



BERDAYA INVENTIF,
KEDIAMAN YANG PRAKTIKAL
RUMAH TERES 2 TINGKAT

Alami kehidupan moden di Fasa RP2







Selami keindahan yang
praktikal









Pindah ke kawasan
kejiranan yang baru

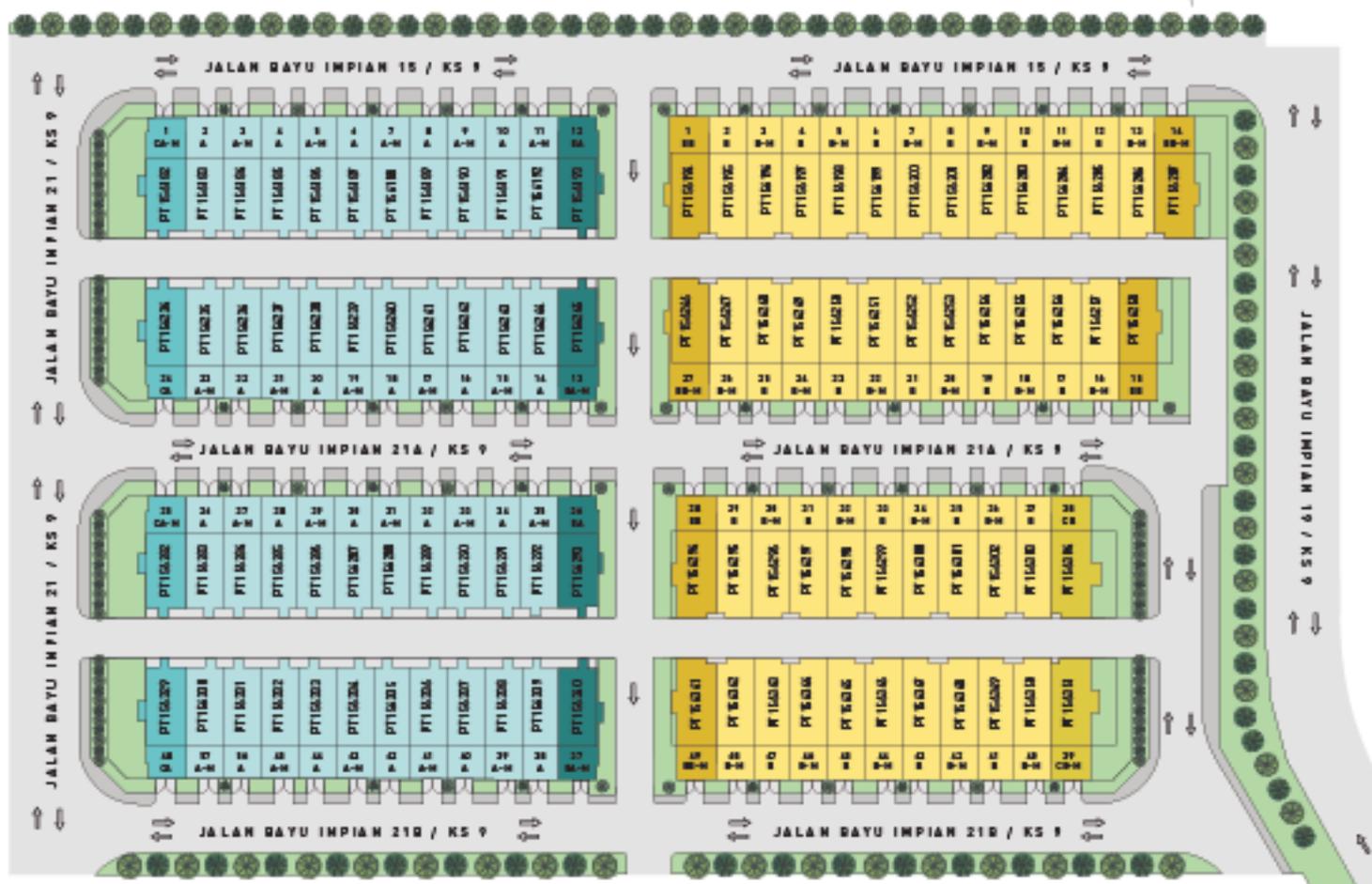


Pelan Utama





Pelan Tapak



- LEGEND**
- | | | | |
|------------------------------|------------------------------|------------------------|---------------------------|
| RT1 | Type CA/CA-M (Corner Lot) | RT2 | Type CA/CA-M (Corner Lot) |
| Type A/A-M (Innermiddle Lot) | Type B/B-M (Innermiddle Lot) | Type CA/CA-M (End Lot) | |
| Type CA/CA-M (End Lot) | | | |

Jenis A (RT1)

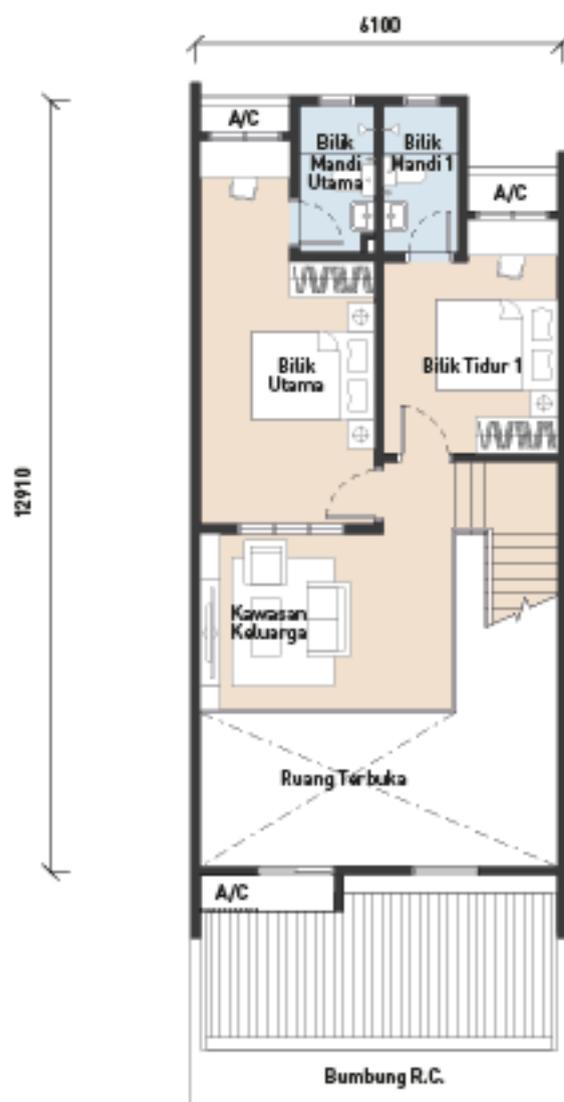
2 Tingkat (Lot Tengah)

Luas Tanah: 20' x 70'

Luas Binaan: 1,626sqft



Tingkat Bawah



Tingkat Atas

PELAN LANTAI

Jenis EA (RT1)

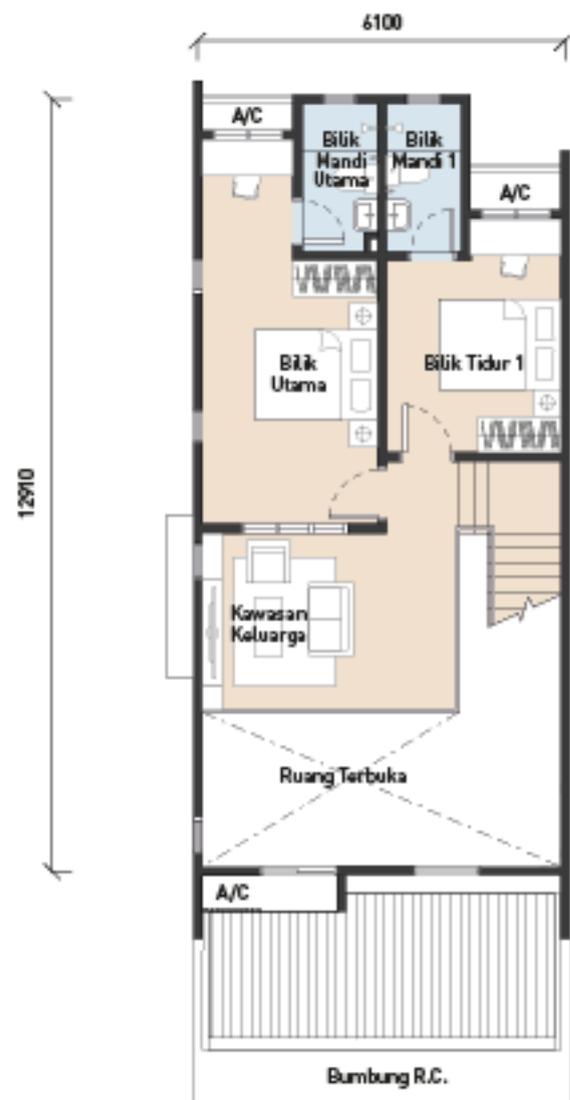
2 Tingkat (Lot Akhir)

Luas Tanah: 20' x 70'

Luas Binaan: 1,626sqft



Tingkat Bawah



Tingkat Atas

Jenis CA (RT1)

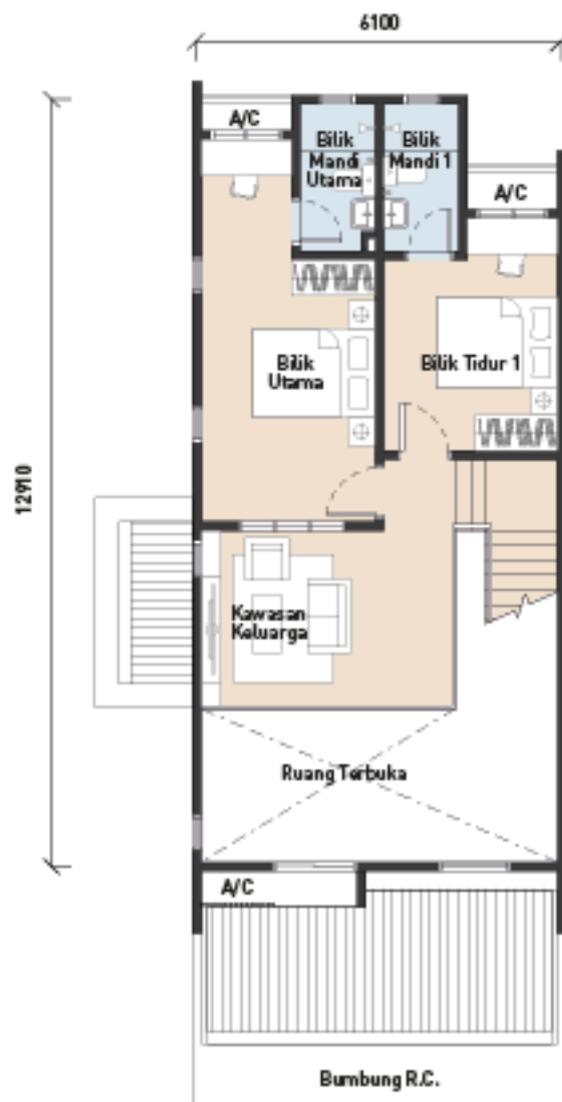
2 Tingkat (Lot Sudut)

Luas Tanah: 20' x 70'

Luas Binaan: 1,673sqft



Tingkat Bawah



Tingkat Atas

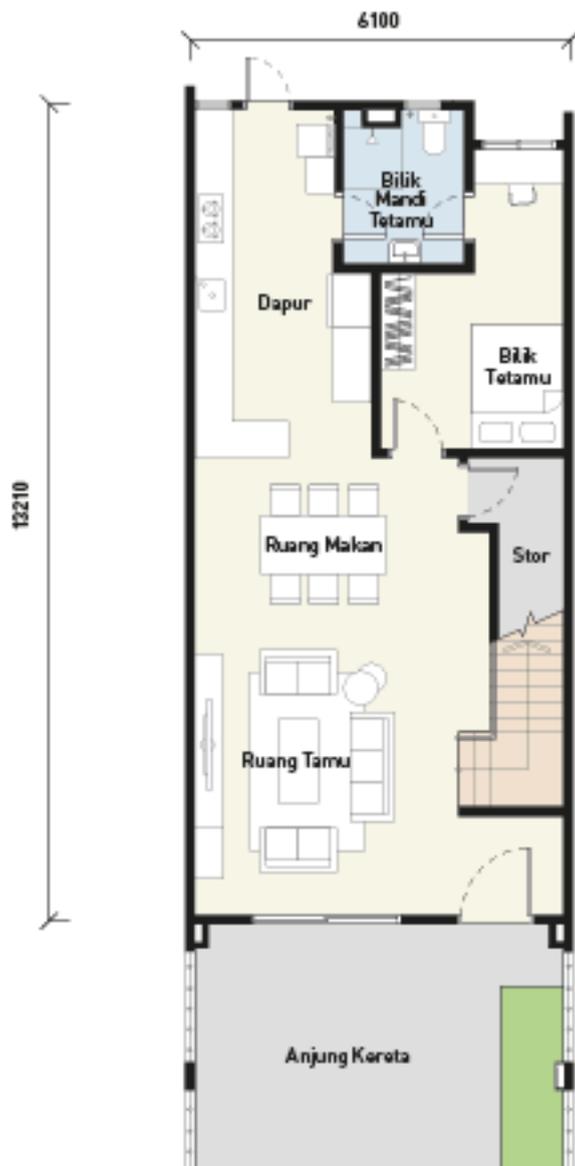
PELAN LANTAI

Jenis B (RT2)

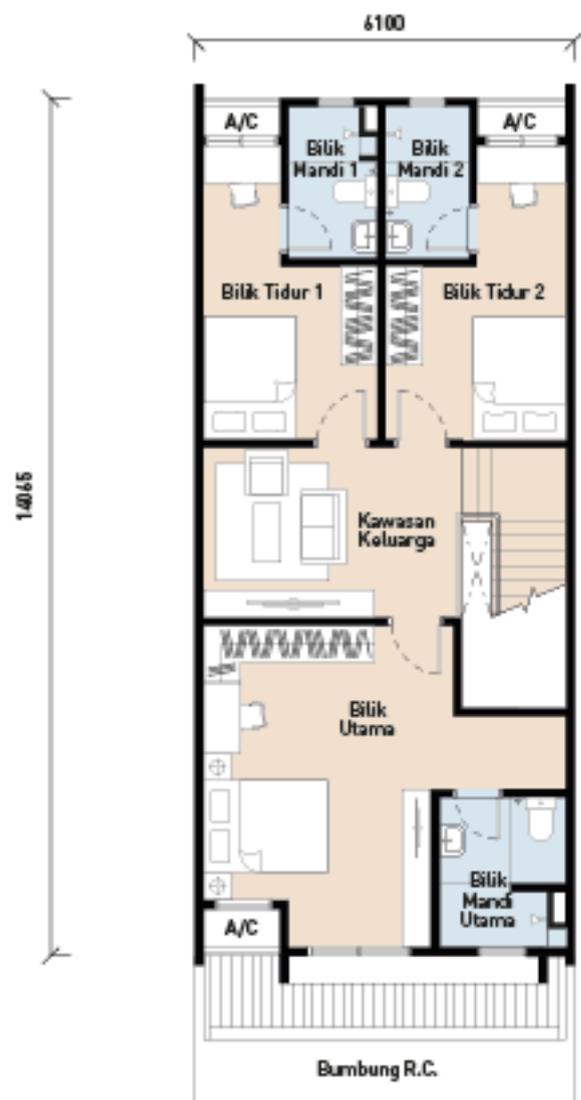
2 Tingkat (Lot Tengah)

Luas Tanah: 20' x 70'

Luas Binaan: 1,917sqft



Tingkat Bawah



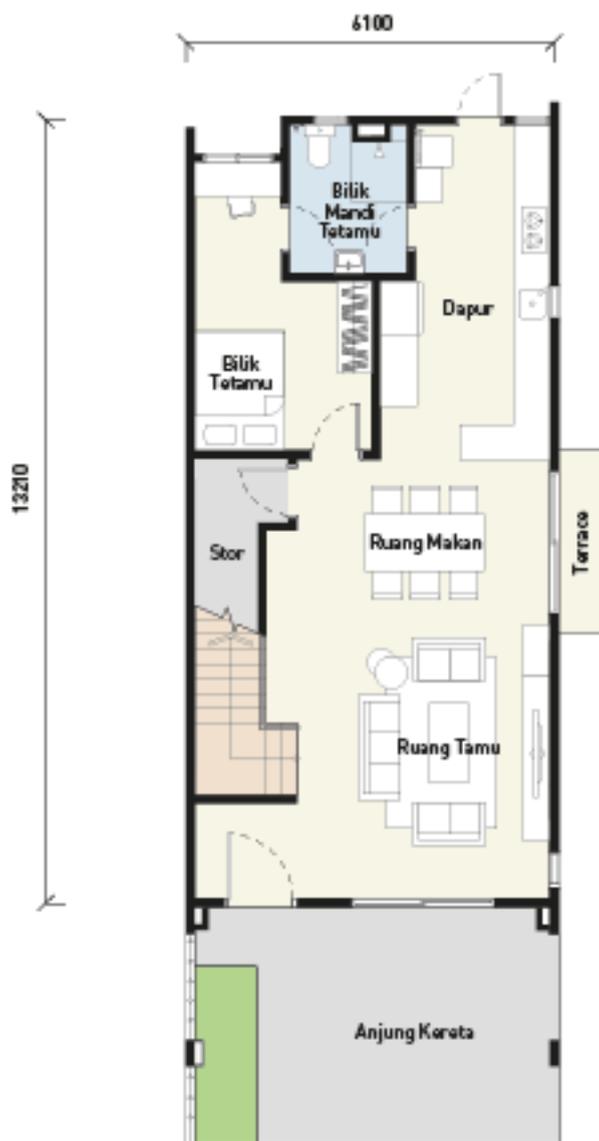
Tingkat Atas

Jenis EB (RT2)

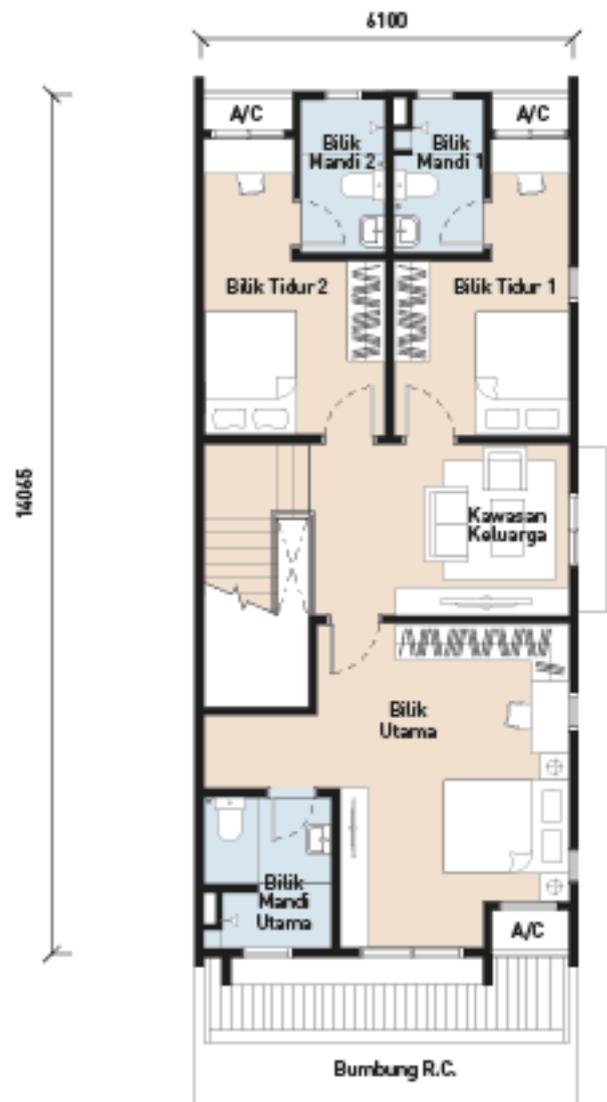
2 Tingkat (Lot Akhir)

Luas Tanah: 20' x 70'

Luas Binaan: 1,917sqft



Tingkat Bawah



Tingkat Atas

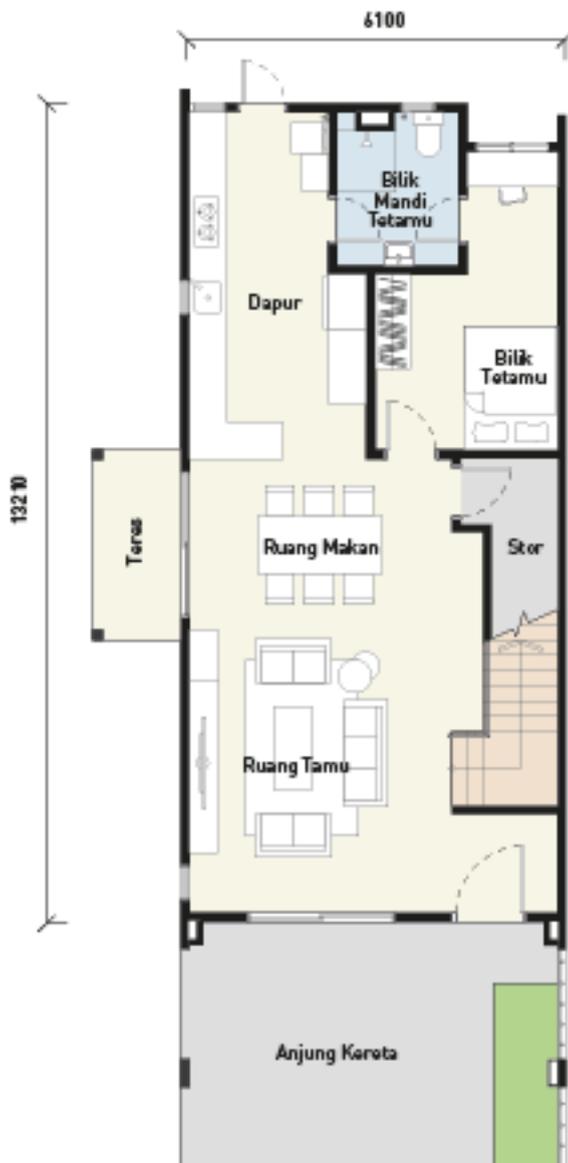
PELAN LANTAI

Jenis CB (RT2)

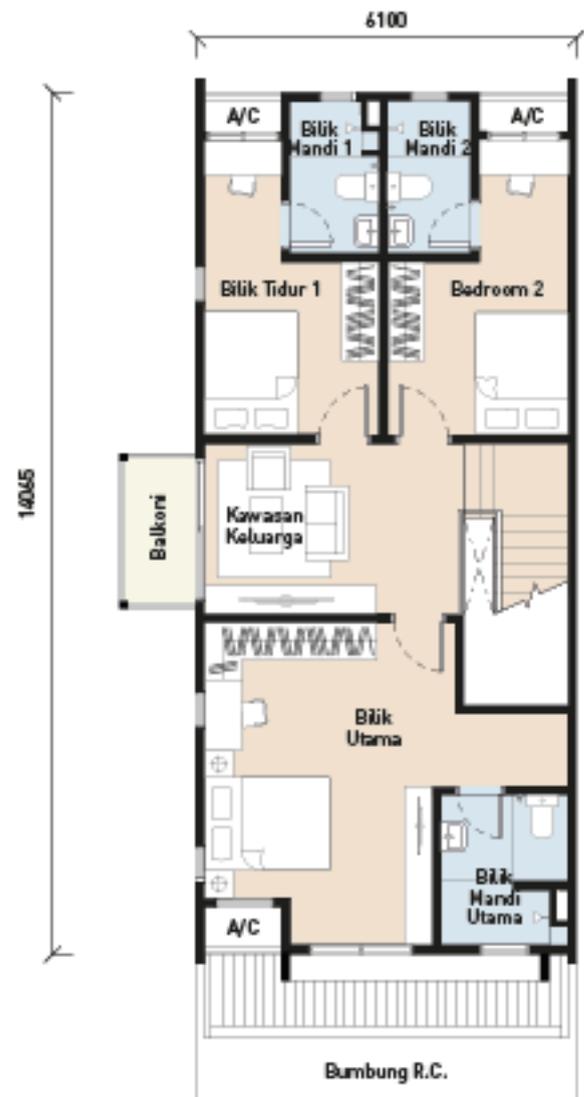
2 Tingkat (Lot Sudut)

Luas Tanah: 20' x 70'

Luas Binaan: 2,019sqft



Tingkat Bawah



Tingkat Atas

Spesifikasi

STRUKTUR	:	Konkrit Bertulang
DINDING	:	Dinding Simen dan Dinding Batu (Dinding Part)
PENUTUP BUMBUNG	:	Bubungan Utama : Jubin Bubungan Konkrit
	:	Tempat Letak Kereta : Dek Logam
BINGKAI BUMBUNG	:	Kekuda Keluli Ringan
SILING	:	Plaster Siling / Kemasan Skim
TINGKAP	:	Bingkai Aluminium Casement
	:	Bingkai Aluminium Digantung Atas
	:	Bingkai Aluminium Kaca Tetap
PINTU	:	Pintu masuk : Pintu Kayu
	:	Pintu lain-lain : Pintu Kayu
	:	: Pintu Kayu Louvered
	:	: Pintu Gelangor Bingkai Aluminium
PERKAKASAN BESI	:	Diaedakan
KEMASAN DINDING	:	Dapur : Jubin sehingga ketinggian 1.5m
	:	Bilik Mandi : Jubin sehingga ketinggian siling
	:	Lain-lain : Plaster & Cat
KEMASAN LANTAI	:	Tempat Letak Kereta : Jubin & Konkrit
	:	Jalan Masuk : Konkrit Broom
	:	Teras : Jubin
	:	Ruang Tamu / Ruang Makan : Jubin
	:	Dapur : Jubin
	:	Bilik Tidur Utama : Lantai Kayu
	:	Bilik Tidur Tamu : Jubin
	:	Bilik Tidur (1 & 2) : Lantai Kayu
	:	Tangga : Lantai Kayu
	:	Bilik Mandi Utama : Jubin
	:	Bilik Mandi Tamu : Jubin
	:	Bilik Mandi (1 & 2) : Jubin
	:	Balkoni : Jubin
	:	Petak Sampah : Jubin
	:	Bilik Stor : Simen
	:	Langkan Penghawa Dingin : Simen

SANITASI & PEMASANGAN PAIP		RT1- JENIS A/A-M, EA/EA-M, CA/CA-M			RT2- JENIS B/B-M, EB/EB-M, CB/CB-M			
		Guest Bath	Master Bath	Bath 1	Guest Bath	Master Bath	Bath 1	Bath 2
	: Mengukir Tandas	1	1	1	1	1	1	1
	: Besin Basuh Tangan	1	1	1	1	1	1	1
	: Percunan Mandian	1	1	1	1	1	1	1
	: Pemegang Tisu Tandas	1	1	1	1	1	1	1
	: Bidet Tangan	1	1	1	1	1	1	1

PEMASANGAN ELEKTRIK		RT1- JENIS A/A-M	RT1- JENIS EA/EA-M	RT1- JENIS CA/CA-M	RT2- JENIS B/B-M	RT2- JENIS EB/EB-M	RT2- JENIS CB/CB-M
			: Titik Lampu	23	24	24	24
	: Titik Kipas Siling	6	6	6	7	7	7
	: Titik Kuasa	21	21	21	23	23	23
	: Titik Loceng Bunyi	1	1	1	1	1	1
	: Titik Pemanas Air	3	3	3	4	4	4
	: Titik Penyaman Udara	3	3	3	4	4	4
	: Titik Telefon (Titik internet)	2	2	2	2	2	2
	: Titik Pagar Automatik	1	1	1	1	1	1
	: Titik Pam Booster	1	1	1	1	1	1
	: Titik Sistem Penggers	1	1	1	1	1	1
	: Pelektor Sula EV	1	1	1	1	1	1

TRUNKING & KABEL TELEKOMUNIKASI DALAMAN	:	Diaedakan
PAGAR	:	Diaedakan
RUMPUT	:	Tidak diaedakan

Kesesuaian Rangkaian



Bayuemas Sales Gallery

Pendidikan

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

Pasar Raya

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

Perubatan

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

Kemudahan Berdekatan

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





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T: 603-3325 1700 W: www.spaetia.com/setiabayuemas E: bayuemas@spaetia.com

Setia

Nama Pemajuan: Setia Bayuemas, Klang • Fasa: Fasa RP 2 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@spaetia.com • No Lesen Pemaju: 9796/01-2029/1432(A) • Tempoh Sah: 7/01/2024 – 8/01/2029 • No Permit Iklan & Jualan: Tempoh Sah: • Pihak Berkuasa yang Meluluskan : Majlis Perbandaran Klang • No Pelan Bangunan: MPK/BGN-800-5/1/0158(2022) • Tarikh Dijangka Siap: September 2025 • Bebanan Tanah (jika ada): Tiada • Pegangan Tanah: Bebas • Sekatan-sekatan Kepentingan (jika ada): Tiada • Bilangan Baki Unit: Jenis RT 2 13 Unit (20' x 70') • Harga Jualan: Min. RM 798,000.00 – Mak. RM 894,000.00 • Diskaun: 10% untuk Bumiputra.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
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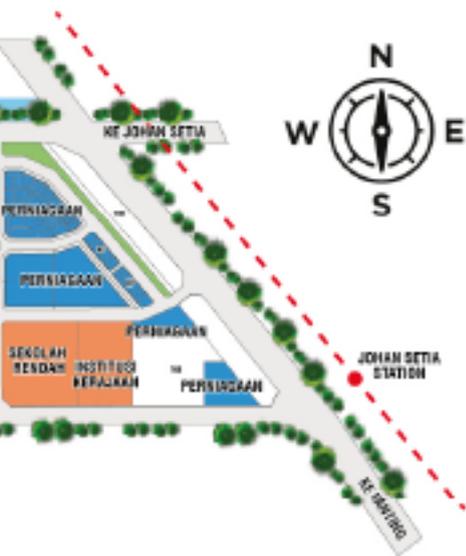


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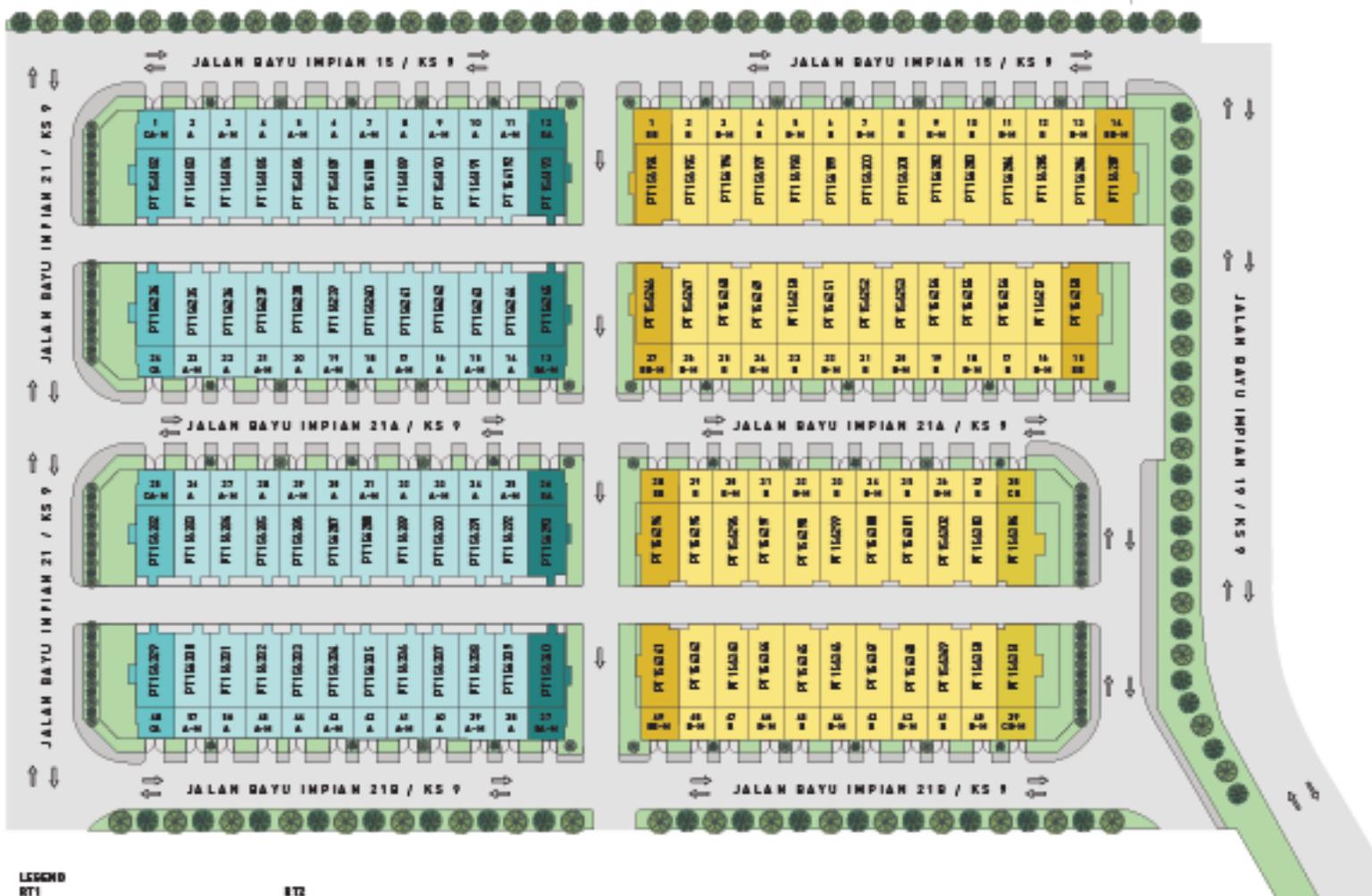


Master plan





Site plan



LEGEND

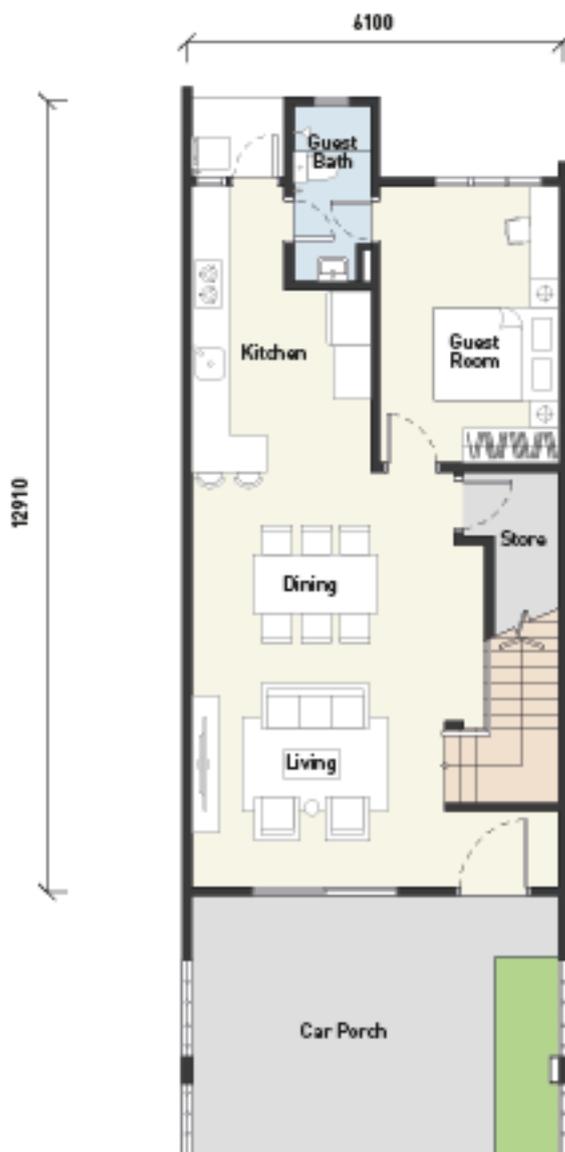
- | | | | |
|-------------------------------|-------------------------------|------------------------|---------------------------|
| RT1 | Type CA/CB-M (Corner Lot) | RT2 | Type CA/CB-M (Corner Lot) |
| Type A/A-M (Inner-middle Lot) | Type B/B-M (Inner-middle Lot) | Type CA/CB-M (End Lot) | |
| Type CA/CB-M (End Lot) | | | |

Type A (RTI)

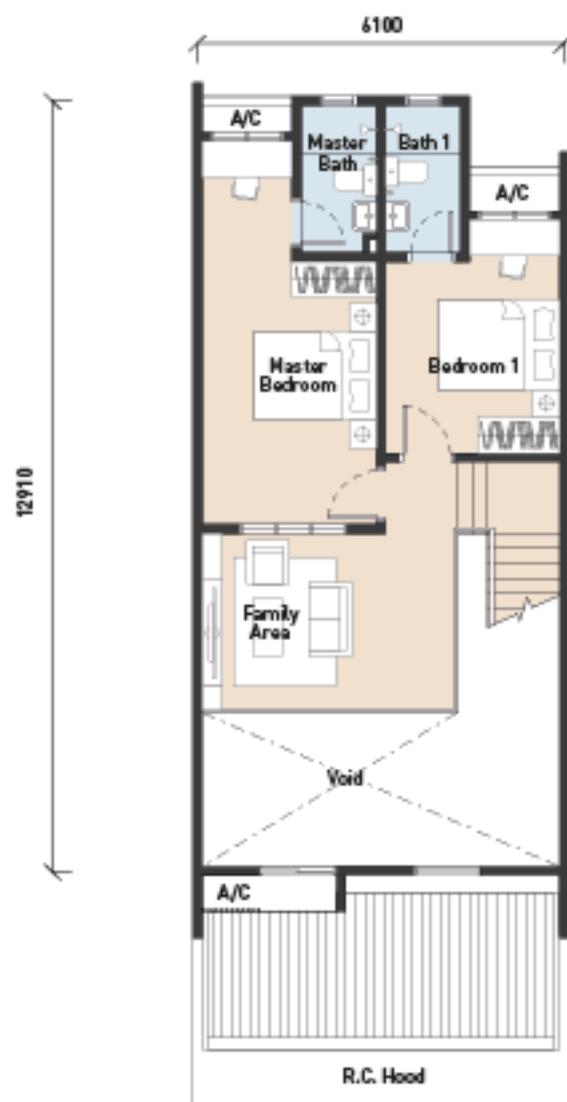
2 Storey (Intermediate Lot)

Land Area: 20' x 70'

Build Up: 1,626sqft



Ground Floor



First Floor

FLOOR PLAN

Type EA (RTI)

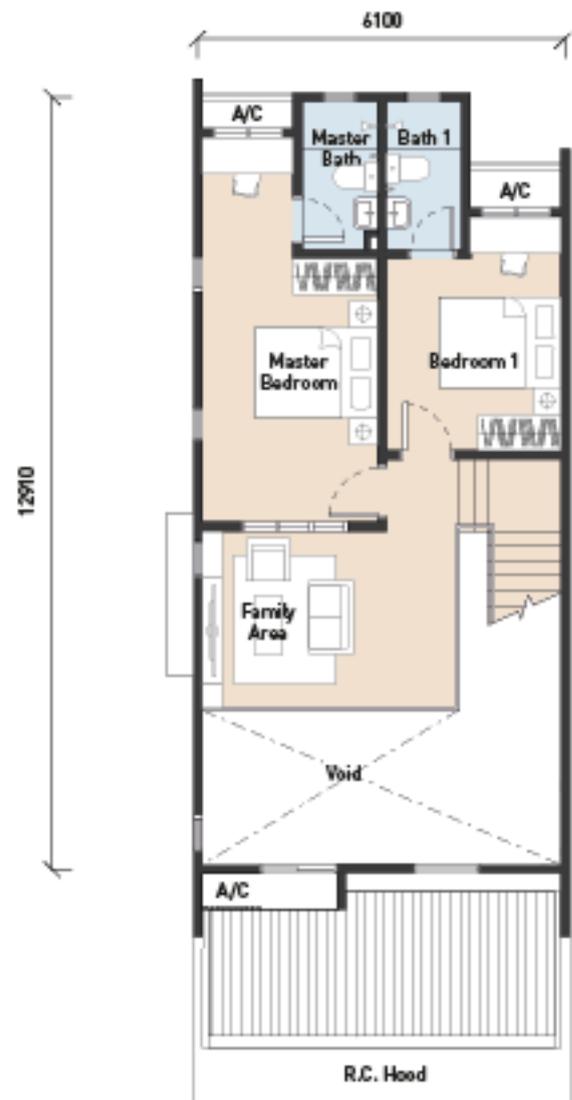
2 Storey (End Lot)

Land Area: 20' x 70'

Build Up: 1,626sqft



Ground Floor



First Floor

Type CA (RTI)

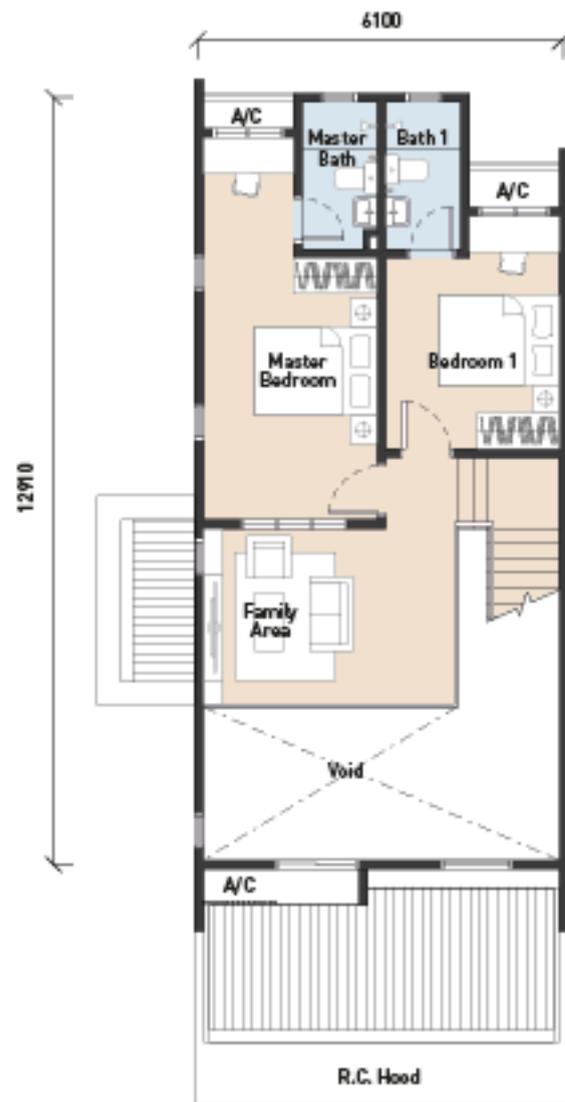
2 Storey (Corner Lot)

Land Area: 20' x 70'

Build Up: 1,673sqft



Ground Floor



First Floor

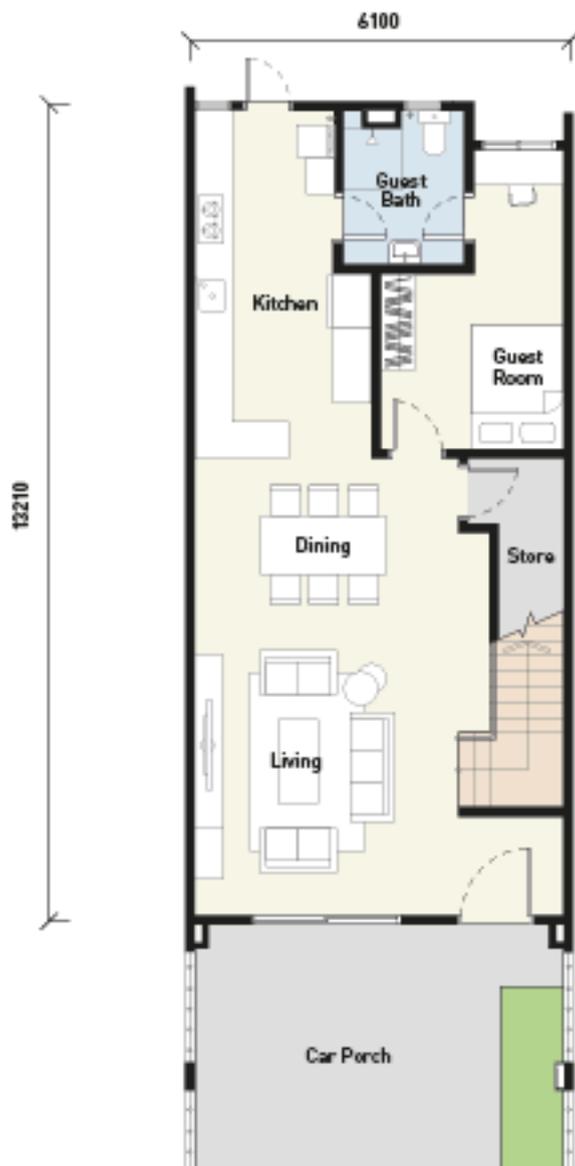
FLOOR PLAN

Type B (RT2)

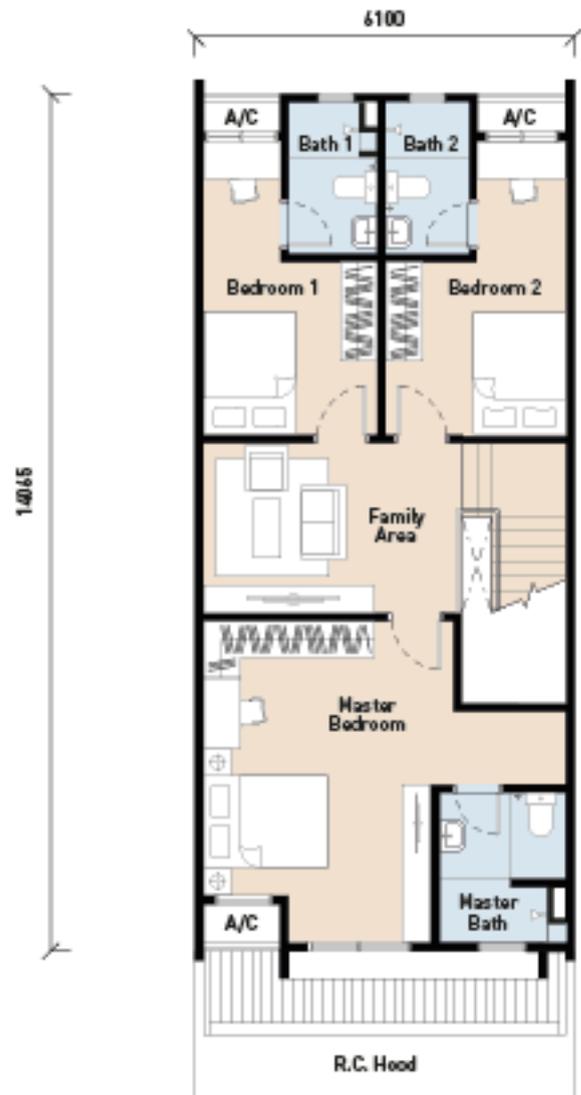
2 Storey (Intermediate Lot)

Land Area: 20' x 70'

Build Up: 1,917sqft



Ground Floor



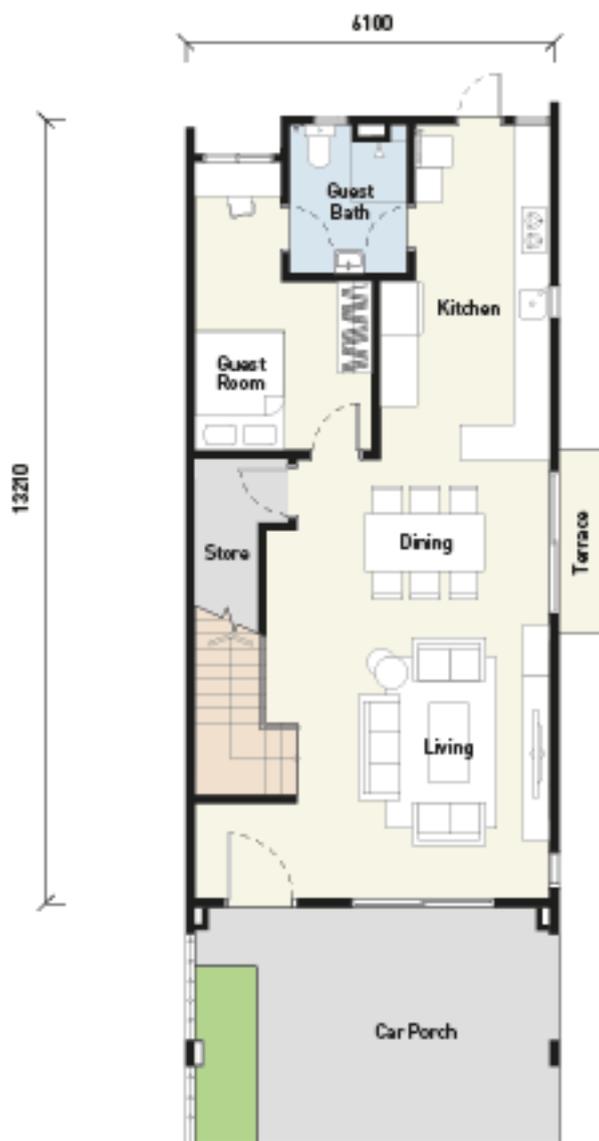
First Floor

Type EB (RT2)

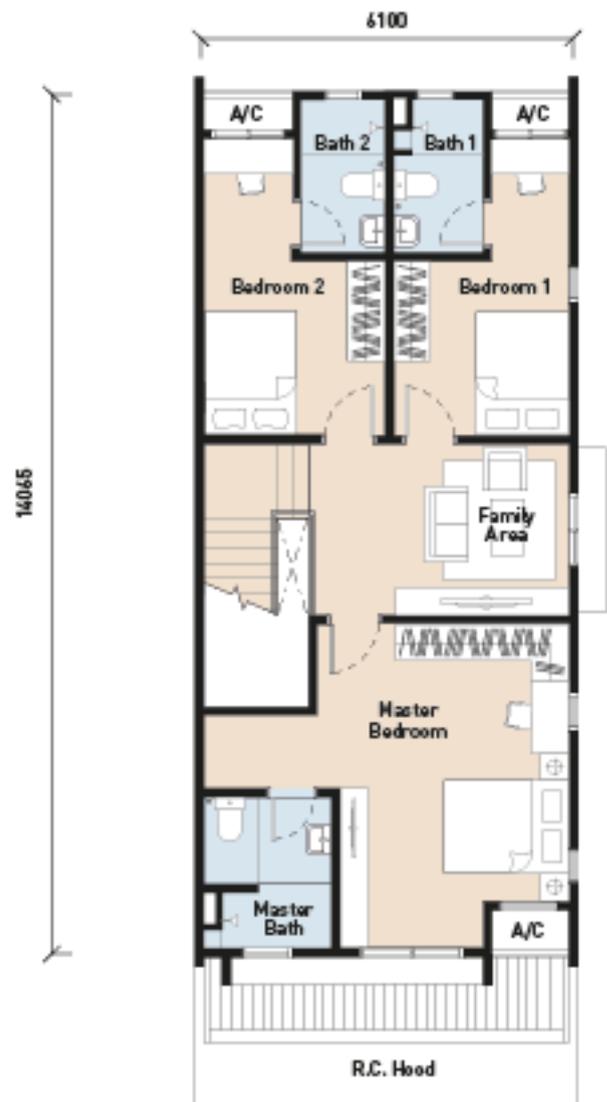
2 Storey (End Lot)

Land Area: 20' x 70'

Build Up: 1,917sqft



Ground Floor



First Floor

FLOOR PLAN

Type CB (RT2)

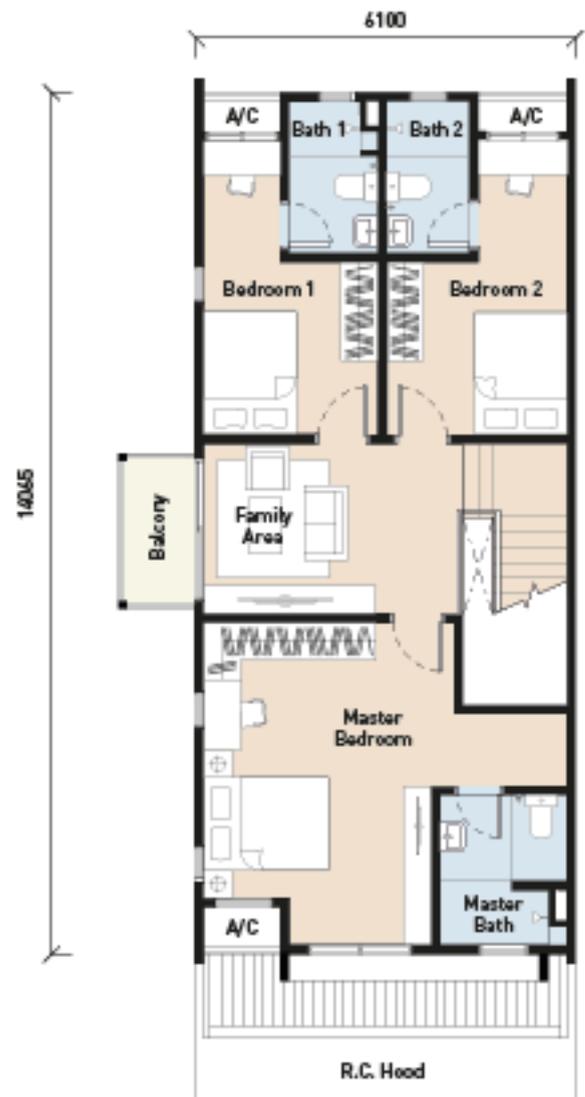
2 Storey (Corner Lot)

Land Area: 20' x 70'

Build Up: 2,019sqft



Ground Floor



First Floor

Specifications

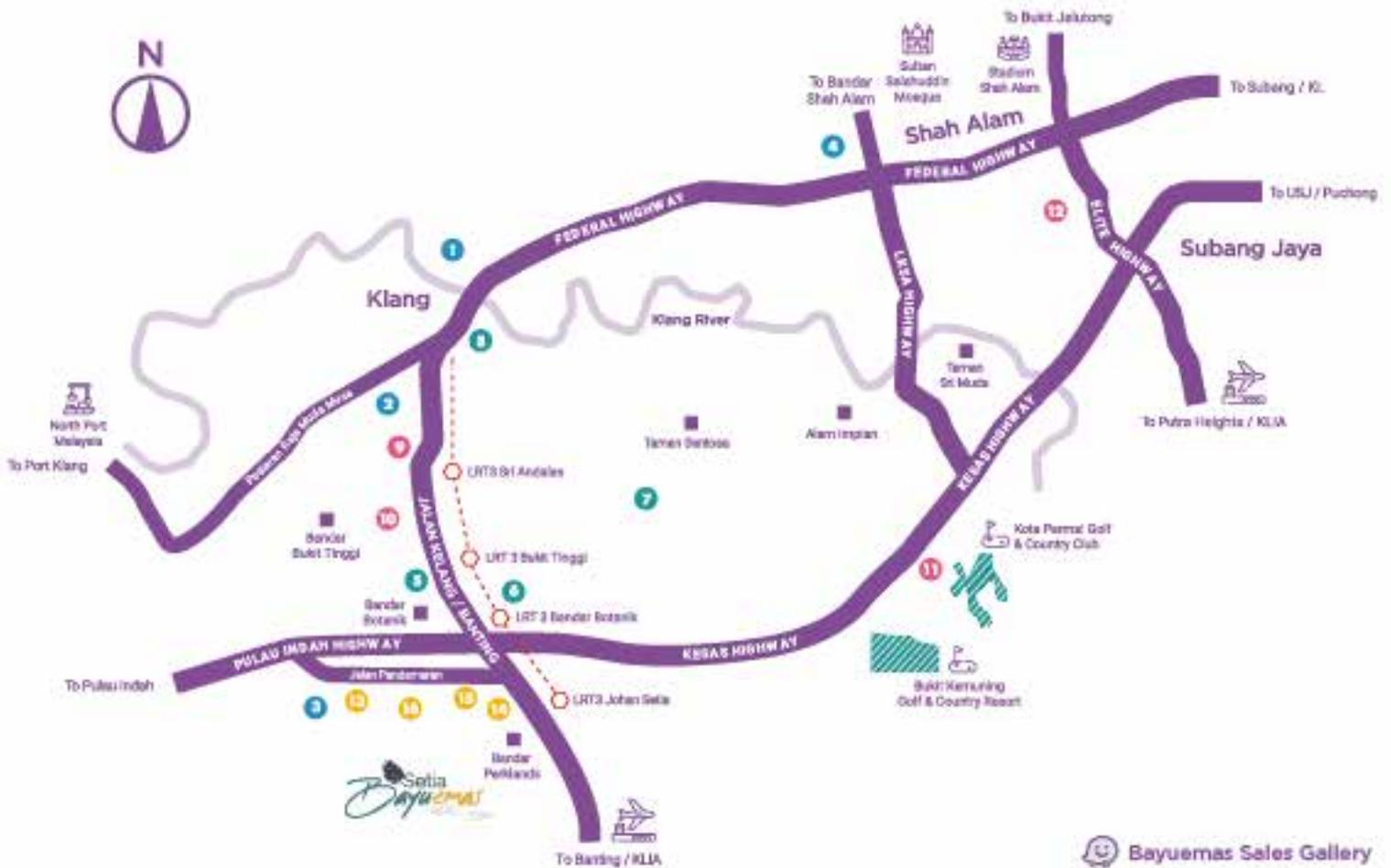
STRUCTURE	:	Reinforced Concrete
WALL	:	Cement Sand Bricks and Clay Brick (Party Wall)
ROOF COVERING	:	Main Roof : Concrete Roof Tiles
	:	Car Porch : Metal Deck
ROOF FRAMING	:	Light Weight Steel Trusses
CEILING	:	Plaster Ceiling / Skim Coat
WINDOWS	:	Aluminium Frame Casement Window
	:	Aluminium Frame Top Hung Window
	:	Aluminium Frame Glass Louvered Window
DOORS	:	Main Door : Timber Door
	:	Other Doors : Timber Door
	:	Timber Louvered Door
	:	Aluminium Frame Sliding Door
IRONMONGERY	:	Provided
WALL FINISH	:	Kitchen : Tiles at 1.5m Height
	:	Bathrooms : Tiles at Ceiling Height
	:	Other : Plaster and Paint
FLOOR FINISH	:	Car Porch : Tiles & Concrete Finished
	:	Driveway : Concrete Broom Finished
	:	Terrace : Tiles
	:	Living & Dining : Tiles
	:	Kitchen : Tiles
	:	Master Bedroom : Laminated Timber Floor
	:	Guest Room : Tiles
	:	Bedroom (No.1 & 2) : Laminated Timber Floor
	:	Staircase : Laminated Timber Floor
	:	Master Bath : Tiles
	:	Guest Bath : Tiles
	:	Batha (No.1 & 2) : Tiles
	:	Balcoory : Tiles
	:	Refuse Compartment : Tiles
	:	Store : Cement Render
	:	A/C : Cement Render

SANITARY AND PLUMBING FITTING	RT1-TYPE A/A-M, EA/EA-M, CA/CA-M			RT2-TYPE B/B-M, EB/EB-M, CB/CB-M			
	Guest Bath	Master Bath	Bath 1	Guest Bath	Master Bath	Bath 1	Bath 2
: Pedestal W.C	1	1	1	1	1	1	1
: Wash Hand Basin	1	1	1	1	1	1	1
: Shower Rose	1	1	1	1	1	1	1
: Toilet roll Holder	1	1	1	1	1	1	1
: Hand Bidet	1	1	1	1	1	1	1

ELECTRICAL INSTALLATION	RT1-TYPE A/A-M	RT1-TYPE EA/EA-M	RT1-TYPE CA/CA-M	RT2-TYPE B/B-M	RT2-TYPE EB/EB-M	RT2-TYPE CB/CB-M
	: Lighting Points	23	24	24	24	25
: Fan Points	6	6	6	7	7	7
: Power Points	21	21	21	23	23	23
: Door Bell Points	1	1	1	1	1	1
: Water Heater Point	3	3	3	4	4	4
: Air-Cond. Point	3	3	3	4	4	4
: Telephone Point (Internet point)	2	2	2	2	2	2
: Autogate Point	1	1	1	1	1	1
: Booster Pump Point	1	1	1	1	1	1
: Alarm System Point	1	1	1	1	1	1
: Isolator for EV Charger	1	1	1	1	1	1

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	:	Provided
FENCING	:	Provided
TURFING	:	Not Provided

Connectivity



Bayuemas Sales Gallery

Education

- 1 Sri KDU International School Klang
- 2 Regent International School (Klang)
- 3 Al Baghdadi Playtime Centre
- 4 UTM 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 KJU Selangor Specialist Hospital

Nearby Amenities

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





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Setia

Development Name: Setia Bayuemas, Klang • Phase: Phase RP 2 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: • Validity Period: • Approving Authority: Majlis Perbandaran Klang • Building Plan Approval No: MPK/BGN-600-5/1/0158(2022) • Expected Date of Completion: September 2025 • Land of encumbrance (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Balance Units: Type RT 2 13 Units (20' x 70') • Selling Price: Min. RM 798,000.00 – Max. RM 894,000.00 • Discount: 10% for Bumiputra

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