

TRANSIT • TREND • TRANSFORM

# TRIO

SERVICED APARTMENT  
FREEHOLD





# TRANSFORMING COMMUNITY CULTIVATING AN ICONIC & WHOLESOME LIFESTYLE

Never before in Klang is there a mixed development that achieves such sophistication in contemporary quality, design and sustainability. Paving the way for a perfect new experience in lavish living amidst modern amenities and all the conveniences of an urban lifestyle.



Freehold  
Integrated  
Development



The Tallest  
Tower in  
Bukit Tinggi



Walking  
Distance to  
LRT3 Station



Unobstructed  
Vista of Majestic  
Bukit Tinggi



Convenience  
at Doorstep



# TRIO

KESAS  
Highway

AEON

Jalan Langat

Bandar  
Bukit Tinggi 2

Port Klang

Pandamaran

Bandar  
Bukit Tinggi

SJK(C)  
Hin Hua

Giant

Lotus's

Première Hotel

Hospital  
Besar Klang

Upcoming LRT3 Station  
(Station 23 Klang Jaya)





**Upcoming LRT3 Station**  
(Station 23 Klang Jaya)



## NEW GENERATION, CONNECTED

Enjoy better accessibility at TRIO by Setia as the upcoming LRT3 system gives Klang Valley's public transportation a swift, much-needed boost. Immerse in the lifestyle vibrancy of modern living concept with ultimate conveniences under one roof.





## AN EMPHASIS ON LIVEABILITY

Rest your mind in these tranquil surroundings and enrich your soul with refreshing social activity all within the comforts at your doorsteps.



# UPGRADED LIFESTYLE

With uncompromising consideration for privacy, safety and accessibility, this modern residential landmark of verdant inspiration is set to create a new take on life and balance with all the conveniences of a contemporary lifestyle.



Artist's Impression only



15 facilities exclusive for residents' use



3-tier Security System



Flexible space from 624 sq.ft. - 1,313 sq.ft.



Artist's impression only



# EQUIPPED FOR EVERYDAY EXCITEMENT



## REFRESH

- 1 Indoor Games Room
- 2 Wading Pool
- 3 Playground



## REJUVENATE

- 4 Sunken Deck
- 5 Swimming Pool
- 6 Sauna & Changing Room
- 7 Yoga Deck
- 8 Gymnasium



## RELAX

- 9 Residents Community Garden
- 10 Shaded Pavilion
- 11 Multi-purpose Hall
- 12 BBQ Area
- 13 Plaza Area
- 14 Viewing Deck
- 15 Surau



Artist's impression only

## SENSE OF WELLBEING

An ode to living a stylish & fulfilling life, one that brings together urban habitats with serene facilities and beautiful nature. Private sky facilities for residents only. Relax in resort-living lifestyle facilities such as swimming pool, gym, sauna, sunken deck, yoga deck and more.



Artist's impression only



Artist's impression only





## MODERN & VERSATILE ON THE INSIDE

Every unit is meticulously planned with convenient built-up areas catering to your size requirements. The exquisite modern design features in these units compliment your needs for multi-generation living.



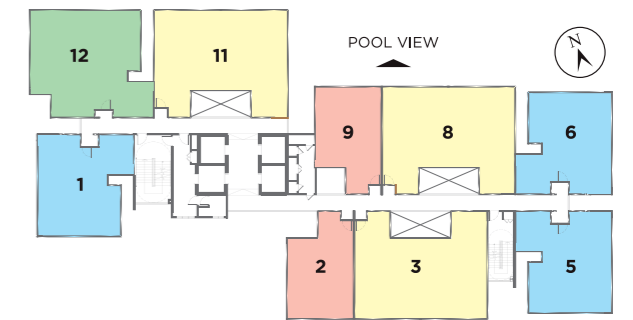
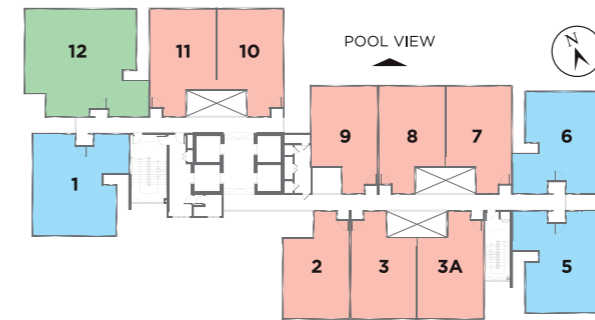
### BLOCK A UNIT PLAN

TYPE A1  
656 sq. ft.

TYPE B1  
915 sq. ft.

TYPE C1  
1,216 sq. ft.

TYPE F  
1,313 sq. ft.

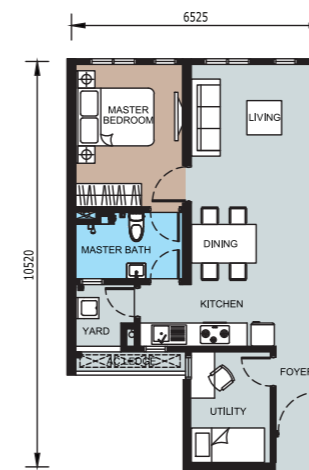


11<sup>TH</sup> - 36<sup>TH</sup> TYPICAL STOREY PLAN

37<sup>TH</sup> - 46<sup>TH</sup> TYPICAL STOREY PLAN

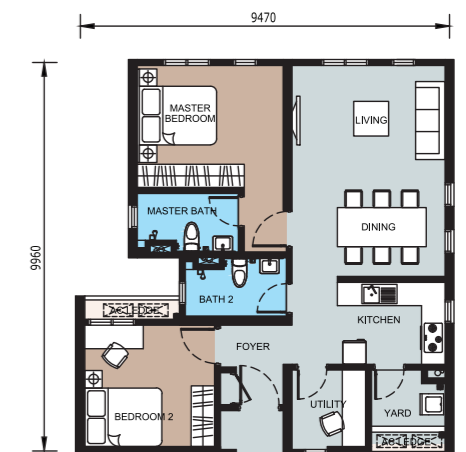
TYPE A1 656 sq. ft.

1+1 Bedrooms . 1 Bathroom



TYPE B1 915 sq. ft.

2+1 Bedrooms . 2 Bathrooms



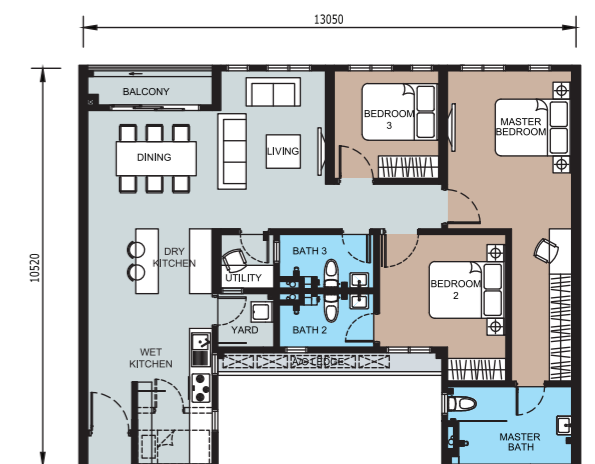
TYPE C1 1,216 sq. ft.

3 Bedrooms . 2 Bathrooms . 1 Balcony



TYPE F 1,313 sq. ft.

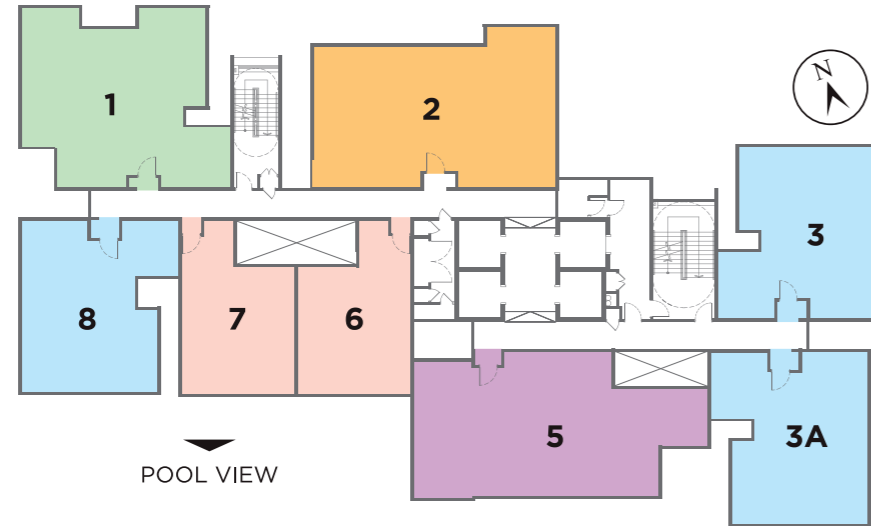
3+1 Bedrooms . 3 Bathrooms . 1 Balcony





BLOCK B UNIT PLAN

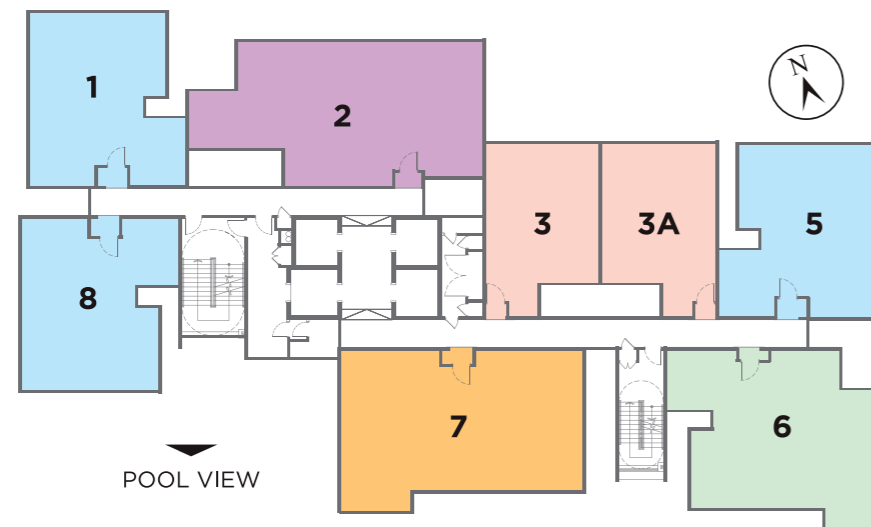
- TYPE A2  
624 sq. ft.
- TYPE B2  
861 sq. ft.
- TYPE C2  
1,108 sq. ft.
- TYPE D  
1,248 sq. ft.
- TYPE E  
1,248 sq. ft.



TYPICAL STOREY PLAN

BLOCK C UNIT PLAN

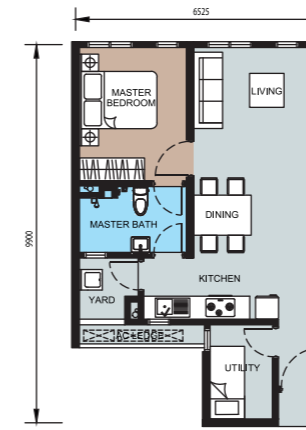
- TYPE A2  
624 sq. ft.
- TYPE B2  
861 sq. ft.
- TYPE C3  
1,011 sq. ft.
- TYPE D  
1,248 sq. ft.
- TYPE E  
1,248 sq. ft.



TYPICAL STOREY PLAN

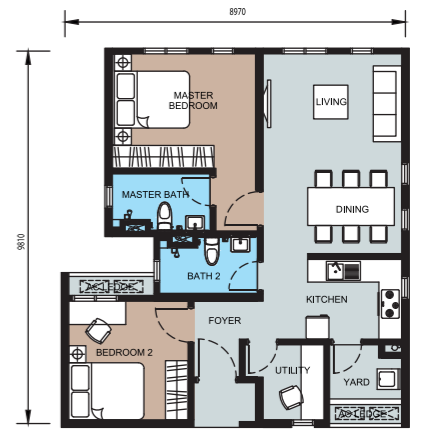
TYPE A2 624 sq. ft.

1+1 Bedrooms . 1 Bathroom



TYPE B2 861 sq. ft.

2+1 Bedrooms . 2 Bathrooms



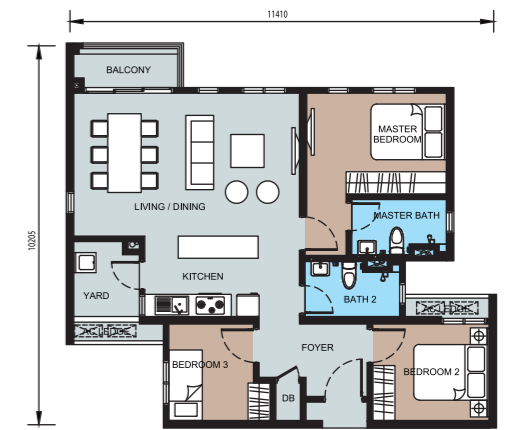
TYPE C2 1,108 sq. ft.

3 Bedrooms . 2 Bathrooms . 1 Balcony



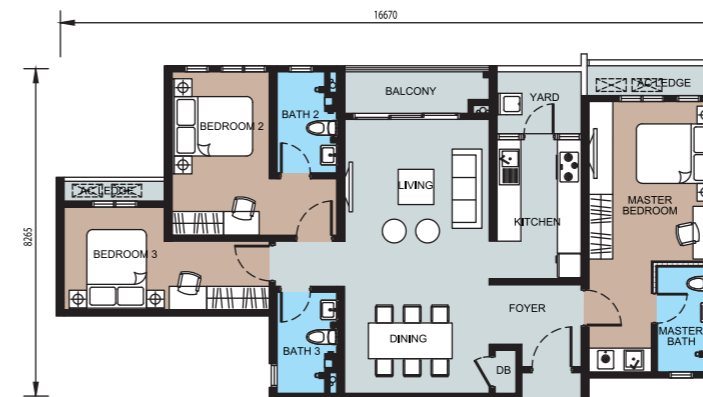
TYPE C3 1,011 sq. ft.

3 Bedrooms . 2 Bathrooms . 1 Balcony



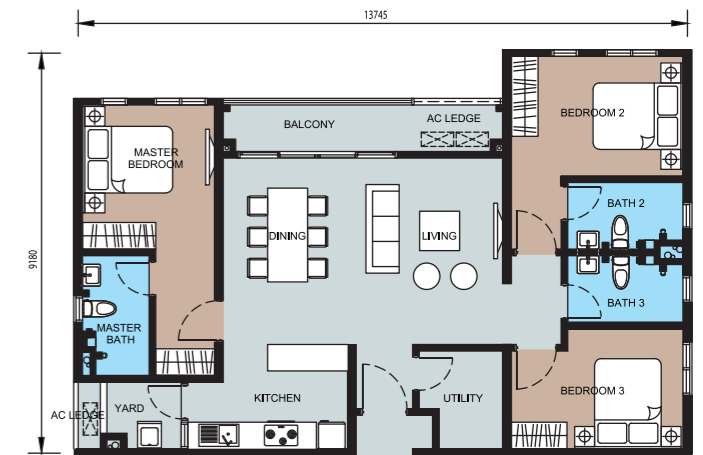
TYPE D 1,248 sq. ft.

3 Bedrooms . 3 Bathrooms . 1 Balcony



TYPE E 1,248 sq. ft.

3+1 Bedrooms . 3 Bathrooms . 1 Balcony





# SPECIFICATION

STRUCTURE	Reinforced Concrete										
WALL	Concrete Wall / Brick Wall / Drywall And / Or Precast Panels										
ROOFING COVERING	Concrete Slab										
ROOFING FRAMING	Reinforced Concrete										
CEILING	Bathrooms	: Plaster Ceiling									
	Other Areas	: Skim Coat & Paint To Underside Of Reinforced Concrete Slab / Plaster Ceiling Where Applicable									
WINDOWS	Aluminium Framed Glass Windows										
DOORS	Main Entrance	: Fire Rated Door									
	Others	: Painted Plywood Flush Door									
	Balcony	: Sliding Glass Door									
IRONMONGERIES	Quality Ironmongery										
WALL FINISHES	Internal Walls	: Plaster & Paint / Skim Coat & Paint									
	Bathrooms	: Porcelain Tiles To Plaster Ceiling Height									
	Balcony / Yard	: Plaster & Paint / Skim Coat & Paint									
	Kitchen	: Porcelain Tiles To 1.5m									
FLOOR FINISHES	Living / Dining	: Porcelain Tiles									
	Bedrooms / Utility	: Porcelain Tiles									
	Bathrooms	: Porcelain Tiles									
	Balcony / Yard	: Porcelain Tiles									
	Kitchen	: Porcelain Tiles									
SANITARY AND PLUMBING FITTINGS	Water Closet	A1	A2	B1	B2	C1	C2	C3	D	E	F
	Basin	1	1	2	2	2	2	2	3	3	3
	Shower	1	1	2	2	2	2	2	3	3	3
	Kitchen Sink	1	1	1	1	1	1	1	1	1	1
ELECTRICAL INSTALLATION	Lighting Point	10	10	13	13	16	16	16	22	20	21
	Fan Point	2	2	3	3	4	4	4	4	4	4
	13 Amp Power Point	13	13	14	14	15	15	15	18	15	16
	Door Bell Point	1	1	1	1	1	1	1	1	1	1
	A/C Point c/w Concealed Piping	2	2	2	2	2	2	2	2	2	2
	Instant Water Heater Point	1	1	2	2	2	2	2	3	3	3
	SMATV Point	2	2	2	2	2	2	2	2	2	2
	Electrical Distribution Board	1	1	1	1	1	1	1	1	1	1
	Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1
Intercom Handset	1	1	1	1	1	1	1	1	1	1	

All areas and / or measurements stated in this brochure are approximates only and are subject to final survey, and the above plans are subject to change(s) as may be required by the relevant authorities.

Stay Together. Stay Setia  
livelearnworkplay

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Connect with us

 TRIO By Setia



Ganda Anggun Sdn. Bhd. 200101001750 (S37506-W) • No. Lot 82623, Jalan Langat / KS06, Bandar Bukit Tinggi 1, 41200 Klang Bandar Diraja, Selangor. • T: +603 3162 3322 • F: +603 3162 3323 • W: www.spsetia.com  
Developer License No.: 14680/03-2025/0052(A) • Validity Period: 09/03/2022-21/03/2025. • Advertisement & Sale Permit No.: 14680-1/03-2024/0473(R)-(S) • Validity Period: 22/03/2023-21/03/2024. • Land Tenure: Freehold. • Land Authority Approving Plan: MPK/BGN-600-4/1/0124(2016)-P. • Majlis Perbandaran Klang. • Expected Date Of Completion: September 2023. • Encumbrances: AmBank Islamic Bhd. • Type Of Development: Serviced Apartment. • Development Name: Trio. • Carpark: 2 - 4 units. • Total Unit: 788. • Block A: Type A1 - 656 sq.ft, Type B1 - 915 sq.ft, Type C1 - 1,216 sq.ft, Type F - 1,313 sq.ft. • Block B: Type A2 - 624 sq.ft, Type B2 - 861 sq.ft, Type C2 - 1,108 sq.ft, Type D - 1,248 sq.ft, Type E - 1,248 sq.ft. • Block C: Type A2 - 624 sq.ft, Type B2 - 861 sq.ft, Type C3 - 1,011 sq.ft, Type D - 1,248 sq.ft, Type E - 1,248 sq.ft. • Block A: RM412,000 (Min) - RM1,051,200 (Max). • Block B: RM405,000 (Min) - RM975,600 (Max). • Block C: RM476,000 (Min) - RM1,125,600 (Max). • 7% Discount for Bumiputera. • DISCLAIMER: All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.  
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