



THE LEGEND OF NINE CREEKS



• SEMI-D HOMES • LINK VILLA HOMES •

CHAPTER II  
RESORT GARDEN LIVING BY THE HILL



# CELEBRATING AND EMBRACING NATURE

With the legendary creeks weaving through the township, this resort living enclave embraces the meaning of nature-inspired living and the luxury of fresh air. From hiking to jungle trekking and birdwatching, Setia Eco Templer is a township pulsating with recreational and wellness activities for the community.

jimbaran



# THE LEGENDARY CREEKS PRESENT...

A new resort lifestyle set against a backdrop of the historical Bukit Takun.  
Jimbaran is the second residential phase of Gaia Gardens, inheriting a unique resort living concept that centres on tropical bliss and spacious comfort.  
Here, every day feels like a tropical getaway.



# A GATEWAY TO ECO-LUXURY LIVING

The luxury life in Jimbaran encompasses the experience of engaging with the rich nature, be transported to the tropical resorts of Bali and to live at a gentler pace.





WELCOME TO ANGKUL GARDEN...

MESMERISING DETAILS.  
ENTHRALLING AMBIENCE.

Bask in a tropical Balinese ambience when you set foot in the thematic gardens of Jimbaran.



# MASTER PLAN

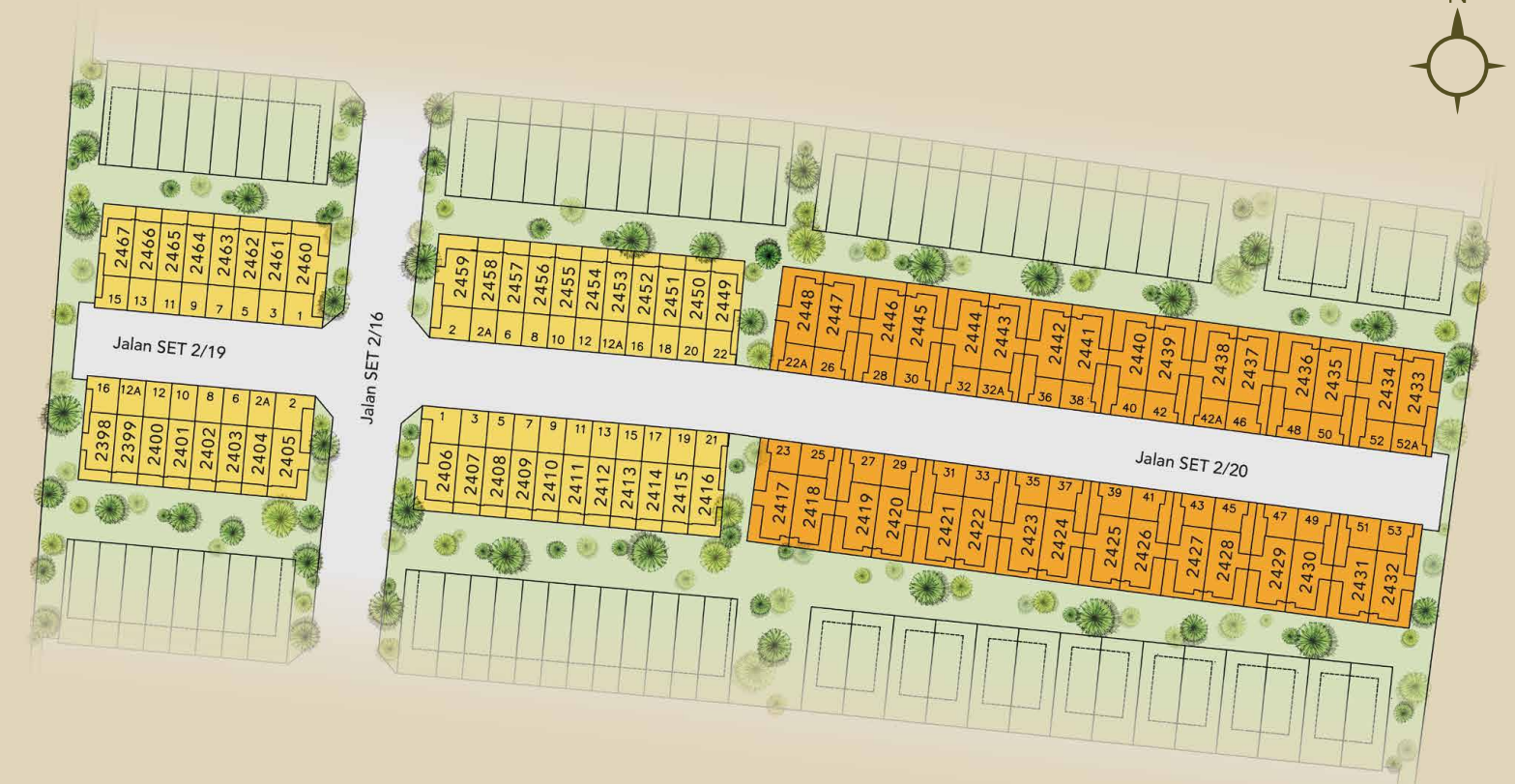
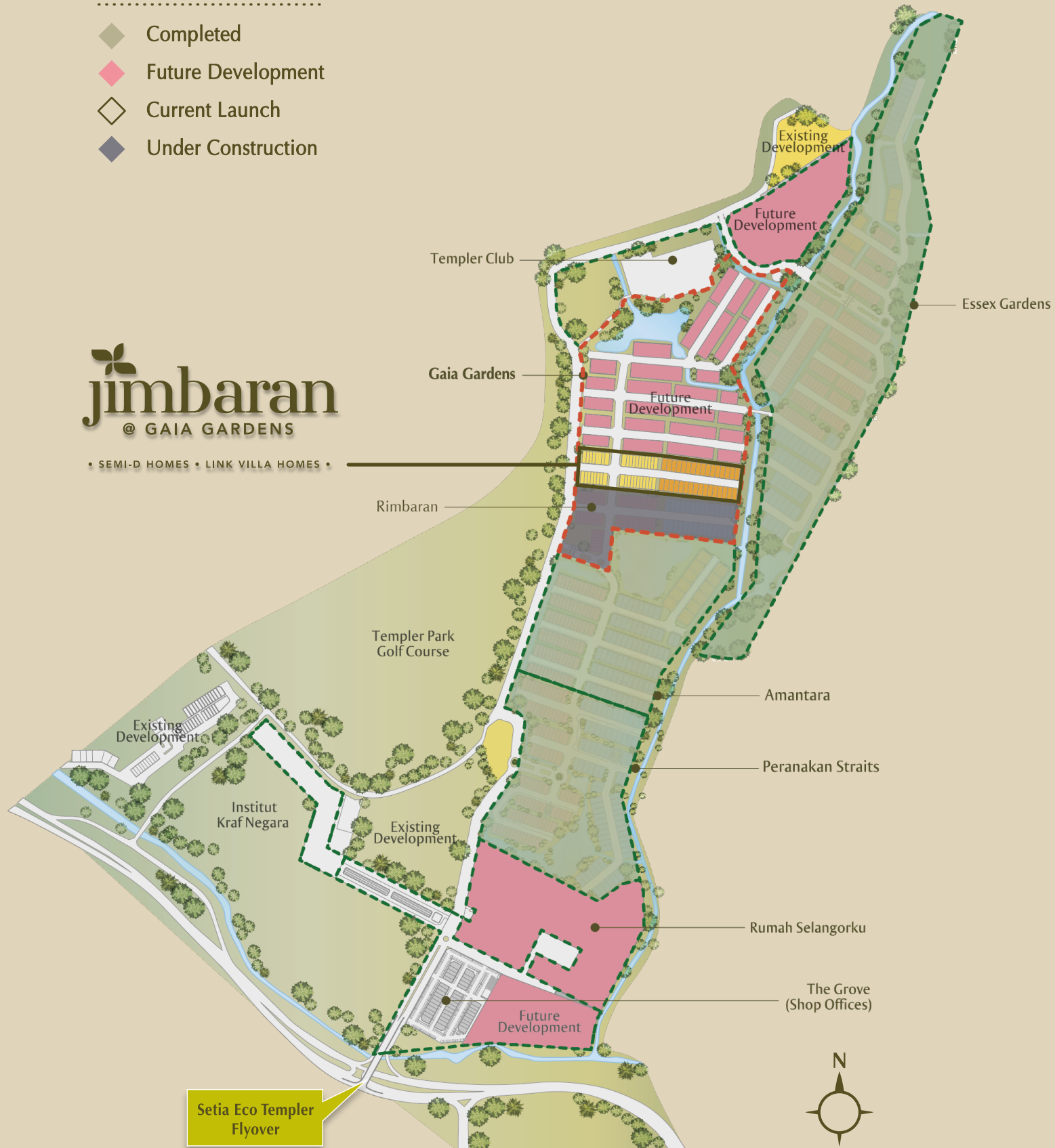
# SITE PLAN

Legend

- ◆ Completed
- ◆ Future Development
- ◇ Current Launch
- ◆ Under Construction

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@ GAIA GARDENS

• SEMI-D HOMES • LINK VILLA HOMES •



- 2-STOREY LINK VILLAS
- 2-STOREY SEMI-D HOMES

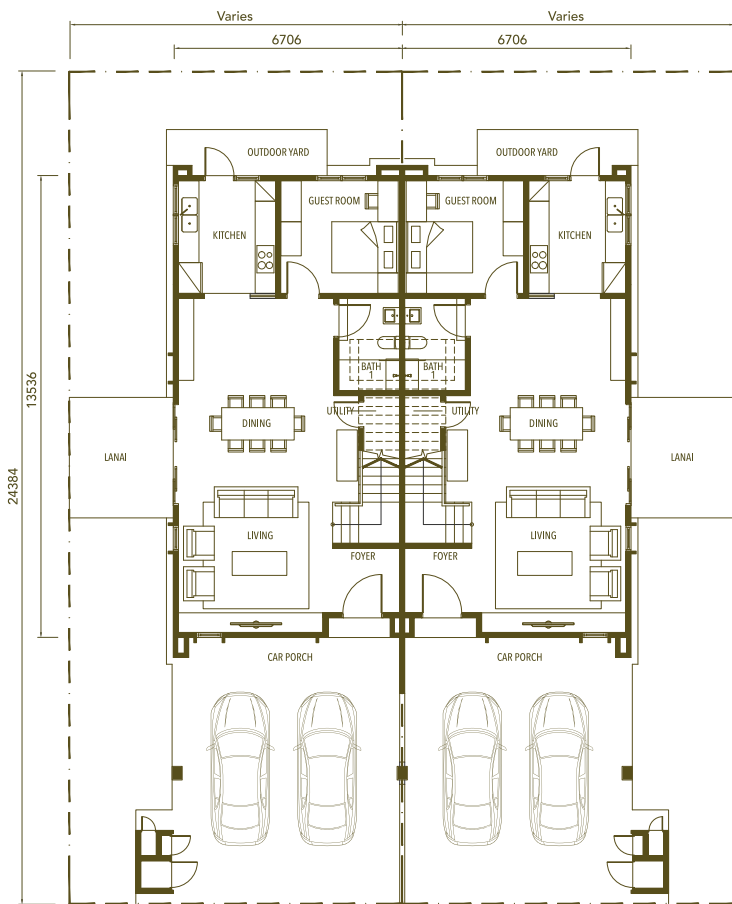


# 2-STOREY SEMI-D HOMES

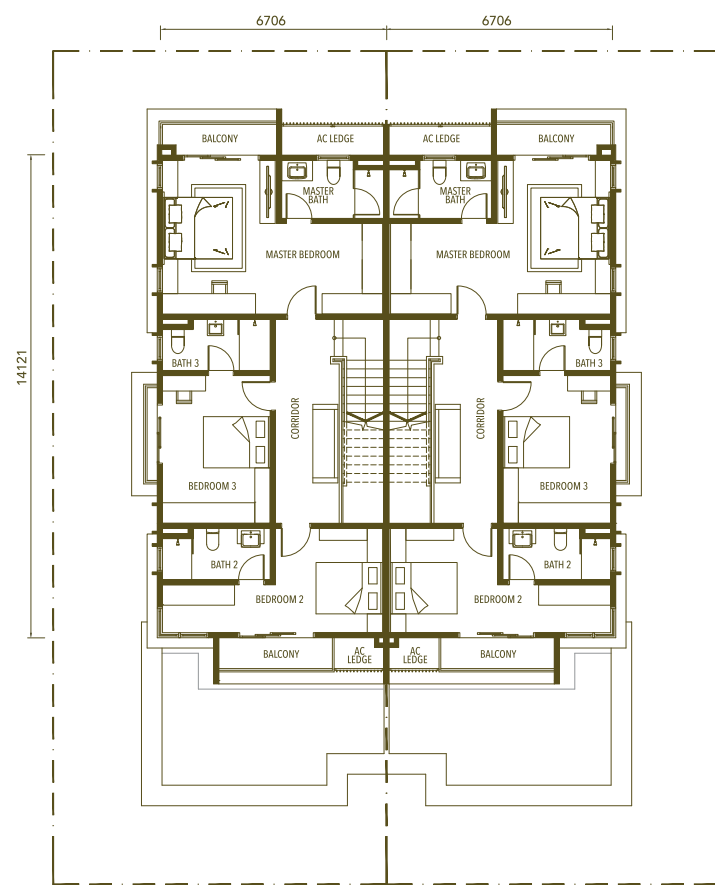


Land Size: 32' x 80'  
 Approx. Built-Up Size: 2,780 sqft  
 4 Bedrooms + 4 Bathrooms

From the voluminous car porch and an outdoor terrace to the spacious interiors, these multigenerational homes are designed for growing families to experience a retreat lifestyle in the city.



GROUND FLOOR



FIRST FLOOR

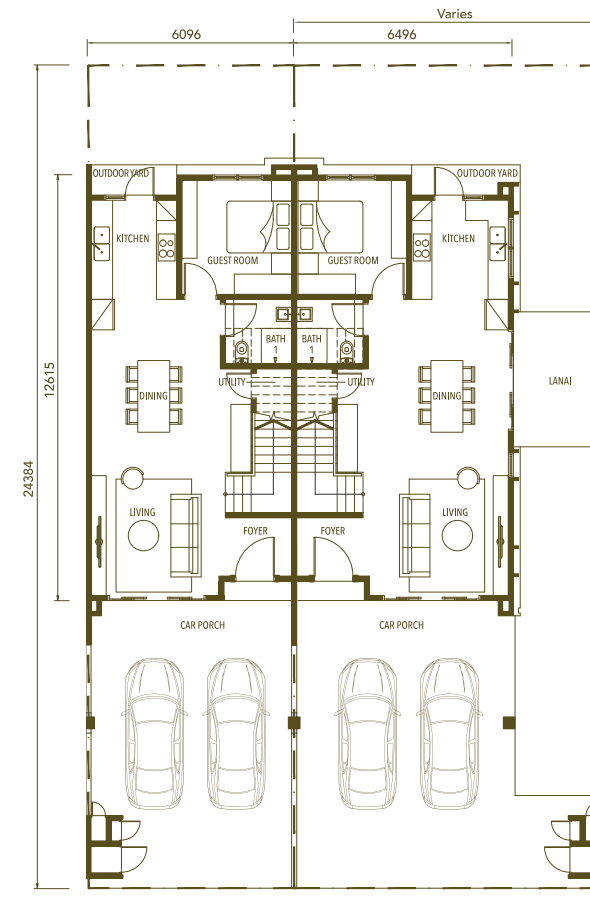
# 2-STOREY LINK VILLAS



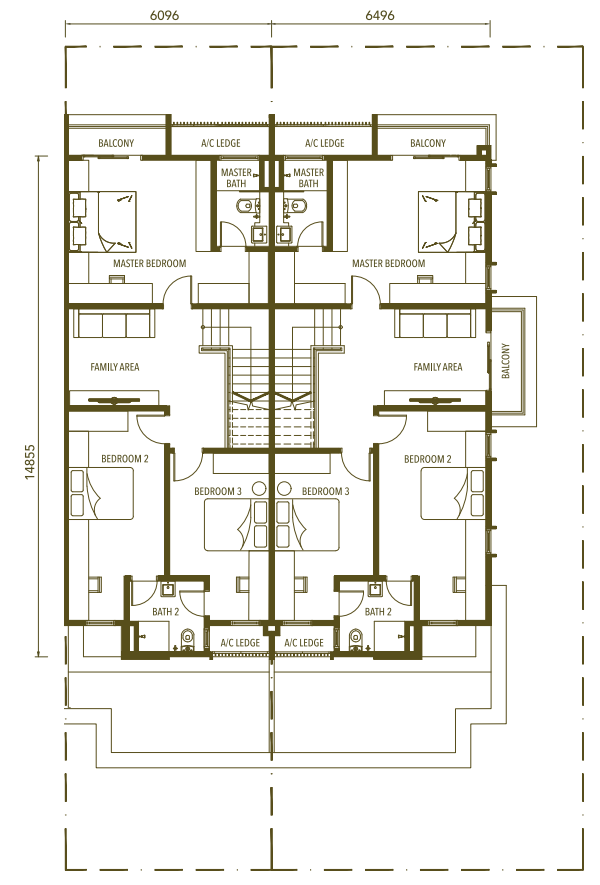
Land Size: 20' x 80'  
 4 Bedrooms  
 + 3 Bathrooms

Approx. Built-Up Size:  
 Intermediate: 2,230 sqft  
 End / Corner: 2,320 - 2,540 sqft

Inspired by the tropical Balinese island, these tropical link villas feature open-plan layout from the living space to the dining area. It creates a sense of volume, airiness and allows the residents to enjoy unobstructed views.



GROUND FLOOR



FIRST FLOOR



# SPECIFICATIONS

## JIMBARAN SEMI-D HOME & LINK VILLA

Structure	- Reinforced Concrete	
Walls	- Brickwall	
Roof Covering	- Concrete Roof Tiles / R.C. Flat Roof	
Roof Framing	- Roof Truss System	
Ceiling	- Skim Coat/ Plaster Ceiling/ Composite Timber Strip Ceiling (Semi-D) - Skim Coat/ Plaster Ceiling (Link Villa)	
Windows	- Aluminium Frame Glass Window	
Doors	- Main Entrance - Bedrooms - Others	- Timber Door - Flush Door - Aluminium Frame Glass Door/ Flush Door/ Timber Louvered Door
Ironmongery	- Provided	
Wall Finishes	- Kitchen	- Porcelain Tiles (Ceiling Height – 2 Sides) (Semi-D) - Porcelain Tiles (1500mm Height – 2 Sides) (Link Villa)
	- Bath 1 - Master Bath - Bath 2 - Bath 3 - Others	- Porcelain Tiles (Ceiling Height) - Porcelain Tiles (Ceiling Height) - Porcelain Tiles (Ceiling Height) (Semi-D) - Plaster & Paint

Floor Finishes	SEMI-D	LINK VILLA
<b>GROUND FLOOR</b>		
- Car Porch/ Lanai/ Outdoor Yard	- Porcelain Tiles	- Porcelain Tiles
- Living/ Dining/ Foyer/ Guest Room/ Kitchen	- Porcelain Tiles	- Porcelain Tiles
- Bath 1	- Porcelain Tiles	- Porcelain Tiles
- Utility	- Porcelain Tiles	- Porcelain Tiles
- Staircase	- Timber Flooring	- Laminated Flooring
- Others	- Cement Render	- Cement Render
<b>FIRST FLOOR</b>		
- Staircase/ All Bedrooms	- Timber Flooring	- Laminated Flooring
- Corridor	- Timber Flooring	-
- Family Area	-	- Laminated Flooring
- Master Bath/ Bath 2	- Porcelain Tiles	- Porcelain Tiles
- Bath 3	- Porcelain Tiles	-
- Balcony	- Porcelain Tiles	- Porcelain Tiles
- Others	- Cement Render	- Cement Render
Sanitary & Plumbing Installation	(Nos)	(Nos)
- Water Closet	- 4 nos.	- 3 nos.
- Wash Basin	- 4 nos.	- 3 nos.
- Shower	- 4 nos.	- 3 nos.
- Kitchen Sink	- 1 nos.	- 1 no.
Electrical Installation	(Nos)	<i>Corner (Nos) End (Nos) Intermediate (Nos)</i>
- Light Point	35	34 33 32
- Power Point	29	25 25 25
- Air-Cond Point	6	5 5 5
- Instant Water Heater Point	-	3 3 3
- Fan Point	6	7 7 7
- TV Point	2	2 2 2
- Weatherproof External Power Point	2	2 2 1
- Door Bell Point	1	1 1 1
- 3 Phase Wiring (60amps TNB Meter Cut Off Fuse)		
- Centralized Solar Water Heater System (Semi-D only)		
Internal Telecommunication Trunking And Cabling		<i>Corner (Nos) End (Nos) Intermediate (Nos)</i>
- Telephone Point	3	2 2 2
- Data Point	3	2 2 2
Fencing	- Provided	- Provided
Turfing	- Provided	- Provided

# LOCATION MAP

Situated in the grand township of Setia Eco Templer, Jimbaran enjoys the same proximity to the township's surrounding amenities and the easy accessibility to other cities via major highways.



### Recreation

Templer Park	3km
Taman Rimba Komanwel Waterfalls	5km
Batu Caves	15km

### Education

Institut Kraf Negara (IKN)	2km
Templer Park International School	3km
IGB International School (IGBIS)	25km

### Shopping

Lotus's Rawang	3km
Jusco Rawang	15km
KL City Centre	25km

### Accessibility

Rawang KTM Station	3km
Subang Toll/ Subang Skypark Terminal	14km

Call 603 6092 2288

Setia Eco Templer Sales Gallery

SETIA ECO TEMPLER SDN BHD 201201036071 (1020553-T)  
Setia Eco Templer Sales Gallery,  
No.1, Jalan Ipoh-Rawang, KM-20, Taman Rekreasi Templer,  
48000 Rawang, Selangor Darul Ehsan, Malaysia  
F 603 6092 2288 E eco-templer@spsetia.com.my www.setiaecotempler.com.my

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Developer License No. : 14331/12-2027/1386(R) • Validity Period 22.12.2022 – 21/12/2027 • Advertising Permit No. : 14331-6/02-2026/0149(N)-(S) • Validity Period 20.02.2023 – 19.02.2026 • Land Tenure : Leasehold 99 years (Expiring 4 October 2116) Land Restriction : Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri • Land Encumbrances : AmBank (M) Bhd • Approved Authority : Majlis Perbandaran Selangor • Reference No. : MPS 3/2-1371/1802(PB/PIN(A))F2C2 • Completion Date : March 2026. • No. of Unit: 2 Storey Terrace House Type RT5, RT5-A, RT5-B & RT5-C (38 units), 2 Storey Semi-Detached Type RB4 (32 units) • Selling Price – 2 Storey Terrace House Type RT5, RT5-A, RT5-B & RT5-C (Min. RM1,509,000.00 – Max. RM1,924,000.00), 2 Storey Semi-Detached Type RB4 (Min RM2,372,000.00 – Max RM2,572,000.00)



**Setia**