

 *Setia Eco Park*

CREATOR OF



PRECINCT
ARUNDINA

NATURE'S BEST GEM

73 ACRES OF DAZZLING MASTERPIECE



PLATHEA

2-STOREY SEMI-DETACHED HOMES



AN AWARD-WINNING DEVELOPMENT

Sprawling at 791 acres of prime freehold land, Setia Eco Park is truly the valley of dreams. Amazing waterways and natural greenery can be experienced when one settles in the realm of this world-class development.

This is an enclave of sheer eco-consciousness melded with luxurious living. Setia Eco Park has brought the definition of luxury living to the next level – one that will last forever.

2011

*Fiabci Prix
d'Excellence Awards*
**BEST RESIDENTIAL
(LOW-RISE) DEVELOPMENT**



2007

*Fiabci Prix
d'Excellence Awards*
**BEST MASTER PLAN
DEVELOPMENT**

2010

*Fiabci Malaysia
Property Award*
**BEST RESIDENTIAL
(LOW-RISE) DEVELOPMENT**



2006

*Fiabci Malaysia
Property Award*
**BEST MASTER PLAN
DEVELOPMENT**

2018

*Malaysia Landscape
Architecture Awards*
**EXCELLENT LANDSCAPE
DEVELOPMENT
DEVELOPER CATEGORY**



2009

*Malaysia Landscape
Architecture Awards*
**EXCELLENT LANDSCAPE
PLANNING & DEVELOPMENT**

THE EDGE
MALAYSIA
**Notable Property Achievement
Award 2015**





AS
ROYAL GLAMOUR CASTS
UPON THE
ORCHID GARDENS...



What were only orchids all around has now become a
garland of residence fit as a royal living.

Orchids grow as if they call for some sunshine to
accompany them, making the park all the more brilliant and
a royal story all the more grandeur.

Behold, a royal tale of enchanted living.



HEART OF THE PARK, IS WHERE LOVE RESIDES

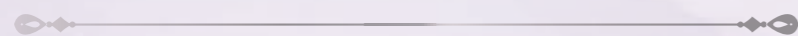
A short stroll into Central Park and you will find yourself in a page of enchanting royal tales beginning with **Princess Anneliese Bridge**. An ornamented gazebo awaits as you cross the lovely bridge where pristine waters glide below.



PRINCESS ANNELIESE CARRIAGE WHISKS YOU AWAY TO SHEER BLISS

CENTRAL PARK

ENCHANTED, IT LOOKS,
STUNNING, IT FEELS



As you pause and look out from **Princess Anneliese Carriage**, soak in the 360° view of Central Park and let this lush vista wash your worries away because everybody deserves a little royal pampering from nature.

CENTRAL PARK

WATERS GURGLE AND STREAM BY,
BUT MEMORIES STAY, FOREVER



Have a little royal-story moment when you come round to **Princess Anneliese Garden** where a lily pad viewing dock stretches to the lake. Overlooking the turquoise water and the romantic royal bridge, it is a sight worth more than a moment's gaze.



PRINCESS ANNELIESE GARDEN SURROUNDS YOU WITH NATURAL VIEWS

HOUSE OF PLATINUM DIARIES

Bestowing an unearthly glow is a silver plateau of prestige living. Etched with the finesse of a royal accoutrement, Plathea flaunts luxury living in the realm of noble gardens, an inspiring sight akin to Princess Anneliese's collective park.

Step into these ethereal gardens and let them weave you through the royal tales of this phase.



A GRANDEUR WELCOME

BEGINS WITH A SILVER PLATEAU,
OF LIFE'S IRIDESCENT CHAPTER

PLATINUM GARDENS

In the silver beauty of Plathea, foliage radiates naturally in the Platinum Gardens, giving away a sight of greenery peppered with a royal's choice of blossoms and silver embellishment.

DRAGON'S ALCOVE
SHARING TALES OF OLD,
AND GIGGLES OF NEW

The royal creatures are occasionally on royal missions which leave this alcove an empty nest for visits. So, experience an adventurous moment in the Dragon's Alcove elevated tree house as you share your knight tales with the young ones.



QUEEN DENARIUS TEA HOUSE
UNWIND IN UTTER WONDERS,
OF FRAGRANCE AND CHATTERS

While the dragons are off to fight and knights are off to training, the family's demure members gather over some afternoon tea in Queen Denarius Tea House. Sip a little cuppa as you savour the delightful sight of flowers and royal prestige.



QUEEN LANCHESTER CASTLE

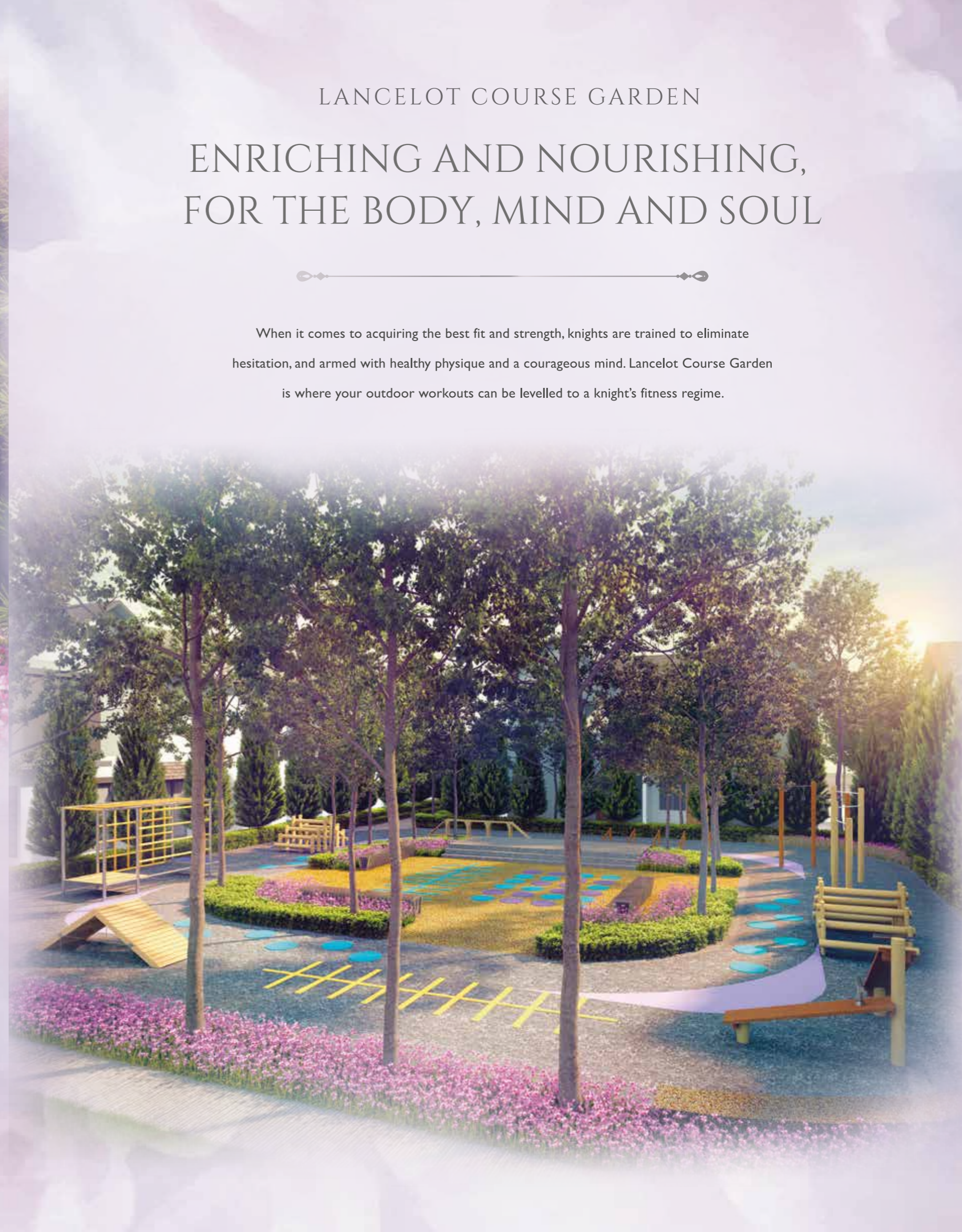
CREATURES OF HUNDRED YEARS
ARE IMAGINATIONS WORTH A PLACE

Leap into this royal fantasy adventure of Unicorns, Krakens and Giants with your young ones when you visit Queen Lanchester Castle, as no fun is ever too wild here.

LANCELOT COURSE GARDEN

ENRICHING AND NOURISHING,
FOR THE BODY, MIND AND SOUL

When it comes to acquiring the best fit and strength, knights are trained to eliminate hesitation, and armed with healthy physique and a courageous mind. Lancelot Course Garden is where your outdoor workouts can be levelled to a knight's fitness regime.



DIFFERENT LIGHT OF THE DAY STREAMS DIFFERENT EXCITEMENT



As the sun takes a dip into the horizon and dusk paints over, idyllic time takes place, and sometimes it is met with a little more cheery exuberance. The Clubhouse is where friends far and wide assemble, families, gather, and various events occur, rejuvenating life with utter liveliness.



A nighttime architectural rendering of a resort clubhouse. The scene features a large, rectangular swimming pool in the foreground, illuminated with a vibrant blue light. To the left, a modern clubhouse building with a white facade and a dark blue roof is visible, featuring large glass windows and a prominent arched entrance. Several lounge chairs are arranged on the pool deck. In the center background, a decorative, ornate metal structure with a purple canopy stands near the pool. The word "ARUNDINA" is displayed in a large, white, serif font across the middle of the image. The background consists of a lush, green hillside under a dark, starry night sky. The overall atmosphere is serene and luxurious.

ARUNDINA

CLUBHOUSE

THE ROOTS

FACILITIES PLAN

Enabling the exuberance and laughter to echo across the Clubhouse is this place's perfectly designed facilities plan.

Each corner and turn is made to exude an active personality paired with immaculate landscape.



LEGEND

- | | | | |
|------------------------|----------------------------|-----------------------|---------------------------|
| 01. SPACE FOR HALL | 05. SPACE FOR KINDERGARTEN | 09. WADING POOL | 13. OPEN LOUNGE |
| 02. GYM & AEROBIC ROOM | 06. MUSOLLA | 10. MANAGEMENT OFFICE | 14. SPACE FOR CAFE |
| 03. SAUNA | 07. HALF BASKETBALL COURT | 11. RECEPTION | 15. M&E AND SERVICES ROOM |
| 04. CHANGING ROOM | 08. SWIMMING POOL | 12. CONCIERGE | 16. TENNIS COURT |



LADY ARRYA CANOPY

OF TINY AND BIG MEMORIES,
ALL UNDER ONE ROOF

Beautiful to the eyes and equally pleasant to the soul – each day is a living moment worth capturing from the picturesque settings of Lady Arrya Canopy.

SECRET MAZE GARDEN

INTRICACY GROWS SERENITY WORTH EVERY BIT OF DISCOVERY

Sometimes, the best way to search calmness and self-reflection is through a ruffled challenge.

Secret Maze Garden is a lush canvas for you to rediscover tranquillity with a bit of fun amidst the royal landscapes.



LUSTROUS COURTYARD

STROLL, SIT AND GAZE AMIDST THE BLUE AND GREEN

In between the verdant maze garden and pristine clubhouse pool lies the Lustrous Courtyard where a demure lawn encompasses a lotus-filled pond that trickles in a soothing pattern.

THE PETALS

MASTER PLAN

Of three equally dazzling phases, Plathea's royal tale takes place in the platinum petal of Precinct Arundina. As bright as a silver plateau can get, Plathea melds effortlessly with the rest of the petals, creating a perfect royal bloom.



LEGEND:

- TYPE A1
- TYPE A2
- TYPE B
- TYPE C



PLATHEA

SITE PLAN

Just like the natural arrangement of a blossoming flower, the gardens and Semi-D homes in Plathea complement one another; bringing you an all-rounded prestige living experience, worthy of a royal story.



— TYPE A2 —

4+1 BEDROOMS & 5 BATHROOMS

Land Size: 32' x 75'
Built-up Size: 2,495 sq.ft.

— TYPE A1 —

4+1 BEDROOMS & 5 BATHROOMS

Land Size: 32' x 75'
Built-up Size: 2,495 sq.ft.

— TYPE B —

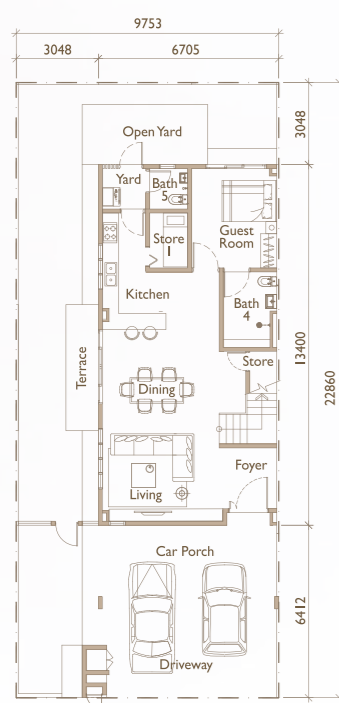
4+1 BEDROOMS & 5 BATHROOMS

Land Size: 32' x 75'
Built-up Size: 2,495 sq.ft.

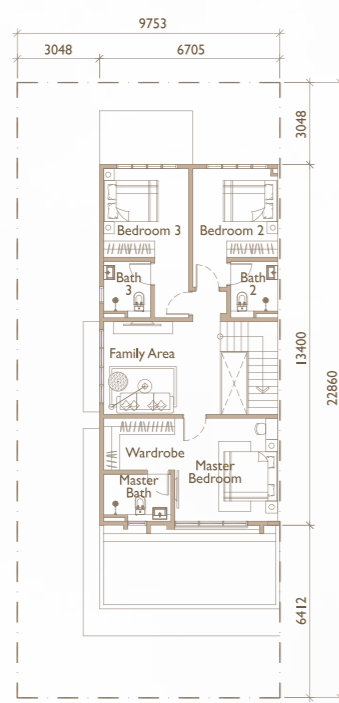
— TYPE C —

4+1 BEDROOMS & 5 BATHROOMS

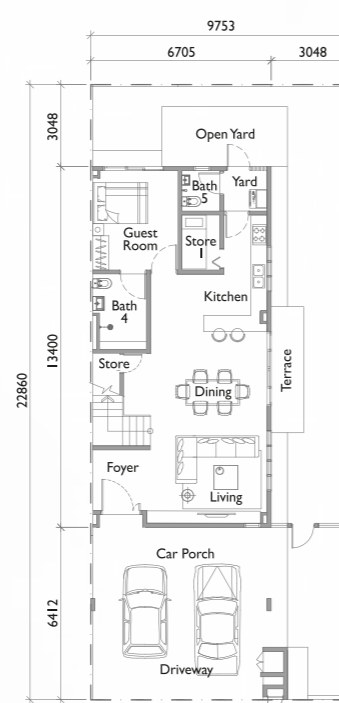
Land Size: 38' x 70'
Built-up Size: 2,833 sq.ft.



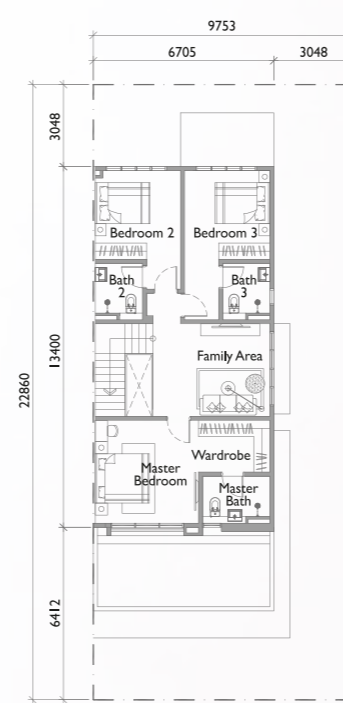
Ground Floor



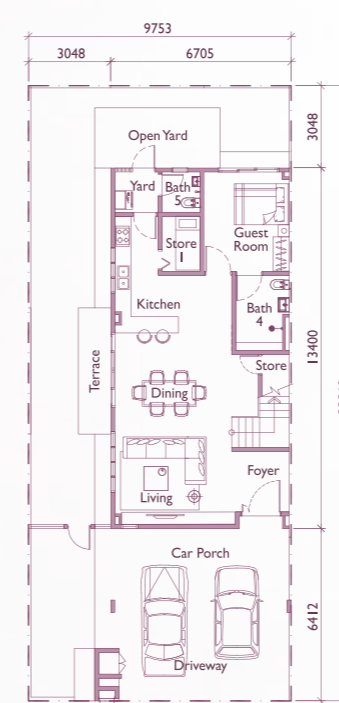
First Floor



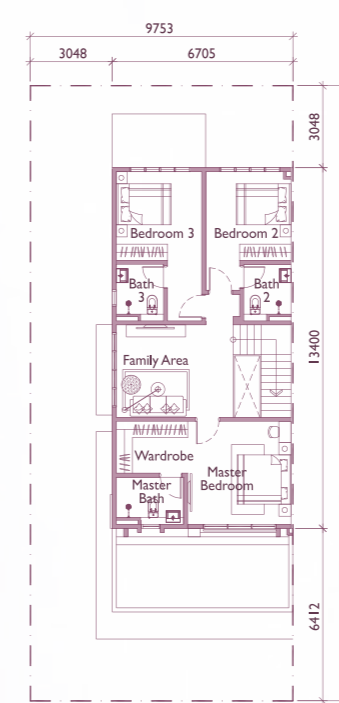
Ground Floor



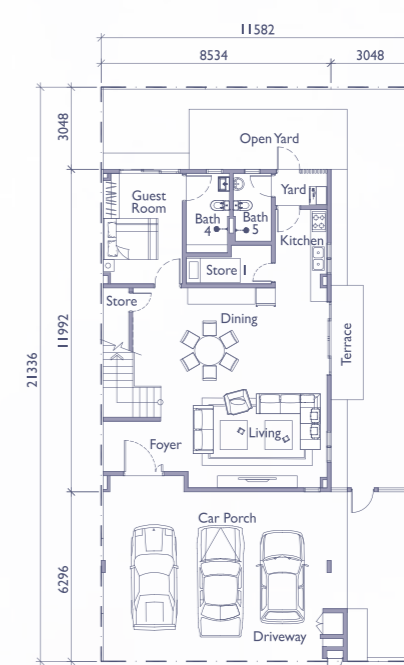
First Floor



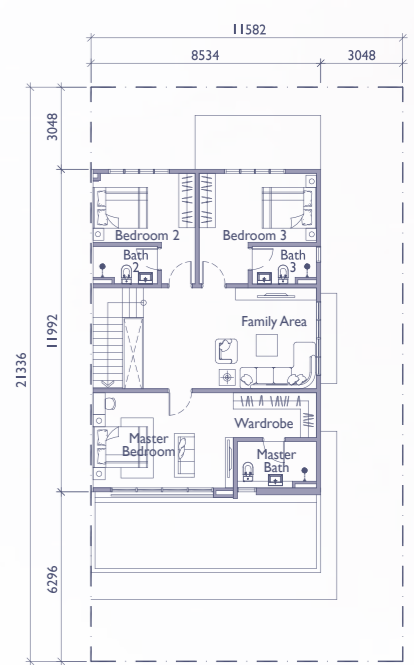
Ground Floor



First Floor



Ground Floor



First Floor

SPECIFICATIONS

Structure	: Reinforced Concrete			
Wall	: Brickwork / Reinforce Concrete			
Roofing Covering	: Roof Tiles / Concrete Slab			
Roof Framing	: Metal Truss			
Ceiling	: Skim Coat / Plaster Ceiling			
Windows	: Powder Coated Aluminium Framed Window			
Doors	: Main Entrance	: Solid Core Timber Door		
	: Bedrooms	: HDF Solid Core Door		
	: Others	: Flush Door / Timber Louvres Door / Aluminium Grille Door / Powder Coated Aluminium Framed Sliding Door / Aluminium Bifold Door (Except Type C1 & C2 Only)		
Ironmongery	: Quality Ironmongery			
Wall Finishes	: Kitchen	: Ceramic Wall Tiles		
	: Yard	: Ceramic Wall Tiles		
	: Master Bath	: Porcelain Wall Tiles		
	: All Other Baths	: Ceramic Wall Tiles		
	: Bath 5	: Ceramic Wall Tiles		
	: Others	: Plaster & Paint		
Floor Finishes	: Ground Floor			
	: Foyer / Living / Dining	: Porcelain Tiles		
	: Kitchen	: Porcelain Tiles		
	: Yard	: Porcelain Tiles		
	: Store 1	: Ceramic Tiles		
	: Guest Room	: Porcelain Tiles		
	: Bath 4 & 5	: Ceramic Tiles		
	: Store	: Porcelain Tiles		
	: Open Yard	: Porcelain Tiles		
	: Terrace	: Porcelain Tiles		
	: Car Porch	: Porcelain Tiles		
	: Driveway	: Porcelain Tiles		
	: Staircase	: Timber Strips, Plaster & Paint		
	: Others	: Cement Render		
	: First Floor			
	: Bedrooms	: Timber Strips		
	: Bath 2 & 3	: Ceramic Tiles		
	: Master Bedroom	: Timber Strips		
	: Master Bath	: Porcelain Tiles		
	: Family Area	: Timber Strips		
Sanitary & Plumbing Fittings /	: 5 WCs, 5 Wash Basins, 5 Showers, 1 Kitchen Sink			
Piping	: Centralized Water Heater Piping			
Type		A1 & A2	B1 & B2	C1 & C2
Electrical Installation	: Light Point	41 nos	41 nos	41 nos
	: Power Point	39 nos	39 nos	39 nos
	: Fan Point	8 nos	8 nos	8 nos
	: Air-cond Point	7 nos	7 nos	7 nos
	: Isolator	2 nos	2 nos	2 nos
	: Instant Water Heater Point	1 no	1 no	1 no
	: Bell Point	1 no	1 no	1 no
	: 3 Phase Wiring (60amps TNB meter cut off fuse)	1 no	1 no	1 no
Telephone and ELV Installation	: Telephone Point	3 nos	3 nos	3 nos
	: Data Point	7 nos	7 nos	7 nos
	: Astro Point	1 no	1 no	1 no
	: TV Point	3 nos	3 nos	3 nos
	: Intercom Point	1 no	1 no	1 no



HOME OF PERPETUAL CHARM, FOR LASTING MEMORIES

Coming home to Plathea is a smooth journey through a network of highly accessible roads and highways. As the embrace of nature and a beautiful view of Bukit Cherakah, and perhaps a Dragon's nest, accompany you home, amenities are just a short drive away for you to run your daily errands.

Close to Setia Eco Park, Plathea at Precinct Arundina is a home in the heart of royal brilliance.

Stay Together. Stay Setia
livelearnworkplay

Call 603 3343 2228

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Developer's License No: 19700-1/06-2021/0550(L) • Validity Period: 28/06/2019 to 27/06/2021 • Advertising Permit No: 19700-1/06-2021/0550(P) • Validity Period: 28/06/2019 to 27/06/2021 • Land Tenure: Freehold • Encumbrances: Public Bank Berhad • Approving Authority: Majlis Bandaraya Shah Alam • Reference No: MBSA/BGN/BB/600-1(PS)/SEK.U13/0154-2018 • Completion Date: June 2022 • Total Units: 118 units • Minimum Price: RM1,686,935.00 • Maximum Price: RM 2,052,175.00





Setia