



Escape to Your
Modern Tropical
Retreat

DOUBLE STOREY TERRACE HOMES

Discover Serenity in Your Chic Tropical *Retreat*

Escape to Your Own Private Modern Tropical Retreat.
Unwind in Style with Our Sleek and Contemporary
Design, Tailored to Enhance Your Living Experience.



Open-plan dining
& kitchen



Spacious
living area



High ceilings for
improved natural
ventilation



Master bedroom
with walk-in
wardrobe area



Private bathroom
for all bedrooms
upstairs



Spacious car
porch



Modern tropical
design

Type A

26' x 70' | 2,079 - 2,105 sq.ft.

4 Bedrooms | 4 Bathrooms

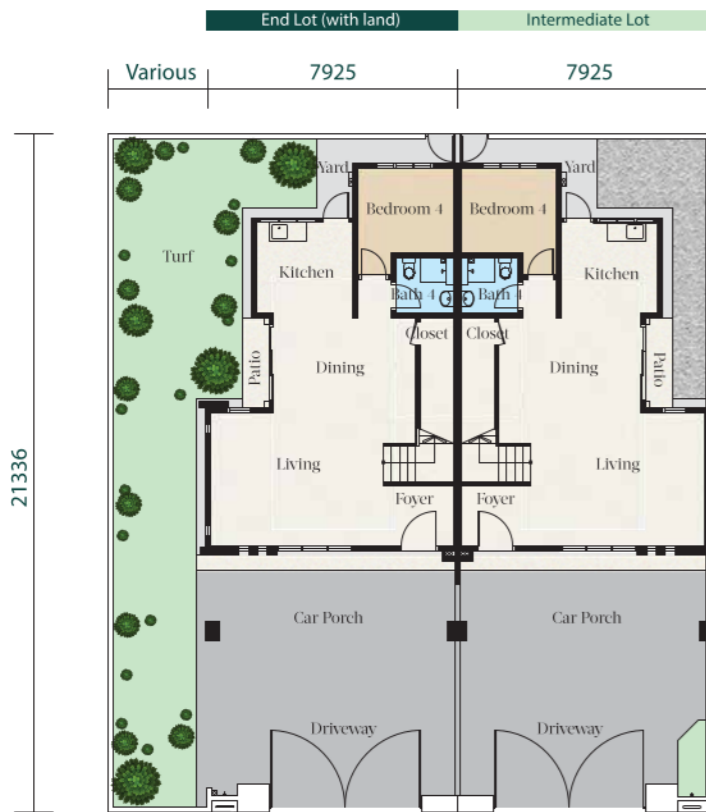
Spacious car porch

Type C

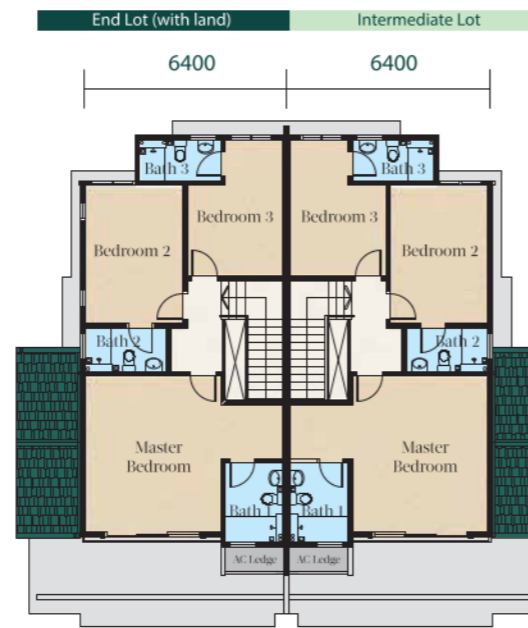
26' x 70' | 2,079 - 2,105 sq.ft.

4 Bedrooms | 4 Bathrooms

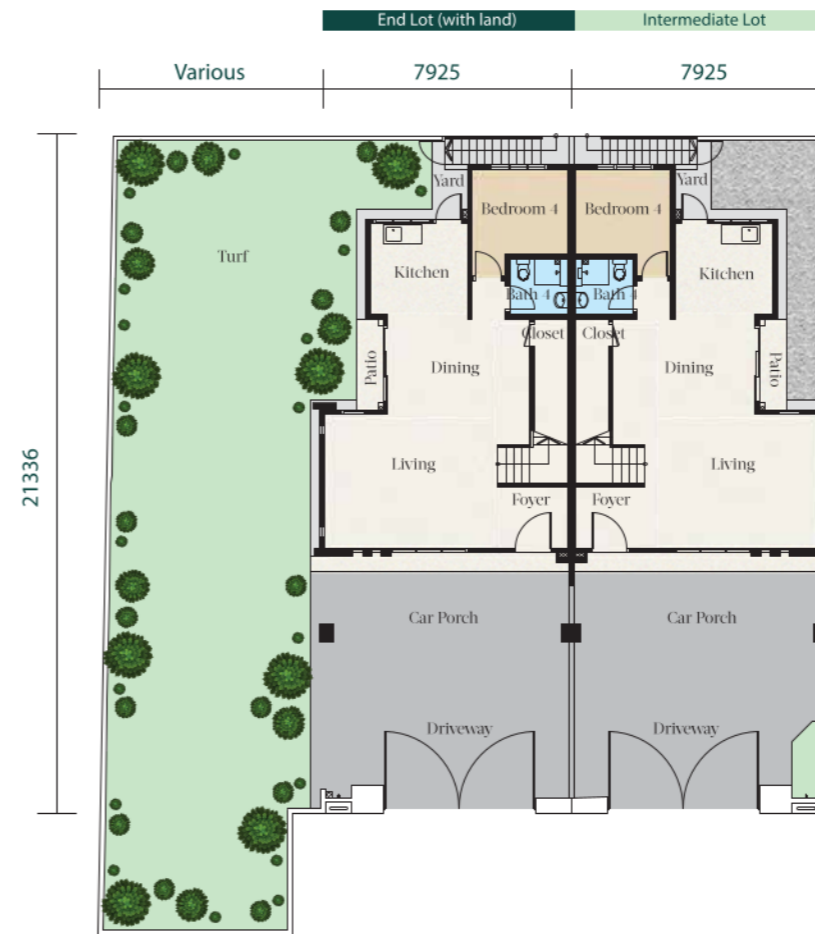
Spacious car porch



Ground Floor



First Floor



Ground Floor



First Floor

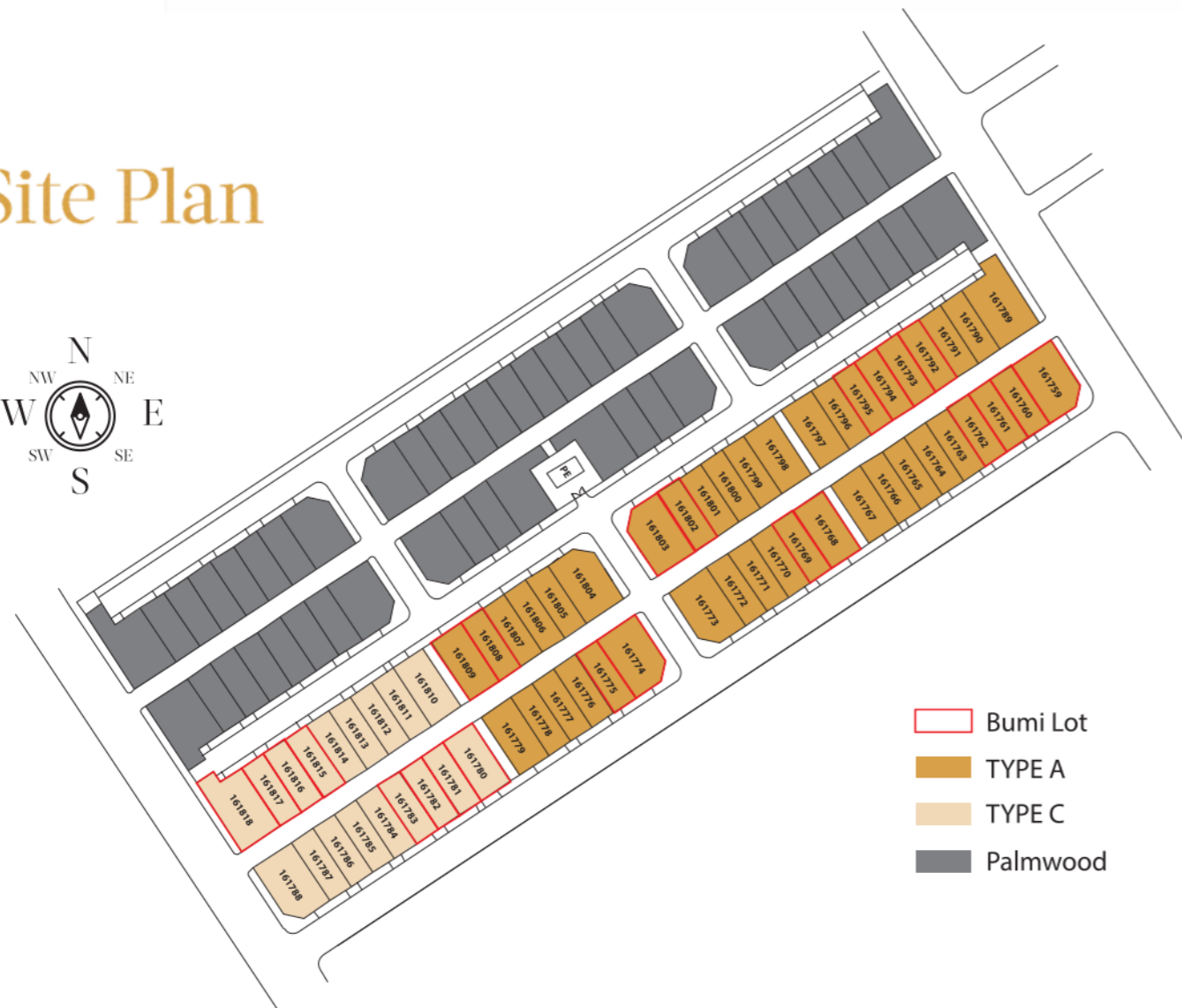
Master Plan

LEGEND

- Capitol Square 2-Storey Shop Offices
- Capitol Square 3-Storey Shop Offices
- Palmwood
- Palmwood 2
- Camwood
- Camwood 2
- Emilia
- 2-Storey Terrace Houses
- 2-Storey Semi-Detached Houses
- 2-Storey Bungalow Houses
- Future Development
- Completed Project
- School / Kindergarten
- Proposed Public Amenities
- 1 McDonald's
- 2 Tebrau Sports & Recreation Centre
- 3 Taman Pelangi Indah Police Station
- 4 MYDIN Hypermarket
- 5 Sekolah Menengah Kebangsaan Taman Pelangi Indah
- 6 Sekolah Kebangsaan Taman Pelangi Indah
- 7 Surau
- 8 Dewan
- 9 Petrol Kiosk



Site Plan



Specifications

STRUCTURE

: Reinforced Concrete Framework

WALL

: Brickworks with Cement Plaster

ROOFING COVERING

: Roof Tiles / R.C. Flat Roof

ROOF FRAMING

: Metal Framing

CEILING

: Skim Coat / Plaster Board Ceiling

WINDOWS

: Aluminium Framed Windows

DOORS

: Quality Doors

IRONMONGERY

: Aluminium Framed Glass Sliding Door

WALL FINISHES

: Quality Lockset

: Wall Tiles (Kitchen & bathrooms)

: Emulsion Paint on cement plastered internal wall

: Weather Resistant Paint for external wall

FLOOR FINISHES

: Floor tiles, cement render

SANITARY & PLUMBING FITTINGS

Kitchen Sink

: 1 no

Water Closet

: 4 nos

Wash Basin with Water Tap

: 4 nos

Toilet Roll Holder

: 4 nos

Shower Rose

: 4 nos

ELECTRICAL INSTALLATION

Lighting Point

: 28 nos

Ceiling Fan Point

: 6 nos

Power Point (13A)

: 18 nos

Cooker Point (15A)

: 1 no

Air Cond Point

: 5 nos

Water Heater Point

: 4 nos

Door Bell Point

: 1 nos

TV Point

: 2 nos

Autogate Point

: 1 no

Astro Point

: 2 nos

Power Point (13A) Weatherproof

: 1 no

INTERNAL TELECOMMUNICATIONS TRUNKING & CABLING

Telephone Point

: 1 no

Data Point

: 2 nos

FENCING

: Brickwall Fence

Note: The Developer shall at its own cost and expense, install or construct all of the item listed above in accordance with the description set out for the item or items marked with an * which may be deleted if not applicable

Prime Location



Stay Together. Stay Setia
livelearnworkplay

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E www.spsetia.com



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Setia

PALMWOOD 2 Double Storey Terrace Home. Standard Lot: 26'x70'. 2,079-2,105 sq. ft. No. of Units: Type A 42 units Min price : RM1,064,000 Max price : RM1,361,059. Type C 18 units Min price : RM1,064,000 Max RM1,347,882 Housing Developer's License: 7180/12-2027/1202(A). Validity Date: 09/12/2022-08/12/2027. Advertising & Sales Permit No: 7180-38-05-2025 0595(N)-(L). Validity Date: 26/05/2023-25/05/2025. Expected Date of Completion: June 2025. Tenure of Land: Freehold. Land Charge: Nil. Approving Authority: Majlis Bandaraya Johor Bahru. Reference No: MJB/JU 2020/14/BGN 82/RP(19). 15% Discount for Bumiputera.

THIS ADVERTISEMENT IS APPROVED BY THE NATIONAL HOUSING DEPARTMENT (JPN)

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