



SetiaEcoGardens
embracing the future

A RELL



CORDELIA
GARDEN

2 STOREY TERRACE

20' x 70'



* Artist Impression

ARELL
2-STOREY TERRACE

Built-up:
1,823 sq.ft.

SPACIOUS MASTER BEDROOM

BE IN STYLE WITH BIGGER WARDROBE AREA

COMFY BACKGARDEN VIEW BEDROOM

**SEE . LIVE . LOVE .
UNIQUELY DESIGNED FAMILY AREA FOR GATHERING
WITH YOUR LOVED ONE**

The setting provides daylighting, natural ventilation, and passive cooling. Arell double storey terrace offers an ecological-friendly environment that promotes general wellness for all.

WONDERFUL NATURAL LIVING EXPERINCE



CORDELIA GARDEN
Setia Eco Gardens
Johor Bahru

MASTER PLAN

CORDELIA GARDEN FEATURES GENEROUS GREEN SPACE AND CHARISMATIC AMENITIES FOR THE FULL FAMILY EXPERIENCE.
BE IN ONE OF OUR LUXURIOUS AND SOPHISTICATED RESIDENCES TO OPEN UP A LIFE OF PERFECTLY COMPOSED, PANORAMIC VIEWS.



Spacious Floor Plan Layout

4 + 3

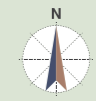


First Floor



Ground Floor

CORDELIA GARDEN SITE PLAN



1 KYRA
 2 ILONA

3 RAYDEN
 4 ARELL

5 MANAGEMENT OFFICE
 6 GUARD HOUSE

BUMIPUTERA UNIT

SPECIFICATION

STRUCTURE	Reinforced concrete framework
WALL	Brickwall / Reinforced Concrete wall
ROOFING COVERING	Reinforced concrete roof / Concrete roof tiles
ROOF FRAMING	Light weight steel truss
CEILING	Asbestos free ceiling board / Plaster ceiling board / Skim coat
WINDOWS	Aluminium casement window / Fixed glass panel window/ Top hung window Fixed glass louvers window (For intermediate lot only) Sliding window (For Special odd corner lot / Special end lot with land / Odd end lot with land / End lot with land only)
DOORS	Solid timber door / flush door / Flush with fixed louvers door / Flush door with top hung / Aluminium frame sliding door (For Special odd corner lot / Special end lot with land / Odd end lot with land /End lot with land only)
IRONMONGERY	Provided
WALL FINISHES	
Kitchen	Full height ceramic tiles
Master Bath & Bath 3	Full height porcelain tiles
Bath 2	3,000mm height porcelain tiles
FLOOR FINISHES	
GROUND FLOOR	
Living / Dining / Bedroom 4 / Store /	Porcelain Tiles
Kitchen / Yard / Bath 3 / Porch / Terrace	Porcelain Tiles
Driveway / Other Areas	Cement render
FIRST FLOOR	
Master Bedroom / Bedroom 2 & 3 /	Porcelain Tiles
Wardrobe Area /	
Family Area / Staircase /	Porcelain Tiles
Master Bath & Bath 2	Porcelain Tiles
Other Areas	Cement render
FENCING*	Low brick wall and M.S. grille
TURFING*	Cow grass (For Special odd corner lot / Special end lot with land / Odd end lot with land /End lot with land only)
GAS PIPING	Nil

Intermediate lot
Special odd corner lot
Special end lot with land
Odd end lot with land
End lot with land

TELEPHONE AND

ELECTRICAL INSTALLATION

Light Point	24	25
Power Point (13A)	22	22
TV Point	3	3
Fan Point	6	6
Air-con Point	6	6
Water Heater Point	3	3
Autogate Point	1	1
Gate Lighting Point	2	2
Door Bell Point	1	1
Telephone Point	2	2
Network Point	3	3

SANITARY AND PLUMBING FITTINGS

Kitchen Sink	1
Wash Hand Basin	3
Toilet Paper Holder	3
Shower Rose	3
Water Closet	3

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.



Singapore

26.4 KM

Senai International
Airport

27.4 KM

Johor Bahru

23.8 KM

Setia Eco Gardens Sales Gallery

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setiaecogardens.com.my

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Setia

ARELL (RT2) DOUBLE STOREY TERRACE HOUSE, STANDARD LOT: 20'x70'. 1.823sq. ft. No. of Units: 54 UNITS; MIN PRICE: RM854,000. MAX PRICE: RM1,072,000. HOUSING DEVELOPER'S LICENSE: 10611/03-2028/0340(A). VALIDITY DATE: 6/3/2023 - 5/3/2028. ADVERTISING & SALES PERMIT NO: 10611-23/07-2026/0853(N)-(S). VALIDITY DATE: 26/7/2023-25/07/2026. EXPECTED DATE OF COMPLETION: DEC 2027. TENURE OF LAND: FREEHOLD. LAND CHARGE: PUBLIC BANK BERHAD. APPROVING AUTHORITY: MAJLIS BANDARAYA ISKANDAR PUTERI. REFERENCE NO: MBIP(J)BRP/6/9/2019(48). 7

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