



**Best Master Plan  
Development**  
2009 – Setia Eco Gardens, Johor



**Best Purpose-Built /  
Specialised Project**  
2012 – Eco Greens,  
Setia Eco Gardens, Johor

Stay Together. Stay Setia  
**livelearnworkplay**

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**Setia**

\* All renderings contained herein are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance doubt on the specifications, please always refer to the sale and purchase agreement.

THIS ADVERTISEMENT IS APPROVED BY THE NATIONAL HOUSING DEPARTMENT (JPN)



ACERO

Double-Storey Bungalow





## SURROUNDED BY TRANQUILITY

Discover the luxe collection of Acero in the Eco Residences enclave within the idyllic Setia Eco Gardens - where modern living is infused with a lush tropical garden ambience.





## WHERE LUXURY REACHES NEW HEIGHTS

Acero luxury bungalows are limited to only 15 units.

Flaunting modern design inspired by the local climate, the pitched roofs, large overhangs, high ceilings, large doors and windows of Acero increase ventilation and natural lighting. All so you can enjoy greater comfort and the freedom to connect with the outdoors.

Each home also features specially selected materials that let them blend seamlessly with the natural surroundings while complementing the tropical aesthetic.

- ◆ Lot size: 55' x 90'
- ◆ Built-up 4,648 sf
- ◆ 5 bedrooms & 6 bathrooms + 1 powder room
- ◆ Master bedroom with walk-in wardrobe
- ◆ Columnless car porch that fits up to 4 cars side-by-side
- ◆ Primary & secondary living areas
- ◆ Guardhouse with 24-hour CCTV surveillance







## COMPLEMENT COMFORTS WITH CONVENIENCES

- 📶 UniFi-ready with complimentary 2-year 5 Mbps package\*
- 🏠 Equipped with wireless smart home system to control:
  - 📹 CCTV cameras on the inside & outside of the house
  - 🔑 Digital lock at main door
  - 🚗 Autogate (includes motor)
  - 🚨 Home alarm
  - 💡 Lighting
  - ❄️ Air-conditioning
- 🔌 USB charging points at living area & master bedroom
- ☀️ Solar water heater with supply to all bathrooms\*\*
- 🌧️ Rainwater harvesting system for garden use
- 🚽 Premium sanitaryware fixtures

\*Terms & conditions apply \*\*Excluding bath 6



# MASTER PLAN

- 1. Acero
- 2. Ilona
- 3. Kyra
- 4. Rayden
- 5. Cardena
- 6. Pandora 1
- 7. Vallaris
- 8. Future Development

- a. Eco Greens Park
- b. Tenby International School
- c. Pai Tze Chinese Primary School

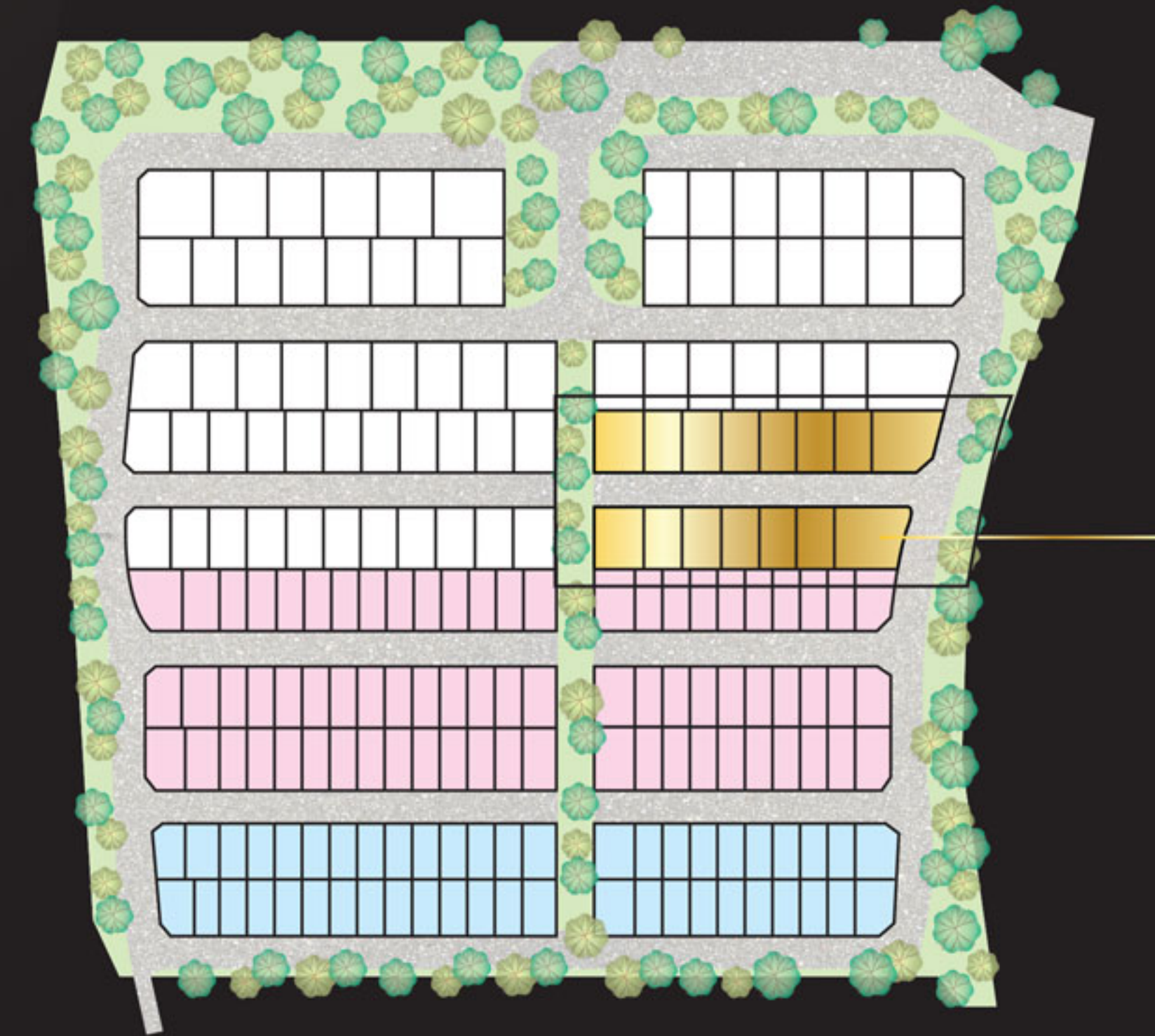
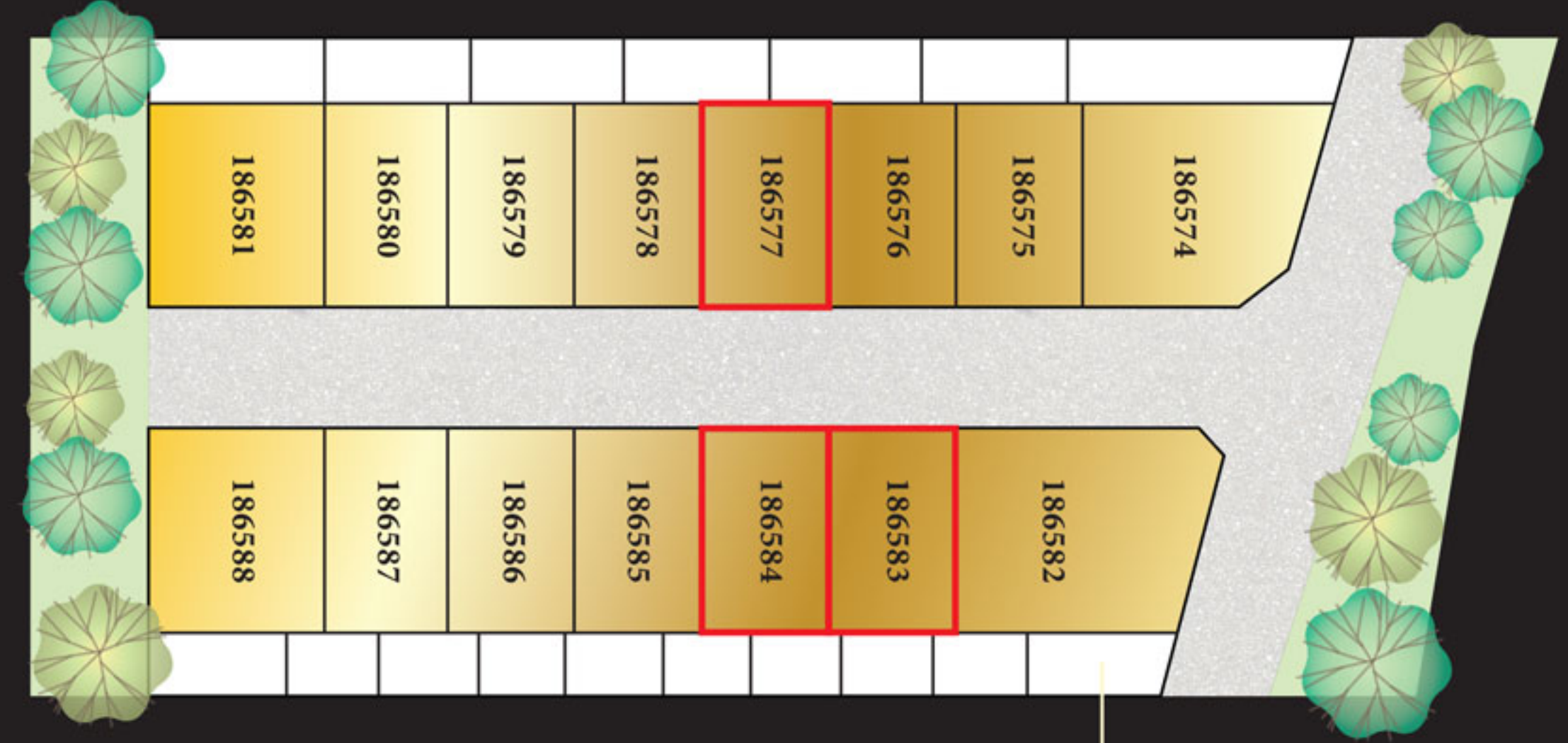


Eco Residences

Sales Gallery



# SITE PLAN



Bumiputera Units

## IDYLLIC MODERN LIVING

A matured residential township, Setia Eco Gardens sits just outside Johor Bahru and boasts numerous essential amenities.

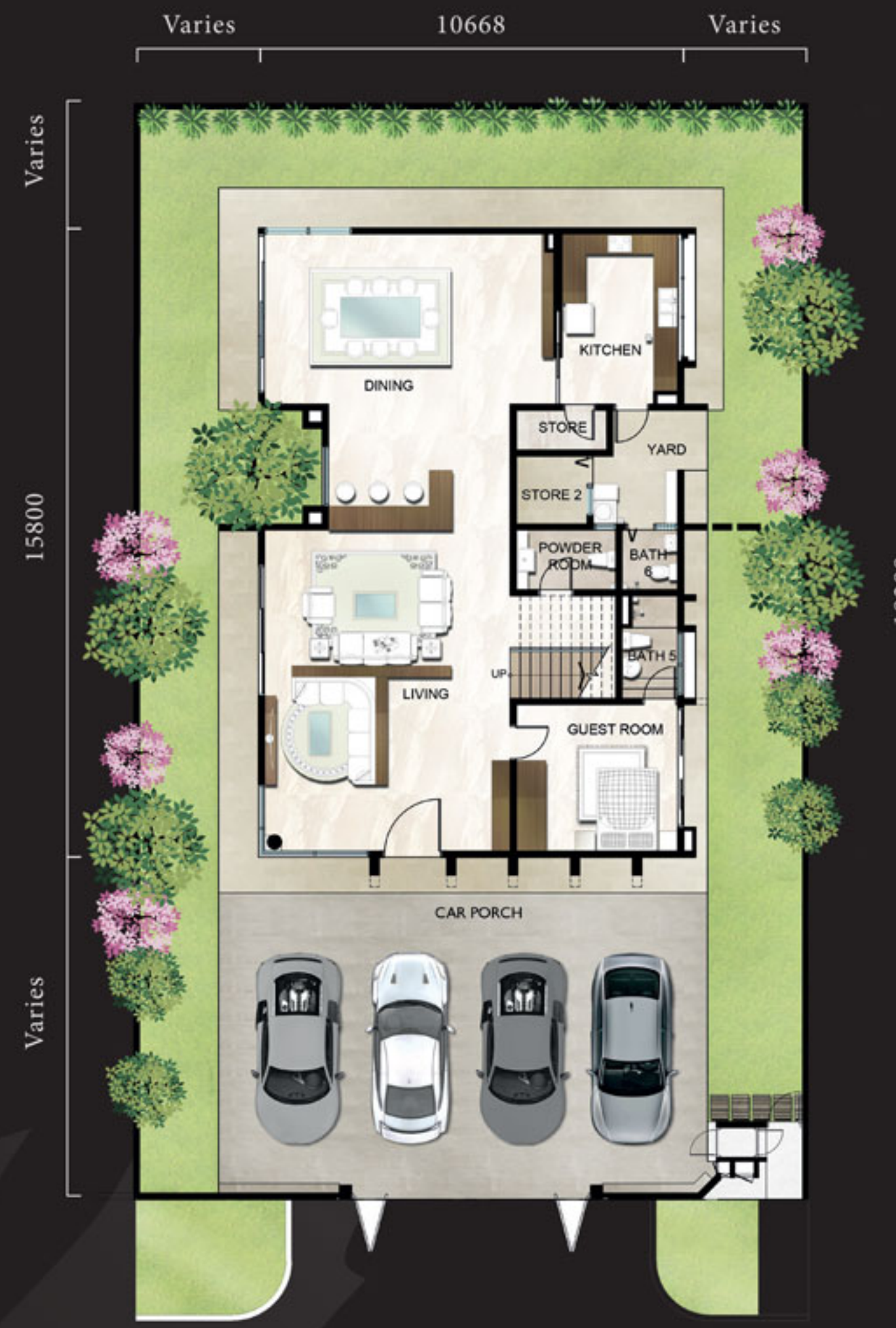
- |                                  |         |                  |         |
|----------------------------------|---------|------------------|---------|
| ◆ Tenby International School     | 1.9 km  | ◆ Educity        | 14.8 km |
| ◆ Pai Tze Chinese Primary School | 2.5 km  | ◆ Legoland       | 16.4 km |
| ◆ Columbia Asia Hospital         | 10.8 km | ◆ Puteri Harbour | 17.3 km |
| ◆ AEON Bukit Indah               | 13.6 km |                  |         |





# FLOOR PLAN

# SPECIFICATIONS



<b>Structure</b>	Reinforced concrete framework	
<b>Wall</b>	Brickwall, Reinforced concrete wall, Light weight block	
<b>Roofing covering</b>	Metal roofing sheet / Reinforced concrete flat roof	
<b>Roof framing</b>	Quality truss	
<b>Ceiling</b>	Asbestos free ceiling board / Plaster ceiling board / Skim coat	
<b>Windows</b>	Aluminium frame casement window / Fixed glass panel window / Top hung window	
<b>Doors</b>	Solid timber door / Timber flush door / Timber folding door / Pocket door / Aluminium frame sliding door / Folding door	
<b>Ironmongery</b>	Quality lockset	
<b>Wall finishes</b>	Kitchen / All bathrooms	- Full height porcelain tiles
<b>Floor finishes</b>	Ground floor	
	Living / Dining / Guest room	- Porcelain tiles
	Kitchen / Yard / Store / Store 2	- Porcelain tiles
	Bath 5 / Bath 6 / Powder room	- Porcelain tiles
	Car porch	- Porcelain tiles
	Other areas	- Cement render
	First floor	
	Master bedroom / Bedroom 2, 3 & 4 / Walk-in wardrobe	- Timber flooring
	Staircase / Family hall	- Timber flooring
	Master bath / Bath 2, 3 & 4	- Porcelain tiles
	Other areas	- Cement render
<b>Sanitary and plumbing fittings</b>	Kitchen sink	- 1 no.
	Bath tub	- 1 no.
	Wash basin	- 8 nos.
	Soap holder	- 1 no.
	Toilet roll holder	- 7 nos.
	Shower rose	- 6 nos.
	W.C.	- 7 nos.
<b>Electrical installation</b>	Lighting point	- 44 nos.
	Power point	- 46 nos.
	TV point	- 3 nos.
	Astro point	- 3 nos.
	Ceiling fan / Wall fan point	- 9 nos.
	Air-con point	- 10 nos.
	Water heater point	- 1 no.
	Solar heater point	- 1 no.
	Booster pump point	- 1 no.
	Weather proof power point	- 2 nos.
	Gate lighting point	- 2 nos.
	Autogate point	- 1 no.
	Door bell point	- 1 no.
	USB charger point (2.1A)	- 2 nos.
	CCTV point	- 6 nos.
<b>Internal telephone trunking and cabling</b>	Telephone point	- 3 nos.
	Network point	- 2 nos.
<b>*Fencing</b>	Brickwall, M.S. gate, Refuse chamber & Letter box	
<b>*Turfing</b>	Carpet grass	
<b>*Gas piping</b>	Nil	

Note: The developer shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an "\*" which may be deleted if not applicable.