

Bywater  
HOMES

**LOREUM**

22' x 70'

2-STOREY TERRACE HOMES



## IN TOUCH WITH NATURE

Live a fulfilling life in a vibrant township that offers beautiful yet practical homes surrounded by lush greenery and clear waterways where everyone can roam safely. Comprehensive amenities within easy reach accommodate all modern lifestyle needs – from education to retail to sports facilities.  
Welcome to Setia Alam.



EDUCATION

- SJK (C) Pin Hwa (1)
- SJK (T) Ladang North Hummock
- SK Setia Alam
- SMK Setia Alam
- Tenby International School
- Peninsula International School Australia
- IDRISSI International School
- R.E.A.L. Kids



SETIA CITY

- Setia City Convention Centre 1 & 2
- Top Glove Tower (HQ)
- Courtyard by Marriott
- Audi Centre Setia Alam
- Trefoil
- Setia City Residences



BANKS

- Maybank
- CIMB Bank
- Hong Leong Bank
- AmBank
- RHB Bank
- Bank Simpanan Nasional
- Bank Islam
- Public Bank



RECREATIONAL PARKS

- Wetlands Park
- Urban Park
- Setia City Park
- Town Park
- Western Park



SHOPPING

- Setia City Mall
- Tesco
- Village Grocer
- Jaya Grocer

URBAN CONVENIENCE

Because you want more time to do the things you love, Setia Alam has been thoughtfully planned to ensure that all facilities, parks and recreation are not more than a street away from your home.

Playgrounds, kindergartens, a community hall, surau, gym, sports courts, lush gardens and more are a just short walk away at the Village Green.





WATER'S SYNERGY  
LAND'S BEAUTY

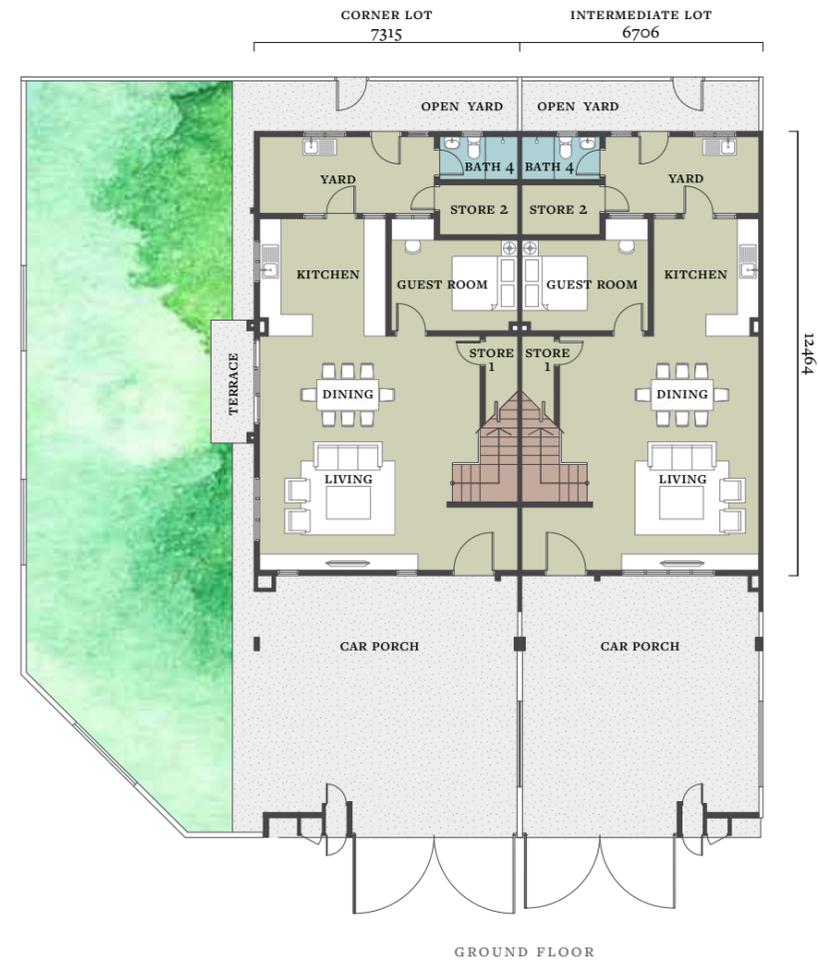
Charmingly set between creeks and greens,  
the ByWater Homes collection blends contemporary design  
with the scenic surroundings. Suited to multigenerational families,  
it will breathe new life into everyday pursuits and living.



### TYPE C

Behind the home's striking facade, generous living spaces encompass two living areas and four bedrooms. Lush parks just outside your front door offer adventures every day.

 <b>4 + 1</b>	<b>CORNER</b> <b>2525 SF</b>	 <b>4</b>
	<b>INTERMEDIATE</b> <b>2162 SF</b>	

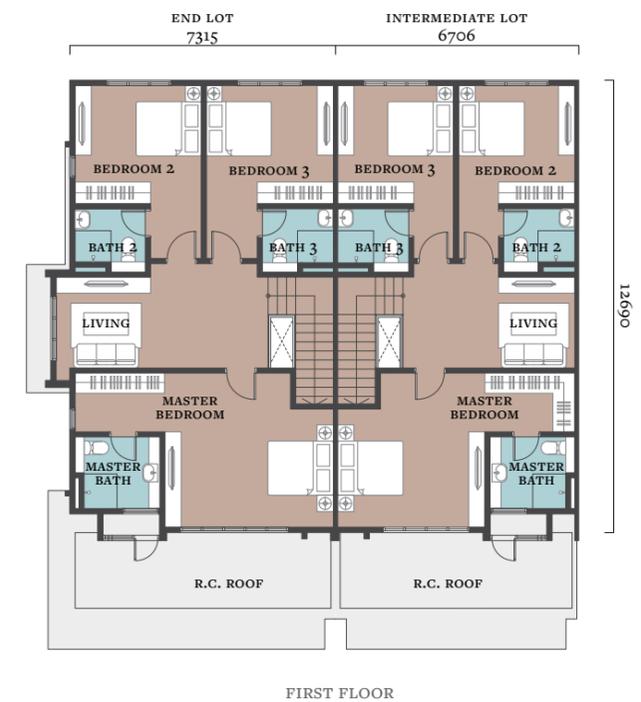
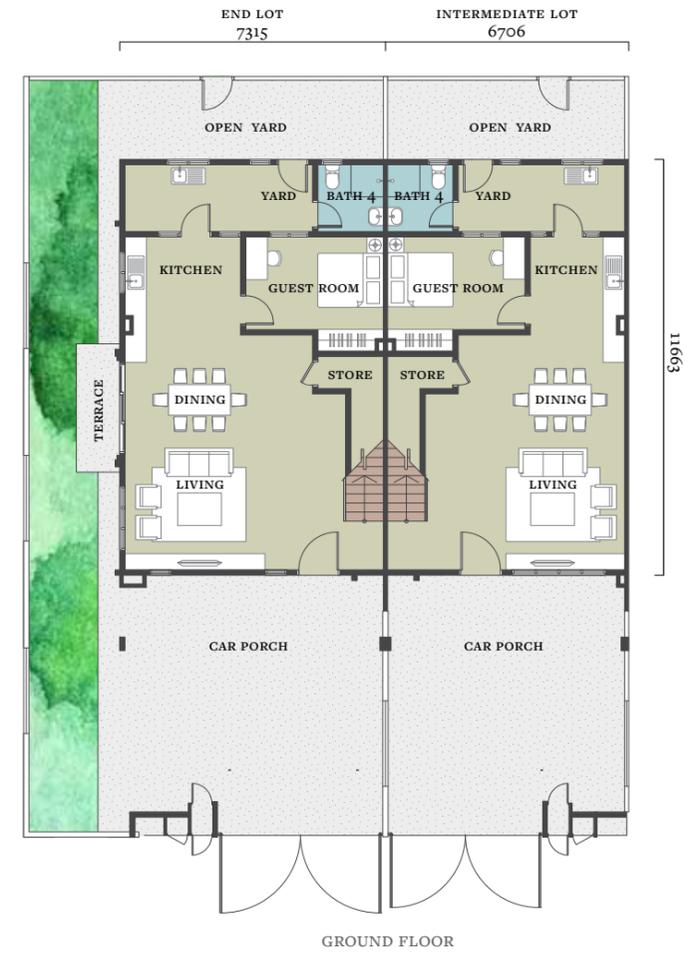




### TYPE D

The possibilities are endless in this well-planned roomy terrace. A senior-friendly bedroom downstairs, with three en suite bedrooms and additional living area upstairs make this a perfect home for multi-generational families.

 4	CORNER 2555 SF INTERMEDIATE 2079 SF	 4
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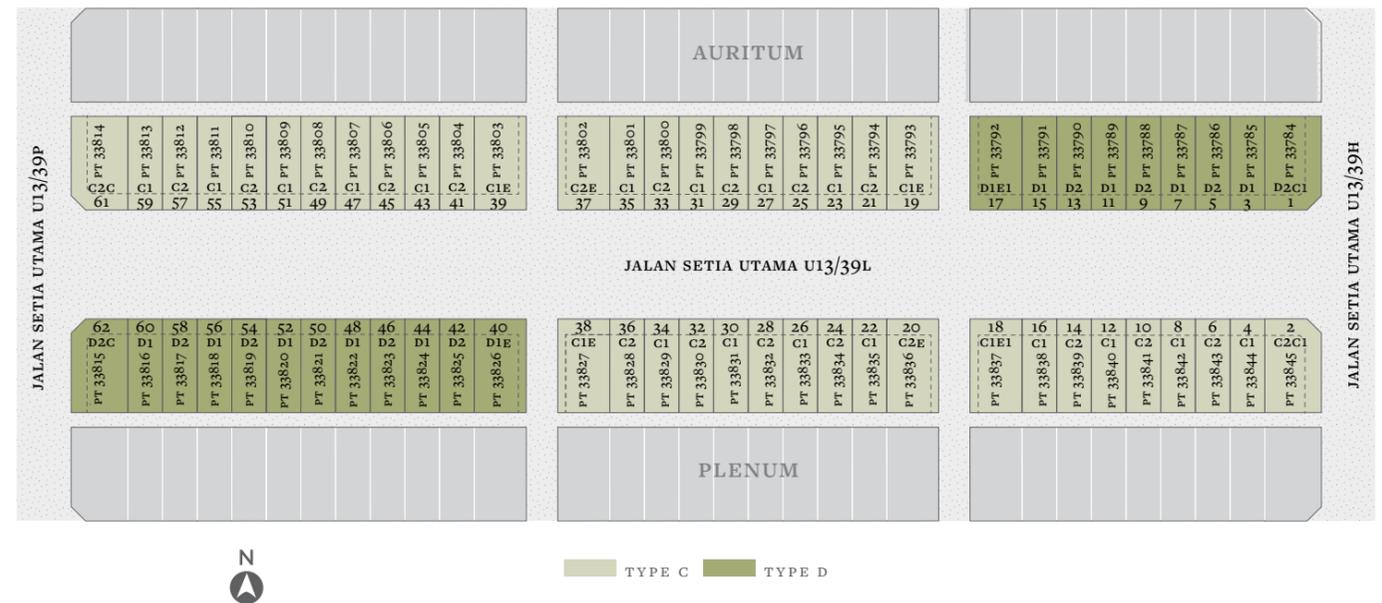


## PANICUM SERIES BYWATER HOMES

A native prairie grass that is beautiful yet tough and functional, the Panicum species provides food and cover for birds and insects. In the wild, the taller varieties form scenic natural screens while the shorter variety creates stunning sweeps of colour and texture in landscapes.



## LOREUM 2-STOREY TERRACES BYWATER HOMES



- ENHANCED SECURITY
- SAFE ENVIRONMENT
- FLEXIBLE LAYOUT
- COLUMN-FREE CAR PORCH
- ENGINEERED WATERWAYS
- CONVENIENT LOCATION



Type C Master Bedroom

The calming canvas of green and blue just outside your home imbues everyday living with a soothing rhythm of contentment.

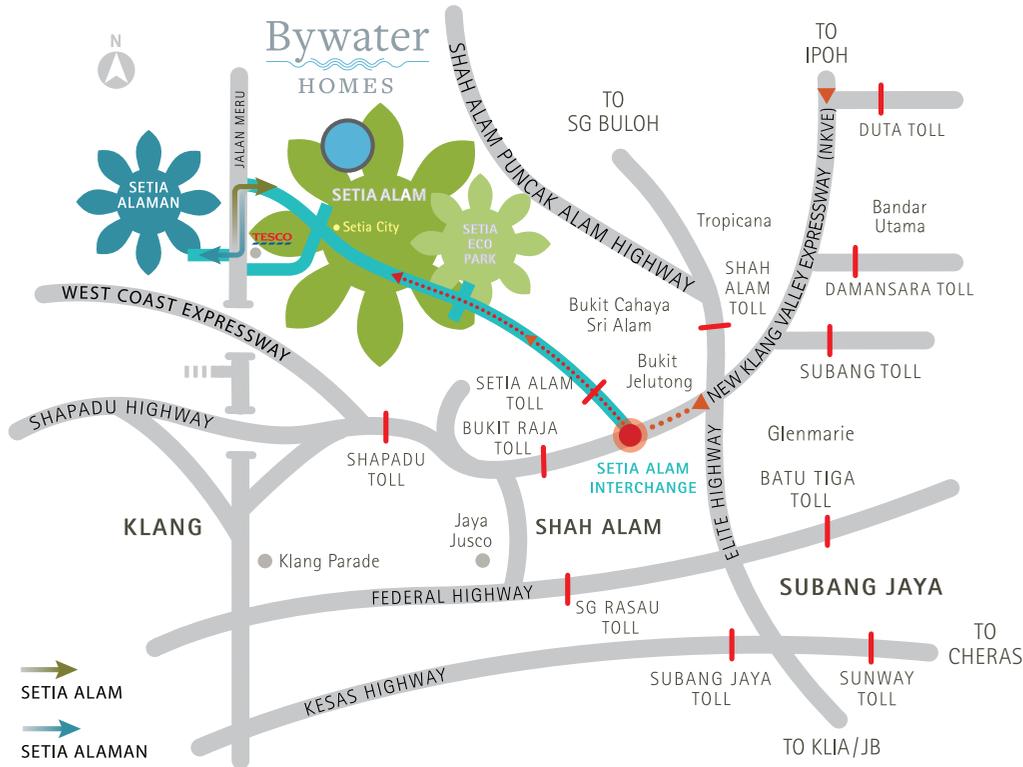
## SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete
<b>WALL</b>	Brickwork / Reinforced Concrete / Drywall and/or Precast Panels
<b>ROOFING MATERIAL</b>	Concrete Roof Tiles / Concrete Slab
<b>ROOF FRAMING</b>	Metal Truss
<b>CEILING</b>	Concrete Slab / Fiberglass Plaster Ceiling
<b>WINDOWS</b>	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Overlapping Glass / Adjustable Louvres / M.S. Grille
<b>DOORS</b>	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Glass Sliding Door (Corner & End Lot only)
Back Entrance	M.S. Grille Door
Others	Flush Door / Louvre Door
<b>IRONMONGERY</b>	Quality Ironmongery
<b>TURFING</b>	Provided (Corner & End Lot Only)
<b>WALL FINISHES</b>	
Kitchen	1500 mm High Ceramic Wall Tiles
Bath	Ceramic Wall Tiles up to 2400mm High
Others	Plaster and Paint
<b>FLOOR FINISHES</b>	
Living / Dining / Kitchen	Porcelain Tiles
Guest Room	
Store / Baths / Yard	Ceramic Tiles
Bedrooms / Family / Staircase	Laminated Floor
Car Porch	Homogeneous Tiles
Terrace	Homogeneous Tiles (Corner & End Lot Only)
Open Yard / Others	Cement Render
<b>FENCING</b>	Reinforced Concrete Wall / Brick Wall and Cement Plank Fencing / Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE C			TYPE D		
	Corner	End	Inter-mediate	Corner	End	Inter-mediate
<b>ELECTRICAL INSTALLATION</b>						
13 Amp Plug Point	21	21	21	21	21	21
Lighting Point	29	29	28	29	27	26
Air-conditioning Point	5	5	5	5	5	5
Ceiling Fan Point	7	7	7	7	7	7
TV Point	3	3	3	3	3	3
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1
Solar Heating Point	1	1	1	1	1	1
Booster Pump Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
<b>INTERNAL TELEPHONE TRUNKING &amp; CABLING</b>						
Telephone Point	1	1	1	1	1	1
<b>SANITARY WARE &amp; PLUMBING</b>						
WC	4	4	4	4	4	4
Wash Basin	4	4	4	4	4	4
Shower	4	4	4	4	4	4
Kitchen Sink	2	2	2	2	2	2

## LOCATION MATTERS

Bywater Homes is situated next to water and award-winning parks. All your needs and wants are easily fulfilled at the nearby Setia Taipan Commercial Precincts and Setia City with a variety of lifestyle amenities, education, medical care and shopping just a short drive away.



Getting around is a cinch here. Setia Alam is just minutes away from key destinations via the NKVE-Setia Alam Link (Exit 102).



Two link roads connect Setia Alam directly with Shah Alam. The link road via Desa Alam U12 leads to Seksyen 7. The second link road to Seksyen U10 Shah Alam/ Alam Budiman will offer easy access to the upcoming DASH Highway that links to four highways i.e. the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.



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setiaalam.com.my

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• Developer: Bandar Setia Alam Sdn. Bhd (566140-D) • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9426-112/02-2022/0111 (L) • Validity Period: 05/02/2020-04/02/2022 • Advertising & Sale Permit No.: 9246-112/02-2022/0111 (P) • Validity Period: 05/02/2020-04/02/2020 • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-1/(PS)/SEK.U13/0118-2019 • Expected Completion Date: Jan 2022 • 2-storey Terrace Homes Type C, Total Units: 41 units, Built-up: 2,162sf (min), 2,325sf (max), Price: RM887,000 (min), RM1,287,000 (max) • 2-storey Terrace Homes Type D, Total Units: 21 Units, Built-up: 2,079sf (min), 2,555sf (max), Price: RM854,000 (min), RM1,310,000 (max) • 7% Discount for Bumiputera

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