

2-STOREY  
SEMI-DETACHED HOMES  
38' X 80'

  
**HARUMI**  
**RESIDENCES**

SERENITY MEETS MODERNITY

## Master Of World-Class Results

Since its incorporation in 1974, S P Setia has been a household name in the property development industry. The Group is recognised as one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail developments.

S P Setia is the only Malaysian developer to have received 17 FIABCI World Gold Prix d'Excellence Awards from the International Real Estate Federation (FIABCI) and 17 FIABCI Malaysia Property Awards to date. In 2022, S P Setia was ranked No.1 in The Edge Malaysia Top Property Developers Awards for a record-breaking 14th time, the only developer to have achieved this feat since the inception of the awards.

The Group is well-established in Malaysia's three key economic centres, namely Klang Valley, Johor Bahru and Penang, and has a project in Sabah. Its international reach now includes six countries: Vietnam, Australia, Singapore, China, the United Kingdom, and Japan.

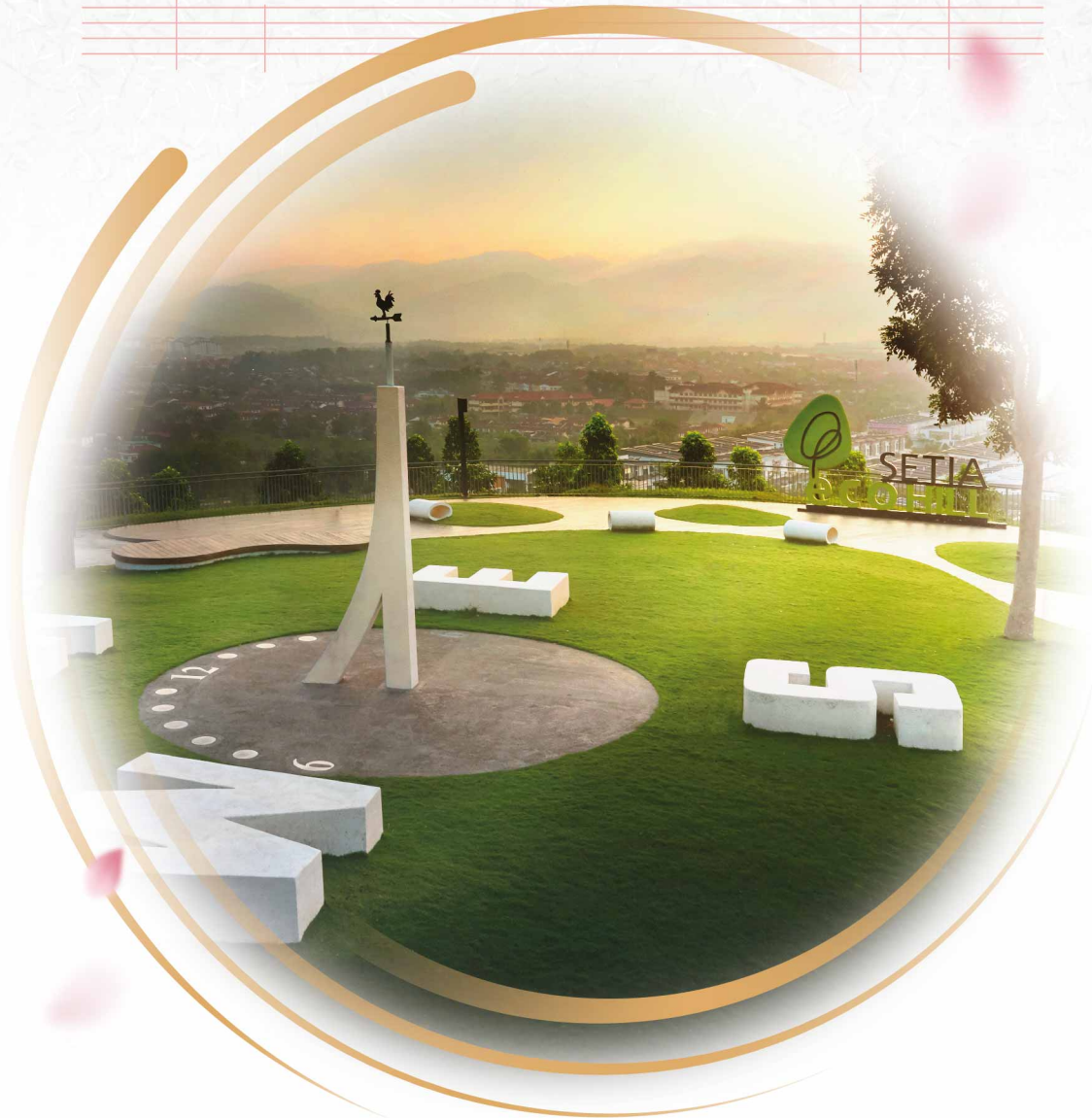
### Award-Winning Developer





Setia

# Hills Of Semenyih



Life by the hills of Semenyih is a beautiful adventure when it is experienced at Setia EcoHill. Inspired by S P Setia's LiveLearnWorkPlay philosophy, the 673-acre award-winning township is one of the finest from the holistic Setia Eco-series.



As a green township, Setia EcoHill reserves more than 10% of the area (over 80 acres) as parkland and green spaces to create vibrant and diverse community in a landscaped, sustainable environment. This is one of the many ways this township contributes to sustainability.

Setia EcoHill is designed as an eco-township with the ideal setting for the community to create a self-sustaining lifestyle.

'Live Green!' is the philosophy that this township centres on, and its DNA is clearly reflected in its designs. The reserved green zones include a tree museum and engineered waterways to rehabilitate the original ecosystem.





# Splendour Of A Springtime Wonder

As the name goes, Harumi Residences is the herald of spring 'Haru', where flowers blossom and life flourishes. Step into a realm of Japanese-inspired homes and experience an immersive lifestyle in the embrace of nature.



Private garden



Guarded community



Near award-winning park



4+1 bedrooms



Double-volume space



Open-plan concept



500 m  
Club 360

1.5 km  
EcoHill Park

2 km  
EcoHill Taipan &  
Setia EcoHill Walk  
Tenby International  
School

3 km  
Kajang-Seremban  
Highway (LEKAS)

4 km  
Lotus's  
Semenyih

6 km  
Jaya Grocer

# Modern Legacy Written In Spring

Harumi Residences composes a harmonious ensemble of Semi-D homes, thoughtfully designed to provide spacious living for multigenerational families. Drawing inspiration from the vitality of spring, these homes beckon residents to explore the nearby parks conveniently accessible on foot or by cycling.





# Crafted For The Best Comfort

Featuring an open-plan concept, conversations flow as seamlessly as the natural ventilation. Giving the space an incredibly voluminous illusion, the open-plan concept makes configuring spaces more flexible and versatile.



TYPE **D1**

2-STOREY  
SEMI-DETACHED  
HOMES 38' X 80'

BUILT-UP :  
2,791 SQFT

4 + 1 BEDROOMS  
5 BATHROOMS



Spring Into  
A Modern Lifestyle



GROUND FLOOR



FIRST FLOOR

TYPE **D2**

2-STOREY  
SEMI-DETACHED  
HOMES 38' X 80'

BUILT-UP :  
2,616 SQFT

4 BEDROOMS  
4 BATHROOMS



A Unique Home  
With A Familiar Touch

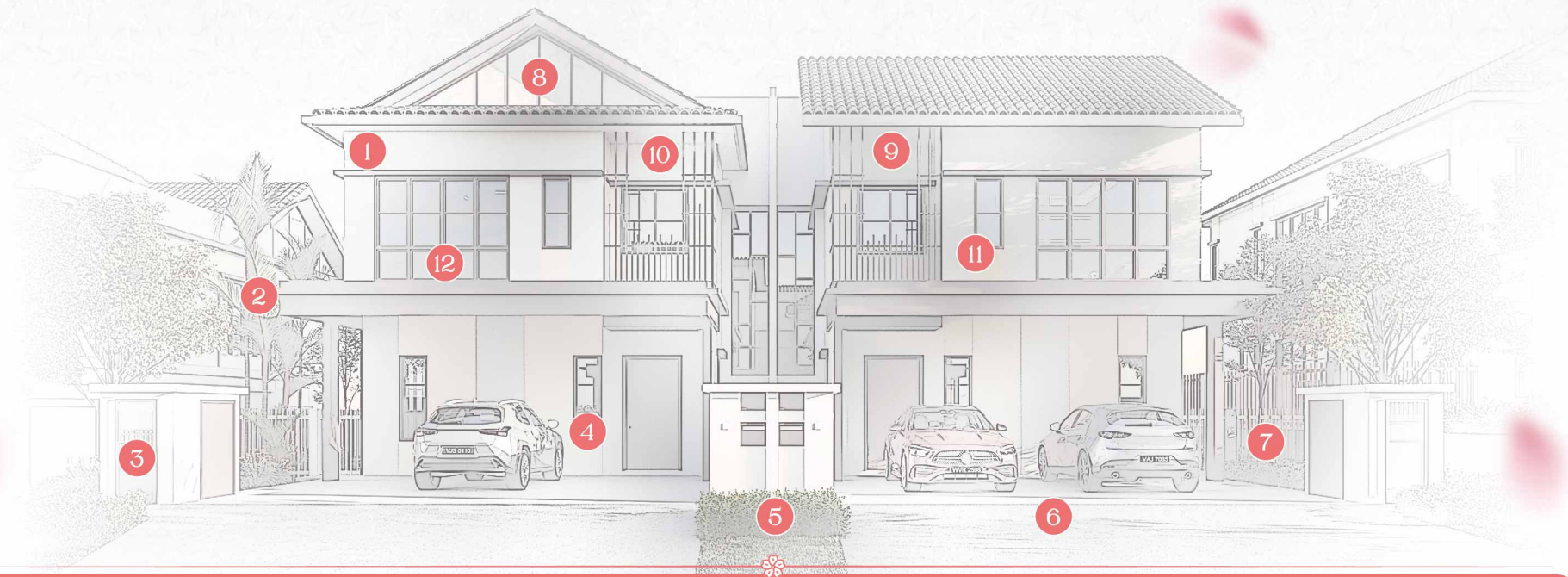


GROUND FLOOR




FIRST FLOOR

# Practical Design For The Best Of Minimalist Living



1  Ready with air-cond point and piping

2  Centralised intercom system connecting to security room

3  3-phase power supply

4  Laminated timber flooring for staircase

5  An innovative front garden design

6  Gateless concept that fits up to 4 cars via tandem parking

7  10ft side garden

8  22ft ceiling height at dining area (Type D1)

9  Rainwater harvesting system

10  Home alarm system

11  Water heater power point at all bathrooms

12  Full-height window



Minimalist living at Harumi Residences is seamlessly integrated with eco-friendly features and sustainable practices to ensure these residences not only endure changes but also adapt to the evolving needs of every resident.

# Future-Proofing Homes



## Industrialised Building System (IBS)

Sustainable building solution with components produced at a controlled site



## Smart Lock

Highly secured keyless doors for peace of mind



## Solar PV

To generate electricity to power all general electrical appliances



## Green Switch

The master switch to switch off and on all general lightings and fans



## Rainwater Harvesting System

Storing rainwater for various uses



## Box 366

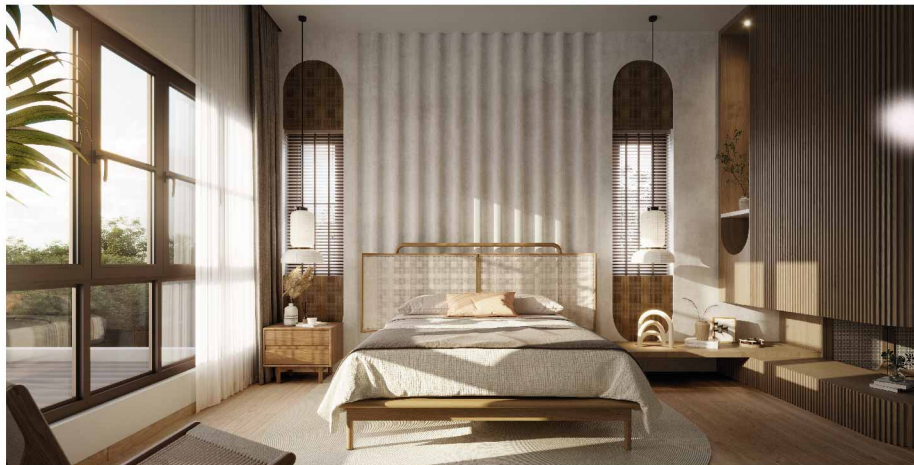
Contactless parcel and food delivery drop box



## EV Port Ready

For charging EVs at home





When it comes to privacy and comfort, Harumi Residences embodies the essence of luxury across its five bedrooms, each thoughtfully designed with its own en-suite bathroom. Contemporary living experience just got more comfortable and indulgent in these homes.



# Specifications

Structure	- Reinforced Concrete		
Wall	- Brickwall / Masonry Wall / Precast Concrete Panel Wall		
Roofing Material	- Roof Tiles Metal Roof (Type D1 Only)		
Roof Framing	- Metal Truss		
Ceiling	- Skim Coat / Plaster Ceiling		
Windows	- Aluminium Framed Glass Window		
Doors	- Main Entrance : Timber Door Others : Aluminium Framed Glass Sliding Door / Flush Door / Louvered Door		
Ironmongery	- Provided		
Wall Finishes	- Kitchen : 1500mm High Porcelain Tiles Master Bath / Bath 4 : 2700mm High Porcelain Tiles Bath 2 / Bath 3 : 2700mm High Ceramic Tiles Bath 5 (Type D1 Only) : 2700mm High Ceramic Tiles Others : Plaster / Skim Coat and Paint to Ceiling Height		
Floor Finishes	- Foyer / Living / Dining / Bedroom 4 : Porcelain Tiles Kitchen : Porcelain Tiles Yard (Type D1 Only) : Porcelain Tiles Utility 1 : Ceramic Tiles Utility 2 / Bath 5 (Type D1 Only) : Ceramic Tiles Linen (Type D2 Only) : Porcelain Tiles Master Bedroom / Bedroom 2 / Bedroom 3 / Family Area : Laminated Timber Master Bath / Bath 4 : Porcelain Tiles Bath 2 / Bath 3 : Ceramic Tiles Terrace 1 / Terrace 2 : Porcelain Tiles Car Porch / Apron : Porcelain Tiles Others : Cement Render		
Sanitary & Plumbing Fittings	- Type D1 Only : 5 WCs / 6 Wash Basins / 5 Showers / 1 Kitchen Sink Type D2 Only : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink		
		D1	D2
Electrical Installations	- Power Point : 24 - Lighting Point : 31 - Air-Conditioning Point : 6 - Fan Point : 6 - TV Point : 1 - Instant Water Heater Point : 5 - Isolator Booster Pump : 1 - Door Bell Point : 1 - Isolator For EV Charger : 1 - Intercom Point : 1		22 30 6 7 1 4 1 1 1 1
Internal Telecommunication Trunking and Cabling	- Fibre Wall Socket	1	1
Fencing	- Fencing, Refuse Chamber and Letter Box		
Turfing	- Provided		

# Site Plan



**HARUMI**  
RESIDENCES

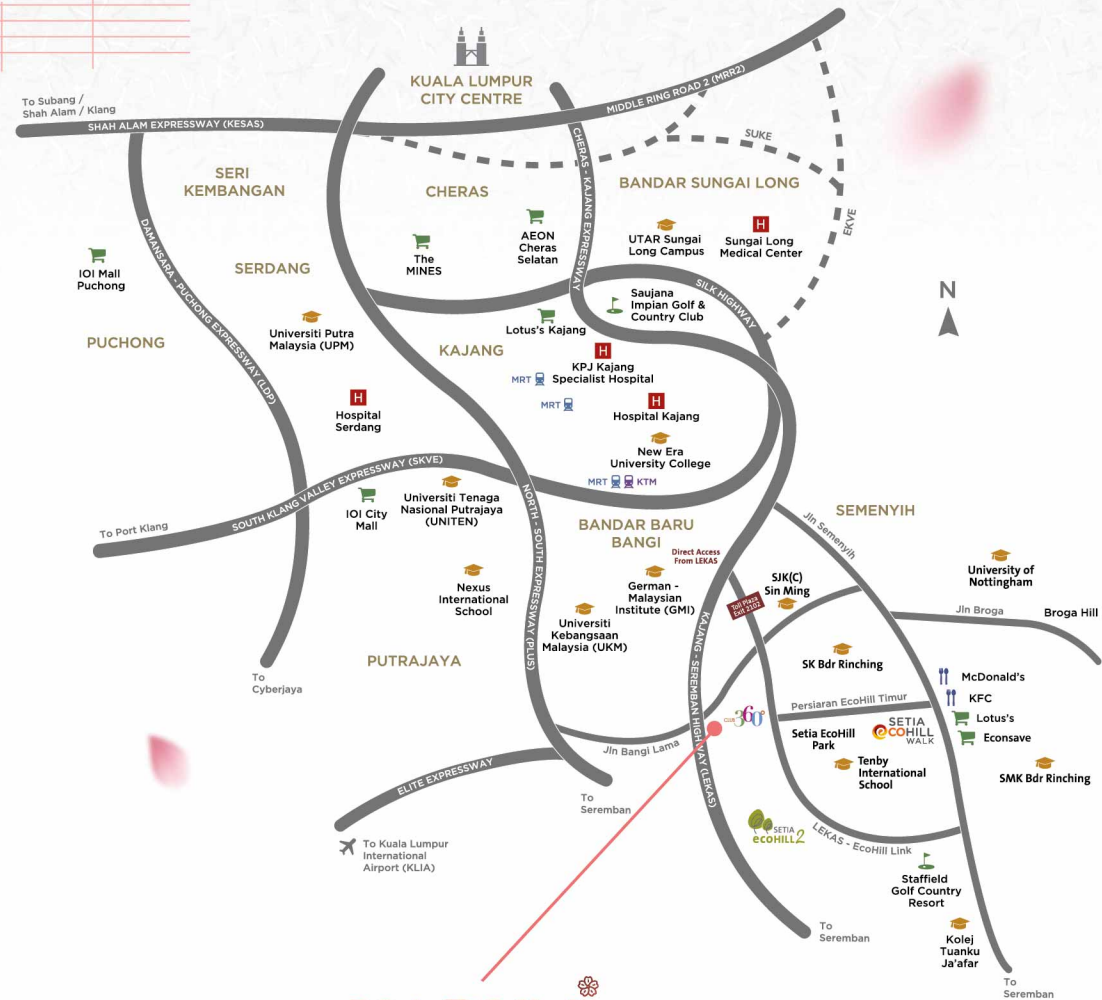


**LEGEND**  
2-STOREY SEMI-D HOMES

■ D1	■ D2
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# When Traveling Becomes A Breeze

Nestled within the integrated community of Setia EcoHill, Harumi Residences offers residents a myriad of lifestyle amenities, entertainment options, and everyday conveniences. Travel seamlessly on the LEKAS-EcoHill Link, and the city centre and established neighbouring towns are just a brief drive away.



**HARUMI**  
RESIDENCES



**Setia**  
**eGreenLiving**



Smart Lock



Solar PV



Green Switch



Rainwater Harvesting System



Box 366



EV Port Ready



Industrialised Building System (IBS)

Stay Together. Stay Setia  
**livelearnworkplay**

**Call 603 8724 2255**

SETIA ECOHILL SDN BHD 201001019878 (903607-T)

Setia Ecohill Welcome Centre

Kelab 360, No. 1, Persiaran Ecohill Barat, Setia Ecohill, 43500 Semenyih, Selangor Darul Ehsan.

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No. Lesen Pemaju: 13243/11-2028/1350(R) | Tempoh Sah: 26/11/2023 – 25/11/2028 | Permit Iklan dan Jualan: 13243-26/09-2025/1079(N)-L | Tempoh Sah: 26/09/2023 – 25/09/2025 | Jenis Hakmilik Tanah: Pegangan Bebas | Bebanan Tanah: GADAIAN kepada Alliance Investment Bank Berhad | Penguasa Kebenaran: Majlis Perbandaran Kajang (MPK) | No. Rujukan Pelan Bangunan: Bil. (18) MPK/ 2/P/18/2022 | Jangka Siap: Februari 2026 | Jumlah Unit: 40 unit | Keluasan Binaan: Harumi D1: 2,791 kps; Harumi D2: 2,616 kps | Harga Minima: RM1,478,000 | Harga Maksima: RM1,859,000 | Jenis Hartanah: Rumah Berkembar 2 Tingkat | Sekatan-sekatan Kepentingan: Tiada | Diskaun bagi Bumiputra: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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