

*World-Class Homes Amidst Prestigious Landscapes*



**SETIA SAFIRO**

THE 9<sup>TH</sup> HERITAGE

**AMADEO**

*Romance*  
IN SEVILLE

*DOUBLE-STOREY LINK HOME 22' x 70'*



# From The Creators Of The Award-Winning Setia Eco Glades



**ALCAZAR FOUNTAIN**  
Artist's impression

## FROM THE RIVER IN SEVILLE, COMES A LOVE THAT FLOWS ENDLESSLY

Amorous pavilions and charming gardens make way for the arrival of Amadeo, the third compendium of Spanish link homes inspired by love and passion for a great place to call home.





**SAFIRO PARQUE**  
Artist's impression



Artist's impression

**ADELLA**     Intermediate     Corner / End Lot  
2,260 SQ. FT.     2,300 SQ. FT.

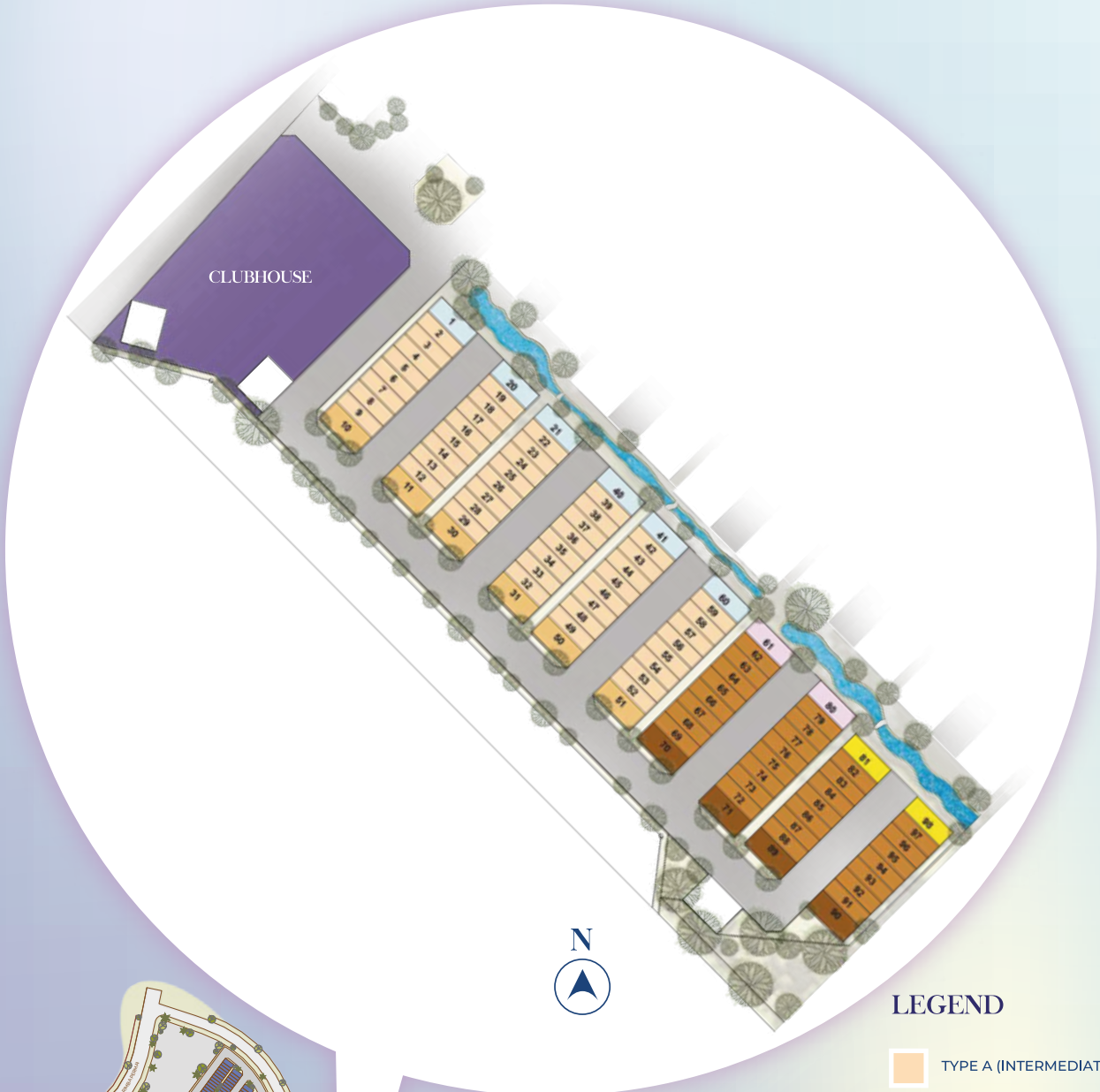


Artist's impression

Intermediate     Corner / End / Odd Lot  
2,260 SQ. FT.     2,300 SQ. FT.     **AMORA**



# Site PLAN



## LEGEND

- TYPE A (INTERMEDIATE)
- TYPE A (END LOT)
- TYPE A (CORNER LOT)
- TYPE B (INTERMEDIATE)
- TYPE B (END LOT)
- TYPE B (CORNER LOT)
- TYPE B (ODD LOT)
- SAFIRO CLUBHOUSE



# Floor PLAN

## ADELLA

DOUBLE-STOREY LINK HOME 22' x 70'

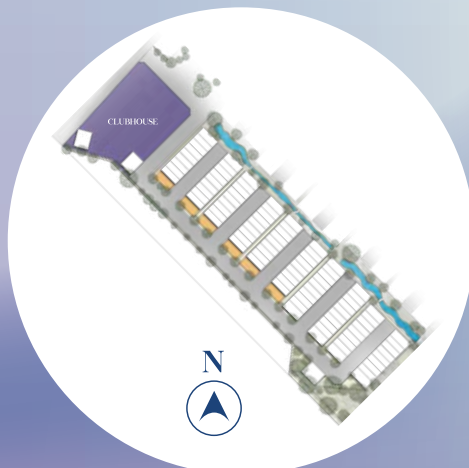
CORNER LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



### LEGEND

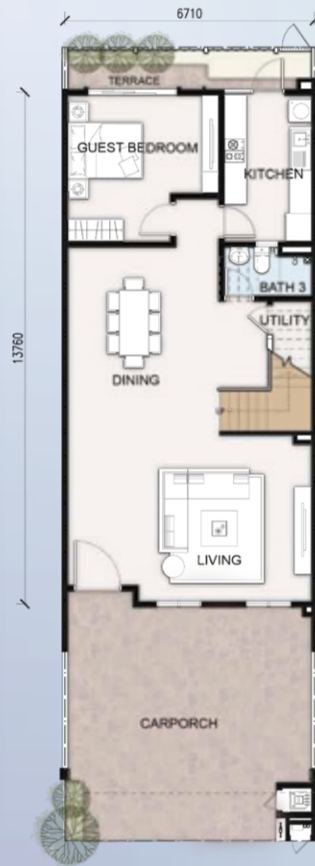
-  TYPE A (CORNER LOT)
-  SAFIRO CLUBHOUSE

# Floor PLAN

## ADELLA

DOUBLE-STOREY LINK HOME 22' x 70'

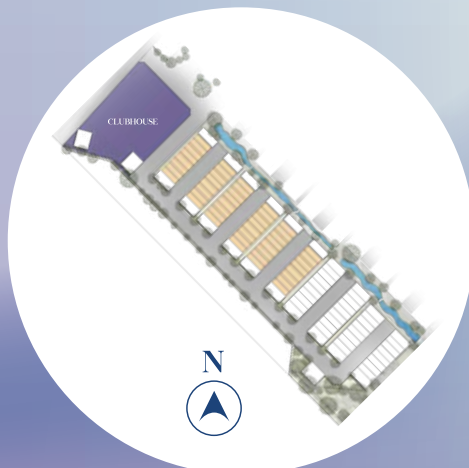
INTERMEDIATE - 2,260 SQ. FT.



GROUND FLOOR



FIRST FLOOR



### LEGEND

-  TYPE A (INTERMEDIATE)
-  SAFIRO CLUBHOUSE

# Floor PLAN

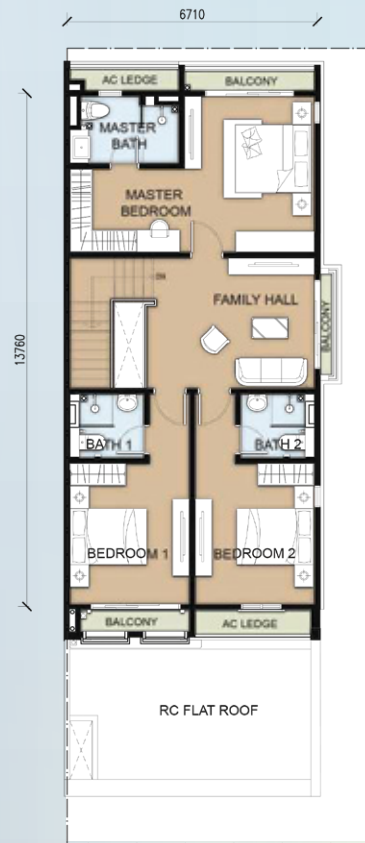
## ADELLA

DOUBLE-STOREY LINK HOME 22' x 70'

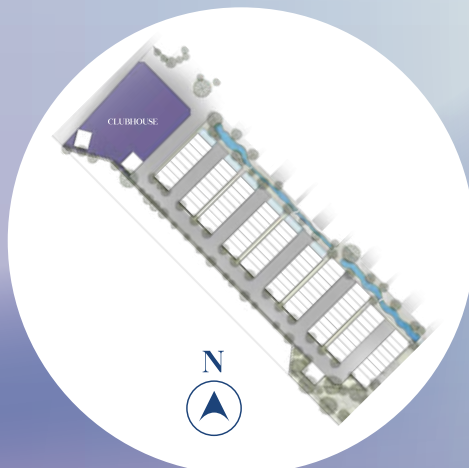
END LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



### LEGEND

-  TYPE A (END LOT)
-  SAFIRO CLUBHOUSE

# Floor PLAN

## AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

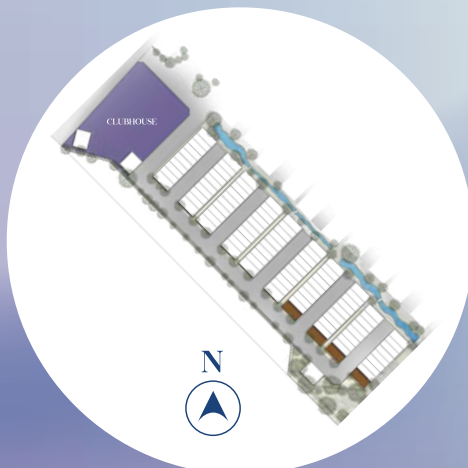
CORNER LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



### LEGEND

-  TYPE B (CORNER LOT)
-  SAFIRO CLUBHOUSE



# Floor PLAN

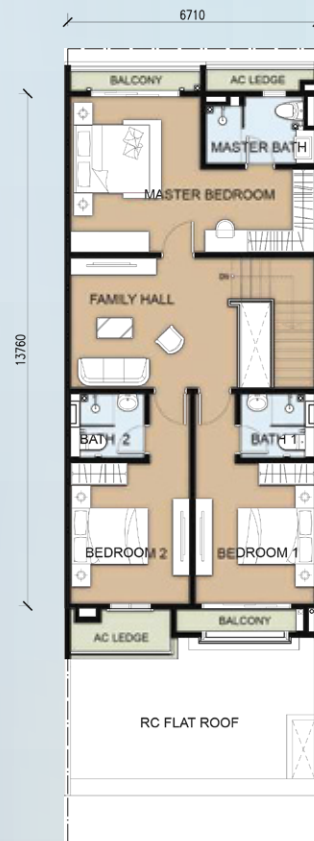
## AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

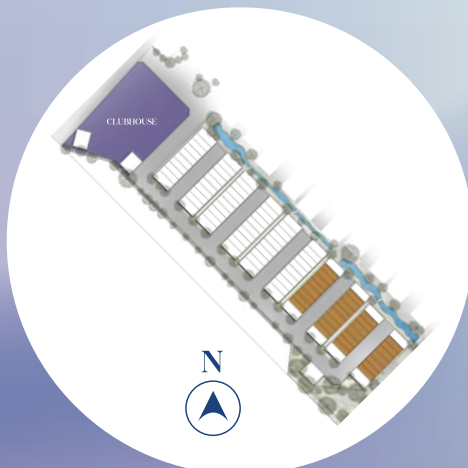
INTERMEDIATE - 2,260 SQ. FT.



GROUND FLOOR



FIRST FLOOR



### LEGEND

-  TYPE B (INTERMEDIATE)
-  SAFIRO CLUBHOUSE

# Floor PLAN

## AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

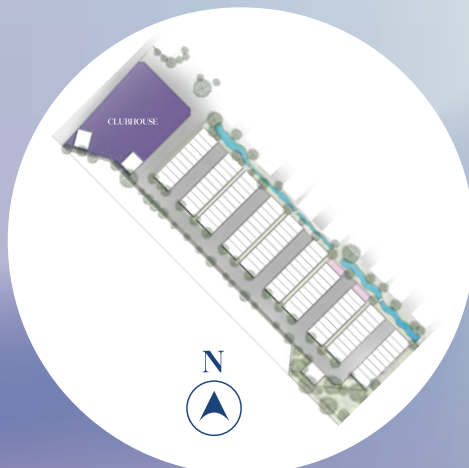
END LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



### LEGEND

-  TYPE B (END LOT)
-  SAFIRO CLUBHOUSE

# Floor PLAN

## AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

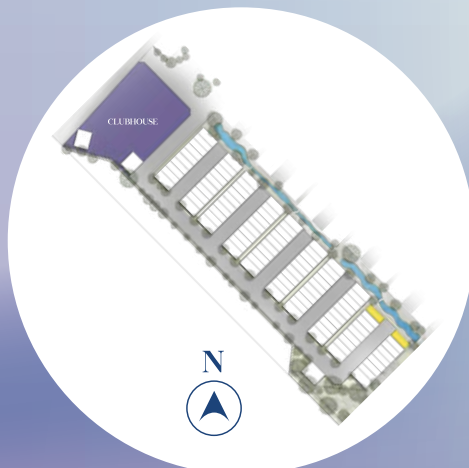
ODD LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



### LEGEND

-  TYPE B (ODD LOT)
-  SAFIRO CLUBHOUSE

# Specifications

## DOUBLE-STOREY LINK HOME 22' x 70'

<b>STRUCTURE</b>	: Reinforced Concrete	
<b>WALL</b>	: Masonry and/ or RC Wall	
<b>ROOFING COVERING</b>	: Concrete Roof Tiles and/ or RC Flat Roof	
<b>ROOF FRAMING</b>	: Steel Trusses	
<b>CEILING</b>	: Skim Coat and/ or Plaster Ceiling	
<b>WINDOWS</b>	: Powder Coated Aluminum Framed Window	
<b>DOORS</b>	: Entrance Door	: Timber Door
	: All Bedroom/ Bathroom Doors	: Flush Door
	: Kitchen Door	: Aluminum Framed Glass Door and MS Grille Door
	: Others	: Timber Louvered Door and/ or Powder Coated Aluminum Framed Sliding Door
<b>IRONMONGERY</b>	: Quality Lockset	
<b>WALL FINISHES</b>	: Kitchen	: Ceramic Tiles and/ or Plaster & Paint
	: All Bathrooms	: Ceramic Tiles
	: Others	: Plaster & Paint
<b>FLOOR FINISHES</b>	: Car Porch, Terrace, Balcony	: Homogeneous Tiles
	: Living, Dining, Guest Bedroom	: Porcelain Tiles
	: Utility, Kitchen	: Ceramic Tiles
	: Master Bedroom, Bedroom 1, Bedroom 2, Family Hall, Staircase	: Laminated Timber Flooring
	: All Bathrooms	: Ceramic Tiles
	: A/C Ledge, Apron	: Cement Render
	<b>Corner / End / Odd Lot</b>	<b>Intermediate Lot</b>
<b>SANITARY AND PLUMBING FITTINGS</b>		
Basin	4	4
Water Closet	4	4
Shower	4	4
Kitchen Sink	1	1
<b>ELECTRICAL INSTALLATION</b>		
Lighting Point	32	30
Power Point	27	26
Exhaust Fan Point	1	1
Air-Cond Point	6	6
Fan Point	7	7
TV Socket Outlet	2	2
Door Bell Point	1	1
Instantaneous Hot Water Point	4	4
Distribution Board (3 Phase Wiring)	1	1
<b>INTERNAL TELECOMMUNICATION TRUNKING AND CABLING</b>		
Telephone Point	3	3
Data Point	3	3
Fiber Wall Socket Outlet	1	1
<b>FENCING</b>	: Fencing at side and/ or rear	
<b>TURFING</b>	: Spot turfing	

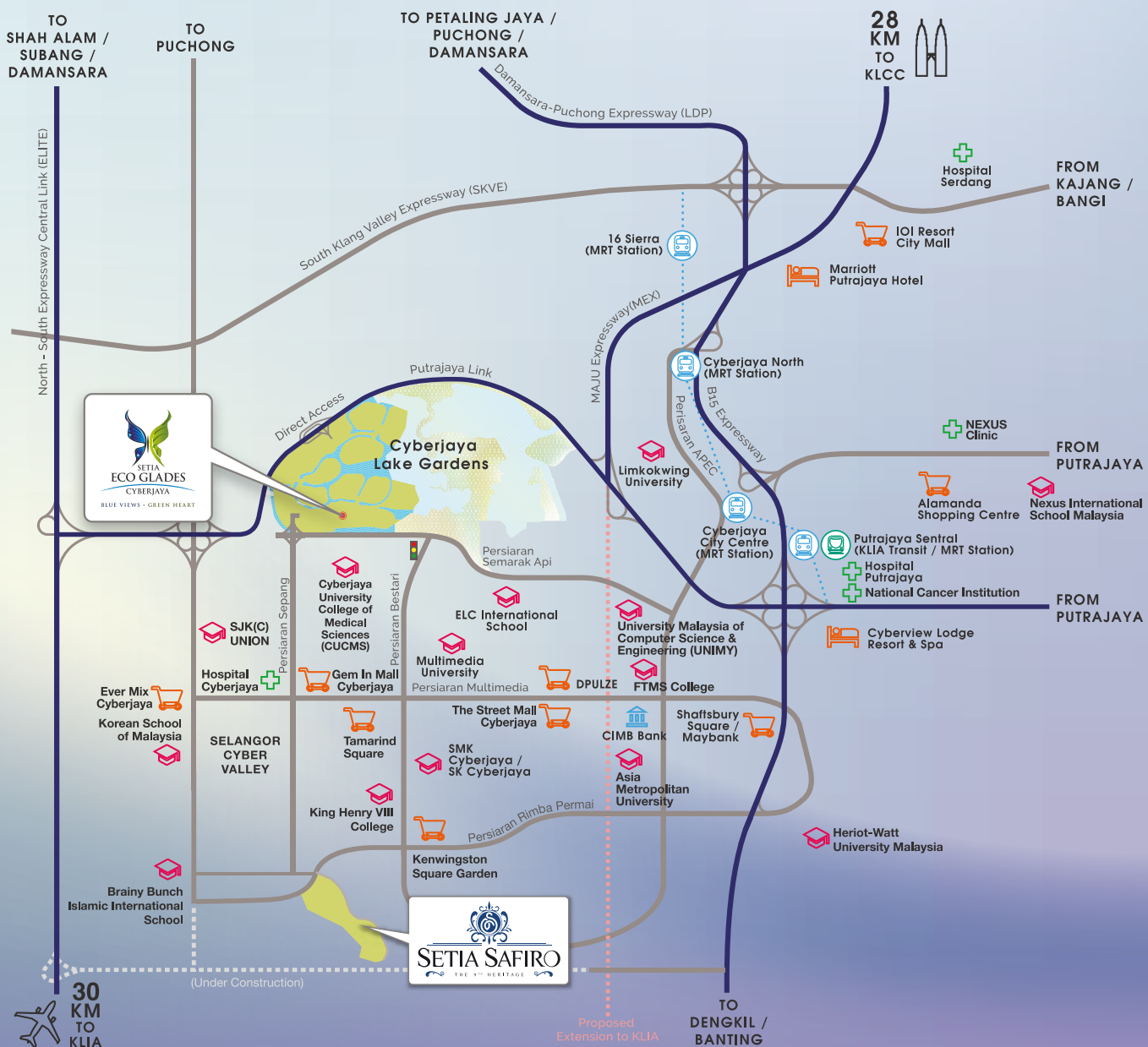


# Radiating New Viewpoints

Setia Safiro unfolds in a realm of lifestyle conveniences.

Located just a short drive away from Setia Eco Glades,

Setia Safiro shares the same magnificent amenities ranging from schools to medical centre and shopping centres, making lifestyles infinitely complete.



Call 603 8008 2228

Setia Eco Glades

SETIA SAFIRO SDN BHD (1274261-M)  
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