

KASTELA

RESORT LIVING IN NATURE



AWARD-WINNING DEVELOPER











MASTER OF WORLD-CLASS RESULTS

Since its incorporation in 1974, S P Setia has been a household name in the property development industry. The Group is recognised as one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco-sanctuaries, luxury

enclaves, high-rise residences, commercial and retail developments.

S P Setia is the only Malaysian developer to have received fourteen FIABCI World Gold Prix d'Excellence Awards by the International Real Estate Federation (FIABCI) and twelve FIABCI Malaysia Property Awards.

In 2020, S P Setia was ranked No.1 in The Edge Malaysia Top Property Developers

Awards for a record-breaking 13th time, the only developer to have achieved this feat

since the inception of the awards.

The Group is well-established in the three key economic centres of Malaysia, namely Klang Valley, Johor Bahru and Penang, and also has a project in Sabah. Its international reach now includes six countries which are Vietnam, Australia, Singapore, China, the United Kingdom and Japan.

Stay Together. Stay Setia livelearnworkplay











Setia Mayuri is perfectly situated between Semenyih and Broga which offers unmatched vistas of the Broga Hills.

Charming and elegant, the ancient Sanskrit word for peacock Mayur - inspired the name of Setia Mayuri. Mirroring the peacock's
effortless beauty, Setia Mayuri is a 209-acre Balinese resort-inspired
enclave that is easily accessible via major highways.





With just 4 to 5 units per acre, the low-density township is a 5-star family retreat home in a tropical setting which reflects the township's tagline – Your Everyday Holiday Home.

Intricately crafted Balinese-style pavilions with beautiful native plants, notably in the Lamantara Park, provide the residents with a place for quiet reflection.

Fronting this serene township is Baris Place, a niche commercial boulevard featuring retail and conveniences that complement modern lifestyles.





NEIGHBOURHOOD MALL

BARIS PLACE

Named after the striking linear terrace blocks, Baris Place is a collection of 2 and 3-storey shop units fronting Jalan Broga. The highly visible shop offices boast practical layouts and modern designs to cater to various business needs.





ECOHILL MALL & ECOHILL WALK

Just a short drive away from the Balinese homes are the neighbourhood's favourite hangout spots. With EcoHill Mall welcoming patrons by 2022, residents can enjoy an array of leisure, conveniences and entertainment amidst the twinkling fairy lights.

TENBY INTERNATIONAL SCHOOL

Tenby International School offers world-class education and has established a large community comprising over 4500 students from 60 countries.



NEIGHBOURHOOD TOWN PARK

4.77-ACRE LAMANTARA PARK

Comprising a mix of Balinese pavilion, Balinese terrace, children's playground and a 3-lane perimeter jogging track, the Lamantara Park is an outdoor recreational space designed exclusively for Setia Mayuri residents. The open lawns invite quiet reflection and nurture treasured family moments.







CLUB 360

For a day of sophisticated repose, Club 360 is a 360,000 sqft lifestyle hub for residents to relax by the pool and workout in the gym. Badminton courts are on the preferred list for those who enjoy group workouts, including the gym's private classes such as yoga and Zumba.

UNIVERSITY OF NOTTINGHAM MALAYSIA

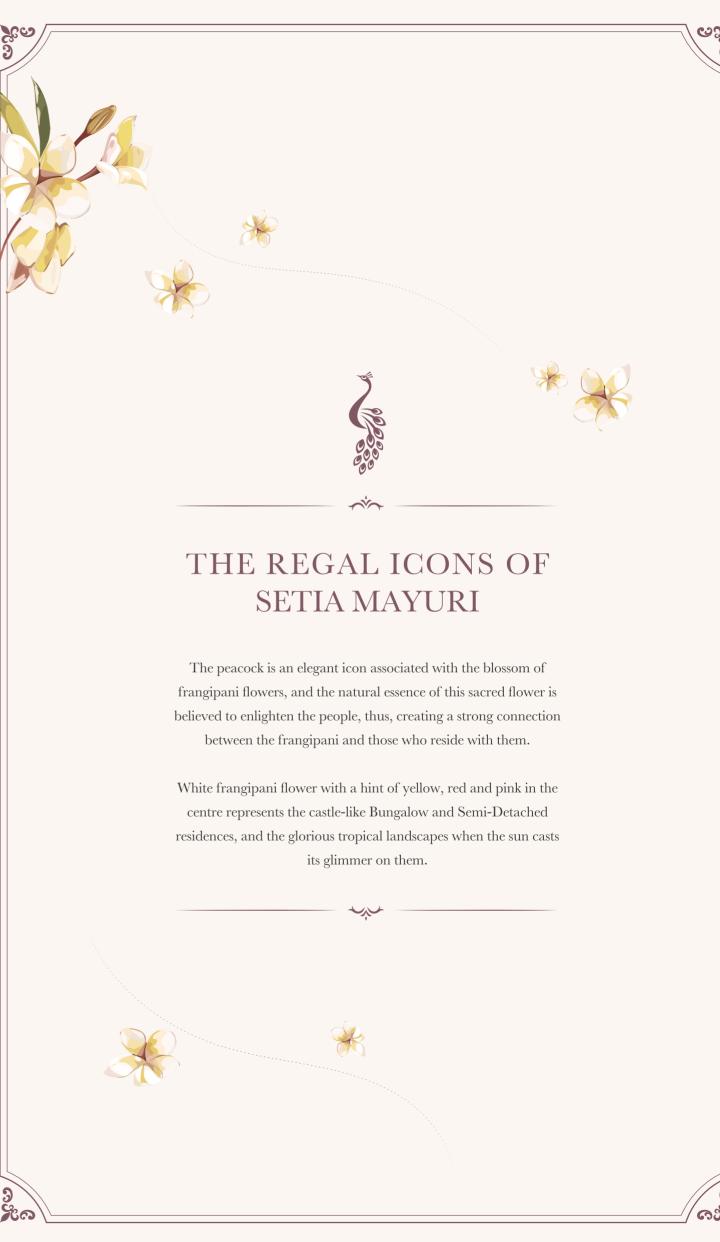
The University of Nottingham Malaysia is also just a short drive away, built for quality tertiary education.













FROM THE MESMERISING

LAMANTARA PARK

GROWS A WONDERFUL TALE...



As the fourth night of the full moon falls, yellow rays emit from the serene Lamantara Park signifying the bloom of frangipani flowers.

28 frangipani trees blossom gracefully in front of these regal residences. These delicate yellow, red and pink petals are destined to enlighten those who choose to call this tropical island their home.

Come forth and discover the fragrant and sacred sanctuary of Setia Mayuri.

LUXURY GLOWS FROM THE INSIDE OUT

Exploration goes beyond these stone sculptures and lush hedges; it can be as simple as exploring quiet reflection and self-indulgence.



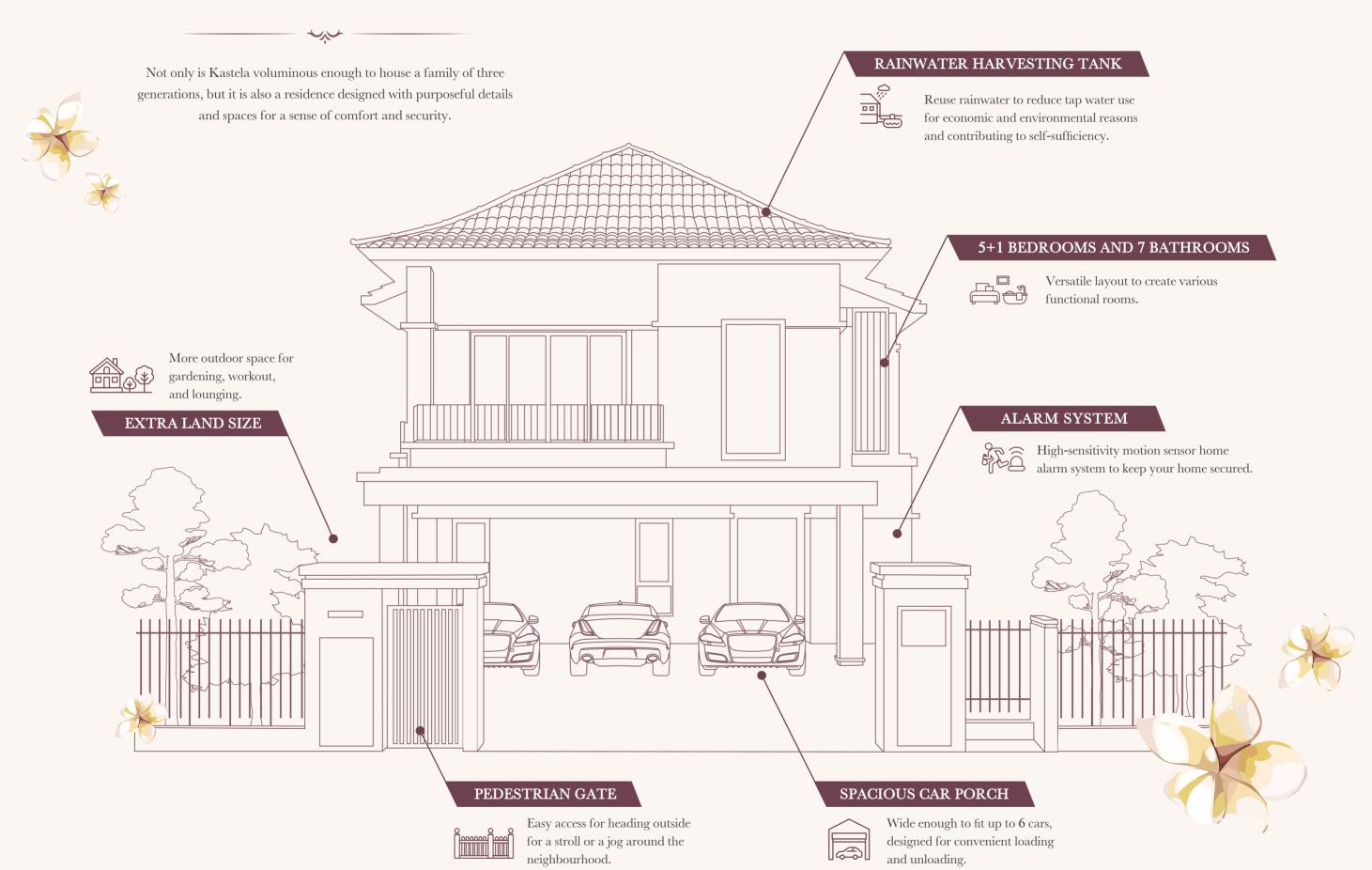


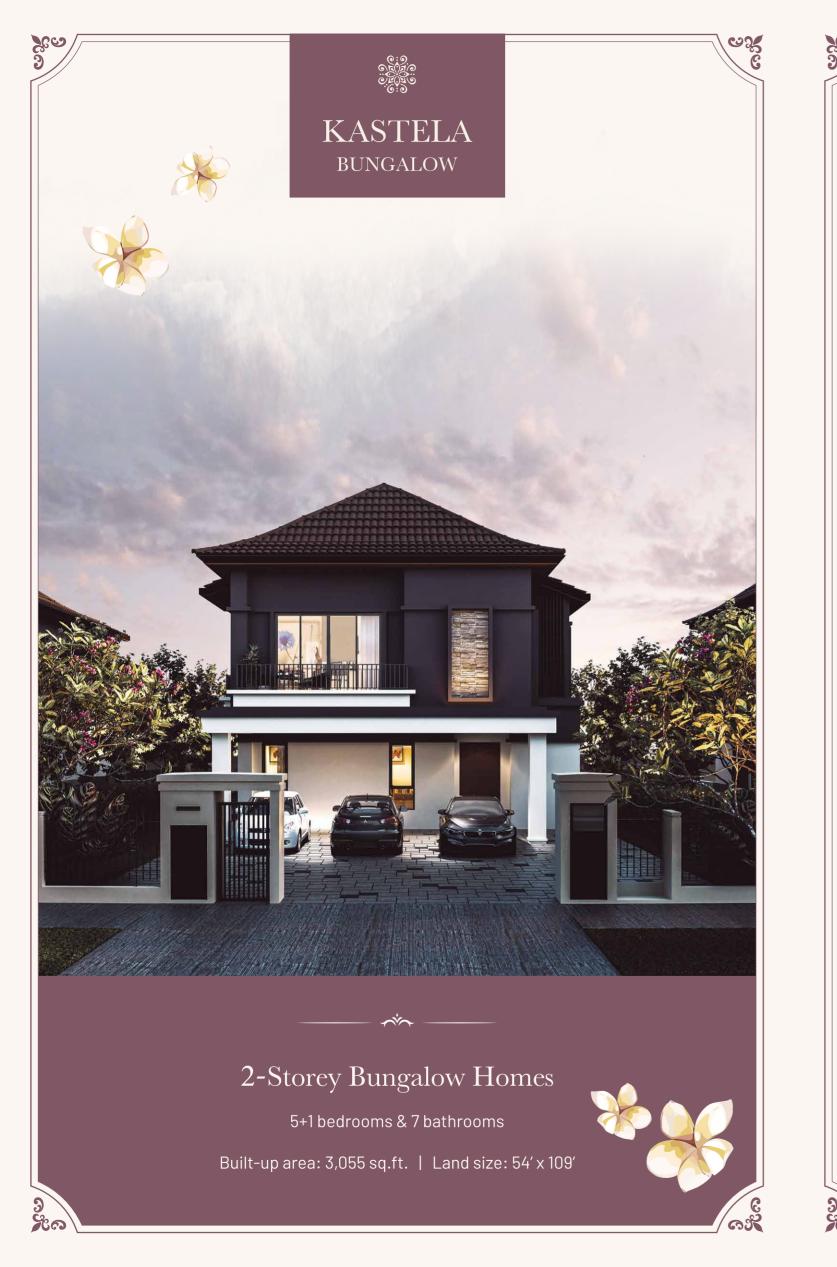


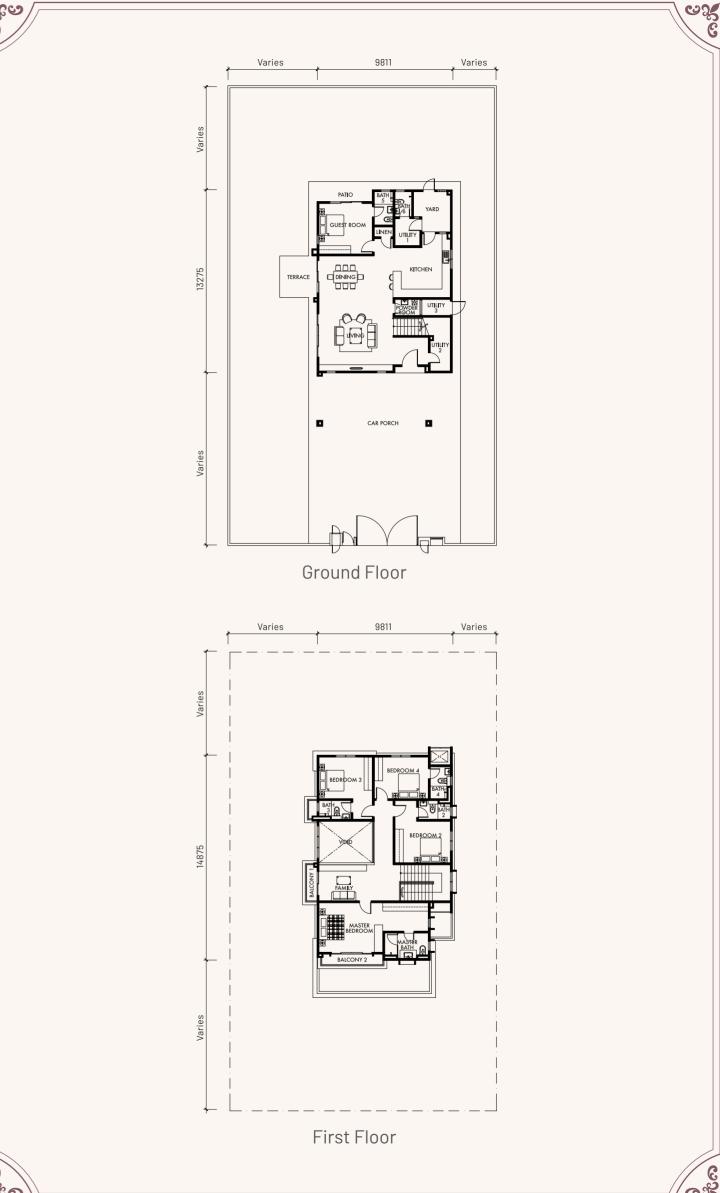


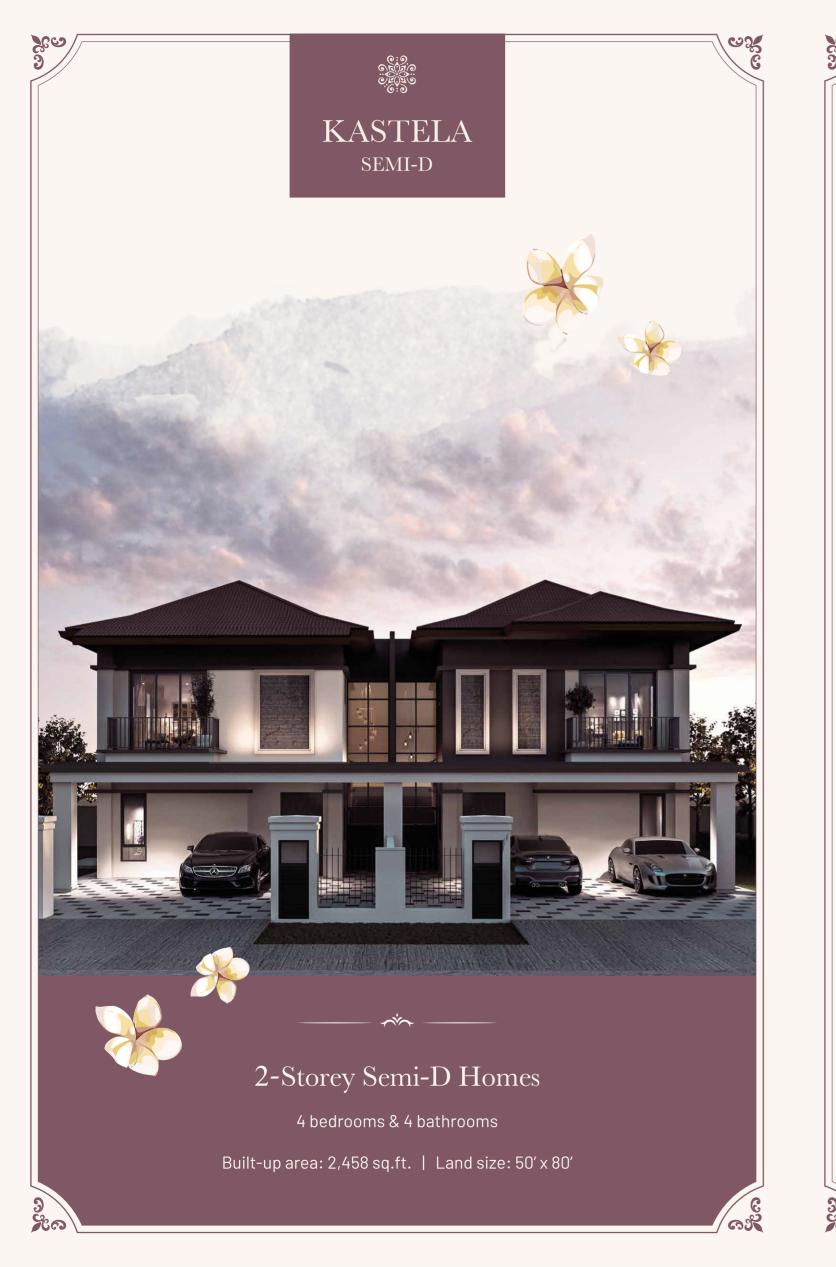
MULTIFUNCTIONAL HOME FOR A MULTIGENERATIONAL FAMILY

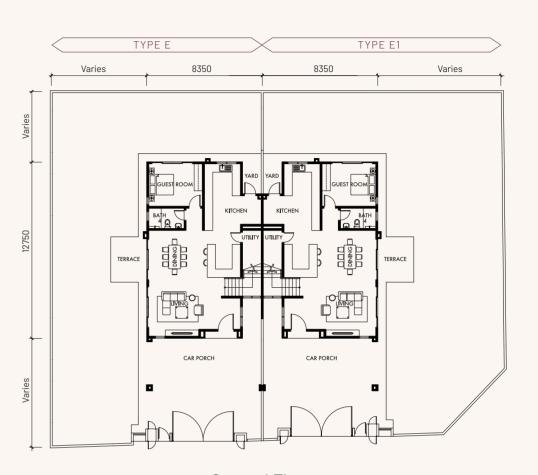




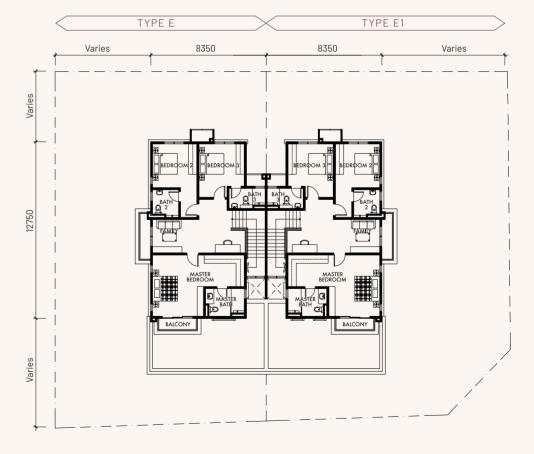








Ground Floor



First Floor

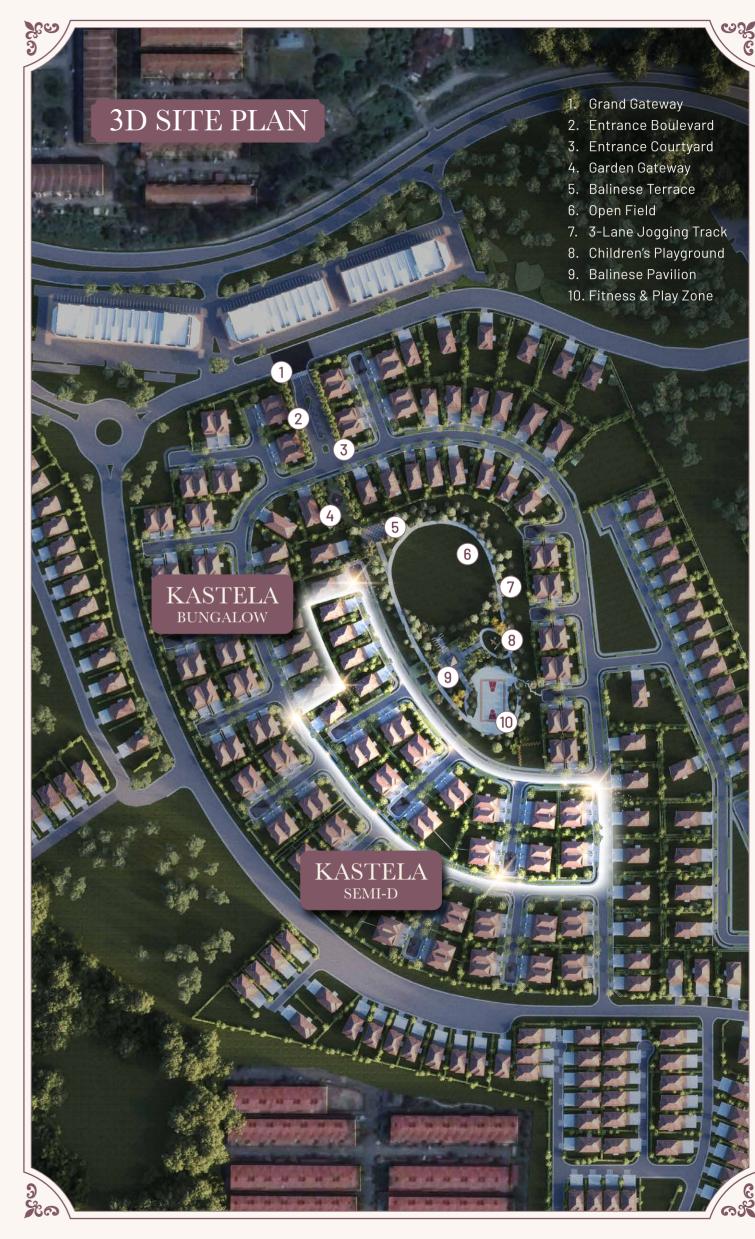
SPECIFICATIONS KASTELA BUNGALOW HOMES

| - Reinforced Concrete | | | |
|--|---|--|--|
| - Brickwall | | | |
| - Reinforced Concrete Slab / Roof Tile | Reinforced Concrete Slab / Roof Tile | | |
| · Metal Truss | | | |
| Skim Coat & Paint / Plaster Ceiling & Paint | | | |
| Aluminium Framed Glass Window / M.S. Grille | | | |
| - Main Entrance | - Timber Door | | |
| - Others | - Aluminium Framed Glass Sliding Door / | | |
| | Flush Door / Louvre Door / M.S. Grille Door | | |
| - Provided | | | |
| - Kitchen / Yard | - 1500mm High Porcelain Tiles | | |
| - Powder Room | - Porcelain Tiles to Ceiling Height | | |
| - All Bathrooms except Bath 6 | - Porcelain Tiles to Ceiling Height | | |
| - Bath 6 | - Ceramic Tiles to Ceiling Height | | |
| - Others | - Plaster & Paint to Ceiling Height | | |
| - Living / Dining | - Porcelain Tiles | | |
| - Kitchen | - Porcelain Tiles | | |
| - Utility 1 / Utility 2 / Linen | - Ceramic Tiles | | |
| - Utility 3 | - Porcelain Tiles | | |
| - Yard | - Porcelain Tiles | | |
| - All Bedrooms except Guest Room | - Timber Strips | | |
| - Staircase / Family | - Timber Strips | | |
| - Guest Room | - Porcelain Tiles | | |
| - Powder Room | - Porcelain Tiles | | |
| - All Bathrooms except Bath 6 | - Porcelain Tiles | | |
| - Bath 6 | - Ceramic Tiles | | |
| - Terrace / Balcony / Patio | - Porcelain Tiles | | |
| | - Porcelain Tiles | | |
| | - Cement Render | | |
| | | | |
| | 28 | | |
| | 35 | | |
| | 6 | | |
| | 7 | | |
| | | | |
| | 2 | | |
| | _1 | | |
| | | | |
| | 4 | | |
| Water Heater Point | | | |
| Water Heater Point Storage Water Heater (For Master Ba | th only) _1 | | |
| Storage Water Heater (For Master Ba | th only) 1 | | |
| | th only) 1 1 1 | | |
| Storage Water Heater (For Master Ba Water Pump | | | |
| | Brickwall Reinforced Concrete Slab / Roof Tile Metal Truss Skim Coat & Paint / Plaster Ceiling & Aluminium Framed Glass Window / M Main Entrance Others Provided Kitchen / Yard Powder Room All Bathrooms except Bath 6 Bath 6 Others Living / Dining Kitchen Utility 1 / Utility 2 / Linen Utility 3 Yard All Bedrooms except Guest Room Staircase / Family Guest Room Powder Room All Bathrooms except Bath 6 | | |

SPECIFICATIONS KASTELA SEMI-D HOMES

| Structure | | Rainforced Caperato | | |
|--|--|---|---|--|
| Wall | | Reinforced Concrete | | |
| Roofing Material | | | | |
| Roof Framing | | Reinforced Concrete Slab / Roof Tile | | |
| | | Metal Truss | | |
| Ceiling | | Skim Coat & Paint / Plaster Ceiling & Paint | | |
| Windows | | - Aluminium Framed Glass Window - Main Entrance - Timber Door | | |
| Doors | | Others | | |
| | | Others | - Aluminium Framed Glass Sliding Door / | |
| | | | Flush Door / Louvre Door / | |
| Ironmongory | | Provided | Aluminium Framed Glass Door | |
| Ironmongery Wall Finishes | | | 1E00mm High Poroglain Tiles | |
| waii Finisnes | | Kitchen | - 1500mm High Porcelain Tiles | |
| | | All Bathrooms except Master Bath | - Ceramic Tiles To Ceiling Height | |
| | | Master Bath | - Porcelain Tiles To Ceiling Height | |
| EL E: | | Others | - Plaster & Paint To Ceiling Height | |
| Floor Finishes | | Living / Dining | - Porcelain Tiles | |
| | | Utility | - Ceramic Tiles | |
| | | Kitchen | - Porcelain Tiles | |
| | | Yard | - Porcelain Tiles | |
| | | All Bedrooms except Guest Room | - Laminated Timber Floor | |
| | | Staircase / Family | - Laminated Timber Floor | |
| | | Guest Room | - Porcelain Tiles | |
| | | All Bathrooms except Master Bath | - Ceramic Tiles | |
| | | Master Bath | - Porcelain Tiles | |
| | | Terrace / Balcony | - Porcelain Tiles | |
| | | Car Porch | - Porcelain Tiles | |
| | | Others | - Cement Render | |
| Sanitary & Plumbing Fittings | | 4 WCs, 4 Wash Basins, 4 Showers, 1 K | (itchen Sink | |
| Electrical Installations | | Power Point | 27 | |
| | | Lighting Point | 32 | |
| | | Air-Conditioning Point | 5 | |
| | | Fan Point | 7 | |
| | | TV Point | | |
| | | Gate Light Point | 2 | |
| | | Door Bell Point | | |
| | | Auto Gate Point | | |
| | | Water Heater Point | 4 | |
| | | Water Pump Point | 1 | |
| Internal Telecommunication Trunking and Cabling | | Fibre Wall Socket | | |
| Fencing | | Fencing with Gate, Refuse Chamber a | and Letter Box | |
| Turfing | | Provided | | |







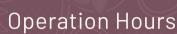








Setia Mayuri Welcome Centre



Weekday: 9am to 6pm

Weekend & Public Holiday: 10am to 6pm

For registration, click the contacts below to reach our sales representatives

6011 1289 4645

Joanna 6011 1289 4651

Parvin 6017 280 9692

Loh

Yap 6012 358 8631

6017 508 3927 Foo

Jazlina 6012 270 1565

Click here for more info





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