



Bywater
HOMES

COSTALIS

32' x 75'

2-STOREY
LINKED SEMI-D

Set by the water and a 20-acre wetland sanctuary,
life will flourish in this serene phase of Linked Semi-Ds.
Intertwining modern comforts with the natural environment,
live life to the fullest with loved ones and friends.







TYPE A

Ingeniously paired A-frame facades create an iconic look for these contemporary homes whilst practical layouts ensure life is enriched by natural light, fresh air and views of creeks and greens.

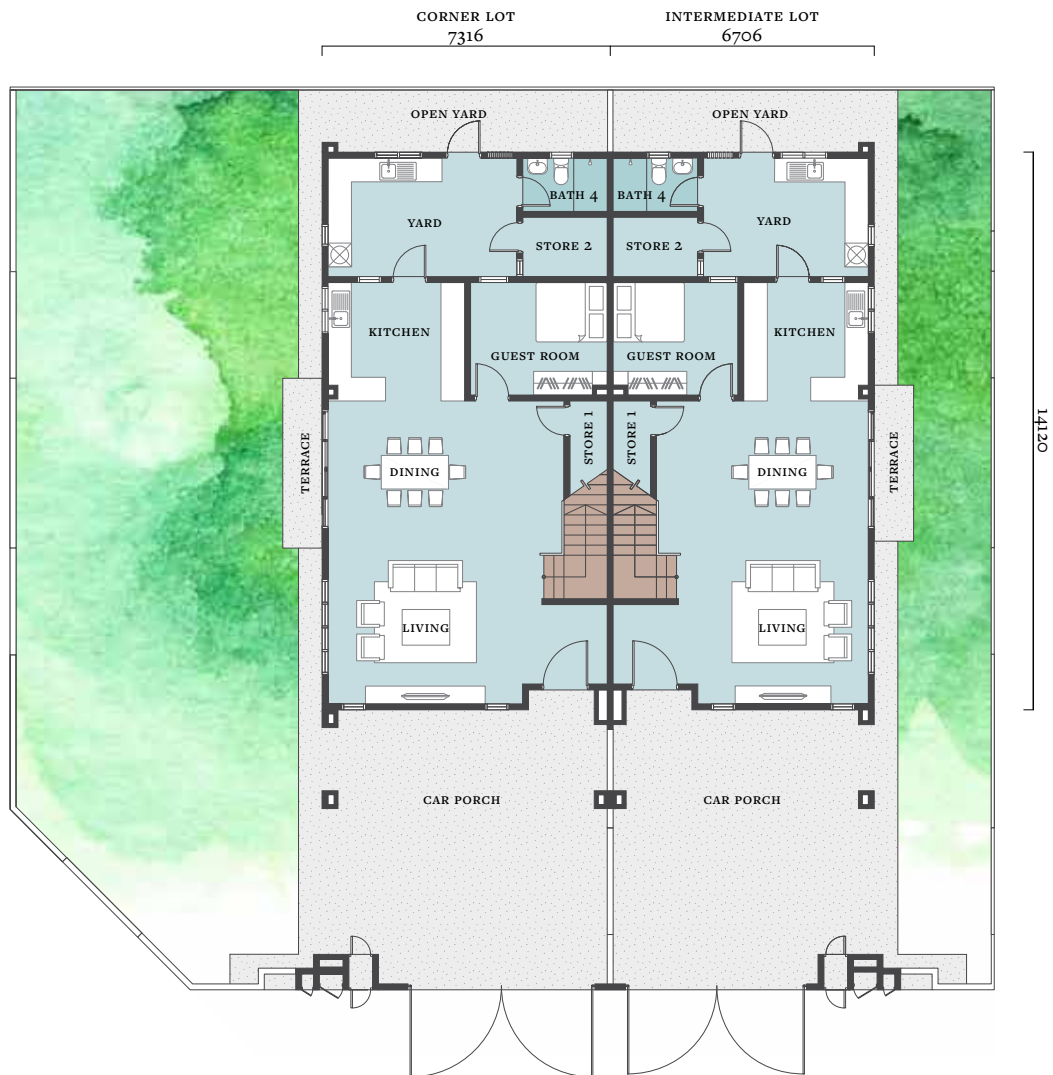


4+1

CORNER
2752 SF
INTERMEDIATE
2510 SF



4





TYPE B

This modern take on the A-frame facade offers a lasting impression of warmth and welcome. The calming landscapes beyond provide a stunning backdrop for the home's roomy spaces and smart features.

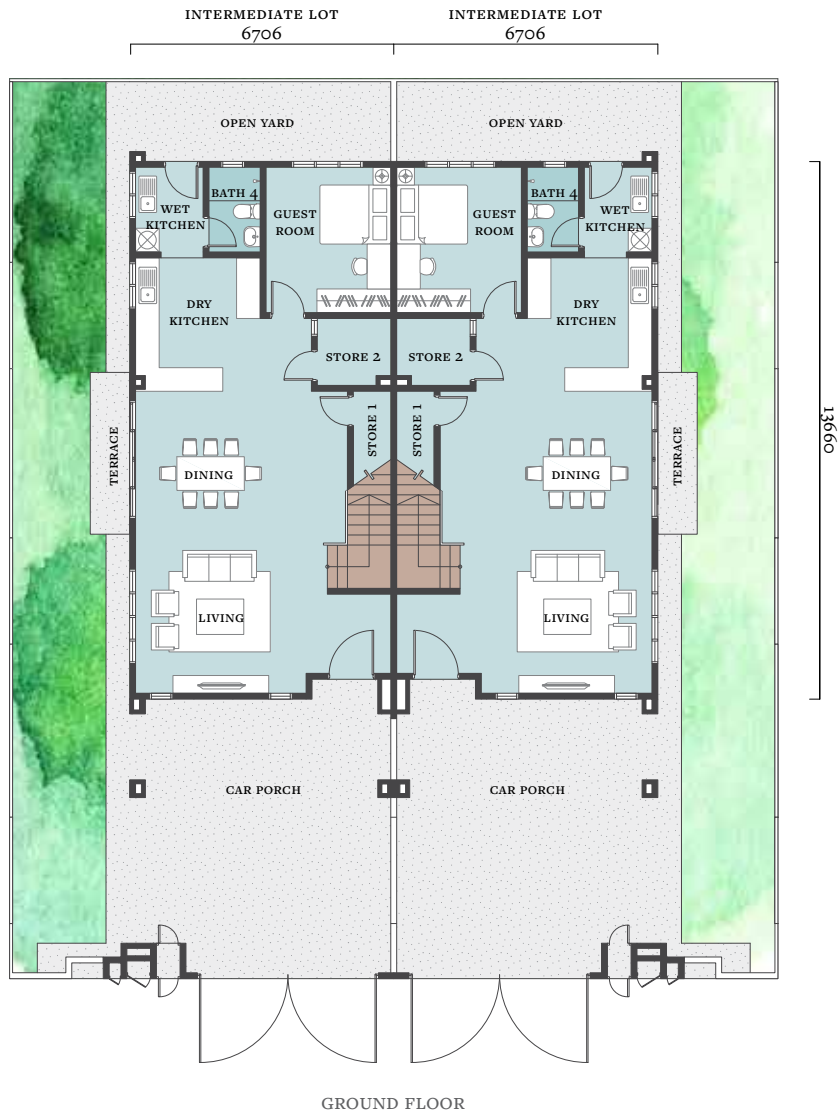


4+1

INTERMEDIATE
2440 SF



4





Designed to blur the lines between the outdoors and indoors, the home's expansive interiors promise a better living experience for all, providing the right balance between family bonding and personal space.



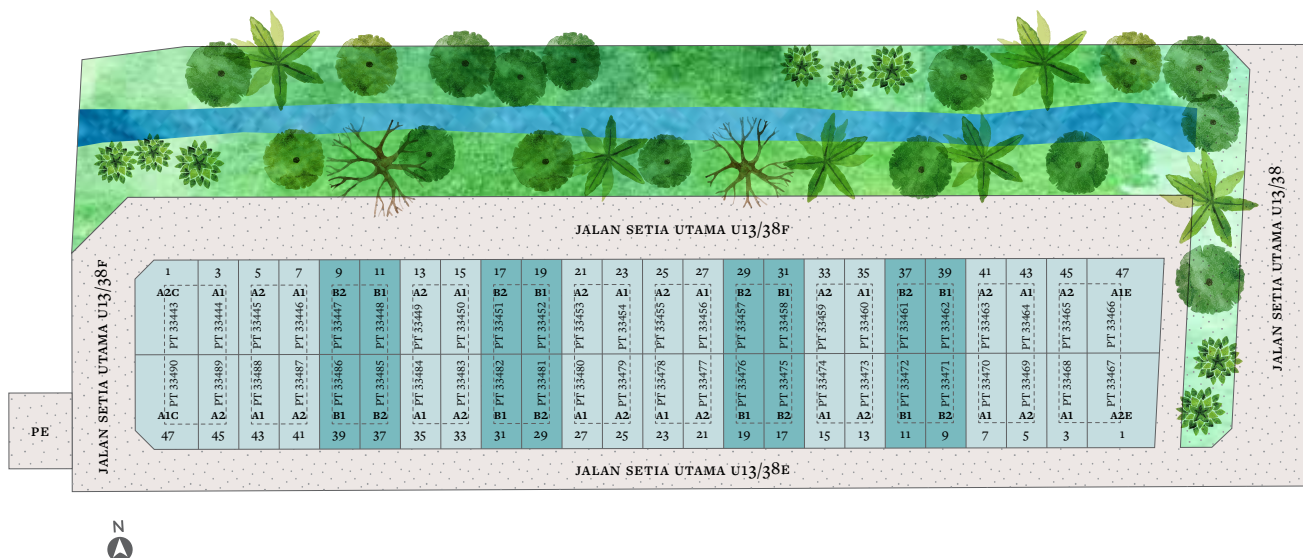
The private spaces of bedrooms, all ensuite, are located on the first floor with a cosy family room, affording everyone a greater feeling of togetherness at all times of day.



LITSEA SERIES, BYWATER HOMES

A name derived from the evergreen tree, *Litsea Cubeba*. Also known as *May Chang*, the tree bears white or pale yellow, lemon-scented flowers, and small fruits which are similar in shape to small peppers.

An essential oil with antioxidant properties, it is traditionally used for curing various gastro-related ailments



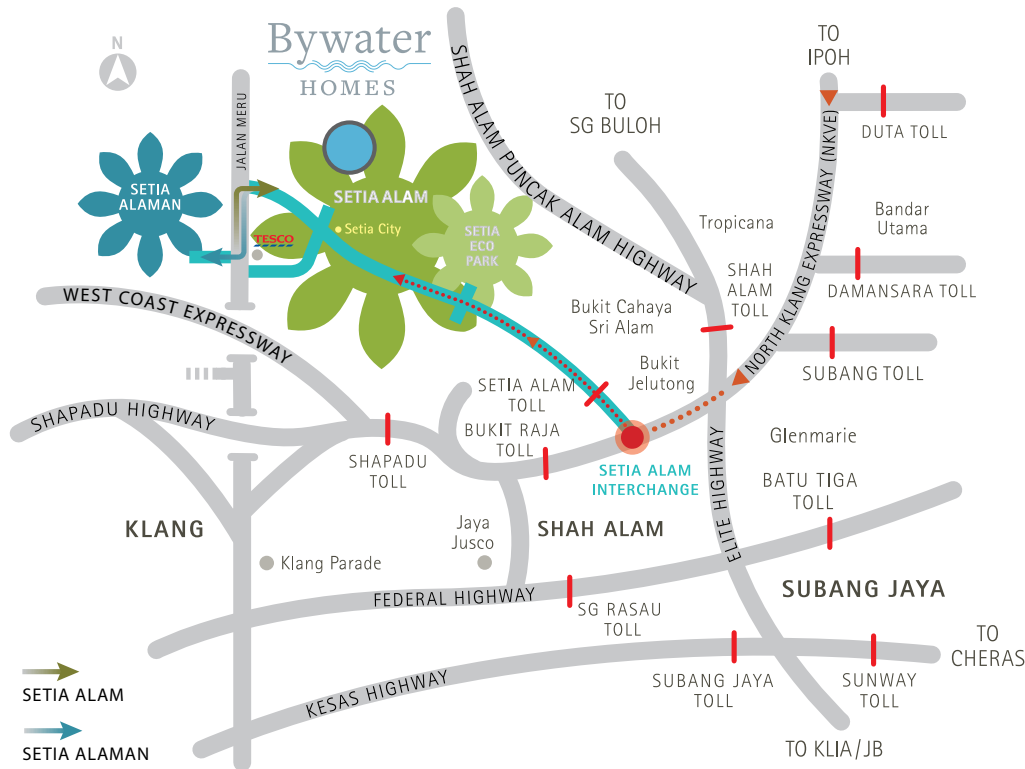
SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brickwork / Reinforced Concrete Wall / Light Weight Panel
ROOFING MATERIAL	Concrete Roof Tiles / Concrete Flat Roof
ROOF FRAMING	Metal Truss
CEILING	Concrete Slab / Plaster Ceiling / Asbestos Free Ceiling
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Louvres Window / M.S. Grille at Yard (Type A)
DOORS	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Sliding Door
Back Entrance	Metal Door (Type A) / Timber Door (Type B)
Others	Flush / Louvre / Sliding Door
IRONMONGERY	Quality Ironmongery
TURFING	Provided
PAINTING	Emulsion Paint
WALL FINISHES	
Kitchen	1500 mm High Porcelain Wall Tiles
Bath	Ceramic Wall Tiles up to 2400mm High
Others	Plaster and Paint
FLOOR FINISHES	
Living / Dining / Kitchen / Guest Room / Yard	Porcelain Tiles
Store 1&2 / Baths	Ceramic Tiles
Bedrooms / Family / Staircase	Timber Strips
Car Porch / Terrace / Apron	Homogeneous Tiles
Others	Cement Render
FENCING	Brick Wall and Cement Plank Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE A			TYPE B
	Corner	End	Intermediate	Intermediate
ELECTRICAL INSTALLATION				
13 Amp Plug Point	26	26	26	25
Lighting Point	32	32	32	31
Air - Conditioning Point	6	6	6	6
Ceiling Fan Point	7	7	7	7
TV Point	3	3	3	3
Gate Light Point	1	1	1	1
Door Bell Point	1	1	1	1
Solar Heating System	1	1	1	1
Auto Gate Point	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING				
Telephone Point	1	1	1	1
SANITARY & PLUMBING				
WC	4	4	4	4
Wash Basin	5	5	5	5
Shower	4	4	4	4
Kitchen Sink	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 dedicated NKVE-Setia Alam Link (Exit 102).



A new link road to Seksyen U10 Shah Alam/Alam Budiman will provide easy access to the upcoming DASH highway that links to four highways i.e. the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.

• Developer: Bandar Setia Alam Sdn. Bhd 566140-D • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9246-108/11-2021/01055 (L) • Validity Period: 13/11/2019-12/11/2021 • Advertising & Sales Permit No.: 9246-108/11-2021/01055(P) • Validity Period: 13/11/2019-12/11/2021 • 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(PB)/SEK.U13/0103-2019 • Expected Completion Date: Nov 2021 • 2 Storey Linked Semi-D Type A1, Total Unit: 14 units, Built-Up: 2,510sf, Price: RM 1,186,000 (min), RM 1,189,000 (max) • 2 Storey Linked Semi-D Type A1E, Total Unit: 1 unit, Built-Up: 2,752sf, Price: RM 1,529,000 • 2 Storey Linked Semi-D Type A1C, Total Unit: 1 unit, Built-Up: 2,752sf, Price: RM 1,430,000 • 2 Storey Linked Semi-D Type A2, Total Unit: 14 units, Built-Up: 2,510sf, Price: RM 1,186,000 (min), RM 1,189,000 (max) • 2 Storey Linked Semi-D Type A2E, Total Unit: 1 unit, Built-Up: 2,752sf, Price: RM 1,498,000 • 2 Storey Linked Semi-D Type A2C, Total Unit: 1 unit, Built-Up: 2,752sf, Price: RM 1,430,000 • 2 Storey Linked Semi-D Type B1, Total Unit: 8 Units, Built-Up: 2,440 sq ft, Price: RM 1,154,000 • 2 Storey Linked Semi-D Type B2, Total Unit: 8 Units, Built-Up: 2,440 sq ft, Price: RM 1,154,000 • 7% Discount for Bumiputera
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603 3343 2255

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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



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HOMES

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