

THE ALLURE OF EXTENSIVE SPACES

# RUMMA

@ROBIN COVE,  
SETIA ECO PARK

Freehold Bungalow Homes







# AWAKEN TO TROPICAL ELEGANCE



Couple an elevated sense of bliss with tropical retreat charm, and you have a home that speaks to you and your living desires.

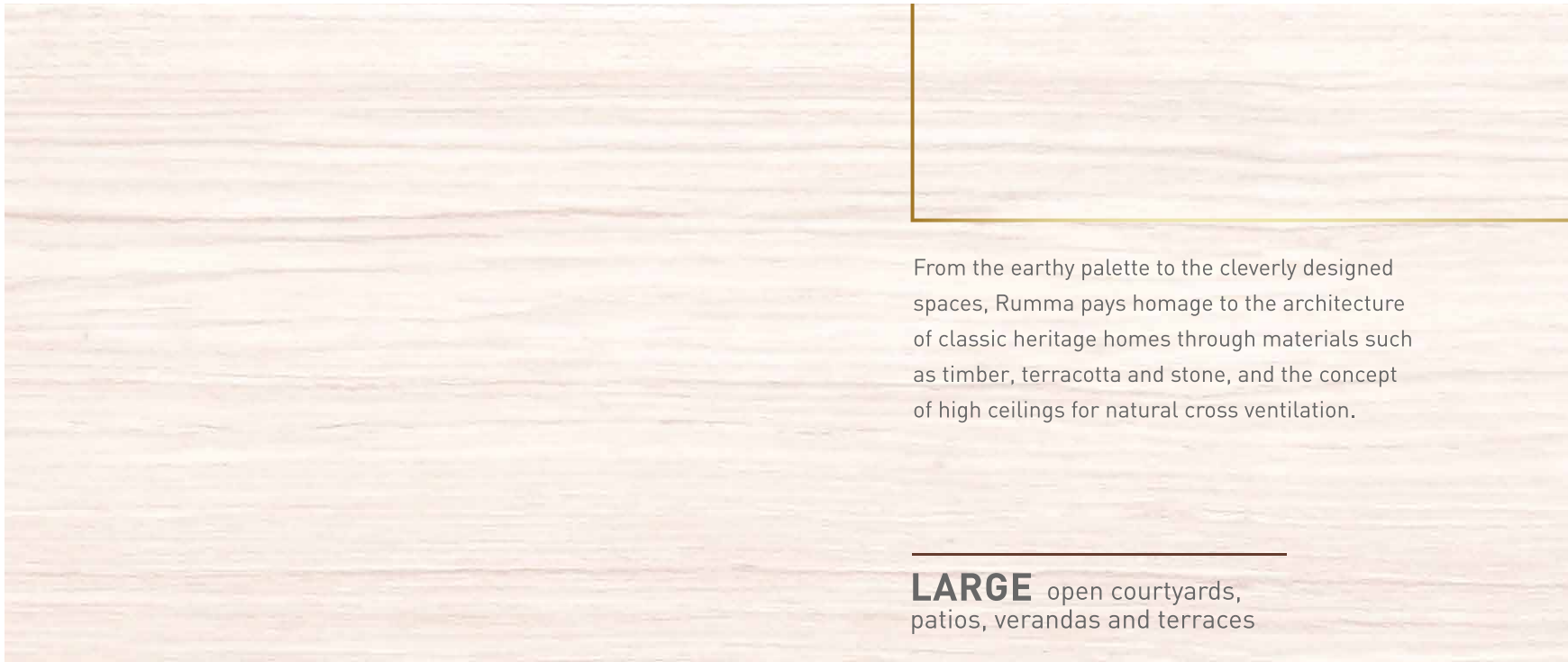
Rumma is the sweetest word there is and a blissful tropical paradise.





**SPACIOUS CAR PORCH**  
*(Fits up to 6 cars)*

Louvered awnings and vertical shade for the **TERRACES AND VERANDAS**



From the earthy palette to the cleverly designed spaces, Rumma pays homage to the architecture of classic heritage homes through materials such as timber, terracotta and stone, and the concept of high ceilings for natural cross ventilation.

**LARGE** open courtyards, patios, verandas and terraces



**EXTRA** outdoor spaces for private garden

Open spaces with **HIGH CEILINGS**

Pitched roofs with large **OVERHANGS**

Home with a **FOREST VIEW**



**IMMERSE YOURSELF  
IN BOUNDLESS  
SPACES**  
**A WORLD OF SOPHISTICATION**

Rumma boasts elegantly crafted bungalows that define the peak of modern architectural design where form and function are equally balanced with aesthetic values.





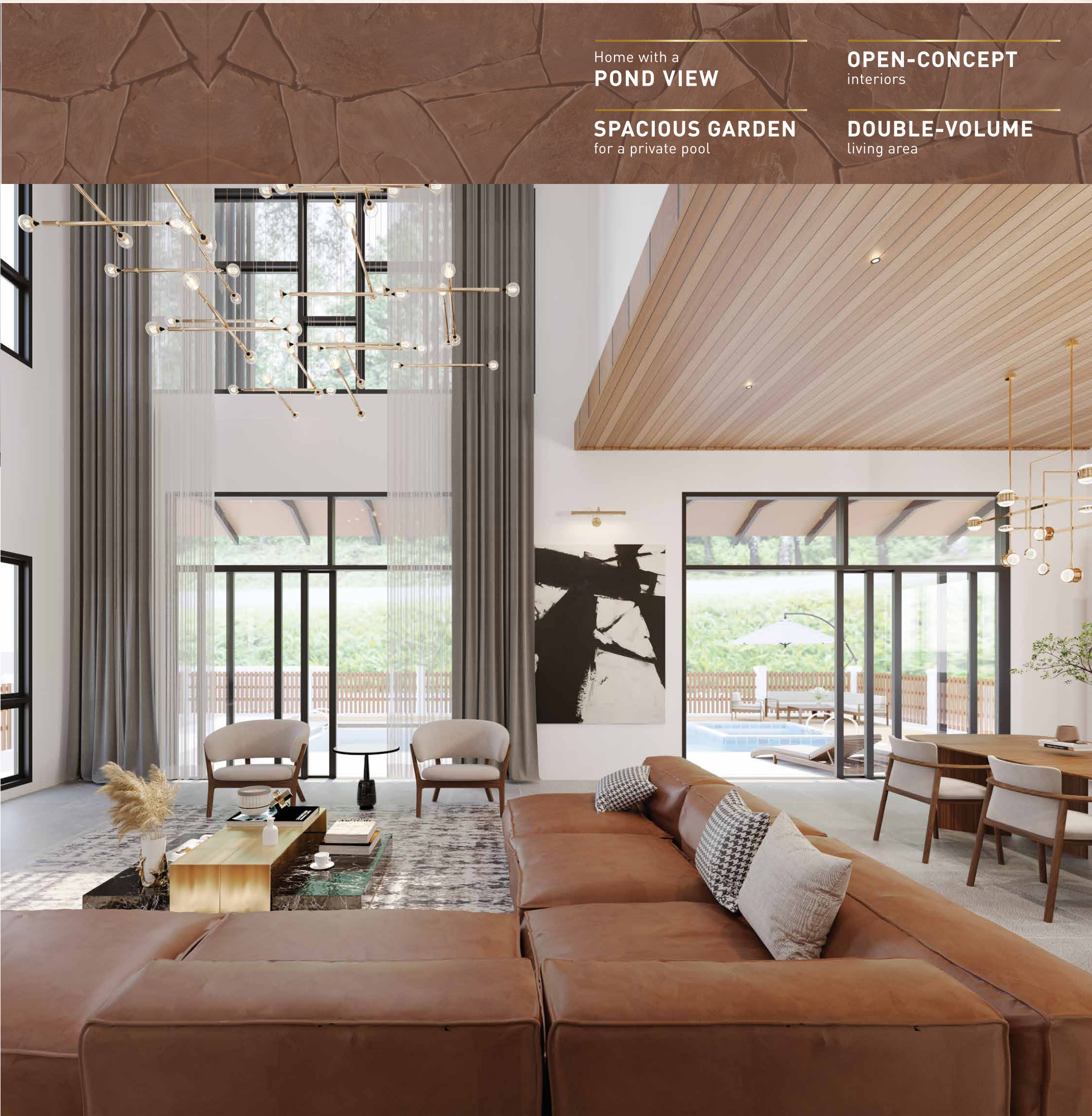
First floor outdoor terrace with **GARDEN VIEW**

**EXTRA OUTDOOR SPACE**  
at ground floor for future extension

# REVEL IN ENDLESS CONVERSATIONS



With seamless interiors and an indoor garden terrace that opens to the outdoor patio, you can have your friends or neighbours over for dinner parties all night long.



Home with a **POND VIEW**

**OPEN-CONCEPT**  
interiors

**SPACIOUS GARDEN**  
for a private pool

**DOUBLE-VOLUME**  
living area





# AMPLIFY SPACES AND COMFORT

What is most intriguing about Rumma is the immense spaciousness that you will experience when you step into these abodes. The double-volume design enhances the illusion of a cavernous interior with large windows to brighten the spaces with natural light.

**ELDERLY-FRIENDLY**  
bathroom features

**DOUBLE-VOLUME**  
dining area

Master bedroom with  
**GARDEN VIEW**



**EXTRA OUTDOOR SPACE**  
for a future glamping spot

**KITCHEN ISLAND**  
for prepping light refreshments



# LUXURIATE IN NATURE'S REFLECTION

As an integral part of Robin Cove, Rumma residents can enjoy access to various gardens in the precinct and delight in strolls along the dedicated paths for a sense of rejuvenation or admire nature herself.



Palma Garden



# ENRICH YOUR MODERN LIFESTYLE

## PARKS OF ACTIVE PURSUITS

The cooling environment is constantly 1°C to 2°C cooler than the average temperature in the city—particularly in the early morning and evening—as the township is situated adjacent to the majestic Bukit Cerakah Forest Reserve.

A liveable environment goes beyond your home, and Rumma encourages the community to explore the great outdoors with excellent placemaking design and facilities.

Whether you are committed to jogging every evening or simply enjoying the pace of walking and spending time with your little ones, Rumma's neighbourhood parks are common areas for you to roam freely and unwind anytime.

Cocoon Pavilion



UNWIND AS YOU GO  
BECAUSE LIFE HERE IS  
AT NATURE'S PACE

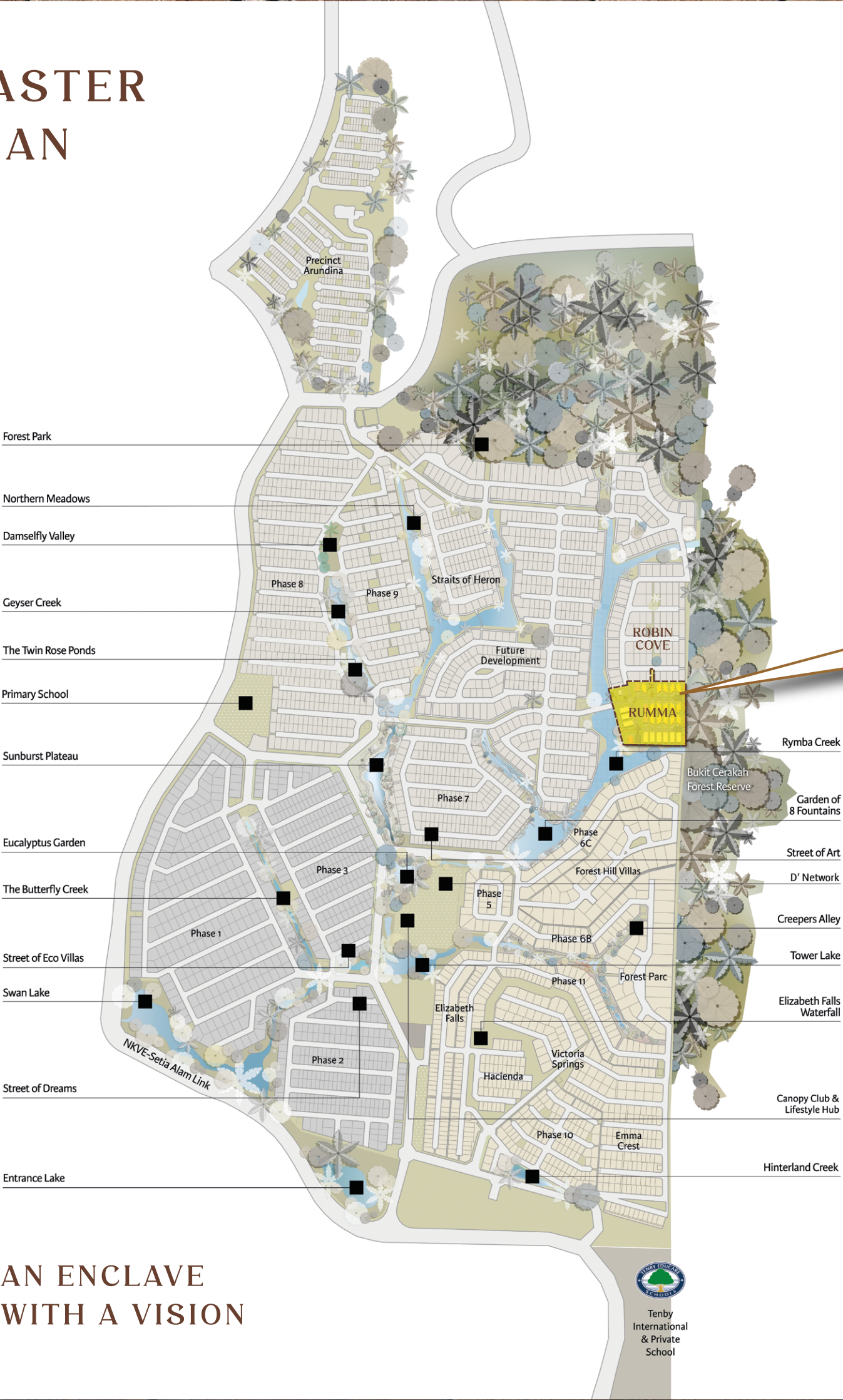
Wake up to this beautiful view of the Rymba Creek, take a leisurely stroll along the dedicated jogging path and unwind before you even start the day.

Outdoor facilities are plentiful and thoughtfully designed for the community to engage in healthy activities while admiring the changing sceneries.

Actual Photo of Rymba Creek



# MASTER PLAN



# CLOSE-KNIT NEIGHBOURHOOD

Rumma is a low-density collection that celebrates interaction and community spirit without compromising privacy and peace of mind.

# SITE PLAN

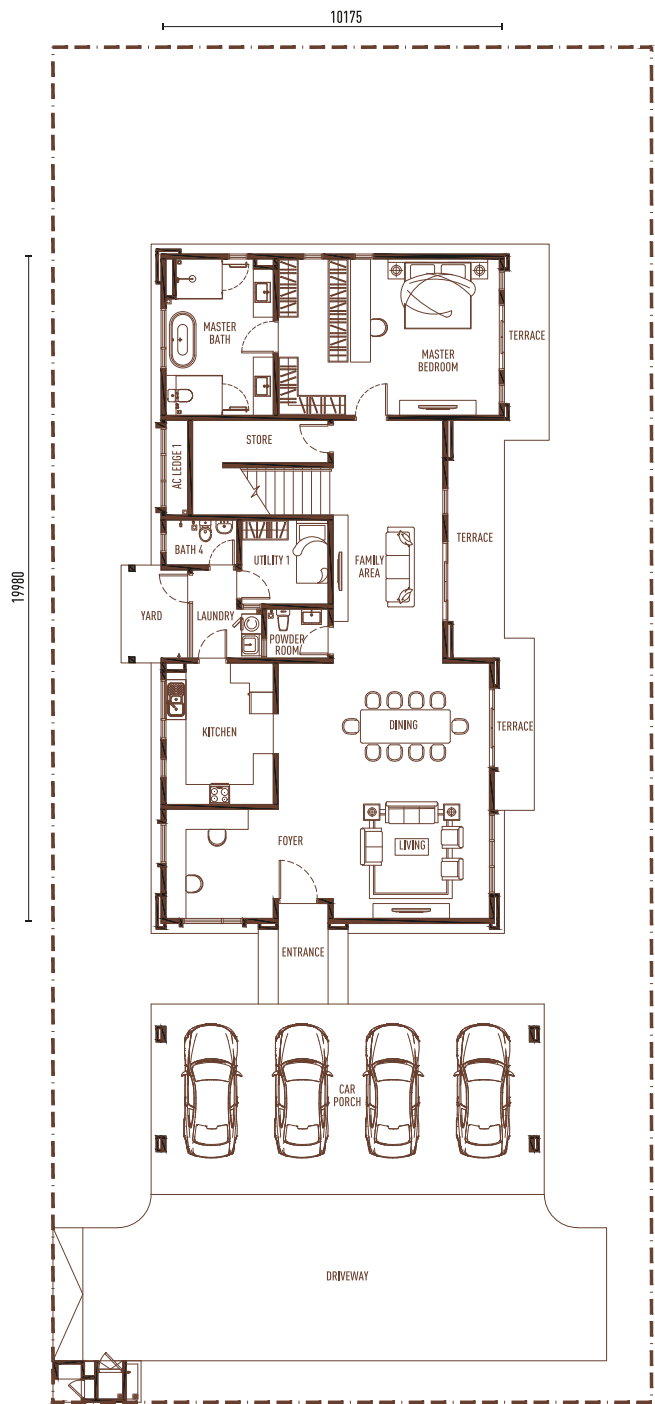




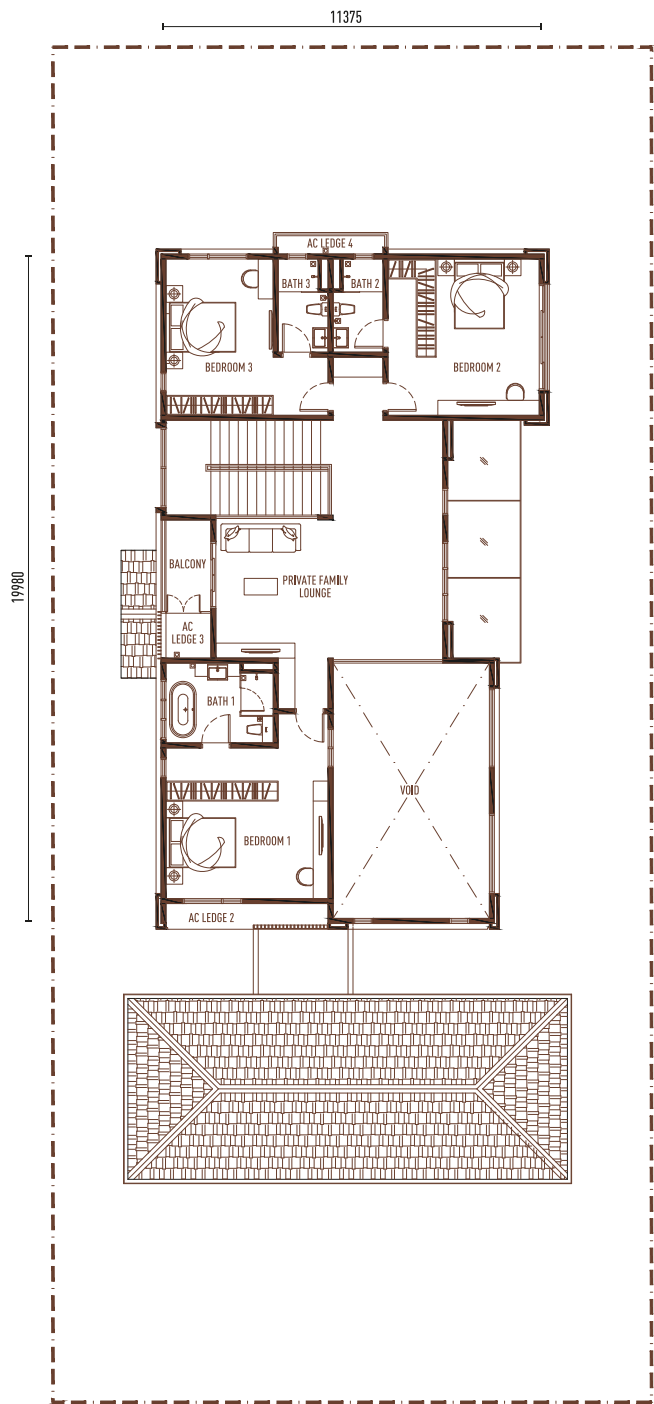


TYPE  
A

Land Size: 59' x 115'  
Built-up Size: 4,300 sqft.  
4+1 Bedrooms, 5 Bathrooms & 1 Powder Room  
4 Car Parks



Ground Floor



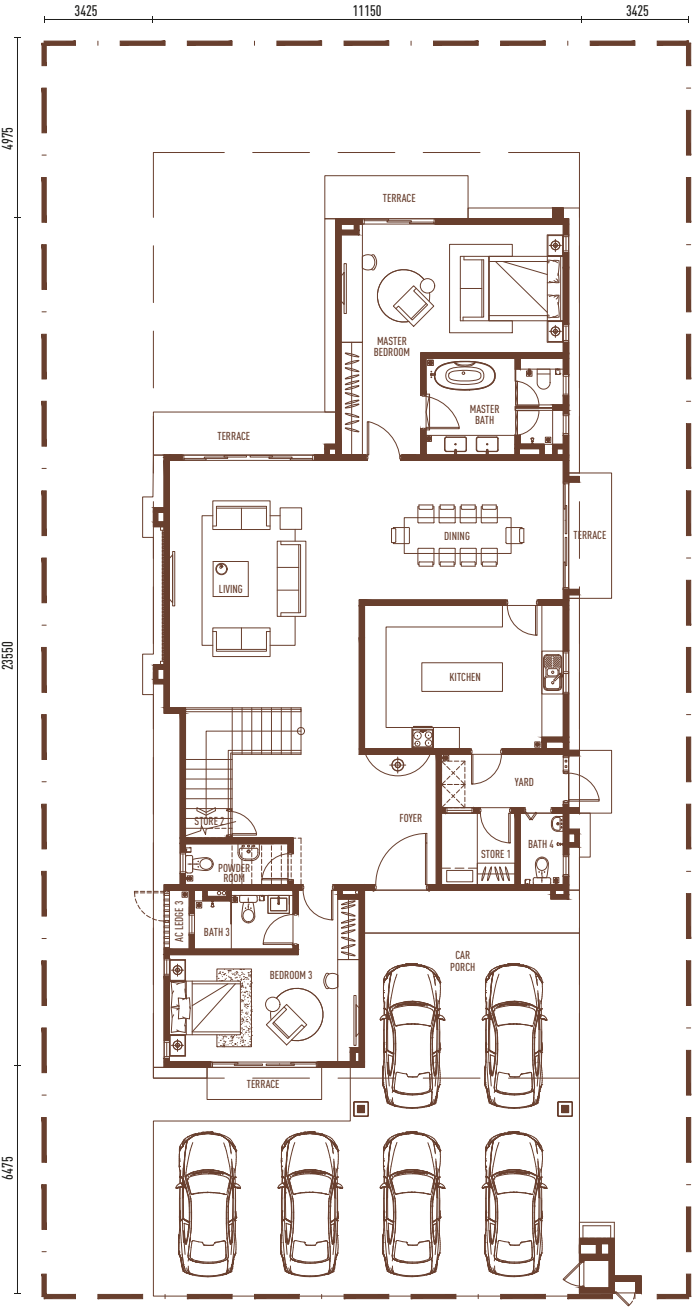
First Floor



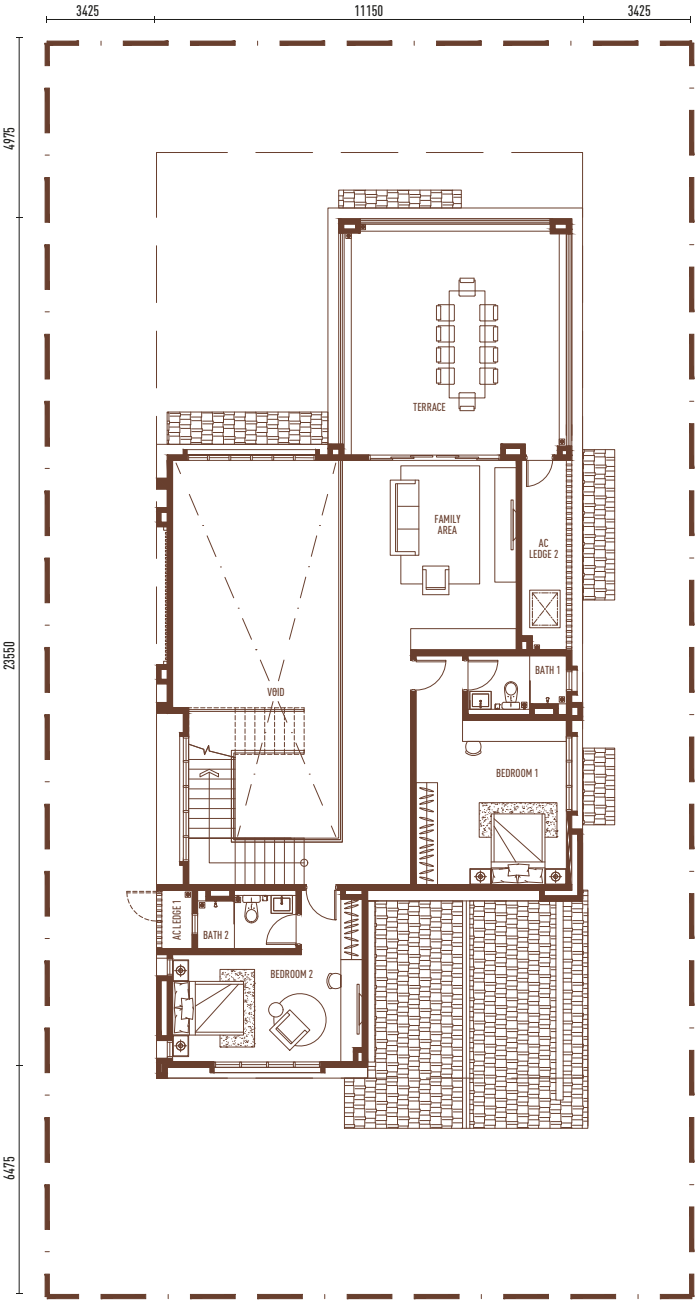


TYPE  
B1

Land Size: 59' x 115'  
Built-up Size: 4,000 sqft.  
4+1 Bedrooms, 5 Bathrooms & 1 Powder Room  
6 Car Parks



Ground Floor



First Floor



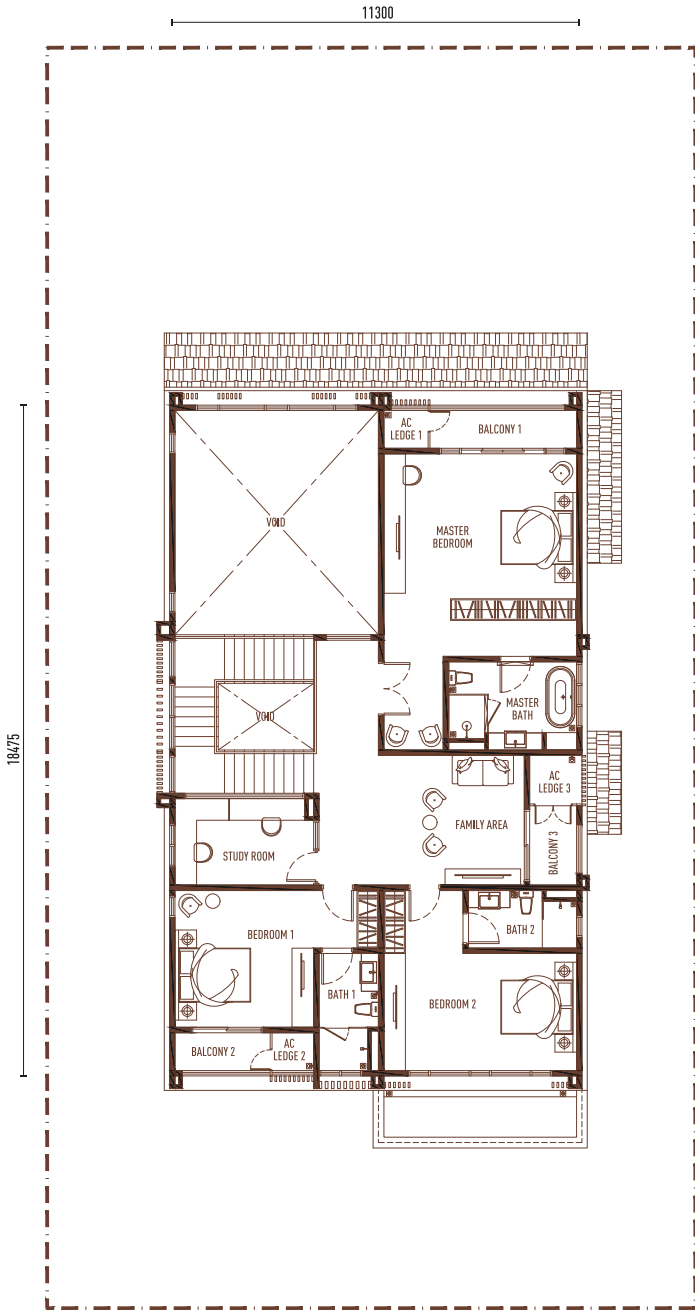


TYPE  
B2

Land Size: 59' x 85' & 59' x 115'  
Built-up Size: 4,100 sqft.  
4+1 Bedrooms, 5 Bathrooms & 1 Powder Room  
6 Car Parks



Ground Floor



First Floor

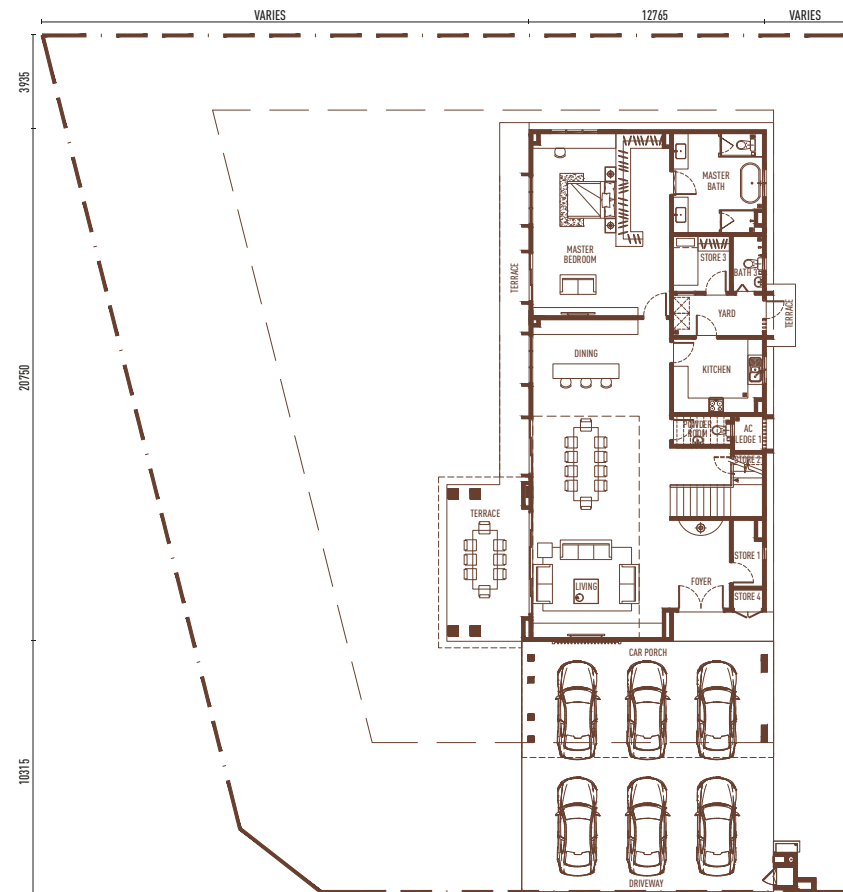




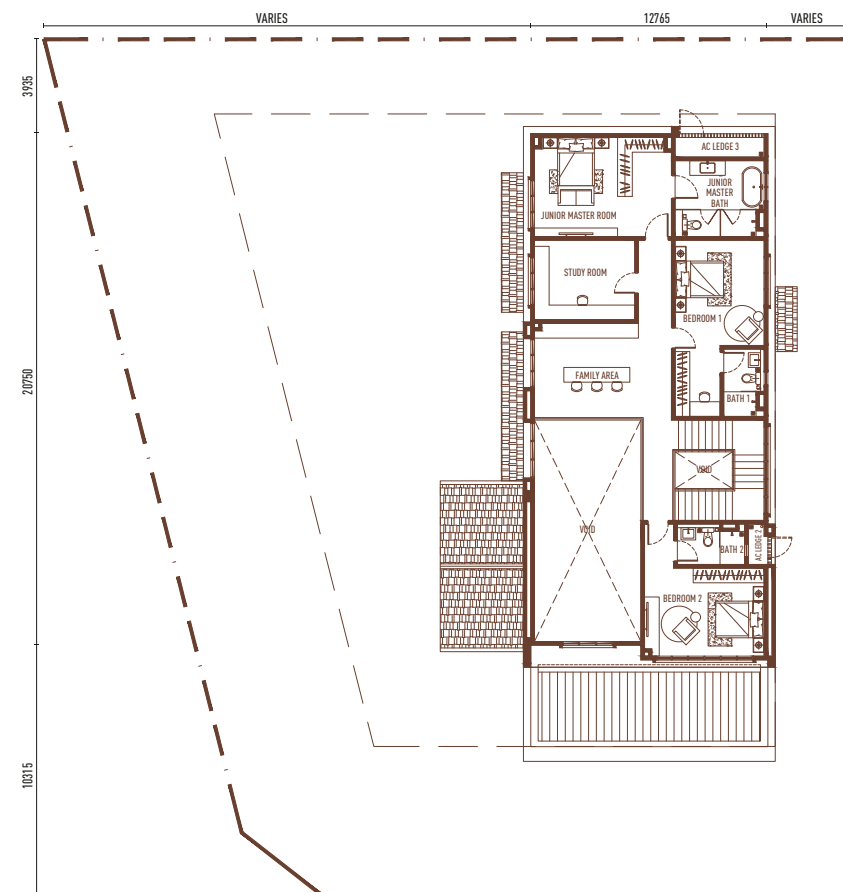


# TYPE C1

Land Size: 59' x 115' & 85' x 115'  
Built-up Size: 4,400 sqft.  
4+1 Bedrooms, 5 Bathrooms & 1 Powder Room  
6 Car Parks



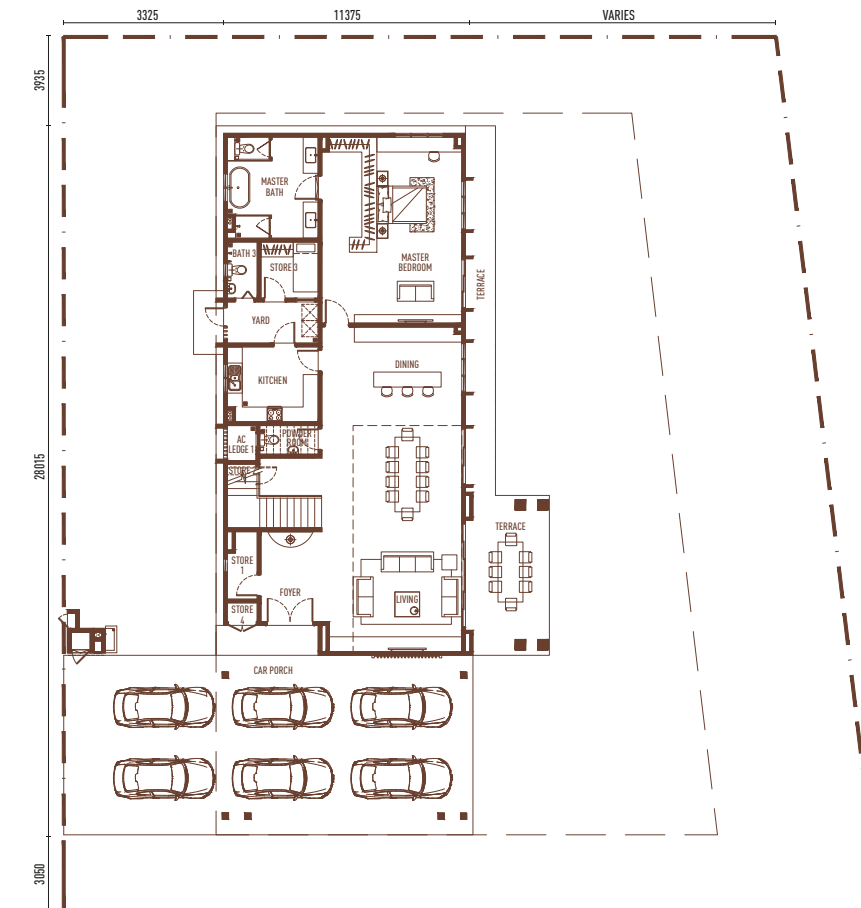
Ground Floor



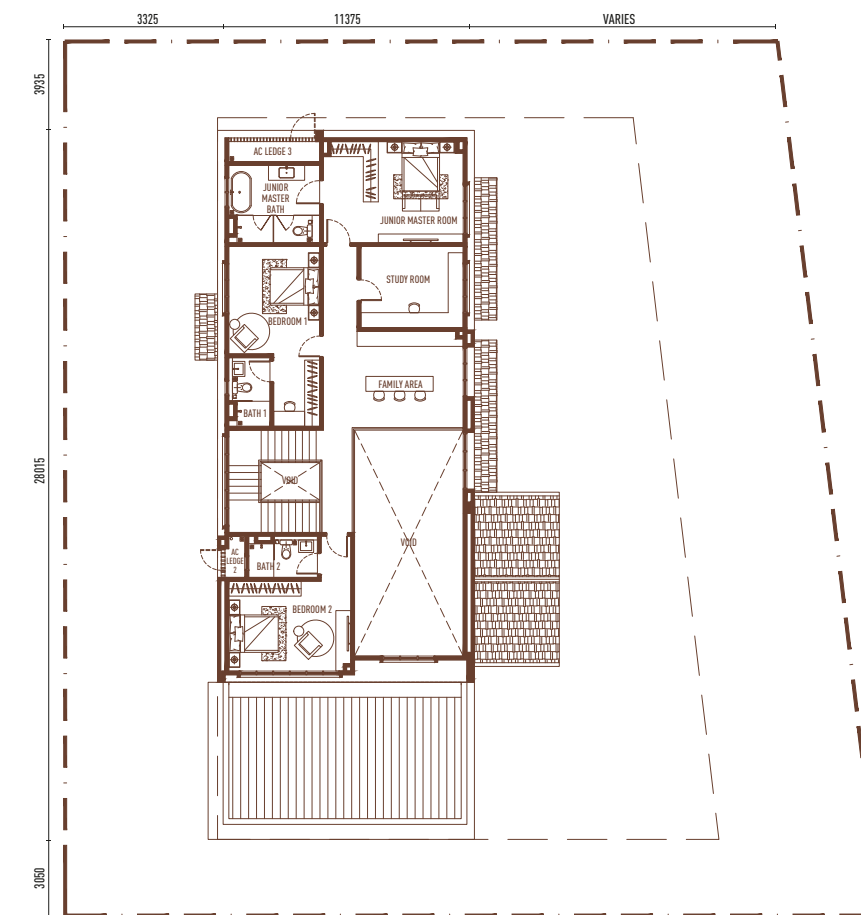
First Floor

# TYPE C2

Land Size: 85' x 115'  
Built-up Size: 4,500 sqft.  
4+1 Bedrooms, 5 Bathrooms & 1 Powder Room  
6 Car Parks



Ground Floor



First Floor



SPECIFICATIONS

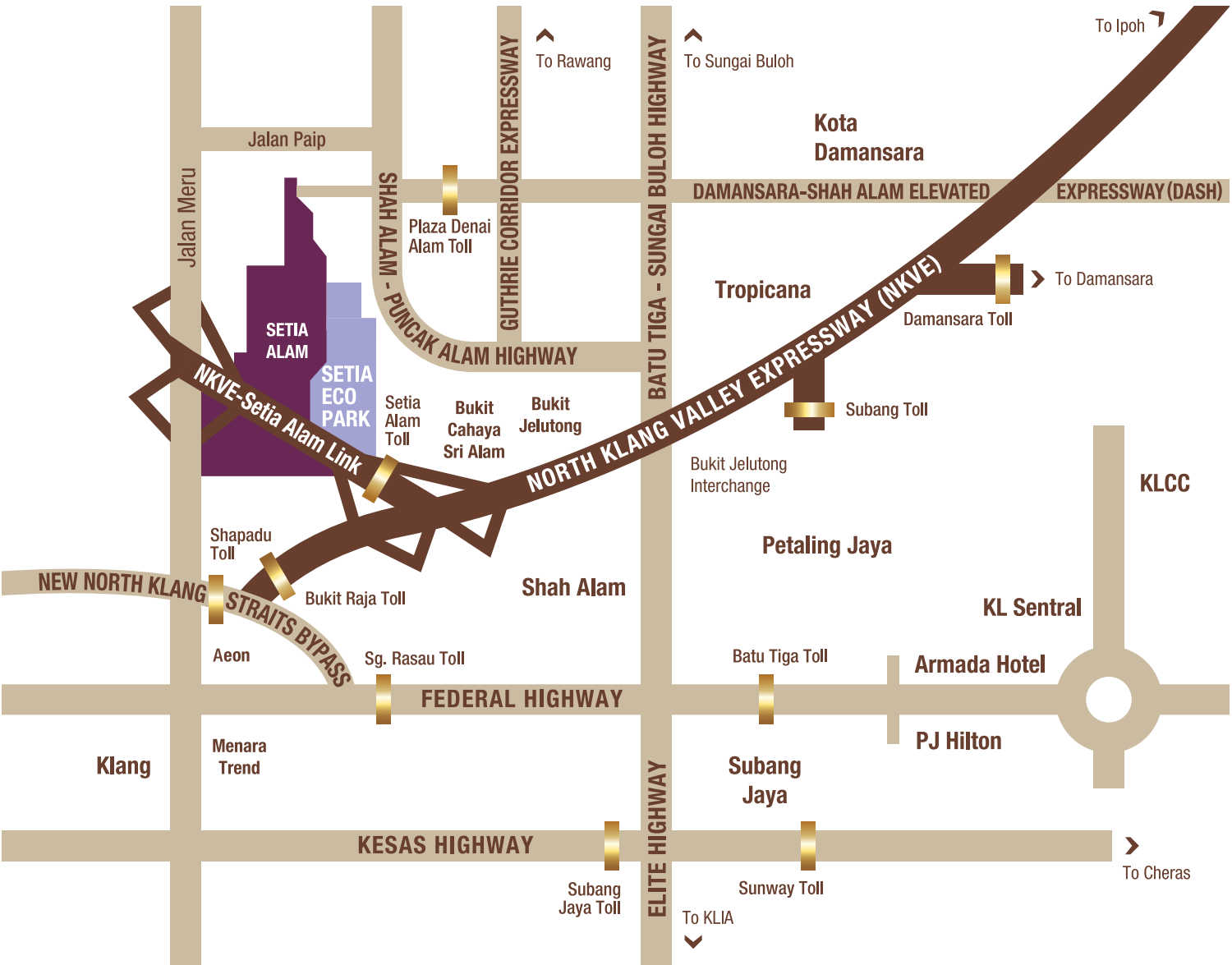
Structure	: Reinforced Concrete/ Steel Structure (B1, C1 & C2 only)				
Wall	: Brickwork				
Roofing Material	: Metal Roof Tiles/ R.C. Flat Roof, Metal Deck Roof (C1 & C2 only), Glass Canopy (A only)				
Roof Framing	: Metal Truss				
Ceiling	: Skim Coat/ Plaster Ceiling/ Composite Timber Ceiling				
Windows	: Powder Coated Aluminium Frame Window				
Doors	: Main Entrance/ Foyer	: Solid Timber Decorative Door			
	: Bedrooms/ Kitchen	: Solid Core Timber Door			
	: Others	: Solid Core Timber Door/ Timber Flush Door, Timber Louvered Door/ Aluminium Frame Sliding Door/ Aluminium Grille Door/ Aluminium Frame Bifold Door			
Ironmongery	: Quality Ironmongery				
Wall Finishes	: Kitchen	: Porcelain Tiles			
	: Bathrooms	: Porcelain Tiles			
	: Others	: Plaster & Paint			
Painting	: Emulsion Paint Internally & Weather Resistant Paint Externally				
Floor Finishes	: <b>Ground Floor</b>				
	Arrival/ Foyer	: Porcelain Tiles			
	Living/ Dining/ Family Area (A only)/				
	Dry Kitchen/ Wet Kitchen	: Porcelain Tiles			
	Master Bedroom/ Guest Bedroom (B2 only)	: Porcelain Tiles			
	Other Bathrooms/ Powder Room	: Porcelain Tiles			
	Utility/ Laundry/ Store/ Yard	: Porcelain Tiles			
	Staircase	: Timber Strips			
	Terrace/ Deck (B2 only)	: Porcelain Tiles			
	Car Porch/ Driveway	: Porcelain Tiles			
	Refuse Compartment	: Ceramic Tiles			
	Others	: Cement Render			
	<b>First Floor</b>				
	All Bedrooms	: Timber Strips			
	All Bathrooms	: Porcelain Tiles			
	Family Area/ Private Family Lounge (A only)				
	/ Staircase	: Timber Strips			
	Study (B2, C1 & C2 only)	: Timber Strips			
	Balcony/ AC Ledge 1, 2 & 3 (B2 only)/				
	AC Ledge 3 (A only)	: Porcelain Tiles			
	Terrace (B1 only)	: Porcelain Tiles			
	Others	: Cement Render			
		A	B1	B2	C1
Sanitary Wares & Plumbing Fittings	: WC	6	6	6	6
	Wash Basin	7	7	6	7
	Shower	5	5	5	5
	Long Bath	2	1	2	2
	Kitchen Sink	1	1	1	1
Telephone & Electrical Installation	: Light Point	49	50	50	51
	Power Point	46	42	43	48
	Air-Cond Point	8	7	8	8
	Fan Point	7	6	7	6
	Telephone Point	3	3	3	3
	TV Point	3	3	3	3
	Door Bell Point	1	1	1	1
	Isolator Point	1	1	1	1
	Data Point	7	6	7	7
	Instant Water Heater Point	1	1	1	1
	3-Phase Wiring	Provided	Provided	Provided	Provided
Fencing	: 1200mm High Fencing				
Turfing	: Spot Turfing				

COME HOME TO RUMMA

Major highways—NKVE-Setia Alam Link and DASH—connect Rumma to the neighbouring towns, and therefore, there is never a dull day when you are surrounded by exciting attractions and landmarks even outside of your home.

Near or far, these roads lead you home to Rumma.

LOCATION MAP





# AN AWARD-WINNING DEVELOPMENT

Sprawling on 864 acres of prime freehold land,  
Setia Eco Park is truly the valley of dreams.  
Amazing waterways and natural greenery can be  
experienced when one settles in the realm of this  
world-class township.

This is an enclave of sheer eco-consciousness  
melded with luxurious living. Setia Eco Park  
has brought the definition of luxury living to the  
next level – one that will last forever.



17-TIME WINNER  
FIABCI World  
Prix d' Excellence  
Awards (Gold)



17-TIME WINNER  
FIABCI Malaysia  
Property Awards



11-TIME WINNER  
KINCENTRICO  
Best Employer  
MALAYSIA 2021  
2019 Best of the Best - Malaysia  
2011 Overall Best - Malaysia



Smart Home  
System



Smart Lock



Rainwater  
Harvesting System



Box 366

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Developer's Licence No.: 9586/02-2024/0102(A) • Validity: 12/02/2022 - 11/02/2024 • Advertising Permit No.: 9586-33/11-2025/1248(N)-(L) • Validity: 17/11/2023 - 16/11/2025 • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-I(PS)/SEK.U13/0121-2023 • Completion Date: Nov 2025 • Total Units: 19 units • Minimum Price: RM4,641,000 • Maximum Price: RM6,622,000

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Setia