



Emma Crest

@ SETIA ECO PARK

A WALK IN IDYLL



EMMA CREST IS A PASTORAL
RESIDENTIAL ENCLAVE ENWREATHED
IN UNDISTURBED GREENERY
AND LEISURELY CHIC.
GO EXPLORE.



**GREEN GREEN
GRASS OF HOME**

It is a tailored landscape of genial beauty. Lightly populated and generously arranged, Emma Crest gladdens the life with unobstructed spaces and optimal privacy.



THE LUCKY CLOVER FOUNTAIN SINGING SWEET ALBION BLUES

The capacious semi-detached homes feature clean modern lines that reinterpret classic English architectural styles. The sweet Lucky Clover Fountain fits seamlessly into the environs designed to evoke a snug leisurely mood of British summer. The sounds of gushing waters and cheeping birdsong add a pretty hue to the relaxed ambience.

A ROOM WITH A VIEW OF THE SAPPHIRE BLUE FOUNTAIN

Scenic views of tropical and exotic green envelop the polished neighbourhood. Splendid shrubberies surround the spellbinding Sapphire Blue Fountain, offering a feast to the eyes in a mood of joyous quietude.





SUNNY GARDEN SUNDAY

Pretty flowers and vintage installations line the rustic gravelled paths. The artfully ruffled English garden receives morning strollers and evening ruminators with leafy breeze and a fragrant ambience.



WHAT A WONDERFUL WORLD

Built for families, Emma Crest incorporates sturdy amenities for easy comfort and continual entertainment. The broad outdoor park includes thoughtful design for unconstrained activity.





WAITING FOR SUNDOWN

The lush living room light meets the warm dusk at the terrace and turns into a soothing glow. The spacious chill-out space adjoining the house offers a mellow Indoor/outdoor flow of good vibrations.



THAT OLD FEELING

Feel embraced by home, sweet home. Walk across the stately foyer which opens up to the large welcoming living hall. Exquisite furnishings and ornate walls imbue the space with a distinguished air.



EVEN FLOW

Reside in the quintessence of elegant living with smartly connected and deftly screened spaces. Graceful floor plans show an enlightened understanding in the importance of purpose, privacy, and style.



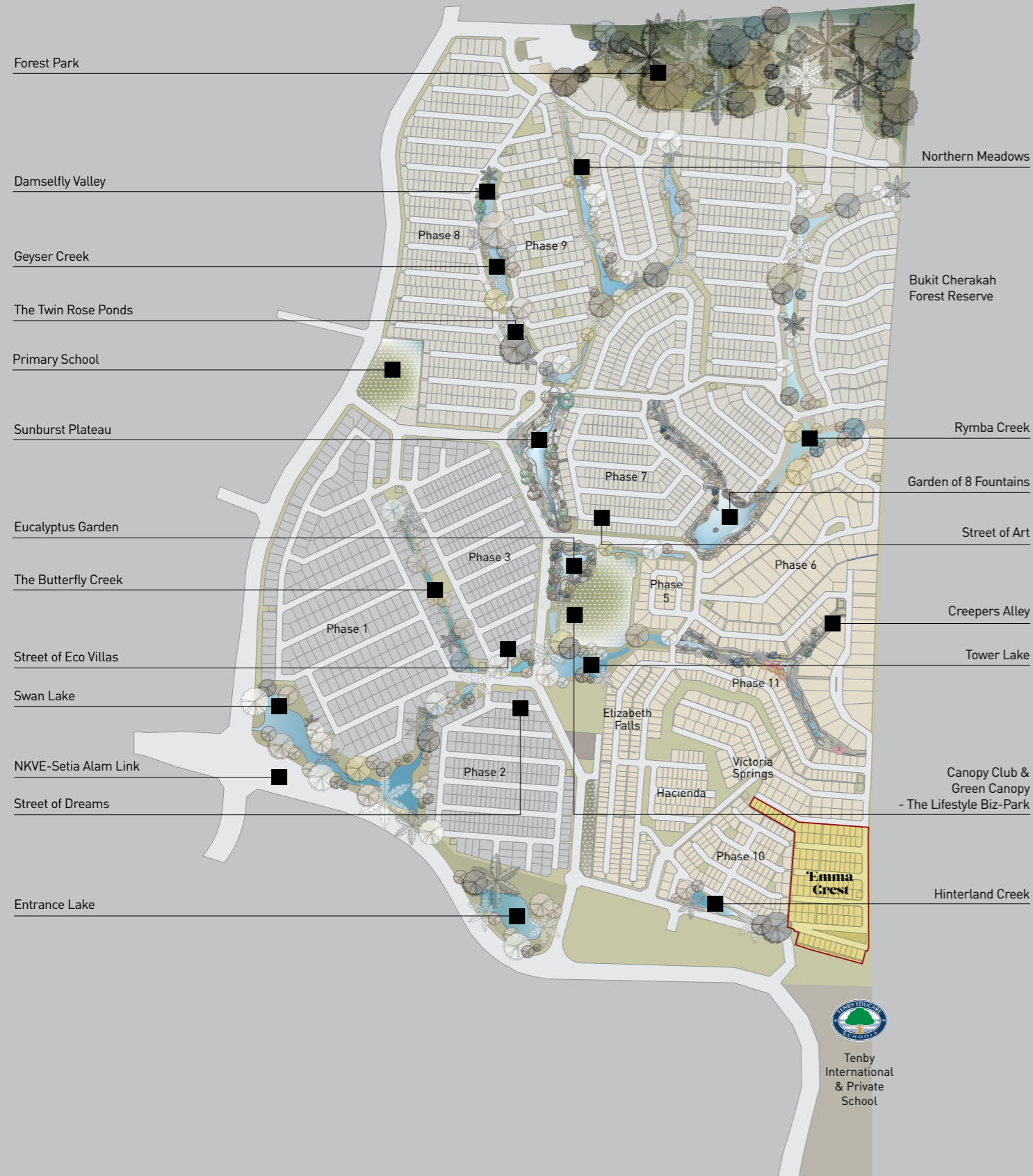


FROM EMBRACE TO EMBRACE

Discreet bedrooms complete with en suite baths ensure a cosy personal chamber of peace and rest. Airy and pristine, the private rooms offer beautiful views with full freedom from disturbance.



MASTERPLAN



Emma Crest
@ SETIA ECO PARK



SITE PLAN

Emma Crest is a part of Setia Eco Park, Shah Alam.
The exclusive neighbourhood is outfitted with schools,
ingenious public areas and immense stretches of pure greenery.



DINGLE

2 STOREY SEMI-DETACHED

4+1 BEDROOMS & 5 BATHS

Land Area: 3,498 - 5,769 sf

Built-up Area: 2,698 sf

Special Features:

DINING AREA OPENS TO GARDEN

Dingle is a Victorian style home with a front upstairs balcony. Sharp cascading gables give the house a spruce, formal feel.



GROUND FLOOR



FIRST FLOOR



ELLINGTON

2 STOREY SEMI-DETACHED

5+1 BEDROOMS & 6 BATHS

Land Area: 3,498 - 5,932 sf

Built-up Area: 3,098 sf

Special Features:

ADDITIONAL ROOM

Ellington is a Georgian style home with a private study.
Adorned with simplified motifs, it carries a soft, unaffected charm.



GROUND FLOOR



FIRST FLOOR



FERNSWORTH

2 STOREY SEMI-DETACHED

4+1 BEDROOMS & 5 BATHS

Land Area: 3,904 - 4,704 sf

Built-up Area: 2,911 sf

Special Features:

2 FAMILY AREAS

Fernsworth is a Tudor style home with a wide side balcony, two unpartitioned indoor family areas, and a larger garden space. Big roofs and liberal strokes add a dashing touch to the house.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

PHASE 12C1, PHASE 12C2 & PHASE 12C3

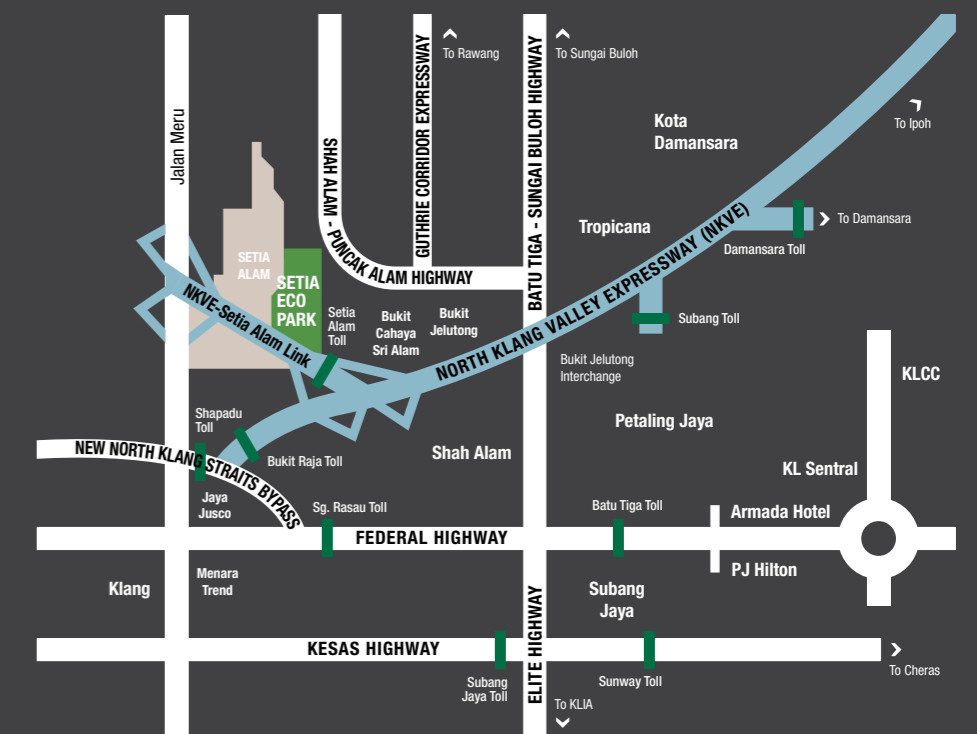
Structure	Reinforced Concrete	
Wall	Brickwork	
Roofing Material	Concrete Roof Tiles / RC Flat Roof	
Roof Framing	Timber Roof Truss (Phase 12C1) / Metal Truss (Phase 12C2 & Phase 12C3)	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Powder Coated Aluminium Frame Window	
Doors	Main Entrance	Solid Timber Decorative Door
	Bedrooms / Dry Kitchen	Solid Core Door
	Wet Kitchen	Aluminium Frame Glass Door
	Bathrooms	Timber Flush Door
	Others	Timber Louvres Door / Powder Coated Aluminium Frame Sliding Door / Powder Coated Aluminium Frame Folding Door (Type E1 & F1)
Ironmongery	Quality Ironmongery	
Wall Finishes	Kitchen	Porcelain Tiles
	Master Bathroom	Porcelain Tiles
	All Other Bathrooms	Porcelain Tiles
	Others	Plaster & Paint
Painting	Emulsion Paint Internally & Weather Resistance Paint Externally	
Floor Finishes	Ground Floor	
	Entrance Foyer	Porcelain Tiles
	Living / Dining / Guest Bedroom	Porcelain Tiles
	Dry Kitchen	Porcelain Tiles
	Wet Kitchen	Porcelain Tiles
	All Bathrooms	Porcelain Tiles
	Staircase	Timber Strips
	Store / Linen	Porcelain Tiles
	Car Porch / Driveway	Porcelain Tiles
	Others	Cement Render
	First Floor	
	All Bedrooms	Timber Strips
	Master Bathroom	Porcelain Tiles
	All Other Bathrooms	Porcelain Tiles
	Family Hall	Timber Strips
	Staircase	Timber Strips
	Balcony	Porcelain Tiles
	Others	Cement Render

		D2	E1	F1
Sanitary Wares & Plumbing Fittings	WC	5	6	5
	Wash Basin	5	6	5
	Shower	5	6	5
	Long Bath	1	1	1
	Kitchen Sink	2	2	2
Telephone & Electrical Installation	Light Point	36	40	36
	Power Point	36	36	41
	Air-cond Point	7	8	8
	Ceiling Fan Point	7	8	8
	Wall Fan Point	1	1	1
	Telephone Point	5	6	7
	TV Point	3	3	4
	Astro Point	1	1	1
	Door Bell Point	1	1	1
	Intercom Point	1	1	1
	Shaver Point	1	1	1
	Isolator Point	1	1	1
	Data Point	3	3	4
	Instant Water Heater Point	1	1	1
	Centralized Solar Water Heater Piping			
	3 Phase Wiring (60amps TNB meter cut off fuse)			
Fencing	1,200mm High Fencing at Side and Back			
Compound Area	Grass Turfing			



SETIA ECO PARK

Spread across a massive area of prime freehold land in Shah Alam, Setia Eco Park is renowned for its scenic landscape and quality products. With comprehensive facilities and walkable green spaces, it offers a stylish neighbourhood conducive to sustainable living.



Your dream home is one step away by searching for our GPS Coordinates: 3.1074, 101.4772



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• Developer's Licence No: 9586-25/04-2020/0340(L) - Validity Period: 04/04/2018 to 03/04/2020 - Advertising Permit No: 9586-25/04-2020/0340(P) - Validity Period: 04/04/2018 to 03/04/2020
• Land Tenure: Freehold - Land Encumbrances: Nil - Approved Authority: Majlis Bandaraya Shah Alam - Reference No: MBSA/BGN/BB/600-2(PB)SEK:U13/0245-2017
• Completion Date: April 2020 - Total Units: Double Storey Semi-Detached: 42 units - Min Price: RM 2,148,000.00 - Max Price: RM 2,728,800.00

• Developer's Licence No: 9586-27/01-2021/94(L) - Validity Period: 25/01/2019 to 24/01/2021 - Advertising Permit No: 9586-27/01-2021/94(P) - Validity Period: 25/01/2019 to 24/01/2021
• Land Tenure: Freehold - Land Encumbrances: Nil - Approved Authority: Majlis Bandaraya Shah Alam - Reference No: MBSA/BGN/BB/600-2(PB)SEK:U13/0245-2017 - Completion Date: January 2021
• Total Units: 22 - Type D2 - Min Price: RM 2,233,500.00 / Max Price: RM 2,233,500.00 / Total Units: 2 - Type E1 - Min Price: RM 2,308,800.00 / Max Price: RM 2,742,000.00 / Total Units: 14
• Type F1 - Min Price: RM 2,221,200.00 / Max Price: RM 2,799,600.00 / Total Units: 6

• Developer's Licence No: 9586-28/11-2021/01038(L) - Validity Period: 07/11/2019 to 06/11/2021 - Advertising Permit No: 9586-28/11-2021/01038(P) - Validity Period: 07/11/2019 to 06/11/2021
• Land Tenure: Freehold - Land Encumbrances: Nil - Approved Authority: Majlis Bandaraya Shah Alam - Reference No: MBSA/BGN/BB/600-2(PB)SEK:U13/0140-2018
• Completion Date: December 2021 - Total Units: 44 - Minimum Price: RM 2,233,500.00 - Maximum Price: RM 2,882,400.00

Setia