



Setia Eco Park

CREATOR OF

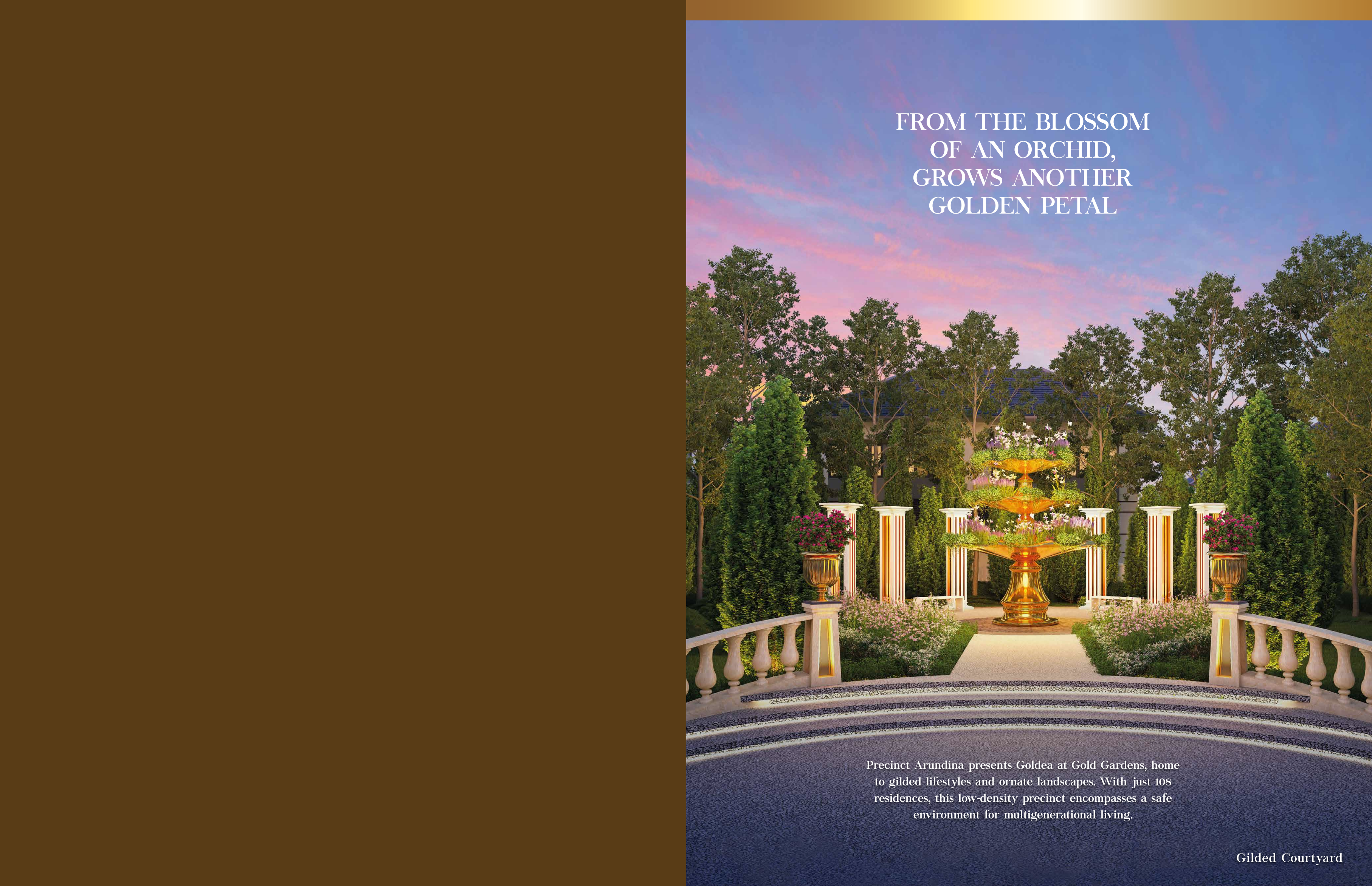


PRECINCT
ARUNDINA

NATURE'S BEST GEM


GOLDEA

2-STOREY SEMI-DETACHED HOMES



FROM THE BLOSSOM
OF AN ORCHID,
GROWS ANOTHER
GOLDEN PETAL

Precinct Arundina presents Goldea at Gold Gardens, home to gilded lifestyles and ornate landscapes. With just 108 residences, this low-density precinct encompasses a safe environment for multigenerational living.

A modern garden pavilion with gilded columns and a mesh roof, surrounded by trees and golden sculptures. The pavilion is illuminated from within, casting a warm glow. The garden is landscaped with various trees, including tall cypresses and leafy deciduous trees. In the foreground, there are two large, golden, abstract sculptures that resemble stylized flowers or butterflies. The ground is paved with a pattern of light and dark stones, and there are several low, rectangular tables or benches made of a similar material. The sky is a soft, twilight color, suggesting the time is dusk.

The Gold Gardens is no stranger to elaborate landscape design. Garden pavilions with gilded columns and enchanting sculptures dot the enclave, reminiscent of nature and the resident wildlife.

Jewel Wings Pergola

EXCITING DAYS
TURN INTO
BRILLIANT EVENINGS

THE MAGIC BEGINS WHEN YOU STEP OUTSIDE

Lattice Gazebo

Follow the tree-lined trails and come forth to a regal resting alcove where the thick greenery and breezy ambience envelope you in a gentle embrace.

Shining in all its glimmer is the Princess Anneliese Bridge and Carriage, poised as the heart of the Central Park. This enchanting park is just a short walk from the Gold Gardens and has a cohesive collection of creative playscapes, a pristine lake, viewing decks and scenic jogging trails.



ETHEREAL
AS IT IS AND
REGAL AS CAN BE



WELLNESS & INDULGENCE
 ————— FACILITIES PLAN —————

LEGEND

- | | | |
|----------------------------|---------------------------|---|
| 01. SPACE FOR HALL | 07. HALF BASKETBALL COURT | 13. OPEN LOUNGE |
| 02. GYM & AEROBIC ROOM | 08. SWIMMING POOL | 14. SPACE FOR CAFE |
| 03. SAUNA | 09. WADING POOL | 15. M&E AND SERVICES ROOM |
| 04. CHANGING ROOM | 10. MANAGEMENT OFFICE | 16. TENNIS COURT |
| 05. SPACE FOR KINDERGARTEN | 11. RECEPTION | 17. CHILDREN'S PLAYGROUND & MAZE GARDEN |
| 06. MUSOLLA | 12. CONCIERGE | 18. GLAMPING LAWN |



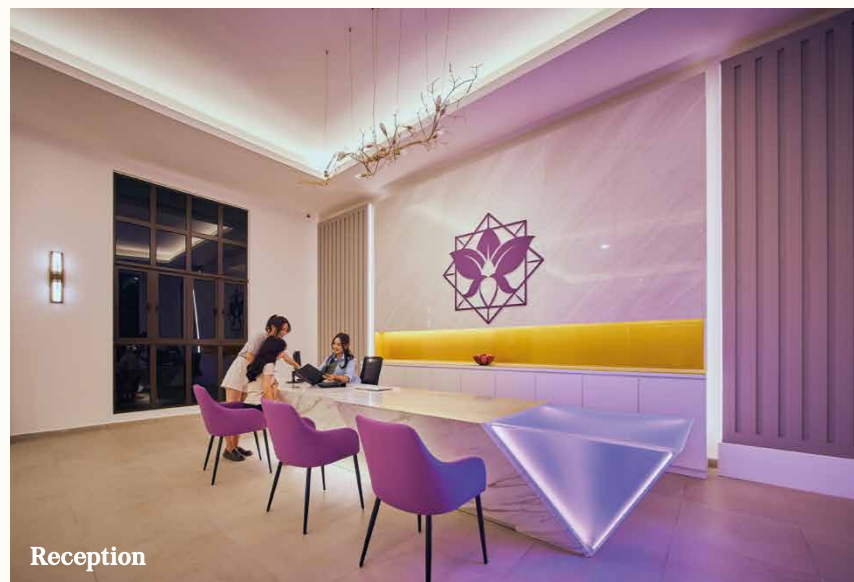
Lady Arrya Canopy

PREMIUM RECREATIONAL EXPERIENCE

Precinct Arundina's exclusive Clubhouse offers residents state-of-the-art facilities, services and charming outdoor spaces for a moment or hours of relaxation, reflection and recreation.



Glamping Lawn



Reception



Gym & Aerobic Room

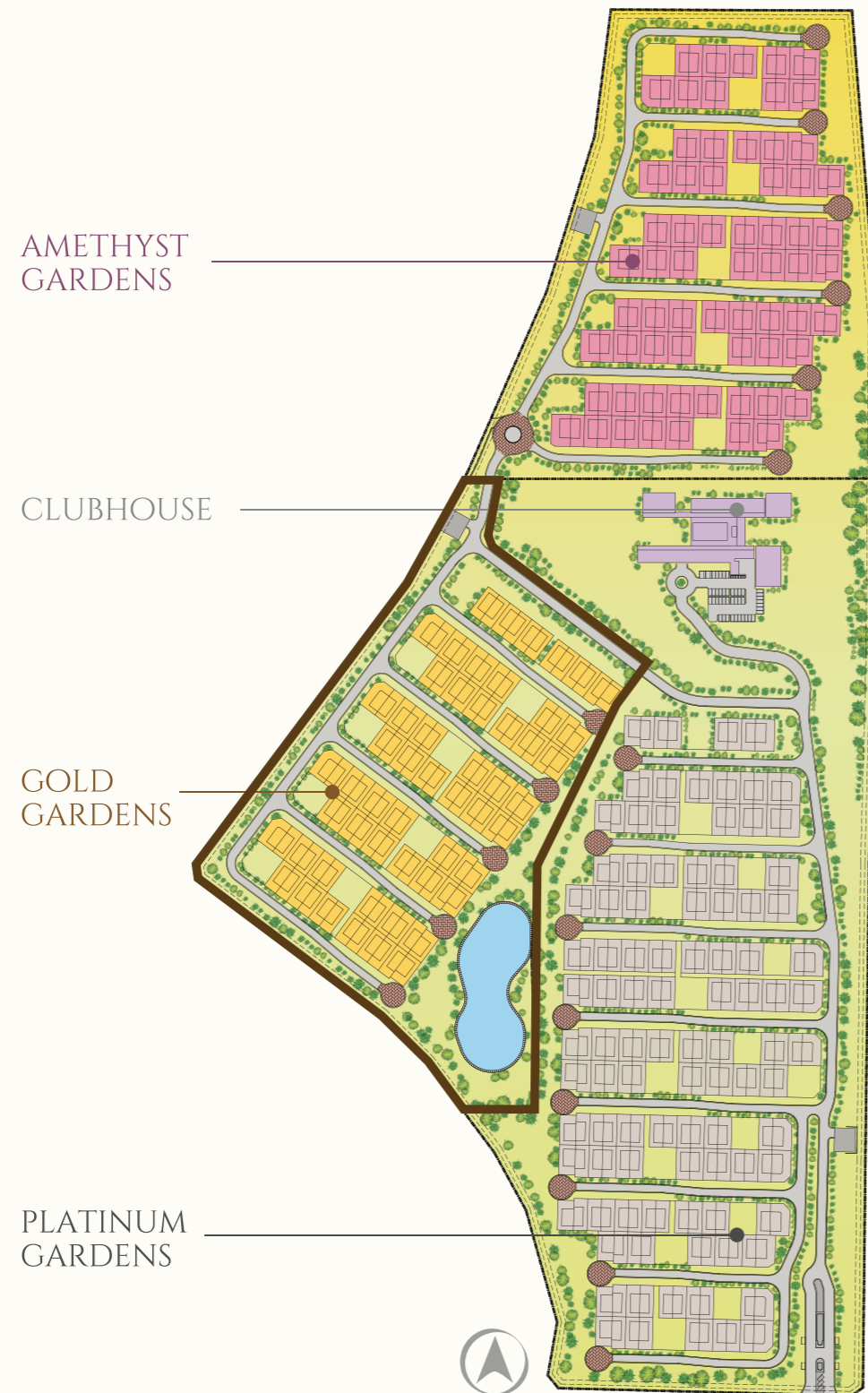


GATHER UNDER THE STARS

The lush green lawn before the Clubhouse is open for the residents to enjoy doorstep glamping. With fairy lights lighting up the space, there is no reason to not admire the outdoors at night.

MASTER PLAN

Gold Gardens is located close to the Clubhouse for residents to experience wellness activities and other premium concierge services.



GOLD GARDENS

SITE PLAN

Cul-de-sac design ensures the safety of the residents, while speed bumps and 24-hour security enhance the security of the enclave.



LEGEND: ● TYPE A SQUARE ● TYPE A CURVE ● TYPE B ● TYPE C ● SHOW VILLAGE



TYPE A (SQUARE)



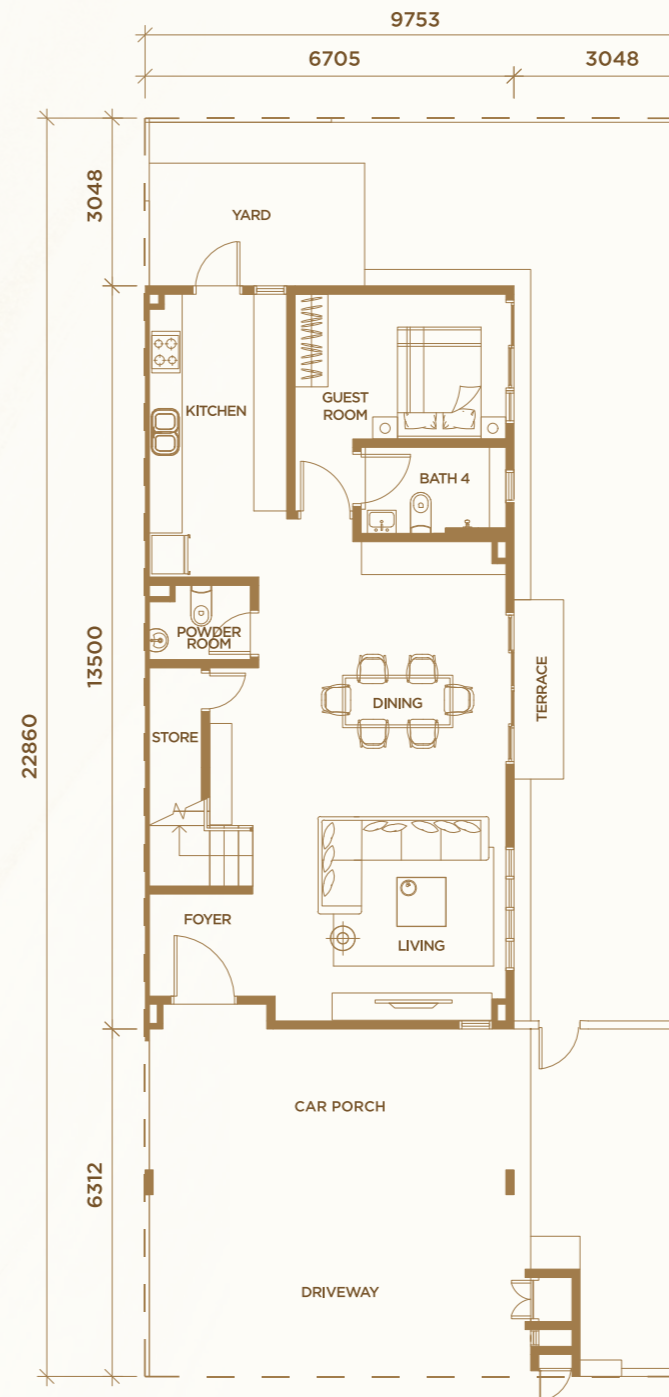
TYPE A (CURVE)



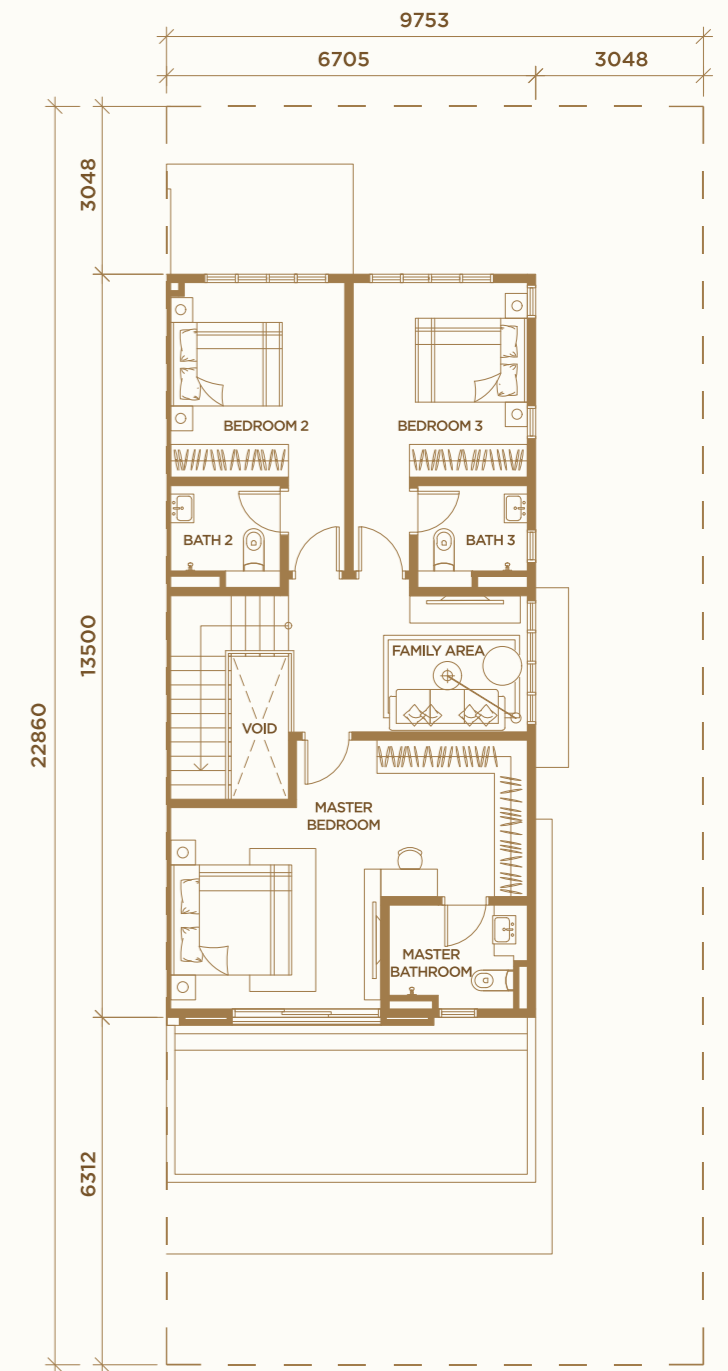
TYPE
A

4 Bedrooms & 4 Bathrooms
+ 1 Powder Room

Land Size: 32' x 75' | Built-up Size: 2,362 sqft



Ground Floor



First Floor



TYPE B

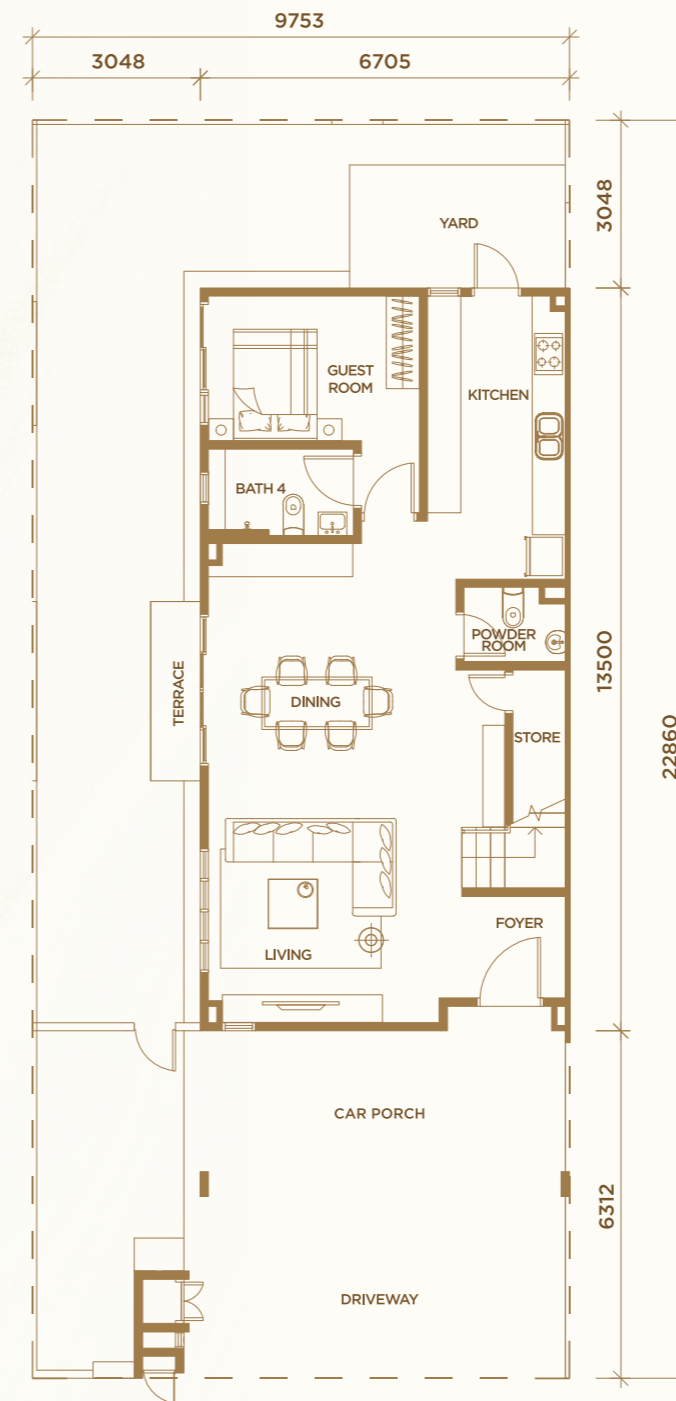
TYPE C



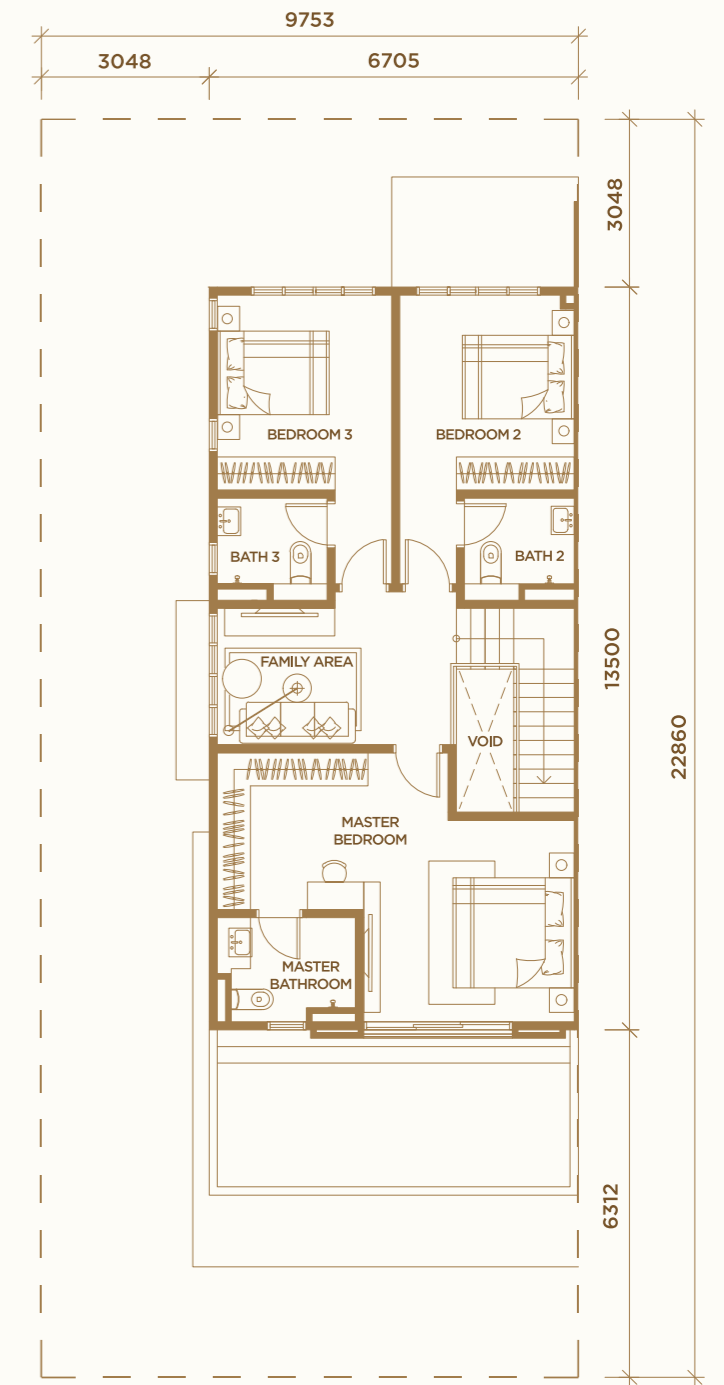
TYPE B

4 Bedrooms & 4 Bathrooms
+ 1 Powder Room

Land Size: 32' x 75' | Built-up Size: 2,362 sqft



Ground Floor



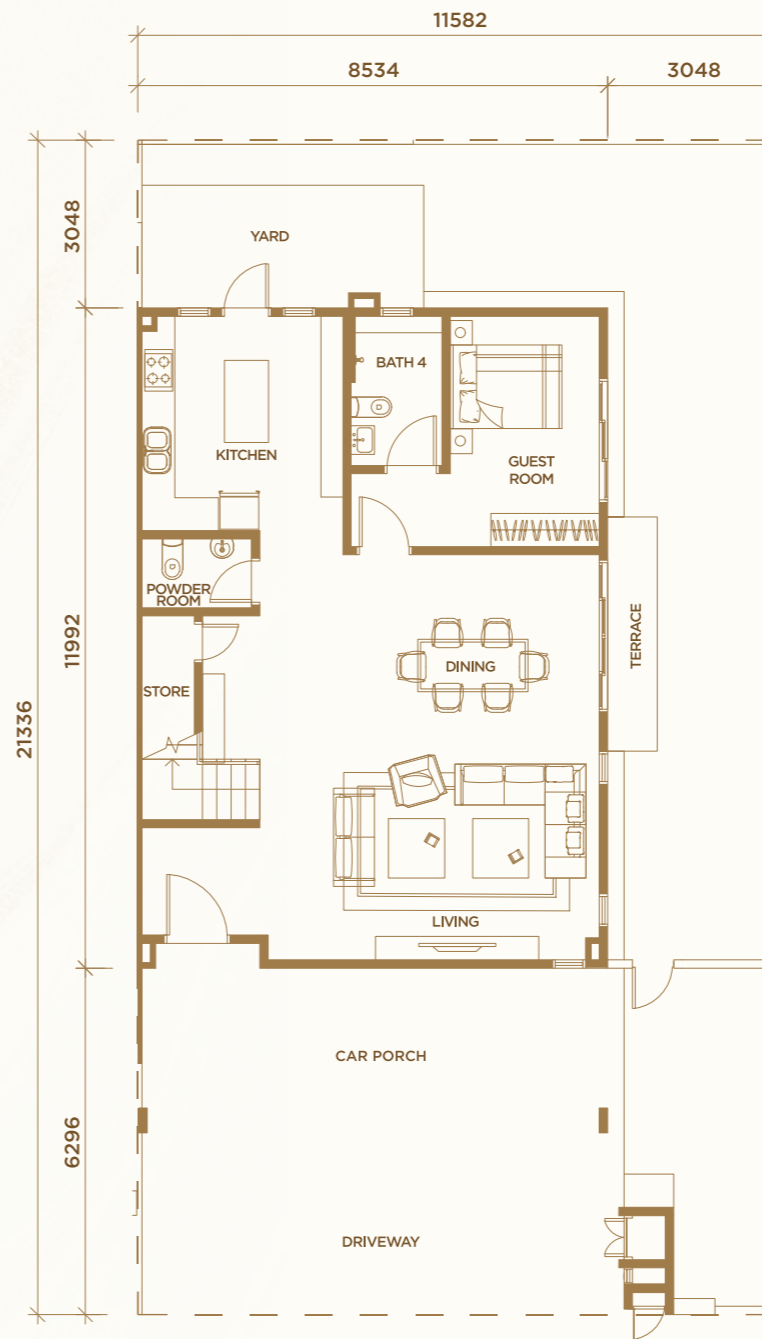
First Floor



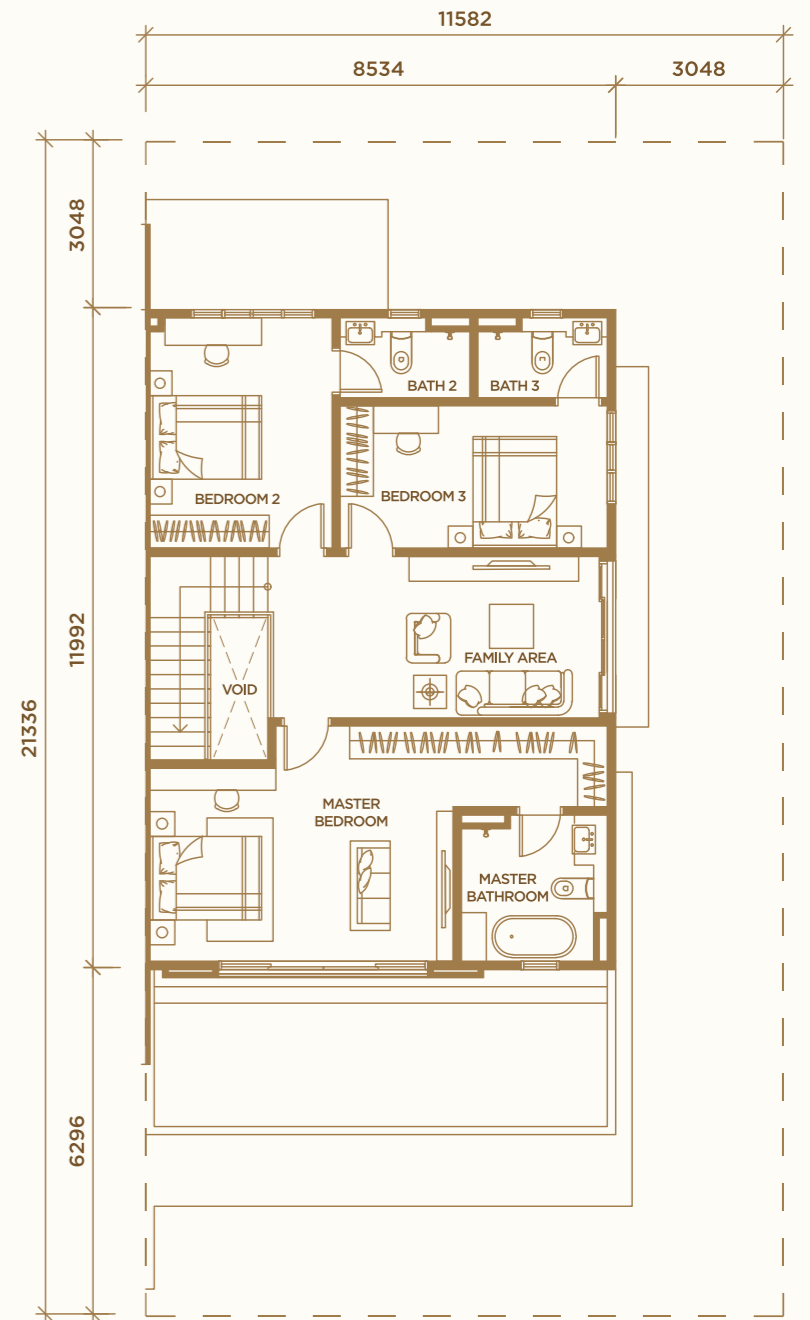
TYPE
C

4 Bedrooms & 4 Bathrooms
+ 1 Powder Room

Land Size: 38' x 70' | Built-up Size: 2,721 sqft



Ground Floor

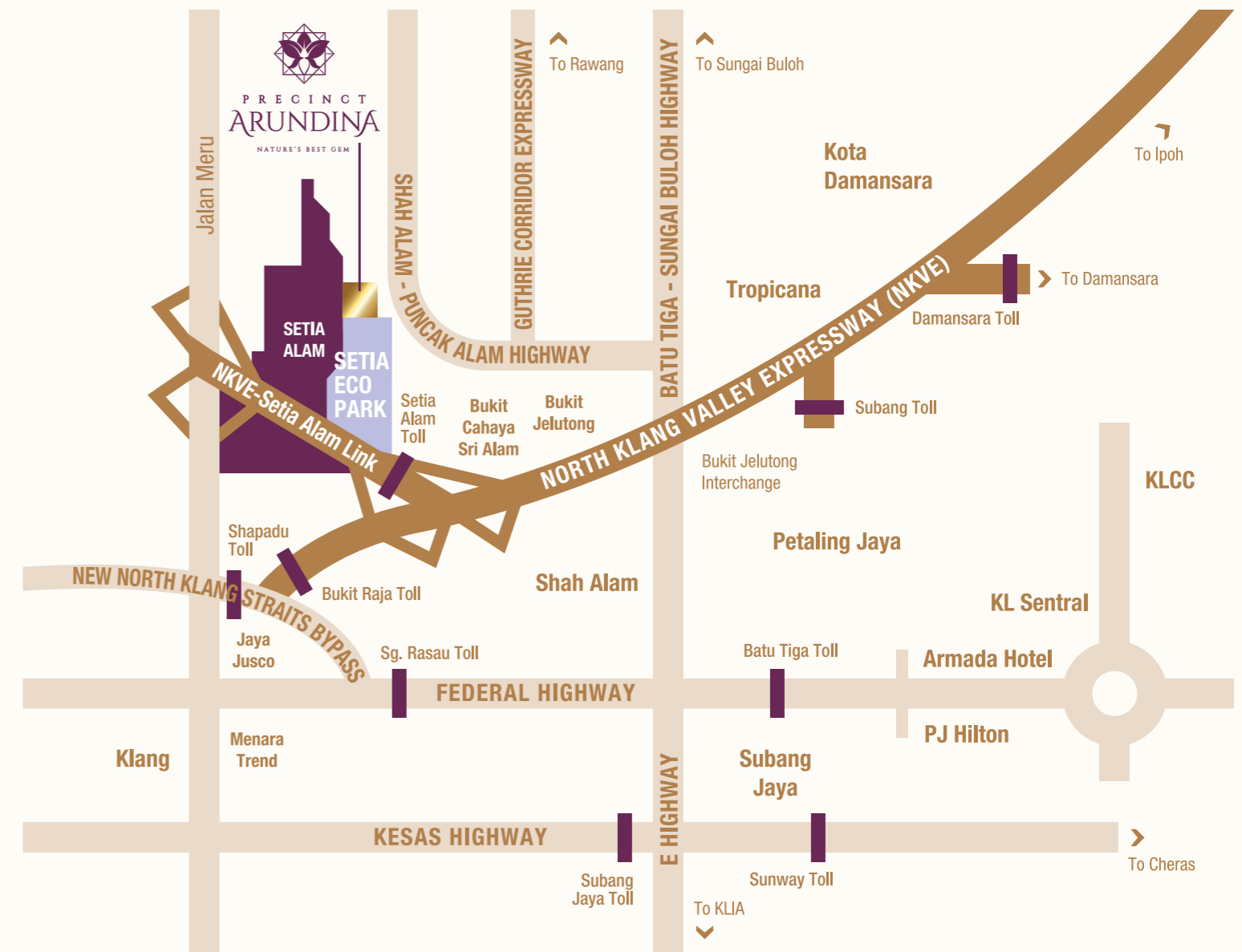


First Floor

SPECIFICATIONS

Structure	: Reinforced Concrete			
Wall	: Brickwork/ Reinforced Concrete			
Roofing Covering	: Roof Tiles/ Concrete Slab			
Roof Framing	: Metal Truss			
Ceiling	: Skim Coat/ Plaster Ceiling			
Windows	: Powder Coated Aluminium Frame Window			
Doors	: Main Entrance	: Solid Core Timber Door		
	: Bedrooms	: Flush Door		
	: Others	: Flush Door/ Timber Louvres Door/ Aluminium Glass Door/ Powder Coated Aluminium Frame Sliding Door		
Ironmongery	: Quality Ironmongery			
Wall Finishes	: Kitchen	: Ceramic Wall Tiles		
	: Master Bath	: Porcelain Wall Tiles		
	: All Other Baths	: Porcelain Wall Tiles		
	: (Type A1, A2, B1, B2) Bath 2	: Porcelain Wall Tiles (2.7m Height)		
	: Others	: Plaster & Paint		
Floor Finishes	: Ground Floor			
	: Foyer/ Living/ Dining	: Porcelain Tiles		
	: Kitchen	: Porcelain Tiles		
	: Yard	: Porcelain Tiles		
	: Guest Room	: Porcelain Tiles		
	: Bath 4	: Porcelain Tiles		
	: Store	: Porcelain Tiles		
	: Terrace	: Porcelain Tiles		
	: Car Porch	: Porcelain Tiles		
	: Driveway	: Porcelain Tiles		
	: Powder Room	: Porcelain Tiles		
	: Staircase	: Timber Strips, Plaster & Paint		
	: Others	: Cement Render		
	: First Floor			
	: Bedrooms	: Timber Strips		
	: Bath 2 & 3	: Porcelain Tiles		
	: Master Bedroom	: Timber Strips		
	: Master Bath	: Porcelain Tiles		
	: Family Area	: Timber Strips		
Sanitary & Plumbing Fittings	: 5 WCs, 5 Wash Basins, 4 Showers, 1 Kitchen Sink, 1 Bath Tub (Type C1 & C2) Centralised Water Heater Piping			
Electrical Installation		A1 & A2	B1 & B2	C1 & C2
	: Light Point	43	43	41
	: Power Point	36	36	36
	: Fan Point	7	7	7
	: Air-Cond Point	7	7	7
	: Isolator	2	2	2
	: Bell Point	1	1	1
	: 3 Phase Wiring (60amps TNB Meter Cut Off Fuse)	1	1	1
Internal Telecommunication				
Trunking And Cabling	: Telephone Point	3	3	3
	: Data Point	7	7	7
	: Astro Point	1	1	1
	: TV Point	3	3	3
	: Intercom Point	1	1	1
Fencing	: 1200mm High Fencing At The Side And Back			
Turfing	: Spot Turfing			

THE THRIVING LOCATION



**PRECINCT ARUNDINA
SHOW VILLAGE**



AN AWARD-WINNING DEVELOPMENT



Sprawling on 791 acres of prime freehold land,
Setia Eco Park is truly the valley of dreams.
Amazing waterways and natural greenery can be
experienced when one settles in the realm of this
world-class township.

This is an enclave of sheer eco-consciousness
melded with luxurious living. Setia Eco Park has
brought the definition of luxury living to the next
level – one that will last forever.

Stay Together. Stay Setia
livelearnworkplay

Call 603 3343 2228

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Developer's Licence No.: 19700/04-2028/0592(R) • Validity: 06/04/2023 - 05/04/2028 • Advertising Permit No.: 19700-3/09-2025/0172(N)-(S) • Validity: 13/09/2022 - 12/09/2025 • Land Tenure: Freehold • Encumbrances: RHB Islamic Bank Berhad • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-2(PB)/SEK:U13/0044-2022 • Completion Date: Aug 2025 • Total Units: 48 units • Minimum Price: RM1,922,798.00 • Maximum Price: RM2,230,164.00

Developer's Licence No.: 19700/04-2028/0592(R) • Validity: 06/04/2023 - 05/04/2028 • Advertising Permit No.: 19700-4/05-2026/0544(N)-(S) • Validity: 15/05/2023 - 14/05/2026 • Land Tenure: Freehold • Encumbrances: RHB Islamic Bank Berhad • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-2(PB)/SEK:U13/0045-2022 • Completion Date: May 2026 • Total Units: 48 units • Minimum Price: RM1,935,500.00 • Maximum Price: RM2,268,200.00

Setia