

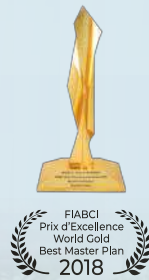
World-Class Homes Amidst Prestigious Landscapes



Romance
IN SEVILLE

DOUBLE-STOREY LINK HOME 22' x 70'

From The Creators Of The Award-Winning Setia Eco Glades



ALCAZAR FOUNTAIN
Artist's impression

FROM THE RIVER IN SEVILLE, COMES A LOVE THAT FLOWS ENDLESSLY

Amorous pavilions and charming gardens make way for the arrival of Amadeo, the third compendium of Spanish link homes inspired by love and passion for a great place to call home.





SAFIRO PARQUE
Artist's impression



Artist's impression

ADELLA

Intermediate
2,260 SQ. FT.

Corner / End Lot
2,300 SQ. FT.



Artist's impression

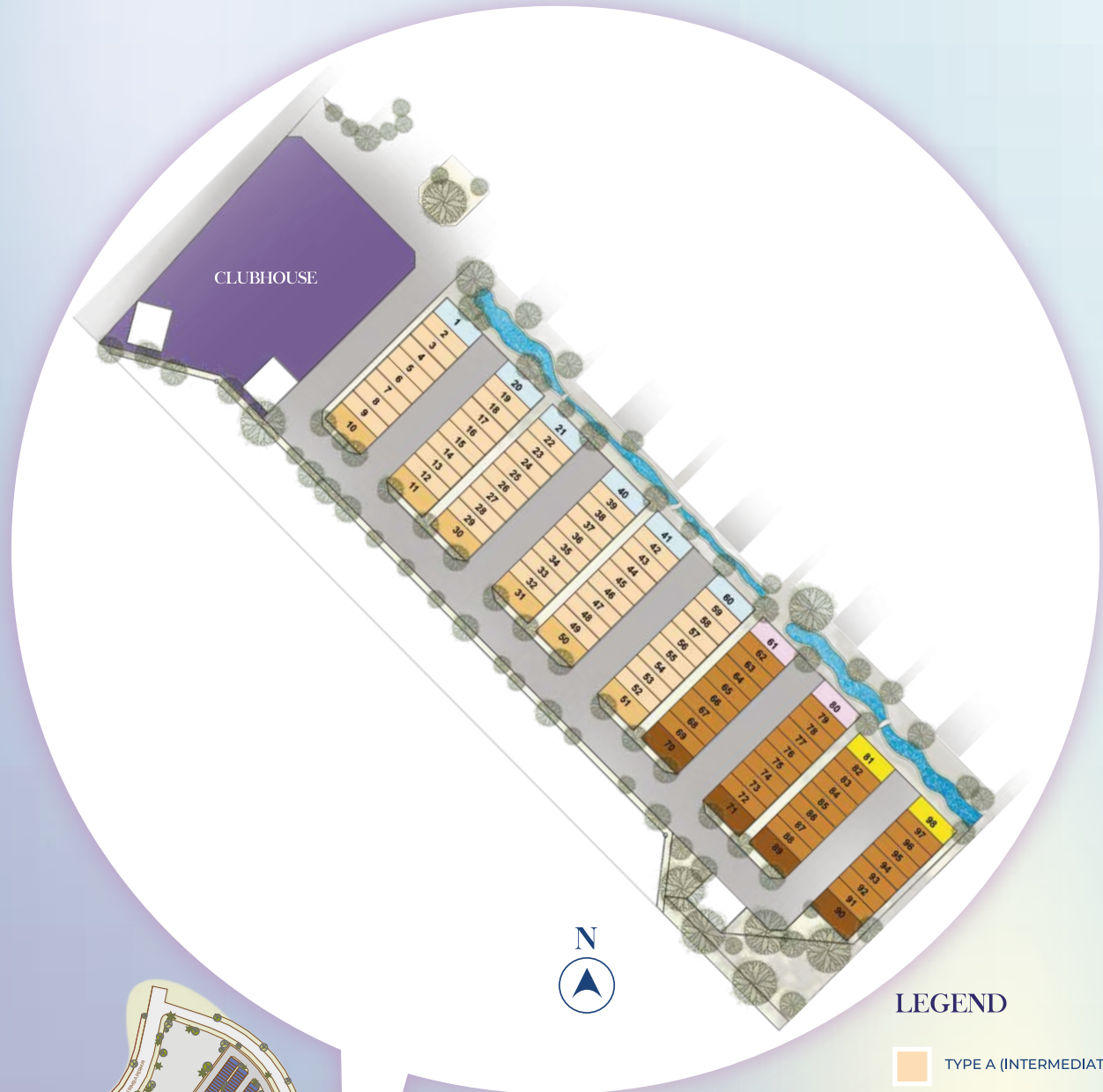
Intermediate
2,260 SQ. FT.

Corner / End / Odd Lot
2,300 SQ. FT.

AMORA



Site PLAN



LEGEND

-  TYPE A (INTERMEDIATE)
-  TYPE A (END LOT)
-  TYPE A (CORNER LOT)
-  TYPE B (INTERMEDIATE)
-  TYPE B (END LOT)
-  TYPE B (CORNER LOT)
-  TYPE B (ODD LOT)
-  SAFIRO CLUBHOUSE

Floor PLAN

ADELLA

DOUBLE-STOREY LINK HOME 22' x 70'

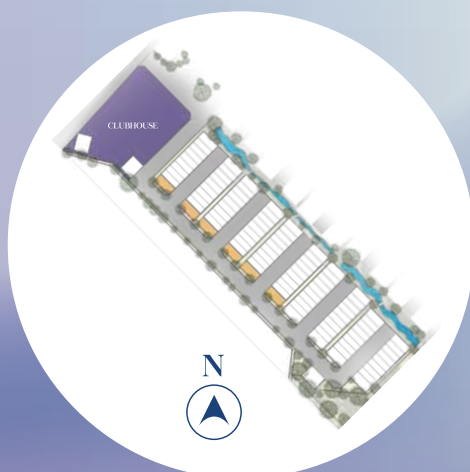
CORNER LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE A (CORNER LOT)
-  SAFIRO CLUBHOUSE

Floor PLAN

ADELLA

DOUBLE-STOREY LINK HOME 22' x 70'

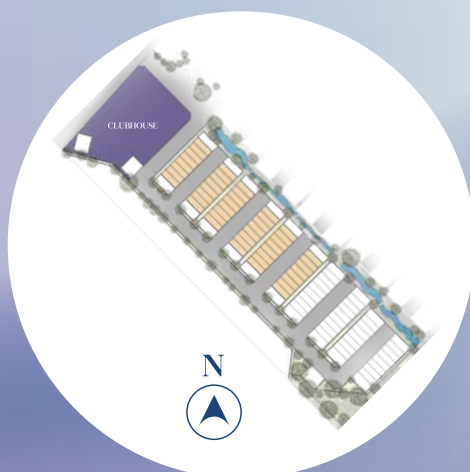
INTERMEDIATE - 2,260 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE A (INTERMEDIATE)
-  SAFIRO CLUBHOUSE

Floor PLAN

ADELLA

DOUBLE-STOREY LINK HOME 22' x 70'

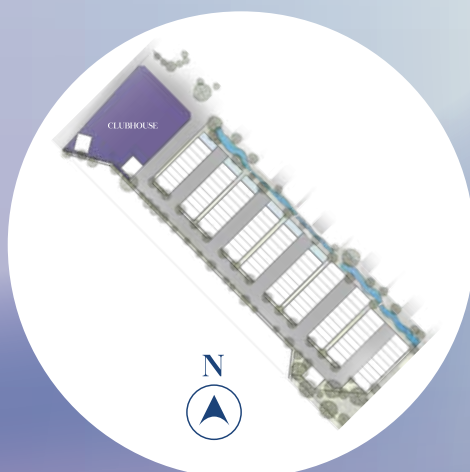
END LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE A (END LOT)
-  SAFIRO CLUBHOUSE

Floor PLAN

AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

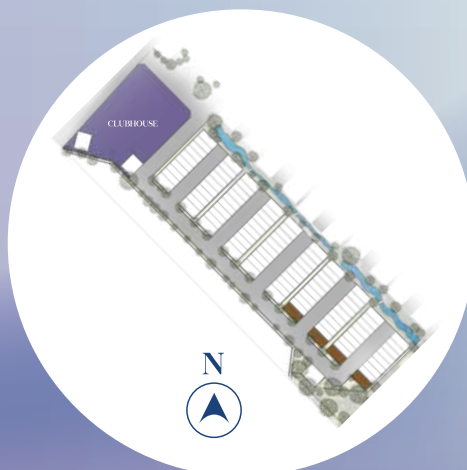
CORNER LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE B (CORNER LOT)
-  SAFIRO CLUBHOUSE

Floor PLAN

AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

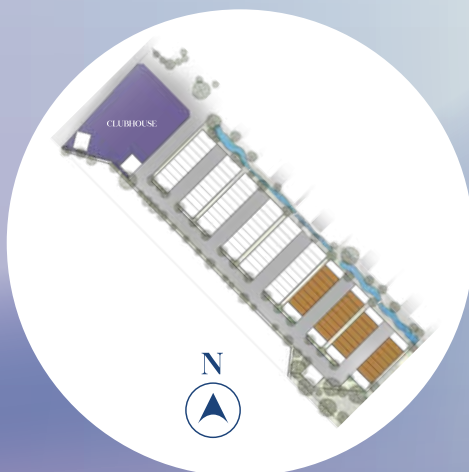
INTERMEDIATE - 2,260 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE B (INTERMEDIATE)
-  SAFIRO CLUBHOUSE

Floor PLAN

AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

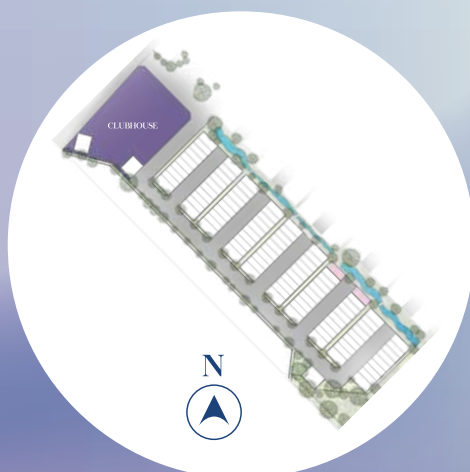
END LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE B (END LOT)
-  SAFIRO CLUBHOUSE

Floor PLAN

AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

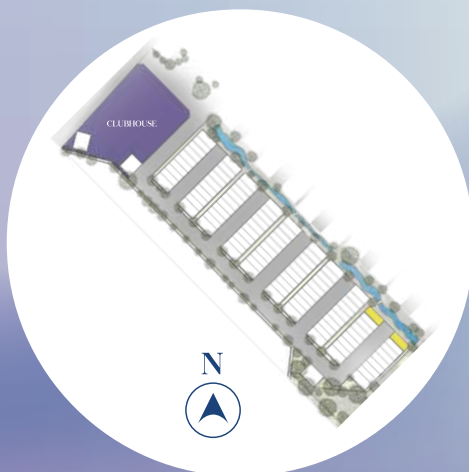
ODD LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE B (ODD LOT)
-  SAFIRO CLUBHOUSE

Specifications



DOUBLE-STOREY LINK HOME 22' x 70'

STRUCTURE	: Reinforced Concrete	
WALL	: Masonry and/ or RC Wall	
ROOFING COVERING	: Concrete Roof Tiles and/ or RC Flat Roof	
ROOF FRAMING	: Steel Trusses	
CEILING	: Skim Coat and/ or Plaster Ceiling	
WINDOWS	: Powder Coated Aluminum Framed Window	
DOORS	: Entrance Door : All Bedroom/ Bathroom Doors : Kitchen Door : Others	: Timber Door : Flush Door : Aluminum Framed Glass Door and MS Grille Door : Timber Louvered Door and/ or Powder Coated Aluminum Framed Sliding Door
IRONMONGERY	: Quality Lockset	
WALL FINISHES	: Kitchen : All Bathrooms : Others	: Ceramic Tiles and/ or Plaster & Paint : Ceramic Tiles : Plaster & Paint
FLOOR FINISHES	: Car Porch, Terrace, Balcony : Living, Dining, Guest Bedroom : Utility, Kitchen : Master Bedroom, Bedroom 1, Bedroom 2, Family Hall, Staircase : All Bathrooms : A/C Ledge, Apron	: Homogeneous Tiles : Porcelain Tiles : Ceramic Tiles : Laminated Timber Flooring : Ceramic Tiles : Cement Render

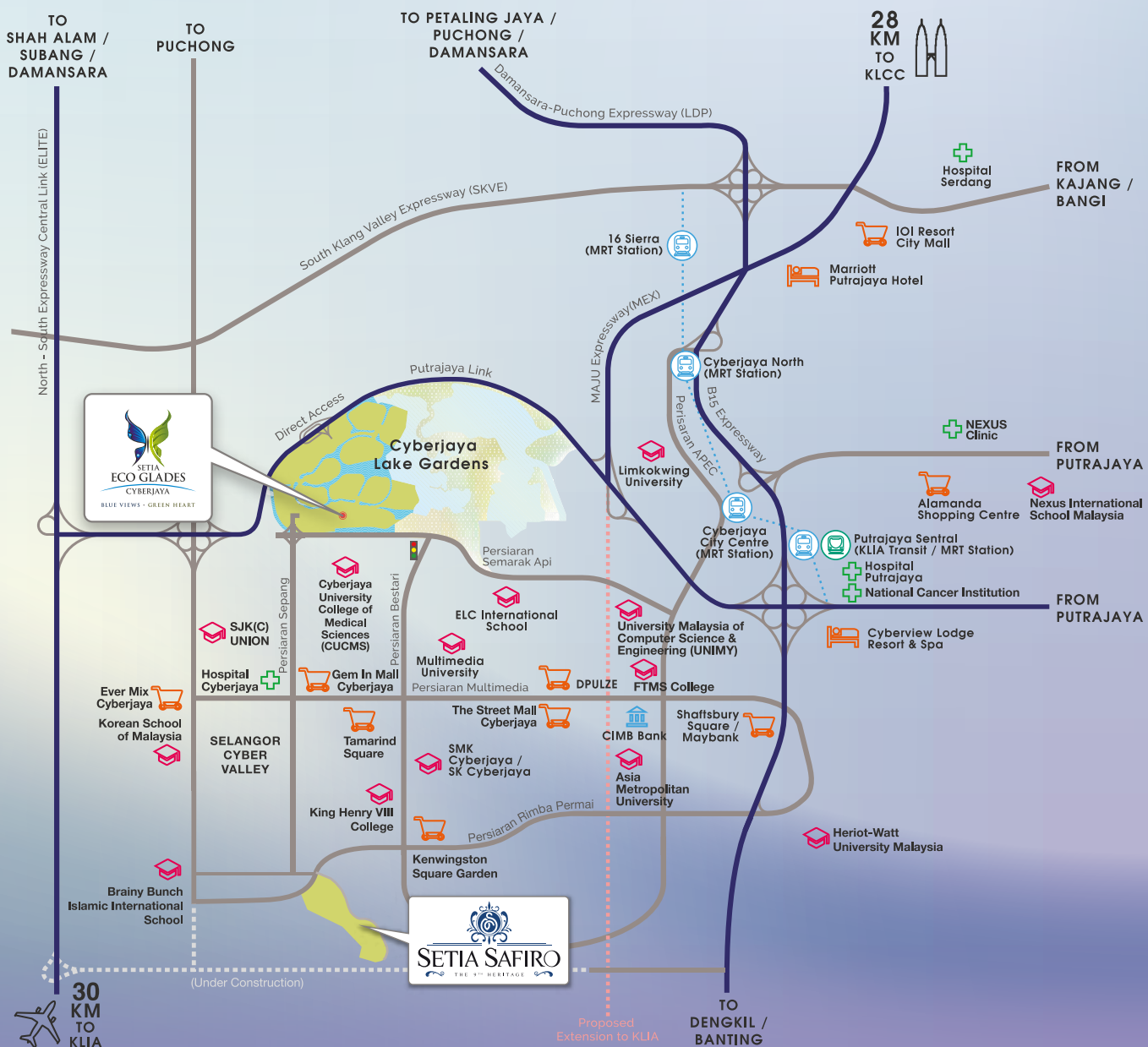
	Corner / End / Odd Lot	Intermediate Lot
SANITARY AND PLUMBING FITTINGS		
Basin	4	4
Water Closet	4	4
Shower	4	4
Kitchen Sink	1	1
ELECTRICAL INSTALLATION		
Lighting Point	32	30
Power Point	27	26
Exhaust Fan Point	1	1
Air-Cond Point	6	6
Fan Point	7	7
TV Socket Outlet	2	2
Door Bell Point	1	1
Instantaneous Hot Water Point	4	4
Distribution Board (3 Phase Wiring)	1	1
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		
Telephone Point	3	3
Data Point	3	3
Fiber Wall Socket Outlet	1	1
FENCING	: Fencing at side and/ or rear	
TURFING	: Spot turfing	

Radiating New Viewpoints

Setia Safiro unfolds in a realm of lifestyle conveniences.

Located just a short drive away from Setia Eco Glades,

Setia Safiro shares the same magnificent amenities ranging from schools to medical centre and shopping centres, making lifestyles infinitely complete.



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Setia Eco Glades

SETIA SAFIRO SDN BHD (1274261-M)

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Setia

Developer License No: 19701-3/04-2023/0322(L) • Validity Period from 09/04/2021 to 08/04/2023 • Advertising & Sales Permit No: 19701-3/04-2023/0322(P) • Validity Period from 09/04/2021 to 08/04/2023 • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Perbandaran Sepang • Building Plan Reference No: MP Sepang 600-43/2/1039(23) • Expected Completion Date: March 2024 • Type: 2-Storey Link House • Land Size: 22'x70' • Total Unit: 98 • Min Price: RM 1,360,800 • Max Price: RM 1,753,650 • Sekatan Kepentingan: Tanah ini boleh dipindahmilik, dipajak/ digadai setelah mendapat kebenaran Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGERI