Bywater

HOMES

GARCIAE

32’ x 75’

2-STOREY CLUSTER HOMES

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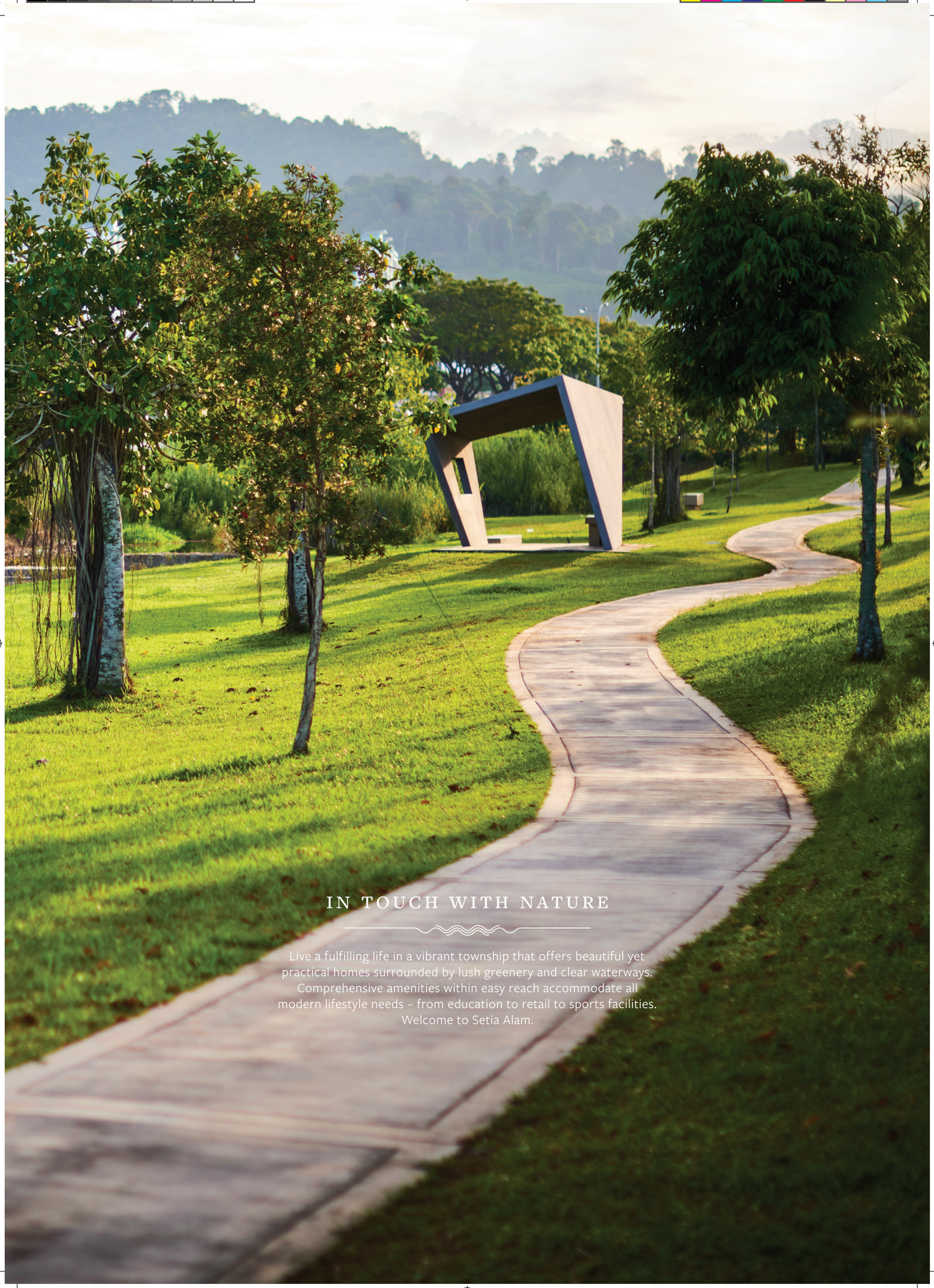

IN TOUCH WITH NATURE

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

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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 just a stone's throw away from your home.

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

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PRIMARY, SECONDARY & PRIVATE SCHOOLS

SRJK (C) Pin Hwa (1)
SJK (T) Ladang North Hummock
SK Setia Alam
SMK Setia Alam
Tenby International School
Peninsula International School Australia
REAL Kids
IDRISSI International School

SETIA CITY

S P Setia HQ
Setia City Convention Centres
Setia City Residences
Top Glove Tower
Trefoil
Courtyard by Marriott
Audi Centre
Kossan HQ (future)

BANKS

Maybank
CIMB Bank
Hong Leong Bank
Ambank
RHB Bank
Bank Simpanan Nasional
Bank Islam
Public Bank

RECREATIONAL PARKS

Wetland Park
Urban Park
Setia City Park
Town Park
Western Park
Active Park

SHOPPING MALLS & HYPERMARKETS

Setia City Mall
LuLu Hypermarket
Lotus's
Village Grocer

THE SERENITY OF WATER
THE BEAUTY OF NATURE

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

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SHARED ADVENTURES

SOLO PURSUITS

Live or learn, work or play, the enclave's appealing surrounds are perfect to escape the humdrum routine of your day, to discover new hobbies or simply reconnect with people amidst a wonderful mix of amenities and well-planned streetscapes.

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LIVELY ENVIRONS

TRANQUIL NEIGHBOURHOOD

The Active Park, a vibrant community space linked via a walking and cycling path centres the neighbourhood.

Its delightful views, fresh air and, interesting flora and fauna invite residents, young or old, to step outside, get active and enjoy the great outdoors together.

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FACILITIES HIGHLIGHTS

- Pump Track
- Basketball Court
- *Teng Teng* Game (Hopscotch)
- Mini Skatepark
- Pavilion
- Gazebo
- Mounded Garden
- Outdoor Fitness Station
- Children's Playground
- Viewing Deck

TYPE J

An escape from the city, this contemporary home encourages family and loved ones to live outdoors as much as indoors, cocooned by modern comforts and nature's wonders.

4+1	CORNER 2817 SF	INTERMEDIATE 2573 SF	4

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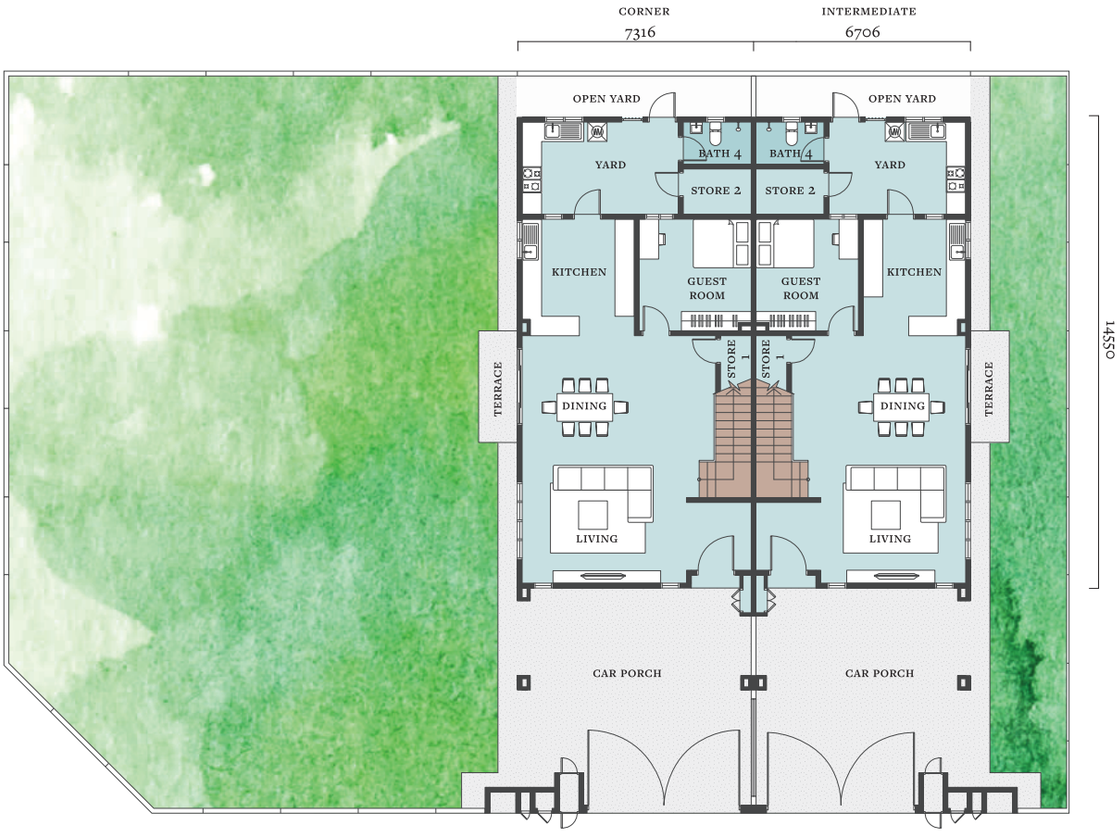
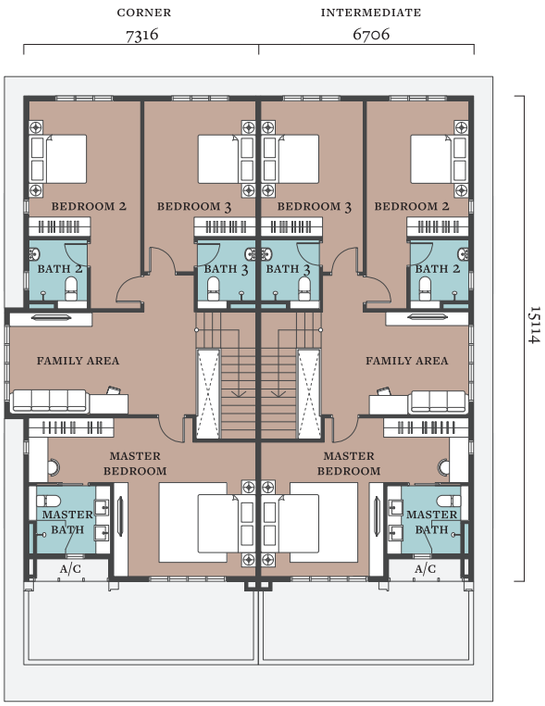


GROUND FLOOR



FIRST FLOOR

TYPE K

This unique take on the A-frame sets a welcoming scene
that carries through to the rest of the home where two family areas and
4+1 bedrooms ensure life's best experiences are shared.

4+1

INTERMEDIATE
2514 SF

4

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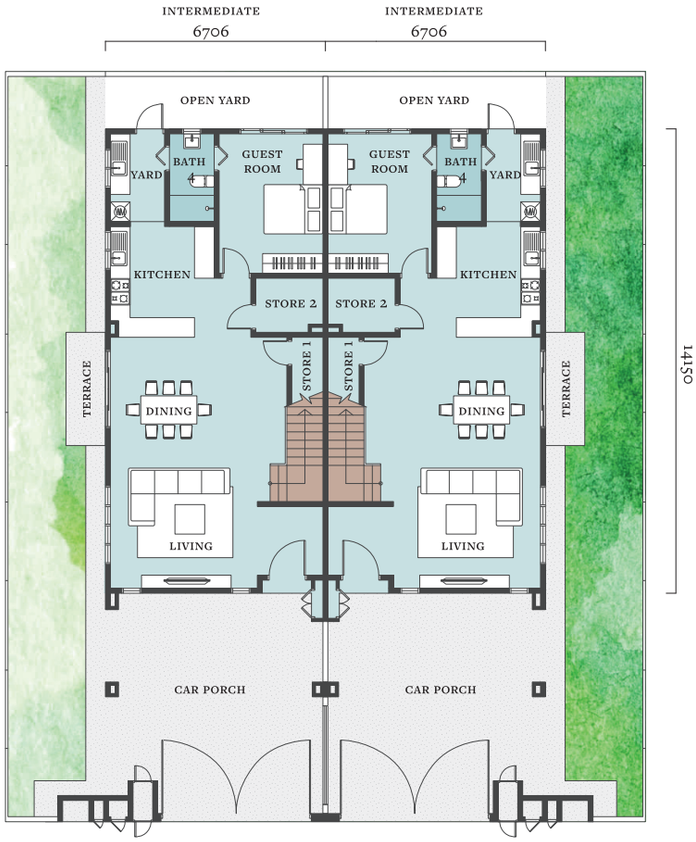

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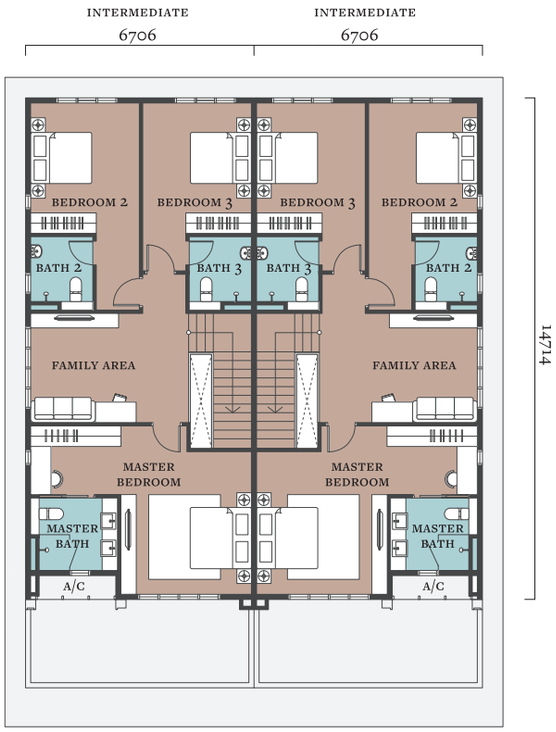


FIRST FLOOR

LITSEA SERIES

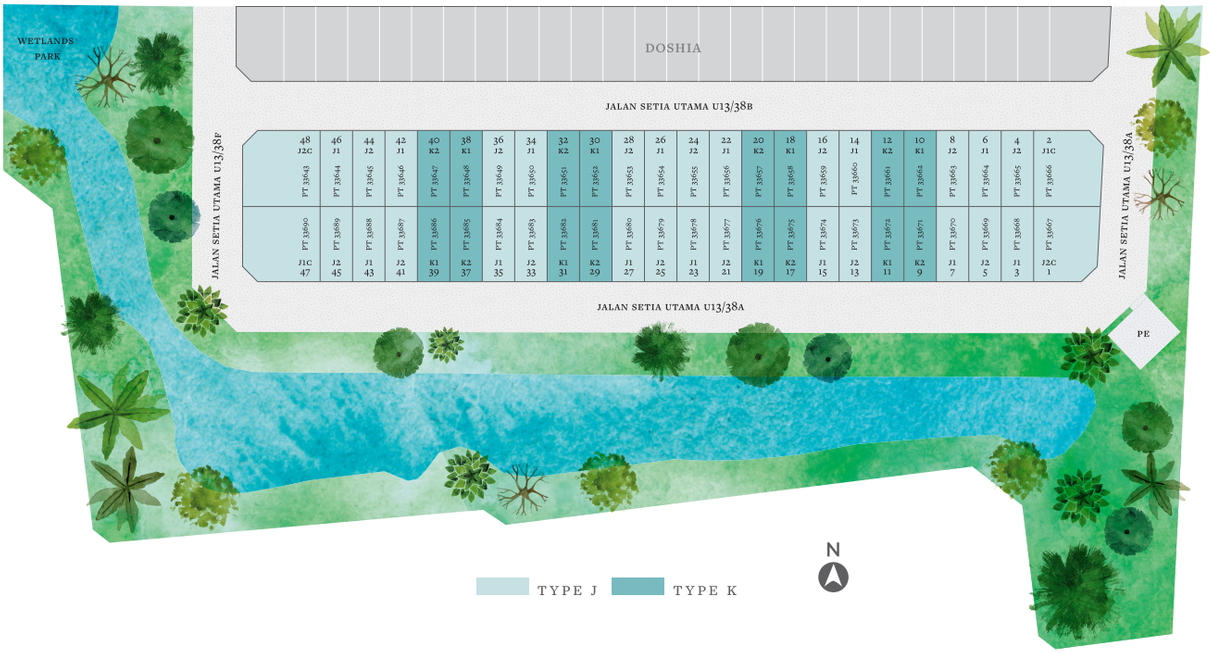
BYWATER HOMES

A name derived from the evergreen tree, *Litsea Cubeba*. Also known as *May Chang*, the tree bears white or pale yellow, lemon-scented flowers, and small fruits which are similar in shape to small peppers. An essential oil with antioxidant properties, it is traditionally used for curing various gastro-related ailments.

GARCIAE

2-STOREY CLUSTER HOMES

BYWATER HOMES



ENHANCED SECURITY

NATURAL ENVIRONMENT

PRACTICAL LAYOUT

SPACIOUS CAR PORCH

LANDSCAPED WATERWAYS

CONVENIENT LOCATION

Type J Living Room

The open plan living and dining area of this serene cluster home
ensures that every moment is enriched by the beauty
of the surrounding wetland sanctuary.

SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Masonry / Reinforced Concrete / Drywall and/or Precast Panel
ROOFING MATERIAL	Concrete Slab / Concrete Roof Tiles
ROOF FRAMING	Metal Truss
CEILING	Concrete Slab / Plaster Ceiling
WINDOWS	Aluminium Framed Glass Window / M.S. Grille (Type J)
DOORS	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Glass Sliding Door
Back Entrance	Flush Door
Others	Flush Door / Louvred Door
IRONMONGERY	Quality Ironmongery
TURFING	Provided
PAINTING	Emulsion Paint
WALL FINISHES	
Kitchen	1500mm High Porcelain Tiles
Bath	2400mm High Porcelain Tiles
Others	Plaster and Paint
FLOOR FINISHES	
Living / Dining / Kitchen / Yard / Guest Room / Baths	Porcelain Tiles
Store	Ceramic Tiles
Bedrooms / Family Area / Staircase	Timber Strips
Car Porch	Porcelain Tiles
Terrace	Porcelain Tiles
Others	Cement Render
FENCING	Masonry and Cement Plank Fencing / Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE J		TYPE K
	Corner	Intermediate	Intermediate
ELECTRICAL INSTALLATION			
13 Amp Plug Point	30	30	29
Lighting Point	34	34	34
Air - Conditioning Point	6	6	6
Ceiling Fan Point	7	7	7
TV Point	3	3	3
Gate Light Point	1	1	1
Doorbell Point	1	1	1
Solar Heating System	1	1	1
Booster Pump	1	1	1
Auto Gate Point	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING			
Telephone Point	1	1	1
SANITARY & PLUMBING			
WC	4	4	4
Wash Basin	5	5	5
Shower	4	4	4
Kitchen Sink	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).

11.2 KM	14.2 KM	18.3 KM	22.9 KM	29.3 KM	30.6 KM
Klang	Shah Alam	Subang Jaya	Damansara	Bukit Jalil	Kuala Lumpur

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.

NO. 1 13-TIME WINNER THE EDGE MALAYSIA Top Property Developers Awards 2020
13-TIME WINNER FIABCI World Prix d' Excellence Awards (Gold)
12-TIME WINNER FIABCI Malaysia Property Awards
10-TIME WINNER KINCENTRIC Best Employers 2021 Best of the Best - Malaysia 2011 Overall Best - Malaysia
Setia Alam

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Seksyen U13, 40170 Shah Alam, Selangor, Malaysia
F 603 3345 2255 E bsa-sales@spsetia.com

Setia

Developer: Bandar Setia Alam Sdn Bhd (Company No.: 200101030381 (566140-D)) • Project Manager: S P Setia Project Management Sdn Bhd (246695-X) • Developer License No.: 9246-119/10-2023/0736 (L) • Validity Period: 23/10/2021 - 22/10/2023 • Advertising & Sales Permit No.: 9246-119/10-2023/0736 (P) • Validity Period: 23/10/2021 - 22/10/2023 • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-2(PB)/SEK.U13/0011-2021 • Expected Completion Date: October 2023 • 2-storey Cluster Homes Type J • Total Units: 32 • Built-up: 2,573 sqft (min), 2,817 sqft (max) • Price: RM1,246,000 (min), RM1,666,000 (max) • 2-storey Cluster Homes Type K • Total Units: 16 • Built up: 2,514 sqft (min & max) • Price: RM1,218,000 (min), RM1,252,000 (max) • 7% Discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

Bywater

HOMES

GARCIAE