



Setia
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Smart Lock



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EV Port Ready

Setia Bayuemas Welcome Centre
Persiaran Bayu Impian / KS9, Kota Bayuemas, 41200 Klang, Bandar DiRaja, Selangor Darul Ehsan.
T: 603 3325 1700 E: bayuemas@spsetia.com W: www.spsetia.com/setiabayuemas

Setia

Nama Pemaju: Setia Bayuemas, Klang • Fasa: Fasa RP 3 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: XXXXXX • Tempoh Sah: XXXXXX - XXXXXX • Pihak Berkuasa yang Meluluskan : Majlis Perbandaran Klang • No Pelan Bangunan: (15) DLM MPK/BGN-600-5/1/0079(2023) • Tarikh Dijangka Siap: Ogos 2026 • Bebanan Tanah (jika ada): Tiada • Pegangan Tanah: Kekal • Sekatan-sekatan Kepentingan (jika ada): Tiada • Bilangan Unit: 95 (22' x 75') • Baki Unit: 15 (22' x 75') • Harga Jualan: Min. RM 853,000.00 – Mak. RM 1,642,000.00 • 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

FASA RP3

IV

RUMAH TERES 2 TINGKAT

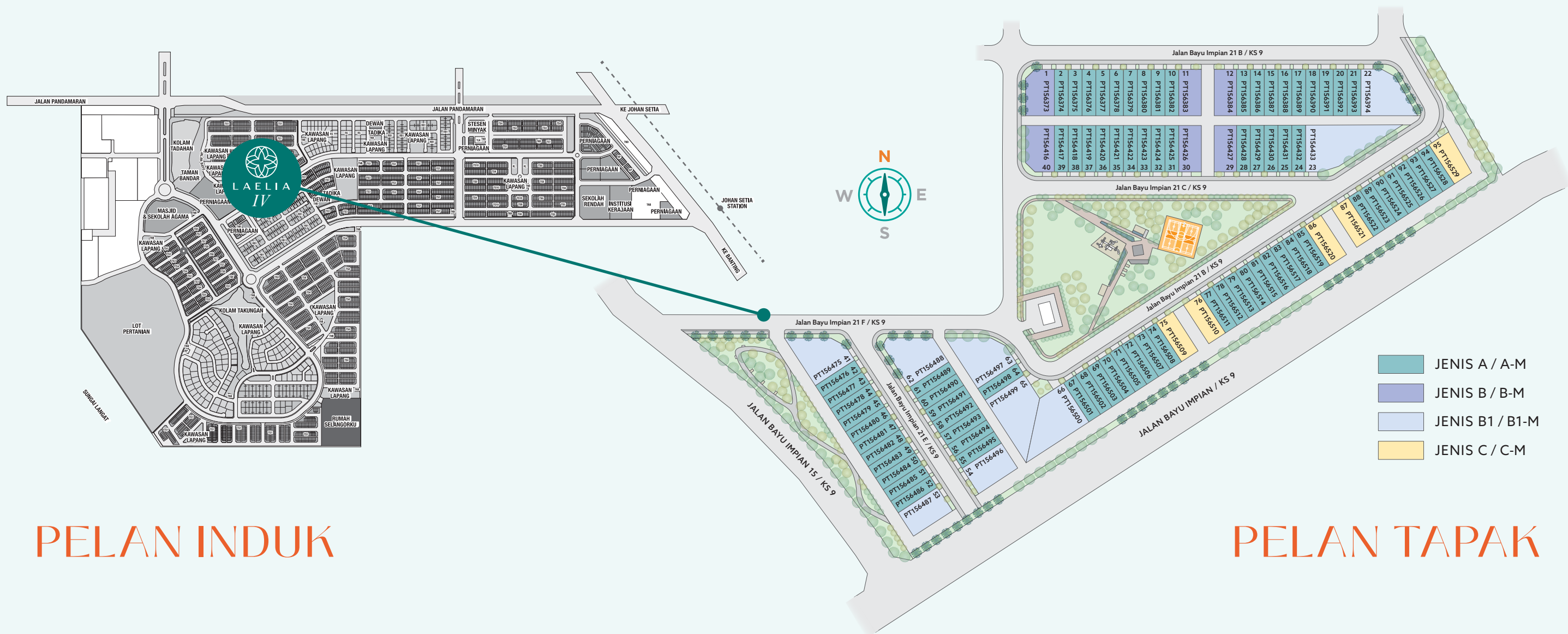












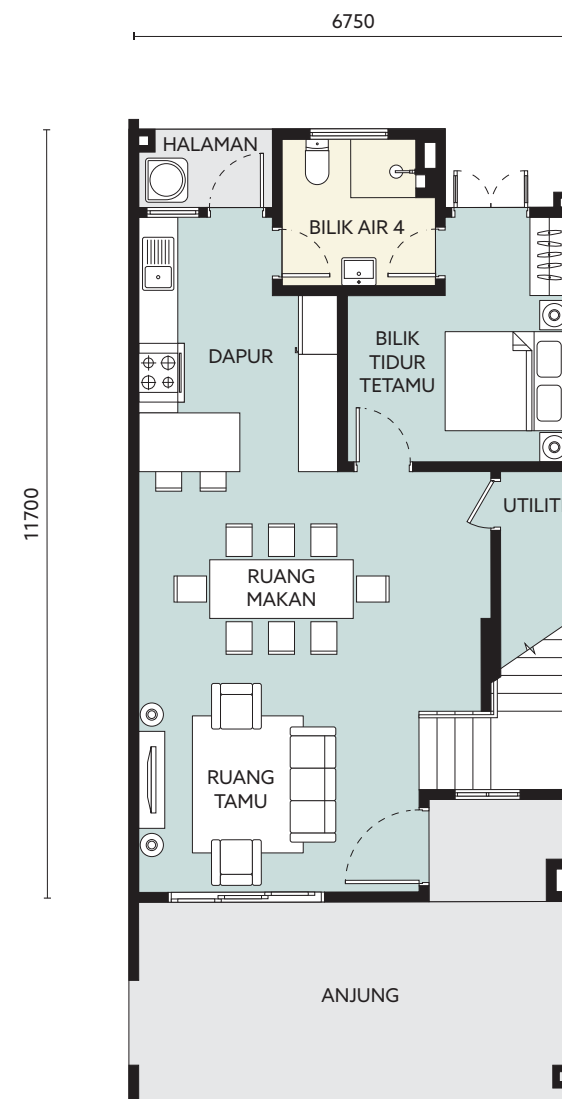
PELAN TAPAK



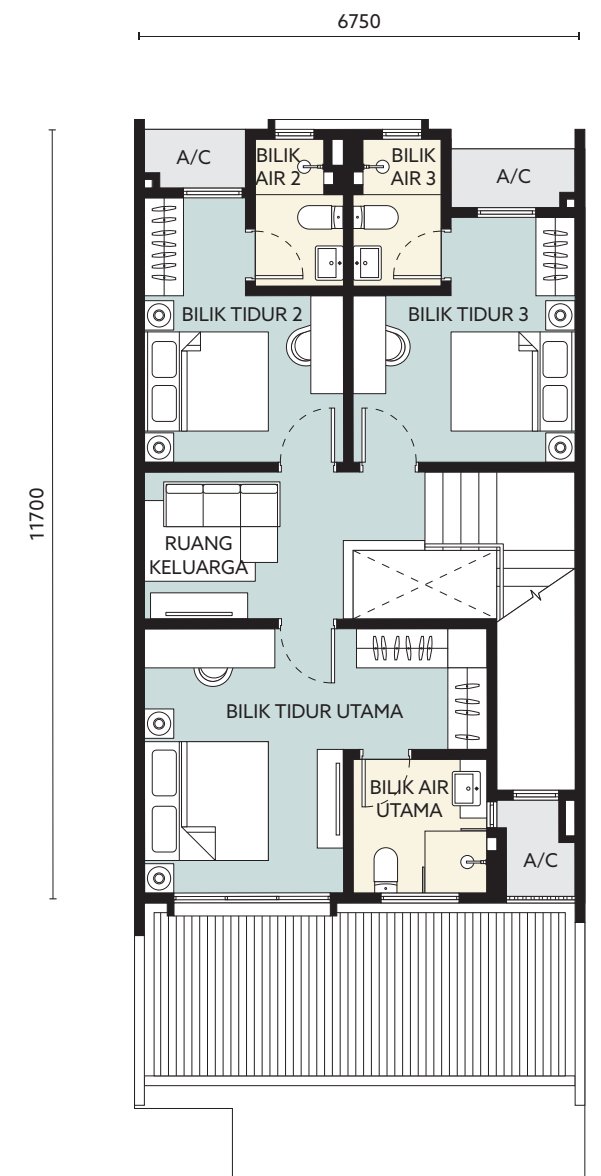
JENIS A

2 TINGKAT (LOT TENGAH) RUMAH TERES

Saiz tanah - 22' x 75'
Keluasan binaan - 1,856 sq.ft.



Tingkat Bawah

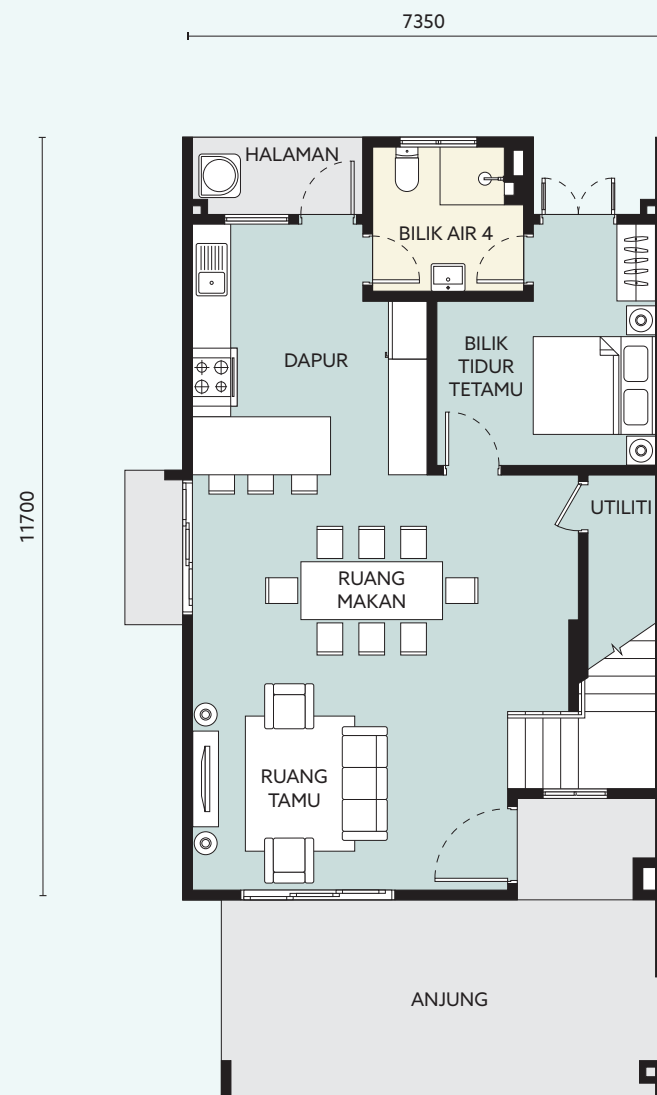


Tingkat Atas

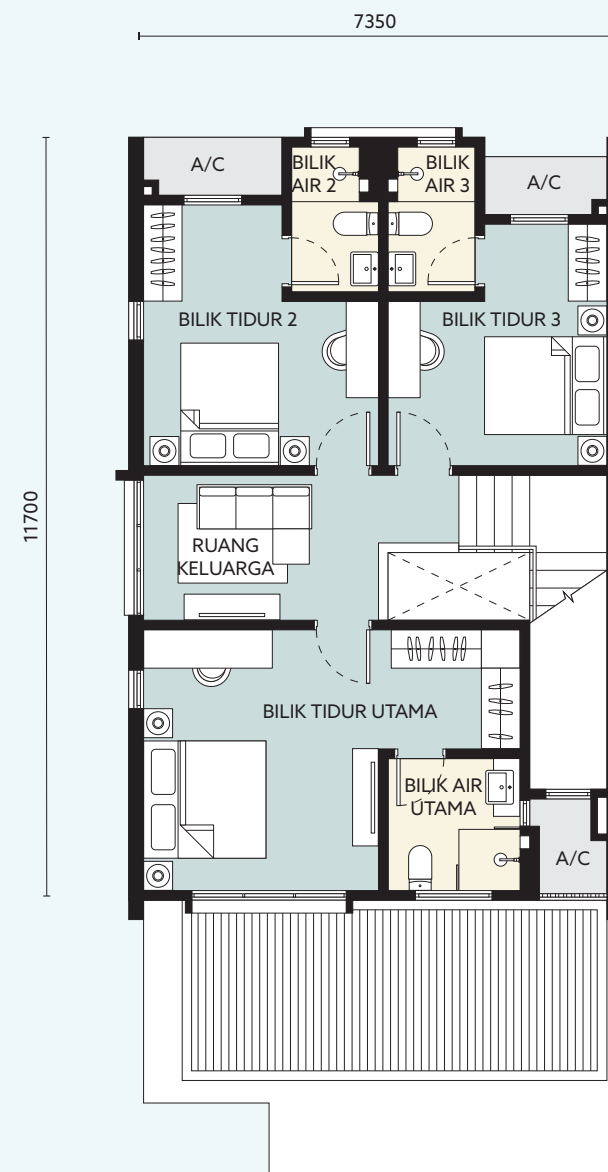
JENIS B

2 TINGKAT (LOT AKHIR) RUMAH TERES

Saiz tanah - 22' x 75'
Keluasan binaan - 2,006 sq.ft.



Tingkat Bawah



Tingkat Atas

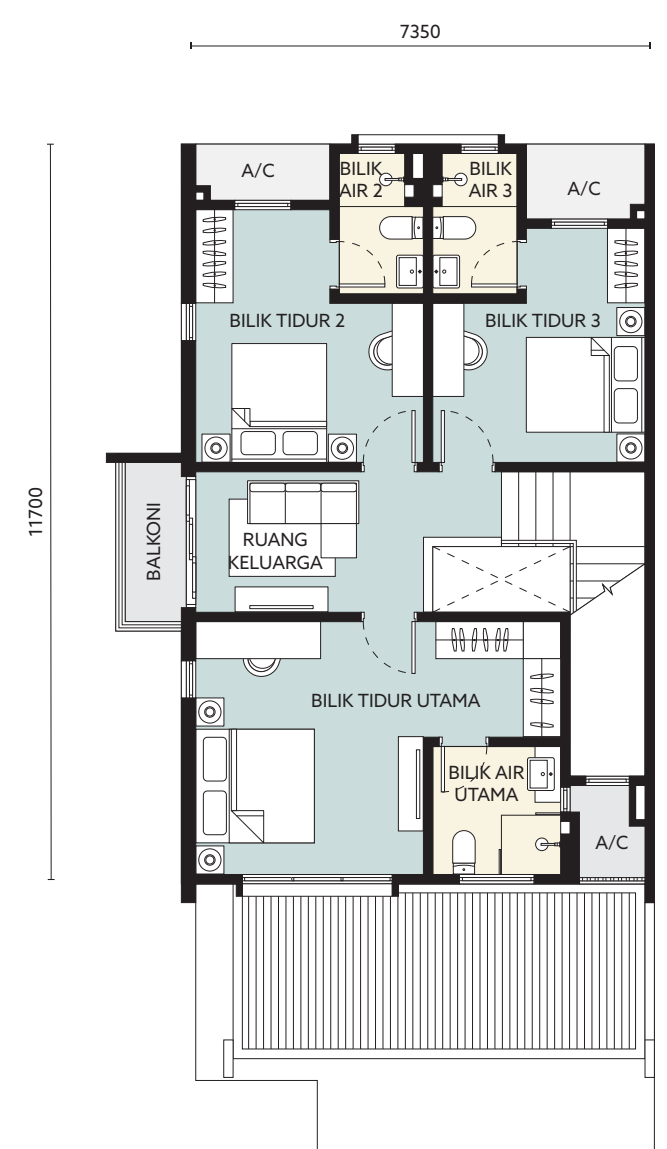
JENIS B1

2 TINGKAT (LOT SUDUT) RUMAH TERES

Saiz tanah - 22' x 75'
Keluasan binaan - 2,038 sq.ft.



Tingkat Bawah



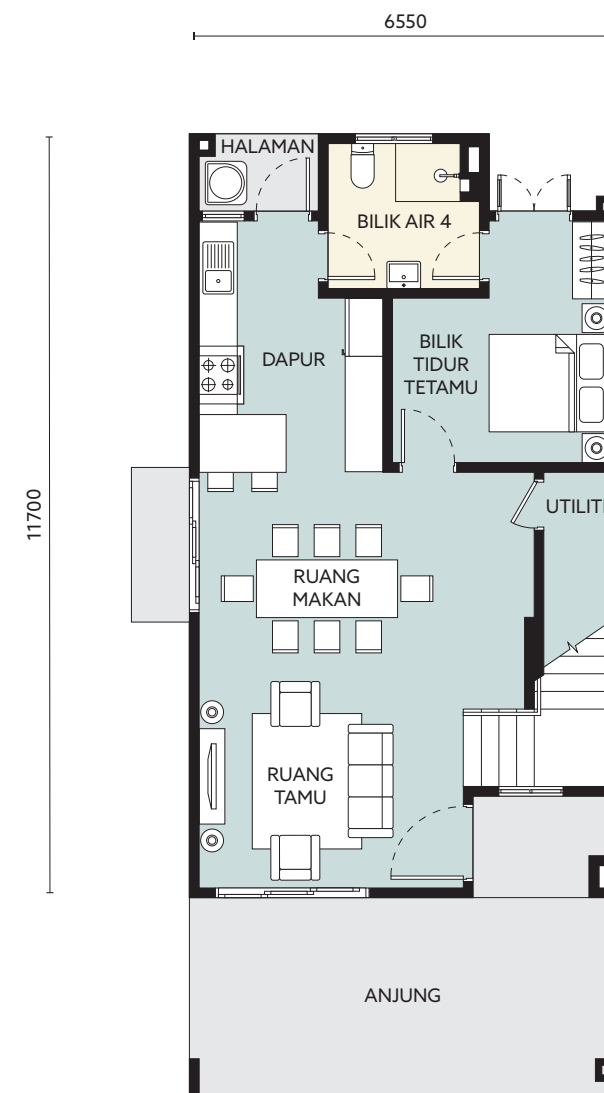
Tingkat Atas



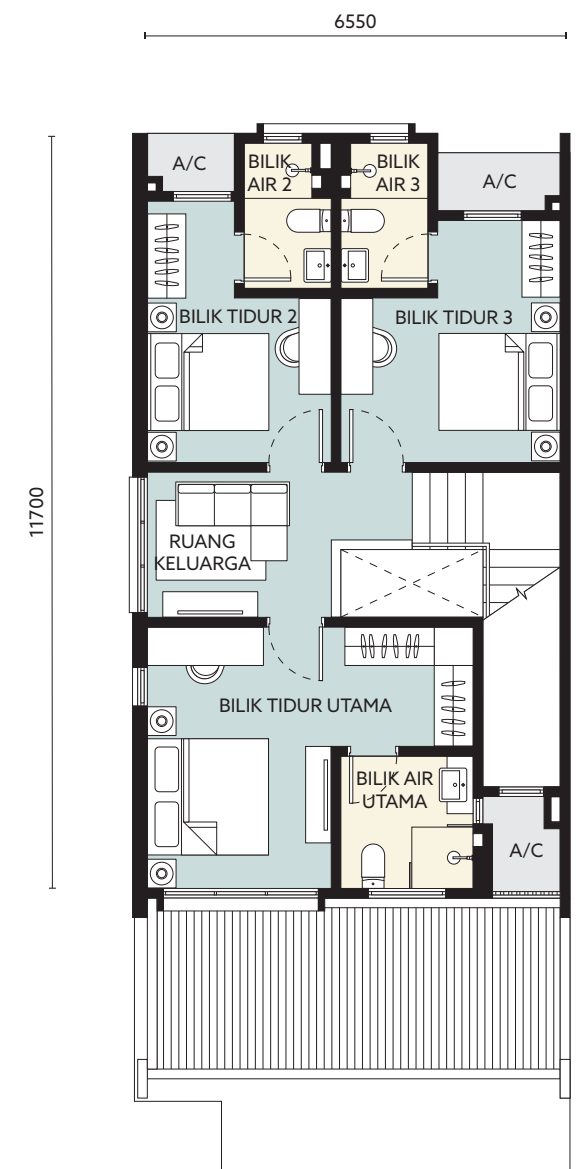
JENIS C

2 TINGKAT (LOT AKHIR) RUMAH TERES

Saiz tanah - 22' x 75'
Keluasan binaan - 1,805 sq.ft.



Tingkat Bawah



Tingkat Atas

SPESIFIKASI

Struktur		: Konkrit Bertulang				
Dinding		: Dinding Simen / Dinding Batu (Dinding Parti)				
Penutup Bumbung	: Bumbung Utama	: Jubin Bumbung Konkrit				
	: Pintu Masuk	: Bumbung Logam				
Bingkai Bumbung		: Kekuda Keluli Ringan				
Siling		: Skim Coat and Paint				
		: Plaster Ceiling and Paint				
Tingkap		: Aluminium Framed Casement				
		: Aluminium Framed Top Hung				
		: Aluminium Framed Fixed Glass				
Pintu	: Pintu Masuk	: Pintu Kayu				
	: Pintu Lain-lain	: Pintu Siram Kayu				
		: Pintu Kayu Louvered				
		: Pintu Gelongsor Bingkai Aluminium				
Perkakasan Besi		: Disediakan				
Kemasan Dinding	: Dalam dan Luaran	: Plaster dan Cat				
	: Dapur	: Jubin sehingga 1500mm				
	: Bilik Mandi	: Jubin sehingga ketinggian siling				
Kemasan Lantai	: Jalan Masuk	: Konkrit				
	: Tempat Letak Kereta	: Jubin dan Konkrit				
	: Ruang Tamu / Ruang Makan	: Jubin				
	: Dapur	: Jubin				
	: Bilik Tetamu	: Jubin				
	: Halaman	: Jubin				
	: Bilik Mandi 4	: Jubin				
	: Tangga	: Lantai Kayu				
	: Bilik Tidur	: Lantai Kayu				
	: Kawasan Keluarga	: Lantai Kayu				
	: Bilik Mandi	: Jubin				
	: Balkoni (Jenis B1 / B1-M)	: Jubin				
Sanitasi & Pemasangan Paip		A / A-M	B / B-M	B1 / B1-M	C / C-M	
		: Sinki Dapur	1	1	1	1
		: Mangkuk Tandas	4	4	4	4
		: Besin Basuh	4	4	4	4
		: Pancuran Mandian	4	4	4	4
		: Pemegang Tisu	4	4	4	4
		: Bidet Tangan	4	4	4	4
Pemasangan Elektrik		A / A-M	B / B-M	B1 / B1-M	C / C-M	
		: Titik Lampu	30	31	32	31
		: Titik Kipas Siling	7	7	7	7
		: Titik Kuasa	22	22	22	22
		: Titik Penyeaman Udara	5	5	5	5
		: Titik Internet	2	2	2	2
		: Titik Pemanas Air	4	4	4	4
		: Titik Loceng Bunyi	1	1	1	1
		: Pengasing untuk Pencegas EV	1	1	1	1
		: Titik Pagar Automatik	1	1	1	1
		: Titik Pam	1	1	1	1
Kabel & Telekomunikasi Dalamana		: Disediakan				
Pagar		: Disediakan				
Rumput		: Tidak Disediakan				
Paip Gas		: Tidak Disediakan				

KESESUAIAN RANGKAIAN

Terletak di Lembah Klang dengan akses mudah ke Shah Alam, Petaling Jaya dan Perlabuhan Klang. Lebuhraya utama menawarkan penduduk dengan perhubungan ke Pusat Bandaraya Kuala Lumpur dan juga daerah komersial yang berdekatan.



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



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Setia

Development Name: Setia Bayuemas, Klang • Phase: Phase RP 3 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: XXXXXX • Validity Period: XXXXXX - XXXXXX • Approving Authority: Majlis Perbandaran Klang • Building Plan Approval No: (15) DLM MPK/BGN-600-5/1/0079(2023) • Expected Date of Completion: August 2026 • Land of encumbrance (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Units: 95 (22' x 75') • Balance of Units: 15 (22' x 75') • Selling Price: Min. RM 853,000.00 – Max. RM 1,642,000.00 • 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 RP3

IV

2 STOREY TERRACE HOUSE

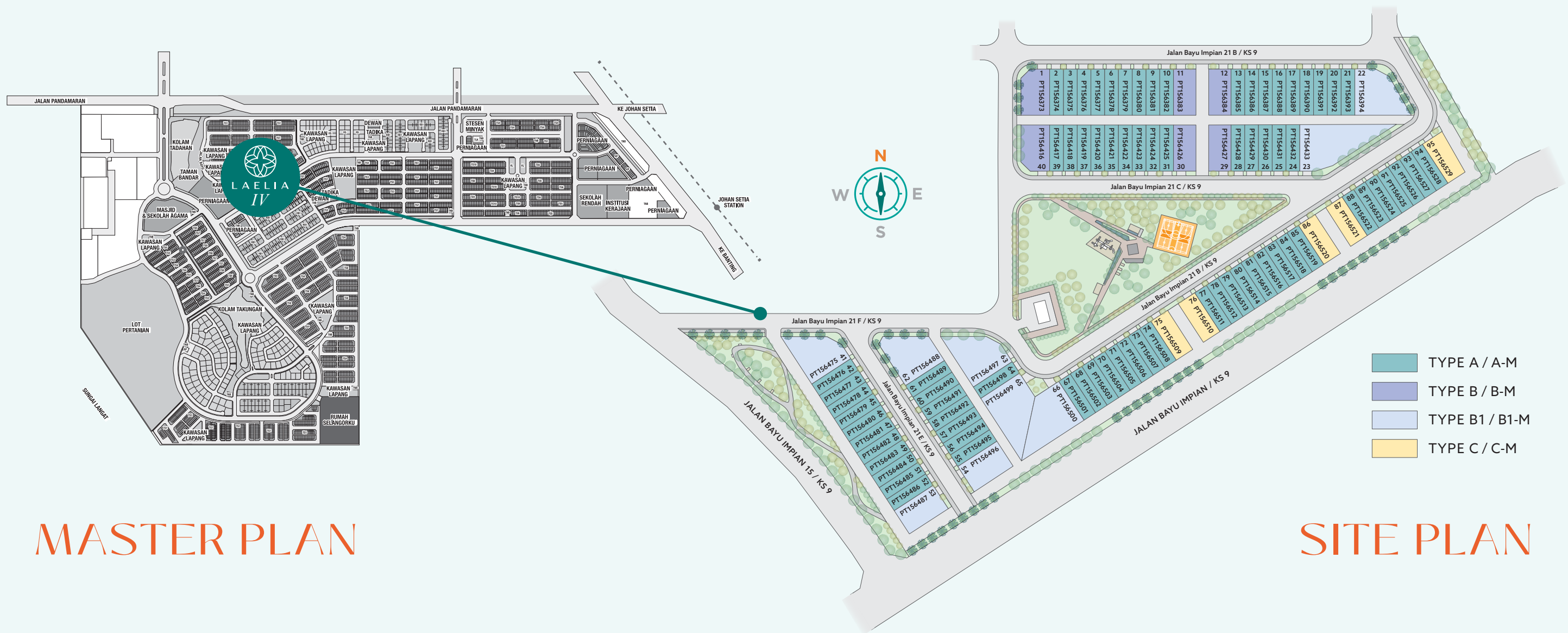










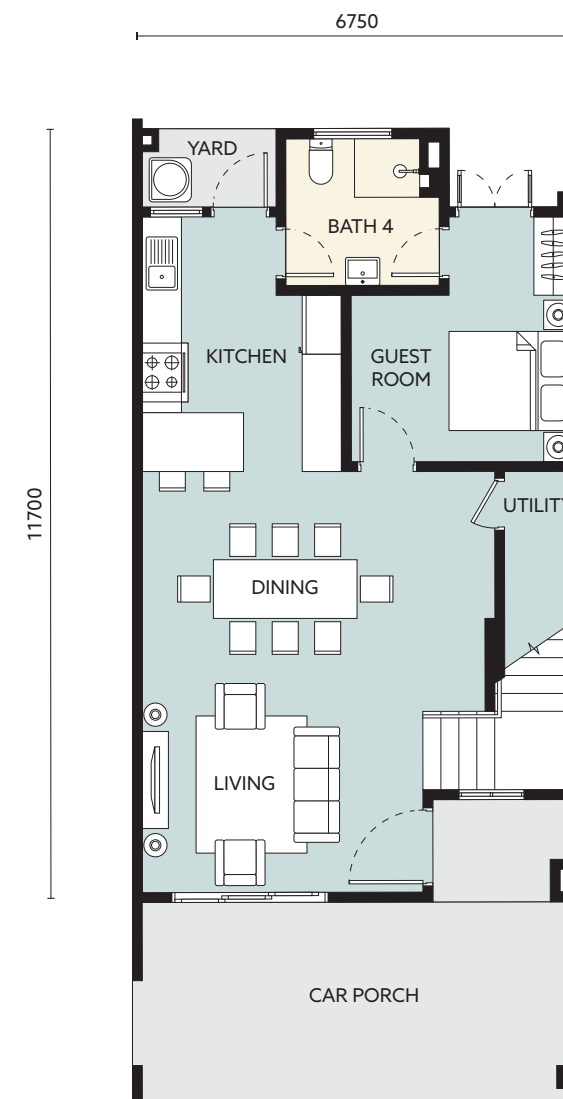




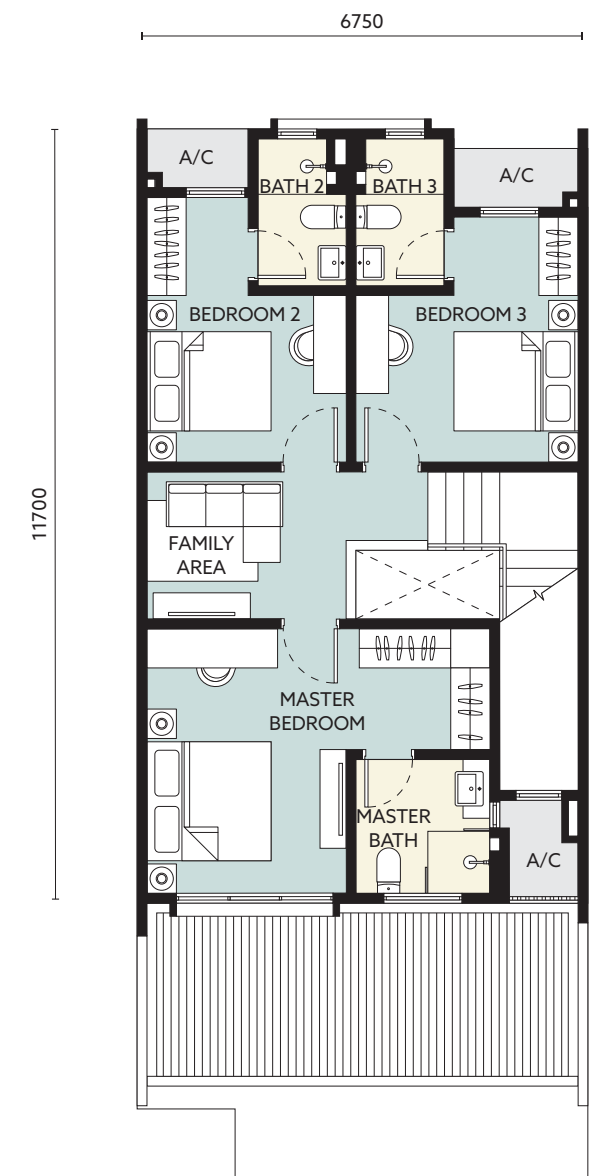
TYPE A

2 STOREY (INTERMEDIATE LOT) TERRACE HOUSE

Lot size - 22' x 75'
Built-up area - 1,856 sq.ft.



Ground Floor



First Floor

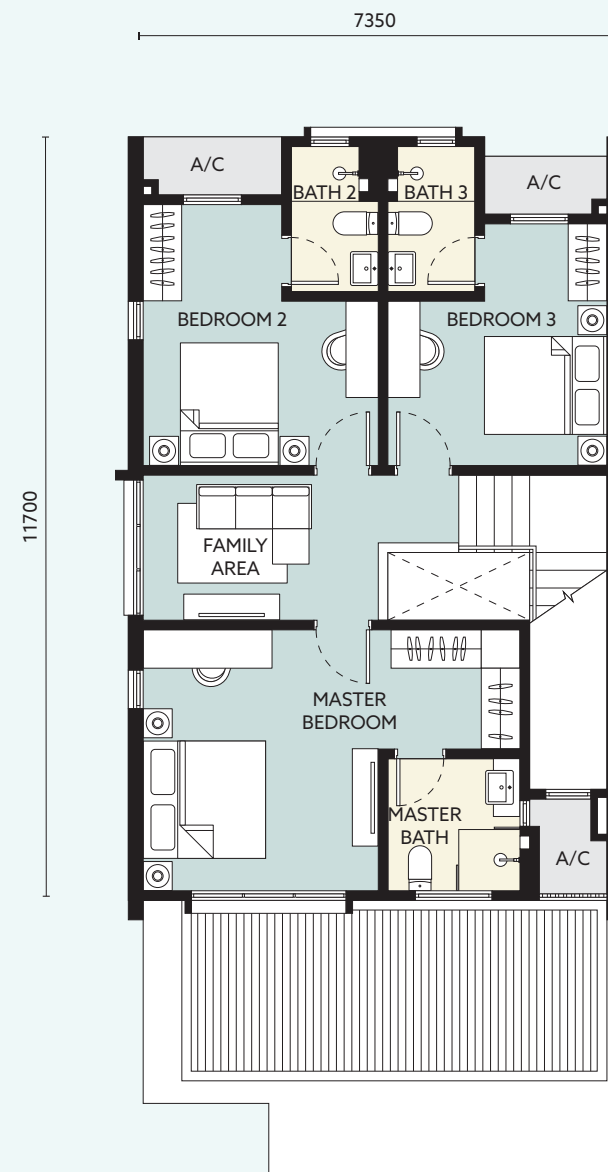
TYPE B

2 STOREY (END LOT) TERRACE HOUSE

Lot size - 22' x 75'
Built-up area - 2,006 sq.ft.



Ground Floor



First Floor

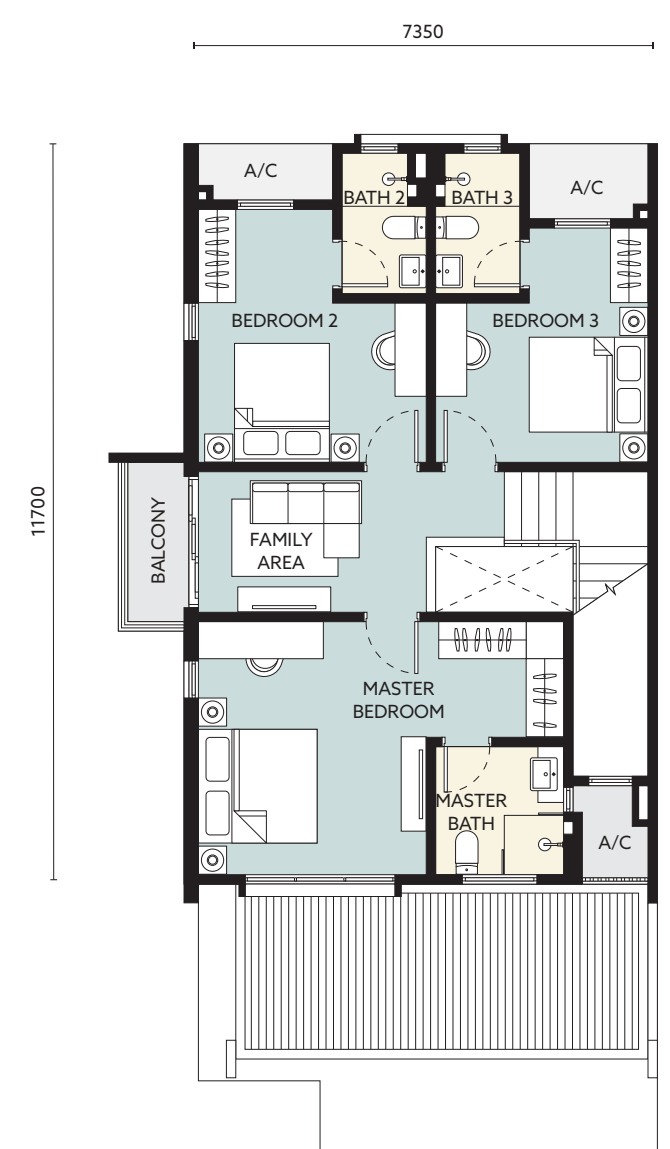
TYPE B1

2 STOREY (CORNER LOT) TERRACE HOUSE

Lot size - 22' x 75'
Built-up area - 2,038 sq.ft.



Ground Floor



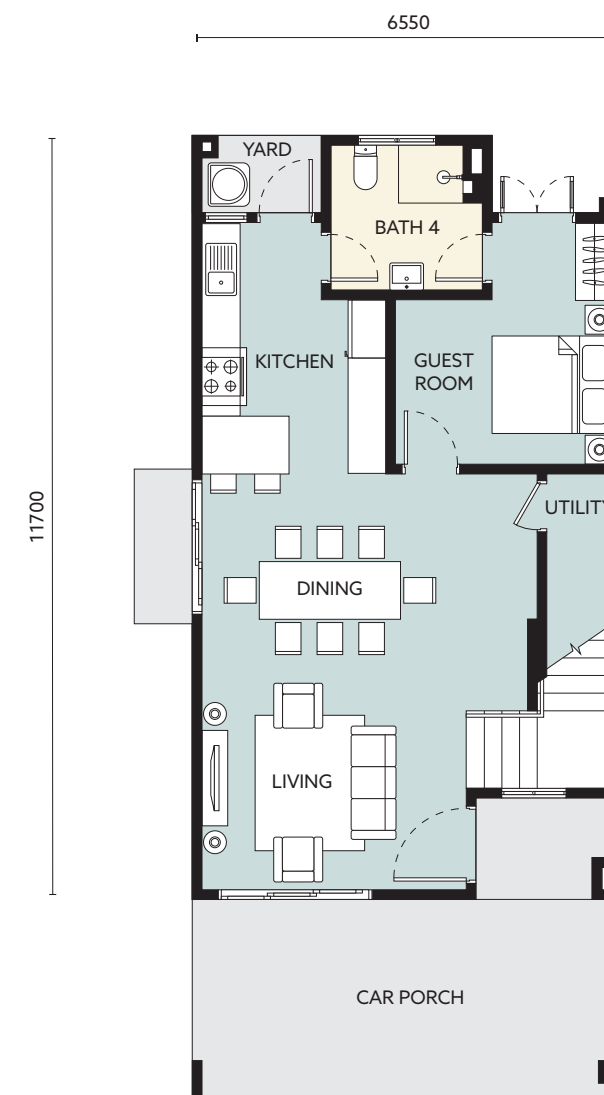
First Floor



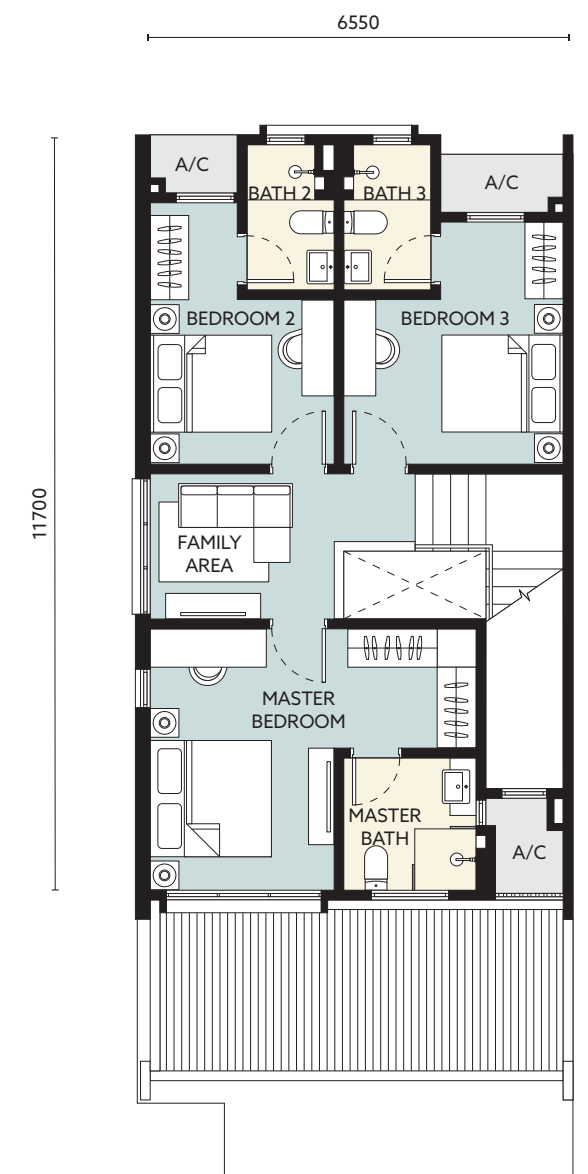
TYPE C

2 STOREY (END LOT) TERRACE HOUSE

Lot size - 22' x 75'
Built-up area - 1,805 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

Structure		: Reinforced Concrete				
Wall		: Cement Sand Bricks / Clay Bricks (Party Wall)				
Roofing Covering	: Main Roof	: Concrete Tile Roofing				
	: Main Entrance	: Metal Roofing				
Roof Framing		: Light Weight Steel Structure				
Ceiling		: Skim Coat and Paint				
		: Plaster Ceiling and Paint				
Windows		: Aluminium Framed Casement : Aluminium Framed Top Hung : Aluminium Framed Fixed Glass				
Doors	: Main Entrance	: Timber Door				
	: Other Doors	: Timber Flush Door				
		: Timber Louvered Door				
		: Aluminium Framed Sliding Glass Door				
Ironmongery		: Provided				
Wall Finishes	: Internal and External	: Plaster and Paint				
	: Kitchen	: Tiles up to 1500mm Height				
	: Bathrooms	: Tiles up to Ceiling Height				
Floor Finishes	: Driveway	: Concrete Finished				
	: Car Porch	: Tiles and Concrete Finished				
	: Living / Dining	: Tiles				
	: Kitchen	: Tiles				
	: Guest Room	: Tiles				
	: Yard	: Tiles				
	: Bath 4	: Tiles				
	: Staircase	: Laminated Timber Flooring				
	: Bedrooms	: Laminated Timber Flooring				
	: Family Area	: Laminated Timber Flooring				
	: Bathrooms	: Tiles				
	: Balcony (Type B1 / B1-M)	: Tiles				
Sanitary & Plumbing Fittings		A / A-M	B / B-M	B1 / B1-M	C / C-M	
		: Kitchen Sink	1	1	1	1
		: Water Closet	4	4	4	4
		: Wash Basin	4	4	4	4
		: Shower Rose	4	4	4	4
		: Paper Roll Holder	4	4	4	4
		: Hand Bidet	4	4	4	4
Electrical Installation		A / A-M	B / B-M	B1 / B1-M	C / C-M	
		: Lighting Point	30	31	32	31
		: Fan Point	7	7	7	7
		: Switch Socket Outlet	22	22	22	22
		: Air Conditioner Point	5	5	5	5
		: Internet Point	2	2	2	2
		: Water Heater Point	4	4	4	4
		: Door Bell Point	1	1	1	1
		: EV Charger Isolator	1	1	1	1
		: Autogate Point	1	1	1	1
: Booster Pump Point	1	1	1	1		
Internal Telecommunication and Cabling		: Provided				
Fencing		: Provided				
Turfing		: Not Provided				
Gas Piping		: Not Provided				

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Experience unparalleled connectivity in the bustling Greater Klang Valley. Located with easy access to Shah Alam, Petaling Jaya, and Port Klang. Major highways provide connectivity to Kuala Lumpur City Centre and neighbouring business districts. Stay connected to everything that matters.



Education

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- 2 Regent International School (Klang)
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Medical

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Supermarket

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Nearby Amenities

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- 14 Petubuhan Hospis, Klang
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