



GLADES  
OF  
WESTLAKE

• MELODIES OF THE LAKES •





*Lotus blooming, kois swimming in the lake;  
What a beauty nature can be,  
Willows swaying, bamboo bending in the wind;  
Listen, it's the sound of blue and green.*

# Imperial Beauty

## By The Glades

Glades of Westlake is a passage to a beautifully landscaped paradise mirroring the features and serenity of Hangzhou. Moon Bridge greets each wanderer and entices them to the Lotus Pond where lotus blooms and willows fringe the water edge. Past the bamboo garden, and bright kois can be seen splashing about in the Circle of Life.

Luxury living is seamless with nature in this oriental enclave, and it is the charming settings that will make each resident sing with joy to the melodies of the lakes.







Lotus Pond





The Clubhouse



Gated and guarded  
community

Private and  
highly secured

Over 10 gardens and  
lakes combined

Themed communal  
facilities

# Luxury Wellness

## By The Clubhouse

Iconic roofs grace the majestic resident clubhouse while the gantry surrounding the upper floor invites ample light - sunshine during the day, and moonlight at night times. Complete with proper gym equipment and fitness facilities, the Grand Imperial Clubhouse is a place fit for royalty.



Moon Bridge



# Restful Indulgence By The Moon

Connecting each resident to his home is a poised four seasons-inspired gate that opens up to a leafy walkway leading to the residences and inspiring landscapes.

The Spring Gate unveils a flowering lotus pond; the Summer Gate unlocks an elegant tea garden and thrilling dragon playground; the Autumn Gate is the entry to a Fan Garden; and the Winter Gate leads to a silk garden.











SPRING  
GATE

春

Spring Gate



春  
SPRING  
GATE

夏  
SUMMER  
GATE

秋  
AUTUMN  
GATE

冬  
WINTER  
GATE



### 4 SEASONS GATES

Moon gates of different seasons make their presence at each entrance of the isle opening up to a feature garden. Each entry is greeted by a calming ambience composed of seasonal trees, blooming flowers and pristine ponds.

# Seasonal Joy By Your Home

### EMERALD GARDEN

- ① Moon Bridge
- ② Hammock Club
- ③ Fan Garden
- ④ Children's Playground
- ⑤ Open Lawn
- ⑥ Tea Pavilion
- ⑦ Circle Of Life
- ⑧ Lookout Deck
- ⑨ Iconic Bridge
- ⑩ Crossing Bridge

### LEGEND

- Bungalow
- Semi-Detached





# HOUSE OF *Grace*

2-STOREY  
SEMI-DETACHED

2-STOREY  
SEMI-DETACHED  
41' x 85' | Built-up: 2,950 sq.ft.

4 bedrooms &  
4 bathrooms







GROUND FLOOR



FIRST FLOOR





HOUSE OF *Noble*  
2-STOREY  
BUNGALOW

2-STOREY BUNGALOW  
59' x 85' | Built-up: 4,050 sq.ft.

5 bedrooms &  
5 bathrooms







GROUND FLOOR



FIRST FLOOR



# SPECIFICATIONS

<b>STRUCTURE</b>	: Reinforced Concrete	
<b>WALL</b>	: Brickwork	
<b>ROOF COVERING</b>	: Concrete Slab/ Metal Roof Covering	
<b>ROOF FRAMING</b>	: Reinforced Concrete Structure/ Steel Frame	
<b>CEILING</b>	: Skim Coat/ Plaster Ceiling	
<b>WINDOWS</b>	: Aluminium Framed Glass Window	
<b>DOORS</b>	: Main Entrance	- Timber Door
	: Bedrooms	- Timber Door
	: Bathrooms	- Timber Door
	: Kitchen	- Aluminium Framed Glass Door
	: Others	- Aluminium Door/ Timber Door
<b>IRONMONGERY</b>	: Quality Locksets	
<b>WALL FINISHES</b>	: Kitchen	- Ceramic Tiles
	: Bathrooms	- Ceramic Tiles
	: Others	- Plaster & Paint
<b>FLOOR FINISHES</b>	<b>GROUND FLOOR</b>	
	: Living/ Dining/ Bedroom 3	- Porcelain Tiles
	: Bathroom 3 & 4	- Ceramic Tiles
	: Kitchen, Store, Utility & Terrace	- Ceramic Tiles
	: Staircase	- Timber Floor
	: Car Porch	- Porcelain Tiles
	<b>FIRST FLOOR</b>	
	: Bedrooms	- Timber Floor
	: Bathrooms	- Porcelain Tiles/ Ceramic Tiles
	: Balcony	- Ceramic Tiles
	: Others	- Cement Render
<b>SANITARY &amp; PLUMBING FITTINGS</b>	: Water Closet	5
	: Wash Basin	6
	: Shower	5
	: Kitchen Sink	1
	: Bath Tub	1
<b>ELECTRICAL INSTALLATION</b>	: Lighting Point	41
	: Power Point 13A	36
	: Power Point 15A	1
	: Air-Cond Point	6
	: Fan Point	7
	: SMATV Point	2
	: Instantaneous Water Heater Point	1
	: Solar Water Heating System	Provided
<b>INTERNAL TELEPHONE</b>	: Telephone Point	2
<b>TRUNKING &amp; CABLING</b>	: Data Point	2
	: Door Bell	1
	: Intercom	1
<b>FENCING</b>	1200mm High Fencing	
<b>TURFING</b>	Provided	



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<b>ROOF FRAMING</b>	: Reinforced Concrete Structure/ Steel Frame	
<b>CEILING</b>	: Skim Coat/ Plaster Ceiling	
<b>WINDOWS</b>	: Aluminium Framed Glass Window	
<b>DOORS</b>	: Main Entrance	- Timber Door
	: Bedrooms	- Timber Door
	: Bathrooms	- Timber Door
	: Kitchen	- Aluminium Framed Glass Door
	: Others	- Aluminium Door/ Timber Door/ Grille Door
<b>IRONMONGERY</b>	: Quality Locksets	
<b>WALL FINISHES</b>	: Kitchen	- Ceramic Tiles
	: Bathrooms	- Ceramic Tiles
	: Others	- Plaster & Paint
<b>FLOOR FINISHES</b>	<b><u>GROUND FLOOR</u></b>	
	: Living/ Dining/ Bedroom 4/ Powder Room	- Porcelain Tiles
	: Bathroom 4 & 5	- Ceramic Tiles
	: Kitchen, Store, Yard, Utility & Terrace	- Ceramic Tiles
	: Staircase	- Timber Floor
	: Car Porch	- Porcelain Tiles
	<b><u>FIRST FLOOR</u></b>	
	: Bedrooms	- Timber Floor
	: Bathrooms	- Porcelain Tiles/ Ceramic Tiles
	: Balcony	- Ceramic Tiles
	: Others	- Cement Render
<b>SANITARY &amp; PLUMBING FITTINGS</b>	: Water Closet	7
	: Wash Basin	8
	: Shower	6
	: Kitchen Sink	1
	: Bath Tub	1
<b>ELECTRICAL INSTALLATION</b>	: Lighting Point	49
	: Power Point 13A	43
	: Power Point 15A	1
	: Air-Cond Point	7
	: Fan Point	8
	: SMATV Point	3
	: Instantaneous Water Heater Point	1
	: Solar Water Heating System	Provided
<b>INTERNAL TELEPHONE</b>	: Telephone Point	3
<b>TRUNKING &amp; CABLING</b>	: Data Point	3
	: Door Bell	1
	: Intercom	1
<b>FENCING</b>	1200mm High Fencing	
<b>TURFING</b>	Provided	



Stay Together. Stay Setia  
livelearnworkplay

Call 603 8008 2228

 Setia Eco Glades

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A joint venture project by:



**Setia**

Developer License No.: 12215/04-2029/0232(A) • Validity Period from 06/04/2024 to 05/04/2029 • Advertising & Sales Permit No.: 12215-8/02-2025/0024(R)-(S) • Validity Period from 18/02/2024 to 17/02/2025 • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Perbandaran Sepang • Building Plan Reference No.: MP Sepang 600-34/2/166(10) • Expected Completion Date: March 2024 • Type: 2-Storey Semi-D • Size: 41' x 85' • Total: 42 units • Min Price: RM2,761,200 - Max RM3,120,000 • Type: 2-Storey Bungalow • Size: 59' x 85' • Total unit: 18 units • Min Price: RM4,257,280 - Max 4,581,120 • Sekatan Kepentingan: Tanah ini boleh dipindahmilik, dipajak/digadai setelah mendapat kebenaran Pihak Berkuasa Negeri. • Balance unit: Semi-D: 3 units & Bungalow: 5 units

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA