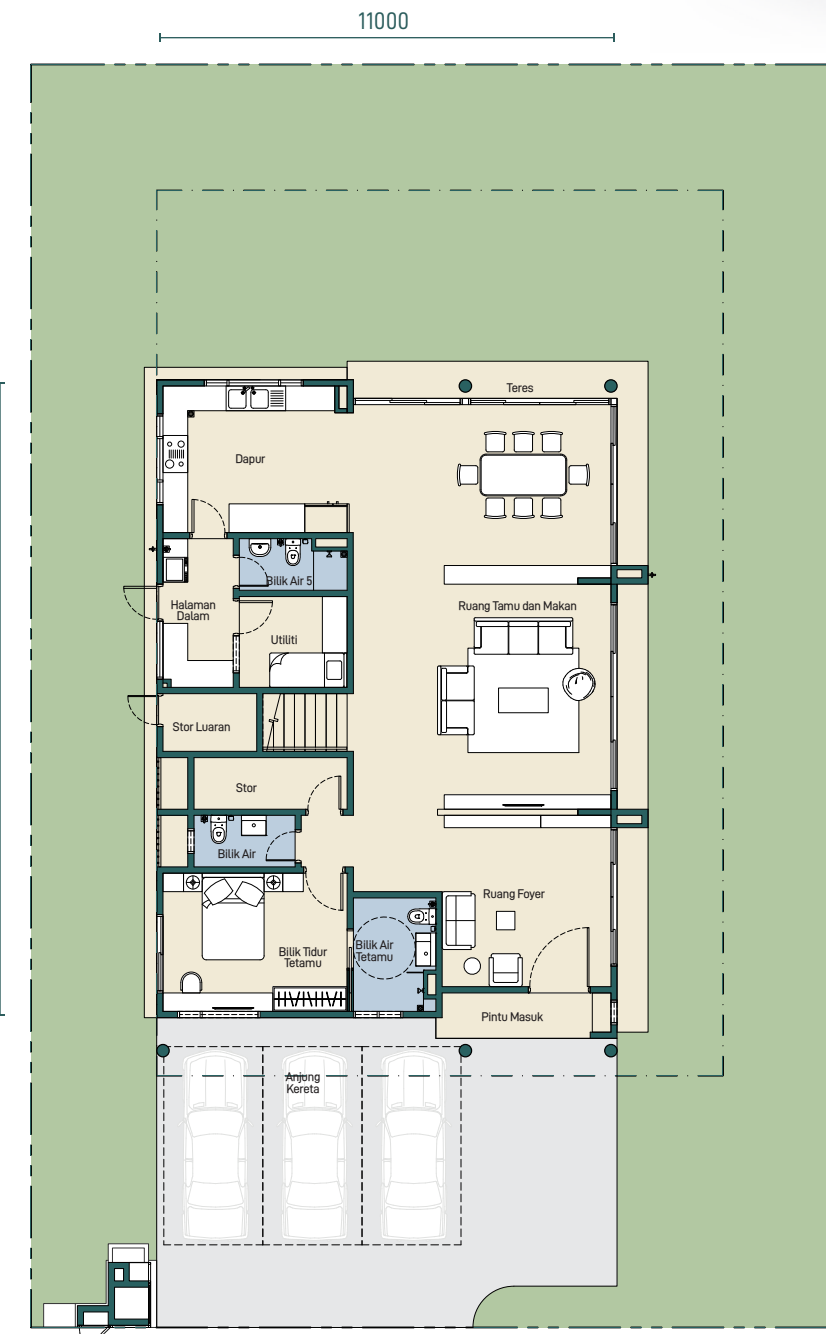
# SITE PLAN

## PETUNJUK

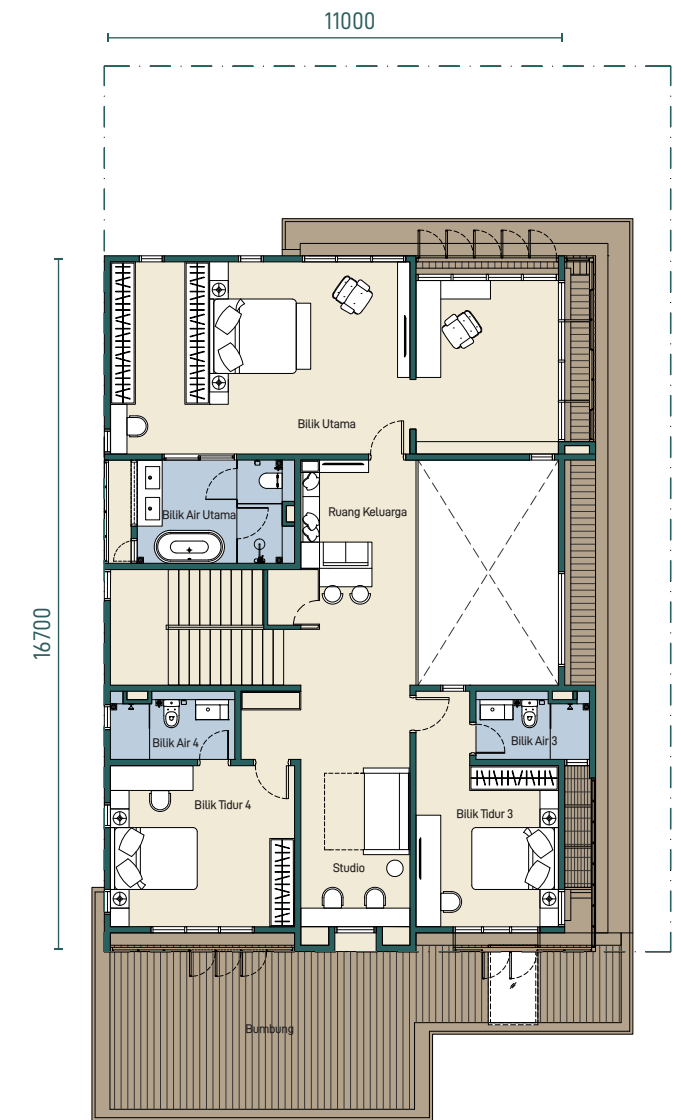
- Banglo Jenis A
- Banglo Jenis B1
- Banglo Jenis B2
- Banglo Jenis C
- Rumah Berkembar Jenis D1
- Rumah Berkembar Jenis D2

# Jenis A

**BANGLO**  
 Anggaran keluasan binaan:  
**3,929 kps**  
 Keluasan tanah: 5,038 - 7,589 kps  
 4 + 1 bilik tidur & 5 bilik mandi +  
 1 tandas



Tingkat Bawah



Tingkat Atas

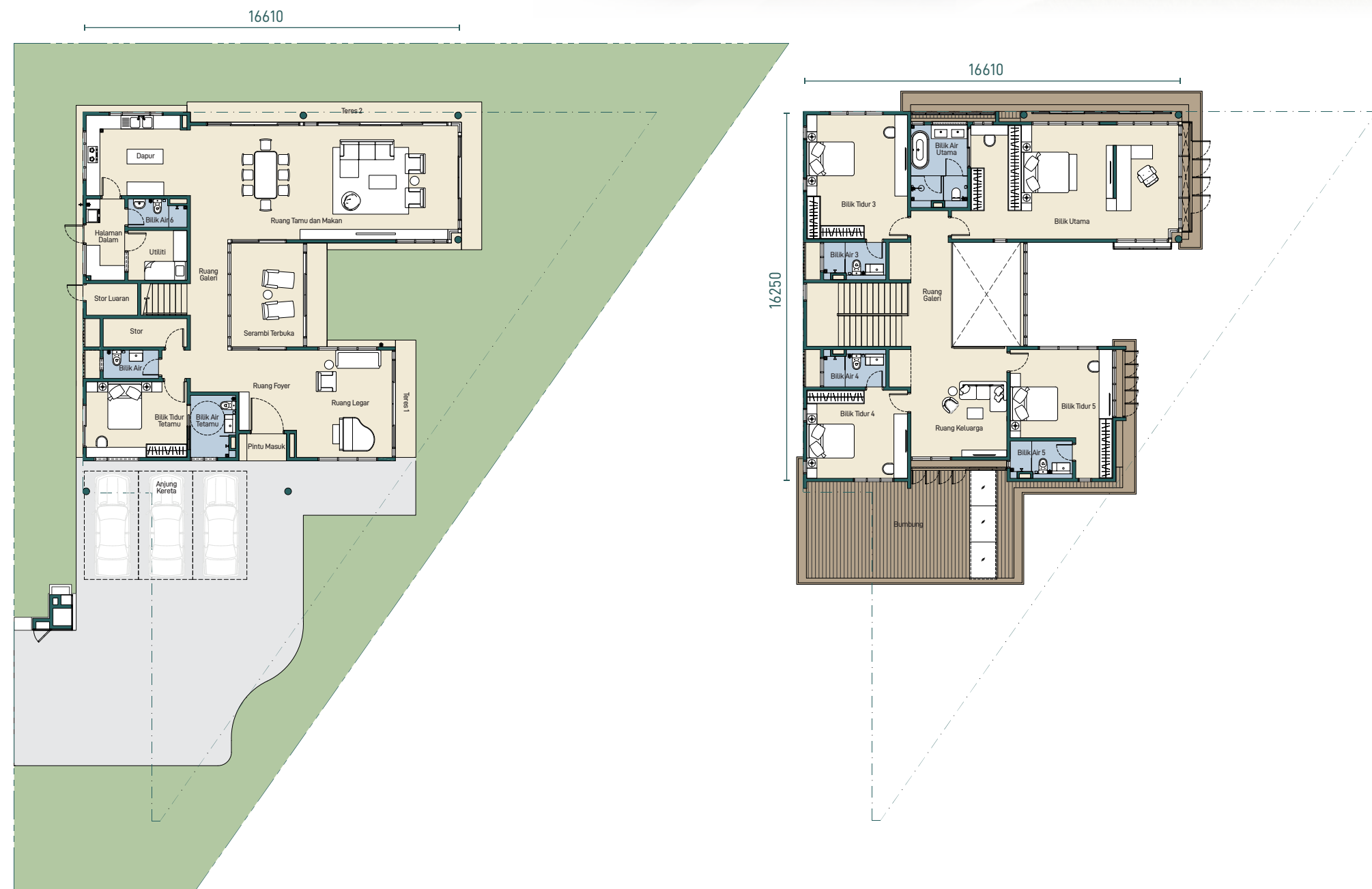


# Jenis B1

BANGLO  
 Anggaran keluasan binaan:  
 4,754 – 4,755 kps

Keluasan tanah: 6,997 – 8,547 kps

5 + 1 bilik tidur & 6 bilik mandi +  
 1 tandas



Tingkat Bawah

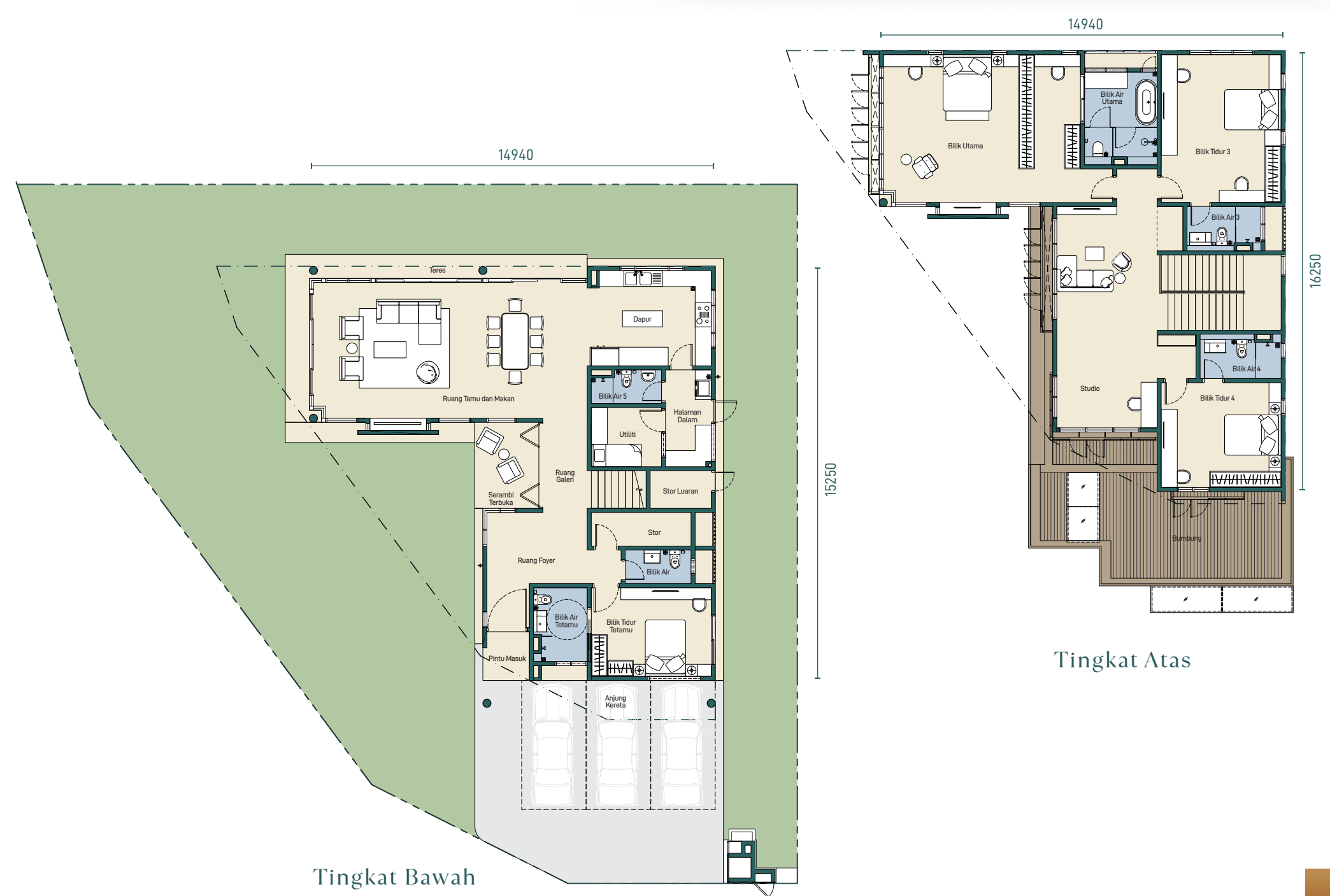
Tingkat Atas

# Jenis B2

BANGLO  
 Anggaran keluasan binaan:  
 3,871 kps

Keluasan tanah: 6,125 kps

4 + 1 bilik tidur & 5 bilik mandi +  
 1 tandas



Tingkat Bawah

Tingkat Atas



# Jenis C

## BANGLO

Anggaran kelulusan binaan:

5,072 kps

Keluasan tanah: 6,770 - 9,731 kps

5 + 1 bilik tidur & 6 bilik mandi +  
1 tandas



# Jenis D1 & D2

## RUMAH BERKEMBAR

Anggaran kelulusan binaan:

3,250 kps

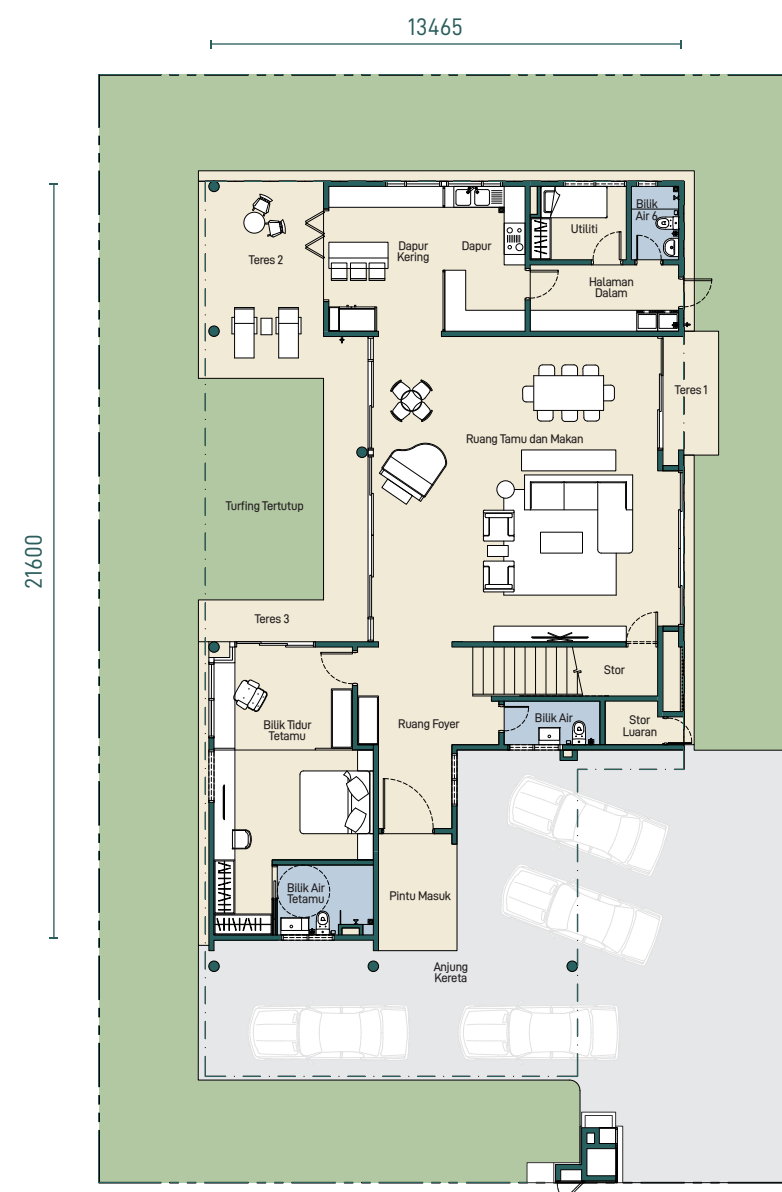
Keluasan tanah: 3,498 - 5,124 kps

4 + 1 bilik tidur & 5 bilik mandi

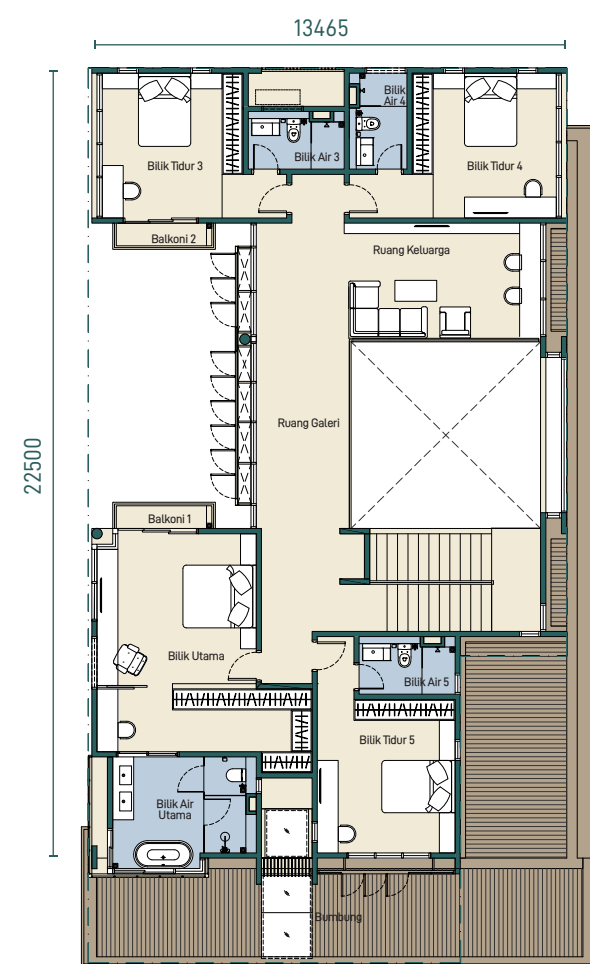


Type D1

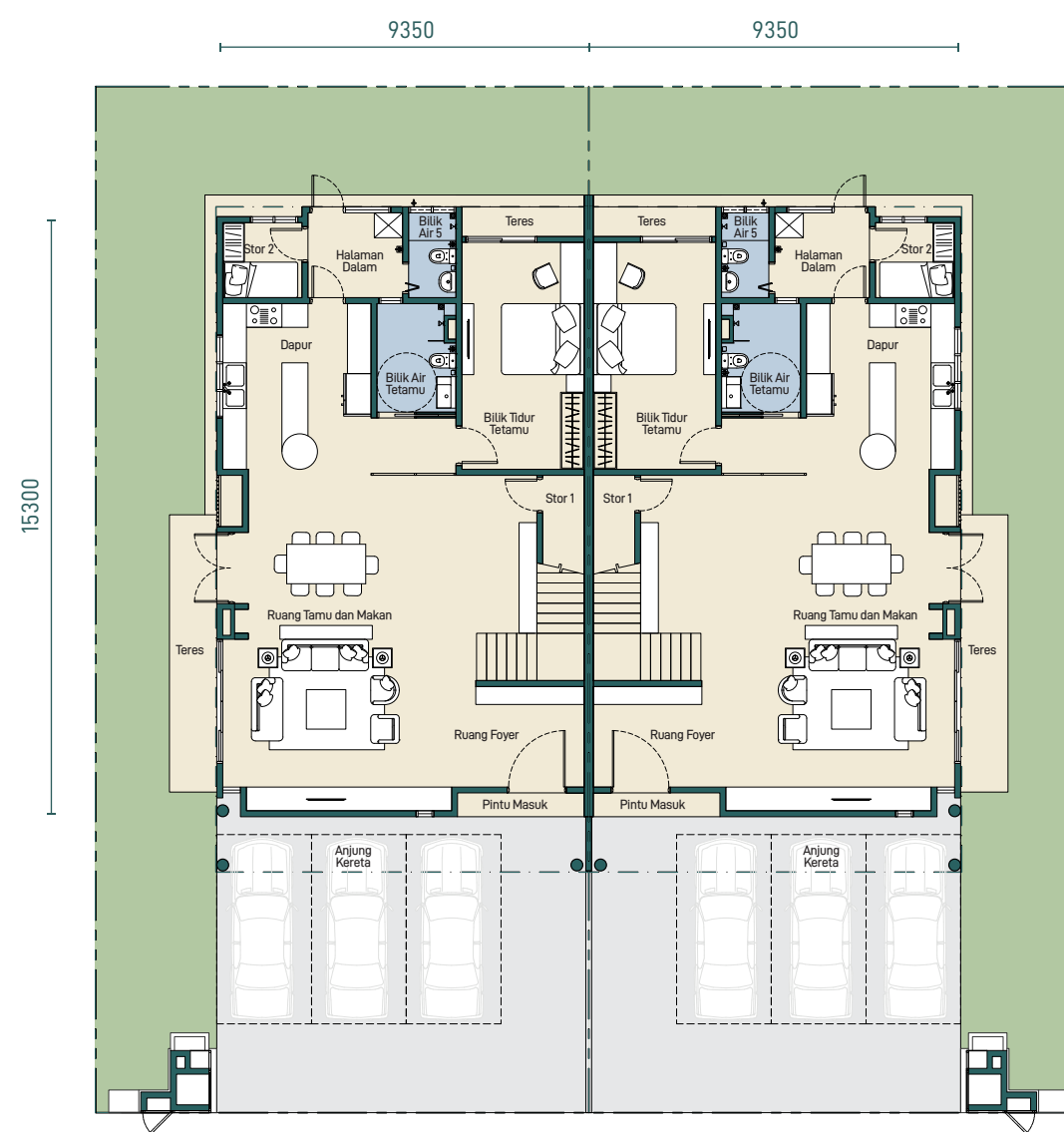
Type D2



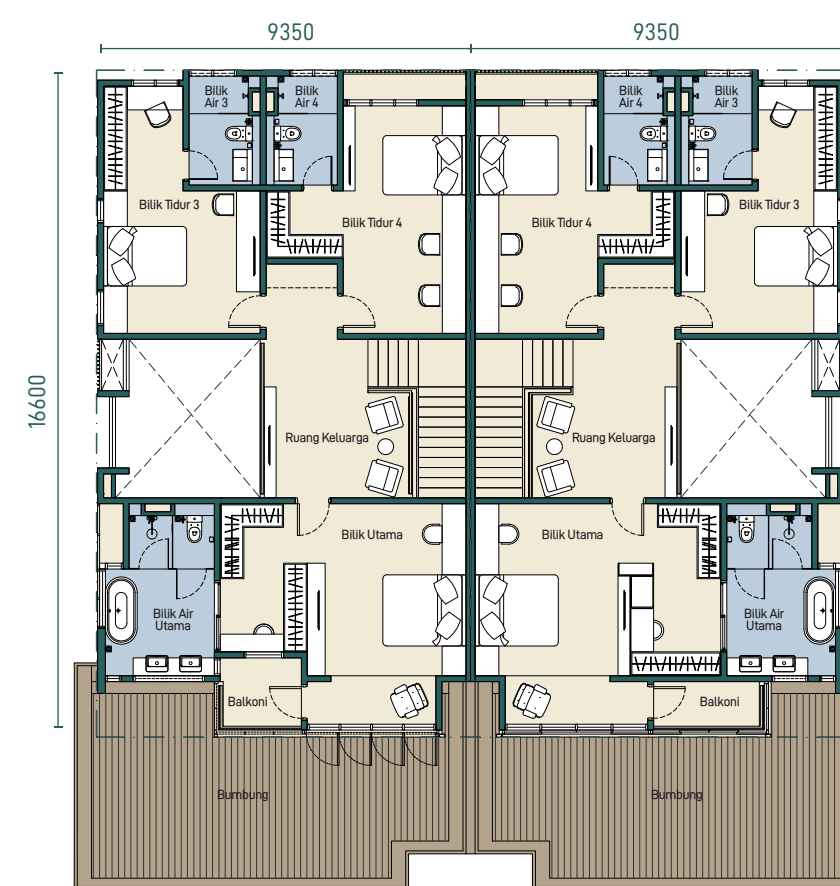
Tingkat Bawah



Tingkat Atas



Tingkat Bawah



Tingkat Atas







# Kingfisher

PARADISE OF BIRDS

Setia Eco Park | Phase 22A1  
2 Storey Semi D & Bungalow  
41' x 85' & 59' x 85'



FOR MORE INFORMATION

**03 5030 2288**

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Developer: Bandar Eco-Setia Sdn. Bhd. (Company No.: 200101030379 (566138-A)) • Developer's License No.: 9586/02-2029/1555(A) • Validity Period: 12/02/2024 – 11/02/2029 • Advertising & Sales Permit No.: XXXX-XX/XX-XXXX/XXXX(N)-(L) • Validity Period: 31/12/2025 – 30/12/2027 • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA.BGN.600-3/4/650 • Completion Date: Dec 2027 • Total Units (Semi-D): 58 units (Balance unit: 28 units) • Price: RM2,920,000 (min.) – RM3,306,000 (max.) • Total Units (Bungalow): 9 units (Balance Unit: 7 units) • Price: RM4,301,000 (min.) – RM6,079,000 (max.) • 7% discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY



# MASTER PLAN



## LEGEND

- Bungalow Type A
- Bungalow Type B1
- Bungalow Type B2
- Bungalow Type C
- Semi-D Type D1
- Semi-D Type D2

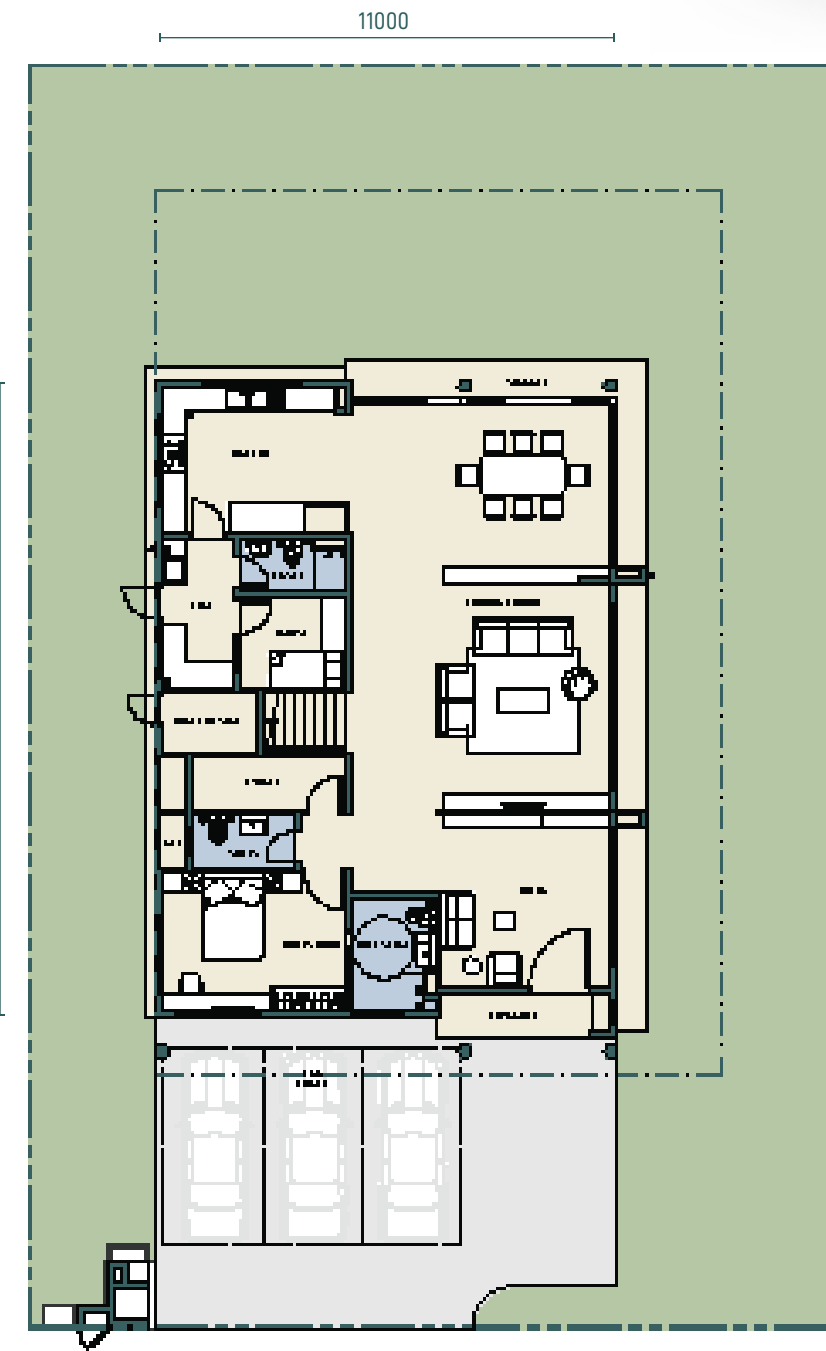
# SITE PLAN

## Type A

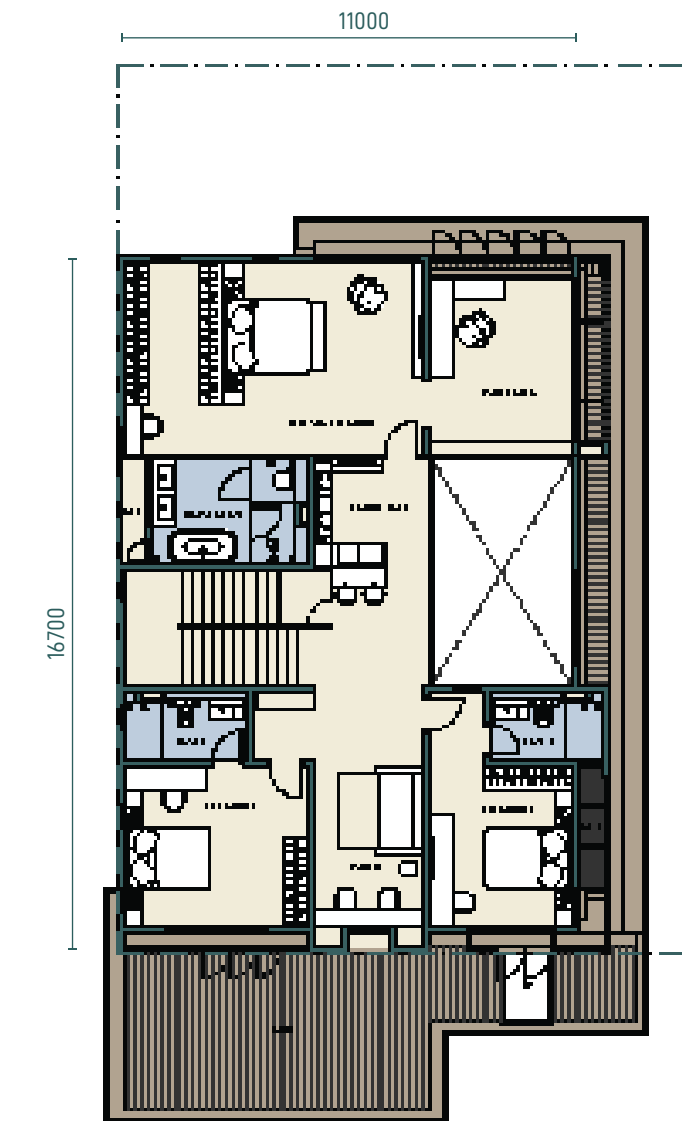
**BUNGALOW**  
Approximate built-up area:  
**3,929 sq.ft.**

Land area: 5,038 - 7,589 sq.ft.

4 + 1 bedrooms & 5 bathrooms +  
1 toilet



Ground Floor



First Floor

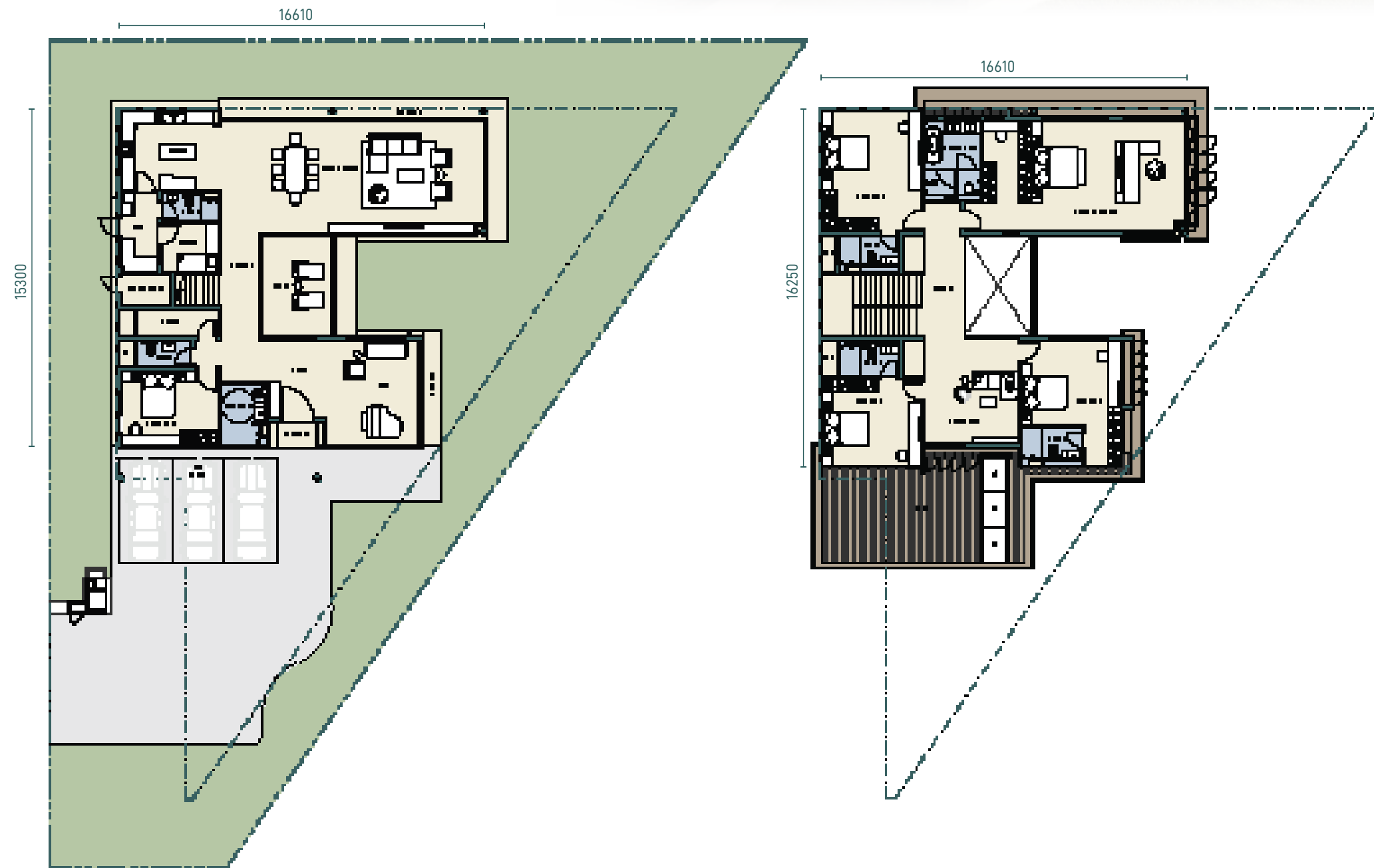


# Type B1

BUNGALOW  
Approximate built-up area:  
4,754 – 4,755 sq.ft.

Land area: 6,997 – 8,547 sq.ft.

5 + 1 bedrooms & 6 bathrooms +  
1 toilet



Ground Floor

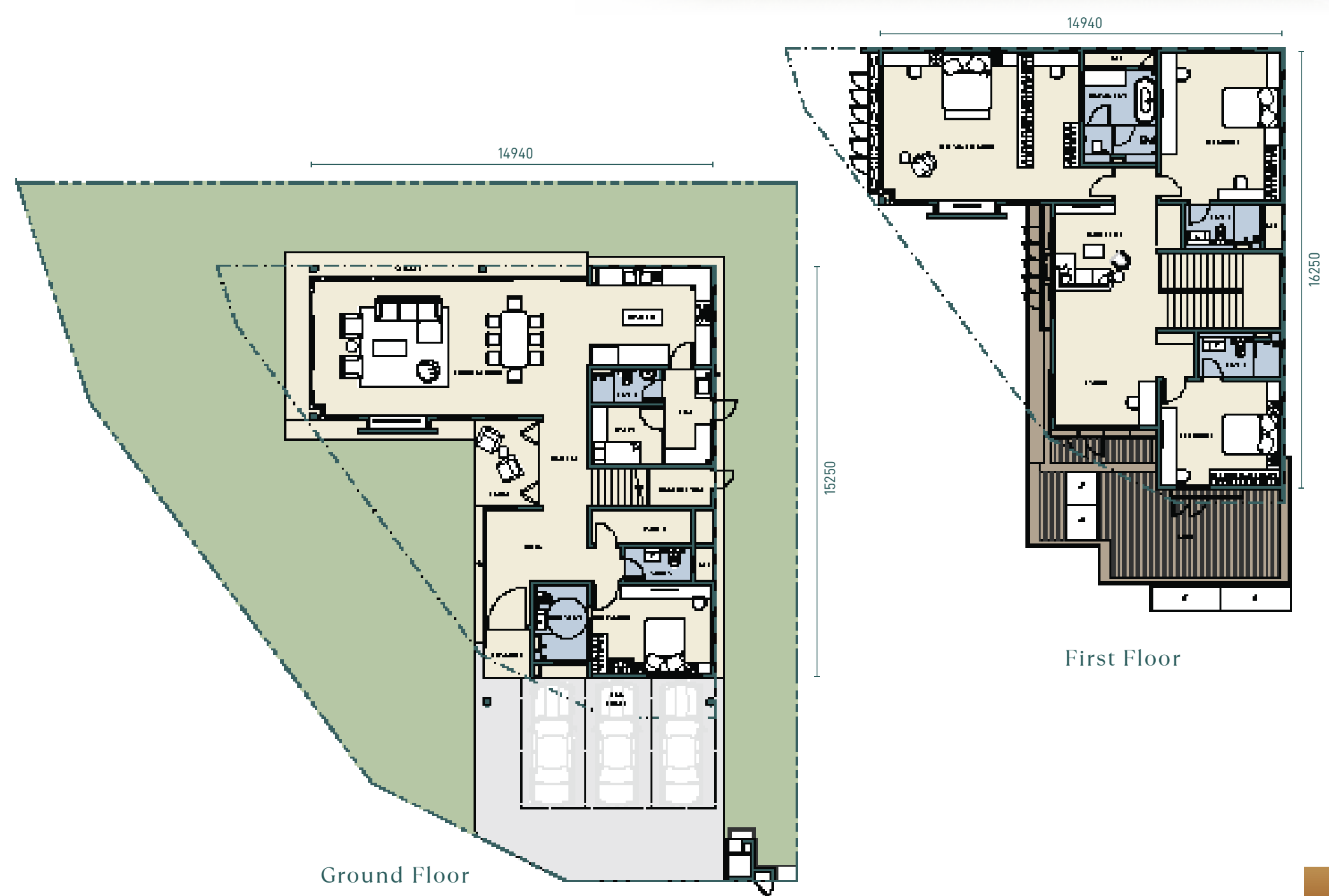
First Floor

# Type B2

BUNGALOW  
Approximate built-up area:  
3,871 sq.ft.

Land area: 6,125 sq.ft.

4 + 1 bedrooms & 5 bathrooms +  
1 toilet



Ground Floor

First Floor



# Type C

**BUNGALOW**  
Approximate built-up area:  
**5,072 sq.ft.**

Land area: 6,770 – 9,731 sq.ft.

5 + 1 bedrooms & 6 bathrooms +  
1 toilet

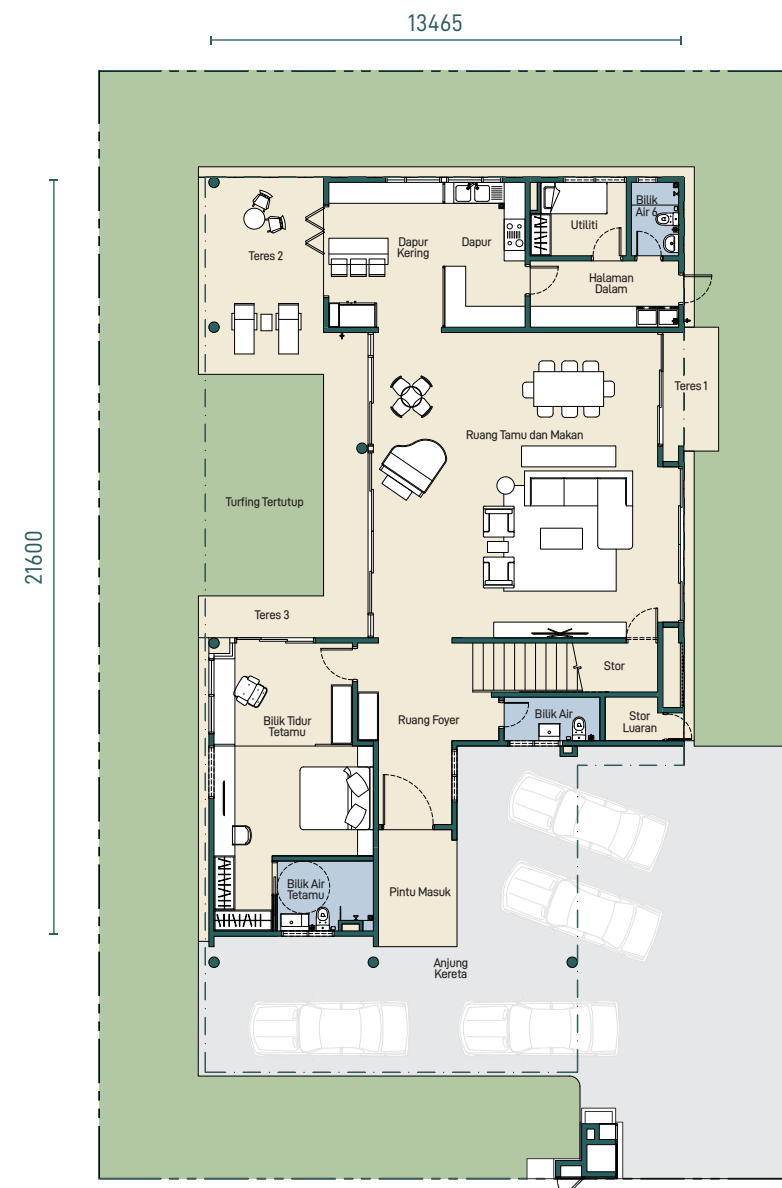


# Type D1 & D2

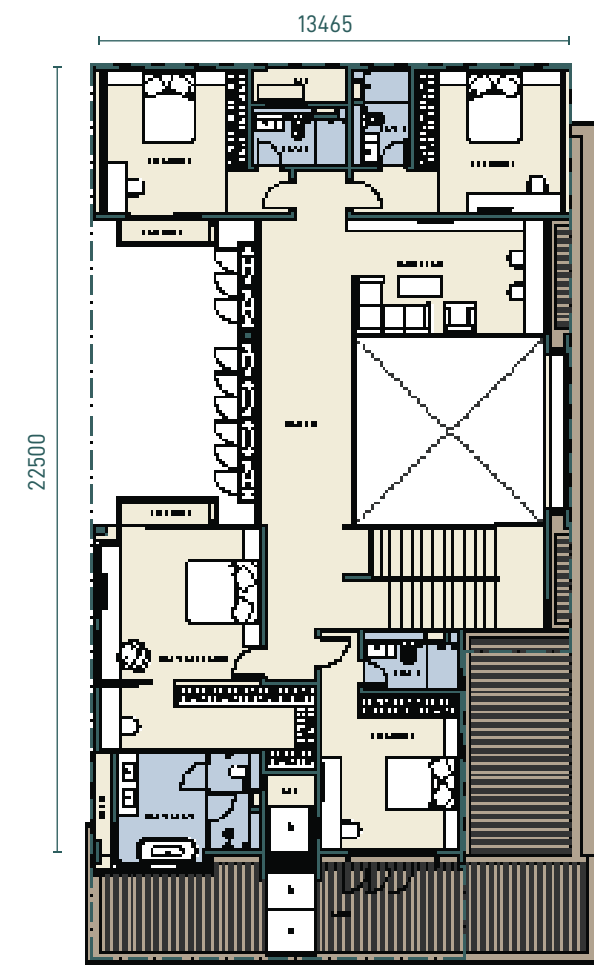
**SEMI-D**  
Approximate built-up area:  
**3,250 sq.ft.**

Land area: 3,498 – 5,124 sq.ft.

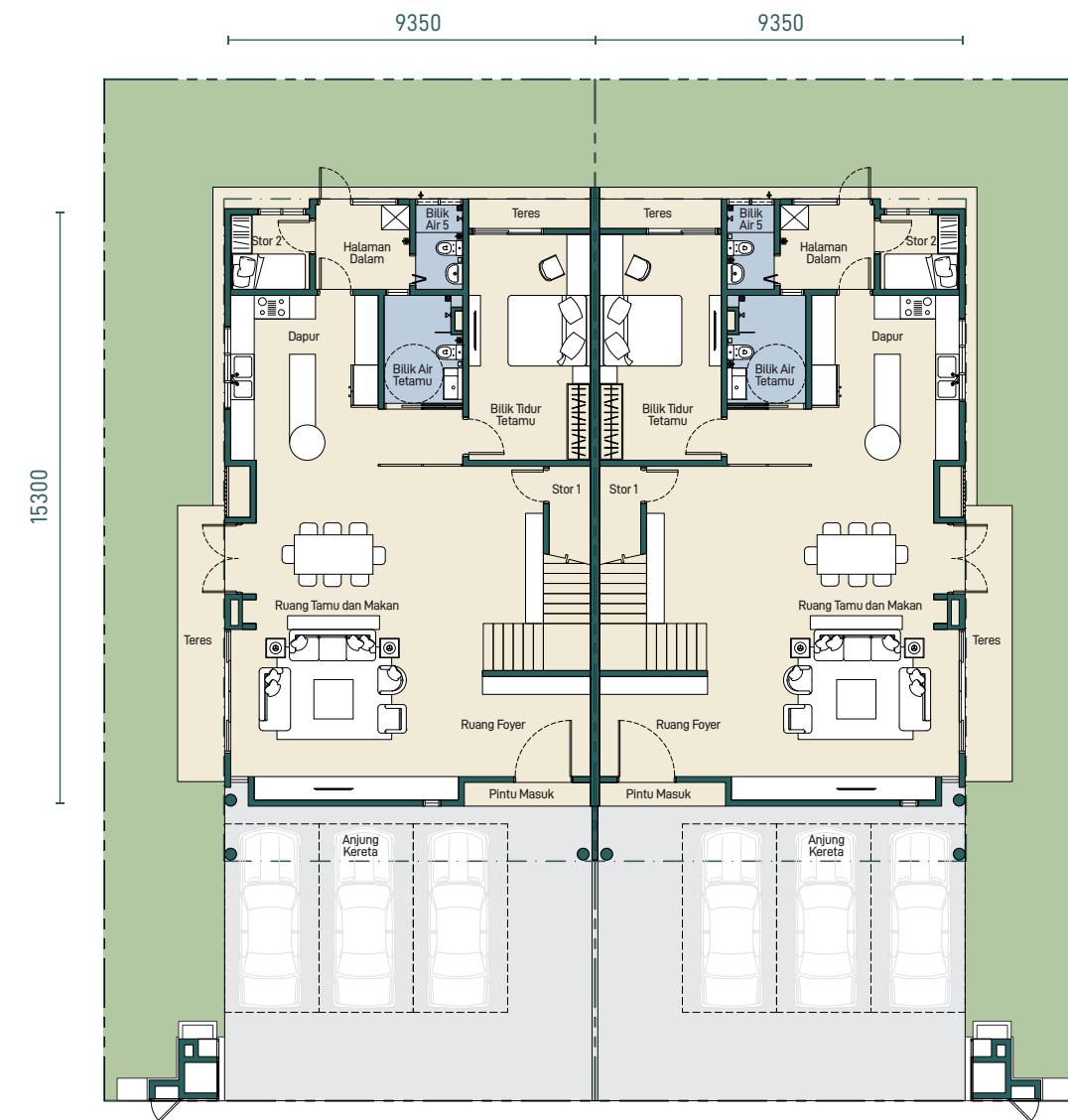
4 + 1 bedrooms & 5 bathrooms



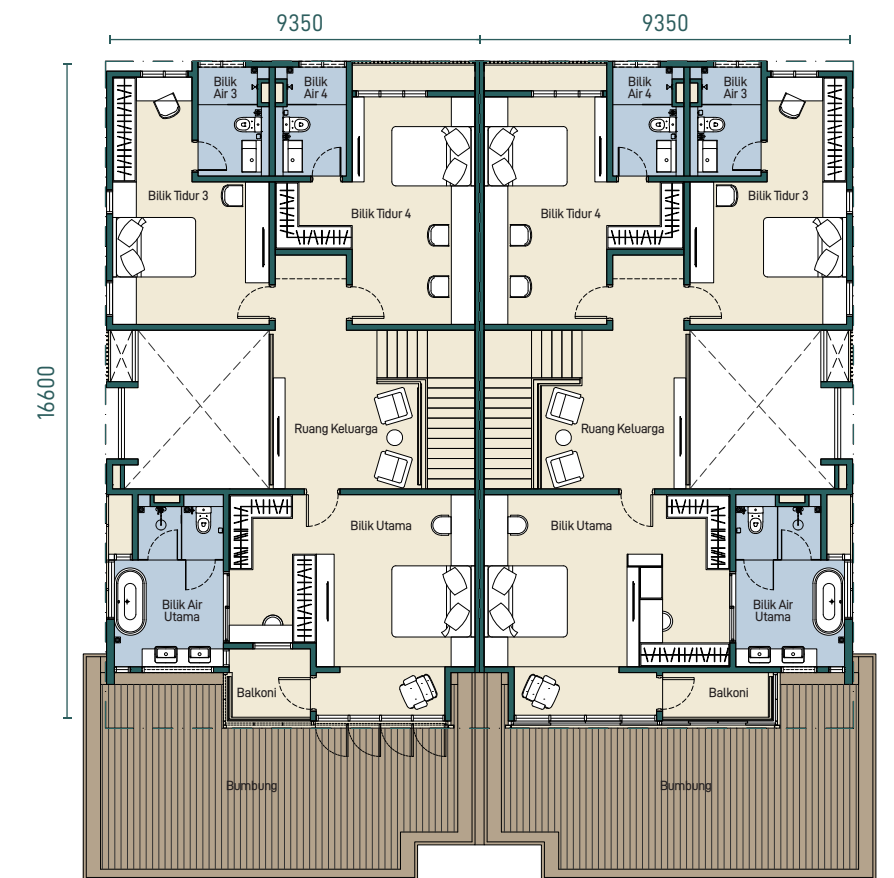
Ground Floor



First Floor



Ground Floor



First Floor



# SPECIFICATIONS

Structure	- Reinforced Concrete / Steel Structure					
Wall	- Brick Wall					
Roofing Material	- Metal Deck Roof					
Roof Structure	- Steel Structure					
Ceiling	- Skim Coat / Plaster Ceiling / Fibre Cement Ceiling					
Window	- Aluminium Frame Glass Window / Frameless Glass Window					
Door	- Main Entrance		: Solid Timber Decorative Door with Glass Panel			
	- All Bedrooms		: Solid Core Timber Door			
	- Others		: Solid Core Timber Door / Timber Flush Door / Aluminium Frame Sliding Door / Aluminium Louvres Door / Timber Louvres Doors / Aluminium Frame Folding Door (Type B2 & C only) / Aluminium Frame Bifold Door (Type D only)			
Ironmongery	- Quality Locksets					
Wall Finishes	- Bathrooms		: Porcelain Tiles Up to Ceiling Height			
	- Kitchen		: Porcelain Tiles Up to Ceiling Height			
	- Refuse Compartment		: Porcelain Tiles			
	- Others		: Plaster & Paint Finish			
Floor Finishes	- <b>Ground Floor</b>		- Entrance / Foyer		: Porcelain Tiles	
			- Hall (Type B1 only)		: Porcelain Tiles	
			- Lanai (Type B1 & B2 only)		: Porcelain Tiles	
			- Gallery (Type B1 & B2 only)		: Porcelain Tiles	
			- Living & Dining		: Porcelain Tiles	
			- Kitchen		: Porcelain Tiles	
			- Yard		: Porcelain Tiles	
			- Utility (Type A, B1, B2, C only)		: Porcelain Tiles	
			- All Stores		: Porcelain Tiles	
			- All Toilets & Bathrooms		: Porcelain Tiles	
			- Guest Room		: Porcelain Tiles	
			- Staircase		: Timber Strips	
			- Terrace		: Porcelain Tiles	
			- Car Porch		: Porcelain Tiles	
			- Others		: Cement Render	
			- <b>First Floor</b>		- Staircase	
					: Timber Strips	
					- All Bedrooms	
					: Timber Strips	
					- All Bathrooms	
					: Porcelain Tiles	
					- Study Area (Type A only)	
					: Timber Strips	
					- Family Hall	
					: Timber Strips	
					- Gallery (Type B1 & C only)	
					: Timber Strips	
					- Studio (Type A & B2 only)	
					: Timber Strips	
					- Balcony (Type C & D only)	
					: Porcelain Tiles	
					- Others	
					: Cement Render / Metal Grating (Type A)	
Sanitary Wares & Plumbing Fittings		Type A	Type B1	Type B2	Type C	Type D
	- Wash Basin & Tap	7	8	7	8	6
	- Water Closet	6	7	6	7	5
	- Bib Tap	9	10	9	10	7
	- Shower	5	6	5	6	5
	- Long Bath	1	1	1	1	1
	- Kitchen Sink & Tap	1	1	1	1	1
Telephone & Electrical Installation	- Light Point	50	50	43	55	40
	- Power Point	40	40	35	45	35
	- Air-Cond Point	9	9	8	8	7
	- Fan Point	8	8	8	7	5
	- Telephone Point	3	3	3	3	3
	- TV Point	3	3	3	3	3
	- Door Bell Point	1	1	1	1	1
	- Isolator Point	1	1	1	1	1
	- Data Point	6	6	6	6	5
	- Instant Water Heater Point	1	1	1	1	1
	- 3-Phase Wiring (60A TNB Meter Cut-Out Fuse)	Provided	Provided	Provided	Provided	Provided
Fencing	- 1200mm / 1500mm High Fencing at Side & Back					
Compound Area	- Grass Turfing					

# LOCATION

