



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.





Luxury Wellness By The Clubhouse

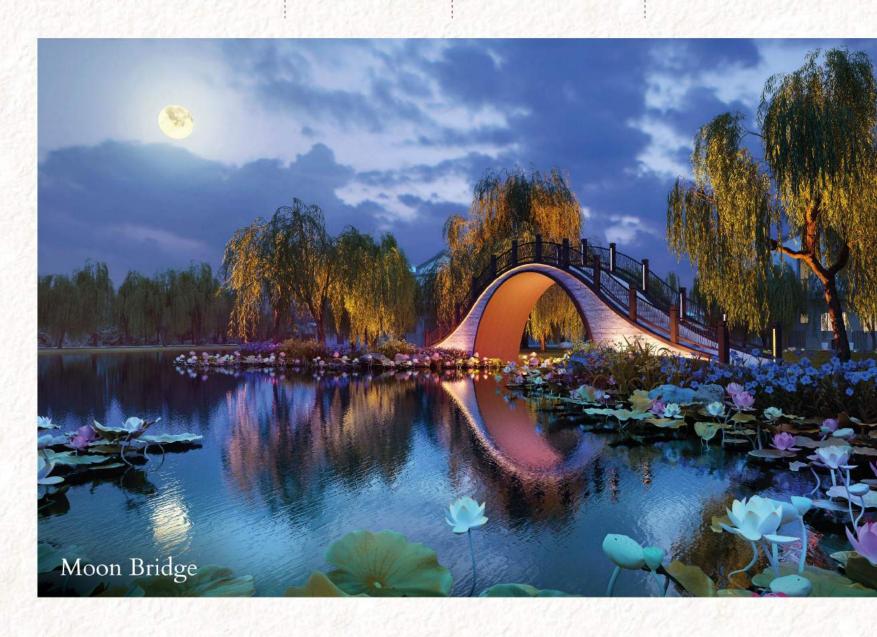
Iconic roofs grace the majestic resident clubhouse while the gantry surrounding the upper floor invites ample light – sunshine during the day, and moonlight at night times. Complete with proper gym equipment and fitness facilities, the Grand Imperial Clubhouse is a place fit for royalty.

Gated and guarded community

Private and highly secured

Over 10 gardens and lakes combined

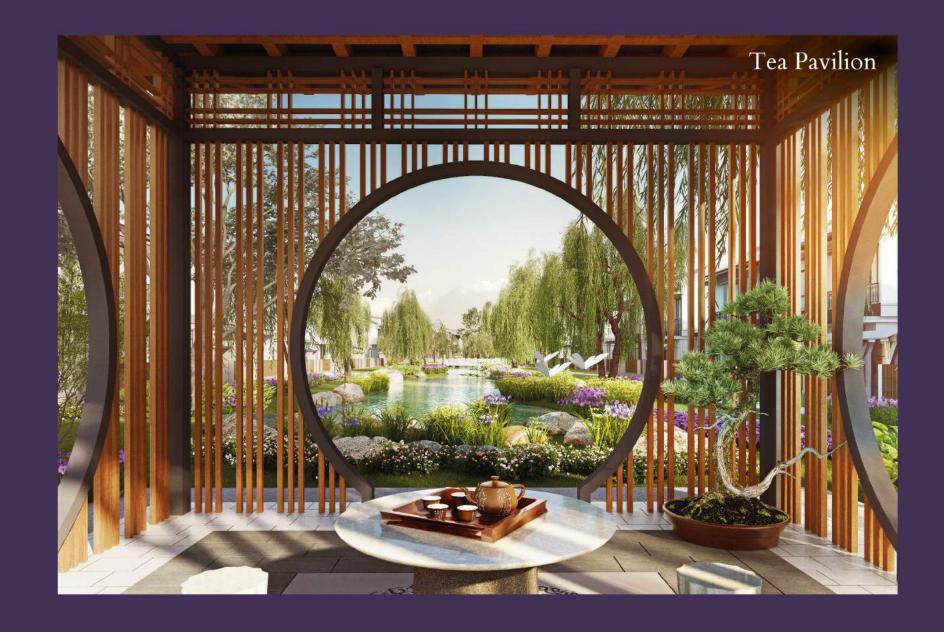
Themed communal facilities



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.









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

- Moon Bridge
- Hammock Club
- Fan Garden
- Children's Playground
- 6 Open Lawn

- **6** Tea Pavilion
- O Circle Of Life
- 8 Lookout Deck
- Iconic Bridge
- Crossing Bridge

LEGEND

Bungalow

Semi-Detached



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

4 bedrooms & 4 bathrooms







GROUND FLOOR

FIRST FLOOR

2-STOREY BUNGALOW

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

5 bedrooms & 5 bathrooms







GROUND FLOOR FIRST FLOOR

SPECIFICATIONS

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

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ROOF FRAMING	: Reinforced Concrete Structure/ Steel Frame	
CEILING	: Skim Coat/ Plaster Ceiling	
WINDOWS	: Aluminium Framed Glass Window	
DOORS	: Main Entrance	- Timber Door
	: Bedrooms	- Timber Door
	: Bathrooms	- Timber Door
	: Kitchen	- Aluminium Framed Glass Door
	: Others	- Aluminium Door/ Timber Door/ Grille Doo
RONMONGERY	: Quality Locksets	
WALL FINISHES	: Kitchen	- Ceramic Tiles
	: Bathrooms	- Ceramic Tiles
	: Others	- Plaster & Paint
FLOOR FINISHES	GROUND FLOOR	
	: 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
	FIRST FLOOR	
	: Bedrooms	- Timber Floor
	: Bathrooms	- Porcelain Tiles/ Ceramic Tiles
	: Balcony	- Ceramic Tiles
	: Others	- Cement Render
SANITARY &	: Water Closet	7
PLUMBING FITTINGS	: Wash Basin	8
	: Shower	6
	: Kitchen Sink	
	: Bath Tub	1
ELECTRICAL INSTALLATION	: Lighting Point	49
	: Power Point 13A	43
	: Power Point 15A	
	: Air-Cond Point	7 2 7 8
	: Fan Point	8
	: SMATV Point	3
	: Instantaneous Water Heater Point	
	: Solar Water Heating System	Provided
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TURFING	Provided	

Stay Together. Stay Setia livelearnworkplay

Call 603 8008 2228

Setia Eco Glades

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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 18/02/2025 • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majtis Perbandaran Sepang • Building Plan Reference No.: MP Sepang 600-34/2/166[10] • Expected Completion Date: March 2024 • Type: 2-Storey Semi-D • Size: 61' 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