



# YUMENA

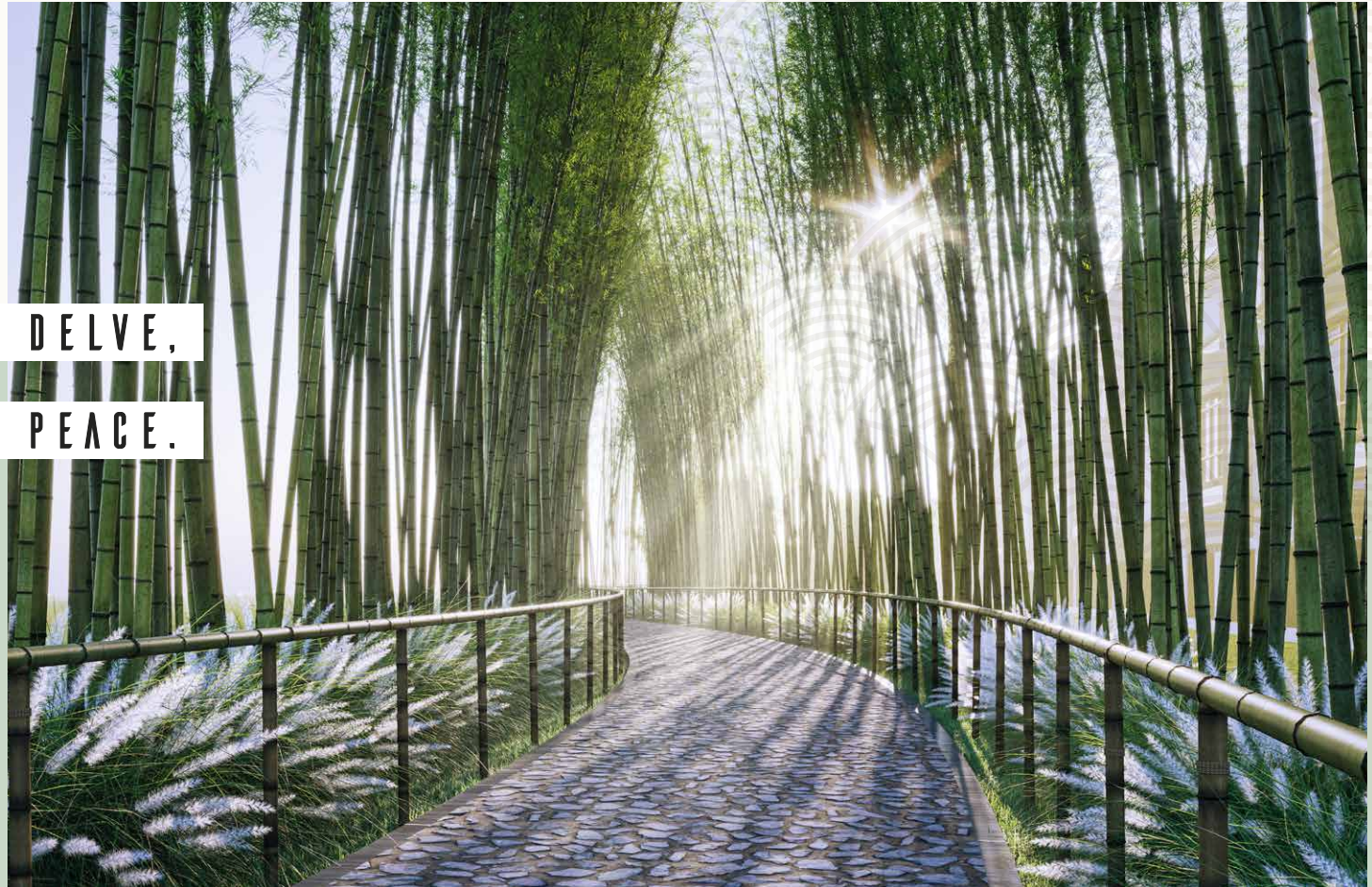
R E S I D E N C E S

A R T   O F   M I N I M A L I S T   L I V I N G



J A P A N E S E - I N S P I R E D   S E M I - D   H O M E S

REFLECT, NOT TO DELVE,  
BUT TO DISCOVER INNER PEACE.



Yumena Residences is a 7.93-acre enclave that welcomes multigenerational family to experience a sustainable way of life through 40 limited edition Japanese-inspired residences designed with eco-conscious efforts.



Besides the easily accessible green community parks,  
a 52ft-wide road weaves around the residences to  
provide ample pedestrian way and visitor parking space.

FORWARD, NOT TO RUSH,  
BUT TO REALIZE HOPEFULNESS.



A photograph of a Japanese-inspired garden. In the foreground, a wooden plank pathway leads through a lush green lawn. To the left, a traditional Japanese pavilion with a thatched roof is partially visible. The garden is filled with various trees, including weeping willows and cherry blossoms in full bloom. A small pond with lily pads and white flowers is situated in the middle ground. In the background, a modern building with a traditional Japanese architectural style is visible. The sky is clear and blue.

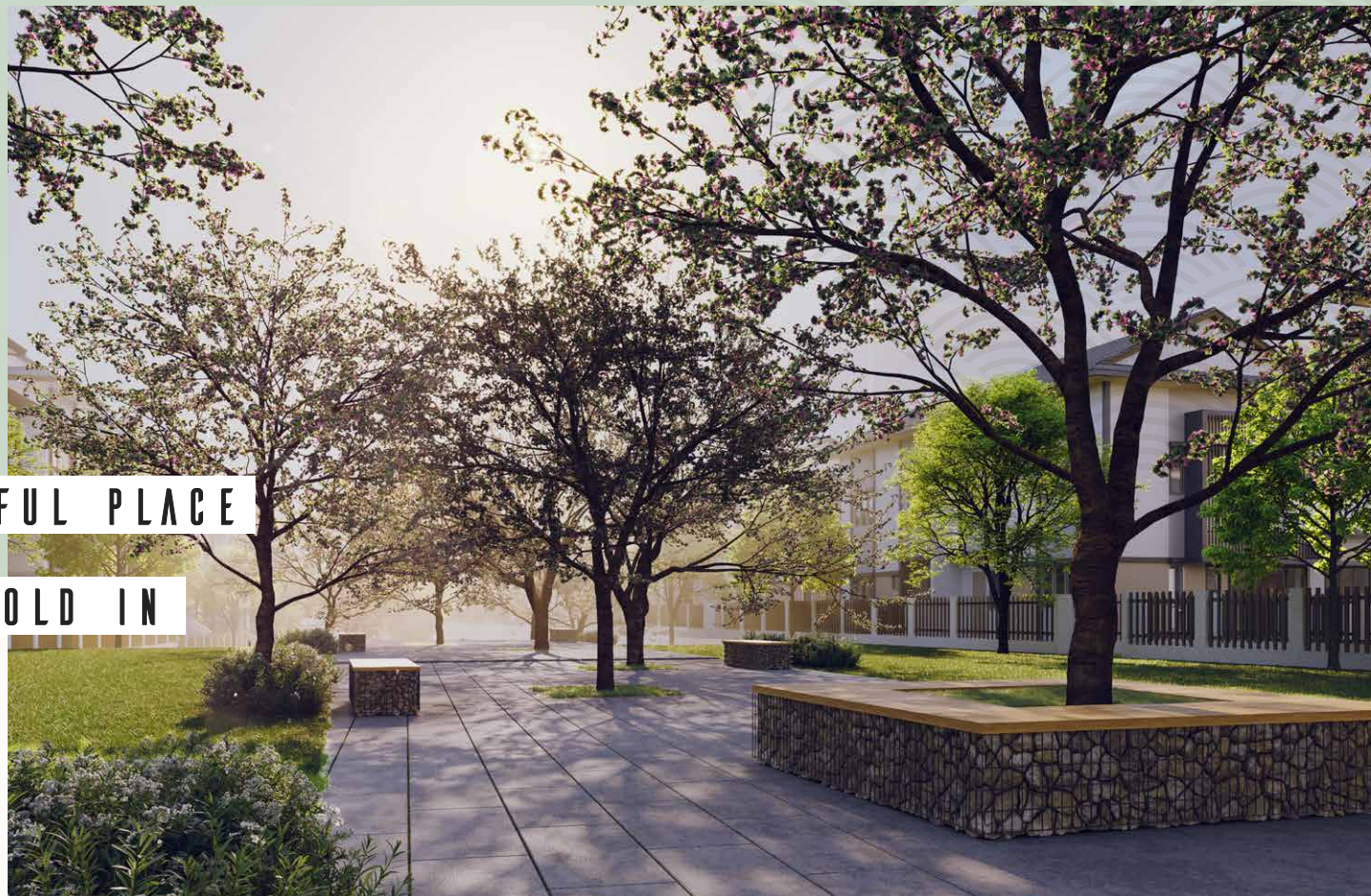
THE AFFINITY FOR  
NATURE BRINGS US TOGETHER

Wooden pathways weave through Japanese-inspired gardens and leading the way to pavilions for residents to bask in the view of the natural streams while enjoying the sounds of the chirpy songbirds.



SAFE AND BEAUTIFUL PLACE

TO GROW UP AND OLD IN



With a vigilant multi-tier security system, residents can rest assured that this guarded community provides 24/7 security to ensure all who resides here experience ultimate peace-of-mind living.



Besides wellness facilities such as outdoor gym and jogging paths, Yumena Residences features communal areas, inspired by the traditional Hanami, for residents to sit back and enjoy the beauty of the landscapes.

UNCLUTTERED SPACES FOR A  
SENSE OF COMFORT AND CALMNESS





**YUMENA**  
RESIDENCES

**3-STOREY**  
SEMI-DETACHED HOMES



TAKE THE PATH  
THAT LEADS YOU HOME



ADOPT THE PACE  
YOU DESIRE





YUMENA  
RESIDENCES

2-STOREY

SEMI-DETACHED HOMES



BEAUTY FROM  
AFAR AND WITHIN





Not only does Yumena Residences emphasise on Japanese aesthetics, but provides residents with versatile indoor and outdoor spaces for a holistic way of life.





Yumena Residences is a collection that introduces minimalist living with maximum peace-of-mind qualities.







# DESIGNED FOR BETTER QUALITY TIME WITH FAMILY

Well-designed spaces and features make Yumena Residences more desirable and practical for multigenerational living.



Drywall features for durability, easy installation and renovation.

## EASY RENOVATION



Reuse rainwater to reduce tap water use for economic and environmental reasons and contributing to self-sufficiency.

## RAINWATER HARVESTING TANK



Windows in all bathrooms for maximum natural lighting and ventilation.

## NATURAL VENTILATION



Up to 6 bedrooms for multigenerational living.

## FLEXI LAYOUT



## 52FT-WIDE ROAD



Gateless concept for more private parking space (fits up to 4 cars), and spacious path as visitor parking space and wider pedestrian way.

## 5-TIER SECURITY



Guardhouse with double boom gate, alarm system, intercom, perimeter fencing, CCTV.



# B1a

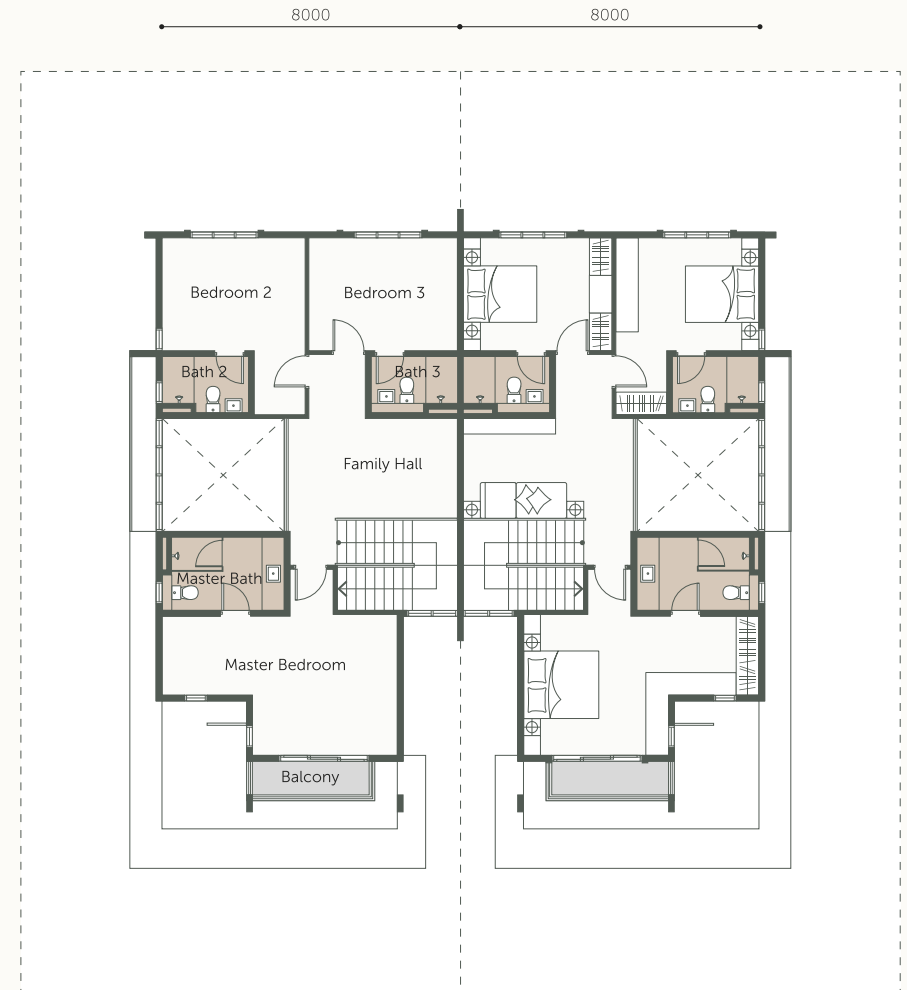
2-STOREY  
SEMI-DETACHED  
HOMES 38' x 80'

Built-up :  
2,388 sq.ft

4+1 Bedrooms  
5 Bathrooms



GROUND FLOOR



FIRST FLOOR



# B1b

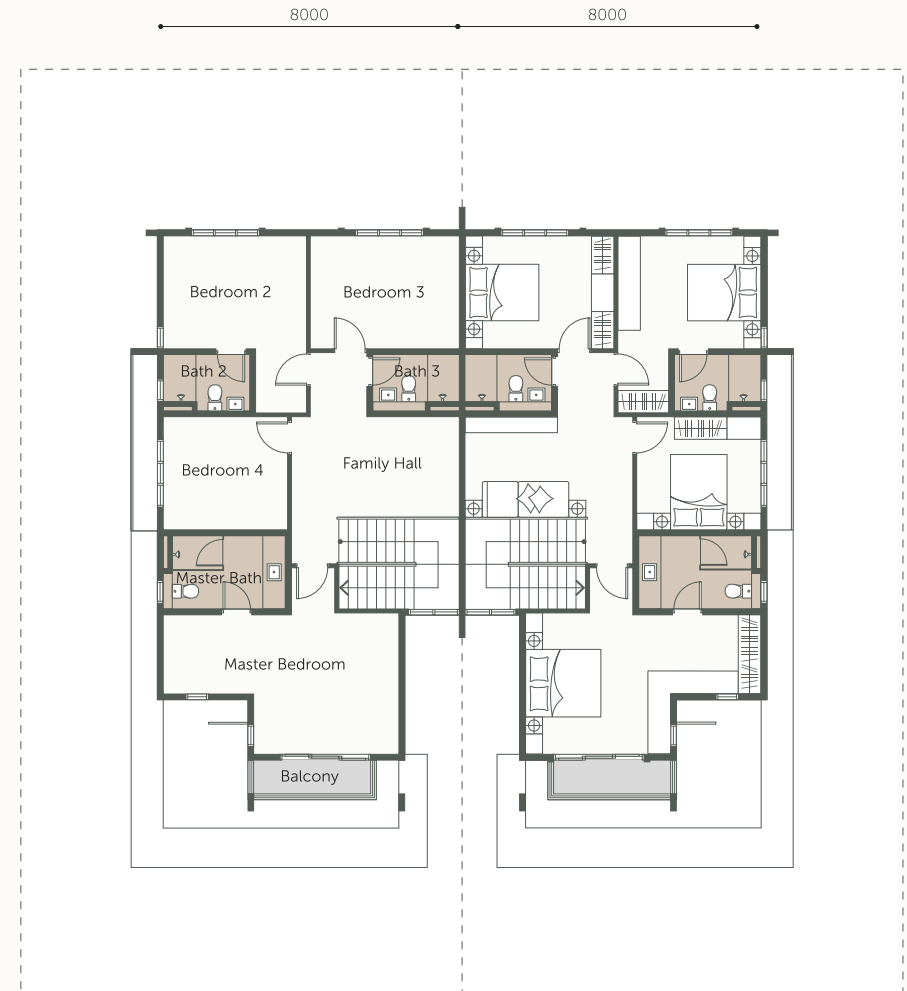
2-STOREY  
SEMI-DETACHED  
HOMES 38' x 80'

Built-up :  
2,493 sq.ft

5+1 Bedrooms  
5 Bathrooms



GROUND FLOOR



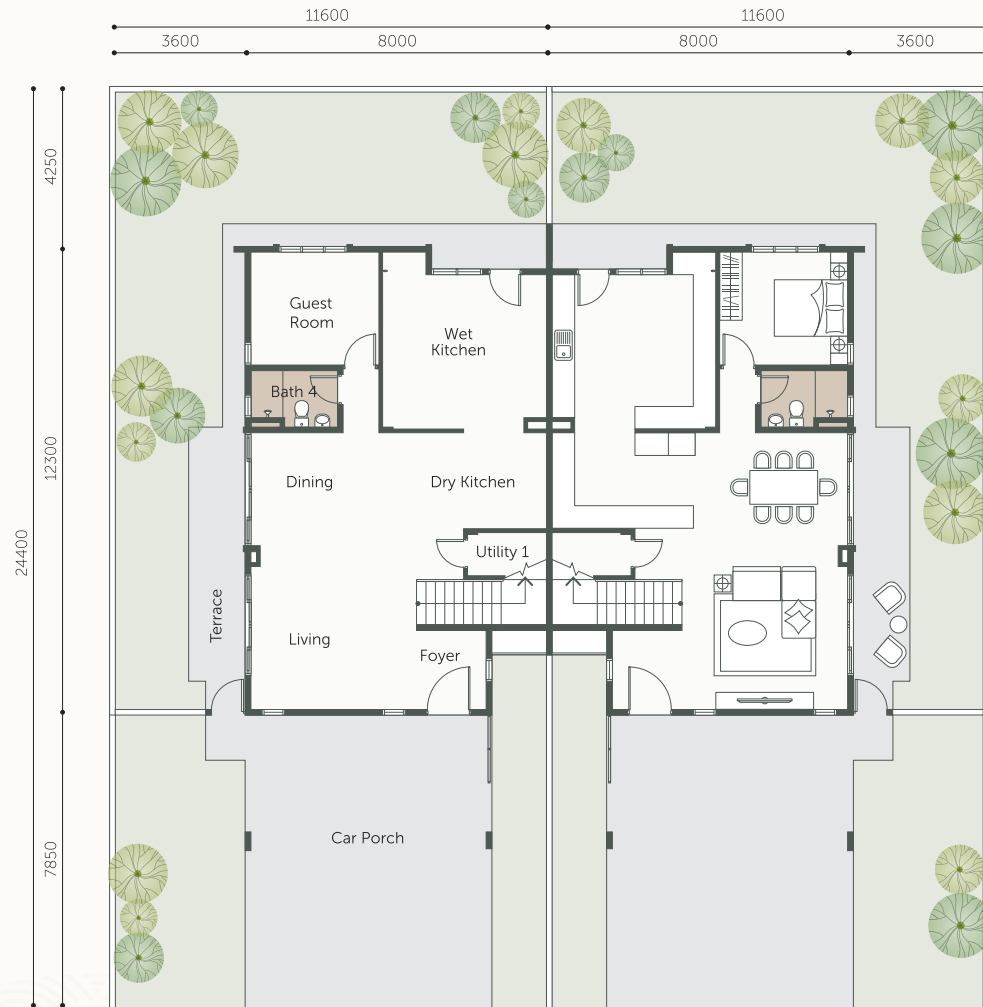
FIRST FLOOR

# B1c

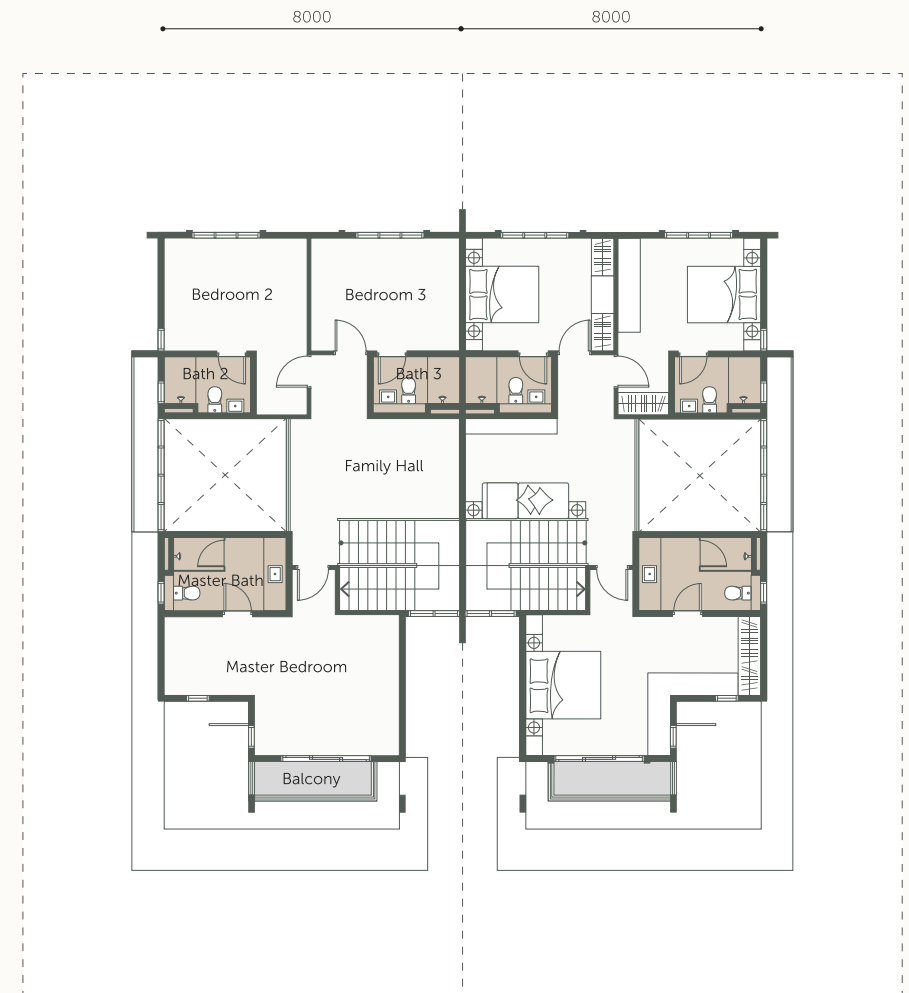
2-STOREY  
SEMI-DETACHED  
HOMES 38' x 80'

Built-up :  
2,388 sq.ft

4 Bedrooms  
4 Bathrooms



GROUND FLOOR



FIRST FLOOR



# B1d

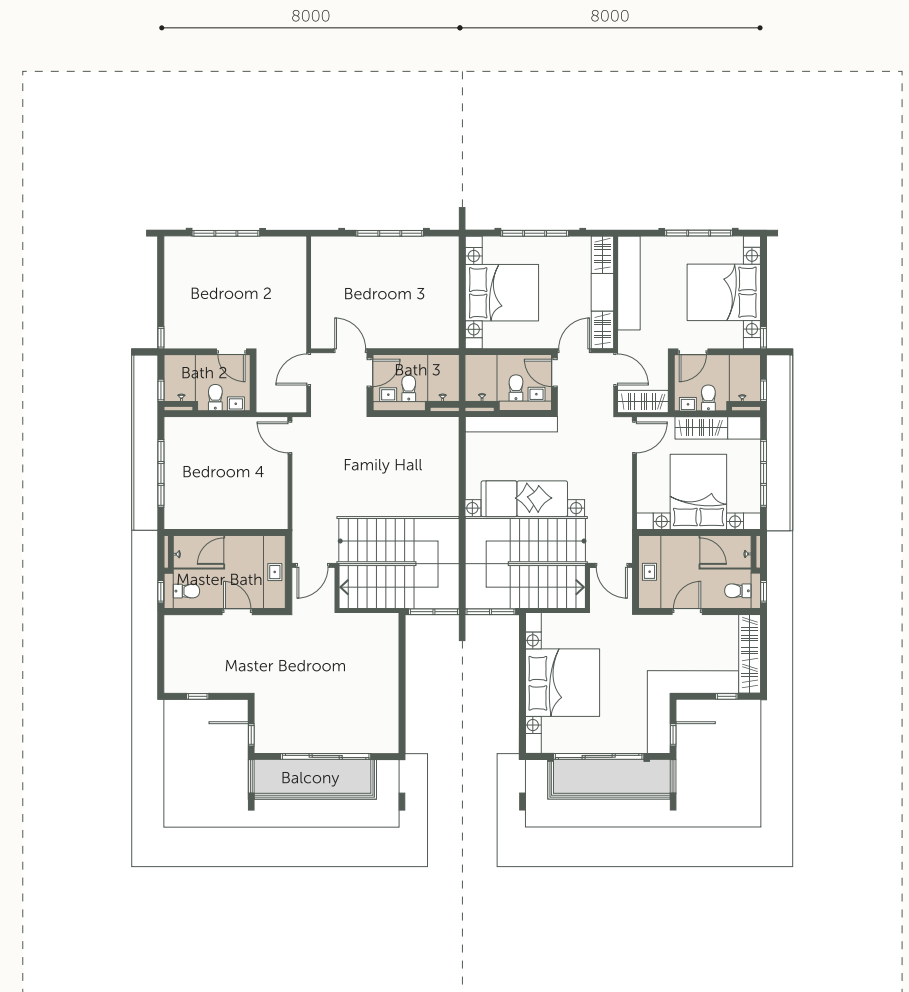
2-STOREY  
SEMI-DETACHED  
HOMES 38' x 80'

Built-up :  
2,493 sq.ft

5 Bedrooms  
4 Bathrooms



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

|                                                 |                                                                                                                                            |     |     |     |                                                                                                                                     |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|-------------------------------------------------------------------------------------------------------------------------------------|
| Structure                                       | - Reinforced Concrete                                                                                                                      |     |     |     |                                                                                                                                     |
| Wall                                            | - Brickwork / Drywall                                                                                                                      |     |     |     |                                                                                                                                     |
| Roofing Material                                | - Reinforced Concrete Slab / Metal Deck Roof / Roof Tiles                                                                                  |     |     |     |                                                                                                                                     |
| Roof Framing                                    | - Metal Truss                                                                                                                              |     |     |     |                                                                                                                                     |
| Ceiling                                         | - Skim Coat & Paint / Plaster Ceiling & Paint                                                                                              |     |     |     |                                                                                                                                     |
| Windows                                         | - Aluminium Framed Glass Window                                                                                                            |     |     |     |                                                                                                                                     |
| Doors                                           | - Main Entrance                                                                                                                            |     |     |     | : Timber Door                                                                                                                       |
|                                                 | Others                                                                                                                                     |     |     |     | : Aluminium Framed Glass Sliding Door /<br>Flush Door / Louvered Door / Flush Door<br>with Louver & Glass (for Type B1a & B1b only) |
| Ironmongery                                     | - Provided                                                                                                                                 |     |     |     |                                                                                                                                     |
| Wall Finishes                                   | - Wet Kitchen / Yard (for Type B1a, B1b only)                                                                                              |     |     |     | : 1500mm High Porcelain Wall Tiles                                                                                                  |
|                                                 | Master Bath / Bath 4                                                                                                                       |     |     |     | : 2700mm High Porcelain Wall Tiles                                                                                                  |
|                                                 | Bath 2 / Bath 3 / Bath 5 (for Type B1a, B1b only)                                                                                          |     |     |     | : 2700mm High Ceramic Wall Tiles                                                                                                    |
|                                                 | Others                                                                                                                                     |     |     |     | : Plaster & Paint to Ceiling Height                                                                                                 |
| Floor Finishes                                  | - Foyer / Living / Dining / Dry Kitchen / Guest Room                                                                                       |     |     |     | : Porcelain Tiles                                                                                                                   |
|                                                 | Wet Kitchen / Yard (for Type B1a, B1b only)                                                                                                |     |     |     | : Porcelain Tiles                                                                                                                   |
|                                                 | Utility 1 / Utility 2 (for Type B1a, B1b only)                                                                                             |     |     |     | : Porcelain Tiles                                                                                                                   |
|                                                 | Staircase / Family Hall                                                                                                                    |     |     |     | : Laminated Timber Floor                                                                                                            |
|                                                 | Master Bedroom / Bedroom 2 / Bedroom 3 / Bedroom 4 (for Type B1b, B1d only)                                                                |     |     |     | : Laminated Timber Floor                                                                                                            |
|                                                 | Master Bath / Bath 4                                                                                                                       |     |     |     | : Porcelain Tiles                                                                                                                   |
|                                                 | Bath 2 / Bath 3 / Bath 5 (for Type B1a, B1b only)                                                                                          |     |     |     | : Ceramic Tiles                                                                                                                     |
|                                                 | Balcony                                                                                                                                    |     |     |     | : Porcelain Tiles                                                                                                                   |
|                                                 | Terrace / Apron                                                                                                                            |     |     |     | : Porcelain Tiles                                                                                                                   |
|                                                 | Car Porch                                                                                                                                  |     |     |     | : Porcelain Tiles                                                                                                                   |
|                                                 | Others                                                                                                                                     |     |     |     | : Cement Render                                                                                                                     |
| Sanitary & Plumbing Fitting                     | - Type B1a & B1b: 5 WCs / 5 Wash Basins / 5 Showers / 1 Kitchen Sink<br>Type B1c & B1d: 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink |     |     |     |                                                                                                                                     |
| Electrical Installation                         | - Power Point                                                                                                                              | B1a | B1b | B1c | B1d                                                                                                                                 |
|                                                 | Lighting Point                                                                                                                             | 26  | 28  | 26  | 28                                                                                                                                  |
|                                                 | Air-Conditioning Point                                                                                                                     | 30  | 31  | 28  | 29                                                                                                                                  |
|                                                 | Ceiling Fan Point                                                                                                                          | 6   | 7   | 6   | 7                                                                                                                                   |
|                                                 | TV Point                                                                                                                                   | 6   | 8   | 6   | 8                                                                                                                                   |
|                                                 | Gate Light Point                                                                                                                           | 1   | 1   | 1   | 1                                                                                                                                   |
|                                                 | Water Heater Point                                                                                                                         | 1   | 1   | 1   | 1                                                                                                                                   |
|                                                 | Water Pump Point                                                                                                                           | 5   | 5   | 4   | 4                                                                                                                                   |
|                                                 | Door Bell Point                                                                                                                            | 1   | 1   | 1   | 1                                                                                                                                   |
|                                                 | Intercom Point                                                                                                                             | 1   | 1   | 1   | 1                                                                                                                                   |
| Fibre Wall Socket                               | - 1 no.                                                                                                                                    |     |     |     |                                                                                                                                     |
| Internal Telecommunication Trunking and Cabling | - 1 no.                                                                                                                                    |     |     |     |                                                                                                                                     |
| Fencing                                         | - Fencing with Gate, Refuse Chamber and Letter Box                                                                                         |     |     |     |                                                                                                                                     |
| Turfing                                         | - Provided                                                                                                                                 |     |     |     |                                                                                                                                     |

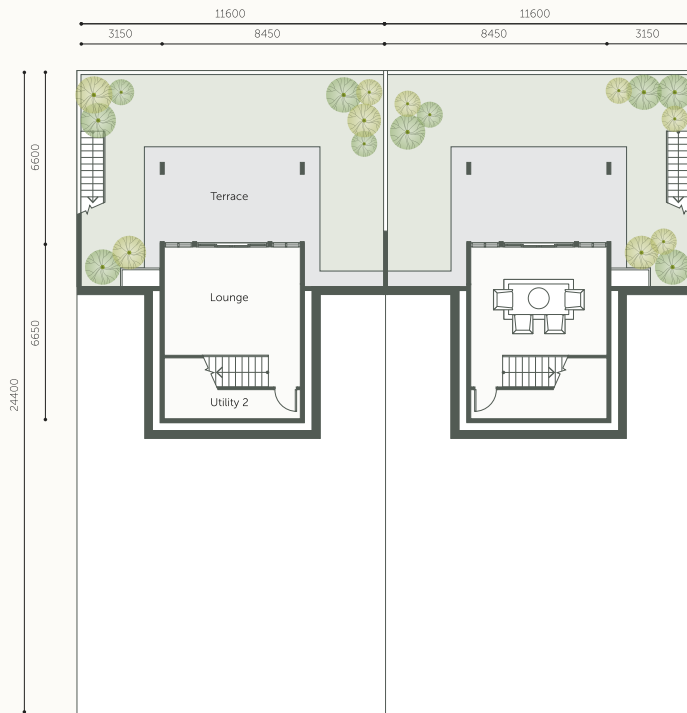


# B2b

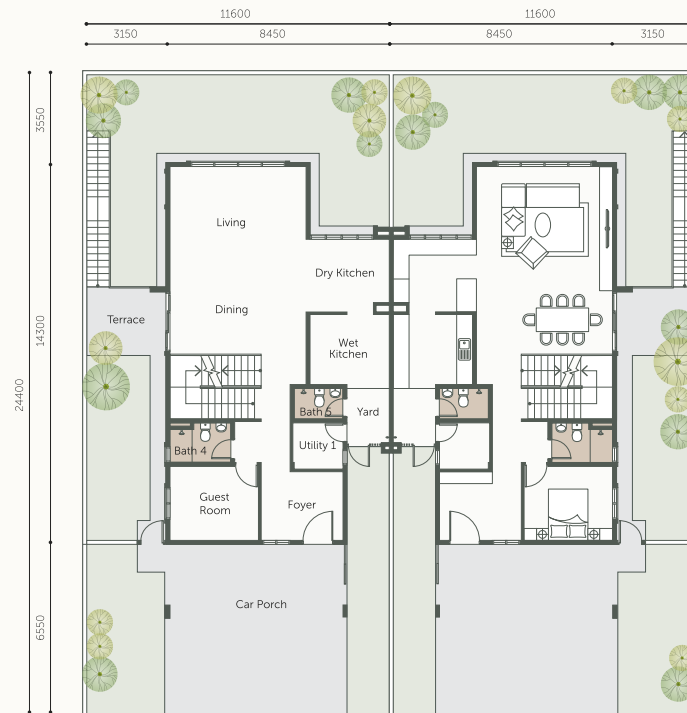
3-STOREY  
SEMI-DETACHED  
HOMES 38' x 80'

Built-up :  
2,940 sq.ft

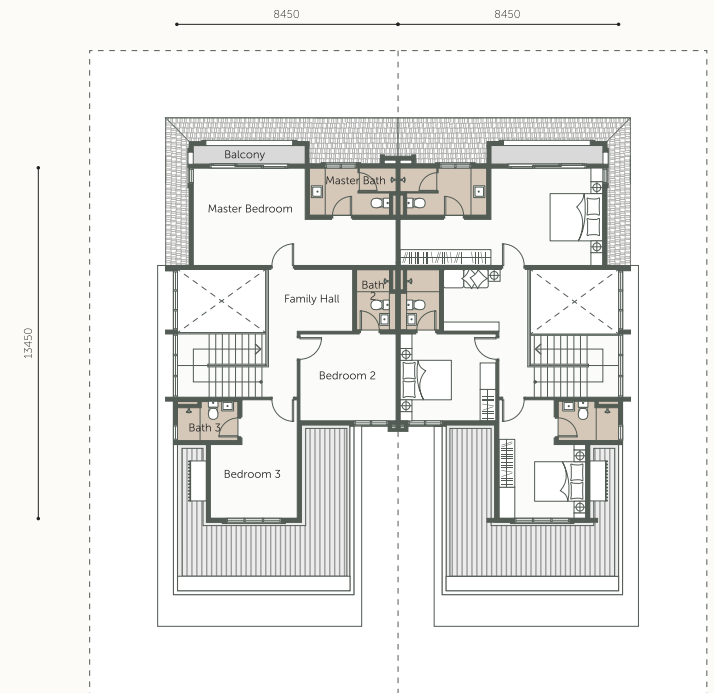
4+1 Bedrooms  
5 Bathrooms



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

## S P E C I F I C A T I O N S

|                                                 |                                                               |                                                                                                                              |
|-------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Structure                                       | - Reinforced Concrete                                         |                                                                                                                              |
| Wall                                            | - Brickwork / Drywall                                         |                                                                                                                              |
| Roofing Material                                | - Reinforced Concrete Slab / Metal Deck Roof / Roof Tiles     |                                                                                                                              |
| Roof Framing                                    | - Metal Truss                                                 |                                                                                                                              |
| Ceiling                                         | - Skim Coat & Paint / Plaster Ceiling & Paint                 |                                                                                                                              |
| Windows                                         | - Aluminium Framed Glass Window                               |                                                                                                                              |
| Doors                                           | - Main Entrance                                               | : Timber Door                                                                                                                |
|                                                 | Others                                                        | : Aluminium Framed Glass Sliding Door /<br>Flush Door / Louvered Door / Flush Door<br>with Louver & Glass / M.S. Grille Door |
| Ironmongery                                     | - Provided                                                    |                                                                                                                              |
| Wall Finishes                                   | - Wet Kitchen / Yard                                          | : 1500mm High Porcelain Wall Tiles                                                                                           |
|                                                 | Master Bath / Bath 4                                          | : 2700mm High Porcelain Wall Tiles                                                                                           |
|                                                 | Bath 2 / Bath 3 / Bath 5                                      | : 2700mm High Ceramic Wall Tiles                                                                                             |
|                                                 | Others                                                        | : Plaster & Paint to Ceiling Height                                                                                          |
| Floor Finishes                                  | - Foyer / Lounge / Living / Dining / Dry Kitchen / Guest Room | : Porcelain Tiles                                                                                                            |
|                                                 | Wet Kitchen / Yard                                            | : Porcelain Tiles                                                                                                            |
|                                                 | Utility 1 / Utility 2                                         | : Porcelain Tiles                                                                                                            |
|                                                 | Staircase to Lower Ground Floor                               | : Porcelain Tiles                                                                                                            |
|                                                 | Staircase to First Floor                                      | : Laminated Timber Floor                                                                                                     |
|                                                 | Family Hall                                                   | : Laminated Timber Floor                                                                                                     |
|                                                 | Master Bedroom / Bedroom 2 / Bedroom 3                        | : Laminated Timber Floor                                                                                                     |
|                                                 | Master Bath / Bath 4                                          | : Porcelain Tiles                                                                                                            |
|                                                 | Bath 2 / Bath 3 / Bath 5                                      | : Ceramic Tiles                                                                                                              |
|                                                 | Balcony                                                       | : Porcelain Tiles                                                                                                            |
|                                                 | Terrace / Apron                                               | : Porcelain Tiles                                                                                                            |
|                                                 | Car Porch                                                     | : Porcelain Tiles                                                                                                            |
|                                                 | Others                                                        | : Cement Render                                                                                                              |
| Sanitary & Plumbing Fitting                     | - 5 WCs / 5 Wash Basins / 5 Showers / 1 Kitchen Sink          |                                                                                                                              |
| Electrical Installation                         | - Power Point                                                 | <b>B2b</b><br>27                                                                                                             |
|                                                 | Lighting Point                                                | 34                                                                                                                           |
|                                                 | Air-Conditioning Point                                        | 7                                                                                                                            |
|                                                 | Ceiling Fan Point                                             | 7                                                                                                                            |
|                                                 | TV Point                                                      | 1                                                                                                                            |
|                                                 | Gate Light Point                                              | 1                                                                                                                            |
|                                                 | Water Heater Point                                            | 5                                                                                                                            |
|                                                 | Water Pump Point                                              | 1                                                                                                                            |
|                                                 | Door Bell Point                                               | 1                                                                                                                            |
|                                                 | Intercom Point                                                | 1                                                                                                                            |
| Fibre Wall Socket                               | - 1 no.                                                       |                                                                                                                              |
| Internal Telecommunication Trunking and Cabling | - 1 no.                                                       |                                                                                                                              |
| Fencing                                         | - Fencing with Gate, Refuse Chamber and Letter Box            |                                                                                                                              |
| Turfing                                         | - Provided                                                    |                                                                                                                              |



# SITE PLAN



## LEGEND

### 2-STOREY SEMI-D HOMES

- B1a
- B1b
- B1c
- B1d

### 3-STOREY SEMI-D HOMES

- B2b



**YUMENA**  
RESIDENCES

Stay Together. Stay Setia  
**livelearnworkplay**

**Call 03 8724 2255**

SETIA ECOHILL SDN BHD (903607-T)  
Setia EcoHill Welcome Centre  
Kelab 360, No.1, Persiaran EcoHill Barat, Setia EcoHill,  
43500 Semenyih, Selangor Darul Ehsan.  
FAX 03 8724 2525 EMAIL [ecohill@spsetia.com](mailto:ecohill@spsetia.com)



Developer License No.: 13243-23/11-2023/0861(L) | Validity Period: 26/11/2021 - 25/11/2023 | Advertising & Sales Permit No: 13243-23/11-2023/0861(P) | Validity Period: 26/11/2021 - 25/11/2023 | Land Tenure: Freehold | Land Encumbrances: Alliance Investment Bank Berhad (21605-D) | Approving Authority: Majlis Perbandaran Kajang (MPKJ) | Building Plan Reference No: MPKJ 2/P/17/2021 | Expected Completion Date: Dec 2023 | Total Unit: Yumena B1a, B1b, B1c & B1d: 20 units | Minimum Price: RM 1,163,000; Maximum Price: RM 1,454,000 | Total Unit: Yumena B2b: 20 units | Minimum Price: RM 1,541,000; Maximum Price: RM 1,796,000 | Built-up: Yumena B1a & B1c: 2,388 sq ft; Yumena B1b & B1d: 2,493 sq ft; Yumena B2b: 2,940 sq ft | Type of Property: 2 & 3-Storey Semi-Detached | Restriction of Interest: Nil | 7% Discount for Bumiputera  
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA