



Bywater
HOMES

PLENUM

22' x 70'
2-STORY TERRACE HOMES



IN TOUCH WITH NATURE

Live a fulfilling life in a vibrant township that offers beautiful yet practical homes surrounded by lush greenery and clear waterways where everyone can roam safely. Comprehensive amenities within easy reach accommodate all modern lifestyle needs – from education to retail to sports facilities. Welcome to Setia Alam.



EDUCATION

SJK (C) Pin Hwa (1)
SJK (T) Ladang North Hummock
SK Setia Alam
SMK Setia Alam
Tenby International School
Peninsula International School Australia
IDRISSI International School
R.E.A.L. Kids



SETIA CITY

Setia City Convention Centre 1 & 2
Top Glove Tower (HQ)
Courtyard by Marriott
Audi Centre Setia Alam
Trefoil
Setia City Residences



BANKS

Maybank
CIMB Bank
Hong Leong Bank
AmBank
RHB Bank
Bank Simpanan Nasional
Bank Islam
Public Bank



RECREATIONAL PARKS

Wetlands Park
Urban Park
Setia City Park
Town Park
Western Park
Active Park



SHOPPING

Setia City Mall
Tesco
Village Grocer
Jaya Grocer

URBAN CONVENIENCE

Because you want more time to do the things you love, Setia Alam has been thoughtfully planned to ensure that all facilities, parks and recreation are not more than a street away from your home.

Playgrounds, kindergartens, a community hall, surau, gym, sports courts, garden walks and more are a just short walk away at the Village Green.





WATER'S SYNERGY LAND'S BEAUTY


Charmingly set between creeks and greens,
the ByWater Homes collection blends contemporary design
with the scenic surroundings. Suited to multigenerational families,
it will breathe new life into everyday pursuits and living.






TYPE E

The artful lines of the home’s facade frame a roomy and open plan layout within.
Big or small family, two living areas and the 4+1 bedrooms provide ample space and togetherness.

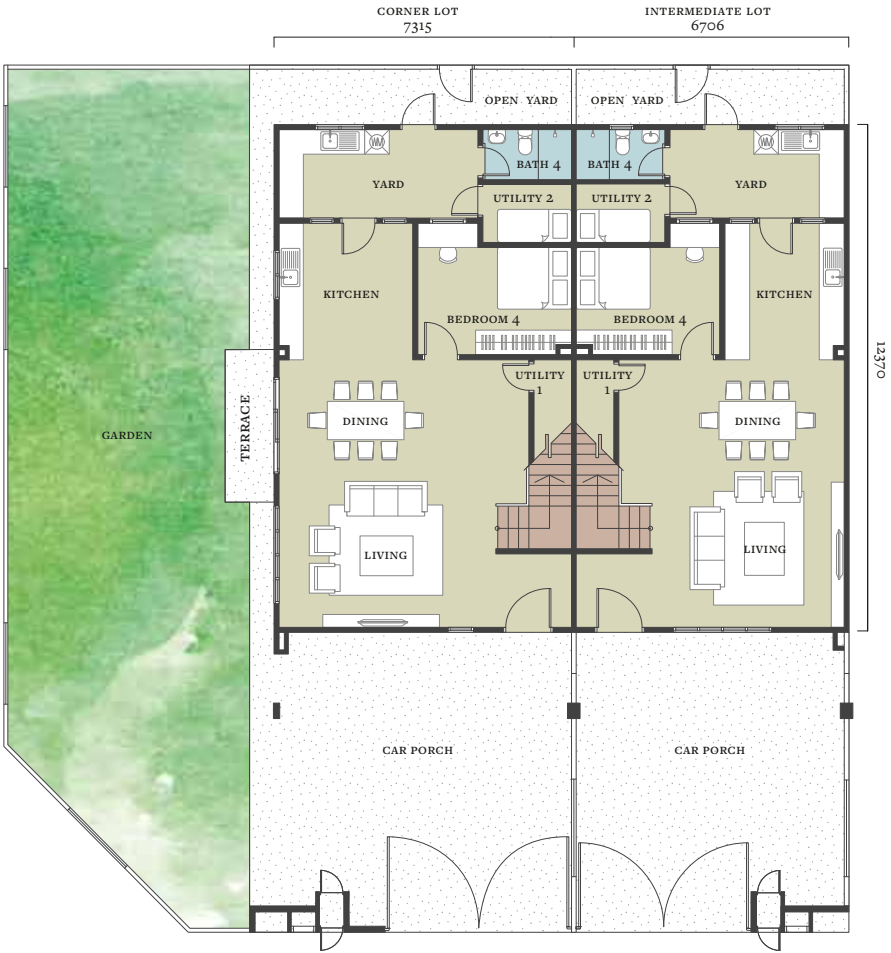


4 + 1

CORNER
2507 SF
INTERMEDIATE
2157 SF



4



GROUND FLOOR



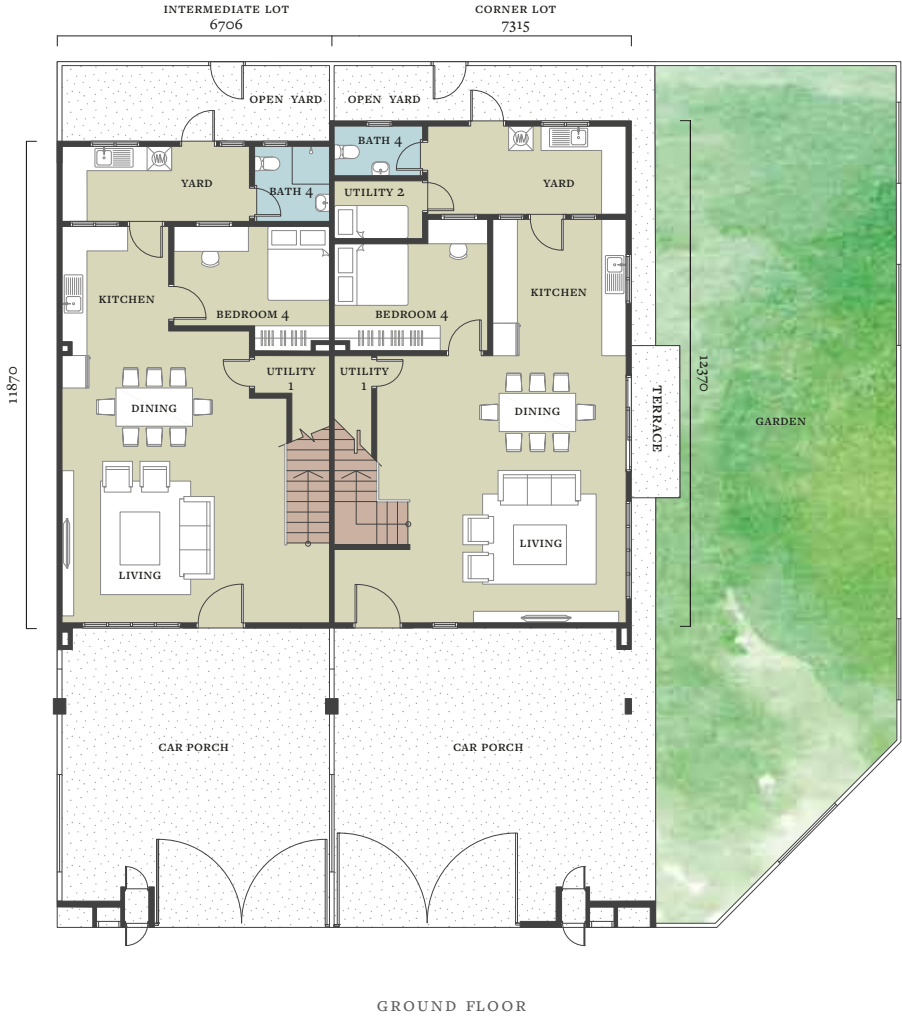
FIRST FLOOR



TYPE F

Surrounded by nature, this stylish terrace home’s thoughtfully designed living spaces will make the new normal a breeze. There is room for everything from WFH to studying and even exercise!

	CORNER 2508 SF INTERMEDIATE 2080 SF	
4		4



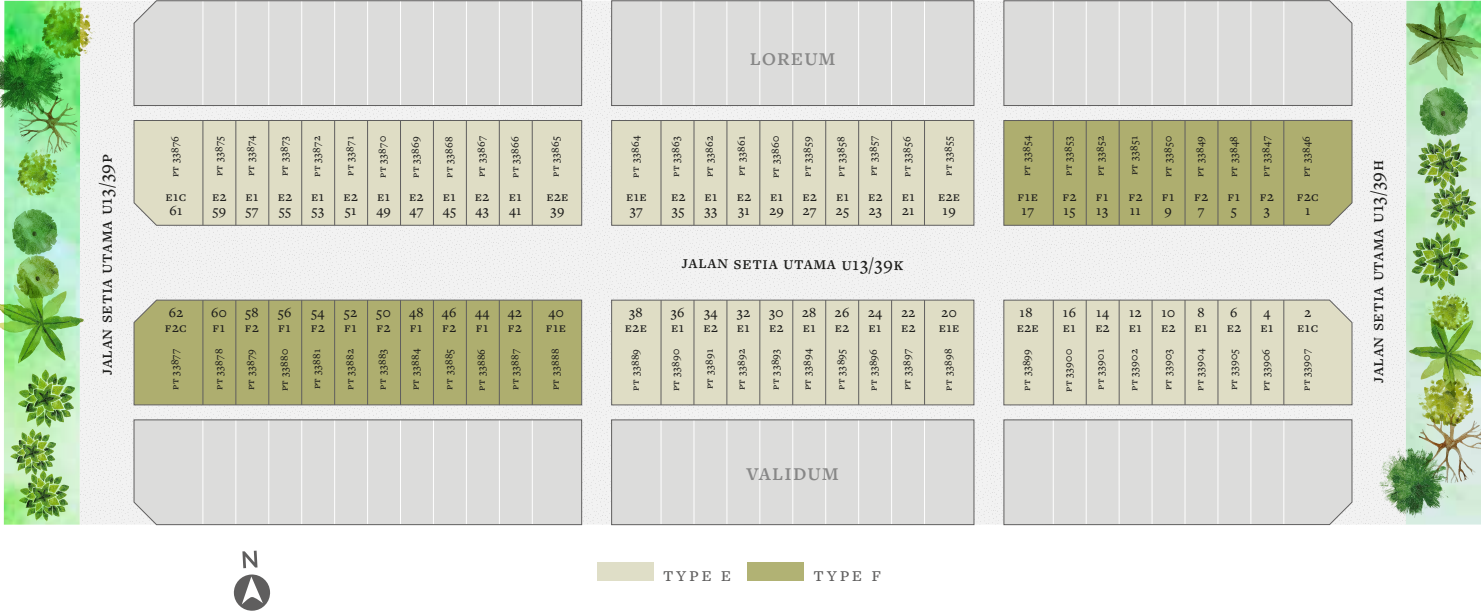


Panicum
SERIES
22' x 70'
2-STOREY TERRACES

A native prairie grass that is beautiful yet tough and functional, the Panicum species provides food and cover for birds and insects. In the wild, the taller varieties form scenic natural screens while the shorter variety creates stunning sweeps of colour and texture in landscapes.



PLENUM
2-STOREY TERRACES
BYWATER HOMES



ENHANCED
SECURITY

FLEXIBLE
LAYOUT

COLUMN-FREE
CAR PORCH

LANDSCAPED
WATERWAYS

CONVENIENT
LOCATION



Type E Family Hall

The beautiful balance of lifestyle and environment
creates the perfect canvas to pursue
new dreams and ambitions.

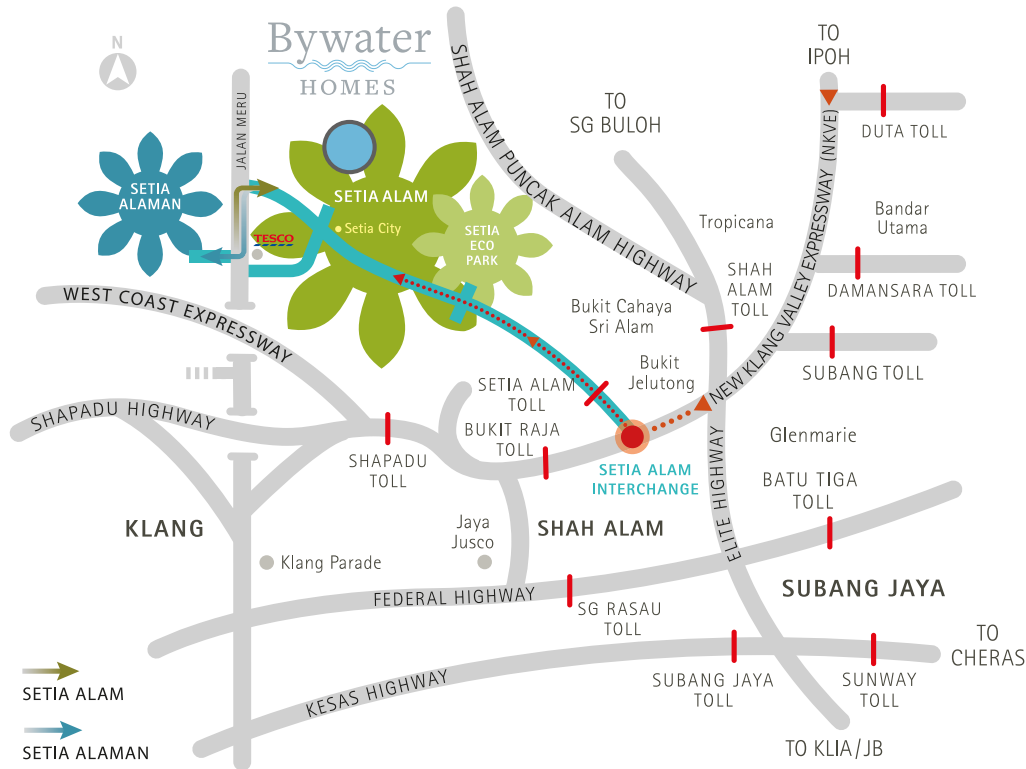
SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Reinforced Concrete / Brick / Drywall and/or Precast Panel
ROOFING MATERIAL	Concrete Slab / Concrete Tile Roofing
ROOF FRAMING	Metal Truss
CEILING	Concrete Slab / Plaster Ceiling / Asbestos Free Ceiling
WINDOWS	Aluminium Framed Glass Casement / Casement with Fixed Glass / Top Hung / Overlapping Glass / Louvred Window / M.S. Grille
DOORS	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Glass Sliding Door (End & Corner Unit Only)
Back Entrance	M.S. Grille Door
Others	Flush Door / Louvred Door
IRONMONGERY	Quality Ironmongery
TURFING	Provided (End & Corner Unit Only)
WALL FINISHES	
Kitchen	1500mm High Ceramic Wall Tiles
Bath	Ceramic Wall Tiles up to 2400mm
Others	Plaster & Paint to Ceiling Height
FLOOR FINISHES	
Living / Dining	Porcelain Tiles
Kitchen / Bedroom 4	Porcelain Tiles
Yard / Utility 1 / Utility 2	Ceramic Tiles
Staircase / Family Area / Master Bedroom / Bedroom 2 / Bedroom 3	Laminated Floor
Baths	Ceramic Tiles
Car Porch	Homogenous Tiles
Terrace	Homogenous Tiles (End & Corner Unit Only)
Others	Cement Render
FENCING	Reinforced Concrete, Cement Plank Fencing and Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE E			TYPE F		
	Corner	End	Inter-mediate	Corner	End	Inter-mediate
ELECTRICAL INSTALLATION						
13 Amp Plug Point	23	23	23	23	22	22
Lighting Point	29	29	28	29	26	25
Air - Conditioning Point	5	5	5	5	5	5
Fan Point	7	7	7	7	7	7
TV Point	3	3	3	3	3	3
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1
Solar Heater	1	1	1	1	1	1
Booster Pump	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING						
Telephone Point	1	1	1	1	1	1
SANITARY & PLUMBING						
WC	4	4	4	4	4	4
Wash Basin	4	4	4	4	4	4
Shower	4	4	4	4	4	4
Kitchen Sink	2	2	2	2	2	2

LOCATION MATTERS

Bywater Homes is situated next to water and award-winning parks. All your needs and wants are easily fulfilled at the nearby Setia Taipan Commercial Precincts and Setia City with a variety of lifestyle amenities, education, medical care and shopping just a short drive away.



Getting around is a cinch here. Setia Alam is just minutes away from key destinations via the NKVE-Setia Alam Link (Exit 102).



Two link roads connect Setia Alam directly with Shah Alam. The link road via Desa Alam U12 leads to Seksyen 7. The second link road to Seksyen U10 Shah Alam/ Alam Budiman will offer easy access to the upcoming DASH Highway that links to four highways i.e. the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.



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603 3343 2255

setiaalam.com.my

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Setia

• Developer: Bandar Setia Alam Sdn. Bhd. (Company No: 200101030381 (566140-D)) • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No: 9246-116/03-2023/0199/L • Validity Period: 11/03/2021 - 10/03/2023 • Advertising & Sales Permit No: 9246-116/03-2023/0199/P • Validity Period: 11/03/2021 - 10/03/2023 • Land Tenure: Freehold • Land Encumbrances: Nil • Restrictions of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No: MBSA/BGN/BB/600-1/PS/SEK.U13/0162-2019 • Expected Completion Date: March 2023 • 2 Storey Terrace House Type F • Total Units: 41 • Built up: 2,157 sqft (min), 2,516 sqft (max) • Price: RM898,000 (min), RM1,295,000 (max) • 2 Storey Terrace House Type F • Total Units: 21 • Built up: 2,080 sqft (min), 2,508 sqft (max) • Price: RM865,000 (min), RM1,304,000 (max) • 7% Discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.