



SETIA FONTAINES  
Archipelago of Dreams



NusaCinta  
The Lovely Island of Penang



BE ENTHRALLED WITH  
THE CAPTIVATING VIEW OF  
THE SETIA EXPERIENCE CENTRE  
AND MUSICAL FOUNTAIN FROM  
THE HERITAGE PARK.

FIND THE KEY TO THE HEART IN THE PERFECT PLACE.





The Sea of Flowers opens the door to a beautiful world of new possibilities.

*Sea Of Flowers*  
Artist's Impression Only

## SEA OF FLOWERS A RADIANT GEM OF NATURE'S MAGNIFICENCE

Retreat and refresh  
from the humdrum  
of life in the  
Sea of Flowers and  
be captivated by  
its fascinating biodiversity  
and vibrant beauty.



Artist's Impression Only



Artist's Impression Only



*Heritage Park*  
Sea Of Flowers  
Artist's Impression Only

## AN ENDURING LEGACY FOR FUTURE GENERATIONS

A 1,691-acre mega township located in the heart of  
North Seberang Perai, Penang, Setia Fontaines is being  
masterfully planned as a great place to  
Live, Learn, Work and Play.



## A VISION FOR HARMONIOUS LIVING

Setia Fontaines is deeply inspired by Ecosophy, a unique concept of ecological wisdom at the core of the development. Through meticulous planning and hard work, a fertile landscape has been created that is in harmony with the environment's feng shui, bringing out the best in nature.



*Wetland of Nusantara*  
Artist's Impression Only

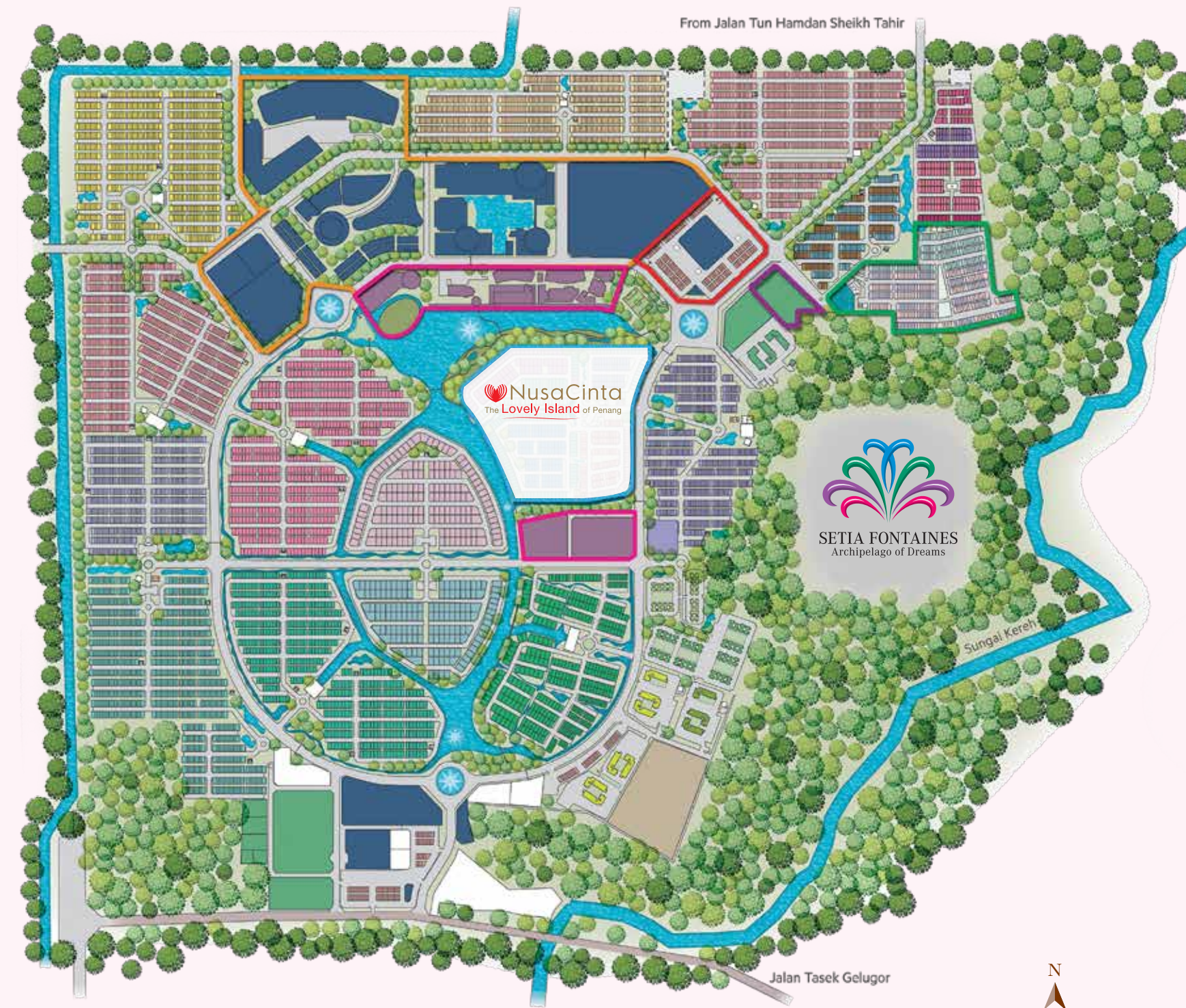
*Cocos Avenue*  
Artist's Impression Only

*Serenity Plaza*  
Artist's Impression Only

*Bioswale*  
Artist's Impression Only



# MASTER PLAN



## AN ARCHIPELAGO OF DREAMS BY AWARD-WINNING DEVELOPER S P SETIA



Conceived by award-winning developer S P Setia, Setia Fontaines is envisioned to be a vibrant enclave for preserving Penang's wealth of historical, cultural and natural treasures.

The township is being thoughtfully developed as a place deeply inspired by the island's heritage for the world to appreciate, and as a gift for the generations to come.

Come and create a unique love story that brings out the best in life at NusaCinta - The Lovely Island of Penang.

- |   |   |
|---|---|
|  City Centre Business Hub    |  NusaCinta               |
|  Setia Fontaines City Centre |  Proposed Chinese School |
|  Amansara South              |  Setia IWC               |







# NUSACINTA

## Express Love in Lovely Ways



These well-crafted homes perfectly capture the meaning of love for life, with abundant opportunities for wholesome living, a happy family and a healthy environment.

*LOVE*

FEEL THE CONNECTION,  
ENJOY THE FEELING



# NUSACINTA

The Place That Defines

# LOVE

Love is an intense feeling of deep affection that is expressed in fulfilling one's greatest desires.



Precious moments together in the warm sunshine build closeness in every relationship.



# WELCOME HOME

Revel in enchanting surroundings that are perfect for writing an enduring love story.



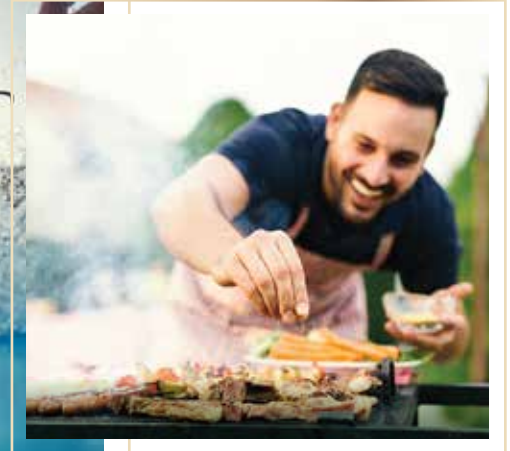
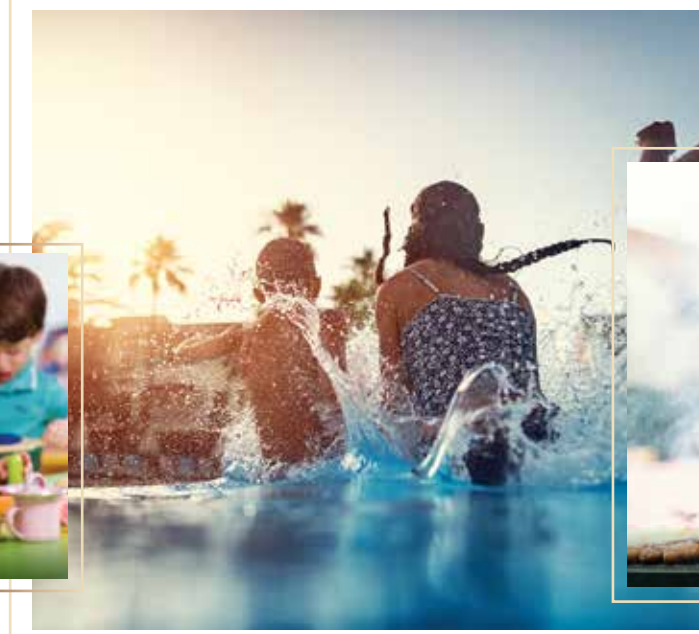
*Canal of Nusantara*  
Artist's Impression Only





## NUSACINTA

Beautiful spaces fulfilling a vibrant lifestyle.



## ENJOY EXCLUSIVE PRIVILEGE AND LUXURY

Relish different lifestyle facilities for every need, be it health, relaxation, gastronomy or leisure.

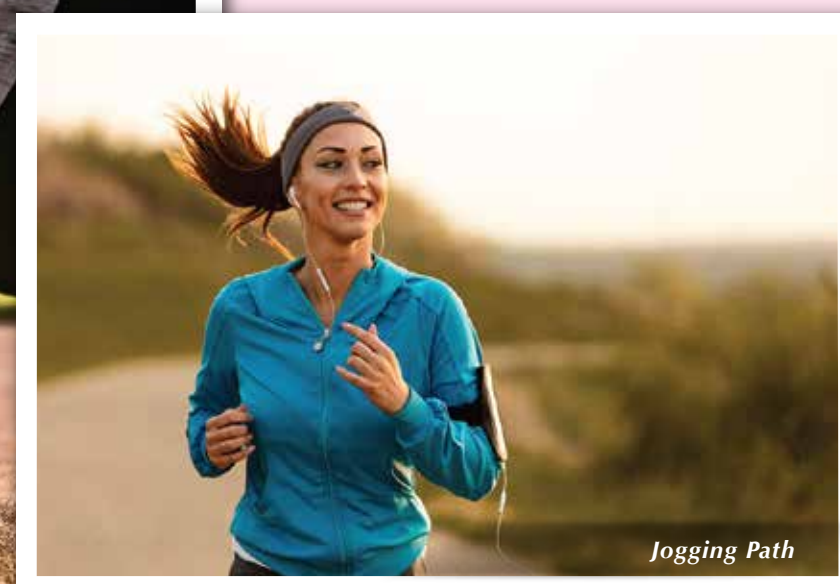
### CLUB HOUSE FACILITIES

BBQ Area | Swimming Pool | Gymnasium  
Library | Kids Corner | Multipurpose Hall





Inspired by the beautiful islands of Nusantara, the lush landscapes and suburban settings of NusaCinta will lift one's passion for living to new heights.



## A PORTRAIT OF SUBLIME AFFECTION



Savour the moments of intimacy in  
picture-perfect surroundings that make  
for wonderful memories.

### NUSACINTA FACILITIES & FOUNTAINS

Entrance Boulevard | Club House | Fountain of Happiness | Fountain of Jimbanee | Fountain of Completing Love  
Fountain de Flow of Love | Fountain of Rinjani | Canal of Nusantara | Aroma Garden | Playground of Irama  
Basketball Court | Futsal Court | Fitness Corner | Community Garden | Gateway to Heritage Park | Surau





## FOUNTAIN OF JIMBANE

Indulge in wholesome living  
with verdant parks and beautiful fountains  
just outside the door.



## AN ISLAND PARADISE CLOSE TO THE HEART

Enjoy peaceful moments of bliss in solitude or  
with loved ones that lead closer to self-discovery  
and a greater appreciation for the gifts of life.





*Princess Pink Room*  
Artist's Impression Only

## THE PRIVILEGE OF A SPECIAL FEW

Embrace the "Destinee" of living in a home with an exclusive view of Heritage Park.



*Spacious With The View To The Greens*  
Artist's Impression Only



*Bigger Space For The Chef To Whip Up Something Delicious*  
Artist's Impression Only



*The Chef's Corner*  
Artist's Impression Only



## A SANCTUARY OF WARMTH AND GROWTH

With plenty of space for comfort and accessibility as well as great flexibility to personalise living arrangements, NusaCinta's homes are places where life and love can truly flourish.



# NusaCinta

The **Lovely Island** of Penang



SITE PLAN



DISCOVER THE  
SECRET HAVEN FOR  
A LIFETIME'S BLISS.

## LEGEND

	KISMETEE (1 Storey Bungalow)		FAITH (1 Storey Semi-D)
	DESTINEE (2 Storey Bungalow )		GRACE (2 Storey Semi-D)
	CHEER (1 Storey Link Semi-D)		AMITY (1 Storey Terrace)
	WISH (2 Storey Link Semi-D)		VERITY (2 Storey Terrace)

## FACILITIES & FOUNTAINS

1. Fountain of Jimbanee
2. Fountain of Happiness
3. Canal of Nusantara
4. Fountain of Completing Love
5. Fountain de Flow of Love
6. Aroma Garden
7. Fountain of Rinjani
8. Playground of Irama
9. Basketball Court
10. Futsal Court
11. Fitness Corner
12. Entrance Boulevard
13. Fountain of Celebration
14. Club House
15. Gateway to Heritage Park
16. Community Garden

1 <sup>st</sup> Island Collection	Gated & Guarded Enclave	Nusantara-Inspired Landscapes	13.4-acre of Green Open Space	30 Features & Facilities
30 Species of Plants & Flowers	4km of Jogging Path	1.3km of Water Ways	1.6km Walking Distance to Setia IWC	50ft-wide Internal Road
Underground Cabling	Private Garden	4.8m High Ceiling	Flexible Layout	2/3 Car Porch with Full Roof Covering

\* Terms and conditions apply.



CENTRALITY AND  
CONVENIENCE,  
CLOSE TO THE HEART

NusaCinta promises close proximity and good access to a wide array of amenities. Its strategic location and high convenience is another reason to fall in love.



LOCATION MAP



EASY CONNECTIVITY

North-South Highway	5KM
KTM Tasek Gelugor	7KM
BORR	15KM
Proposed 3rd Link	19KM
Penang Bridge (1st Link)	26KM

HEALTHCARE

Proposed Bertam Specialist	5KM
Hospital Kepala Batas	6.6KM
Seberang Jaya Hospital	21KM
Bagan Specialist Centre	22KM
KPJ Bandar Perda	28KM

EDUCATIONAL INSTITUTES

Universiti Sains Malaysia (USM)	1KM
Institut Latihan Perindustrian	1KM
Maktab Rendah Sains MARA (MRSM)	1.6KM
SMK Sains Kepala Batas	2KM
Universiti Teknologi MARA (UITM)	3KM
SJK(C) Pei Yu	6KM
Kolej Matrikulasi Pulau Pinang	8KM
SJK(C) Mah Hua	9KM
SJK(C) Nung Min	10KM
SJK(C) Kai Chee	16KM

GROCERIES & SHOPPING

City Centre Business Hub (Future Commercial Hub)	500M
Mydin	1KM
Sunshine Bertam	4KM
Tesco	6KM
Sunway Carnival Mall	22KM
Pacific Megamall	24KM

F&B

McDonald's	4KM
Bertam Kiosk	4KM
Pizza Hut	5KM
Domino's Pizza	5KM
Secret Recipe	5KM
KFC	5KM

Stay Together. Stay Setia  
livelearnworkplay

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

Call +604 576 2255 (Welcome Centre) +604 618 0225 (Satellite Gallery)  
www.setiafontaines.com

**Setia Fontaines Welcome Centre**  
Lot 65 & 67, Persiaran Seksyen 4/7, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang

**Setia Fontaines Satellite Gallery**  
No. 108-B-01-18, SPICE Canopy, Jalan Tun Dr. Awang, 11900 Pulau Pinang.

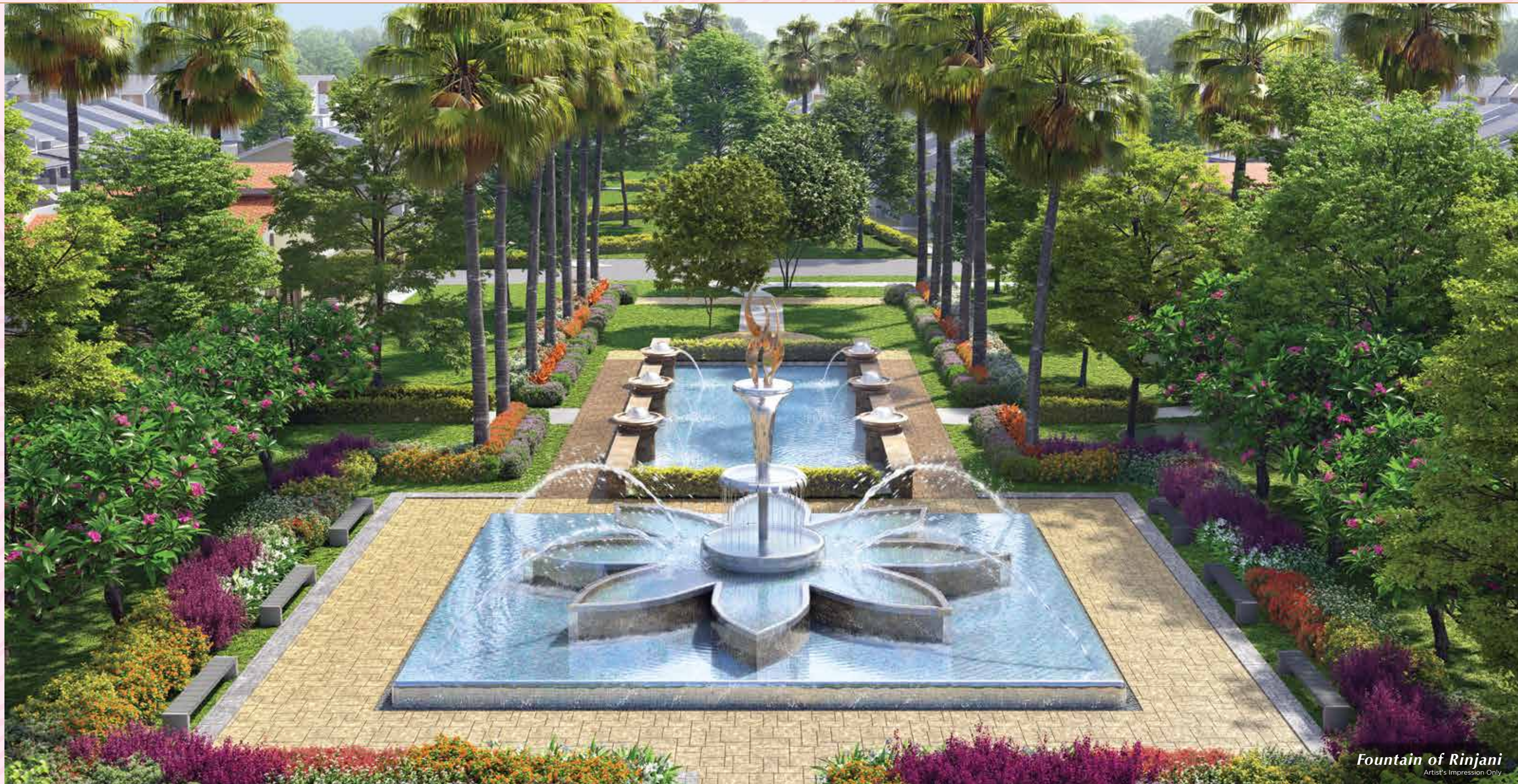
SetiaFontaines

Setia

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/11-2021/01028(L) • Validity Date: 05/11/2019 - 04/11/2021 • Advertising and Sales Permit No.: 19732-2/11-2021/01028(P) • Validity Date: 05/11/2019 - 04/11/2021 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPS/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2022 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) - RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) - RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) - RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM739,000 (min) - RM825,000 (max) • Single Storey Semi Detached • Total units: 90 unit • Price: RM678,000 (min) - RM1,138,700 (max) • Double Storey Semi Detached • Total units: 60 unit • Price: RM919,500 (min) - RM1,393,500 (max) • Single Storey Bungalow • Total units: 42 unit • Price: RM813,500 (min) - RM1,327,400 (max) • Double Storey Bungalow • Total units: 27 unit • Price: RM1,252,900 (min) - RM1,771,900 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.





THE STORY DOES NOT END HERE,  
IT IS ONLY THE BEGINNING.

[www.setiafontaines.com](http://www.setiafontaines.com)





## AMITY 友谊 FLOOR PLAN



## AMITY 友谊 SINGLE STOREY TERRACE

From  
RM **383,000**\*

Land Size  
**24' x 70'** | Built-Up Size  
**1,413 sq. ft.**



SPACIOUS BUILD-UP



CEILING HEIGHT\*



INTERNAL  
COURTYARD



OPEN KITCHEN  
CONCEPT



2 CARPARKS WITH  
FULL ROOF COVERING



PRIVATE GARDEN



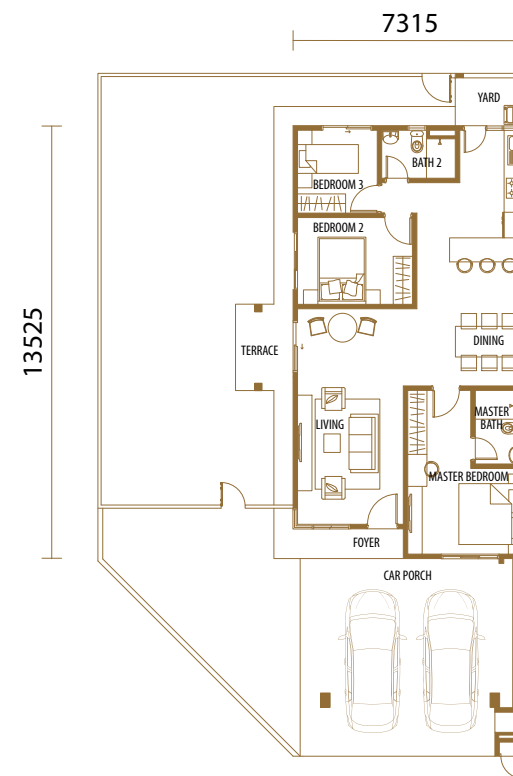
3 BEDROOMS



2 BATHROOMS



INDIVIDUAL COMPARTMENTS  
FOR REFUSE BIN, WATER  
& ELECTRICAL METERS



### SPECIFICATIONS

Structure	Reinforced Concrete Frame		
Wall	Brickworks With Plaster		
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof		
Roof Framing	Lightweight Steel Trusses / Steel Trusses		
Ceiling	Concrete Slab / Plaster Ceiling With Paint		
Windows	Aluminium Frame Glass Windows		
Doors	Main Door	Solid Timber Door	
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door	
Ironmongery	Approved Quality Lockset		
Wall Finishes	Kitchen	Tiles	
	Bathrooms	Tiles	
	Other Areas	Plaster And Paint	
Floor Finishes	Foyer, Dining, Living, Kitchen	Tiles	
	Bedrooms	Tiles	
	Bathrooms, Yard	Tiles	
	Terrace (Corner Lot)	Cement Render	
	Car Porch	Concrete Imprint	
	Other Areas	Cement Render	
Sanitary And Plumbing Fittings		Standard Lot	End / Corner Lot
	Shower Set	2	2
	Water Closet	2	2
	Water Tap	6	7
	Basin	2	2
	Kitchen Sink	1	1
Electrical Installation	Lighting Point	15	16
	13 A Power Point	12	12
	Ceiling Fan Point	5	5
	Water Heater Point	2	2
	Air Cond Point	2	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home		
Fencing	Fibre Cement Board / Brickwall		

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/11-2021/01028(L) • Validity Date: 05/11/2019 - 04/11/2021 • Advertising and Sales Permit No.: 19732-2/11-2021/01028(P) • Validity Date: 05/11/2019 - 04/11/2021 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2022 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) - RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) - RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) - RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM739,000 (min) - RM825,000 (max) • Single Storey Semi Detached • Total units: 90 unit • Price: RM678,000 (min) - RM1,138,700 (max) • Double Storey Semi Detached • Total units: 60 unit • Price: RM919,500 (min) - RM1,393,500 (max) • Single Storey Bungalow • Total units: 42 unit • Price: RM813,500 (min) - RM1,327,400 (max) • Double Storey Bungalow • Total units: 27 unit • Price: RM1,252,900 (min) - RM1,771,900 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.

\* Terms and conditions apply.





Artist's Impression Only

## CHEER 愉悦

### SINGLE STOREY LINK SEMI-D

From  
RM **481,000**\*

Land Size  
**37' x 70'** | Built-Up Size  
**1,657 sq. ft.**



SPACIOUS BUILD-UP



CEILING HEIGHT\*



BEDROOMS WITH  
GARDEN VIEW



INTERNAL  
COURTYARD



2 CARPARKS WITH  
FULL ROOF COVERING



3 BEDROOMS



2 BATHROOMS



PRIVATE GARDEN



INDIVIDUAL COMPARTMENTS  
FOR REFUSE BIN, WATER  
& ELECTRICAL METERS

## CHEER 愉悦

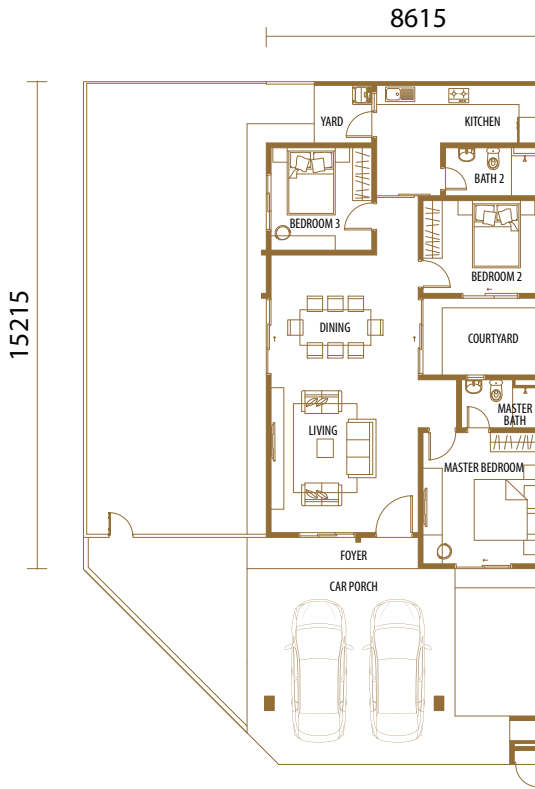
### FLOOR PLAN



Bright & Airy Living Spaces  
for the Whole Family  
Artist's Impression Only

### SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen	Tiles
	Bedrooms	Tiles
	Bathrooms, Yard	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	2
	Water Closet	2
	Water Tap	5
	Basin	2
	Kitchen Sink	1
Electrical Installation	Lighting Point	14
	13 A Power Point	12
	Ceiling Fan Point	5
	Water Heater Point	2
	Air Cond Point	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	



DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/11-2021/01028(L) • Validity Date: 05/11/2019 – 04/11/2021 • Advertising and Sales Permit No.: 19732-2/11-2021/01028(P) • Validity Date: 05/11/2019 – 04/11/2021 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2022 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) – RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) – RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) – RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM739,000 (min) – RM825,000 (max) • Single Storey Semi Detached • Total units: 90 unit • Price: RM678,000 (min) – RM1,138,700 (max) • Double Storey Semi Detached • Total units: 60 unit • Price: RM919,500 (min) – RM1,393,500 (max) • Single Storey Bungalow • Total units: 42 unit • Price: RM813,500 (min) – RM1,327,400 (max) • Double Storey Bungalow • Total units: 27 unit • Price: RM1,252,900 (min) – RM1,771,900 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.

\* Terms and conditions apply.





## DESTINEE 缘份

### DOUBLE STOREY BUNGALOW

From **RM 1.0mil**\*

Land Size **50' x 85'** | Built-Up Size **3,443 sq. ft.**



DOUBLE FRONTAGE LAYOUT



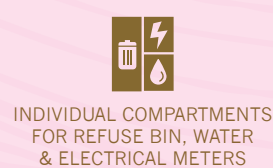
OPEN KITCHEN CONCEPT



3 CARPARKS WITH FULL ROOF COVERING



BALCONY WITH HERITAGE PARK & MUSICAL FOUNTAIN VIEWS



INDIVIDUAL COMPARTMENTS FOR REFUSE BIN, WATER & ELECTRICAL METERS



ENSUITE BATHROOMS



4 + 1 BEDROOMS



SPACIOUS LIVING & DINING



4 + 1 BATHROOMS

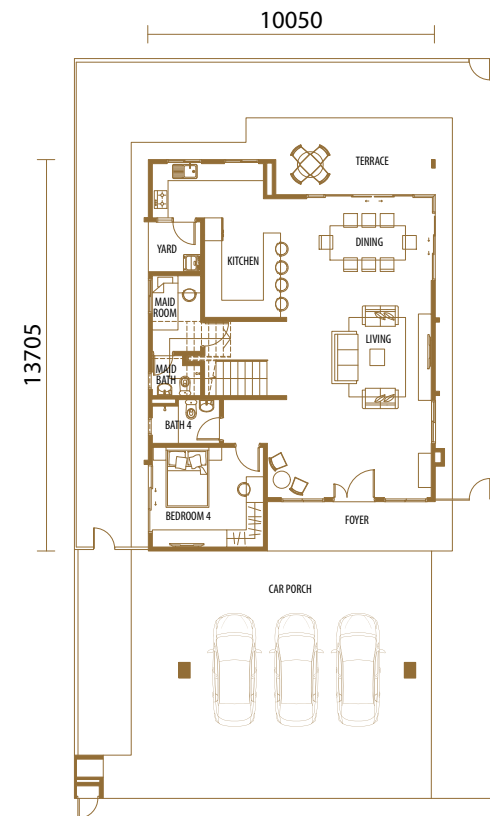


RAINWATER HARVESTING SYSTEM

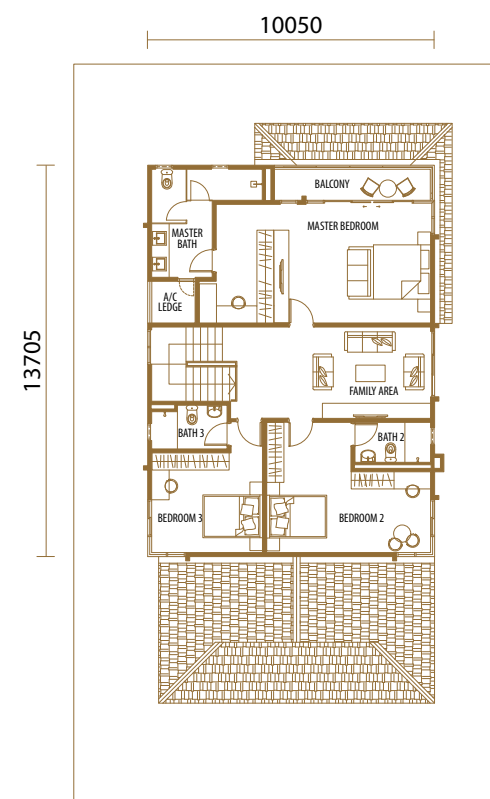
\* Terms and conditions apply.

DESTINEE 缘份

### FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



Spacious with the View to the Greens  
Artist's Impression Only

### SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen	Tiles
	Bedrooms, Family Area, Terrace, Yard	Tiles
	Bathrooms, Staircase, Balcony	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	5
	Water Closet	5
	Water Tap	12
	Basin	6
	Kitchen Sink	1
Electrical Installation	Lighting Point	34
	13 A Power Point	22
	Ceiling Fan Point	6
	Water Heater Point	4
	Air Cond Point	4
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/11-2021/01028(L) • Validity Date: 05/11/2019 - 04/11/2021 • Advertising and Sales Permit No.: 19732-2/11-2021/01028(P) • Validity Date: 05/11/2019 - 04/11/2021 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2022 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) - RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) - RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) - RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM739,000 (min) - RM825,000 (max) • Single Storey Semi Detached • Total units: 90 unit • Price: RM678,000 (min) - RM1,138,700 (max) • Double Storey Semi Detached • Total units: 60 unit • Price: RM919,500 (min) - RM1,393,500 (max) • Single Storey Bungalow • Total units: 42 unit • Price: RM813,500 (min) - RM1,327,400 (max) • Double Storey Bungalow • Total units: 27 unit • Price: RM1,252,900 (min) - RM1,771,900 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.





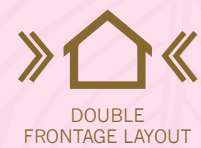
Artist's Impression Only

# FAITH 诚意

## SINGLE STOREY SEMI-D

From RM **591,000**\*

Land Size **40' x 80'** | Built-Up Size **1,944 sq. ft.**



DOUBLE FRONTAGE LAYOUT



CEILING HEIGHT\* 4.8m



BEDROOMS WITH GARDEN VIEW



RAINWATER HARVESTING SYSTEM



INDIVIDUAL COMPARTMENTS FOR REFUSE BIN, WATER & ELECTRICAL METERS



2 BATHROOMS



3 BEDROOMS



3 CARPARKS WITH FULL ROOF COVERING



PRIVATE GARDEN

\* Terms and conditions apply.

## FAITH 诚意

### FLOOR PLAN



The Rustic & Country Feel  
Artist's Impression Only

### SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen	Tiles
	Bedrooms, Terrace	Tiles
	Bathrooms, Yard	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	2
	Water Closet	2
	Water Tap	8
	Basin	2
	Kitchen Sink	1
Electrical Installation	Lighting Point	15
	13 A Power Point	12
	Ceiling Fan Point	5
	Water Heater Point	2
	Air Cond Point	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/11-2021/01028(L) • Validity Date: 05/11/2019 – 04/11/2021 • Advertising and Sales Permit No.: 19732-2/11-2021/01028(P) • Validity Date: 05/11/2019 – 04/11/2021 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2022 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) – RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) – RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) – RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM739,000 (min) – RM825,000 (max) • Single Storey Semi Detached • Total units: 90 unit • Price: RM678,000 (min) – RM1,138,700 (max) • Double Storey Semi Detached • Total units: 60 unit • Price: RM919,500 (min) – RM1,393,500 (max) • Single Storey Bungalow • Total units: 42 unit • Price: RM813,500 (min) – RM1,327,400 (max) • Double Storey Bungalow • Total units: 27 unit • Price: RM1,252,900 (min) – RM1,771,900 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.





Artist's Impression Only

## GRACE 优雅

### DOUBLE STOREY SEMI-D

From **RM 765,000\***

Land Size **40' x 80'** | Built-Up Size **2,759 sq. ft.**



DOUBLE FRONTAGE  
LAYOUT



HERITAGE  
PARK VIEW\*



SPACIOUS  
LANDSCAPE BACKYARD



OPEN KITCHEN  
CONCEPT



3 CARPARKS WITH  
FULL ROOF COVERING



4 BEDROOMS



3 BATHROOMS



ENSUITE  
PRIVATE GARDEN



UTILITY ROOM



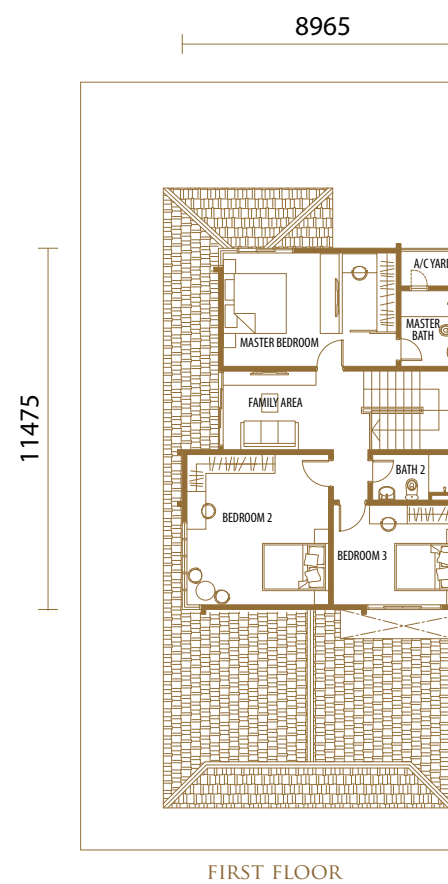
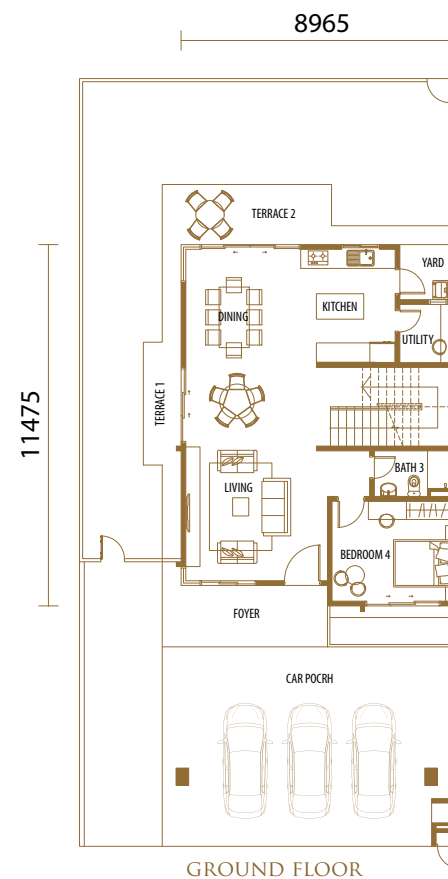
RAINWATER HARVESTING  
SYSTEM



INDIVIDUAL COMPARTMENTS  
FOR REFUSE BIN, WATER  
& ELECTRICAL METERS

\* Terms and conditions apply.

## GRACE 优雅 FLOOR PLAN



Spaces for Lifestyle  
Dining Experience  
Artist's Impression Only

## SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen, Family Area	Tiles
	Bedrooms, Terrace, Utility, Yard	Tiles
	Bathrooms, Staircase	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	3
	Water Closet	3
	Water Tap	9
	Basin	3
	Kitchen Sink	1
Electrical Installation	Lighting Point	22
	13 A Power Point	16
	Ceiling Fan Point	6
	Water Heater Point	3
	Air Cond Point	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/11-2021/01028(L) • Validity Date: 05/11/2019 – 04/11/2021 • Advertising and Sales Permit No.: 19732-2/11-2021/01028(P) • Validity Date: 05/11/2019 – 04/11/2021 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2022 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) – RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) – RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) – RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM739,000 (min) – RM825,000 (max) • Single Storey Semi Detached • Total units: 90 unit • Price: RM678,000 (min) – RM1,138,700 (max) • Double Storey Semi Detached • Total units: 60 unit • Price: RM919,500 (min) – RM1,393,500 (max) • Single Storey Bungalow • Total units: 42 unit • Price: RM813,500 (min) – RM1,327,400 (max) • Double Storey Bungalow • Total units: 27 unit • Price: RM1,252,900 (min) – RM1,771,900 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.





Artist's Impression Only

## KISMETEE 幸福

### SINGLE STOREY BUNGALOW

From  
RM **696,000**\*

Land Size  
**50' x 85'** | Built-Up Size  
**2,080 sq. ft.**



3 CARPARKS WITH  
FULL ROOF COVERING



OPEN KITCHEN  
CONCEPT



RAINWATER HARVESTING  
SYSTEM



GARDEN VIEW &  
ACCESS FOR  
ALL BEDROOMS



INDIVIDUAL COMPARTMENTS  
FOR REFUSE BIN, WATER  
& ELECTRICAL METERS



CEILING HEIGHT\*



3 BEDROOMS



3 BATHROOMS



UTILITY ROOM



PRIVATE GARDEN

\* Terms and conditions apply.

## KISMETEE 幸福

### FLOOR PLAN



Kitchen - A Rustic Kitchen for the Chef  
Artist's Impression Only

### SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen	Tiles
	Bedrooms, Terrace	Tiles
	Bathrooms, Utility, Yard	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	3
	Water Closet	3
	Water Tap	10
	Basin	3
	Kitchen Sink	1
Electrical Installation	Lighting Point	19
	13 A Power Point	15
	Ceiling Fan Point	5
	Water Heater Point	3
	Air Cond Point	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/11-2021/01028(L) • Validity Date: 05/11/2019 - 04/11/2021 • Advertising and Sales Permit No.: 19732-2/11-2021/01028(P) • Validity Date: 05/11/2019 - 04/11/2021 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2022 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) - RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) - RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) - RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM739,000 (min) - RM825,000 (max) • Single Storey Semi Detached • Total units: 90 unit • Price: RM678,000 (min) - RM1,138,700 (max) • Double Storey Semi Detached • Total units: 60 unit • Price: RM919,500 (min) - RM1,393,500 (max) • Single Storey Bungalow • Total units: 42 unit • Price: RM813,500 (min) - RM1,327,400 (max) • Double Storey Bungalow • Total units: 27 unit • Price: RM1,252,900 (min) - RM1,771,900 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.





Artist's Impression Only

# VERITY 真情

## DOUBLE STOREY TERRACE

From  
RM **477,000**\*

Land Size  
**22' x 70'** | Built-Up Size  
**2,015 sq. ft.**



BRIGHT & AIRY SPACE  
FOR FAMILY AREA\*



BACKYARD WITH  
SCENIC WATERWAYS



2 CARPARKS WITH  
FULL ROOF COVERING



MULTI-USAGE  
COMPARTMENT AREA



INDIVIDUAL COMPARTMENTS  
FOR REFUSE BIN, WATER &  
ELECTRICAL METERS



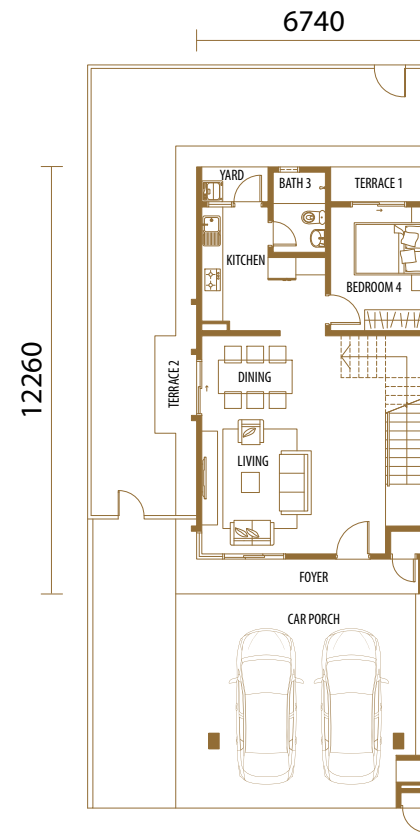
4 BEDROOMS



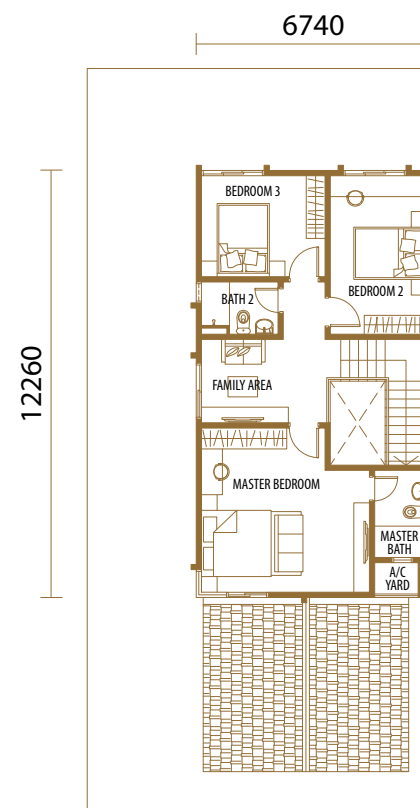
3 BATHROOMS

\* Terms and conditions apply.

## VERITY 真情 FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



The Lounge & Diners  
Artist's Impression Only

## SPECIFICATIONS

Structure	Reinforced Concrete Frame		
Wall	Brickworks With Plaster		
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof		
Roof Framing	Lightweight Steel Trusses / Steel Trusses		
Ceiling	Concrete Slab / Plaster Ceiling With Paint		
Windows	Aluminium Frame Glass Windows		
Doors	Main Door	Solid Timber Door	
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door	
Ironmongery	Approved Quality Lockset		
Wall Finishes	Kitchen	Tiles	
	Bathrooms	Tiles	
	Other Areas	Plaster And Paint	
Floor Finishes	Foyer, Dining, Living, Kitchen, Family Area	Tiles	
	Bedrooms, Terrace 1	Tiles	
	Bathrooms, Staircase, Yard	Tiles	
	Terrace 2 (Corner Lot)	Cement Render	
	Car Porch	Concrete Imprint	
	Other Areas	Cement Render	
Sanitary And Plumbing Fittings		Corner Lot	Standard Lot
	Shower Set	3	3
	Water Closet	3	3
	Water Tap	7	6
	Basin	3	3
	Kitchen Sink	1	1
Electrical Installation	Lighting Point	21	20
	13 A Power Point	15	15
	Ceiling Fan Point	6	6
	Water Heater Point	3	3
	Air Cond Point	2	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home		
Fencing	Fibre Cement Board / Brickwall		

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/11-2021/01028(L) • Validity Date: 05/11/2019 - 04/11/2021 • Advertising and Sales Permit No.: 19732-2/11-2021/01028(P) • Validity Date: 05/11/2019 - 04/11/2021 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2022 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) - RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) - RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) - RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM739,000 (min) - RM825,000 (max) • Single Storey Semi Detached • Total units: 90 unit • Price: RM678,000 (min) - RM1,138,700 (max) • Double Storey Semi Detached • Total units: 60 unit • Price: RM919,500 (min) - RM1,393,500 (max) • Single Storey Bungalow • Total units: 42 unit • Price: RM813,500 (min) - RM1,327,400 (max) • Double Storey Bungalow • Total units: 27 unit • Price: RM1,252,900 (min) - RM1,771,900 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.





Artist's Impression Only

# WISH 心愿

## DOUBLE STOREY LINK SEMI-D

From  
RM **618,000**\*

Land Size  
**32' x 70'** | Built-Up Size  
**2,197 sq. ft.**



FLEXIBLE  
KITCHEN DESIGN



SPACIOUS  
FAMILY AREA



INDIVIDUAL COMPARTMENTS  
FOR REFUSE BIN, WATER  
& ELECTRICAL METERS



PRIVATE GARDEN



MULTI-USAGE  
COMPARTMENT AREA



3 BATHROOMS



2 CARPARKS WITH  
FULL ROOF COVERING



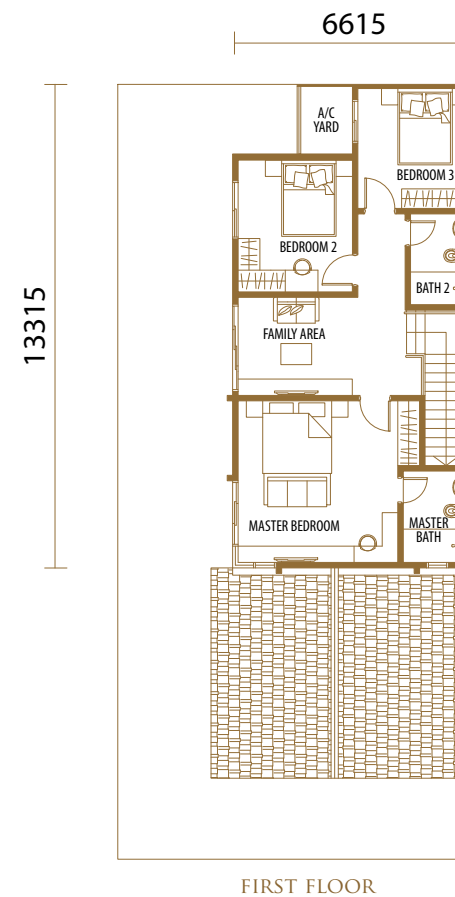
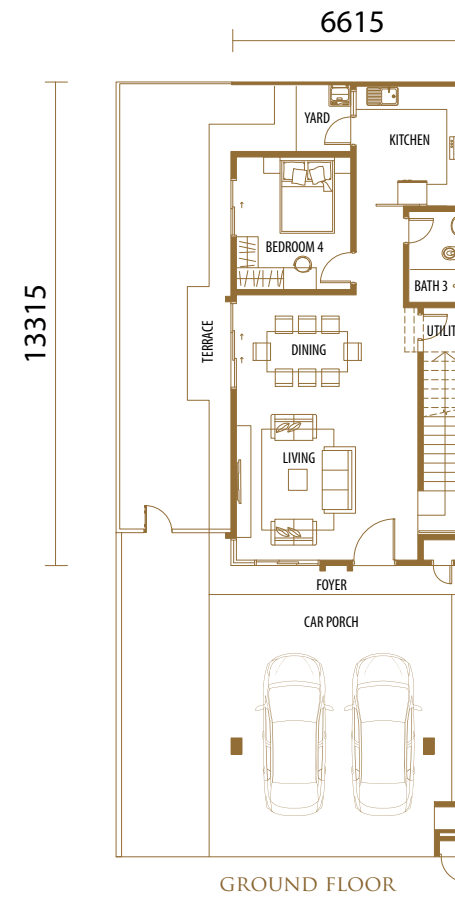
4 BEDROOMS



UTILITY ROOM

\* Terms and conditions apply.

## WISH 心愿 FLOOR PLAN



Dining - A Cozy Dining Experience  
Artist's Impression Only

## SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen, Family Area	Tiles
	Bedrooms, Terrace, Utility	Tiles
	Bathrooms, Staircase, Yard	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	3
	Water Closet	3
	Water Tap	6
	Basin	3
	Kitchen Sink	1
Electrical Installation	Lighting Point	20
	13 A Power Point	15
	Ceiling Fan Point	6
	Water Heater Point	3
	Air Cond Point	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/11-2021/01028(L) • Validity Date: 05/11/2019 - 04/11/2021 • Advertising and Sales Permit No.: 19732-2/11-2021/01028(P) • Validity Date: 05/11/2019 - 04/11/2021 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2022 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) - RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) - RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) - RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM739,000 (min) - RM825,000 (max) • Single Storey Semi Detached • Total units: 90 unit • Price: RM678,000 (min) - RM1,138,700 (max) • Double Storey Semi Detached • Total units: 60 unit • Price: RM919,500 (min) - RM1,393,500 (max) • Single Storey Bungalow • Total units: 42 unit • Price: RM813,500 (min) - RM1,327,400 (max) • Double Storey Bungalow • Total units: 27 unit • Price: RM1,252,900 (min) - RM1,771,900 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.