



ISLE OF FANTASIA



FINAL ISLAND ENCLAVE

BY SETIA ECO GLADES

WITH EXCEPTIONAL PROGRESS COMES WORLD-CLASS RESULTS

In line with the township's tagline, 'Blue Views. Green Hearts.', Isle of Fantasia is a masterpiece of nature sanctuary that honours the beauty of nature and the wonderland it presents.

From the relocation of resident wildlife to transplanting trees, the township has collaborated with experts in these fields to preserve the natural landscape and nature of this island enclave. The township has also designed themed gardens with featured fountains as ideal habitats for the native flora and fauna to thrive and continue the natural cycle of life.





Setia Eco Glades Interchange

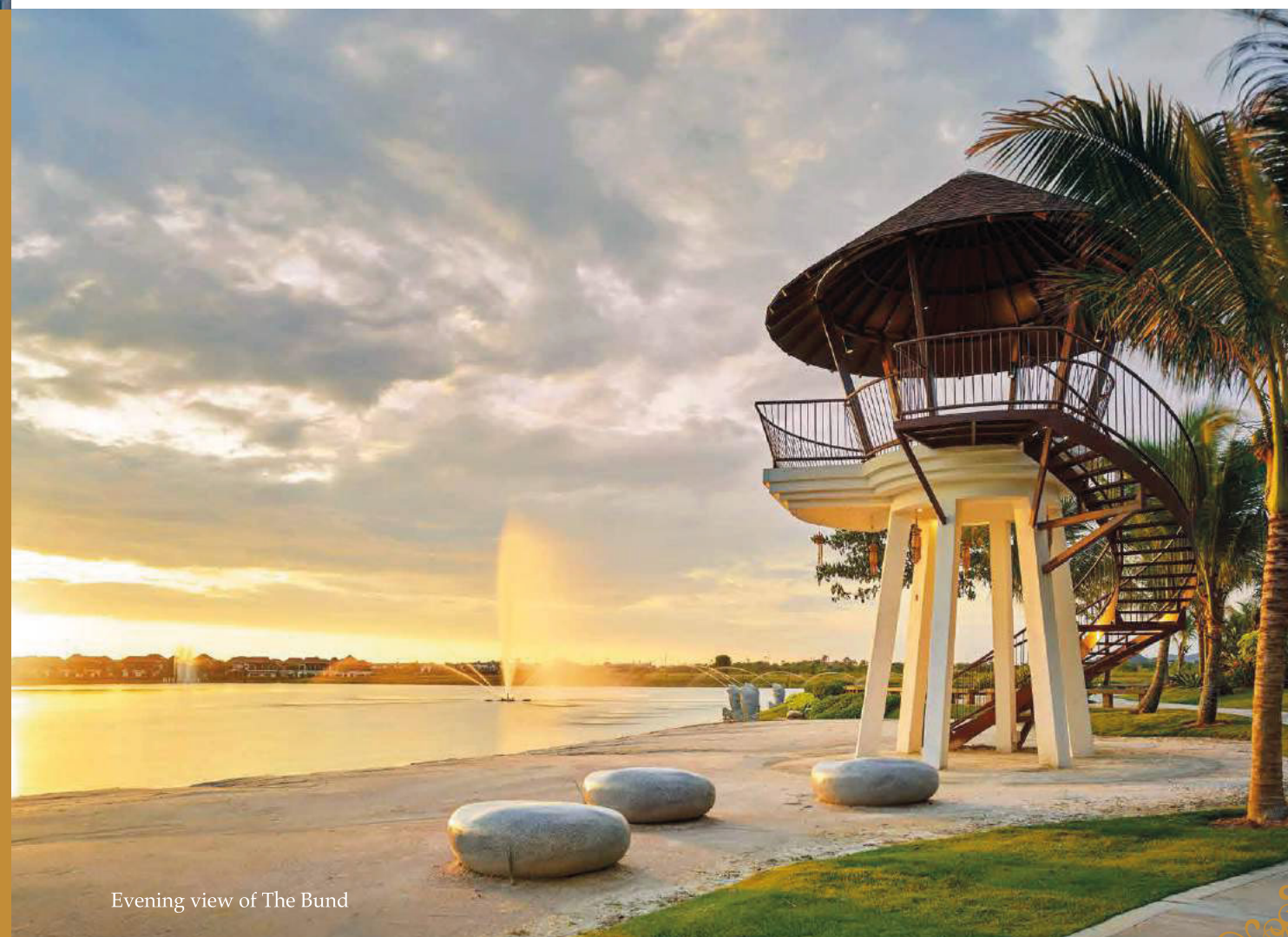
UNCOVER THE EASE OF ACCESSIBILITY, JOYS OF TRAVELLING

With the dedicated Setia Eco Glades Interchange connecting Putrajaya Link on one end and Cyberjaya on the other, this connectivity provides the community and visitors with the ease of travelling to and fro in the island enclave.



UNPARALLELED VIEWS DURING THE DAY, MESMERISING ONES AT NIGHT

Isle of Fantasia offers a medley of panoramas, relaxing spaces and exciting homes. Follow the yucca and palm-lined paths as more avant-garde extraordinaire reveal themselves along the iconic beach at The Bund.



Evening view of The Bund



Misty Garden

Garden of Reefs

UNLOCK THE ADVENTURE, EXPLORE THE FANTASY

Step into the realm of dreams and escapade, and be greeted by sculptural elements highlighting the interesting biomorphic architecture in this world-class island enclave.

SITE PLAN



LEGEND

- Courtyard Homes
- Semi-Detached
- Bungalow

- 1 Playground
- 2 Misty Garden
- 3 Garden of Reefs

UNVEIL THE GRANDEUR,
RELISH THE SPACIOUS COMFORT

The island enclave features three different styles of residences that highlight the luxury of indoor and outdoor space, privacy and lush greenery. Each has its charisma with a layout that fits multigenerational living desires.

The image is only to act as an example of suggested space management and one of the possible options for decoration.

A modern walk-in closet featuring a vanity area on the left with a white desk, a large arched mirror, and a round stool. To the right is a glass-fronted wardrobe with hanging clothes. The space is illuminated by recessed ceiling lights and has a wooden floor with a shaggy rug.

UNWIND IN GRACIOUS SOLITUDE, IMMERSE IN QUIET REFLECTION

From a vanity nook to a walk-in closet space, the seamless transition between these spaces creates a sense of comfort for residents to indulge in self-care and self-love. After all, dressing up is a way of pampering yourselves and a form of luxury.



• GLADWIN •

COURTYARD HOMES | 26' X 85' | 4 🛏 4 🚗
 BUILT-UP: 2,500 SQFT (INTERMEDIATE),
 2,700 SQFT (END & CORNER)

CORNER UNIT



FIRST FLOOR

INTERMEDIATE UNIT



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



• GLENICE •

SEMI-DETACHED HOMES | 41' X 85' | 4  5 
BUILT-UP: 2,833 SQFT



FIRST FLOOR



GROUND FLOOR



• GRENVILLA •

BUNGALOW HOMES | 59' X 85' | 5+1  6 
BUILT-UP: 4,100 SQFT



FIRST FLOOR



GROUND FLOOR

SPECIFICATIONS

COURTYARD HOMES (INTERMEDIATE)

STRUCTURE	: Reinforced Concrete	
WALL	: Brickwork	
ROOFING	: Metal Roof Covering / Concrete Slab	
ROOF FRAMING	: Steel Frame / Reinforced Concrete	
CEILING	: Plaster Ceiling / Skim Coat	
WINDOW	: Aluminium Framed Glass Window	
DOOR	: Main Entrance	- Timber Door
	: Bedrooms	- Timber Door
	: Bathrooms	- Timber Door
	: Kitchen	- Aluminium Framed Glass Door
	: Others	- Aluminium Framed Door / Timber Door
IRONMONGERY	: Quality Locksets	
WALL FINISHES	: Kitchen	- Ceramic Tiles
	: Bathrooms	- Ceramic Tiles
	: Others	- Plastered and Paint
FLOOR FINISHES	<u>Ground Floor</u>	
	: Living / Dining / Kitchen	- Porcelain Tiles
	: Bedroom 3 / Foyer	- Porcelain Tiles
	: Utility / Bath 3	- Ceramic Tiles
	: Car Porch / Terrace 1 / Yard	- Porcelain Tiles
	<u>First Floor</u>	
	: Master Bedroom / Bedroom 1,2	- Timber Floor
	: Corridor / Staircase	- Timber Floor
	: Master Bath	- Porcelain Tiles
	: Bath 1,2	- Ceramic Tiles
	: Balcony 1	- Pebble Wash
	: Others	- Cement Render
SANITARY & PLUMBING FITTINGS	: Water Closet	4
	: Wash Basin	4
	: Shower	4
	: Kitchen Sink	1
	: Bathtub	1
ELECTRICAL INSTALLATION	: Lighting Point	36
	: Power Point 13A	28
	: Power Point 15A	1
	: Air-cond Point	6
	: Fan Point	6
	: SMATV Point	2
INTERNAL TELEPHONE TRUNKING & CABLING	: Solar Water Heating System	Provided
	: Telephone Point	2
	: Data Point	2
	: Door Bell	1
FENCING	: Intercom Point	1
	: 1200mm High Fencing	
TURFING	: Provided	

COURTYARD HOMES (CORNER)

STRUCTURE	: Reinforced Concrete	
WALL	: Brickwork	
ROOFING	: Metal Roof Covering / Concrete Slab	
ROOF FRAMING	: Steel Frame / Reinforced Concrete	
CEILING	: Plaster Ceiling / Skim Coat	
WINDOW	: Aluminium Framed Glass Window	
DOOR	: Main Entrance	- Timber Door
	: Bedrooms	- Timber Door
	: Bathrooms	- Timber Door
	: Kitchen	- Aluminium Framed Glass Door
	: Others	- Aluminium Framed Door / Timber Door
IRONMONGERY	: Quality Locksets	
WALL FINISHES	: Kitchen	- Ceramic Tiles
	: Bathrooms	- Ceramic Tiles
	: Others	- Plastered and Paint
FLOOR FINISHES	<u>Ground Floor</u>	
	: Living / Dining / Kitchen	- Porcelain Tiles
	: Bedroom 3	- Porcelain Tiles
	: Utility / Bath 3	- Ceramic Tiles
	: Car Porch / Terrace 1,2 / Yard	- Porcelain Tiles
	<u>First Floor</u>	
	: Master Bedroom / Bedroom 1,2	- Timber Floor
	: Family Hall / Staircase	- Timber Floor
	: Master Bath	- Porcelain Tiles
	: Bath 1,2	- Ceramic Tiles
	: Balcony 1,2	- Pebble Wash
	: Others	- Cement Render
SANITARY & PLUMBING FITTINGS	: Water Closet	4
	: Wash Basin	4
	: Shower	4
	: Kitchen Sink	1
	: Bathtub	1
ELECTRICAL INSTALLATION	: Lighting Point	38
	: Power Point 13A	30
	: Power Point 15A	1
	: Air-cond Point	6
	: Fan Point	7
	: SMATV Point	2
INTERNAL TELEPHONE TRUNKING & CABLING	: Solar Water Heating System	Provided
	: Telephone Point	3
	: Data Point	3
	: Door Bell	1
FENCING	: Intercom Point	1
	: 1200mm High Fencing	
TURFING	: Provided	

SPECIFICATIONS

SEMI-DETACHED

STRUCTURE	: Reinforced Concrete	
WALL	: Brickwork	
ROOFING	: Metal Roof Covering / Concrete Slab	
ROOF FRAMING	: Steel Frame / Reinforced Concrete	
CEILING	: Plaster Ceiling / Skim Coat	
WINDOW	: Aluminium Framed Glass Window	
DOOR	: Main Entrance	- Timber Door
	: Bedrooms	- Timber Door
	: Bathrooms	- Timber Door
	: Kitchen	- Aluminium Framed Glass Door
	: Others	- Aluminium Framed Door / Timber Door
IRONMONGERY	: Quality Locksets	
WALL FINISHES	: Kitchen	- Ceramic Tiles
	: Bathrooms	- Ceramic Tiles
	: Others	- Plastered and Paint
FLOOR FINISHES	<u>Ground Floor</u>	
	: Living / Dining / Kitchen / Yard	- Porcelain Tiles
	: Bedroom 3 / Powder	- Porcelain Tiles
	: Utility 1 / Bath 3,4	- Ceramic Tiles
	: Car Porch / Terrace	- Porcelain Tiles
	<u>First Floor</u>	
	: Master Bedroom / Bedroom 1,2	- Timber Floor
	: Utility 2	- Timber Floor
	: Staircase / Corridor	- Timber Floor
	: Master Bath	- Porcelain Tiles
	: Bath 1,2	- Ceramic Tiles
	: Balcony 1,2	- Pebble Wash
	: Others	- Cement Render
SANITARY & PLUMBING FITTINGS	: Water Closet	6
	: Wash Basin	7
	: Shower	5
	: Kitchen Sink	1
	: Bathtub	1
ELECTRICAL INSTALLATION	: Lighting Point	43
	: Power Point 13A	33
	: Power Point 15A	1
	: Air-cond Point	6
	: Fan Point	6
	: SMATV Point	2
	: Instantaneous Water Heater Point	1
INTERNAL TELEPHONE TRUNKING & CABLING	: Solar Water Heating System	Provided
	: Telephone Point	2
	: Data Point	2
	: Door Bell	1
	: Intercom Point	1
FENCING	: 1200mm High Fencing	
TURFING	: Provided	

BUNGALOW

STRUCTURE	: Reinforced Concrete	
WALL	: Brickwork	
ROOFING	: Metal Roof Covering / Concrete Slab	
ROOF FRAMING	: Steel Frame / Reinforced Concrete	
CEILING	: Plaster Ceiling / Skim Coat	
WINDOW	: Aluminium Framed Glass Window	
DOOR	: Main Entrance	- Timber Door
	: Bedrooms	- Timber Door
	: Bathrooms	- Timber Door
	: Kitchen	- Aluminium Framed Glass Door
	: Others	- Aluminium Framed Door / Timber Door
IRONMONGERY	: Quality Locksets	
WALL FINISHES	: Kitchen	- Ceramic Tiles
	: Powder / Master Bath	- Marble
	: Bathrooms	- Ceramic Tiles
	: Others	- Plastered and Paint
FLOOR FINISHES	<u>Ground Floor</u>	
	: Living / Dining	- Marble
	: Bedroom 4 / Powder / Foyer	- Marble
	: Kitchen / Yard / Bath 4,5	- Ceramic Tiles
	: Utility 1,2,3,4	- Ceramic Tiles
	: Car Porch / Terrace	- Porcelain Tiles
	<u>First Floor</u>	
	: Master Bedroom / Bedroom 1,2,3	- Timber Floor
	: Family Hall / Utility 5	- Timber Floor
	: Staircase / Corridor	- Timber Floor
	: Master Bath	- Marble
	: Bath 1,2,3	- Ceramic Tiles
	: Balcony 1,2,3,4	- Pebble Wash
	: Others	- Cement Render
SANITARY & PLUMBING FITTINGS	: Water Closet	7
	: Wash Basin	8
	: Shower	6
	: Kitchen Sink	1
	: Bathtub	1
ELECTRICAL INSTALLATION	: Lighting Point	49
	: Power Point 13A	42
	: Power Point 15A	1
	: Air-cond Point	8
	: Fan Point	8
	: SMATV Point	3
	: Instantaneous Water Heater Point	1
INTERNAL TELEPHONE TRUNKING & CABLING	: Solar Water Heating System	Provided
	: Telephone Point	3
	: Data Point	3
	: Door Bell	1
	: Intercom Point	1
FENCING	: 1200mm High Fencing	
TURFING	: Provided	



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Setia Eco Glades

SETIA ECO GLADES SDN BHD 200701009474 (767476-H)
Setia Eco Glades Lifestyle Gallery, Persiaran Setia Eco Glades, Setia Eco Glades,
Cyber 1, 63000 Cyberjaya, Selangor Darul Ehsan.
F 603 8008 2233 E eco-glades@spsetia.com.my W www.setiaecoglades.com.my



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A joint venture project by:



Setia

Developer License No. 12/215/04-2029/0232(A) • Validity Period from 06/04/2024 to 05/04/2029 • Advertising & Sales Permit No. 12/215-9/04-2026/0132(R)-(S) • Validity Period from 06/04/2025 to 05/04/2026 • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Perbandaran Sepang • Building Plan Reference No.: MP Sepang 600-34/2/177(10) • Expected Completion Date: June 2025 • Type: 2-Storey Link House • Size: 26' x 85' • Total: 48 units • Min Price: RM1,876,500 - Max RM2,332,800 • Type: 2-Storey Semi-D • Size: 41' x 85' • Total: 46 units • Min Price: RM2,928,150 - Max RM3,242,700 • Type: 2-Storey Bungalow • Size: 59' x 85' • Total: 6 units • Min Price: RM4,881,500 - Max RM4,975,100 • Sekatan Kepentingan: Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri. • Balance unit: Semi-D: 9 units

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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