



Bywater  
HOMES

# LOREUM

22' X 70'

2-STOREY TERRACE HOMES





## IMMERSED IN NATURE

A cosy enclave of eco-friendly homes surrounded by lush greenery and clear waterways where everyone can roam safely. Comprehensive amenities within easy reach accommodate all modern lifestyle needs - from education to retail to sports facilities. Welcome to Setia Alam.





## URBAN CONVENIENCE

Because we want more time to do the things we love, Setia Alam has been thoughtfully planned to ensure that all facilities, parks and recreation are not more than a street away from home.

Playgrounds, kindergartens, a community hall, surau, gym, sports courts, garden walks and more are a short walk away at the Village Green.



### EDUCATION

SJK (C) Pin Hwa (1)  
SJK (T) Ladang North Hummock  
SK Setia Alam  
SMK Setia Alam  
Tenby International School  
Peninsula International  
School Australia  
R.E.A.L. Kids

### SETIA CITY

Setia City Convention Centre 1 & 2  
Top Glove Tower (HQ)  
Courtyard by Marriott  
Audi  
Khind HQ (Future)  
Kossan (Future)  
Wheelcorp Premium (Future)  
Brick Dotcom (Future)

### BANKS

Maybank  
CIMB Bank  
Hong Leong Bank  
Ambank  
RHB Bank  
Bank Simpanan Nasional  
Bank Islam  
Public Bank

### RECREATIONAL PARKS

Wetland Park  
Urban Park  
Setia City Park  
Town Park  
Western Park

### SHOPPING

Setia City Mall  
Tesco  
Giant  
Village Grocer



*A welcome shelter of calming brilliance  
framed by award-winning wetlands.*



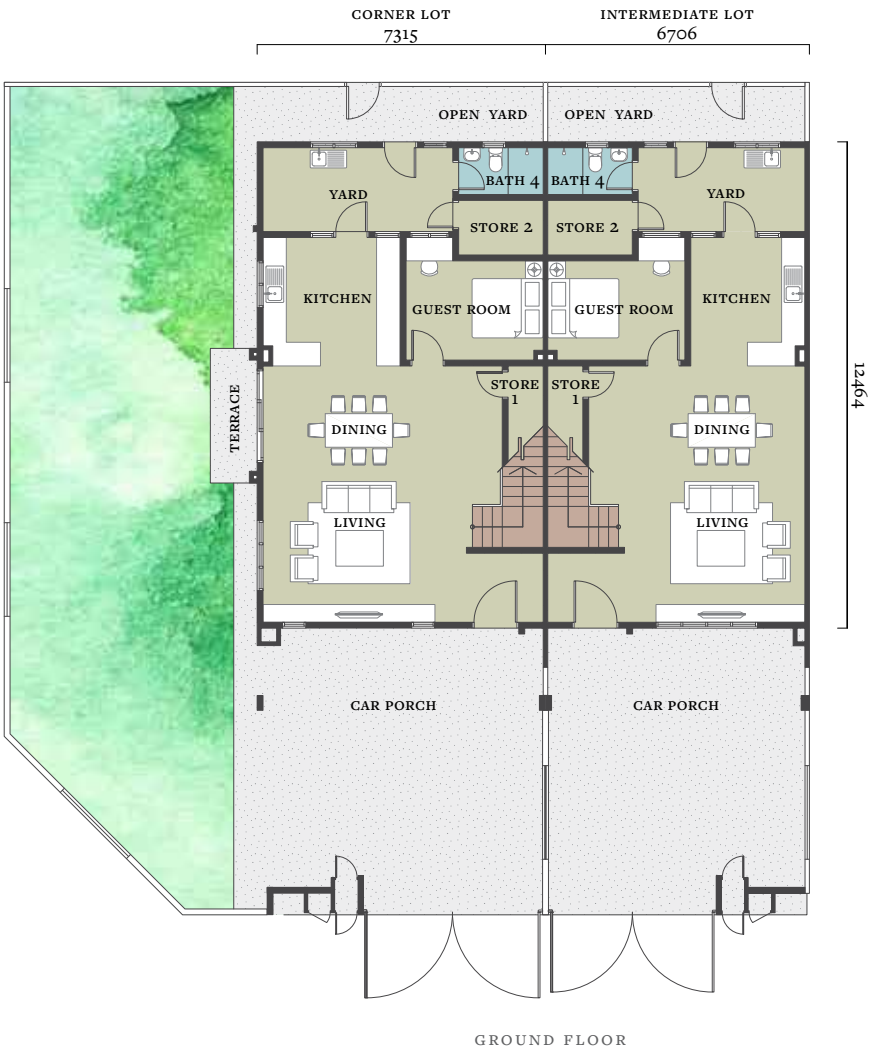




TYPE C

Within the home’s vibrant facade, trendy living spaces open to two living areas and four bedrooms whilst lush parks just outside your door offer natural adventures every day.

		
 4 + 1	CORNER 2525 SF	 4
	INTERMEDIATE 2162 SF	

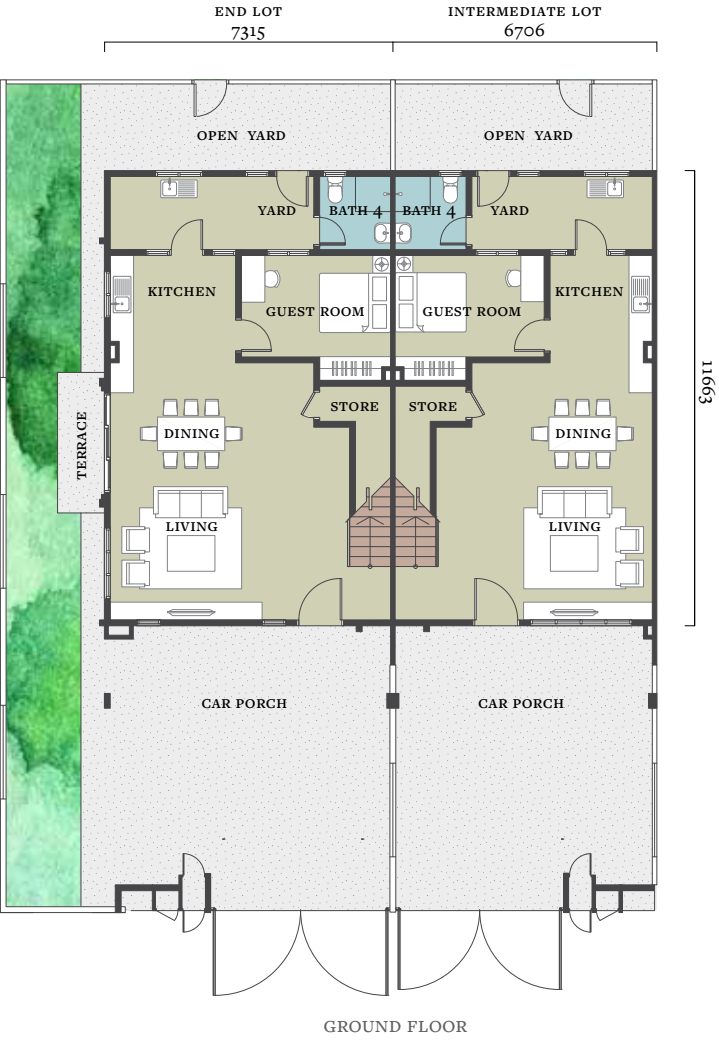




TYPE D

The possibilities are endless in the balanced environs of this roomy terrace.  
A senior-friendly bedroom downstairs, three ensuite bedrooms and  
an additional living area upstairs are suited to all ages.

	CORNER 2555 SF	
4	INTERMEDIATE 2079 SF	4





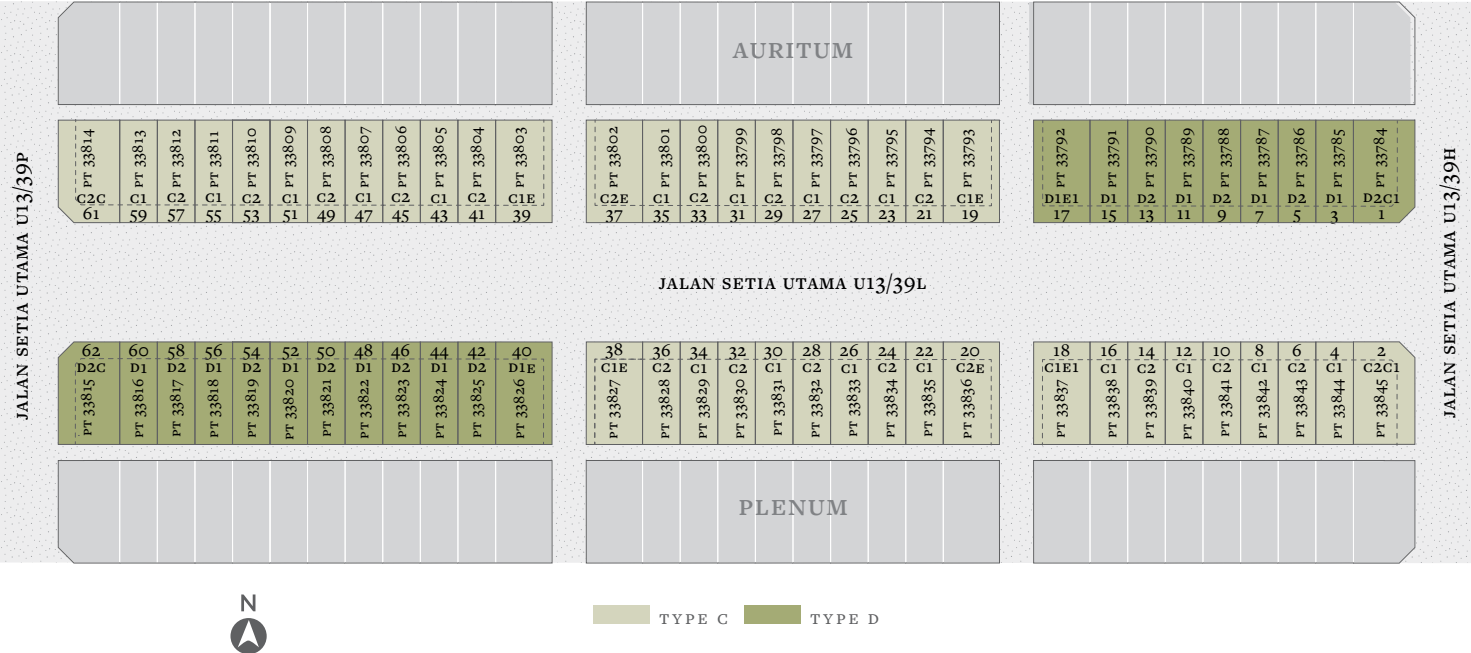
PANICUM SERIES  
BYWATER HOMES

A native prairie grass that is beautiful yet tough and functional, the *Panicum* species provides food and cover for birds and insects. In the wild, the taller varieties form scenic natural screens while the shorter variety creates stunning sweeps of colour and texture in landscapes.



WATER'S SYNERGY  
LAND'S BEAUTY

Charmingly set between creeks and greens, this cool new collection blends contemporary design with the scenic surroundings. Suited to multigenerational families, it will breathe new life into everyday pursuits and living.







Type C Master Bedroom

The calming canvas of green and blue just outside the home imbues everyday living with a soothing rhythm of contentment.

SPECIFICATIONS

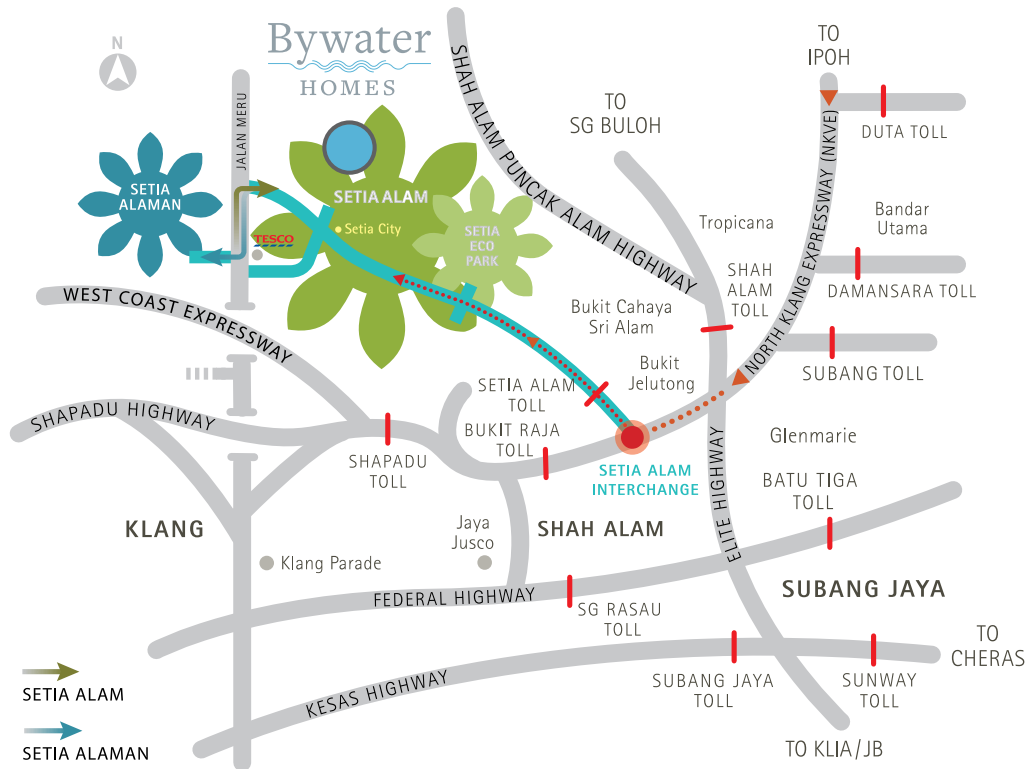
STRUCTURE	Reinforced Concrete
WALL	Brickwork / Reinforced Concrete / Drywall and / or Precast Panels
ROOFING MATERIAL	Concrete Roof Tiles / Concrete Slab
ROOF FRAMING	Metal truss
CEILING	Concrete Slab / Fibrousglass Plaster Ceiling
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Overlapping Glass / Adjustable Louvres / M.S. Grille
DOORS	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Glass Sliding Door (Corner & End Lot only)
Back Entrance	M.S. Grille Door
Others	Flush Door / Louvre Door
IRONMONGERY	Quality Ironmongery
TURFING	Provided (Corner & End Lot Only)
WALL FINISHES	
Kitchen	1500 mm High Ceramic Wall Tiles
Bath	Ceramic Wall Tiles up to 2400mm High
Others	Plaster and Paint
FLOOR FINISHES	
Living / Dining / Kitchen	Porcelain Tiles
Guest Room	
Store / Baths / Yard	Ceramic Tiles
Bedrooms / Family / Staircase	Laminated Floor
Car Porch	Homogeneous Tiles
Terrace	Homogeneous Tiles (Corner & End Lot Only)
Open Yard / Others	Cement Render
FENCING	Reinforced Concrete Wall / Brick Wall and Cement Plank Fencing / Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE C			TYPE D		
	Corner	End	Inter-mediate	Corner	End	Inter-mediate
ELECTRICAL INSTALLATION						
13 Amp Plug Point	21	21	21	21	21	21
Lighting Point	29	29	28	29	27	26
Air-conditioning Point	5	5	5	5	5	5
Ceiling Fan Point	7	7	7	7	7	7
TV Point	3	3	3	3	3	3
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1
Solar Heating Point	1	1	1	1	1	1
Booster Pump Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING						
Telephone Point	1	1	1	1	1	1
SANITARY WARE & PLUMBING						
WC	4	4	4	4	4	4
Wash Basin	4	4	4	4	4	4
Shower	4	4	4	4	4	4
Kitchen Sink	2	2	2	2	2	2



## LOCATION MATTERS

Bywater Homes is situated next to water and award-winning parks. All your needs and wants are easily fulfilled at the nearby Setia Taipan Commercial Precincts and Setia City with a variety of lifestyle amenities, education, medical care and shopping just a short drive away.



Getting around is a cinch here. Setia Alam is just minutes away from key destinations via the NKVE-Setia Alam Link (Exit 102).



Two link roads connect Setia Alam directly with Shah Alam. The link road via Desa Alam U12 leads to Seksyen 7. The second link road to Seksyen U10 Shah Alam/ Alam Budiman will offer easy access to the upcoming DASH Highway that links to four highways i.e. the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.



livelearnworkplay Malaysia | Vietnam | Australia | Singapore | China | United Kingdom

603 3343 2255

setiaalam.com.my

Setia Alam Welcome Centre  
No. 2, Jalan Setia Indah AD U13/AD, Setia Alam  
Seksyen U13, 40170 Shah Alam, Selangor, Malaysia  
F 603 3345 2255 E bsa-sales@spsetia.com

**Setia**

• Developer: Bandar Setia Alam Sdn. Bhd (566140-D) • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9426-112/02-2022/0111 (L) • Validity Period: 05/02/2020-04/02/2022 • Advertising & Sale Permit No.: 9246-112/02-2022/0111 (P) • Validity Period: 05/02/2020-04/02/2020 • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-1(P)/SEK.U13/0118-2019 • Expected Completion Date: Jan 2022 • 2-storey Terrace Homes Type C, Total Units: 41 units, Built-up: 2,162sf (min), 2,325sf (max), Price: RM887,000 (min), RM1,287,000 (max) • 2-storey Terrace Homes Type D, Total Units: 21 Units, Built-up: 2,079sf (min), 2,555sf (max), Price: RM854,000 (min), RM1,310,000 (max) • 7% Discount for Bumiputras

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.