



THE GROVE
Precinct

The Perfect Start With 2 New Homes

Modern Touches Befitting A Modern Lifestyle

Site Plan



LEGEND

PHASE 1

- Maple
- Pine TYPE A (4 bedrooms)
- Pine TYPE B (3 bedrooms)

PHASE 2

- Maple
- Pine TYPE A (4 bedrooms)
- Pine TYPE B (3 bedrooms)

PHASE 3

- Future Development
- Guard House
- Bumiputera Unit

Master Plan



Cordelia Garden

- 1 Ilona
- 2 Kyra
- 3 Rayden
- 4 Arell

Eco Residences

- 5 Acero

- 11 Future Development

Eco Village 2

- 6 Cardena
- 7 Pandora 1
- 8 Vallaris

The Grove Precinct

- 9 Pine
- 10 Maple

- 12 Show Village

- a Eco Green Park

- b Tenby International School

- c Pai Tze Chinese Primary School

PINE

2-STOREY TERRACE HOMES

 18' x 65'

 1,445 - 1,646 sq. ft.

TYPE A

 4

 3

TYPE B

 3

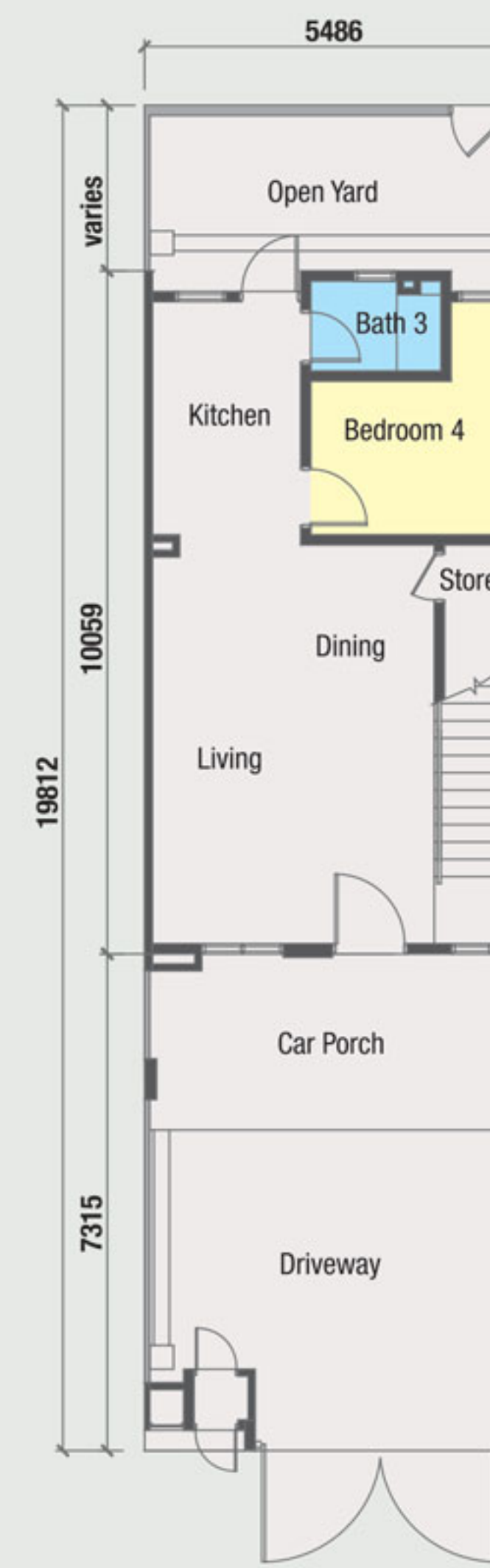
 3



Artist's impression

Floor Plan

TYPE A

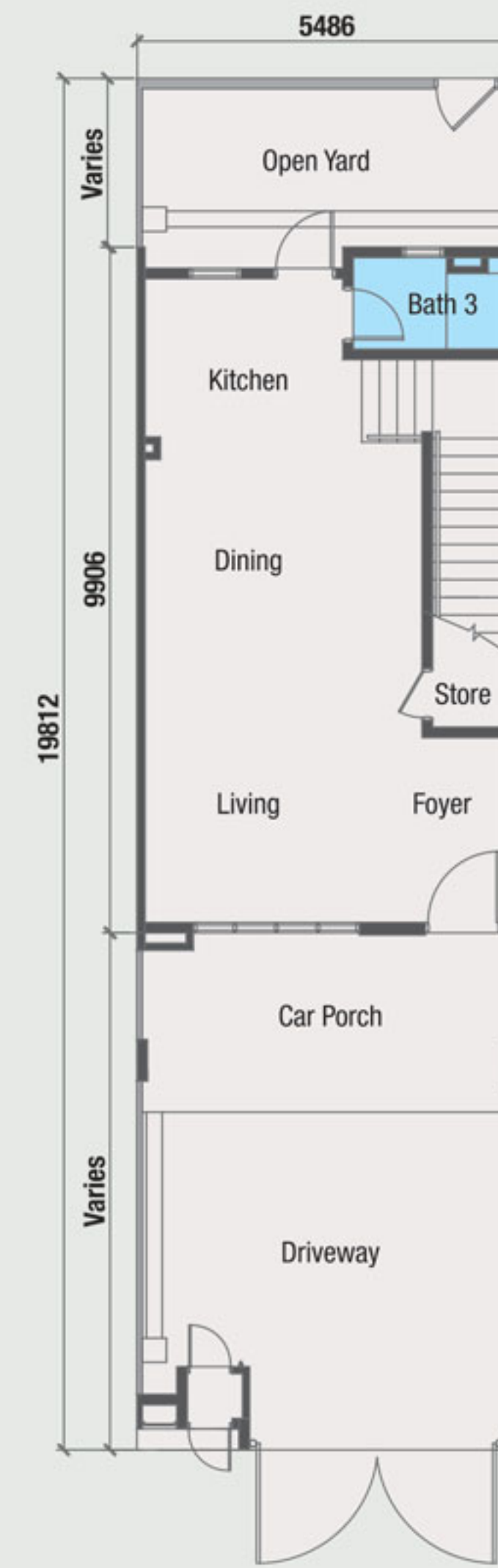


Ground Floor

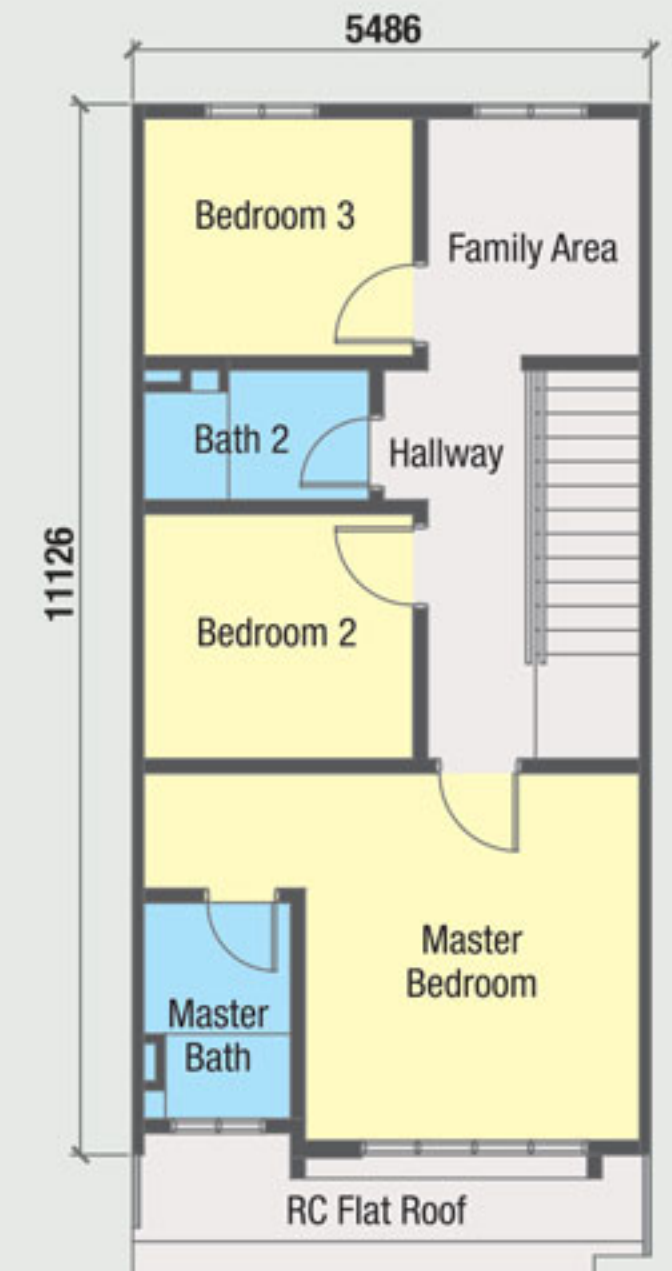


First Floor

TYPE B



Ground Floor



First Floor

Specifications

STRUCTURE	: Reinforced concrete framework
WALL	: Brickwall / Light weight block
ROOFING COVERING	: Reinforced concrete slab, Concrete roof tiles
ROOF FRAMING	: Quality roof truss
CEILING	: Asbestos free cement board, Plaster ceiling board, Skim coat
WINDOWS	: Aluminium frame window
DOORS	: Solid timber door, Flush door, Aluminium frame sliding door (Corner lot & End lot with land only)
IRONMONGERY	: Quality lockset
WALL FINISHES	: Kitchen, Bath 1, Bath 2, Bath 3 - 1500mm height tiles
FLOOR FINISHES	: Ground Floor Living, Dining, Kitchen - Tiles Bedroom 4 (Type A only) - Tiles Bath 3, Staircase, Store - Tiles Car porch - Tiles Terrace (Corner lot & End lot with land only) - Tiles Driveway, Open yard, Other areas - Cement render

: First Floor	
Master bedroom, Bedroom 2 & 3, Hallway, Staircase	- Tiles
Family Area (Type B only)	- Tiles
Bath 1 & Bath 2	- Tiles
Other areas	- Cement render

SANITARY & PLUMBING FITTINGS	
: Kitchen sink	1 no.
: Wash hand basin	3 nos.
: Toilet roll holder	3 nos.
: Shower rose	3 nos.
: Water closet	3 nos.

ELECTRICAL INSTALLATION	TYPE A		TYPE B	
	Int / End Unit	Corner / End Unit With Land	Int / End Unit	Corner / End Unit With Land
Lighting point	: 18 nos.	19 nos.	19 nos.	20 nos.
Power point (13A)	: 18 nos.	18 nos.	18 nos.	18 nos.
TV point	: 2 nos.	2 nos.	2 nos.	2 nos.
Ceiling fan point	: 6 nos.	6 nos.	5 nos.	6 nos.
Air-cond point	: 2 nos.	2 nos.	2 nos.	2 nos.
Water heater point	: 3 nos.	3 nos.	3 nos.	3 nos.
Autogate point	: 1 no.	1 no.	1 no.	1 no.
Gate lighting point	: 1 no.	1 no.	1 no.	1 no.
Door bell point	: 1 no.	1 no.	1 no.	1 no.
INTERNAL TELECOMMUNICATION TRUNKING & CABLING				
Network point	: 2 nos.	2 nos.	2 nos.	2 nos.
Telephone point	: 1 no.	1 no.	1 no.	1 no.

- *Fencing : BSP fencing, M.S. Gate, Refuse chamber & Letter box
- *Turfing : Nil
- *Gas piping : Nil

Note : The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.

MAPLE

2-STOREY TERRACE HOMES



20' x 65'



1,588 - 1,632 sq. ft.



4

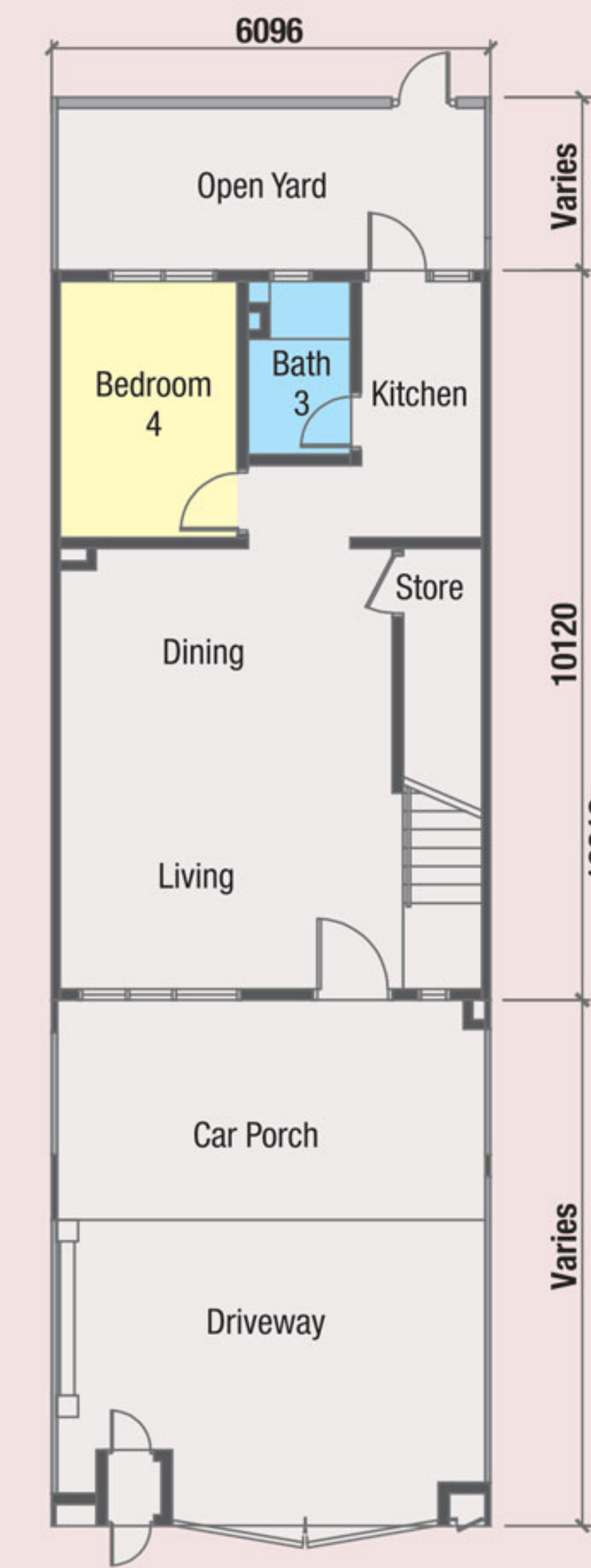


3

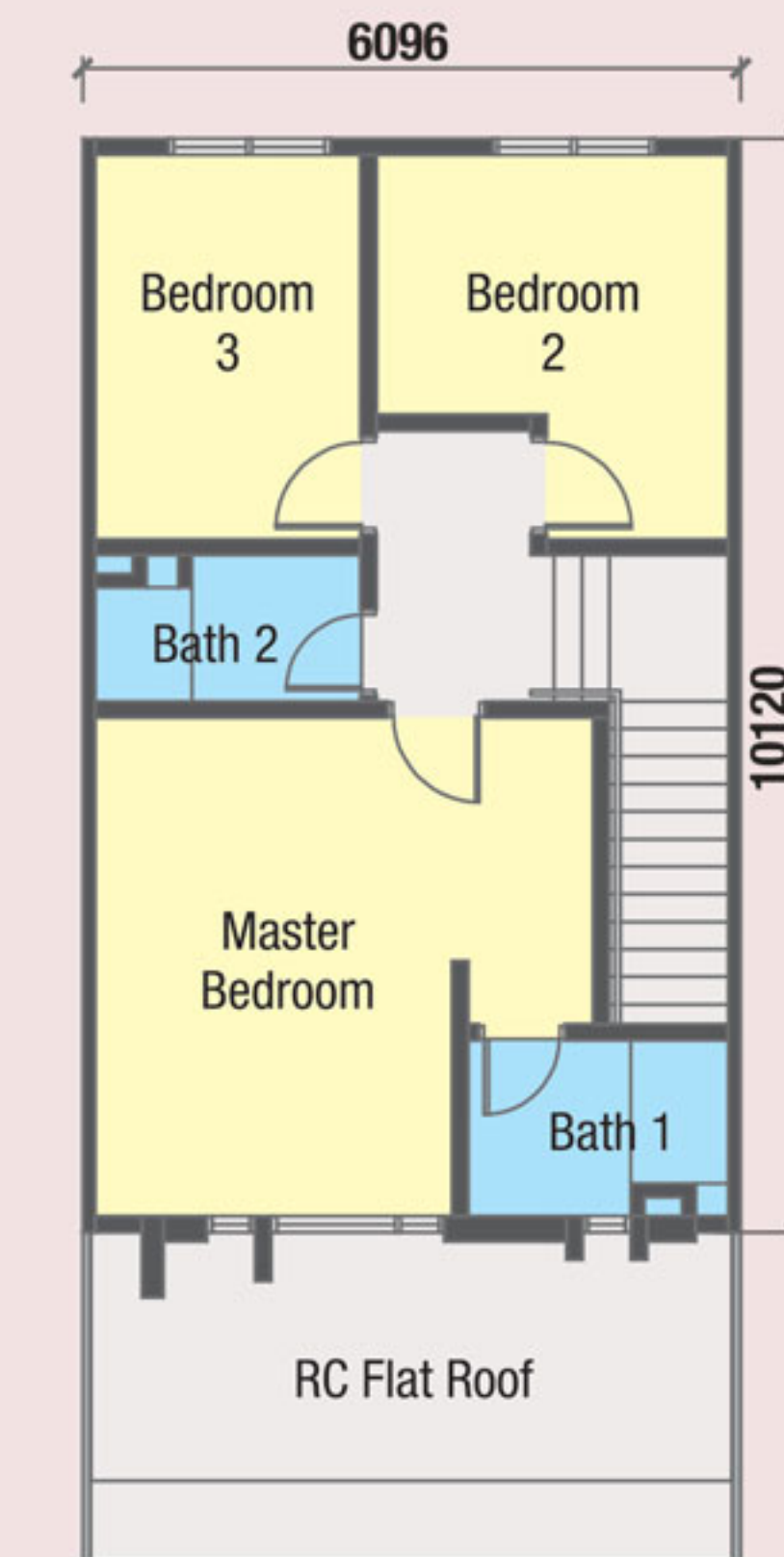


Artist's Impression

Floor Plan



Ground Floor



First Floor

Specifications

STRUCTURE	: Reinforced concrete framework
WALL	: Brickwall / Light weight block
ROOFING COVERING	: Reinforced concrete slab, Concrete roof tiles
ROOF FRAMING	: Quality roof truss
CEILING	: Asbestos free cement board, Plaster ceiling board, Skim coat
WINDOWS	: Aluminium frame window
DOORS	: Solid timber door, Flush door, Aluminium frame sliding door (Corner lot & End lot with land only)
IRONMONGERY	: Quality lockset
WALL FINISHES	: Kitchen, Bath 1, Bath 2, Bath 3 - 1500mm height tiles
FLOOR FINISHES	: Ground Floor Living, Dining, Kitchen, Bedroom 4 - Tiles Bath 3, Staircase, Store - Tiles Car porch - Tiles Terrace (Corner lot & End lot with land only) - Tiles Driveway, Open yard, Other areas - Cement render

: First Floor	
Master bedroom,	
Bedroom 2 & 3, Staircase	- Tiles
Bath 1 & Bath 2	- Tiles
Other areas	- Cement render

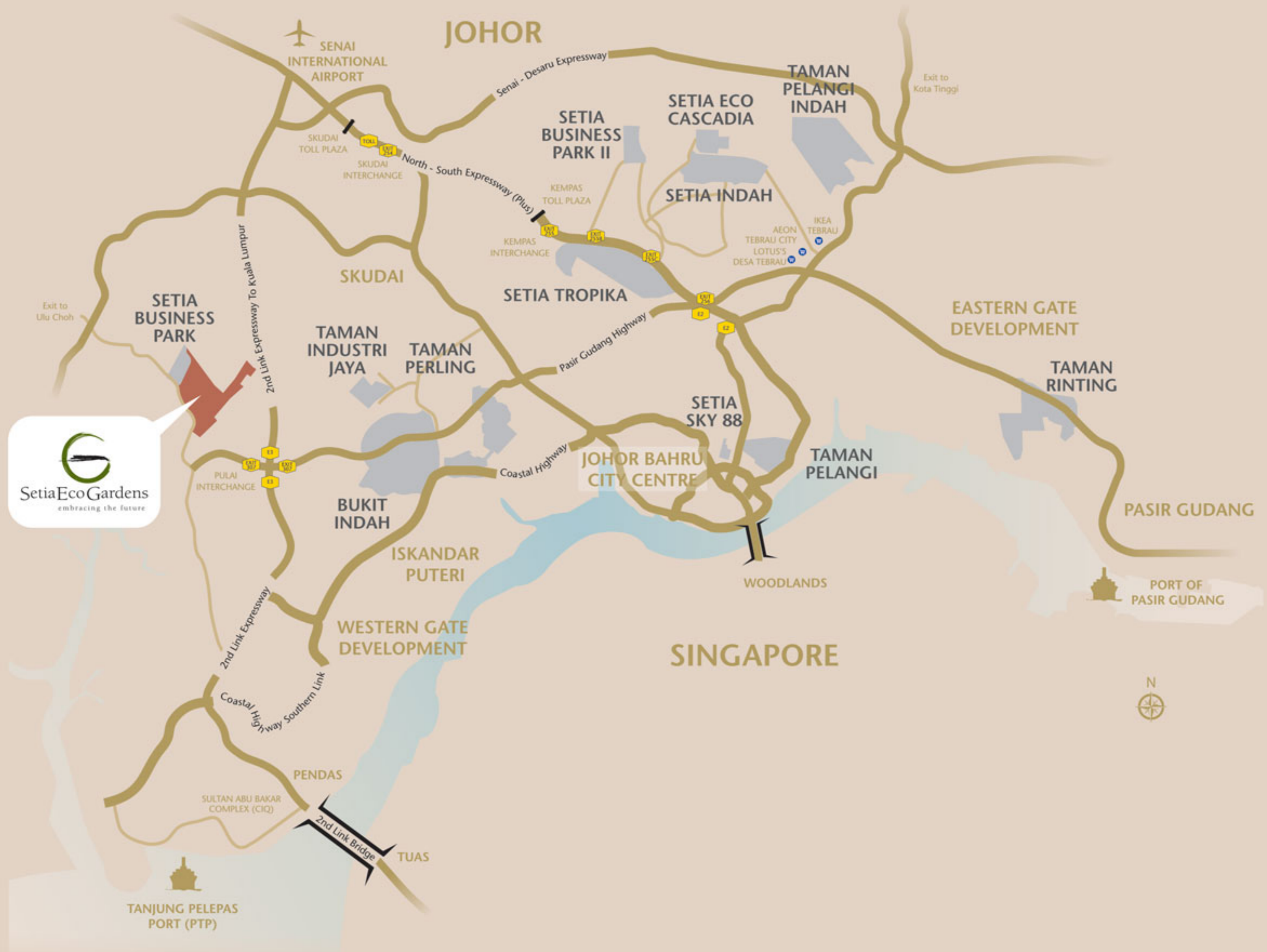
SANITARY & PLUMBING FITTINGS	
: Kitchen sink	1 no.
: Wash hand basin	3 nos.
: Toilet roll holder	3 nos.
: Shower rose	3 nos.
: Water closet	3 nos.

ELECTRICAL INSTALLATION	Int / End Unit	Corner / End Unit With Land
Lighting point	: 19 nos.	20 nos.
Power point (13A)	: 19 nos.	19 nos.
TV point	: 2 nos.	2 nos.
Ceiling fan point	: 5 nos.	5 nos.
Air-cond point	: 2 nos.	2 nos.
Water heater point	: 3 nos.	3 nos.
Autogate point	: 1 no.	1 no.
Gate lighting point	: 2 nos.	2 nos.
Door bell point	: 1 no.	1 no.
INTERNAL TELECOMMUNICATION TRUNKING & CABLING		
Network point	: 2 nos.	2 nos.
Telephone point	: 1 no.	1 no.

*Fencing	: BSP fencing, M.S. Gate, Refuse chamber & Letter box
*Turfiging	: Nil
*Gas piping	: Nil

Note : The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.

Location Map



A Green Lung By The City

A Fiabci World Prix winning eco-township, Setia Eco Gardens offers a purifying home life within a tranquil and exclusive rainforest environment at the heart of Iskandar Malaysia.



Stay Together. Stay Setia
livelearnworkplay



Scan to chat with us

+607 555 2525

Kesas Kenangan Sdn Bhd 200601026062 (745817-H)

Setia Eco Gardens Sales Gallery

Pejabat Tapak, Lot 2110, KM5.5, Jalan Gelang Patah-Ulu Choh, 81550 Johor Bahru, Johor Darul Takzim, Malaysia.

F: +607 555 2552 E: seg-sales@spsetia.com W: setiaecogardens.com

Mon-Fri: 9am-6pm Sat, Sun & PH: 10am-6pm

Setia

Housing Developer's License: 10611/03-2023/0200(A) • Validity Date: 06/03/2022-05/03/2023 • **MAPLE 1** • TAMAN LAMAN SETIA • Advertising & Sales Permit No: 10611-22/10-2024/0258(N)-(L) • Validity Date: 26/10/2022-25/10/2024 • No of Units: 59 units • Reference No: MBIP(JB)/RP/6/10/2021 • Min price: RM674,000, Max price: RM886,000 • **PINE 1** • Advertising & Sales Permit No: 10611-21/09-2024/0179(N)-(L) • Validity Date: 14/09/2022-13/09/2024 • No. of Units Type A: 26 units • Min price: RM625,000, Max price: RM784,000 • No. of Units Type B: 20 units • Min price: RM602,000, Max price: RM893,000 • Reference No: MBIP(JB)RP/6/9/2021 • **MAPLE 2** • TAMAN LAMAN SETIA PHASE 2 • Advertising & Sales Permit No: 10611-19/08-2024/0113(N)-(L) • Validity Date: 12/08/2022-11/08/2024 • No. of Units: 54 units • Min price: RM703,000, Max price: RM877,000 • Reference No: MBIP(JB)RP/6/12/2021 • **PINE 2** • Advertising & Sales Permit No: 10611-20/08-2024/0138(N)-(L) • Validity Date: 01/09/2022-31/08/2024 • No. of Units Type A: 38 units • Min price: RM625,000, Max price: RM805,000 • No. of Units Type B: 32 units • Min price: RM608,000, Max price: RM807,000 • Reference No: MBIP(JB)RP/6/11/2021 • Expected Date of Completion: Oct 2024 • Tenure of Land: Freehold • Land Charge: Public Bank Berhad • Approving Authority: Majlis Bandaraya Iskandar Puteri • 15% Discount for Bumiputera • Restriction in Interest: Nil • All renderings contained herein are artist impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the sale and purchase agreement.

IKLAN INI TELAH DILULUSKAN OLEH PERUMAHAN NEGARA