



Setia

FASA RP10

RUMAH TERES
DUA TINGKAT

Nama Pemajuan: Setia Bayuemas, Klang • Fasa: Fasa RP 10 Rumah Teres Dua Tingkat • Nama Pemaju: I&P Kota Bayuemas Sdn. Bhd. (200201000854) (Ahli Kumpulan Setia) • Alamat pemaju: Setia Bayuemas Welcome Centre, Persiaran Bayu Impian/KS9, Kota Bayuemas, 41200 Klang, Selangor Darul Ehsan Tel: 03-33251700 • Emel : bayuemas@spsetia.com • No Lesen Pemaju: 9796/01-2029/1432(A) • Tempoh Sah: 7/01/2024 – 6/01/2029 • No Permit Iklan & Jualan: XXXX • Tempoh Sah: XXXX - XXXX • Pihak Berkuasa yang Meluluskan : Majlis Bandaraya Diraja Klang • No Pelan Bangunan: (40) dlm MPK/BGN-600-5/1/0071(2024) • Tarikh Dijangka Siap: Disember 2027 • Bebanan Tanah (jika ada): Tiada • Pegangan Tanah: Bebas • Sekatan-sekatan Kepentingan (jika ada): Tiada • Bilangan Unit: 82 Unit (22' x 75') • Harga Jualan: Min. RM 880,000.00 – Mak. RM 1,424,000.00 • Diskaun: 7% untuk Bumiputra.

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

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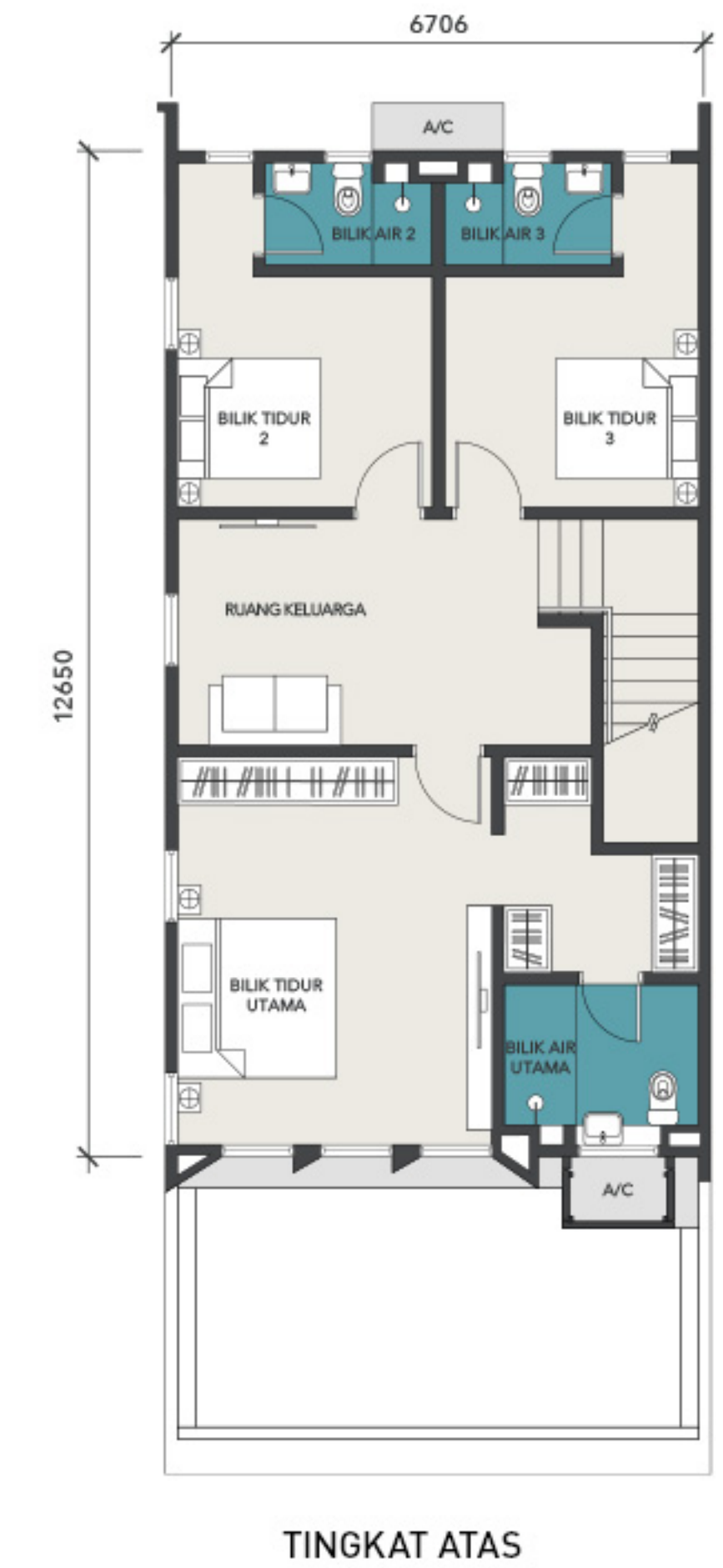
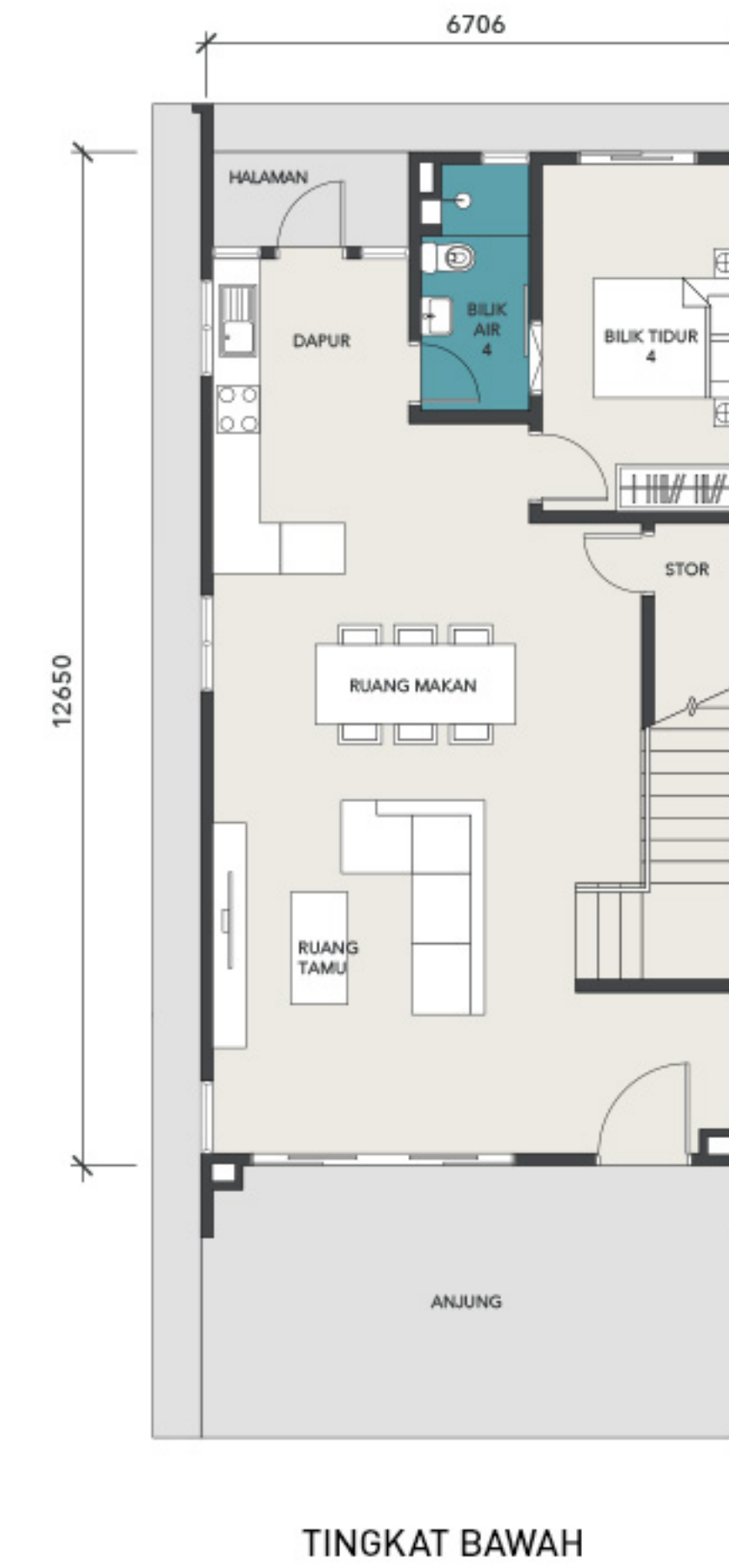




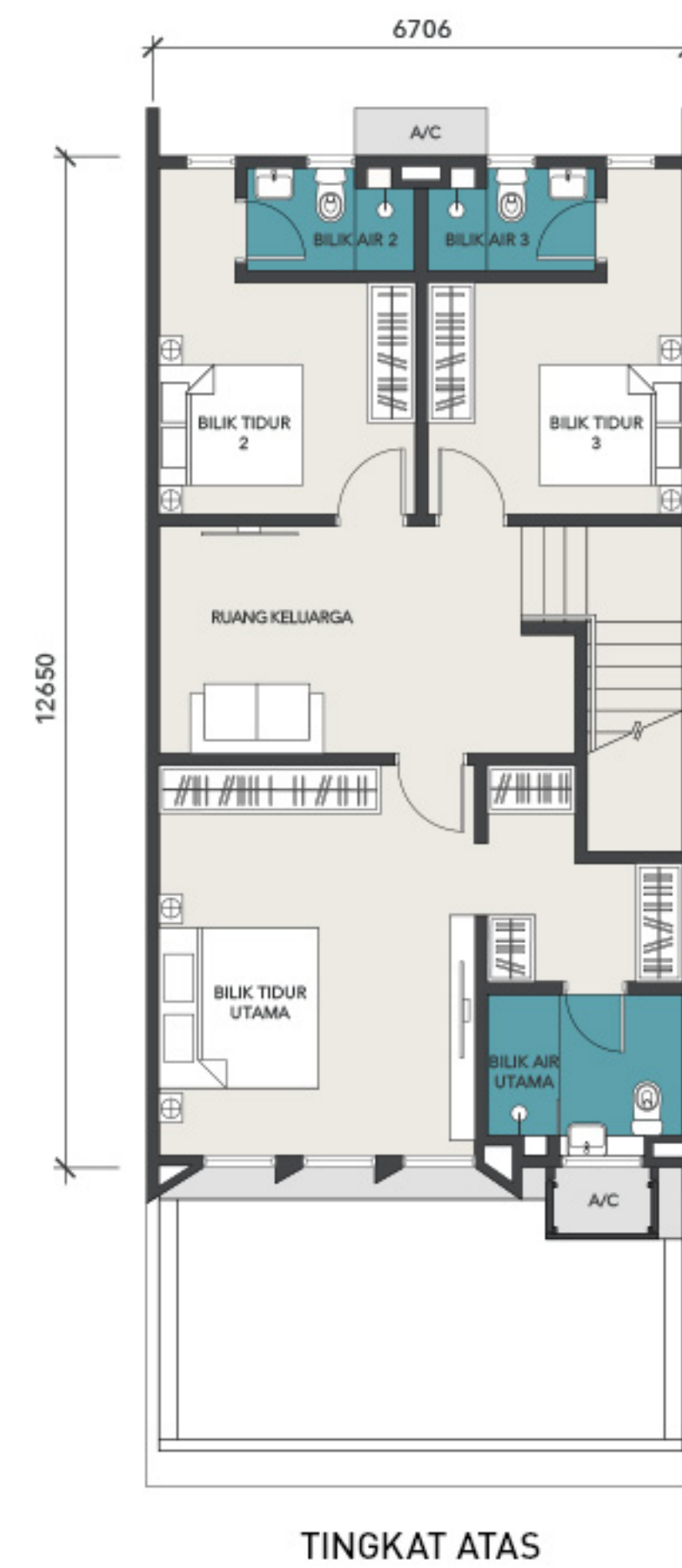
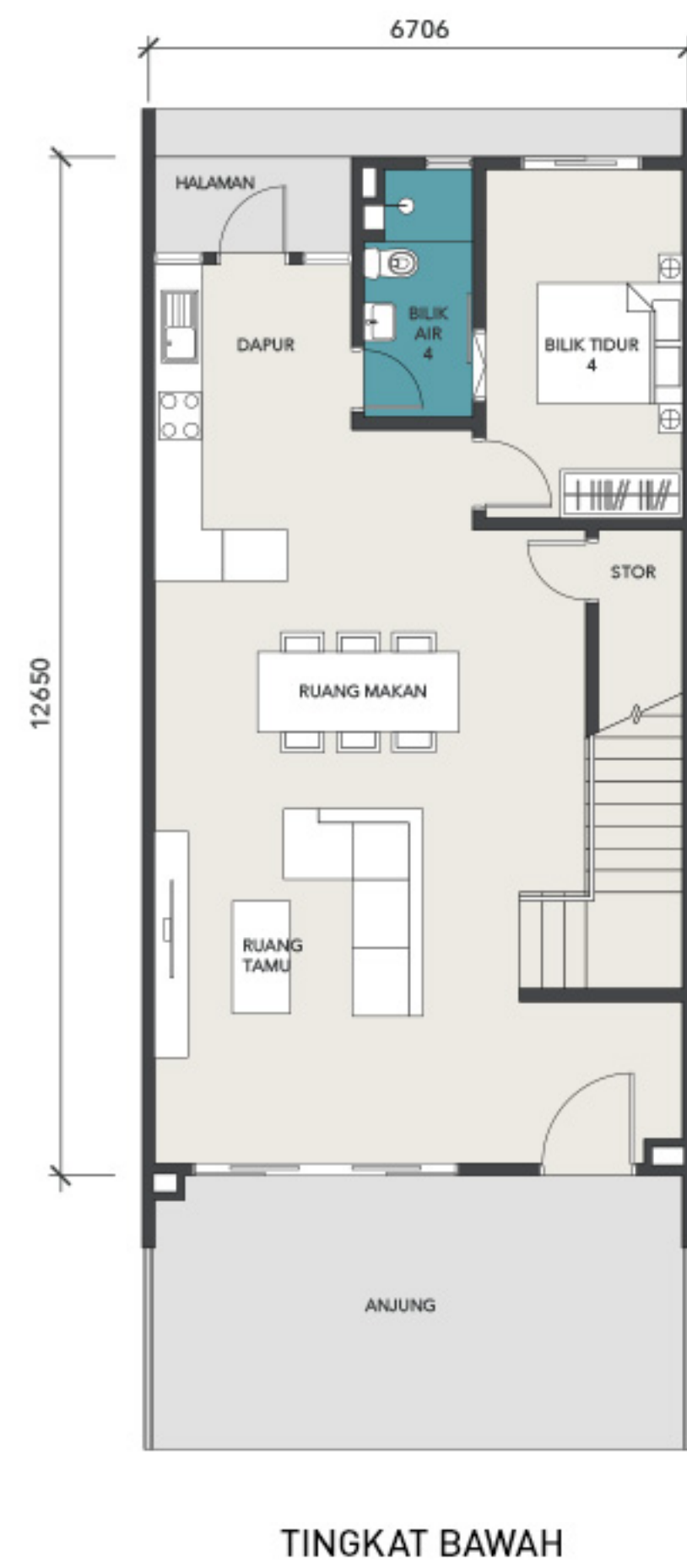
Pelan Lantai



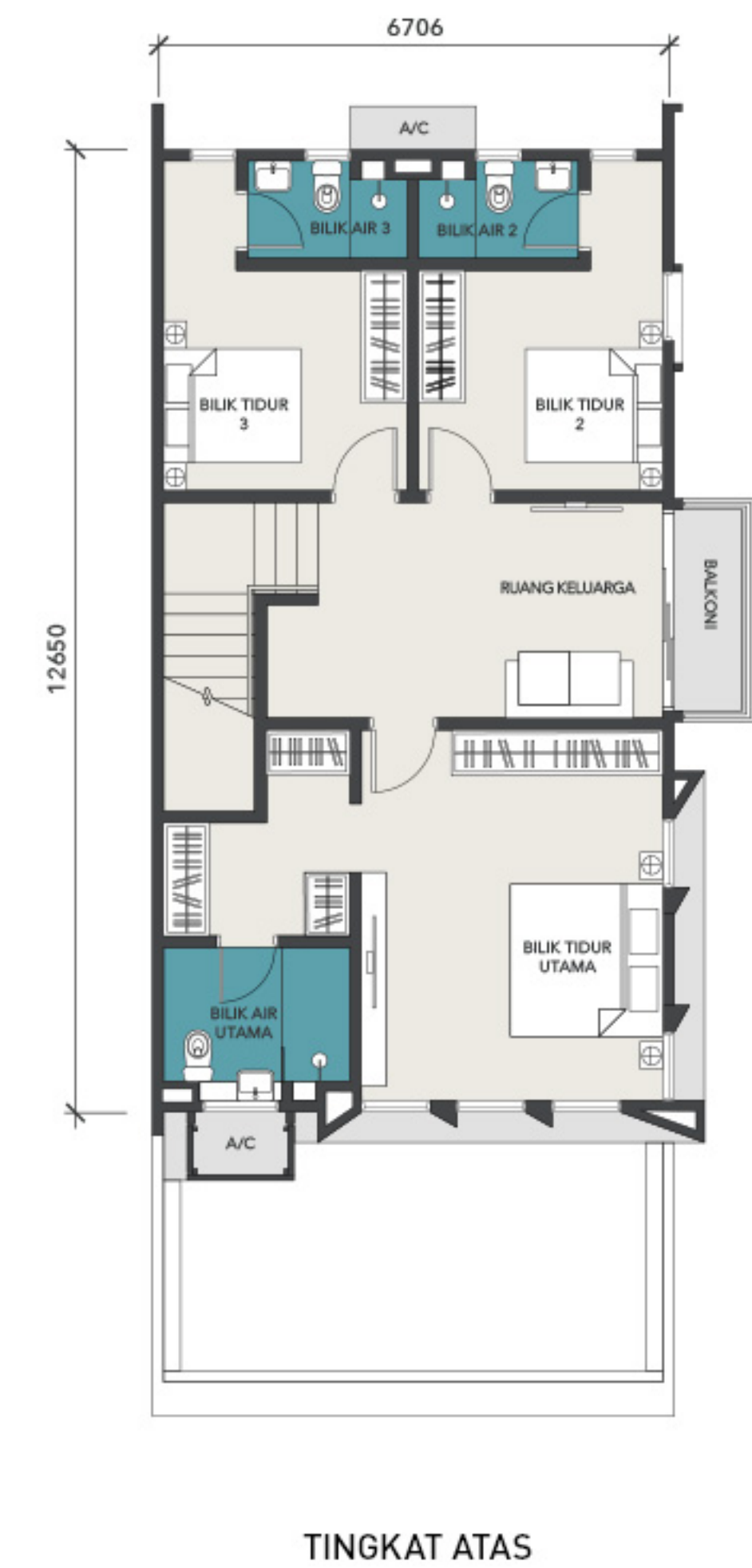
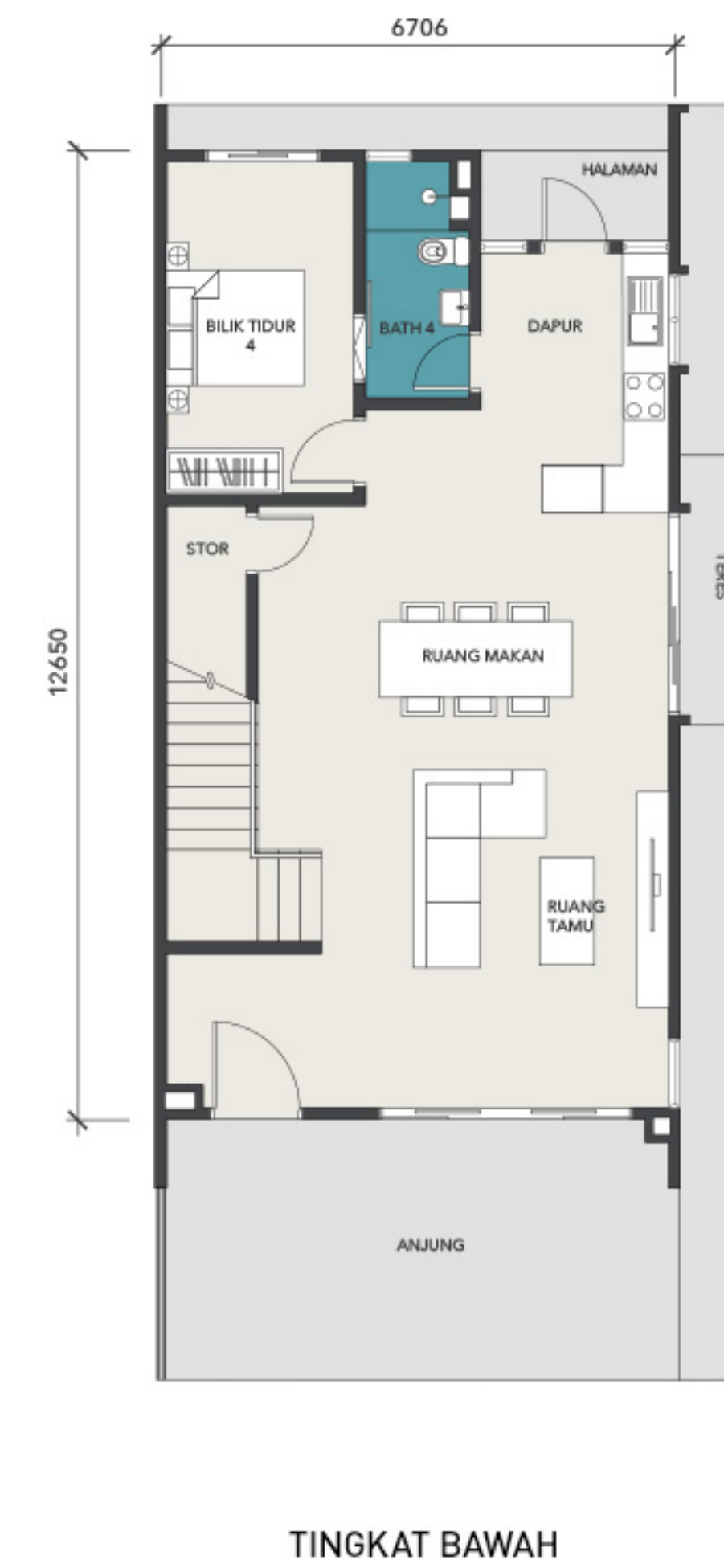
Jenis **B**¹



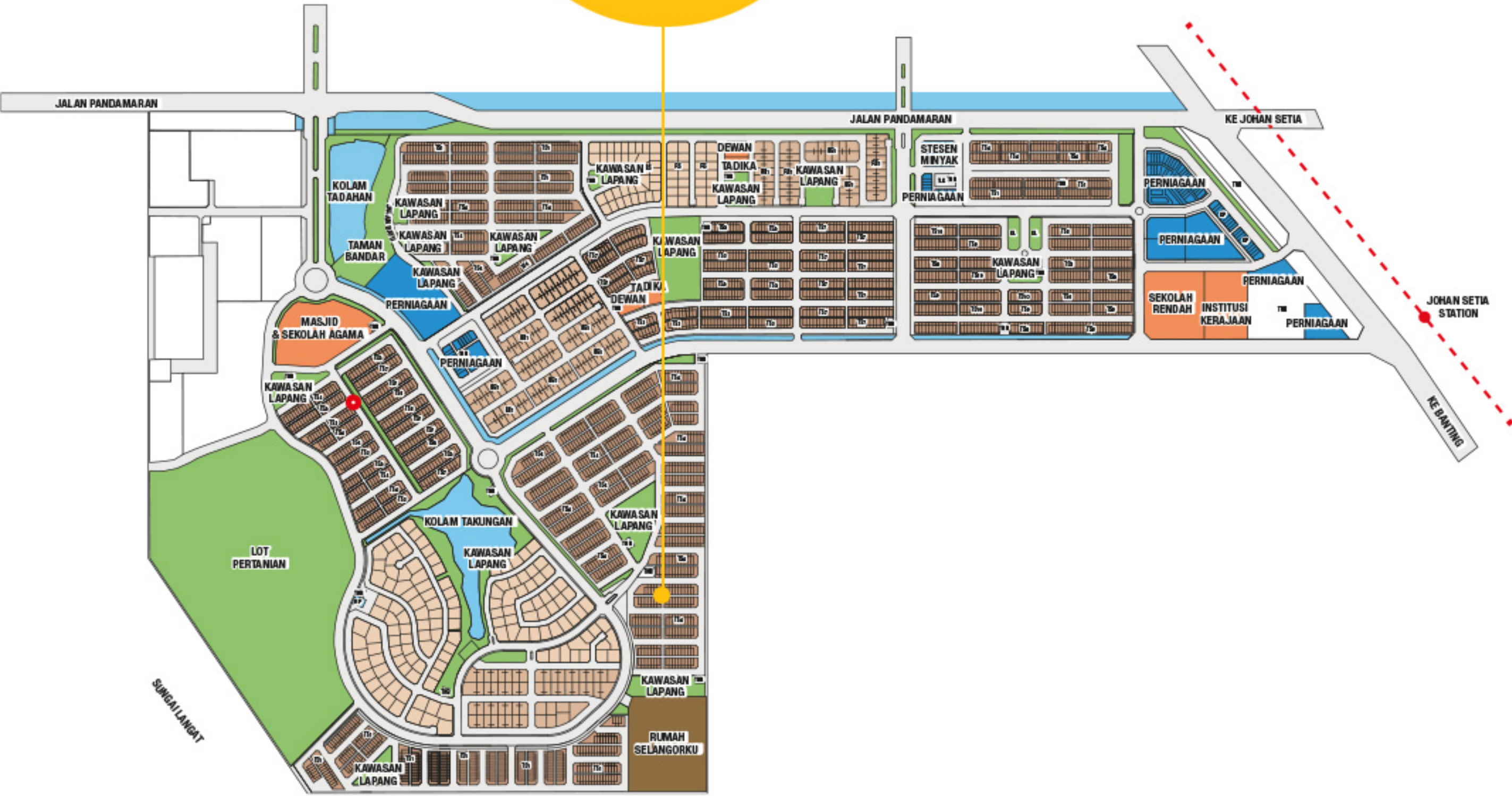
Jenis **A**¹



Jenis **C**¹



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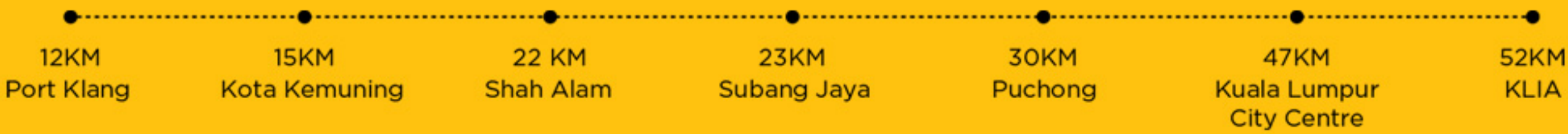
- Jenis A1
- Jenis A2
- Jenis B1
- Jenis B2
- Jenis B3
- Jenis B4
- Jenis B5
- Jenis C1
- Jenis C2



Spesifikasi

a) Struktur		: Konkrit Bertetulang								
b) Dinding		: Konkrit / Dinding Simen / Dinding Batu (Dinding Parti)								
c) Penutup Bumbung		: Jubin Bumbung / Dek Logam								
d) Bingkai Bumbung		: Kekuda Keluli								
e) Siling		: Plaster Siling / Kemasn Skim dan Cat								
f) Tingkap		: Tingkap Kaca Bingkai Aluminium								
g) Pintu		: Pintu Kayu : Pintu Gelongsor Bingkai Aluminium								
h) Perkakasan Besi		: Disediakan								
i) Kemasn Dinding	: Kawasan Umum	: Plaster & Cat								
	: Bilik Air	: Jubin								
	: Dapur	: Jubin sehingga ketinggian 1500mm / Plaster & Cat								
j) Kemasn Lantai	: Ruang Tamu / Ruang Makan	: Jubin								
	: Dapur	: Jubin								
	: Bilik Tidur 4	: Jubin								
	: Bilik Air 4	: Jubin								
	: Stor	: Simen								
	: Bilik Tidur Utama	: Lantai Kayu								
	: Bilik Air Utama	: Jubin								
	: Bilik Tidur 2 & Bilik Tidur 3	: Lantai Kayu								
	: Bilik Air 2 & Bilik Air 3	: Jubin								
	: Ruang Keluarga	: Lantai Kayu								
		A1	A2	B1	B2	B3	B4	B5	C1	C2
k) Sanitasi & Pemasangan Paip	: Dapur	: Sinki dengan Ketuk Air	1	1	1	1	1	1	1	1
	: Bilik Air	: Mangkuk Tandas	4	4	4	4	4	4	4	4
		: Pancuran Mandian	4	4	4	4	4	4	4	4
		: Bidet Tangan	4	4	4	4	4	4	4	4
		: Pemegang Tisu Tandas	4	4	4	4	4	4	4	4
	: Halaman	: Ketuk Air Bib	1	1	1	1	1	1	1	1
		A1	A2	B1	B2	B3	B4	B5	C1	C2
l) Pemasangan Electric	: Titik Lampu	32	32	32	32	32	32	32	34	34
	: Suis Soket Outlet	22	22	22	22	22	22	22	22	22
	: Titik Kipas	7	7	7	7	7	7	7	7	7
	: Suis Pengasing Pengecas EV	1	1	1	1	1	1	1	1	1
	: Titik Loceng Bunyi	1	1	1	1	1	1	1	1	1
	: Titik Pemanas Air	4	4	4	4	4	4	4	4	4
	: Titik Penyaman Udara	6	6	6	6	6	6	6	6	6
	: Titik Pagar Automatik	1	1	1	1	1	1	1	1	1
	: Soket Dinding Fiber (FWS)	1	1	1	1	1	1	1	1	1
	: Titik Pam Penggalak	1	1	1	1	1	1	1	1	1
	: Kawalan Titik Panel Penggera	1	1	1	1	1	1	1	1	1
	m) Trunking & Kabel Telekomunikasi Dalamn		: Disediakan							
n) Pagar		: Disediakan								
o) Rumput		: Tidak disediakan								
p) Paip Gas		: Tidak disediakan								

Peta Lokasi



Pendidikan

- 1 Sri KDU International School Klang
- 2 Regent International School (Klang)
- 3 Al Baghdadi Playtime Centre
- 4 UITM Shah Alam

Perubatan

- 9 Hospital Tunku Ampuan Rahimah
- 10 Manipal Hospital Klang
- 11 Columbia Asia Hospital Bukit Rimau
- 12 KPJ Selangor Specialist Hospital

Pasaraya

- 5 AEON Mall Bukit Tinggi
- 6 GM Klang Wholesale City
- 7 NSK Trade City
- 8 Mydin @ Little India Klang

Kemudahan Berdekatan

- 13 Bayuemas Sports & Events Complex
- 14 Petubuhan Hospis, Klang
- 15 Petronas, Bayuemas
- 16 Bayuemas Park



PHASE RP10

DOUBLE STOREY
TERRACE HOUSE

Setia

Development Name: Setia Bayuemas, Klang • Phase: Phase RP10 Double Storey Terrace • Developer Name: I&P Kota Bayuemas Sdn. Bhd. (200201000854) (a member of Setia) • Developer Address: Setia Bayuemas Welcome Centre, Persiaran Bayu Impian/KS9, Kota Bayuemas, 41200 Klang, Selangor Darul Ehsan Tel: 03-33251700 • Email : bayuemas@spsetia.com • Developer's License No: 9796/01-2029/1432(A) • Validity Period: 07/01/2024 - 06/01/2029 • Advertising and Sales Permit No: XXXX • Validity Period: XXXX - XXXX • Approving Authority: Majlis Bandaraya Diraja Klang • Building Plan Approval No: (40) dlm MPK/BGN-600-5/1/0071(2024) • Expected Date of Completion: December 2027 • Land of encumbrance (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Units: 82 Units (22' x 75') • Selling Price: Min. RM 880,000.00 – Max. RM 1,424,000.00 • Discount: 7% for Bumiputra.

"THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.
APPROVED DEVELOPMENT INFORMATION AND ADVERTISEMENT CAN BE VIEWED ON THE TEDUH PORTAL TEDUH.KPKT.GOV.MY"

PHASE RP10



An aerial photograph of a residential development. In the foreground, there are several rows of white, semi-detached houses with dark roofs, arranged in a grid-like pattern. To the left of these houses is a large, dense green forest. In the middle ground, there is a body of water, possibly a lake or a large pond, surrounded by more greenery. To the right of the water, there are more rows of houses, some of which are already built and others that are still under construction or planning. In the background, a city skyline is visible, including several tall apartment buildings and other urban structures. A yellow callout bubble with the text "PHASE RP10" is positioned in the upper right corner of the image, with a thin yellow line extending from the bubble down to the development area.

PHASE RP10

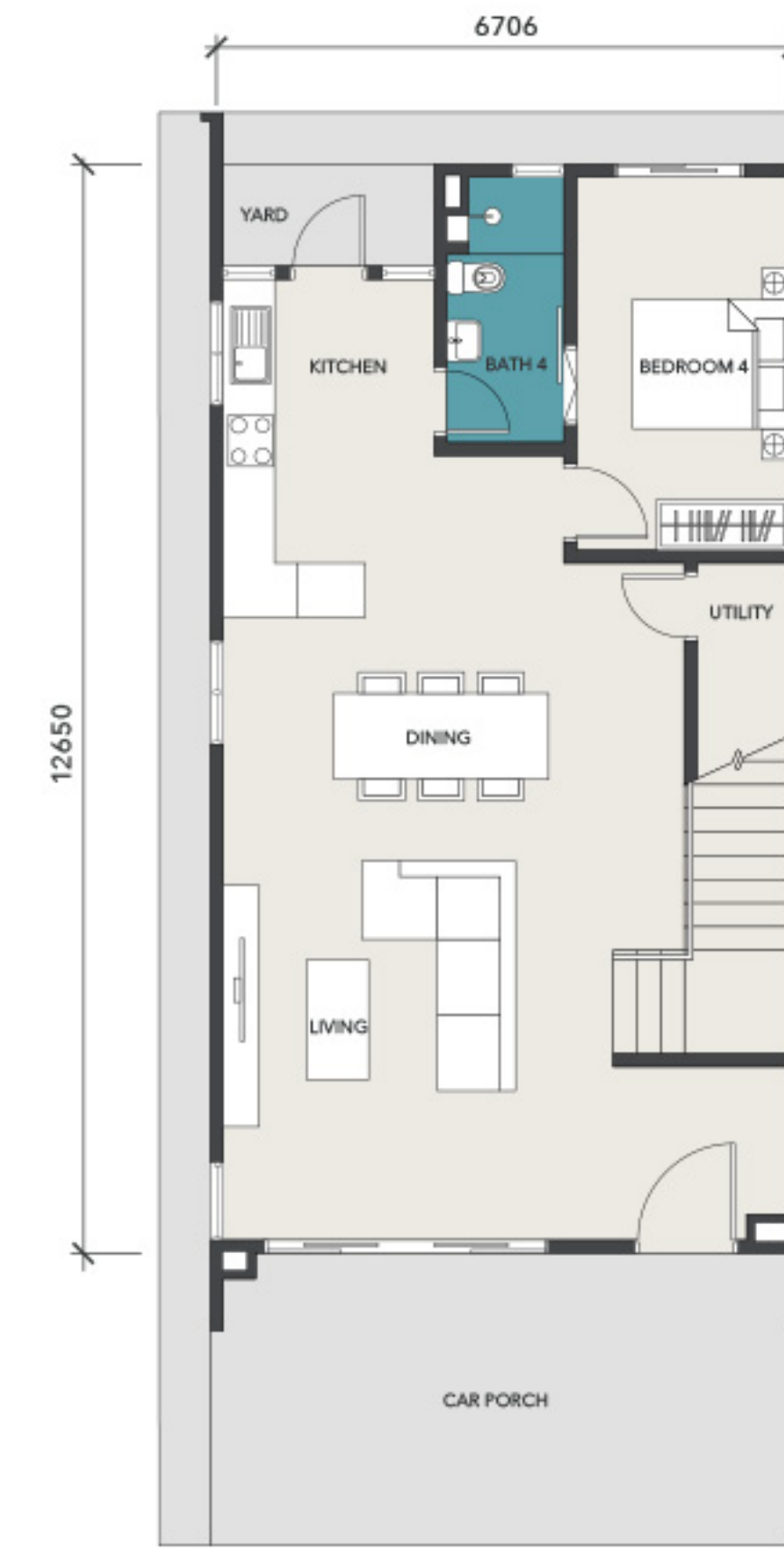




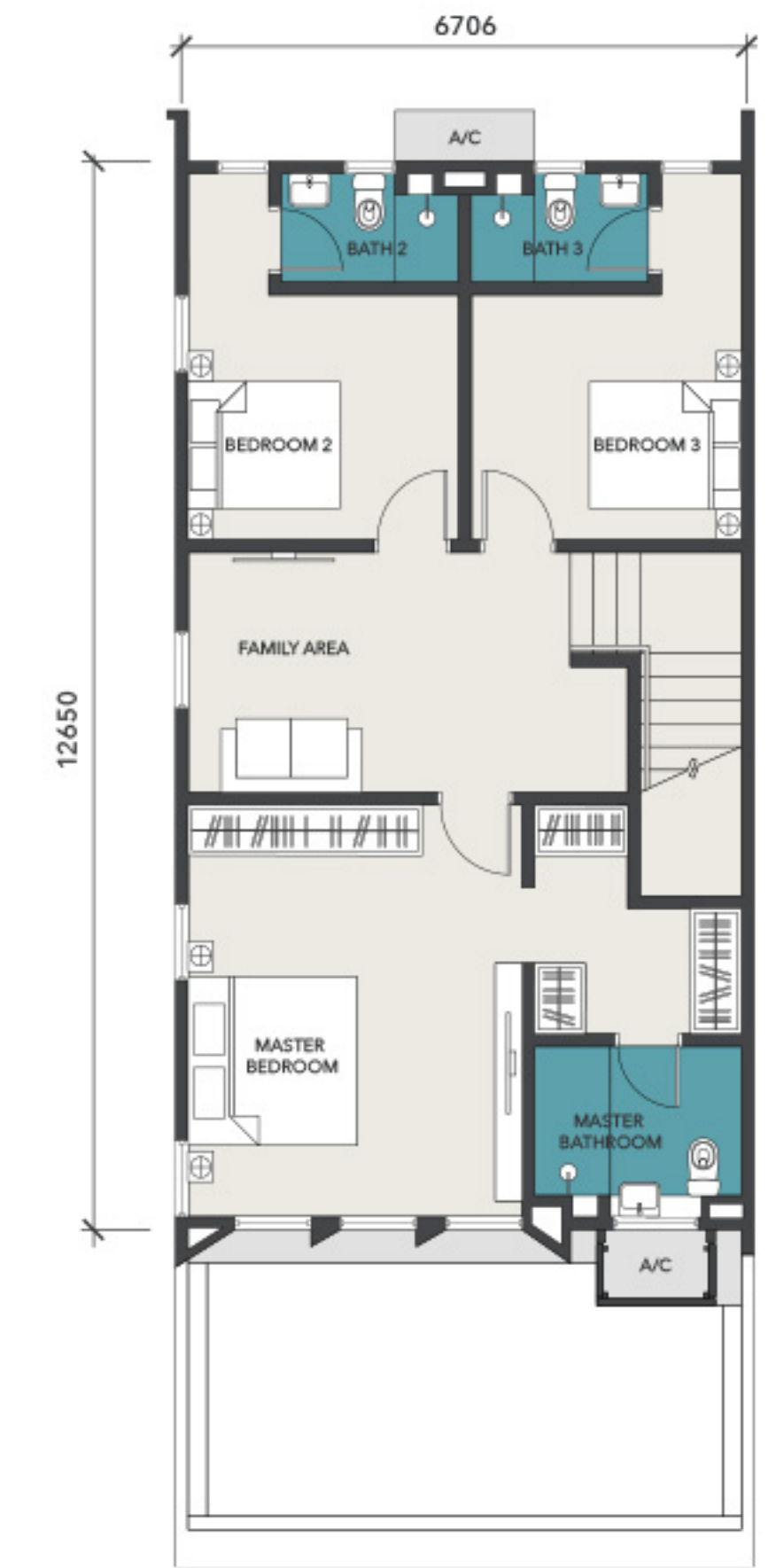
Floor Palns



Type **B**¹

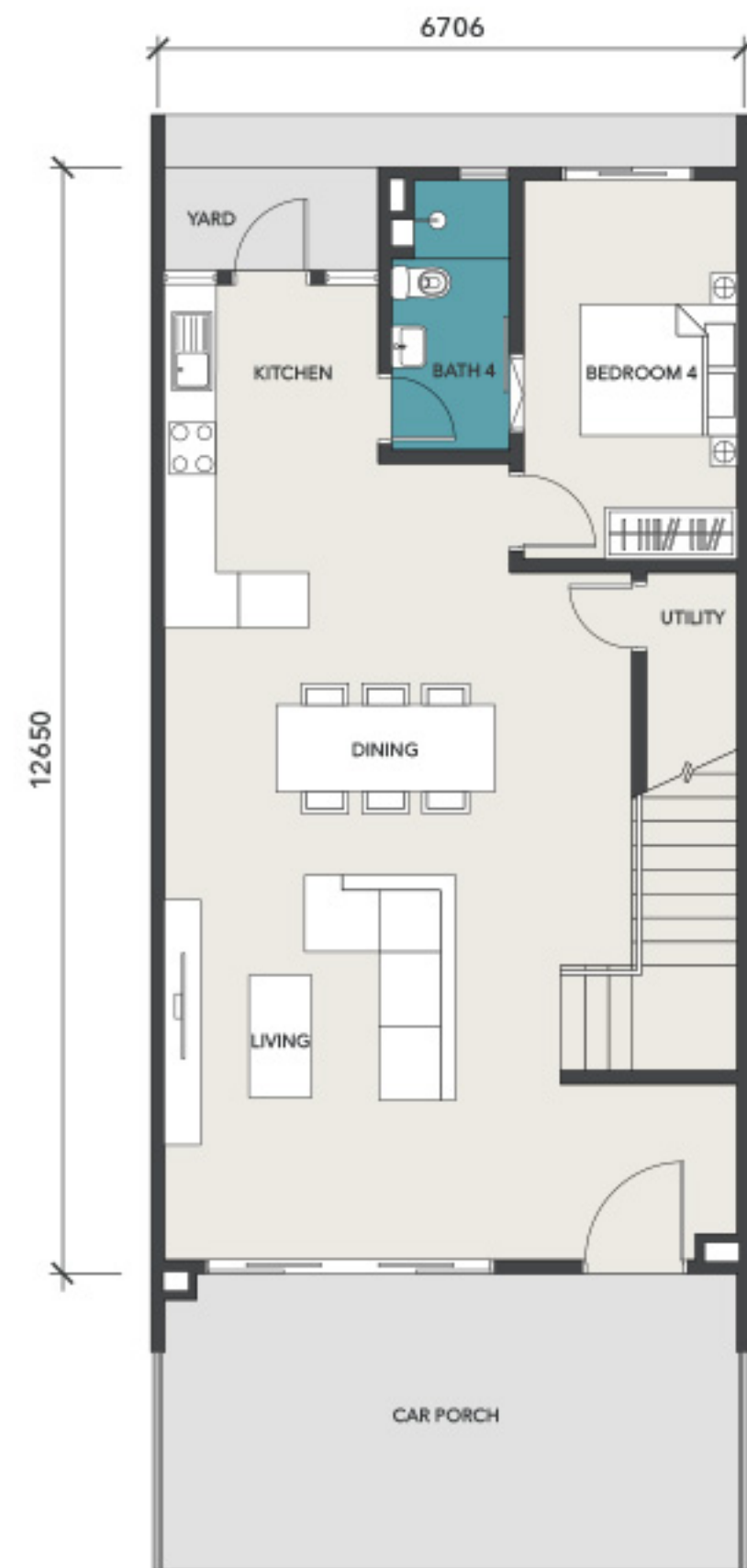


GROUND FLOOR

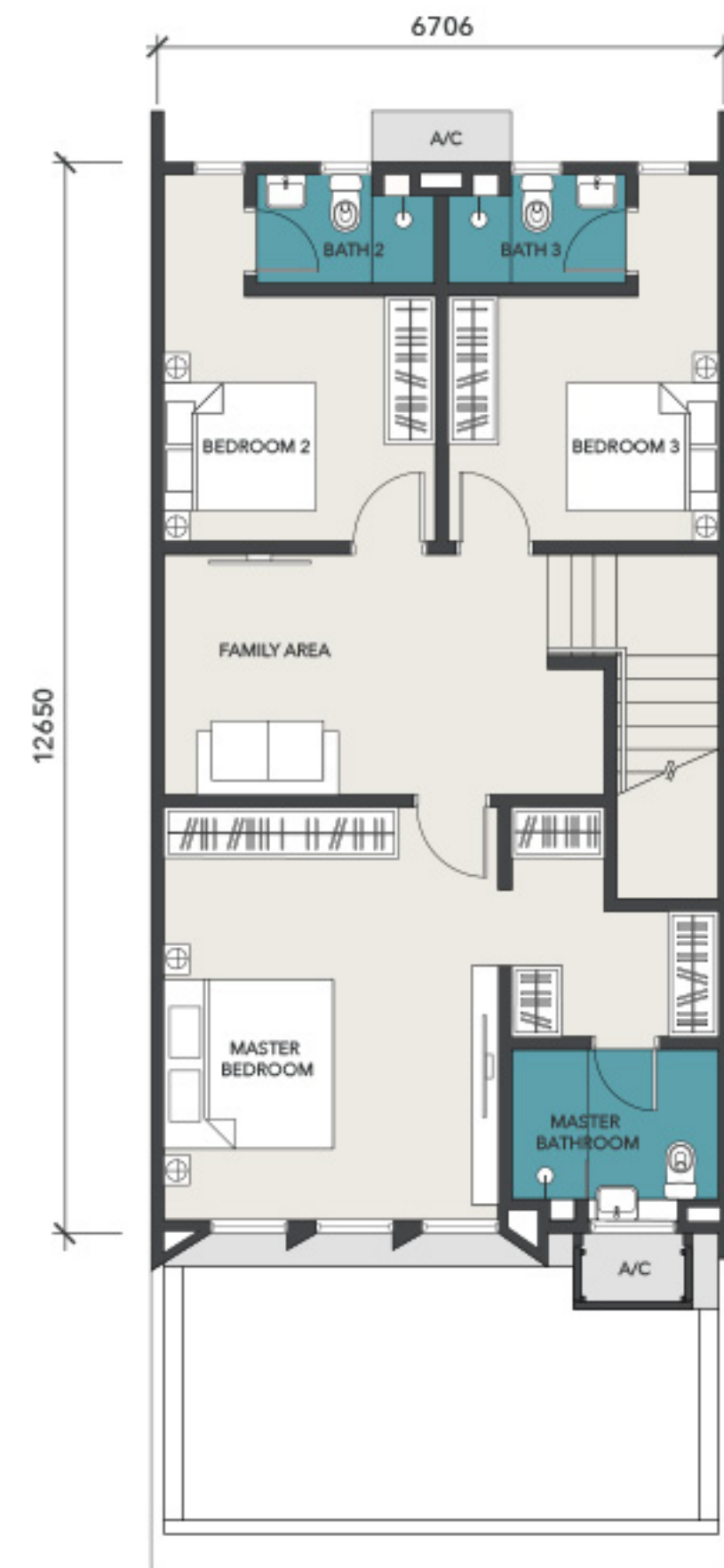


FIRST FLOOR

Type **A**¹

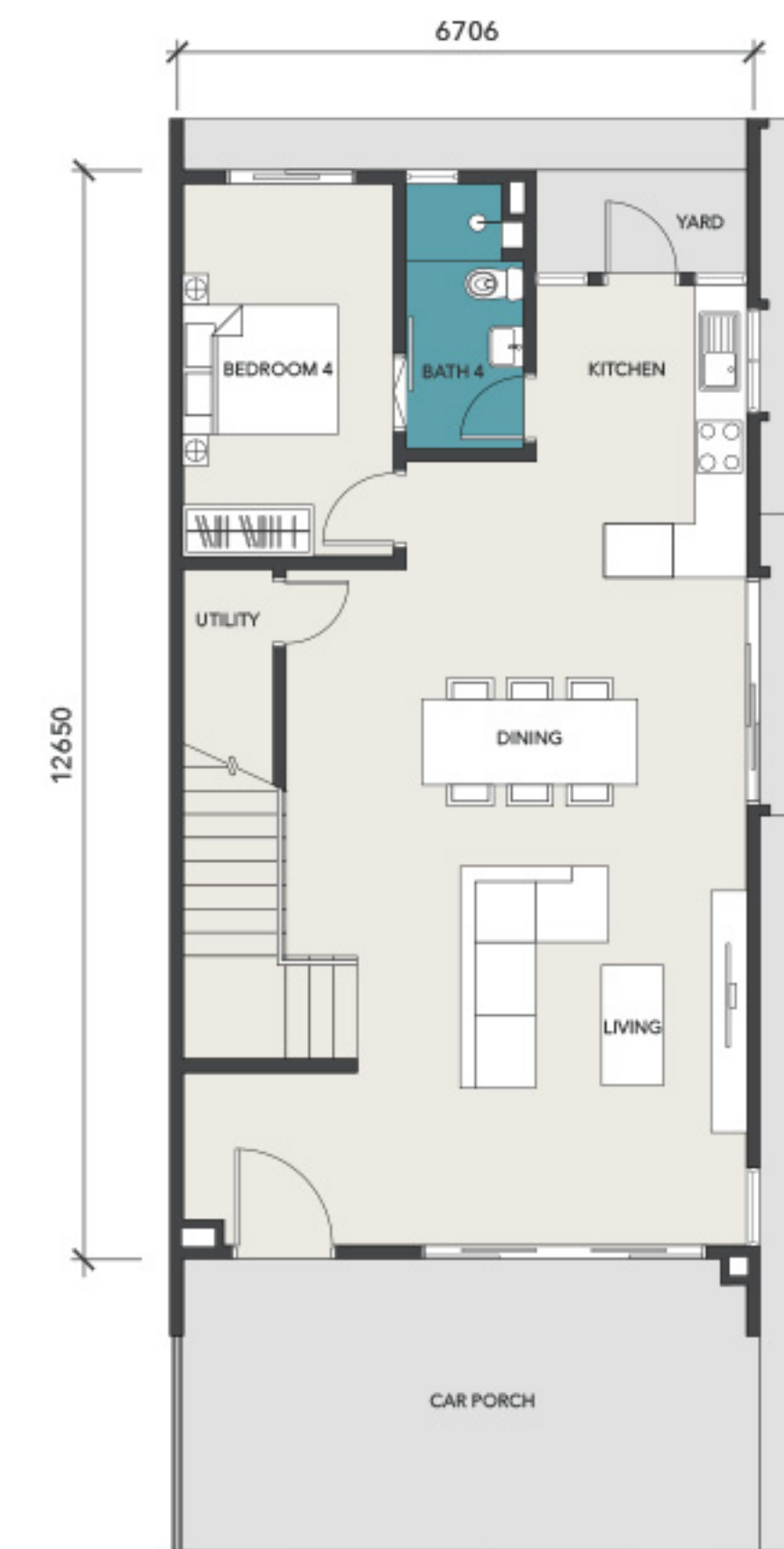


GROUND FLOOR

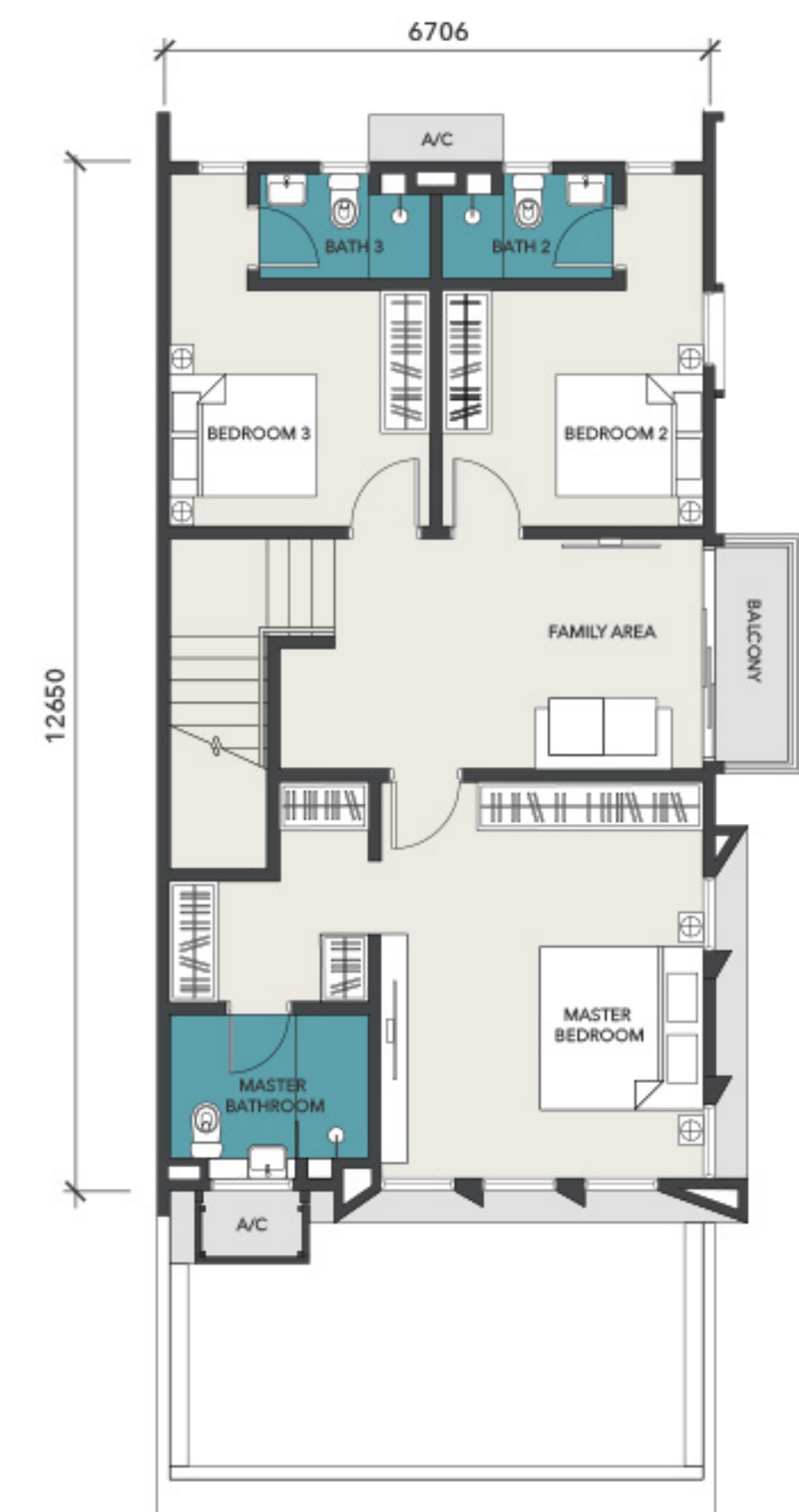


FIRST FLOOR

Type **C**¹

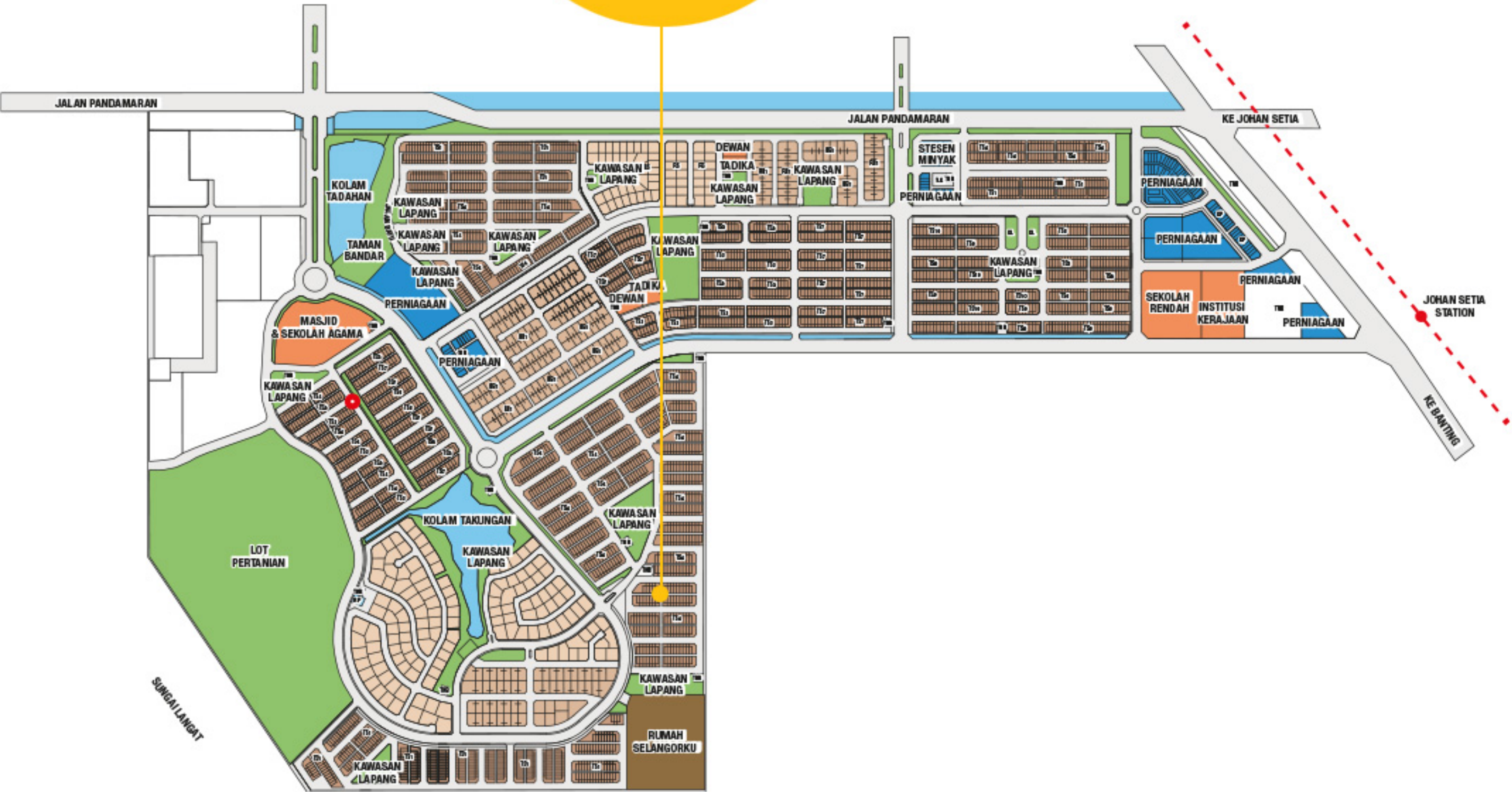


GROUND FLOOR



FIRST FLOOR

PHASE
RP10



- Type A1
- Type A2
- Type B1
- Type B2
- Type B3
- Type B4
- Type B5
- Type C1
- Type C2



Specifications

a) Structure			: Reinforced Concrete								
b) Wall			: Concrete / Cement Sand Bricks / Clay Bricks (Party Wall)								
c) Roofing Covering			: Roof Tiles / Metal Deck Roofing								
d) Roof Framing			: Steel Trusses								
e) Ceiling			: Plaster Ceiling / Skim Coat and Paint								
f) Windows			: Aluminium Frame Glass Window								
g) Doors			: Timber Door : Aluminium Frame Sliding Door								
h) Ironmongery			: Provided								
i) Wall Finishes		: General	: Plaster and Paint								
		: Toilet	: Tiles								
		: Kitchen	: Tiles up to 1500mm Height / Plaster and Paint								
j) Floor Finishes		: Living & Dining	: Tiles								
		: Kitchen	: Tiles								
		: Bedroom 4	: Tiles								
		: Bath 4	: Tiles								
		: Utility	: Cement Render								
		: Master Bedroom	: Laminated Flooring								
		: Master Bath	: Tiles								
		: Bedroom 2 & Bedroom 3	: Laminated Flooring								
		: Bath 2 & Bath 3	: Tiles								
		: Family Area	: Laminated Flooring								
			A1	A2	B1	B2	B3	B4	B5	C1	C2
k) Sanitary Wares and Plumbing Fittings		: Kitchen	: Sink with Tap	1	1	1	1	1	1	1	1
		: Bathrooms	: Water Closet	4	4	4	4	4	4	4	4
			: Shower Rose	4	4	4	4	4	4	4	4
			: Hand Bidet	4	4	4	4	4	4	4	4
			: Toilet Roll Holder	4	4	4	4	4	4	4	4
		: Yard	: Bib Tap	1	1	1	1	1	1	1	1
			A1	A2	B1	B2	B3	B4	B5	C1	C2
l) Electrical Installation		: Light Point		32	32	32	32	32	32	34	34
		: Switch Socket Outlet		22	22	22	22	22	22	22	22
		: Fan Point		7	7	7	7	7	7	7	7
		: EV Charger Isolator		1	1	1	1	1	1	1	1
		: Bell Point		1	1	1	1	1	1	1	1
		: Water Heater Socket Point		4	4	4	4	4	4	4	4
		: A/C Point		6	6	6	6	6	6	6	6
		: Autogate Point		1	1	1	1	1	1	1	1
		: Fiber Wall Socket (FWS)		1	1	1	1	1	1	1	1
		: Booster Pump Point		1	1	1	1	1	1	1	1
		: Control Alarm Panel Point		1	1	1	1	1	1	1	
m) Internal Telecommunication Trunking and Cabling			: Provided								
n) Fencing			: Provided								
o) Turfing			: Not provided								
p) Gas Piping			: Not provided								

Location Map



Education

- 1 Sri KDU International School Klang
- 2 Regent International School (Klang)
- 3 Al Baghdadi Playtime Centre
- 4 UITM Shah Alam

Supermarket

- 5 AEON Mall Bukit Tinggi
- 6 GM Klang Wholesale City
- 7 NSK Trade City
- 8 Mydin @ Little India Klang

Medical

- 9 Hospital Tunku Ampuan Rahimah
- 10 Manipal Hospital Klang
- 11 Columbia Asia Hospital Bukit Rimau
- 12 KPJ Selangor Specialist Hospital

Nearby Amenities

- 13 Bayuemas Sports & Events Complex
- 14 Petubuhan Hospis, Klang
- 15 Petronas, Bayuemas
- 16 Bayuemas Park