

# Location Map



Bayuemas Sales Gallery

## Education

- 1 Sri KDU International School Klang
- 2 Regent International School (Klang)
- 3 Al Baghdadi Playtime Centre
- 4 UITM Shah Alam

## Supermarket

- 5 AEON Mall Bukit Tinggi
- 6 GM Klang Wholesale City
- 7 NSK Trade City
- 8 Mydin @ Little India Klang

## Medical

- 9 Hospital Tunku Ampuan Rahimah
- 10 Manipal Hospital Klang
- 11 Columbia Asia Hospital Bukit Rimau
- 12 KPJ Selangor Specialist Hospital

## Nearby Amenities

- 13 Bayuemas Sports & Events Complex
- 14 Petubuhan Hospis, Klang
- 15 Petronas, Bayuemas
- 16 Bayuemas Park



Setia Bayuemas

# ARALIA

DOUBLE STOREY TERRACE HOMES

Where Nature Greet's You Home

Stay Together. Stay Setia  
live learn work play

Call 03 3325 1700

Bayuemas Sales Gallery  
4, Jalan Bayu Impian 10/KS9, Kota Bayuemas, 41200 Klang, Selangor  
T: 603 3325 1700 W: www.spsetia.com/setiabayuemas E: bayuemas@spsetia.com

Setia

Phase C1 (Double Storey Terrace) • Developer: I&P Kota Bayuemas Sdn. Bhd. (200201000854) (a member of Setia) • Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan Tel: 03-80829600 • Developer's License No: 9796-18/01-2024/22 (L) • Validity Period: 7/01/2022 – 6/01/2024 • Advertising and Sales Permit No: 9796-18/01-2024/22 (P) • Validity Period: 7/01/2022 – 6/01/2024 • Approving Authority: Majlis Perbandaran Klang • Building Plan Approval No: MPK/BGN-600-4/1/0178(2018) • Expected Date of Completion: February 2024 • Land of encumbrance (if any): Nil • Tenure of Land: Freehold • No. of Units: 33 (22' x 70') • Selling Price: Min RM880,000 – Max RM1,410,000 • No. of Units: 31 (22' x 75') • Selling Price: Min RM910,000 – Max RM1,470,000 • No. of Units: 28 (24' x 70') • Selling Price: Min RM960,000 – Max RM1,430,000 • No. of Units: 28 (24' x 75') • Selling Price: Min RM980,000 – Max RM1,450,000 • Discount: 7% for Bumiputra

THIS ADVERTISEMENT HAS BEEN APPROVED BY HOUSING NATIONAL DEPARTMENT

# It's the Life of Eloquence that You Deserve.



Escape from the hustle and bustle of the concrete jungle and come home to a green enclave to call your own.

Feel at home with a majestic lake with water features greeting your arrival, while you conduct your best life in our exclusively designed, spacious and sophisticated double terrace homes. Call it your own province of peacefulness.

Either you're in the search for tranquility, a safe abode for the family or a home for the soul to feel at ease — find these and more at Aralia.



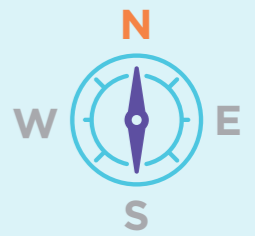
# Be Free. Because the Outdoors is Your Front Yard.

Revel in the many splendours of living in Aralia. In fact, make a lifestyle statement with a lush garden within 545-acre development, where you can get some workout done or just admire the calm atmosphere along our hiking trail; among other exclusive features and amenities for Aralia residents and guests to enjoy.

And yet urban convenience is just a joyride away.



# Master Plan



## LEGEND:

- ROAD
- GREEN AREA
- BUNGALOW / BUNGALOWS LOTS
- RETENTION POND
- SEMI DETACHED
- COMMERCIAL
- TERRACE
- PUBLIC AMENITIES
- CLUSTER
- APARTMENT
- LOW / LOW MEDIUM / MEDIUM COST APARTMENT
- LRT LINE

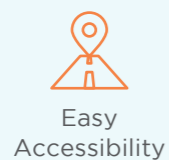
## A Township of Royal Eloquence.

Located in the Royal Town of Klang, Setia Bayuemas offers an exclusive enclave within a compound of tranquility. Nestled within a peaceful and natural surrounding, this well-planned pocket precinct promises a unique living experience that champions sustainable town planning.



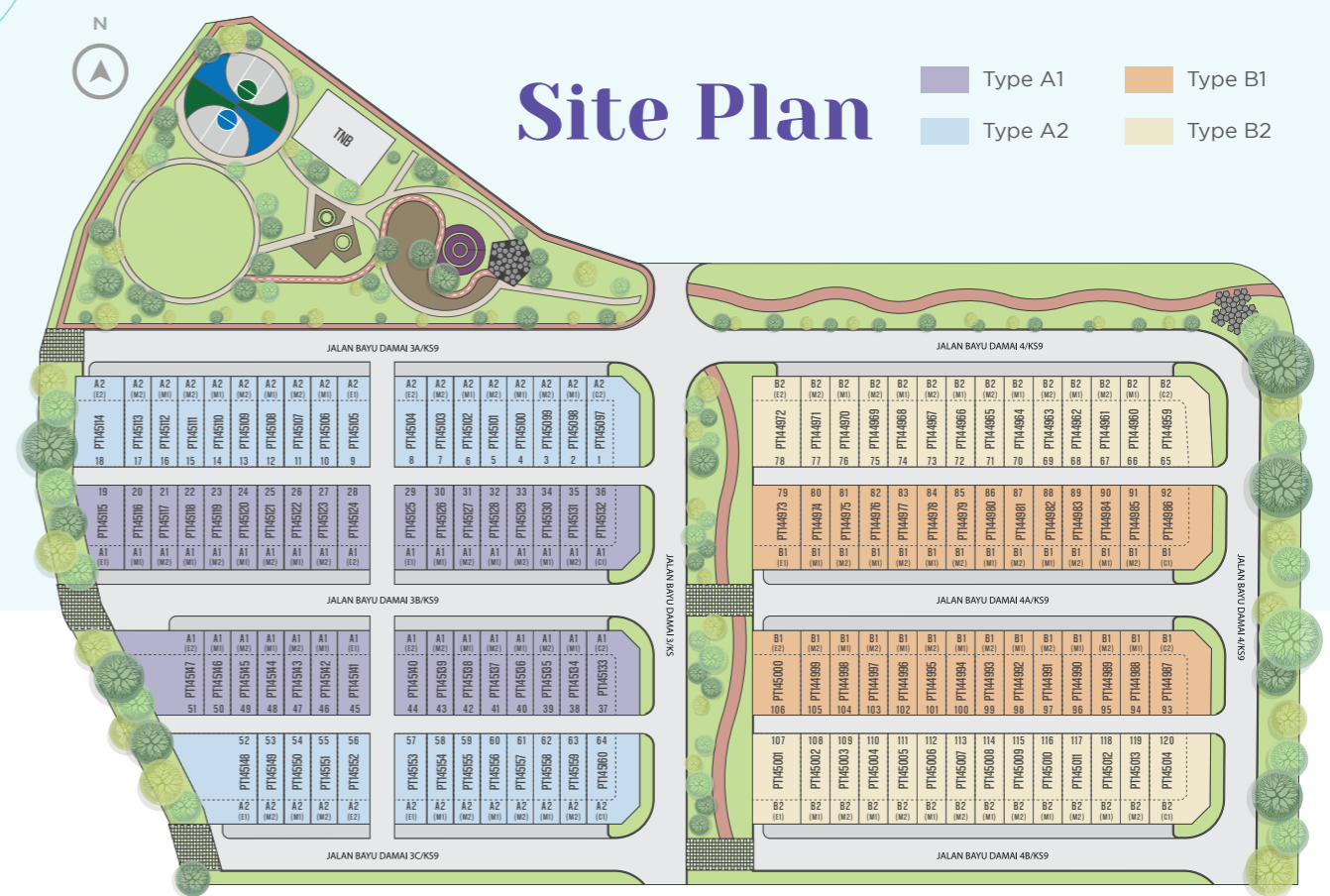


# Spaciousness is a Luxury. Aralia Offers that and Many More.



If space is imperative to you and your family, Aralia will pleasantly accommodate that request. No matter which unit you choose, the greenery will still be part of your abode — mother nature will keep your days safe and nights calm in Aralia.

Go minimal with our Type A1-A2 units. Or there's room for everyone if you prefer Type B1-B2 homes.



# Type A1

GROUND FLOOR

LOT SIZE : 22' X 70'

# Type A1

FIRST FLOOR

LOT SIZE : 22' X 70'

## BUILT-UP AREA

END LOT  
1,856 SQ. FT.

INTERMEDIATE  
1,848 SQ. FT.

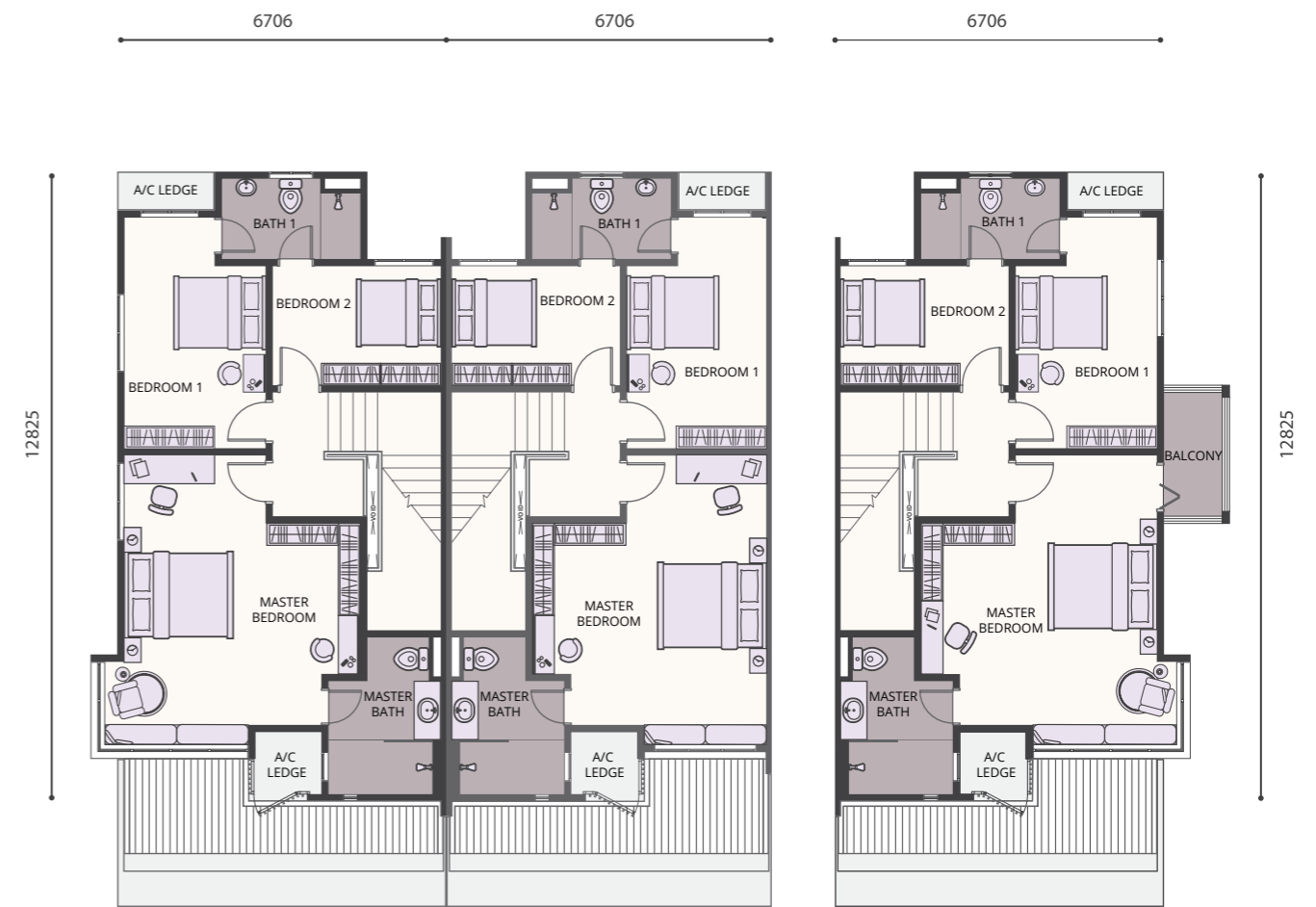
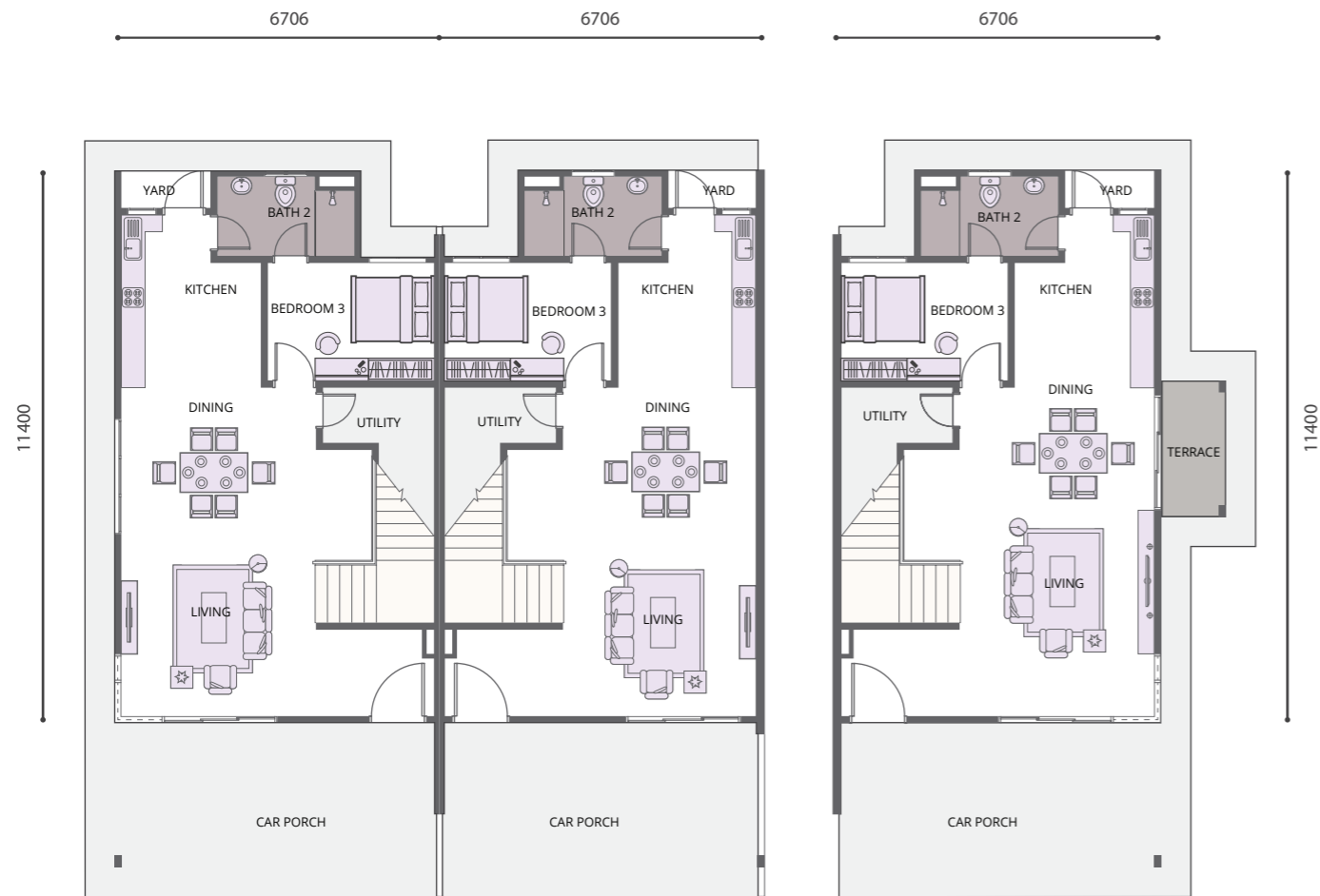
CORNER  
1,934 SQ. FT.

## BUILT-UP AREA

END LOT  
1,856 SQ. FT.

INTERMEDIATE  
1,848 SQ. FT.

CORNER  
1,934 SQ. FT.



# Type A2

## GROUND FLOOR

LOT SIZE : 22' X 75'

# Type A2

## FIRST FLOOR

LOT SIZE : 22' X 75'

### BUILT-UP AREA

END LOT  
1,856 SQ. FT.

INTERMEDIATE  
1,848 SQ. FT.

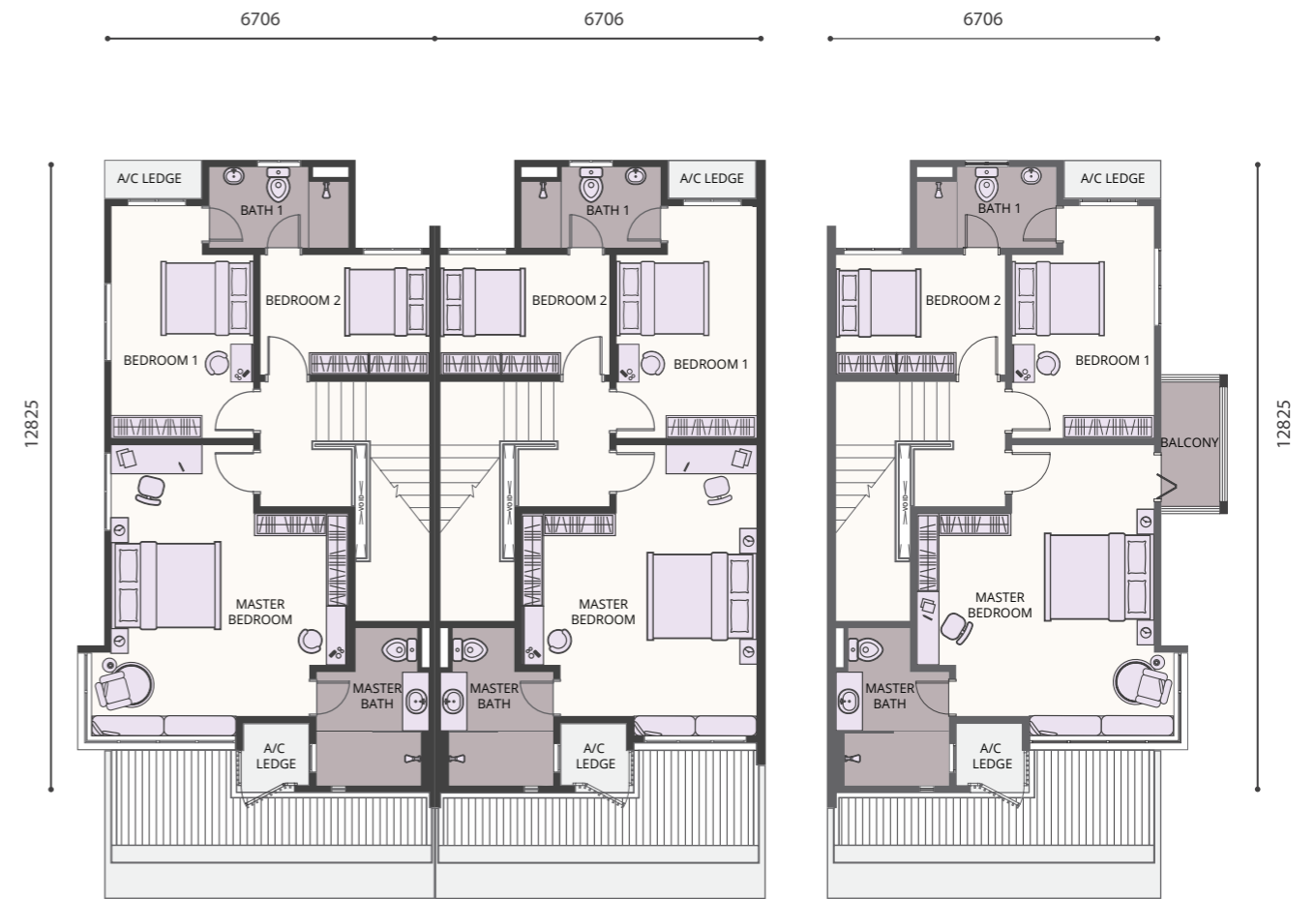
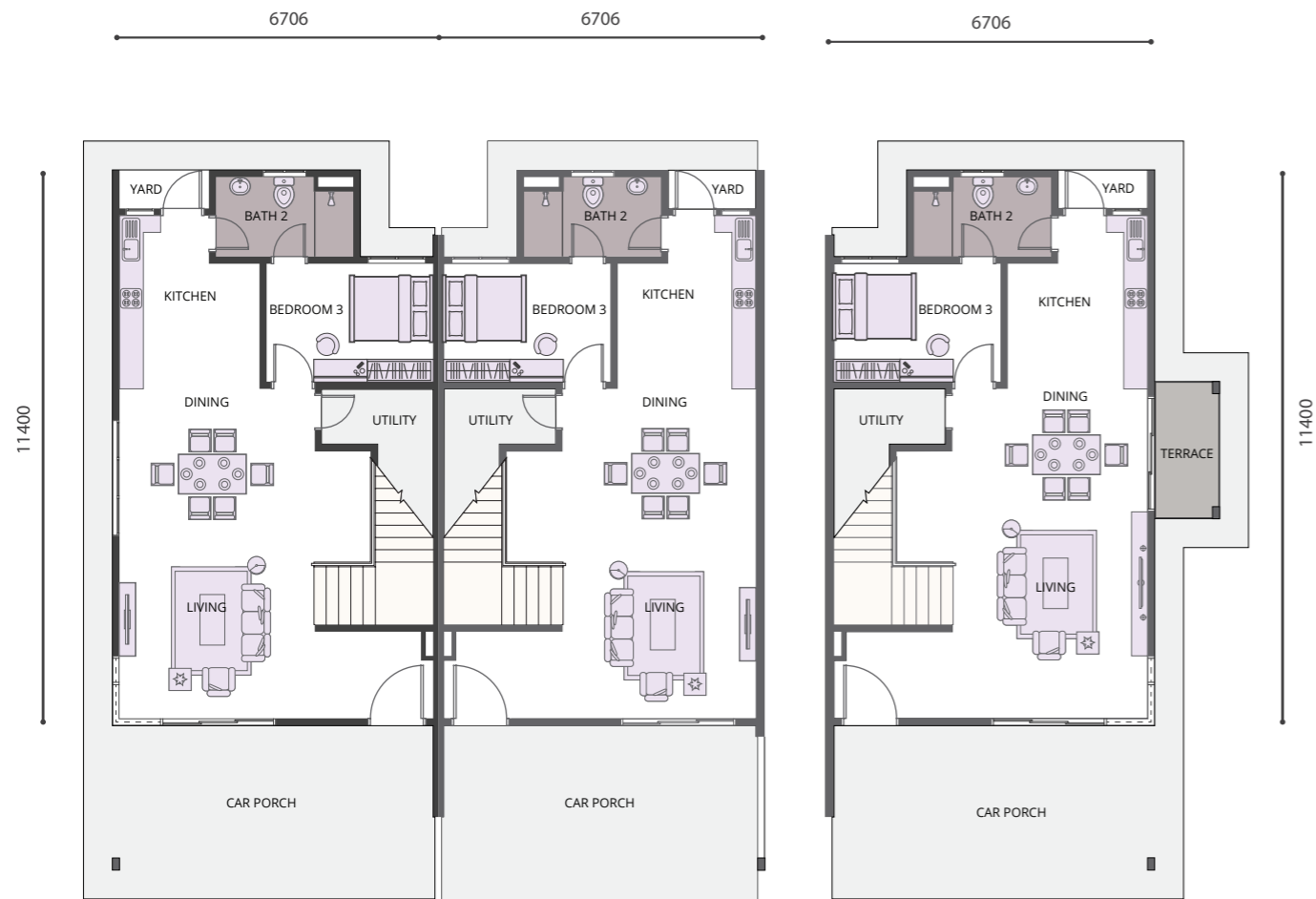
CORNER  
1,934 SQ. FT.

### BUILT-UP AREA

END LOT  
1,856 SQ. FT.

INTERMEDIATE  
1,848 SQ. FT.

CORNER  
1,934 SQ. FT.



# Type B1

## GROUND FLOOR

LOT SIZE : 24' X 70'

# Type B1

## FIRST FLOOR

LOT SIZE : 24' X 70'

### BUILT-UP AREA

END LOT  
2,027 SQ. FT.

INTERMEDIATE  
2,019 SQ. FT.

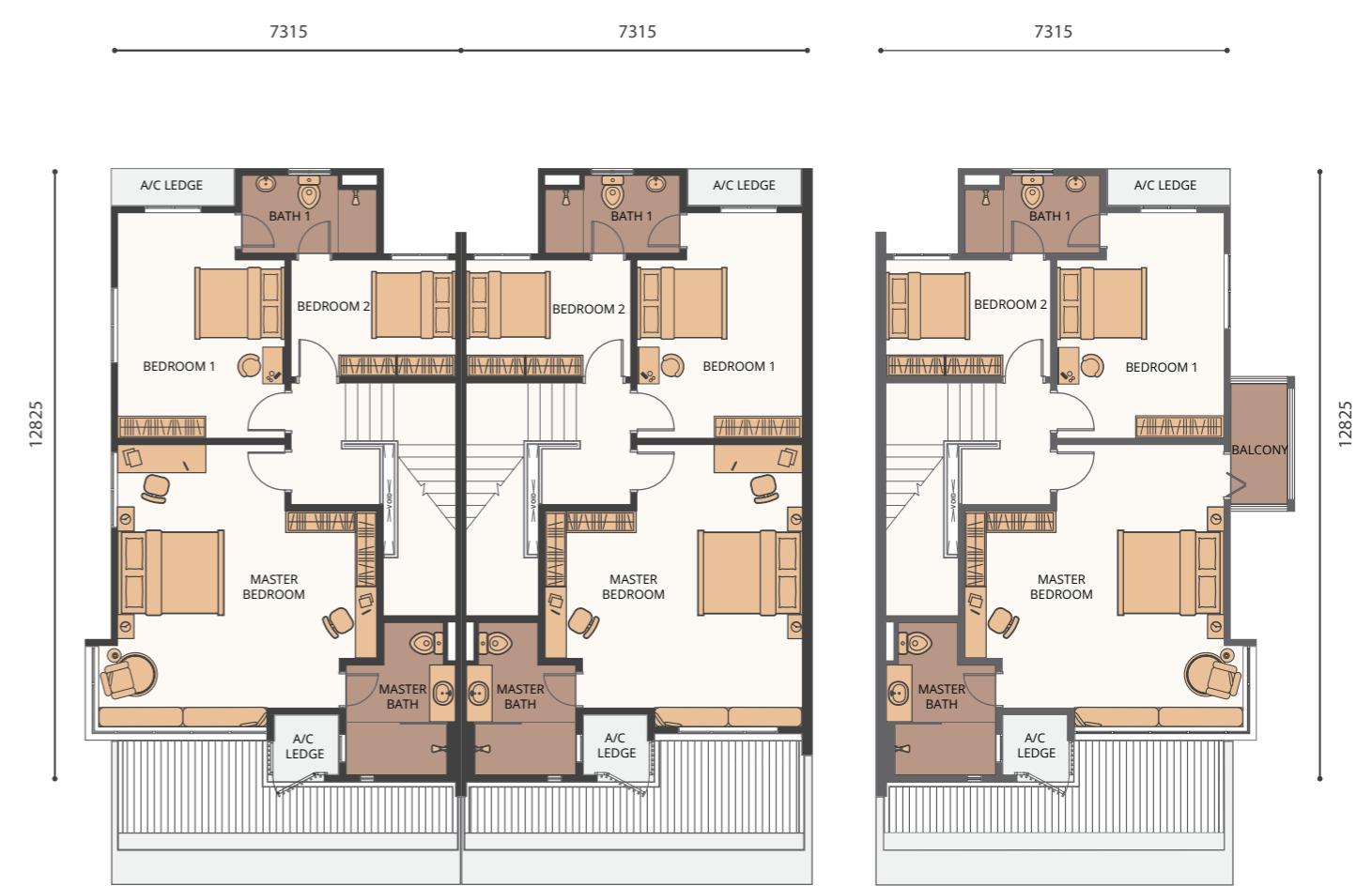
CORNER  
2,105 SQ. FT.

### BUILT-UP AREA

END LOT  
2,027 SQ. FT.

INTERMEDIATE  
2,019 SQ. FT.

CORNER  
2,105 SQ. FT.





# Type B2

## GROUND FLOOR

LOT SIZE : 24' X 75'

# Type B2

## FIRST FLOOR

LOT SIZE : 24' X 75'

### BUILT-UP AREA

END LOT  
2,027 SQ. FT.

INTERMEDIATE  
2,019 SQ. FT.

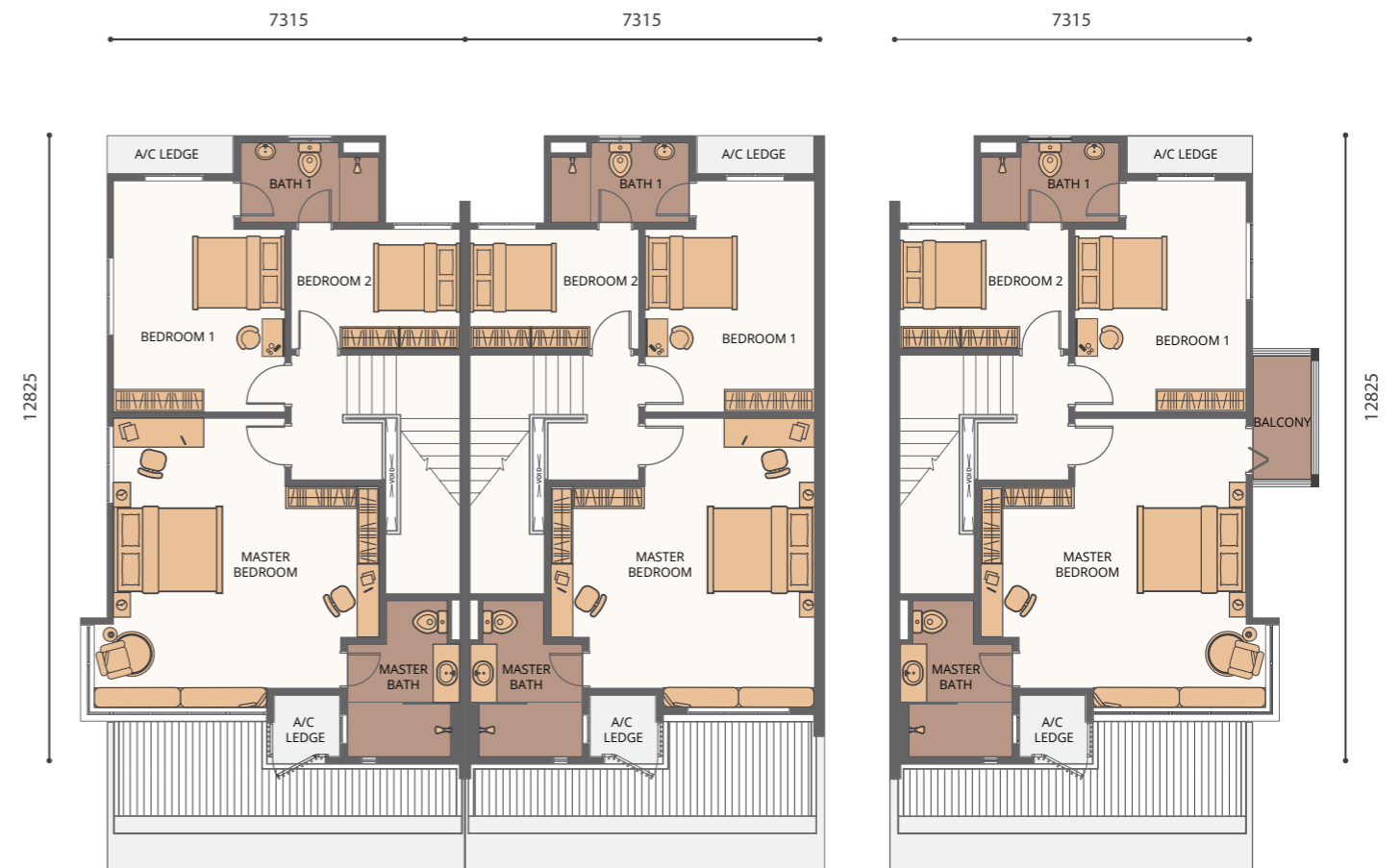
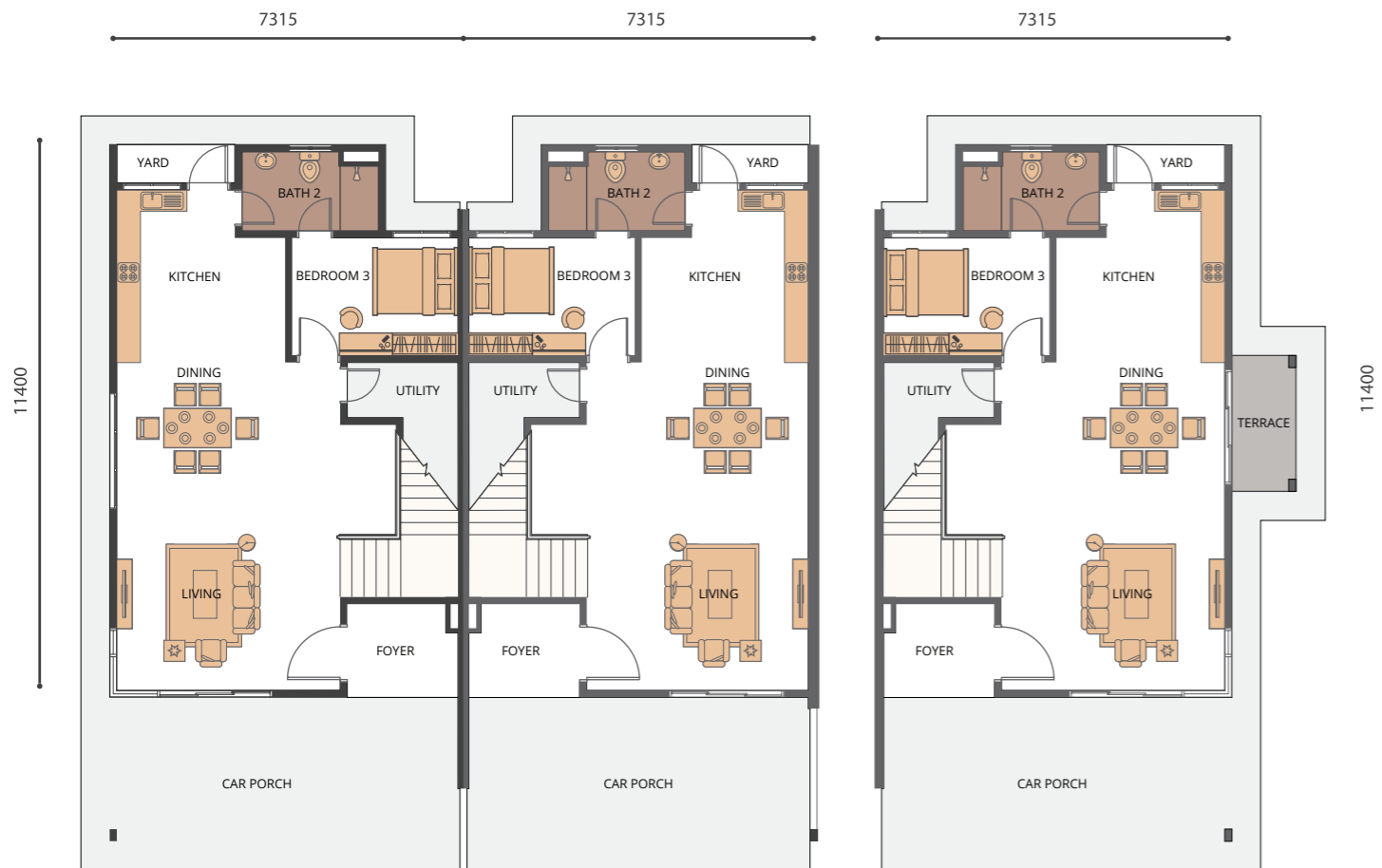
CORNER  
2,105 SQ. FT.

### BUILT-UP AREA

END LOT  
2,027 SQ. FT.

INTERMEDIATE  
2,019 SQ. FT.

CORNER  
2,105 SQ. FT.





# Your Own Sophisticated Nest in the Arms of Mother Nature.

Aralia double-storey terraces distinguish itself from the others with its architectural application of an open plan concept that results in spacious living and bedroom areas, while creating a sense of comfort, openness and continuity throughout the unit.



Tranquil Living



Full Height Front Facade

## Specifications

STRUCTURE		Reinforced Concrete																																																																																																																																								
WALL		Cement Sand Brick and Clay Brick (Partywall)																																																																																																																																								
ROOF COVERING		Main Roof Concrete Roof Tiles Car Porch Metal Decking																																																																																																																																								
ROOF FRAMING		Light Weight Steel Trusses																																																																																																																																								
CEILING		Plaster Ceiling / Skim Coat																																																																																																																																								
WINDOWS		Aluminium Frame Casement Aluminium Frame Top Hung Aluminium Frame Fixed Glass																																																																																																																																								
DOORS		Main Entrance Timber Door Other Doors Timber Door Aluminium Frame Glass Sliding Aluminium Frame Folding Door - Type A1 (C1, C2), TYPE A2 (C1, C2), TYPE B1 (C1, C2), TYPE B2 (C1, C2)																																																																																																																																								
IRONMONGERY		Provided																																																																																																																																								
WALL FINISHES		Bathrooms Tiles up to Ceiling Height Kitchen Tiles up to 1500mm High / Plaster & Paint Others Plaster & Paint																																																																																																																																								
FLOOR FINISHES		Foyer (Type B1/B2) Tiles Living, Dining & Bedroom 3 Tiles Kitchen Tiles Master Bath Tiles Bath 1 & 2 Tiles Terrace, Yard & Balcony Tiles Car Porch Concrete Imprint Driveway Concrete Broom Finished Refuse Bin Tiles Master Bedroom SPC Flooring Bedroom 1 & 2 SPC Flooring Staircase SPC Flooring Utility Cement Render																																																																																																																																								
SANITARY INSTALLATION		<table border="1"> <thead> <tr> <th colspan="2"></th> <th colspan="12">TYPE</th> </tr> <tr> <th colspan="2"></th> <th colspan="3">A1</th> <th colspan="3">A2</th> <th colspan="3">B1</th> <th colspan="3">B2</th> </tr> <tr> <th colspan="2"></th> <th>E1/E2</th> <th>M1/M2</th> <th>C1/C2</th> <th>E1/E2</th> <th>M1/M2</th> <th>C1/C2</th> <th>E1/E2</th> <th>M1/M2</th> <th>C1/C2</th> <th>E1/E2</th> <th>M1/M2</th> <th>C1/C2</th> </tr> </thead> <tbody> <tr> <td>Kitchen</td> <td>Sink with Tap</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td rowspan="5">Bathrooms</td> <td>Water Closet</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Wash Basin with Tap</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Shower Rose</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Hand Bidet</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Toilet Roll Holder</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Yard</td> <td>Bib Tap</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table>			TYPE														A1			A2			B1			B2					E1/E2	M1/M2	C1/C2	E1/E2	M1/M2	C1/C2	E1/E2	M1/M2	C1/C2	E1/E2	M1/M2	C1/C2	Kitchen	Sink with Tap	1	1	1	1	1	1	1	1	1	1	1	1	Bathrooms	Water Closet	3	3	3	3	3	3	3	3	3	3	3	3	Wash Basin with Tap	3	3	3	3	3	3	3	3	3	3	3	3	Shower Rose	3	3	3	3	3	3	3	3	3	3	3	3	Hand Bidet	3	3	3	3	3	3	3	3	3	3	3	3	Toilet Roll Holder	3	3	3	3	3	3	3	3	3	3	3	3	Yard	Bib Tap	1	1	1	1	1	1	1	1	1	1	1	1
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