



The New Chapter

RAYDEN

2-STOREY SEMI-DETACHED
35' X 80'





ACTUAL SHOW UNIT PHOTO

RAYDEN

THE ATMOSPHERE EFFORTLESSLY TURNS TRANQUIL
AS INTERIOR PLEASANTLY BECOMES SANCTUARY,
BOTH GRAND AND HOMELY.

finally, home.



THE INTERIORS ARE METICULOUSLY CALIBRATED AND GENEROUSLY SPACED FOR A REAL LIVING EXPERIENCE. THE OVERALL AESTHETIC IS SIMPLY GRAND WITH AN ELEVATED FOCUS ON FINISHES. THE ATMOSPHERE IS EFFORTLESSLY PLEASANT BY THE SEAMLESS INTEGRATION OF THE INDOORS AND OUT.





award-winning master plan

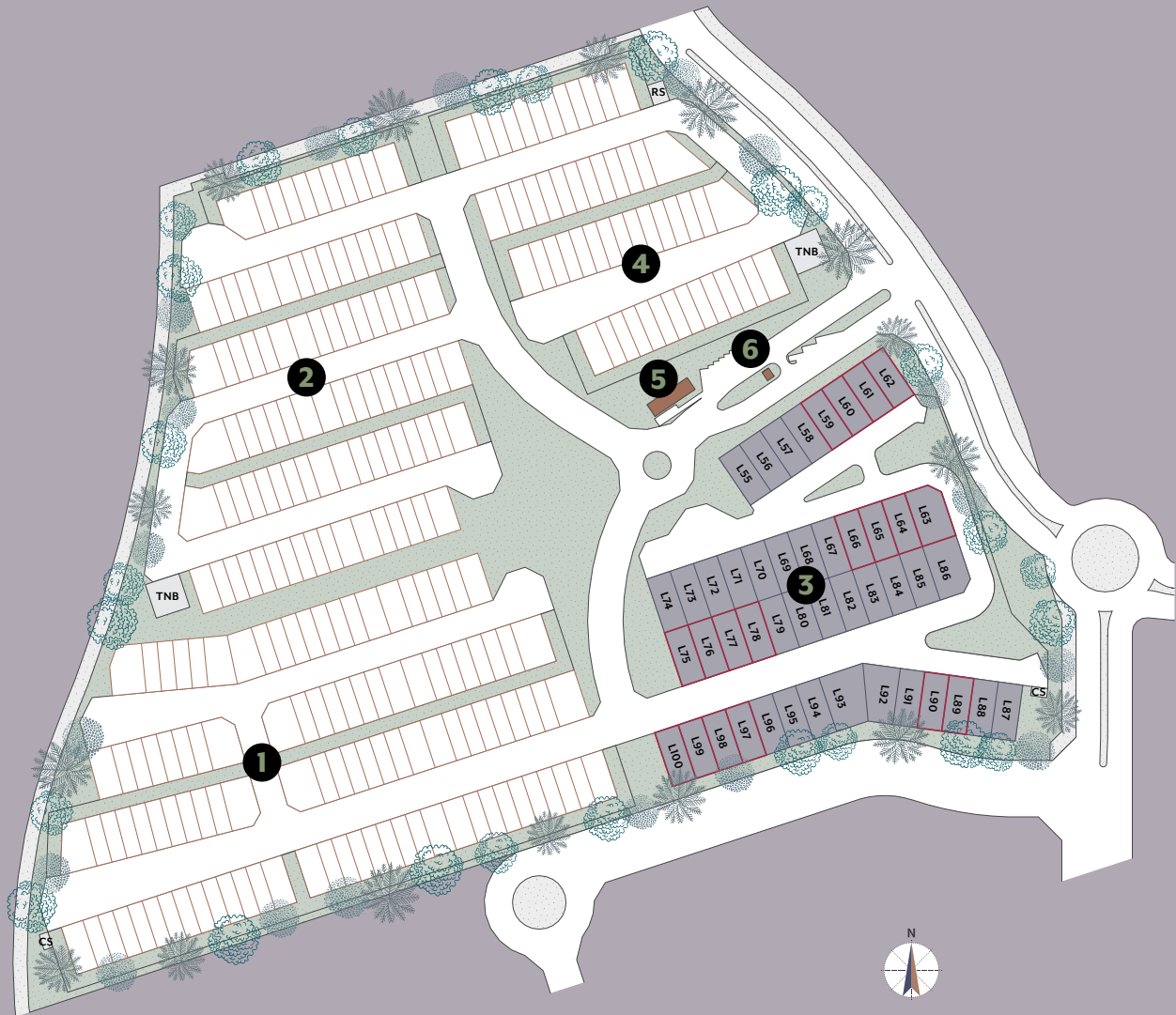
SETIA ECO GARDENS OFFERS DISCERNING HOMEOWNERS AN ECO-LIVING EXPERIENCE WITHIN 765 ACRE OF TRANQUIL RAINFOREST ENVIRONMENT.



site 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.



1
KYRA

2
ILONA

3
RAYDEN

4
ARELL

5
MANAGEMENT
OFFICE

6
GUARDHOUSE

**BUMIPUTERA
UNIT**

RAYDEN

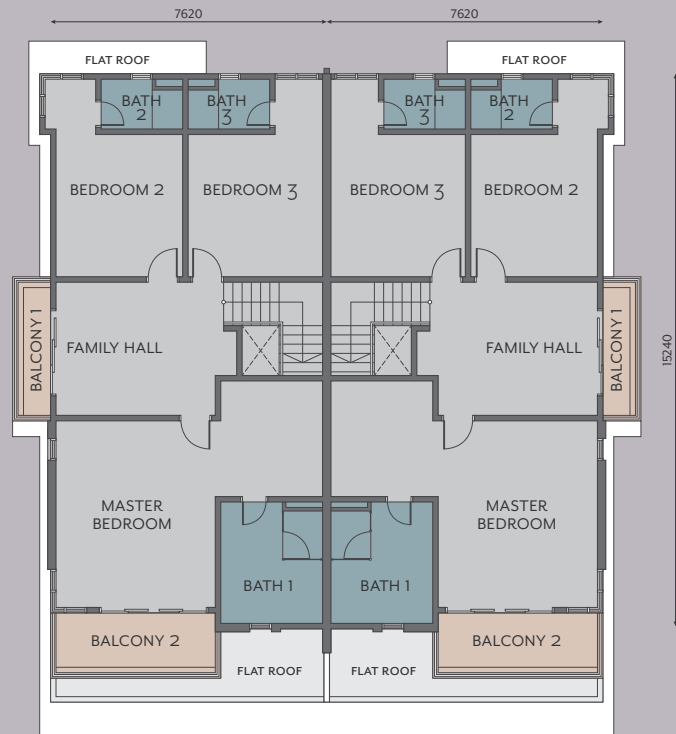
2-STOREY SEMI-DETACHED

35' X 80'

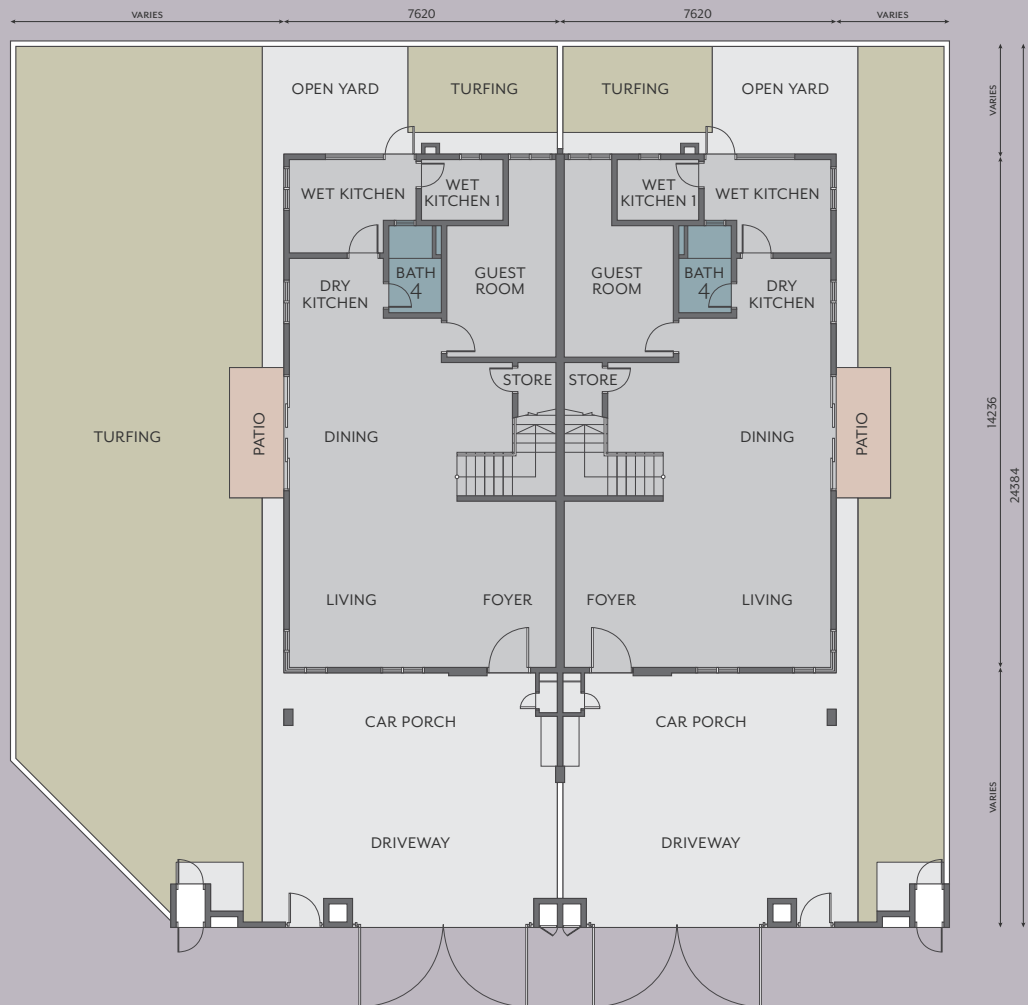
3,030 SF

4  + 4 

LAVISH MASTER BEDROOM WITH
DRESSING AREA AND BALCONY
COUNTER TOP BASIN AND
BATHTUB IN MASTER BATH
SPACIOUS LIVING AND DINING
EXTEND SEAMLESSLY TO PATIO
BUILT-IN SHOE RACK



FIRST FLOOR



GROUND FLOOR

specifications

STRUCTURE	Reinforced Concrete Framework
WALL	Brickwall / Reinforced Concrete Wall
ROOFING COVERING	Reinforced Concrete Slab / Concrete Roof Tiles
ROOF FRAMING	Light Weight Steel Trusses
CEILING	Asbestos Free Cement Board / Plaster Ceiling and Paint / Skim Coat and Paint
WINDOWS	Aluminium Frame Window / M.S. Grille Window
DOORS	Solid Timber Door / Plywood Flush Door / Aluminium Frame Sliding Door / Timber Fixed Louvres Door / M.S. Grille Door
IRONMONGERY	Provided
WALL FINISHES	
Kitchen	Full Height Tiles till Ceiling Height
Bath 1,2,3 & 4	Full Height Tiles till Ceiling Height
FLOOR FINISHES	
GROUND FLOOR	
Foyer / Living / Dining / Dry Kitchen / Wet Kitchen / Wet Kitchen 1 / Guest Room / Bath 4 / Store / Car Porch / Driveway / Apron / Patio / Open Yard	Tiles
Other Areas	Cement Render
FIRST FLOOR	
Master Bedroom / Bedroom 2 & 3 / Family Hall / Staircase	Timber Flooring
Balcony 1 & 2 / Bath 1, 2 & 3	Tiles
Other Areas	Cement Render
*FENCING	Provided
*TURFING	Provided
*GAS PIPING	Nil

Intermediate lot/ Special intermediate/ Corner/ End lot with land	
TELEPHONE & ELECTRICAL INSTALLATION	
Light Point	34
Power Point (13A)	31
TV Point	3
Astro Point	3
Ceiling Fan Point	6
Air-Cond Point	6
Booster Pump Point	1
Boiler Point	2
Autogate Point	1
Gate Lighting Point	2
Door Bell Point	1
Telephone Point	2
Network Point	3

SANITARY & PLUMBING FITTINGS	
Kitchen Sink	1
Wash Hand Basin	4
Toilet Paper Holder	4
Shower	4
Water Closet	4
INTERNAL TELECOMMUNICATION	
TRUNKING AND CABLING	Provided

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.



a green lung by the city

A FIABCI WORLD PRIX WINNING ECO-TOWNSHIP, SETIA ECO GARDENS OFFERS A PURIFYING HOME LIFE WITHIN A TRANQUIL AND EXCLUSIVE RAINFOREST ENVIRONMENT AT THE HEART OF ISKANDAR MALAYSIA.

Singapore	Senai International Airport	Johor Bahru
26.4 KM	27.4 KM	23.8 KM

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MON-FRI: 9am-6pm SAT, SUN & PH: 10am-6pm

Setia

RAYDEN (RB) • Double-Storey Semi-Detached House • Standard Lot: 35'x80' • 3,030 sq. ft. • No. of Units: 46 units • Min. Price: RM1,632,000 • Max. Price: RM1,854,000 • Housing Developer's License No.: 10611-18/05-2022/0294(L) • Validity Date: 14/05/2020-13/05/2022 • Advertising & Sales Permit No.: 10611-18/05-2022/0294(P) • Validity Date: 14/05/2020-13/05/2022 • Expected Date of Completion: June 2024 • Tenure of Land: Freehold • Land Charge: Public Bank Berhad • Approving Authority: Majlis Bandaraya Iskandar Puteri • Reference No: MBIP(JB)RP/6/8/2019(32) • 15% Bumiputera Discount • Restriction in Interest: Nil • All renderings contained herein are artist impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance doubt on the specifications, please always refer to the sale and purchase agreement.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA