SETIA
ecoHILL

HERMOSA

THE AMAZING PLACE TO CALL HOME

2-STOREY TERRACE HOUSE 20' X 70'

FREEHOLD

Memories kept are moments not lost.

THE IDEAL HOME
IN AN ENVIABLE LOCATION

FROM BEAUTIFUL HOMES COME UNFORGETTABLE MEMORIES

Sown in the lush nature and conveniently accessible township of Setia EcoHill is the elegant Hermosa. True to its name, Hermosa comprises beautiful landscapes and sophisticated houses designed for joyous lifestyles.

EcoHill Park

Club 360

EcoHill Walk

24-hour security

4 bedrooms
with en-suite bathrooms

Fully extended

Artist's impression

'Good Morning'
from Tenby International School

Prepping picnic snacks in the kitchen

MORE BEAUTIFUL MOMENTS BLOOM AS YOU GROW

Inspired to bring joy and wellness to each resident, Setia EcoHill believes that the beauty of Hermosa and its strategic location will nurture the bond between community, and create cherished moments among families and friends.

Shopping spree at Ecohill Walk

Picnic with granny at Ecohill Park

Birthday celebration at Club 360

CULTIVATING HEALTHY, BALANCED LIFESTYLES

CLUB 360

Inspired by traditional bamboo lantern design, the exclusive clubhouse offers patrons 360-degree views of Setia EcoHill with a spectrum of facilities for active pursuits, like the Olympic-length Swimming Pool, Gym, International Standard Futsal Court to Grand Ballrooms for special occasions and events.

ECOHILL WALK

Architecturally inspired by the Grand Canyon, EcoHill Walk features over 241 retail spaces and reputable anchor tenants to provide residents and patrons with various conveniences.

TENBY INTERNATIONAL SCHOOL

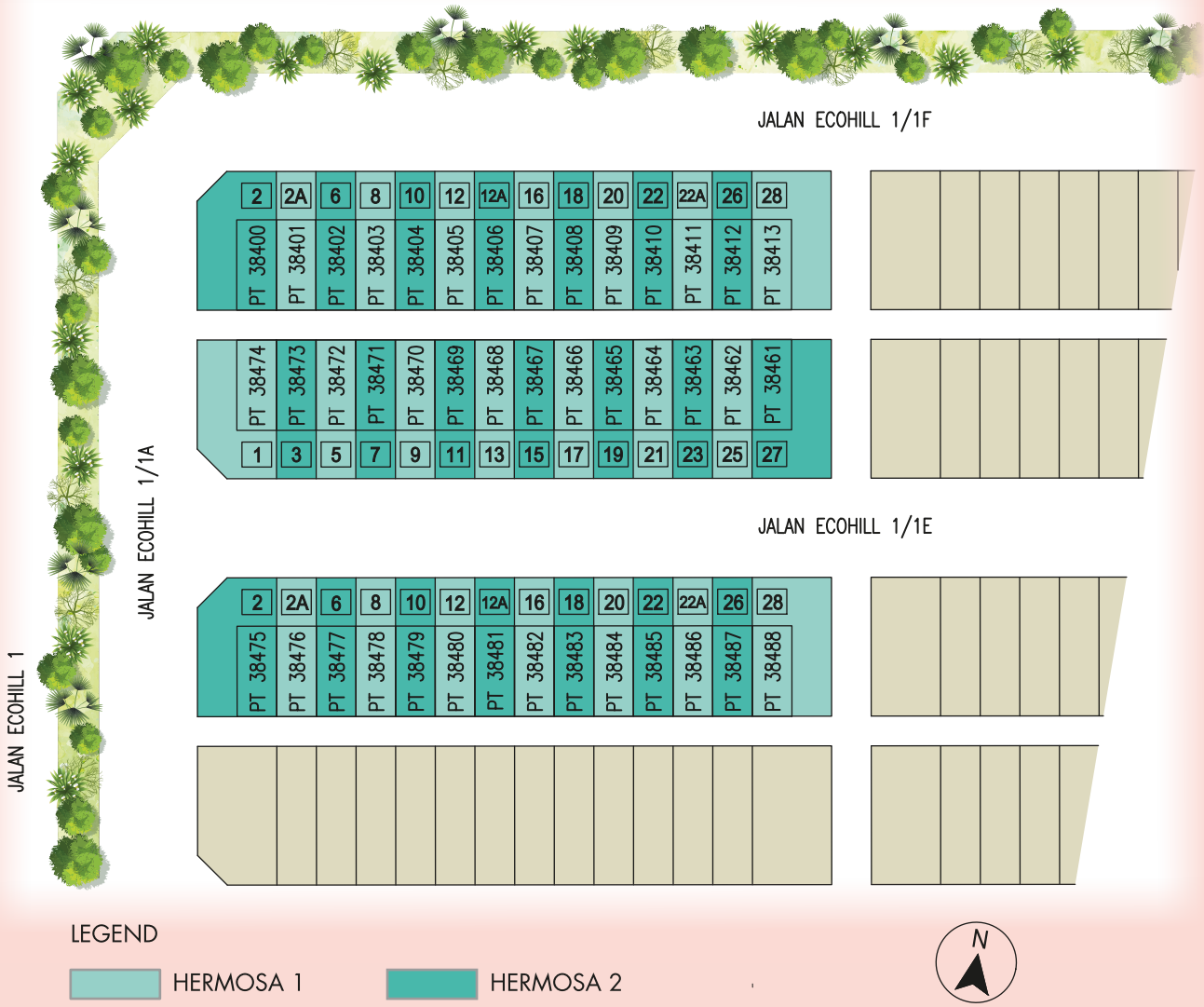
Quality education is not far away for residents of Setia EcoHill. The Tenby International School of Setia EcoHill is established by a reputable education institution, and has a full capacity of 1,800 students that brings fresh prospects for Setia EcoHill.

ECOHILL PARK

The stretch of green grass and the panoramic view from the hilltop turn this park into such an inviting place for active and wellness pursuits. A 20km-long jogging and bicycle path provides the fitness enthusiasts with ample running and cycling space.

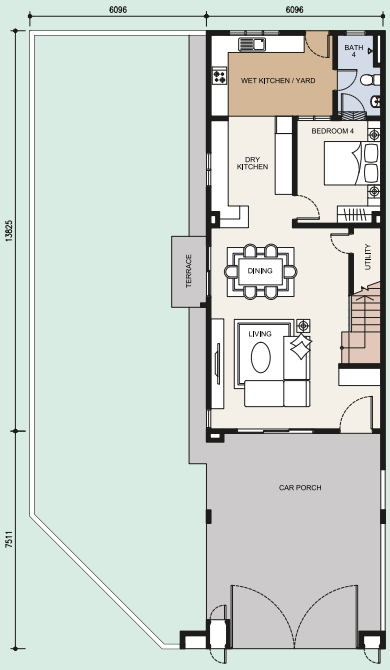
LAND SIZE: 20' X 70' | BUILT-UP: 2,062 SQ.FT. | TOTAL BEDROOMS & BATHROOMS: 4

SITE PLAN

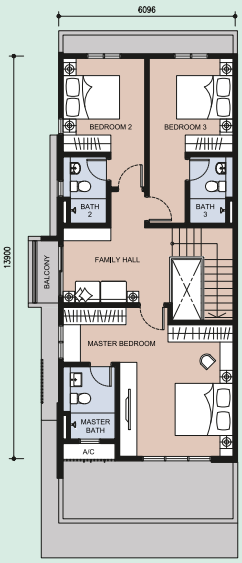


HERMOSA 1

Corner Lot

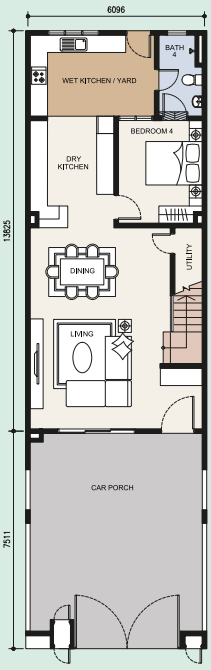


Ground Floor

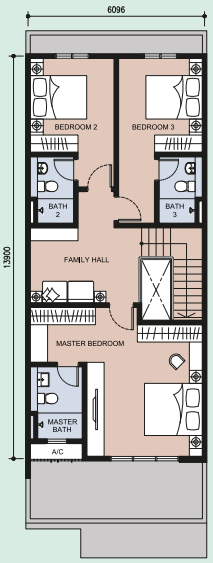


First Floor

Intermediate Lot



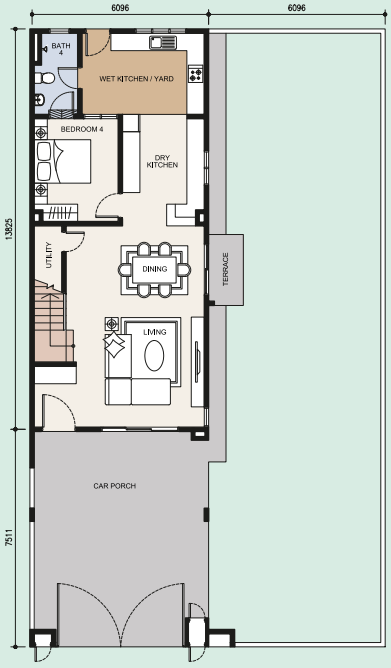
Ground Floor



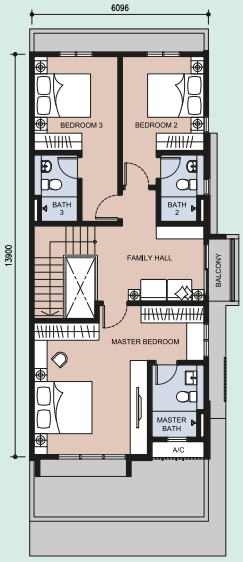
First Floor

HERMOSA 2

End Lot

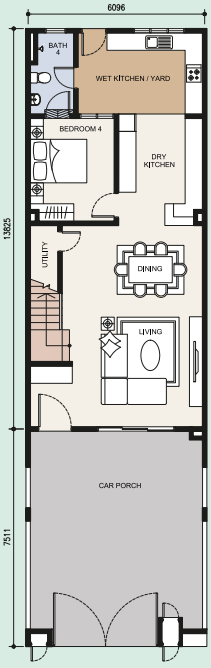


Ground Floor

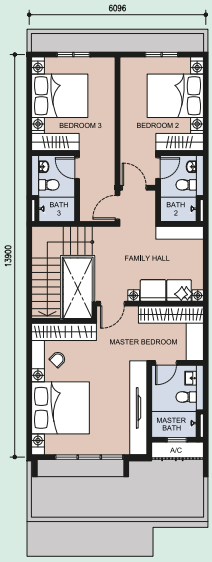


First Floor

Intermediate Lot



Ground Floor



First Floor

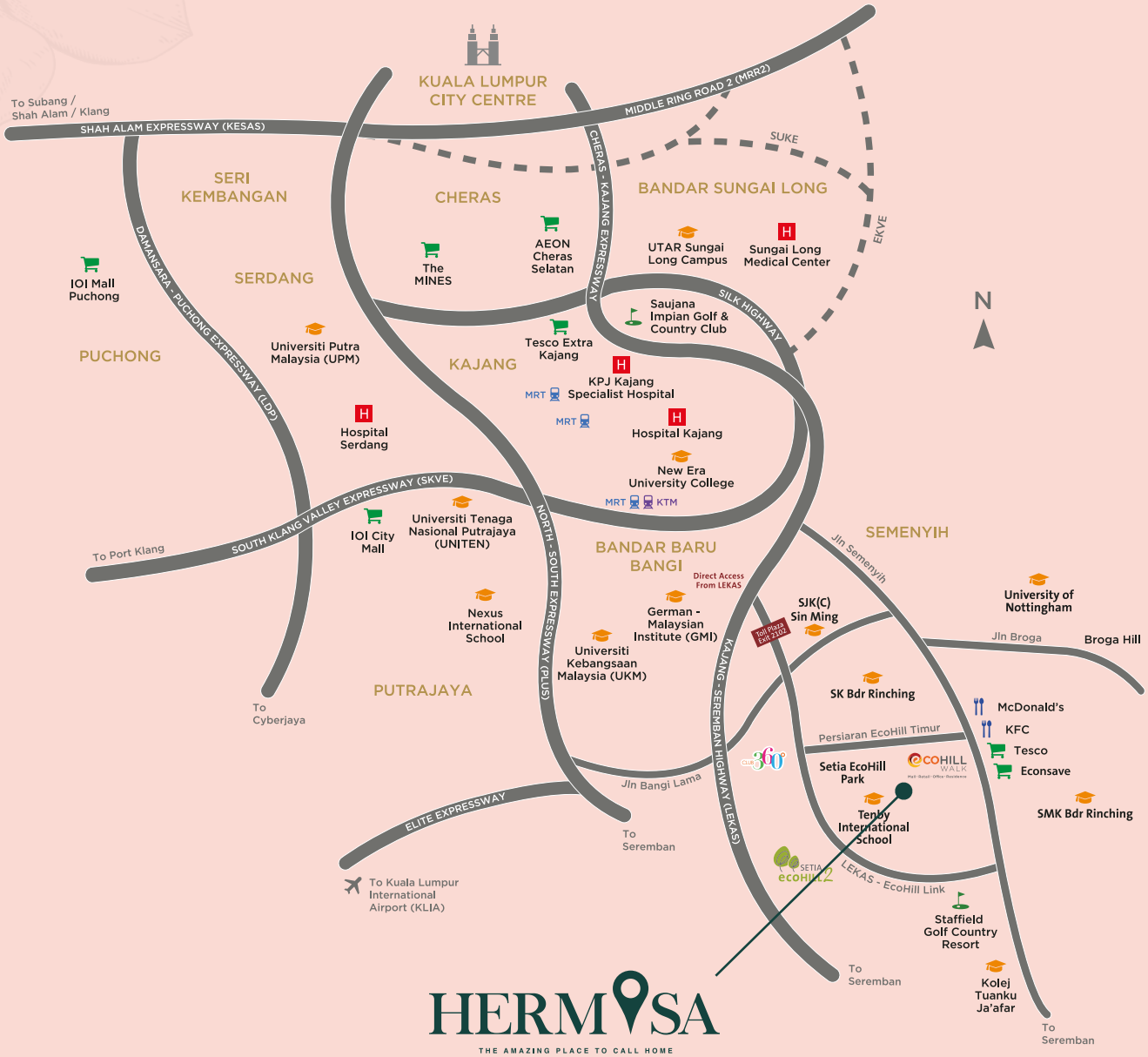
SPECIFICATIONS Hermosa 1 & Hermosa 2

Structure	Reinforced Concrete		
Wall	Brickwork		
Roofing Materials	Reinforced Concrete Slab / Roof Tiles		
Roof Framing	Metal Truss		
Ceiling	Skim Coat & Paint / Plaster Ceiling & Paint		
Windows	Aluminium Framed Glass Window		
Doors	Main Entrance	:	Timber Door
	Others	:	Aluminium Framed Glass Sliding Door / Flush Door / Louvered Door
Ironmongery	Provided		
Wall Finishes	Kitchen	:	1500mm High Porcelain Wall Tiles
	Master Bath / Bath 4	:	2400mm High Porcelain Wall Tiles
	Bath 2 / Bath 3	:	2400mm High Ceramic Wall Tiles
	Others	:	Plaster & Paint to Ceiling Height
Floor Finishes	Living / Dining / Dry Kitchen / Bedroom 4	:	Porcelain Tiles
	Wet Kitchen / Yard	:	Porcelain Tiles
	Bath 4	:	Porcelain Tiles
	Utility	:	Ceramic Tiles
	Staircase / Family Hall	:	Laminated Timber Floor
	Master Bedroom / Bedroom 2 / Bedroom 3	:	Laminated Timber Floor
	Master Bath	:	Porcelain Tiles
	Bath 2 & Bath 3	:	Ceramic Tiles
	Balcony	:	Porcelain Tiles **(End / Corner Unit Only)**
	Terrace / Apron	:	Porcelain Tiles **(End / Corner Unit Only)**
	Car Porch	:	Porcelain Tiles
	Others	:	Cement Render
Sanitary & Plumbing Fittings	4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink		

Electrical Installation		Intermediate Unit	End / Corner Unit
	Unit 13 Amp Plug Point	21	22
	Lighting Point	20	22
	Air-Conditioning Point	5	5
	Ceiling Fan Point	7	7
	TV Point	2	2
	Gate Light Point	1	1
	Water Heater Point	4	4
	Door Bell Point	1	1
	Auto Gate Point	1	1
Fibre Wall Socket		1	1

Fencing	Provided
Painting	Emulsion Paint
Turfing	Provided **(End & Corner Unit Only)**

A WELL-CONNECTED LOCATION DESTINED TO THRIVE



HERMOSA

THE AMAZING PLACE TO CALL HOME

Stay Together. Stay Setia
livelearnworkplay

Call 03 8724 2255

SETIA ECOHILL SDN BHD (903607-T)
Setia Ecohill Welcome Centre
Kelab 360, No.1, Persiaran Ecohill Barat, Setia Ecohill,
43500 Semenyih, Selangor Darul Ehsan.
FAX 03 8724 2525 EMAIL ecohill@spsetia.com

SETIA ecoHILL Setia

Developer License No: 13243-22/05 – 2023/0391 (L) | Validity Period: 04/05/2021 – 03/05/2023 | Advertising & Sales Permit No: 13243-22/05-2023/0391 (P) | Validity Period: 04/05/2021 – 03/05/2023 | Land Tenure: Freehold | Land Encumbrances: Alliance Investment Bank Berhad (21605-D) | Approving Authority: Majlis Perbandaran Kajang (MPKj) | Building Plan Reference No: MPKj 2/P/47/2019 | Expected Completion Date: May 2023 | Total Unit: 42 units | Built-up: Hermosa 1 & 2 (Intermediate Lot): 2,062 sq ft; Hermosa 1 & 2 (Corner Lot): 2,133 sq ft | Minimum Price: RM 794,000 | Maximum Price: RM 1,008,000 | Type of Property: 2-Storey Terrace House | Restriction of Interest: Nil | 7% Discount for Bumiputra

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA