

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

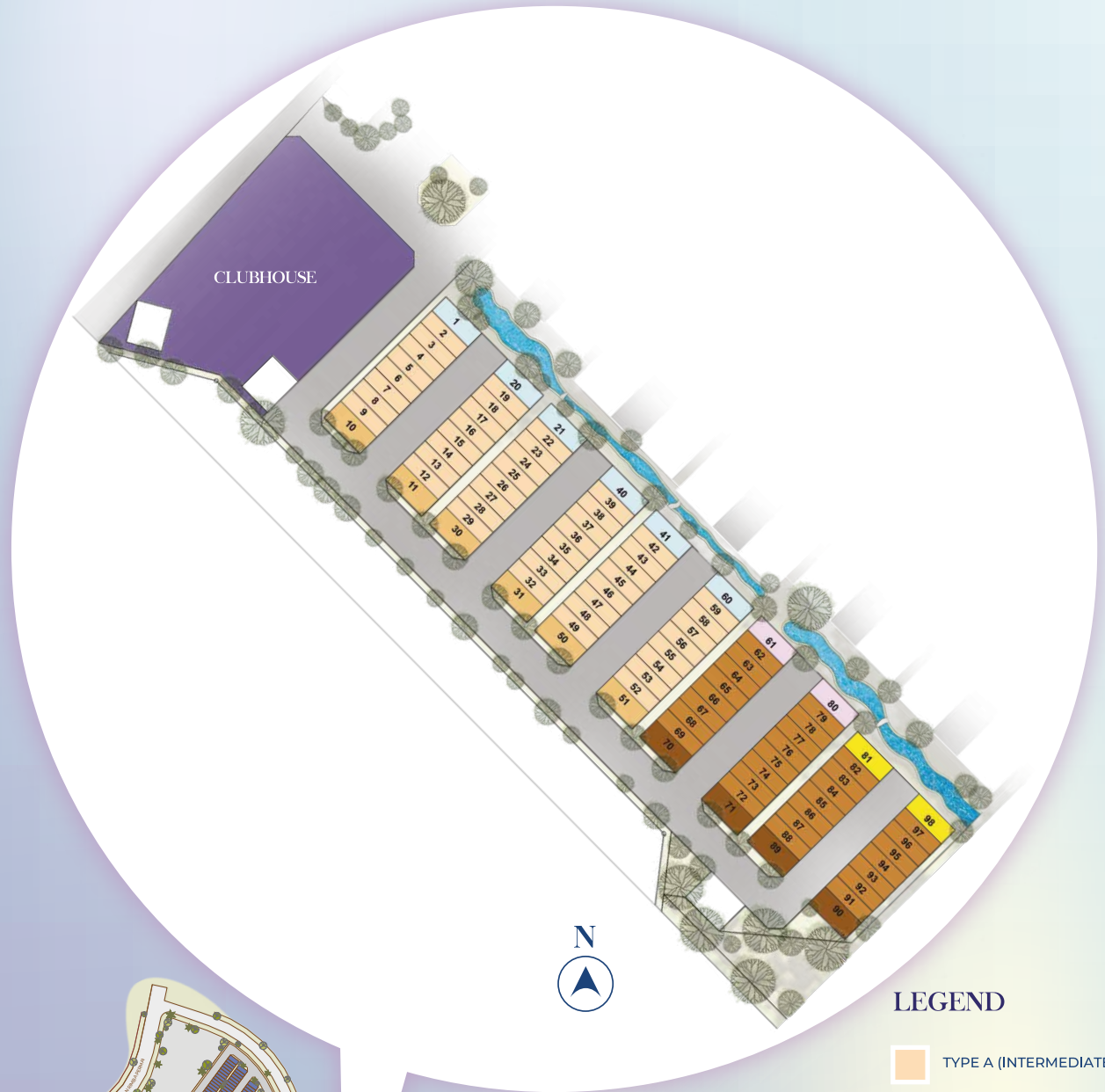
Intermediate
2,260 SQ. FT.

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'

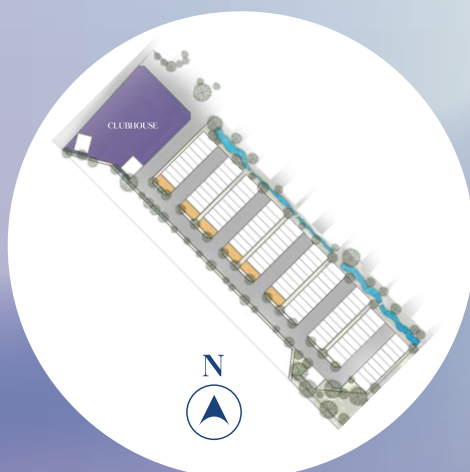
CORNER LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE A (CORNER LOT)
-  SAFIRO CLUBHOUSE

Floor PLAN

ADELLA

DOUBLE-STOREY LINK HOME 22' x 70'

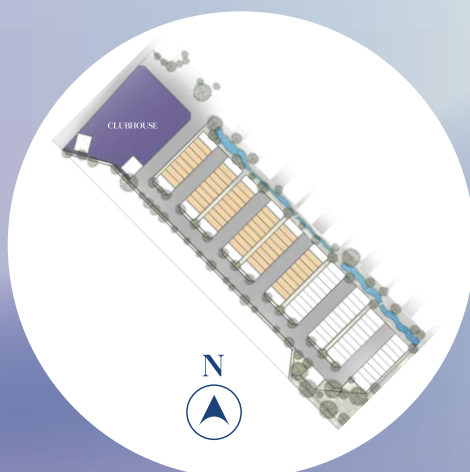
INTERMEDIATE - 2,260 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE A (INTERMEDIATE)
-  SAFIRO CLUBHOUSE

Floor PLAN

ADELLA

DOUBLE-STOREY LINK HOME 22' x 70'

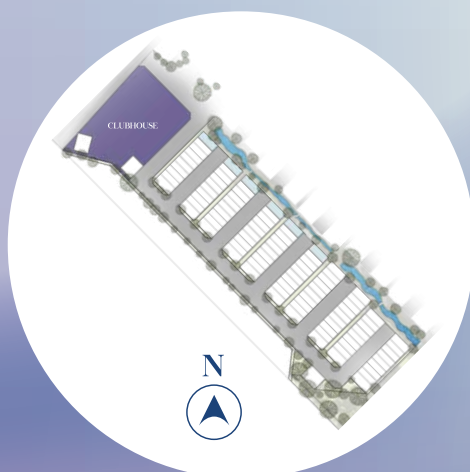
END LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE A (END LOT)
-  SAFIRO CLUBHOUSE

Floor PLAN

AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

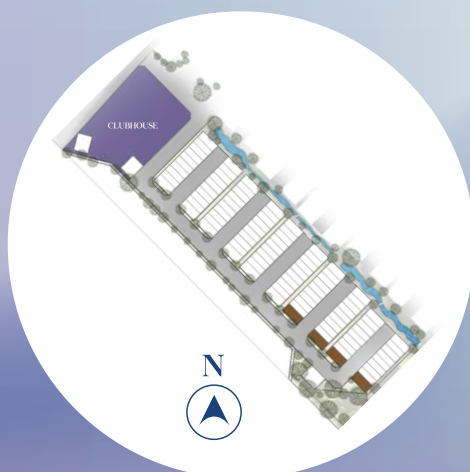
CORNER LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

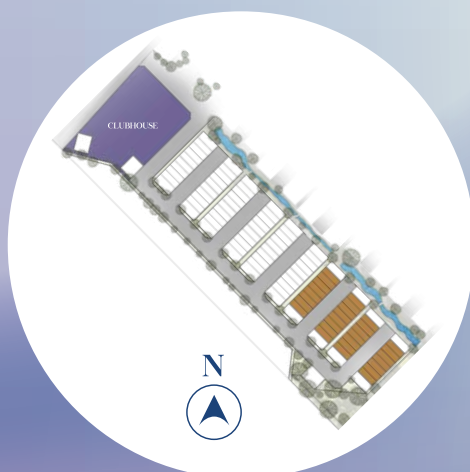
-  TYPE B (CORNER LOT)
-  SAFIRO CLUBHOUSE

Floor PLAN

AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

INTERMEDIATE - 2,260 SQ. FT.



LEGEND

-  TYPE B (INTERMEDIATE)
-  SAFIRO CLUBHOUSE

Floor PLAN

AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

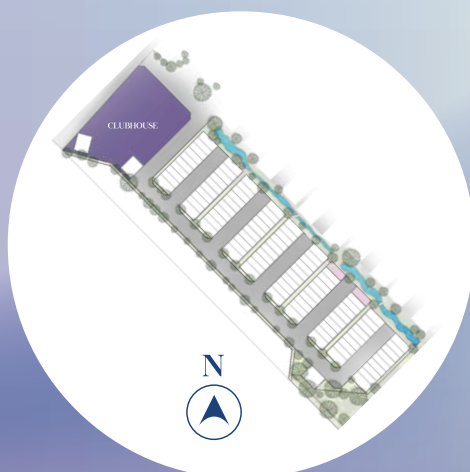
END LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

-  TYPE B (END LOT)
-  SAFIRO CLUBHOUSE

Floor PLAN

AMORA

DOUBLE-STOREY LINK HOME 22' x 70'

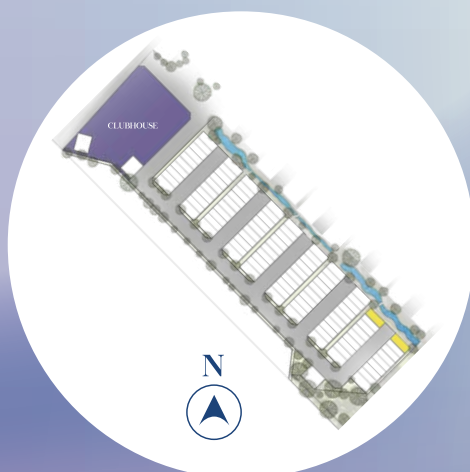
ODD LOT - 2,300 SQ. FT.



GROUND FLOOR



FIRST FLOOR



LEGEND

- TYPE B (ODD LOT)
- SAFIRO CLUBHOUSE

Specifications



DOUBLE-STOREY LINK HOME 22' x 70'

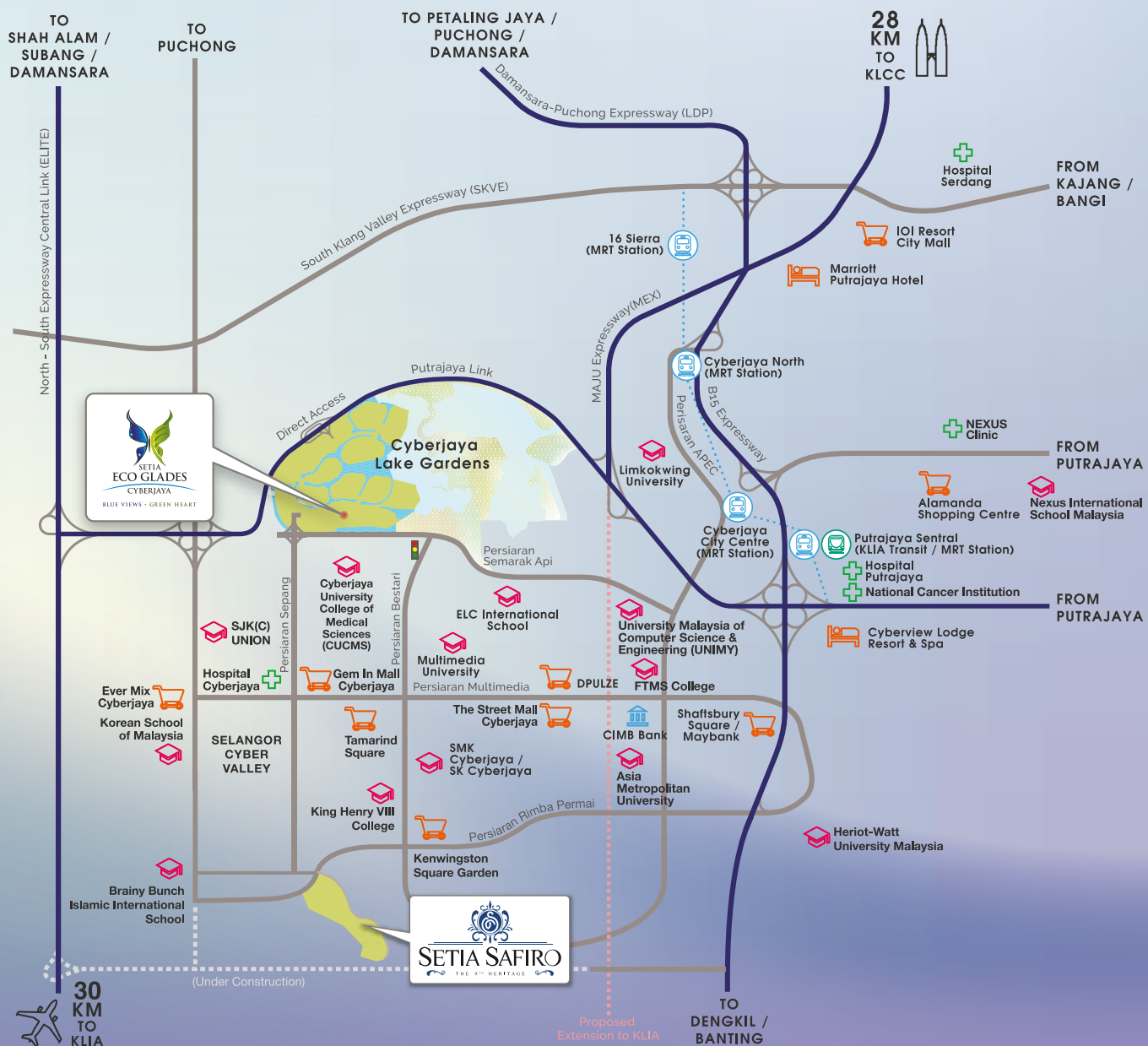
STRUCTURE	: Reinforced Concrete	
WALL	: Masonry and/ or RC Wall	
ROOFING COVERING	: Concrete Roof Tiles and/ or RC Flat Roof	
ROOF FRAMING	: Steel Trusses	
CEILING	: Skim Coat and/ or Plaster Ceiling	
WINDOWS	: Powder Coated Aluminum Framed Window	
DOORS	: Entrance Door : All Bedroom/ Bathroom Doors : 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.



Call 603 8008 2228

Setia Eco Glades

SETIA SAFIRO SDN BHD (1274261-M)

Setia Eco Glades Lifestyle Gallery, Persiaran Setia Eco Glades, Setia Eco Glades, Cyber 1, 63000 Cyberjaya, Selangor Darul Ehsan.

F 603 8008 2233 E safiro-sales@spsetia.com W www.setiasafiro.com.my

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A joint venture project by:

J.H. SETIA HARUMAN

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