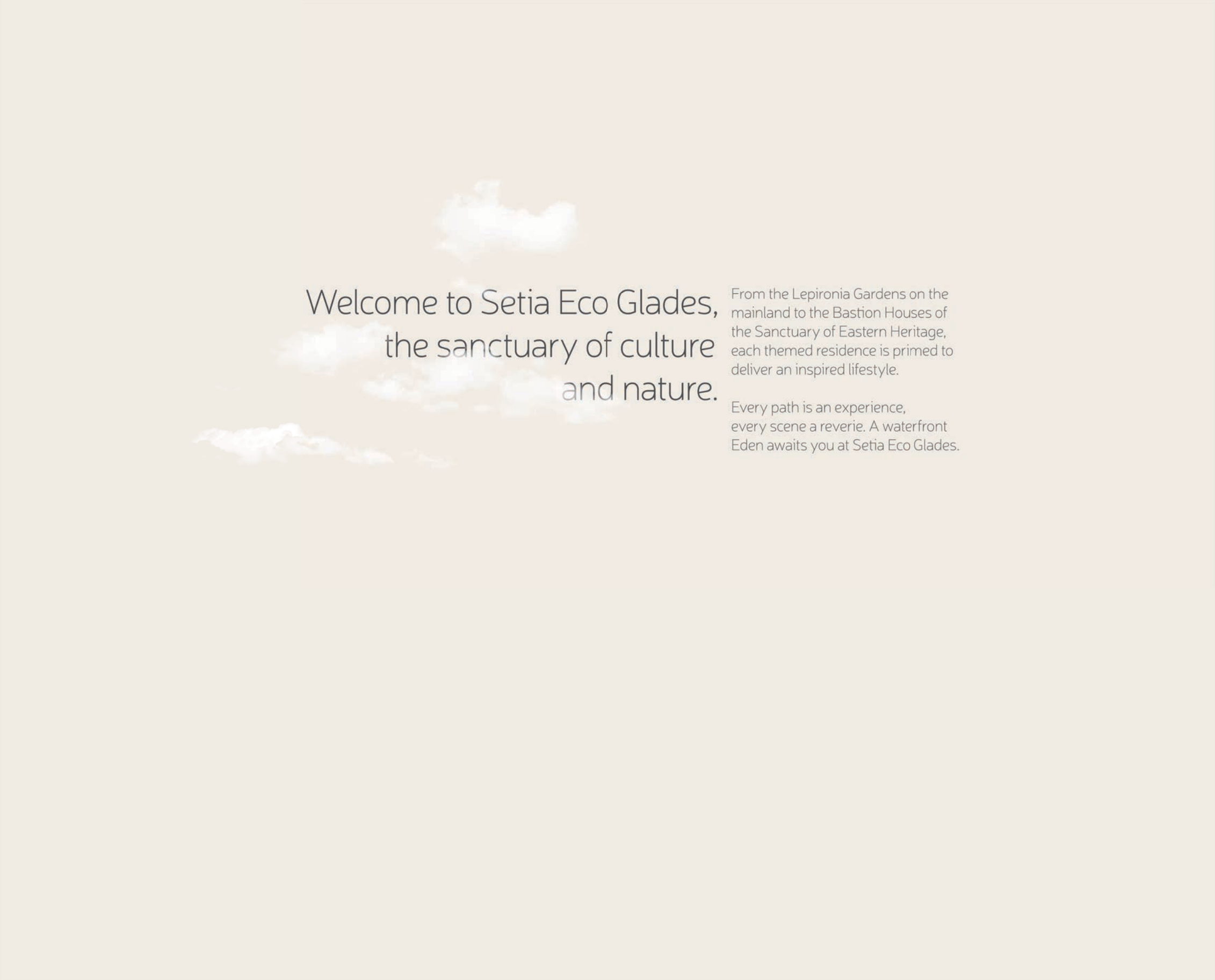


The Renaissance of Waterfronts



Welcome to Setia Eco Glades,
the sanctuary of culture
and nature.

From the Lepironia Gardens on the mainland to the Bastion Houses of the Sanctuary of Eastern Heritage, each themed residence is primed to deliver an inspired lifestyle.

Every path is an experience, every scene a reverie. A waterfront Eden awaits you at Setia Eco Glades.

Location

Previously an oil palm plantation, Cyberjaya now houses over 500 MSC-status companies and multinational corporations like Motorola, DHL, Shell, and IBM. Access is easy via the KL-Putrajaya Highway, the ELITE Highway, the NKVE, and the Damansara-Puchong Expressway.



Sustainability

Brought to you by Team Setia, the master plan design was conceptualised based on the Green Building Index (GBI) certification criteria, and as a result, all homes and community facilities in Setia Eco Glades are GBI-certified for sustainability.



Amenities

After a long day, retreat to your own space of amenity and aesthetics. But before that, enter the Hammock Club for a relaxing swim or an energising workout. Take a stroll along the Orchard Gardens on a fine Sunday morning to be greeted by the sounds of nature and the alluring scent from tropical fruit trees.

Preservation

Over 40 species of trees and seedlings have been identified for transplantation; Setia Eco Glades' meticulous conservation and preservation programme will ensure that every living component of the ecosystem survives and thrives in their brand new home.



Tree #0001
Old GPS
2.941942, 101.633569
New GPS
2.936537, 101.632326



Tree #0006
Old GPS
2.941781, 101.633589
New GPS
2.940887, 101.629643



Tree #0188
Old GPS
2.941840, 101.633576
New GPS
2.937673, 101.632561



Tree #0289
Old GPS
2.942061, 101.632887
New GPS
2.938616, 101.630802



Tree #0988
Old GPS
2.941578, 101.633329
New GPS
2.934984, 101.636077



Tree #1267
Old GPS
2.941027, 101.632457
New GPS
2.942141, 101.630783



THE ISLANDS

The harmony between the Eastern and Western heritage on the island is alleviating. As Peranakan-inspired designs meet British-colonial themes, a wave of nostalgia breathes elegance and charisma into the surroundings.

- 01 Charm of Nusantara
- 02 Sanctuary of Western Heritage
- 03 Sanctuary of Eastern Heritage
- 04 Isle of Kamares
- 05 Jewels of Grasmere
- 06 Isle of Fantasia
- 07 Glades of Westlake
- 08 Isle of Botanica



THE MAINLAND

A picturesque haven of recreation and relaxation, the mainland marries heritage with eco-technology to create a harbour of timeless flair and green living.

- 01 Liu Li Gardens
- 02 Lepironia Gardens
- 03 Reef of The Tropics (III)
- 04 Reef of The Tropics (II)
- 05 Reef of The Tropics (I)



N



LIU LI GARDENS

Named after unique, coloured glassware confined exclusively for the Imperial family, the Liu Li Gardens blend lush green foliage with captivatingly beautiful Liu Li glass fountains, water features, and street lights to form a crystal garden.





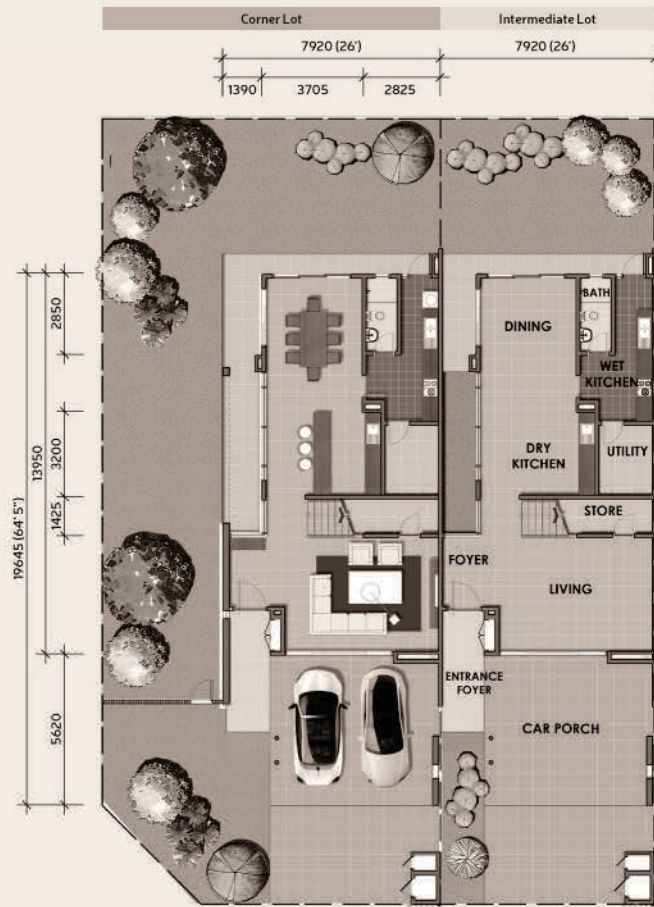
Huān Xǐ 欢喜

2-storey Linked Villas

Standard Land Size: 26' x 95'

Approx. Built-up: 2,836 – 2,900 sq. ft.

Total Units: 54



Type B
Ground Floor



Type B
First Floor



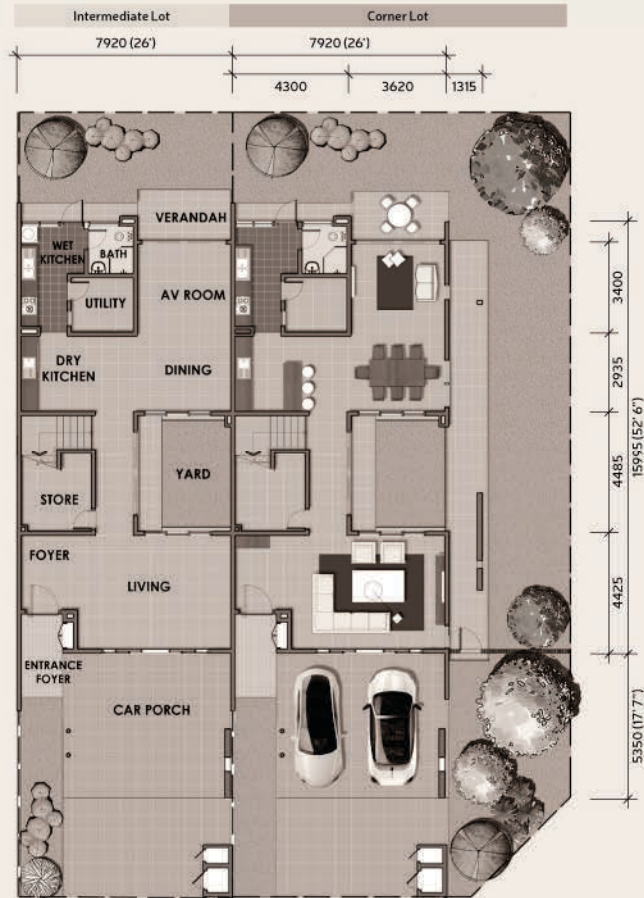
Yōu Měi 优美

2-storey Linked Villas

Standard Land Size: 26' x 95'

Approx. Built-up: 2,963 – 3,130 sq. ft.

Total Units: 61



Type C
Ground Floor



Type C
First Floor

Specifications

Structure	Reinforced Concrete	
Wall	Clay Bricks	
Roof Covering	Reinforced Concrete / Metal Deck Roofing	
Ceiling	Skim Coat / Plaster Ceiling	
Doors	Main Entrance	Solid Core Timber Door
	Bedrooms / Kitchen	Solid Core Timber Door
	Bathrooms	Timber Flush Door
	Others	Powder Coated Aluminium Frame Sliding Door & Swing Door / Timber Louvre Door

Ironmongery	Quality Locksets
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Floor Finishes	Ground Floor	
	Living Hall / Dry Kitchen /	Porcelain Tiles
	Dining / Stores / Staircase	Porcelain Tiles
	Corridor (Huān Xī only)	Porcelain Tiles
	AV Room (Yōu Měi only)	Porcelain Tiles
	Entrance Foyer / Terrace /	Homogeneous Tiles
	Car Porch / Driveway	Homogeneous Tiles
	Wet Kitchen / Bathroom /	Ceramic Tiles
	Utility	Ceramic Tiles
	Others	Cement Render

	First Floor	
	Master Bedroom	Porcelain Tiles
	Other Bedrooms	Porcelain Tiles
	Staircase	Porcelain Tiles
	Master Bathroom	Porcelain Tiles
	All Bathrooms	Ceramic Tiles
	Balcony	Homogeneous Tiles
	Others	Cement Render

Windows	Powder Coated Aluminium Framed Window	
Wall Finishes	Kitchen	Ceramic Tiles
	Master Bath	Homogeneous Tiles
	All Other Baths	Ceramic Tiles
	Others	Plaster & Paint

Painting	Emulsion paint internally & weather-resistant paint externally		
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Sanitary Ware		Huān Xī Type B	Yōu Měi Type C
	WC	4	4
	Wash Basin	4	4
	Shower	4	4
	Kitchen Sink	2	2

Telephone & Electrical Installation	Light Point	35	33
	Power Point	28	30
	Air-conditioner Point	5	6
	Fan Point	5	6
	Telephone Point	3	3
	Astro Point	2	3
	TV Point	1	1
	Intercom Point	1	1
	Bell Point	1	1
	Isolator	1	1
	Instantaneous Water Heater Point	1	1
	Shaver Point	1	1
	Water Booster Pump	1	1
	Centralised Water Heater System 3-phase Wiring		

Fencing	1200 mm high fencing at the side and back
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Turfing	Grass
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LEPIRONIA EAST GARDEN

The Lepironia Gardens were created for a sense of peace, calm and tranquillity. Native to the site, the eponymous water plant prevents erosion by stabilising the base of the ponds with its slender reed.



- Grasilis (Type G)
- Ludwigia (Type H)



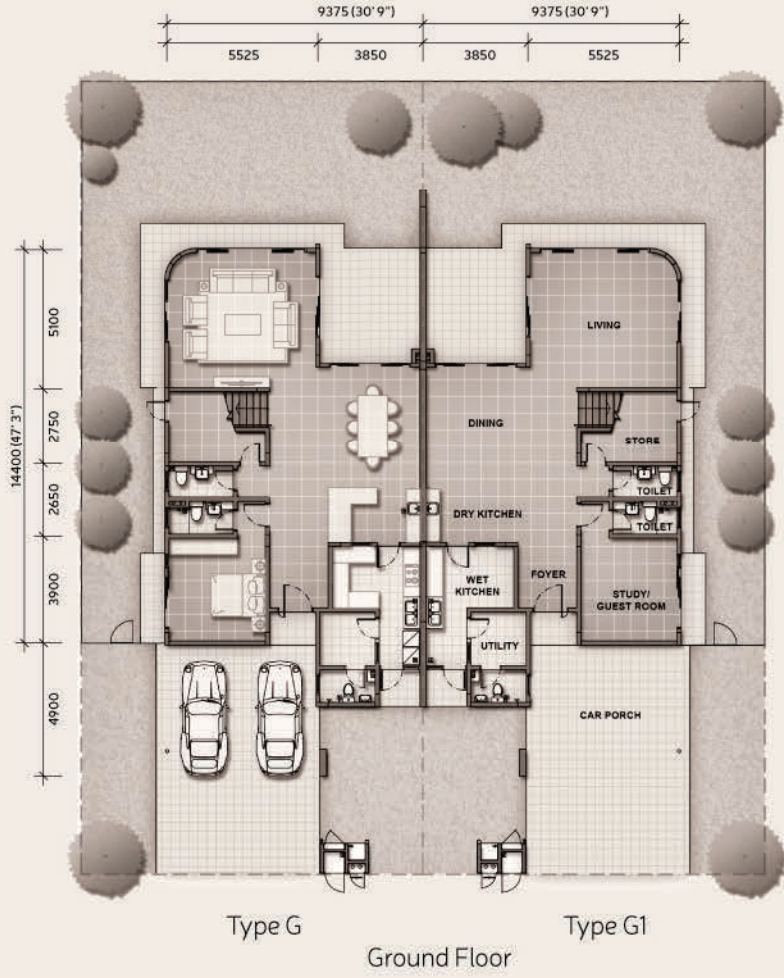
GRASILIS

2-storey Semi-detached Homes

Standard Land Size: 41' x 90' & 41' x 95'

Approx. Built-up: 3,257 sq. ft.

Total Units: 64





LUDWIGIA

2-storey Semi-detached Homes

Standard Land Size: 41' x 95'

Approx. Built-up: 3,253 sq. ft.

Total Units: 44



Specifications

Structure	Reinforced Concrete		
Wall	Clay Bricks		
Roofing	Metal Deck Roofing / Reinforced Concrete Roofing		
Roof Framing	Proprietary Truss System		
Ceiling	Fibrous Plaster Ceiling / Skim Coated		
Doors	Main Entrance	Solid Core Timber Decorative Door	
	Bedrooms	Solid Core Timber Door	
	Bathrooms	Glass Door or Timber Flushed Door	
	Others		Powder Coated Aluminium Frame Glass Door / Powder Coated Aluminium Frame
			Coated Aluminium Frame Sliding Door / Mild Steel Gates with Mild Steel Grilles / Powder Coated Aluminium Frame Door

Ironmongery Quality Locksets

Floor Finishes	Ground Floor	
	Car Porch	Homogeneous Tiles
	Foyer / Living / Dining	Porcelain Tiles
	Guest Room / Dry Kitchen	Porcelain Tiles
	Wet Kitchen / Utility	Ceramic Tiles
	Dry Yard	Homogeneous Tiles
	Terrace / Balcony	Homogeneous Tiles
	First Floor	
	Staircases	Timber Strips
	Master Bedroom	Timber Strips
	All Bedrooms on 1 st Floor	Timber Strips
	Family Room	Timber Strips
	Master Bathroom	Homogeneous Tiles
	All Other Bathrooms	Ceramic Tiles
Others	Cement Render	

Windows Powder Coated Aluminium Framed Window

Wall Finishes	Dry Kitchen	Ceiling-height Ceramic Tiles at wall with sink
	All Other Bathrooms	Ceiling-height Ceramic Tiles
	Wet Kitchen	Ceiling-height Ceramic Tiles
	Master Bath	Ceiling-height Homogeneous Tiles
	Others	Plaster & Paint

Painting Emulsion paint internally & weather-resistant paint externally

Sanitary Ware		Grasilis Type G	Ludwigia Type H
	WC	6	5
	Wash Basin	7	6
	Shower	5	5
	Kitchen Sink	2	2
	Whirlpool	1	1
	Shower Screen	1	1

Telephone & Electrical Installation	Light Point	41	40
	Power Point	34	33
	Air-conditioner Point	7	7
	Fan Point	7	7
	Telephone Point	6	6
	MATV Point	3	3
	Intercom Point	1	1
	Bell Point	1	1
	Isolator	1	1
	Instantaneous Water Heater Point	1	1
	Shaver Point	1	1
	Centralised Solar Heating System	1	1
	3-phase Wiring		

Fencing 1200 mm high fencing at the side and back

Turfing Grass



LEPIRONIA WEST GARDEN





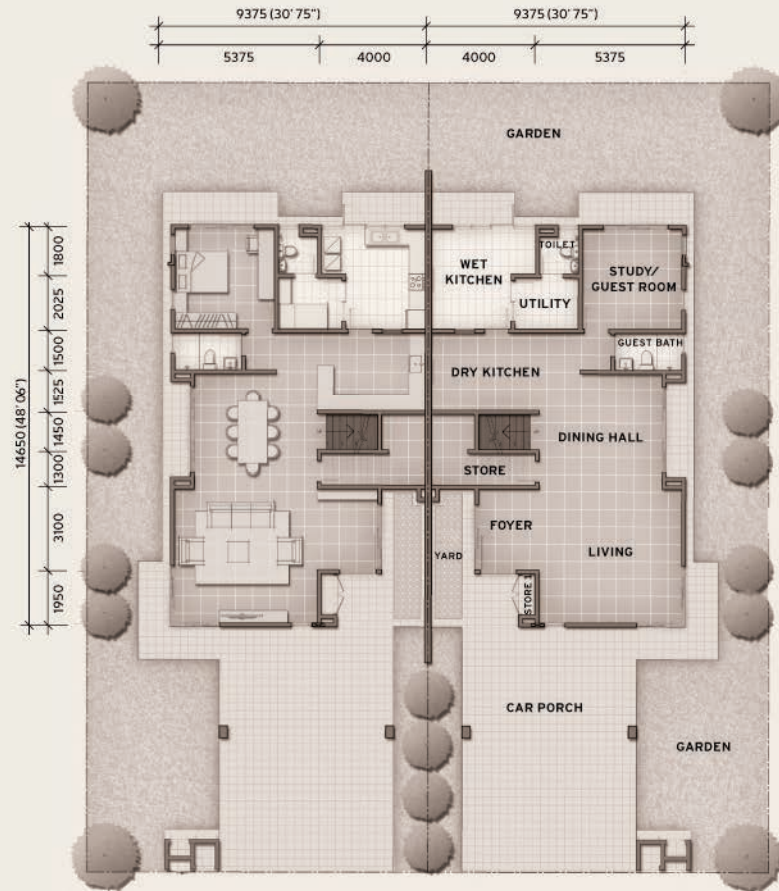
VITTARIA

2-storey Semi-detached Homes

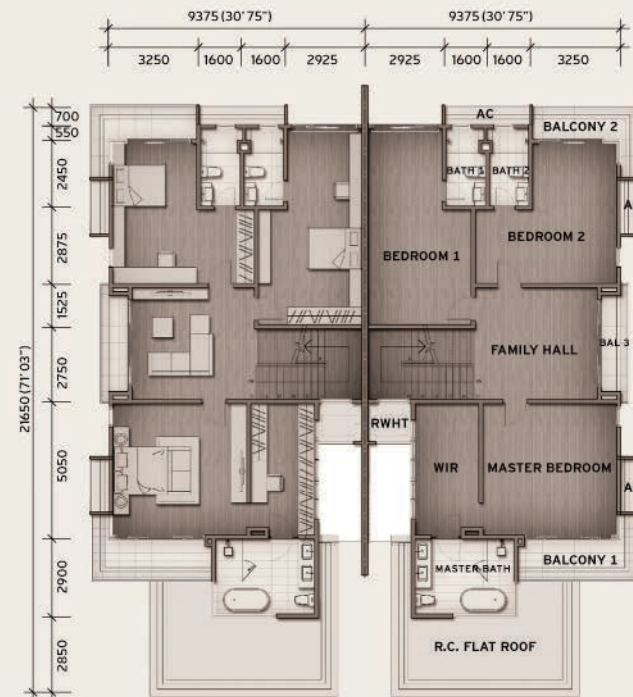
Standard Land Size: 41' X 95'

Approx. Built-up: 3,381 sq. ft.

Total Units: 42



Ground Floor



First Floor



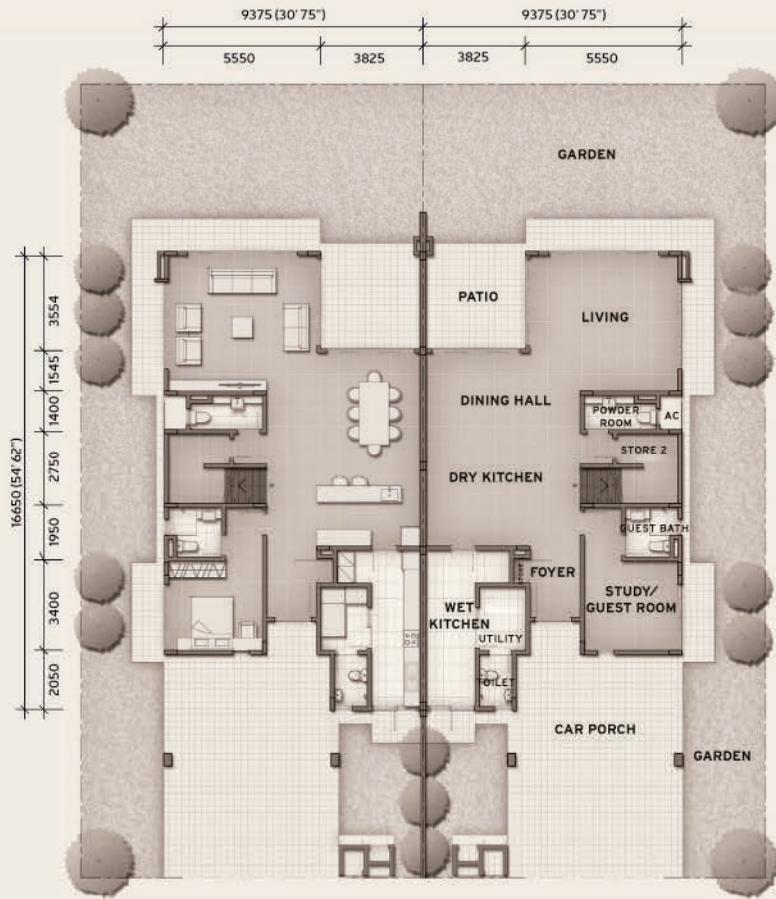
LILIA

2-storey Semi-detached Homes

Standard Land Size: 41' x 90' & 41' X 95'

Approx. Built-up: 3,338 sq. ft.

Total Units: 40



Ground Floor



First Floor

Specifications

Structure	Reinforced Concrete	
Wall	Clay Bricks	
Roof Covering	Clay Roof Tiles / Reinforced Concrete Flat Roof	
Ceiling	Skim Coat/Plaster Ceiling	
Doors	Main Entrance	Solid Core Timber Decorative Door
	Bedrooms / Kitchen	Solid Core Timber Door
	Others	Powder Coated Aluminium Frame Sliding Door / Timber Flush Door / Timber Louvre Door

Ironmongery	Quality Locksets
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Wall Finishes	Dry Kitchen	Ceiling-height Ceramic Tiles at wall with sink
	Wet Kitchen	Ceiling-height Ceramic Tiles
	Master Bath	Ceiling-height Ceramic Tiles
	All Other Bathrooms	Ceiling-height Ceramic Tiles
	Others	Plaster & Paint

Floor Finishes	Ground Floor	
	Living / Dining / Dry Kitchen	Porcelain Tiles
	Guest Bedroom / Store	Porcelain Tiles
	Staircase	Timber Strip
	Foyer	Porcelain Tiles
	Terrace / Car Porch	Homogeneous Tiles
	Wet Kitchen / Bathrooms / Utility	Ceramic Tiles
	First Floor	
	Staircase / Family Room	Timber Strip
	Master Bedroom	Timber Strip
	Master Bathroom	Ceramic Tiles
	Other Bedrooms	Timber Strip
	Other Bathrooms	Ceramic Tiles
	Balcony / Patio	Homogeneous Tiles
	Others	Cement Render

Windows	Powder Coated Aluminium Framed Window
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Painting	Emulsion paint internally & weather-resistant paint externally
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Sanitary Ware		Vittaria	Lilia
	WC	5	6
	Wash Basin	6	7
	Shower	5	5
	Whirlpool	1	1
	Kitchen Sink	2	2

Telephone & Electrical Installation	Light Point	48	48
	Power Point	36	38
	Air-conditioner Point	8	8
	Fan Point	8	8
	Telephone Point	6	6
	SMATV Point	3	3
	Intercom Point	1	1
	Bell Point	1	1
	Isolator	3	3
	Instantaneous Water Heater Point	1	1
	Shaver Point	1	1
	Water Booster Pump		
	Centralised Solar Heating System		
	3-phase Wiring		

Fencing	1200 mm high fencing at the side and back
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Turfing	Grass
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8 heritage concepts
on 8 different islands
with 8 unique fountains

Setia Eco Glades Sdn Bhd (767476-H)

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

t. 03-8008 2228 f. 03-8008 2233

e. eco-glades@spsetia.com.my fb. www.facebook.com/setiaecoglades

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2016

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Awards

7-TIME WINNER
Acn.
BEST EMPLOYERS
2013 Best of the Best - Malaysia
2011 Overall Best - Malaysia

LIU LI GARDEN 2 : 2-STOREY LINK VILLA – PHASE A2 - Developer License No : 12215-2/02-2018/01216(L) • Validity Period: 14/02/2017 - 13/02/2018 • Advertising Permit No: 12215-2/02-2018/01216(P) • Validity Period: 14/02/2017 - 13/02/2018 • Tenure: Freehold • Land Encumbrances : CIMB Investment Bank Berhad
• Approval Authority : Majlis Perbandaran Sepang • Reference No : MP.SPG.9/CYB/177/12(12) • Completion Date : April 2016 • Total Unit : 115 units • Min Price: RM 1,394,510.00 • Max Price : RM 2,143,440

WESTERN HERITAGE : 2 ½-STOREY LINK VILLA – PHASE G3 - Developer License No : 12215-2/02-2018/01216(L) • Validity Period: 14/02/2017 - 13/02/2018 • Advertising Permit No: 12215-2/02-2018/01216(P) • Validity Period: 14/02/2017 - 13/02/2018 • Tenure: Freehold • Land Encumbrances : CIMB Investment Bank Berhad
• Approval Authority : Majlis Perbandaran Sepang • Reference No : MP.SPG.9/CYB/186/12(11) • Completion Date : October 2016 • Total Unit : 51 units • Min Price: RM 1,520,610.00 • Max Price : RM 2,348,320

EASTERN HERITAGE : 2-STOREY SEMI-D – PHASE G3 - Developer License No : 12215-2/02-2018/01216(L) • Validity Period: 14/02/2017 - 13/02/2018 • Advertising Permit No: 12215-2/02-2018/01216(P) • Validity Period: 14/02/2017 - 13/02/2018 • Tenure: Freehold • Land Encumbrances : CIMB Investment Bank Berhad
• Approval Authority : Majlis Perbandaran Sepang • Reference No : MP.SPG.9/CYB/186/12(11) • Completion Date : October 2016 • Total Unit : 24 units • Min Price: RM 2,458,040.00 • Max Price : RM 2,845,440

LEPIRONIA WEST GARDEN : 2-STOREY SEMI-D – PHASE B1 - Developer License No : 12215-2/02-2018/01216(L) • Validity Period: 14/02/2017 - 13/02/2018 • Advertising Permit No: 12215-2/02-2018/01216(P) • Validity Period: 14/02/2017 - 13/02/2018 • Tenure: Freehold • Land Encumbrances : CIMB Investment Bank Berhad
• Approval Authority : Majlis Perbandaran Sepang • Reference No : MP.SPG.600-34/2/01(10) • Completion Date : November 2017 • Total Unit : 82 units • Min Price: RM 2,269,020.00 • Max Price : RM 3,377,790



www.setiaecoglades.com

