



SETIA FONTAINES
Archipelago of Dreams



AMAN SARA
SOUTH

A Place for Family. A Gift to Our Children.

An Archipelago of Dreams *by* Multiple Awards Winning Developer - S P Setia

For hundreds of years, Penang has been a dream place in the realm of Nusantara.

Setia Fontaines seeks to recapture this old-world charm and beauty, reinterpreting and preserving these cultural treasures with Setia's DNA of building vibrant townships within thriving natural enclaves.

Crafted meticulously with ecological equilibrium and artistic presentation, it is a place inspired by Penang's heritage, recreated for the world to appreciate and a gift for generations to come.





Setia Experience Centre

A Prime Location *with Strategic Convenience*

Setia Fontaines, a 1,675 acres mega township masterfully planned for a good life. A world class development located at the heart of North Seberang Perai featuring:

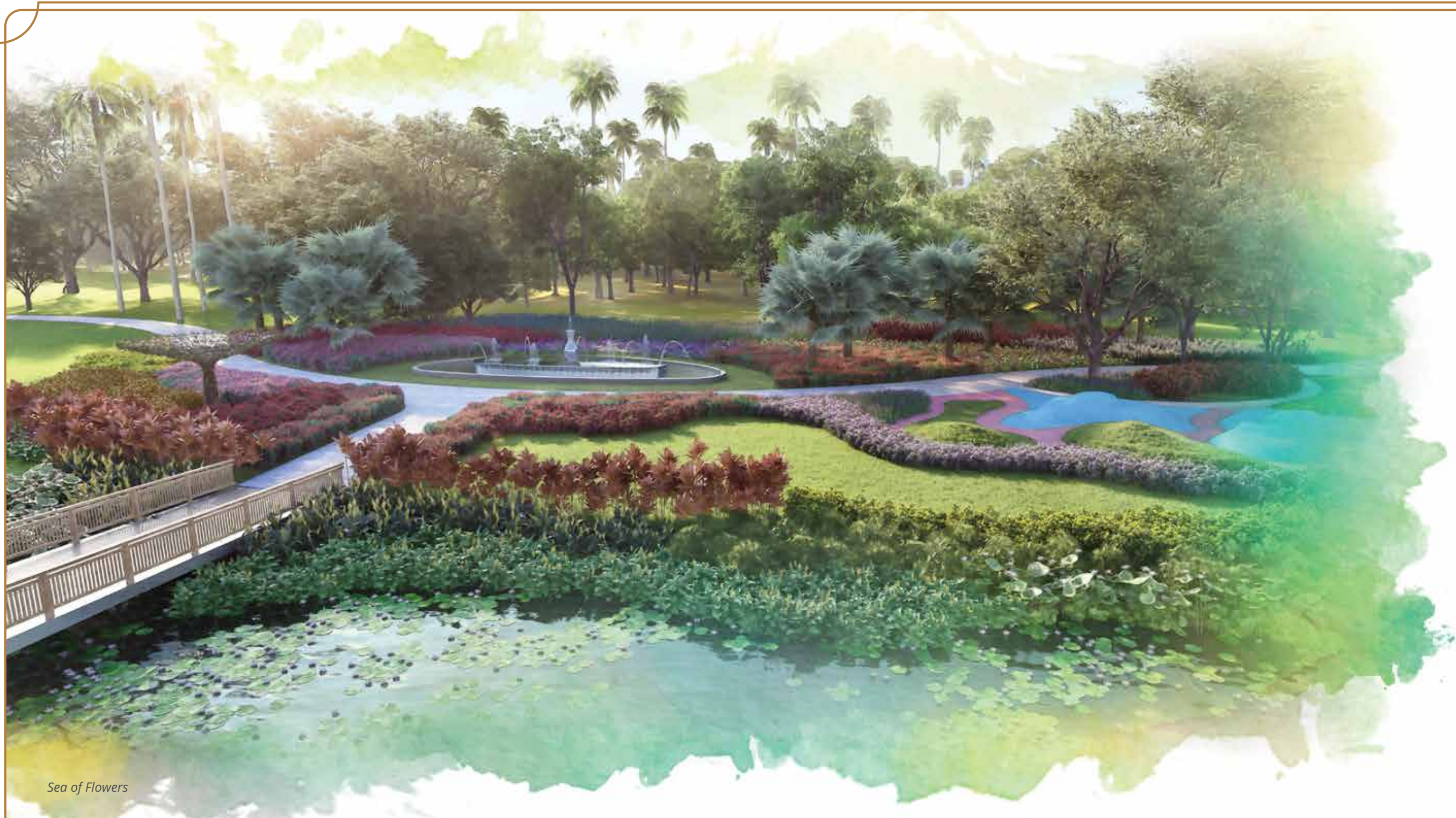
- 37 acres Townpark | 63 acres Lake
- 8.8km Waterway | 9 Heritage Themed Fountains
- Interconnected Islands with Integrated Jogging Path & Cycling Track



The township, easily accessible via major roads and highways, is also located within a walking distance from upcoming developments including:

- Setia IWC | City Centre Business Hub | Setia Experience Centre
- Northern Malaysia's First & Largest Musical Fountain | Future Integrated Commercial Development





Sea of Flowers

A Secluded Spot for Nature's Glory

Enter a tranquil haven of stunning beauty and vibrant colours. Retreat and refresh from life's tedium in this enchanting park – a true wonder of nature.

Over 20 Species of Flowers & Shrubbery | Biofiltration Boardwalk
Disabled-friendly Walkway | King Fisher Bridge



Enter a Realm of Peace & Tranquility

A modern enclave designed with tasteful touches of Nusantara elements, Amansara South @ Setia Fontaines features 394 units of terrace homes suitable for every family and lifestyle. The 22' x 70' single and double-storey houses are crafted for everyday living.

Come home to precious moments at Amansara South, the best affordable landed homes of North Seberang Perai.



Circle of Wealth



Amansara South Entrance Statement

Located in close proximity to well-established amenities in Bertam, Amansara South @ Setia Fontaines offers both living conveniences and lifestyle opportunities. Access the best of tertiary education options such as USM and UiTM and so on. Get daily groceries or last-minute shopping sorted with the nearby Tesco, Sunshine or Mydin Shopping Mall. There is something for everyone, here at Amansara South.





Lake View of Welcome Pavilion

Get a Grand Reception *In or Out*

Sporting elegant architecture amidst a luxuriant garden of verdant greenery, this is sure to be a refreshing sight after a long day out. It is also the perfect spot for meeting up with visiting family or friends, and making a lasting impression on them.



Zen within a Sanctuary of Modern Meets Nature

Be one with nature in the company of beautiful butterflies and singing birds in complete peace and privacy. Lush green surroundings create the perfect environment to lead a healthy lifestyle at Amansara South.



Wellness Garden & Yoga Deck

AMANSARA SOUTH

Site Plan

- SINGLE STOREY TERRACE HOUSE - AS Joy
- SINGLE STOREY TERRACE HOUSE - AS Bliss
- DOUBLE STOREY TERRACE HOUSE - AS Glow

Legend

- 1 PALM BOULEVARD
- 2 AMANSARA SOUTH ENTRANCE STATEMENT
- 3 WELCOME PAVILION
- 4 LINEAR PARK
- 5 SEPAK TAKRAW COURT
- 6 PLAYGROUND
- 7 BASKETBALL COURT
- 8 THERAPEUTIC GARDEN
- 9 WELLNESS GARDEN
- 10 YOGA DECK



Playground

Reflexology Path



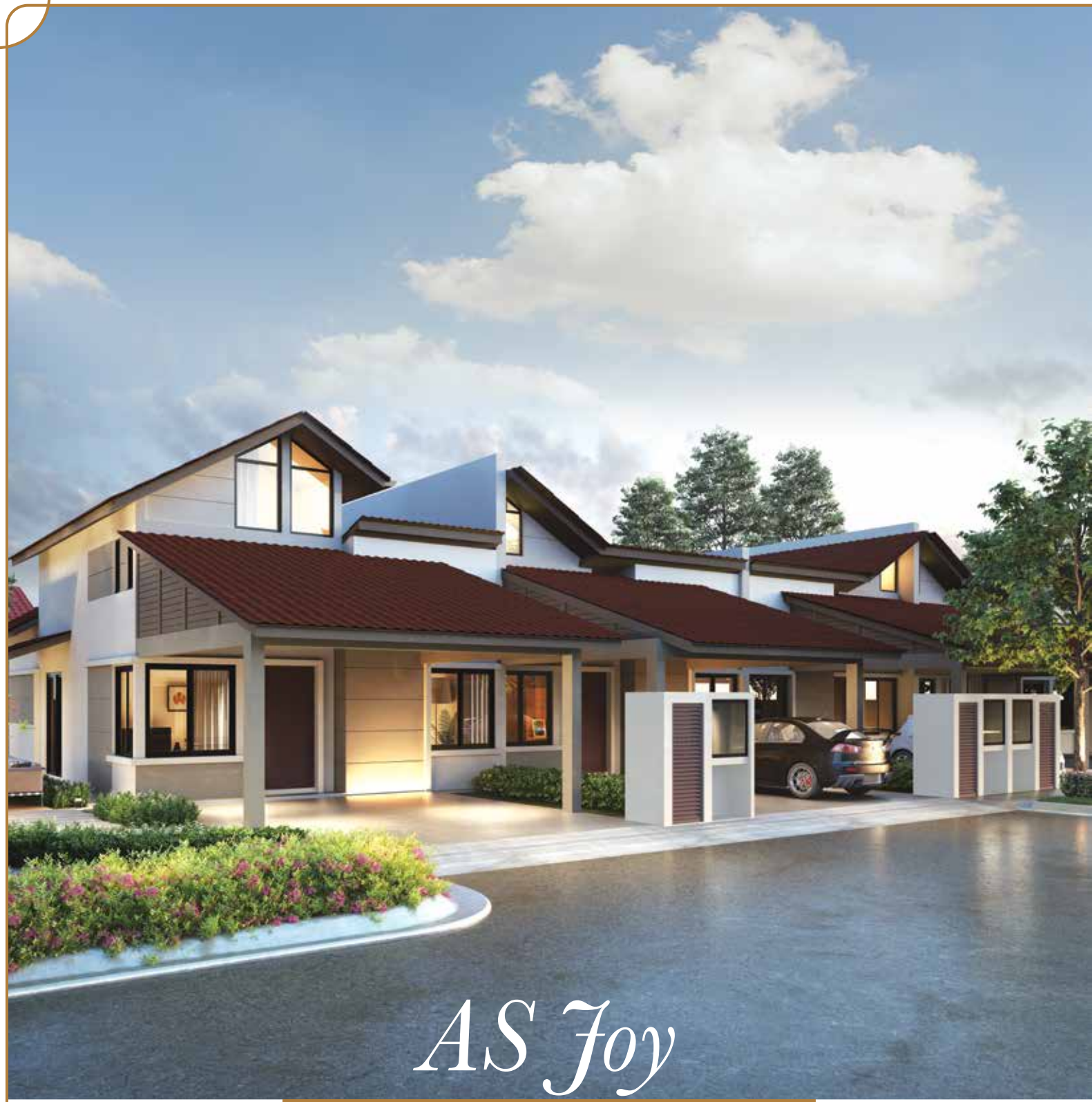
Jogging Path

A Picture Perfect Setting *for Enriching Life*

Engage in daily activities within beautifully designed spaces and serene environments, all designed for comfort and ease.

Flexible Layout | Private Pocket Garden | North-South Orientation | Underground Cabling
3.7 acres Green Area | Jogging Path | 10 Lifestyle Features & Facilities
50ft Internal Road with Concealed Drain





AS Joy

SINGLE STOREY TERRACE

喜悦

Xí Yuè

CERIA

Floor Plan



CORNER / END UNIT

INTERMEDIATE

Land Size: 22' x 70' | Built Up: 1,336 sqft



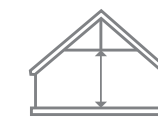
2 Carparks



3 Bedrooms



2 Bathrooms



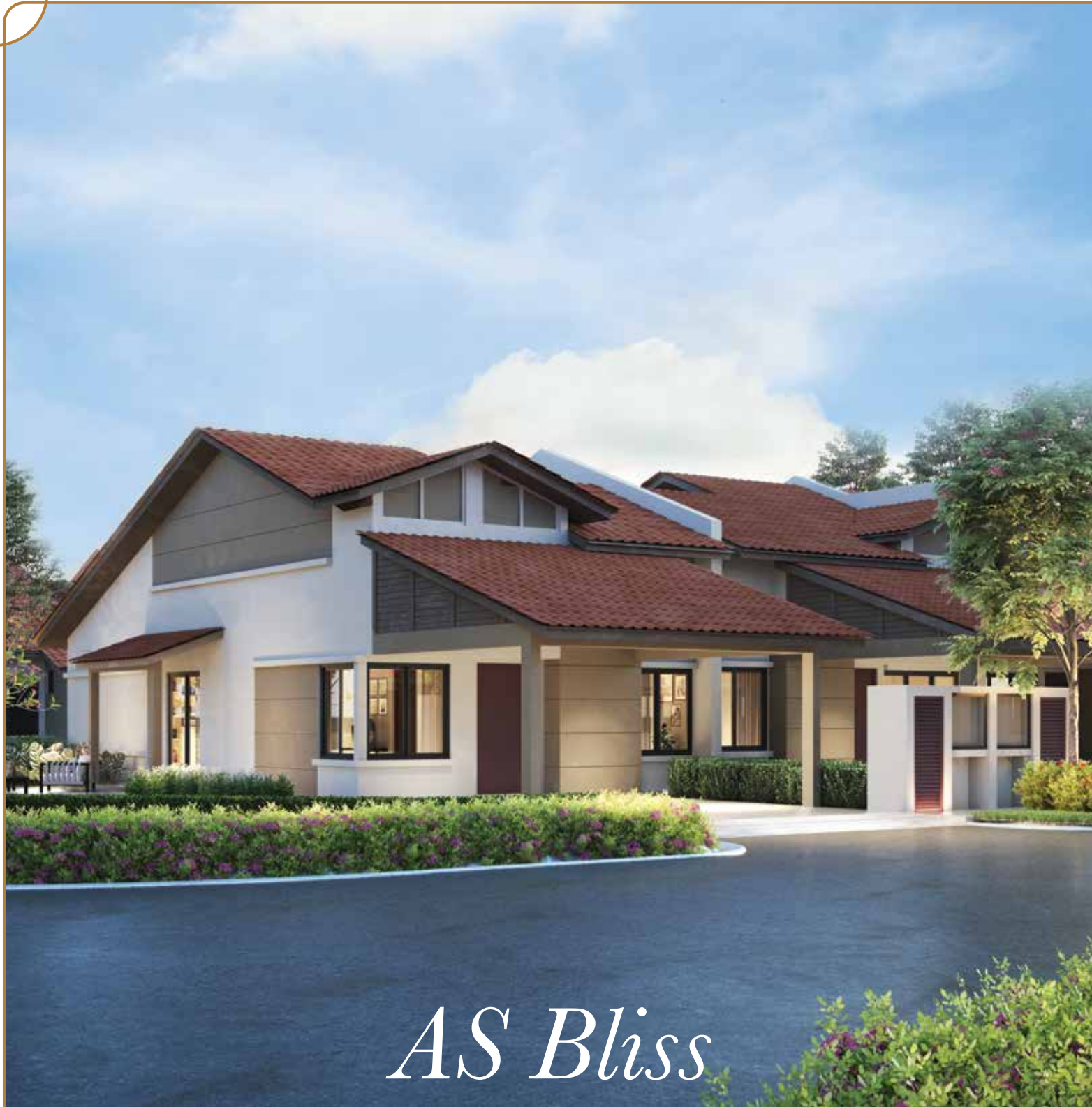
High Ceiling



Internal Courtyard



Bright Airy Space



AS Bliss

SINGLE STOREY TERRACE

幸福
Xīng Fú
BAHAGIA

Floor Plan



CORNER / END UNIT

INTERMEDIATE

Land Size: 22' x 70' | Built Up: 1,363 sqft



2 Carparks



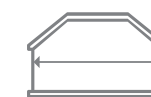
3 Bedrooms



2 Bathrooms



Flexible Layout



Comfortably Spacious



Enclosed Kitchen Design



AS Glow

DOUBLE STOREY TERRACE

輝煌

Hūi Húang

SINAR

Floor Plan



Land Size: 22' x 70' | Built Up: 1,835 sqft



2 Carparks



4 Bedrooms



3 Bathrooms



Open Floor Living & Dining



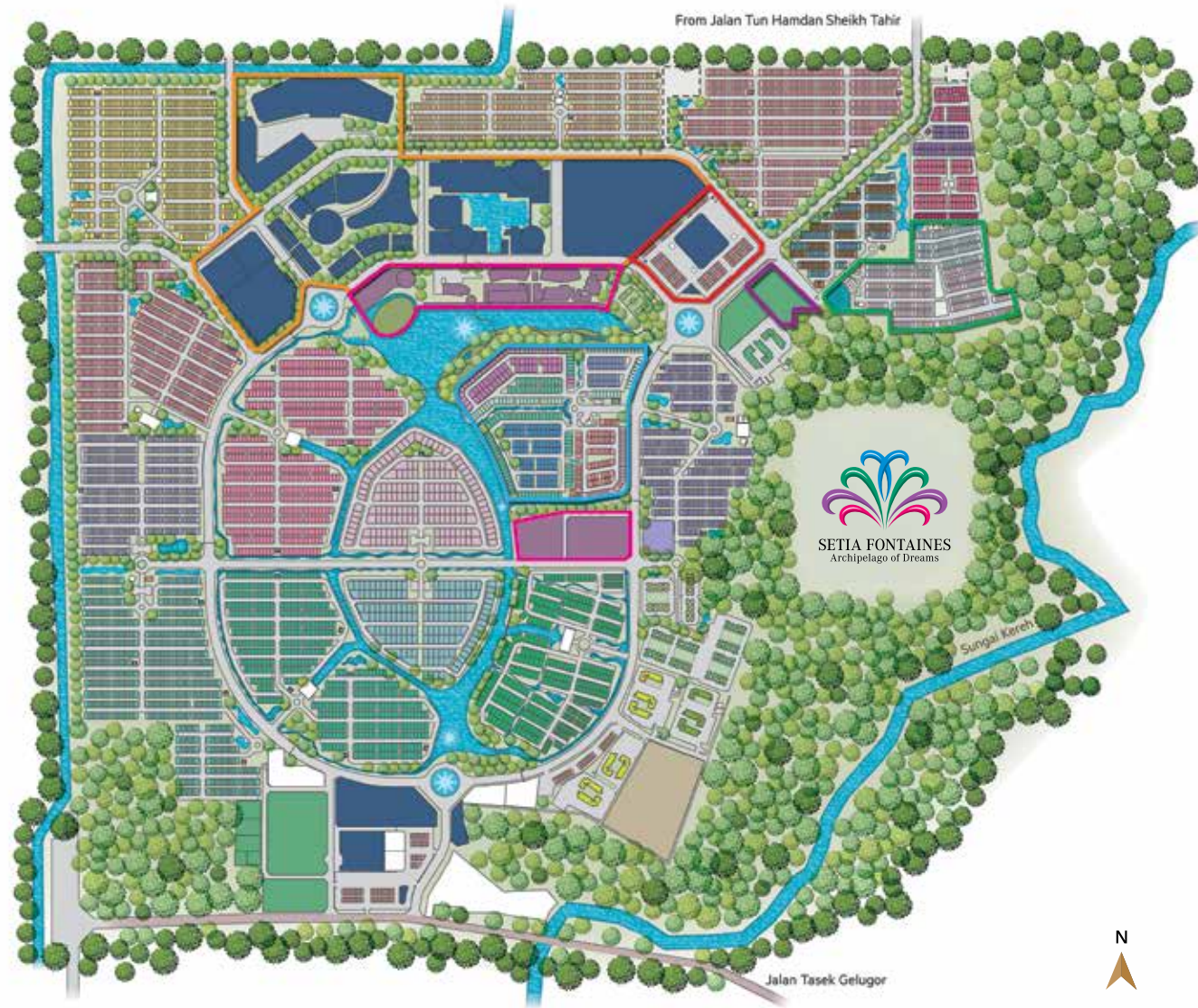
Space to Accommodate Built-In Wardrobe



Private Study Corner

Master Plan

Specification



Legend

- City Centre Business Hub
- Setia Fontaines City Centre
- Amansara South
- Precinct 6
- Proposed Chinese School
- Setia IWC

Structure	Reinforced Concrete Frame
Wall	Brickworks with Plaster
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof
Roof Framing	Lightweight Steel Trusses / Steel Trusses
Ceiling	Concrete Slab / Plaster Ceiling with Paint
Windows	Aluminium Frame Glass Window
Doors	Timber Flush Door
	Aluminium Frame Glass Sliding Door
Ironmongery	Approved Quality Lockset

Wall Finishes	
External wall	Plaster & Paint
Internal wall	Plaster & Emulsion Paint
Toilet Wall	Ceramic Tiles at 1500mm Height / Plaster and Paint
Kitchen wall	Ceramic Tiles at 1500mm Height / Plaster and Paint

Floor Finishes	
Car Porch, Terrace, Apron & Yard	Cement Render
Living, Dining, Kitchen, Master Bedroom, Bedroom 1, Bedroom 2 & All Bathrooms	Ceramic Tiles

Sanitary & Plumbing Fittings	
Kitchen	Sink with Tap
All Bathrooms	Sanitary Wares and Fittings
Car Porch & Yard	Tap

	AS Joy	AS Bliss	AS Glow
Electrical Installation			
Lighting Point	15	14	20
13A Power Point	12	12	15
Fan Point	5	5	6
Air-con Point	2	2	4
Fibre Wall Socket	1	1	1
Heater Point	2	2	3
TV Point	1	1	2

Electrical Supply	1-phase Power Supply
Fencing	GI Mesh Fencing

All information, specifications and plans contained in this brochure are subject to variations, modifications and substitutions as may be imposed by the Appropriate Authorities or recommended by the Developer's Architect.

Location Map



EASY CONNECTIVITY

- KTM Tasek Gelugor
- North-South Highway
- Butterworth-Kulim Expressway
- Butterworth Outer Ring Road
- Penang Bridge
- Proposed 3rd Link

EDUCATIONAL INSTITUTES

- Universiti Sains Malaysia (USM)
- Universiti Teknologi MARA (UiTM)
- Maktab Rendah Sains MARA
- Institut Latihan Perindustrian
- Kolej Matrikulasi Penang
- SMK Sains Kepala Batas
- SJK (C) Pei Yu
- SJK (C) Kai Chee

AMENITIES

- Hospital Kepala Batas
- Federal Administrative Centre
- Proposed Bertam Specialist

LEISURE & TOURISM

- Tesco Hypermarket
- Mydin Hypermarket
- Sunshine Shopping Mall
- Frog Hill
- Penang Golf Resort
- MPSP Sports Complex
- Penang Bird Park

Stay Together. Stay Setia
livelearnworkplay

Malaysia | Vietnam | Australia | Singapore | China | United Kingdom

Call +604 576 2255 (Welcome Centre) +604 618 0225 (Satellite Gallery)
www.setiafontaines.com

Setia Fontaines Welcome Centre
Lot 65 & 67, Persiaran Seksyen 4/7, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang

Setia Fontaines Satellite Gallery
No. 108-B-01-18, Spice Canopy, Jalan Tun Dr. Awang, 11900 Pulau Pinang

Facebook and Instagram icons followed by SetiaFontaines



DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-1/08-2021/0709(L) • Validity Date: 02/08/2019 - 01/08/2021 • Advertising and Sales Permit No.: 19732-1/08-2021/0709(P) • Validity Date: 02/08/2019 - 01/08/2021 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/129 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: August 2021 • Single-storey Terrace • Total units: 268 unit • Price: RM404,500 (min) - RM523,200 (max) • Double-storey Terrace • Total units: 126 unit • Price: RM522,400 (min) - RM631,300 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.



Setia