



Bywater
HOMES

LOREUM

22' X 70'

2-STOREY 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



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, lush gardens and more are a just short walk away at the Village Green.





WATER'S SYNERGY
LAND'S BEAUTY

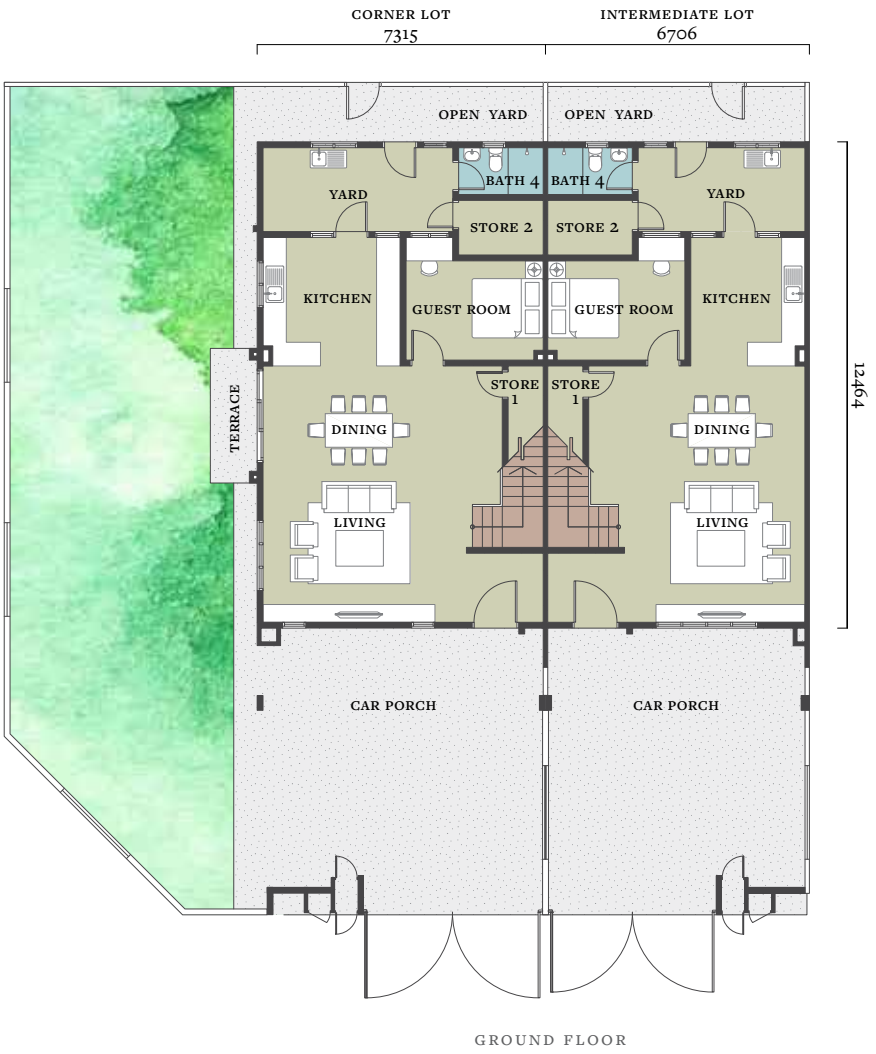
Charmingly set between creeks and greens,
the ByWater Homes collection blends contemporary design
with the scenic surroundings. Suited to multigenerational families,
it will breathe new life into everyday pursuits and living.



TYPE C

Behind the home’s striking facade, generous living spaces encompass two living areas and four bedrooms. Lush parks just outside your front door offer adventures every day.

		
	CORNER	
	2525 SF	
	INTERMEDIATE	
4 + 1	2162 SF	4

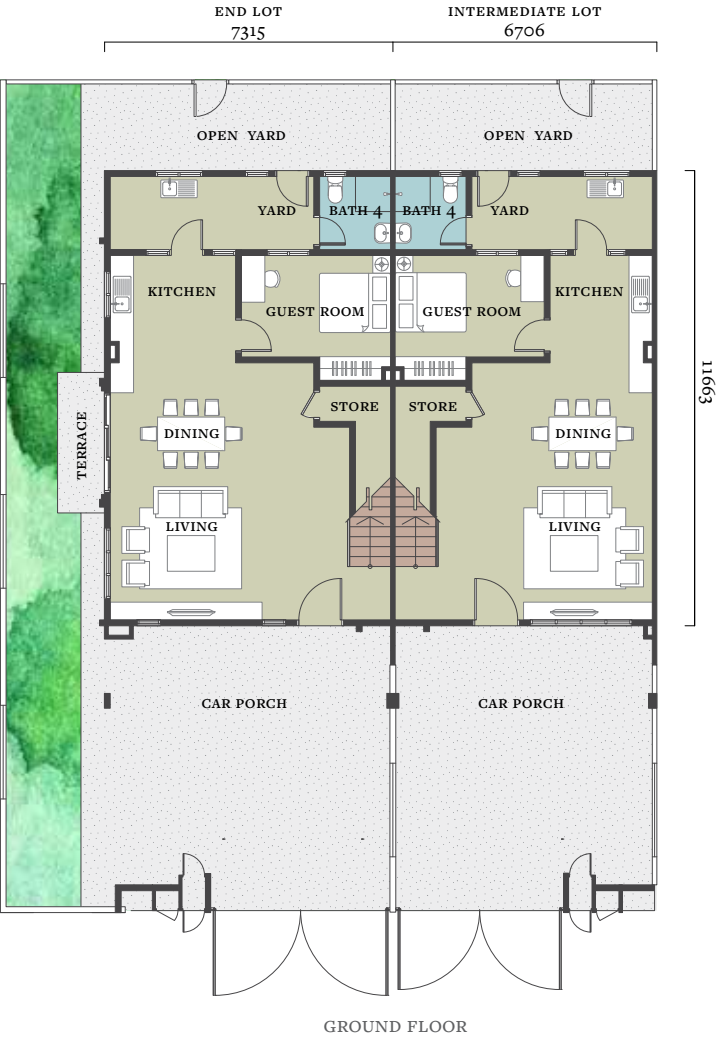




TYPE D

The possibilities are endless in this well-planned roomy terrace.
A senior-friendly bedroom downstairs, with three en suite bedrooms and additional living area upstairs make this a perfect home for multi-generational families.

		
	CORNER	
	2555 SF	
	INTERMEDIATE	
4	2079 SF	4



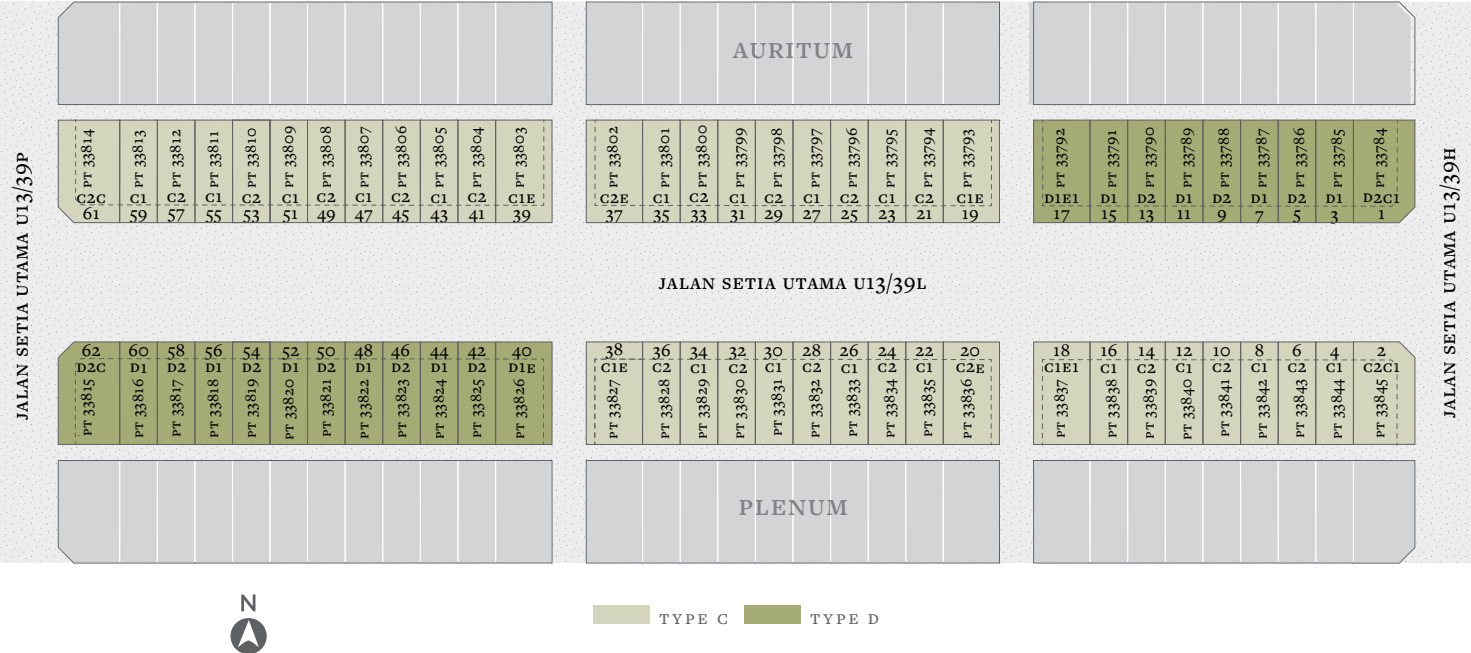


PANICUM SERIES
BYWATER HOMES

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.



LOREUM
2-STOREY TERRACES
BYWATER HOMES



- ENHANCED
SECURITY
- SAFE
ENVIRONMENT
- FLEXIBLE
LAYOUT
- COLUMN-FREE
CAR PORCH
- ENGINEERED
WATERWAYS
- CONVENIENT
LOCATION



The calming canvas of green and blue just outside your home imbues everyday living with a soothing rhythm of contentment.

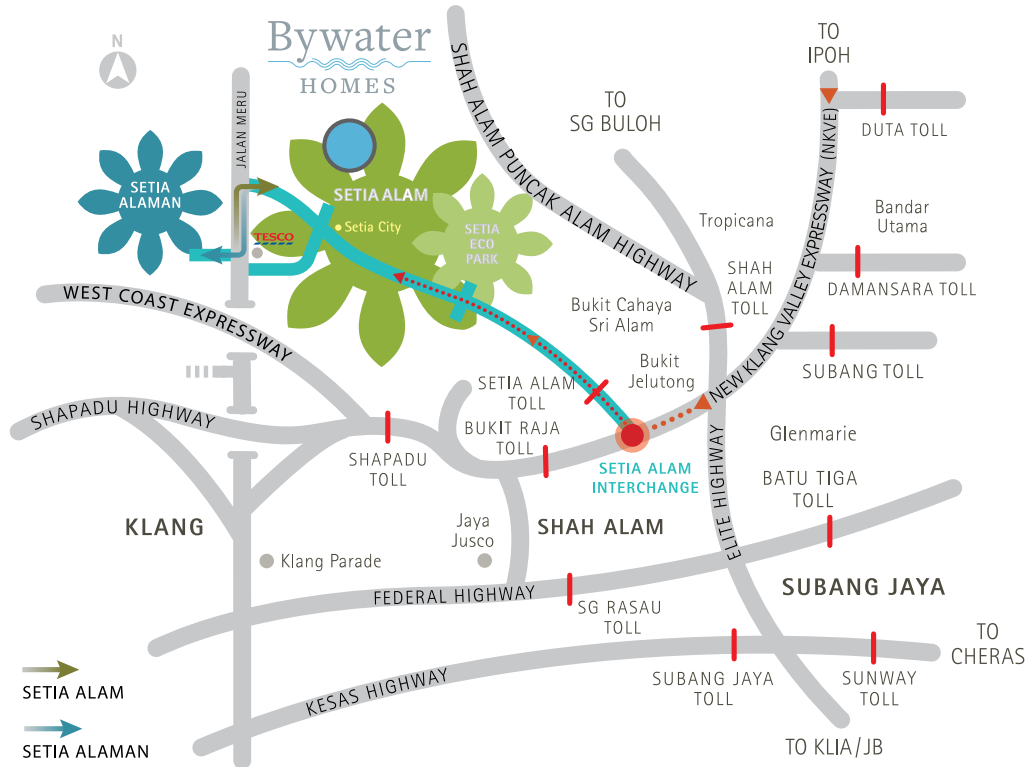
SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brickwork / Reinforced Concrete / Drywall and/or Precast Panels
ROOFING MATERIAL	Concrete Roof Tiles / Concrete Slab
ROOF FRAMING	Metal Truss
CEILING	Concrete Slab / Fibrousglass Plaster Ceiling
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Overlapping Glass / Adjustable Louvres / M.S. Grille
DOORS	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Glass Sliding Door (Corner & End Lot only)
Back Entrance	M.S. Grille Door
Others	Flush Door / Louvre Door
IRONMONGERY	Quality Ironmongery
TURFING	Provided (Corner & End Lot Only)
WALL FINISHES	
Kitchen	1500 mm High Ceramic Wall Tiles
Bath	Ceramic Wall Tiles up to 2400mm High
Others	Plaster and Paint
FLOOR FINISHES	
Living / Dining / Kitchen	Porcelain Tiles
Guest Room	
Store / Baths / Yard	Ceramic Tiles
Bedrooms / Family / Staircase	Laminated Floor
Car Porch	Homogeneous Tiles
Terrace	Homogeneous Tiles (Corner & End Lot Only)
Open Yard / Others	Cement Render
FENCING	Reinforced Concrete Wall / Brick Wall and Cement Plank Fencing / Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE C			TYPE D		
	Corner	End	Inter-mediate	Corner	End	Inter-mediate
ELECTRICAL INSTALLATION						
13 Amp Plug Point	21	21	21	21	21	21
Lighting Point	29	29	28	29	27	26
Air-conditioning Point	5	5	5	5	5	5
Ceiling 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 Heating Point	1	1	1	1	1	1
Booster Pump Point	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 WARE & 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).

11.2 KM	14.2 KM	18.3 KM	22.9 KM	29.3 KM	30.6 KM
Klang	Shah Alam	Subang Jaya	Damansara	Bukit Jalil	Kuala Lumpur

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 (566140-D) • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9426-112/02-2022/0111 (L) • Validity Period: 05/02/2020-04/02/2022 • Advertising & Sale Permit No.: 9246-112/02-2022/0111 (P) • Validity Period: 05/02/2020-04/02/2020 • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-1(P)/SEK.U13/0118-2019 • Expected Completion Date: Jan 2022 • 2-storey Terrace Homes Type C, Total Units: 41 units, Built-up: 2,162sf (min), 2,325sf (max), Price: RM887,000 (min), RM1,287,000 (max) • 2-storey Terrace Homes Type D, Total Units: 21 Units, Built-up: 2,079sf (min), 2,555sf (max), Price: RM854,000 (min), RM1,310,000 (max) • 7% Discount for Bumiputras

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.