

Bywater
HOMES

VALIDUM

22' x 70'

2-STOREY TERRACE HOMES



PRIMARY, SECONDARY & PRIVATE SCHOOLS

- SRJK (C) Pin Hwa (1)
- SJK (T) Ladang North Hummock
- SK Setia Alam
- SMK Setia Alam
- Tenby International School
- Peninsula International School Australia
- REAL Kids
- IDRISSI International School

SETIA CITY

- S P Setia HQ
- Setia City Convention Centres
- Setia City Residences
- Top Glove Tower
- Trefoil
- Courtyard by Marriott
- Audi Centre
- Kossan HQ (future)

BANKS

- Maybank
- CIMB Bank
- Hong Leong Bank
- Ambank
- RHB Bank
- Bank Simpanan Nasional
- Bank Islam
- Public Bank

RECREATIONAL PARKS

- Wetland Park
- Urban Park
- Setia City Park
- Town Park
- Western Park
- Active Park

SHOPPING MALLS & HYPERMARKETS

- Setia City Mall
- LuLu Hypermarket
- Lotus's
- Village Grocer



URBAN CONVENIENCE

Because you want more time to do the things you love, Setia Alam has been thoughtfully planned to ensure that all facilities, parks and recreation are just a stone's throw away from your home.

Playgrounds, kindergartens, a community hall, surau, gym, sports courts, lush gardens and more are just a short walk away at the Village Green.





THE SERENITY OF WATER
THE BEAUTY OF NATURE

Charmingly set between creeks and greens,
the Bywater Homes collection blends contemporary design with
the most scenic surroundings. Suited to multigenerational families,
it will breathe new life into everyday pursuits.



SHARED ADVENTURES
SOLO PURSUITS

Live or learn, work or play, the enclave's appealing surrounds are perfect to escape the humdrum routine of your day, to discover new hobbies or simply reconnect with people amidst a wonderful mix of amenities and well-planned streetscapes.



LIVELY ENVIRONS
TRANQUIL NEIGHBOURHOOD

The Active Park, a vibrant community space linked via a walking and cycling path centres the neighbourhood.

Its delightful views, fresh air and, interesting flora and fauna invite residents, young or old, to step outside, get active and enjoy the great outdoors together.

FACILITIES HIGHLIGHTS



Pump Track



Basketball Court



Teng Teng Game
(Hopscotch)



Mini Skatepark



Pavilion



Gazebo



Mounded Garden



Outdoor Fitness
Station



Children's
Playground



Viewing Deck





TYPE G

Scenically set amidst parks and wetlands, the welcoming spaces of the home, including three ensuite bedrooms upstairs and an additional yard will put a spring into your step as you go about your day.



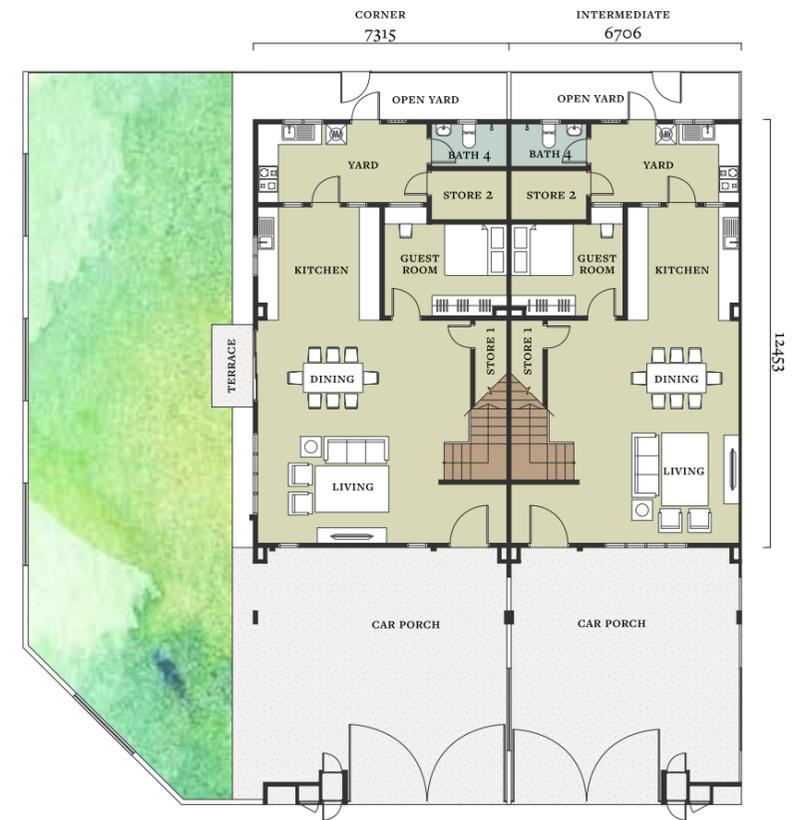
4+1

CORNER
2551 SF

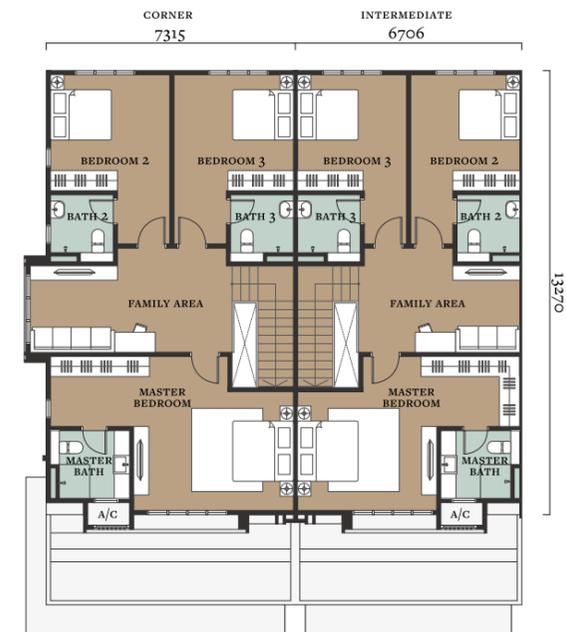
INTERMEDIATE
2198 SF



4



GROUND FLOOR



FIRST FLOOR



TYPE H

Shaped by the land's terrain and smartly designed around the upstairs and downstairs family areas, loved ones will thrive here. Interacting, roaming and playing freely, content in each other's company.



4+1 / 4

CORNER
2551 SF

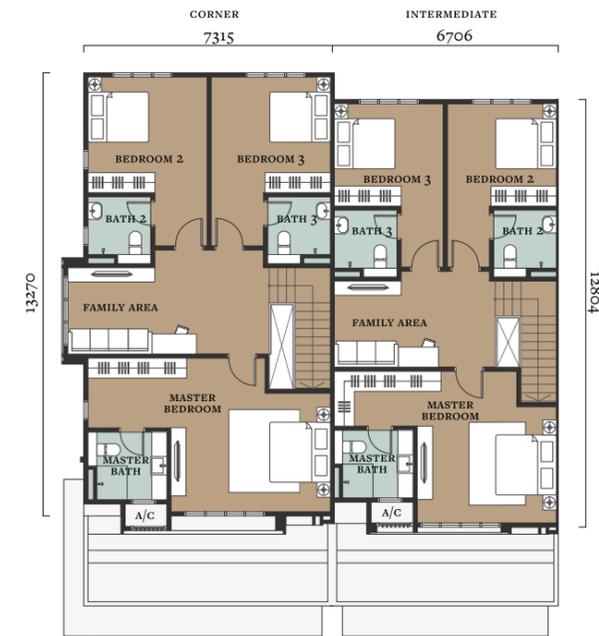
INTERMEDIATE
2104 SF



4



GROUND FLOOR



FIRST FLOOR



TYPE J

Well-placed glass doors and large windows draw more light, air and views inside, evoking larger and livelier living spaces that will entice family members to stay in more and do more together.



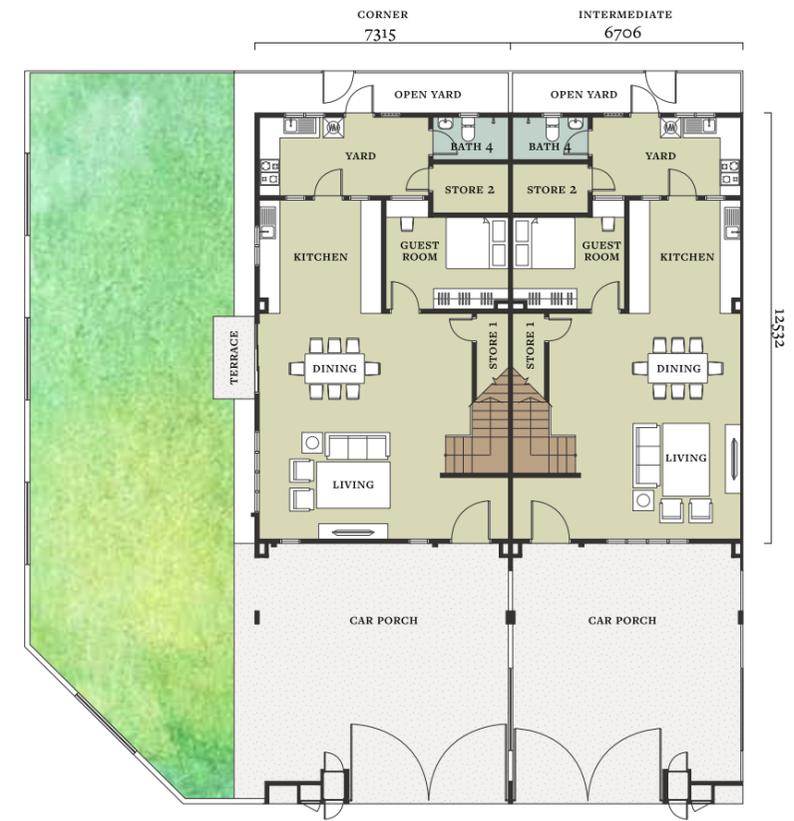
4+1

CORNER
2593 SF

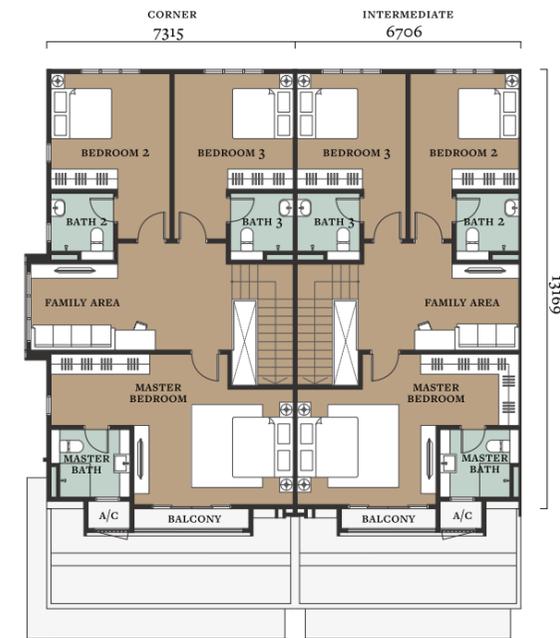
INTERMEDIATE
2233 SF



4



GROUND FLOOR



FIRST FLOOR



PANICUM SERIES BYWATER HOMES

A native prairie grass that is beautiful yet tough and functional, the *Panicum* species provides food and cover for birds and insects. In the wild, the taller varieties form scenic natural screens while the shorter variety creates stunning sweeps of colour and texture in landscapes.



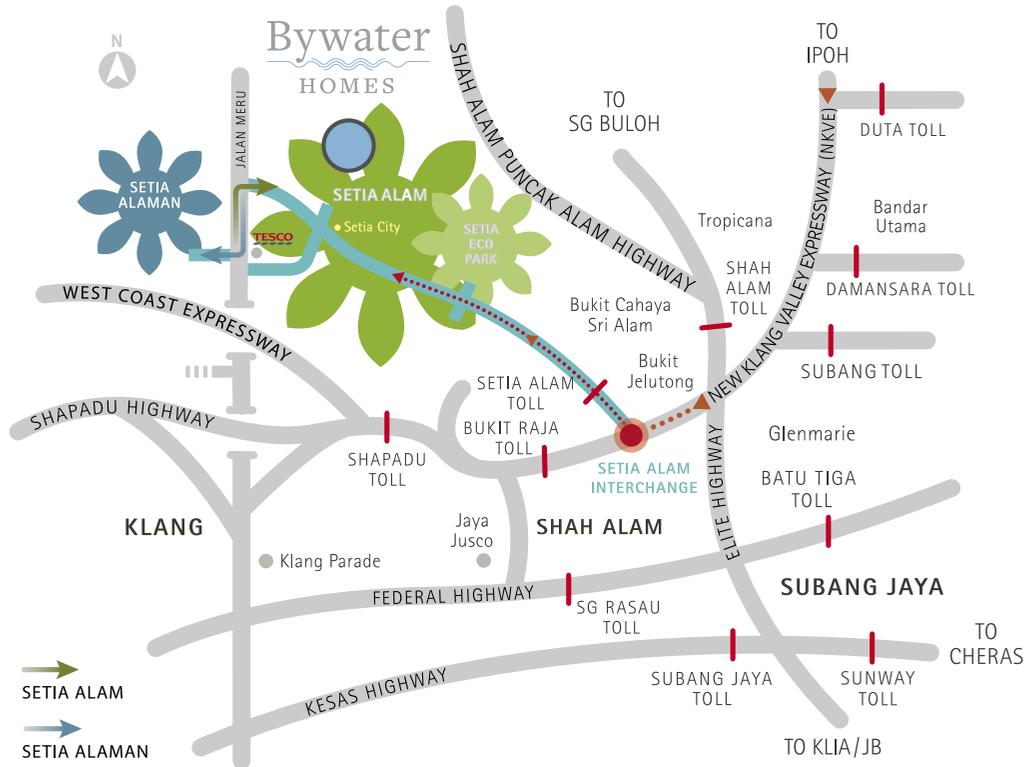
VALIDUM 2-STOREY TERRACES BYWATER HOMES



- ENHANCED SECURITY
- NATURAL ENVIRONMENT
- PRACTICAL LAYOUT
- SPACIOUS CAR PORCH
- LANDSCAPED WATERWAYS
- CONVENIENT LOCATION

LOCATION MATTERS

Bywater Homes is situated next to water and award-winning parks. All your needs and wants are easily fulfilled at the nearby Setia Taipan Commercial Precincts and Setia City with a variety of lifestyle amenities, education, medical care and shopping just a short drive away.



Getting around is a cinch here. Setia Alam is just minutes away from key destinations via the NKVE-Setia Alam Link (Exit 102).



Two link roads connect Setia Alam directly with Shah Alam. The link road via Desa Alam U12 leads to Seksyen 7. The second link road to Seksyen U10 Shah Alam/ Alam Budiman will offer easy access to the upcoming DASH Highway that links to four highways i.e. the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.



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setiaalam.com.my

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Developer: Bandar Setia Alam Sdn Bhd (Company No.: 20101020381 (566140-D)) • Project Manager: SP Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9246-120/10-2023/0766(L) • Validity Period: 28/10/2021 - 27/10/2023 • Advertising & Sales Permit No.: 9246-120/10-2023/0766(P) • Validity Period: 28/10/2021 - 27/10/2023 • Land Tenure: Freehold • Land Encumbrances: Nil • Restrictions of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-1(PS)/SEK.U13/0002-2020 • Expected Completion Date: June 2023 • 2-storey Terrace House Type G, Total Units: 43 Units • 2-storey Terrace House Type H, Total Units: 19 Units • 2-storey Terrace House Type J, Total Units: 31 Units • Built-up: 2,104 sqft (Min); 2,593 sqft (Max) • Price: RM878,000 (Min); RM1,349,000 (Max) • 7% Discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.