

Setia  
Bayuemas

Setia  
iHOME



Setia Bayuemas Sales Gallery  
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Setia



LAELIA

I

THE JOY of LAKESIDE LIVING  
DOUBLE STOREY TERRACE HOUSE

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT



Freehold



Exclusive  
98 units



Landscaped  
pocket parks



3 & 4  
bedrooms



3 & 4  
bathrooms

# ENRICHING THE WAY YOU LIVE

A NEW HOME  
*for* NEW BEGINNINGS

Discover a new level of living at Setia Bayuemas. Our exclusive enclave in the Royal Town of Klang offers a secure and peaceful 545-acre freehold development with beautiful natural surroundings, including a stunning lake park and exclusive amenities. Laelia is the perfect starter home, designed for those looking to grow in a well-planned and conceptualized space.





# COSY PRACTICAL COMFORTABLE


LANDED VALUE HOMES  
DESIGNED FOR EVERYONE

The ideal landed value homes for everyone at Laelia.

Our homes offer flexible living with built-up areas ranging from 1,568 sq.ft. to 1,960 sq.ft., seamlessly designed for spaciousness and practicality. You have a choice of 2 types of double storey terrace homes consisting of a contemporary loft-styled double volume living room design or alternatively, a more conventional 2 storey home to cater to your preference and needs.

Laelia is meticulously designed to provide unparalleled comfort and experience to ensure every moment spent here brings joy and contentment.





Expertly crafted for functional living, our modular homes embody modern design. With an open-plan layout that seamlessly merges living, dining, and kitchen areas, you'll feel the spaciousness in every corner. From a bachelor suite to a family home, our homes can be tailored to suit your unique needs. Form and function unite in our versatile and stylish homes. Luxury meets comfort and flexibility for every lifestyle.



# MODULAR MODERN FUNCTIONAL

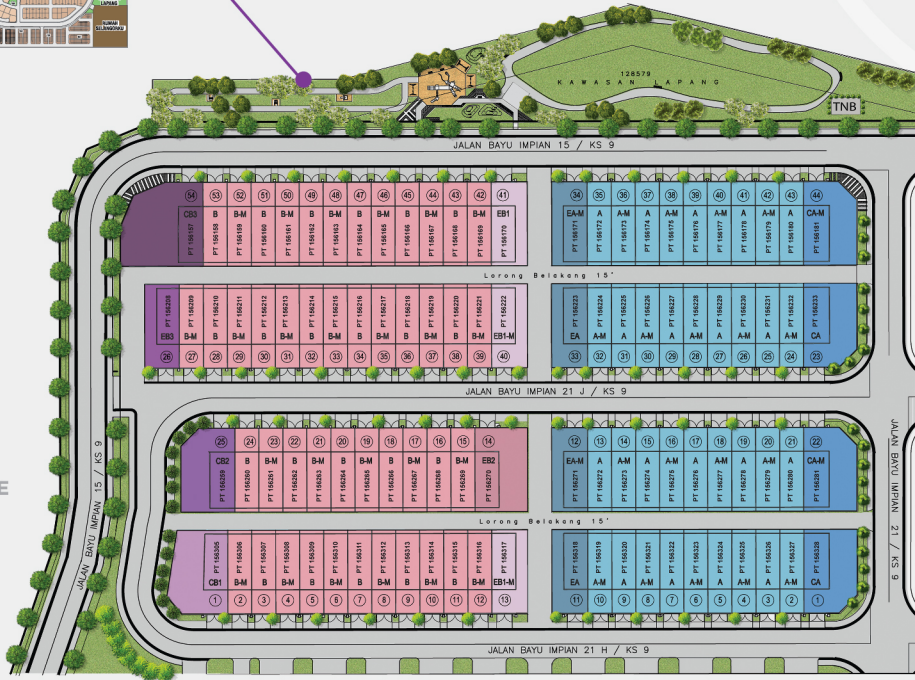


# HOMES *for* EVERY LIFE AND STYLE

Introducing our exclusively designed 2-storey homes, perfect for nurturing and sharing a fulfilling life and raising your family.



# MASTER PLAN



# SITE PLAN



## LEGEND

- TYPE A / TYPE A-M
- TYPE CA / CA-M
- TYPE E / EA-M
- TYPE B / TYPE B-M
- TYPE CB1
- TYPE CB2
- TYPE CB3
- TYPE EB1 / EB1-M
- TYPE EB2
- TYPE EB3



# FLOOR PLAN

TYPE

# CA

## 2 STOREY (CORNER LOT)

Lot size - 20' x 70'

Built-up area - 1,604 sq.ft.

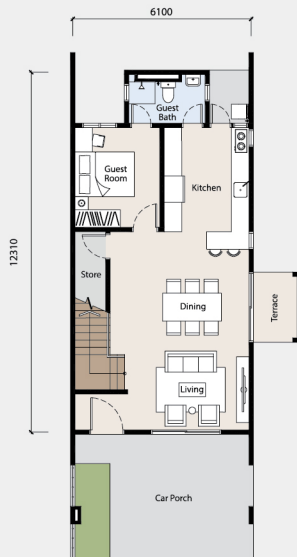
TYPE

# A

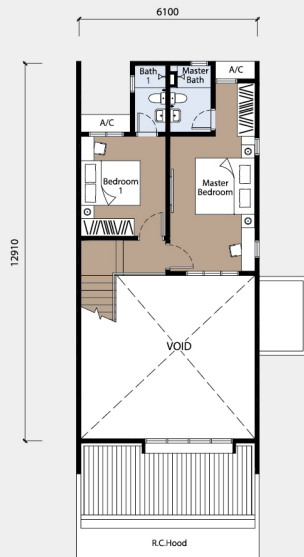
## 2 STOREY (INTERMEDIATE LOT)

Lot size - 20' x 70'

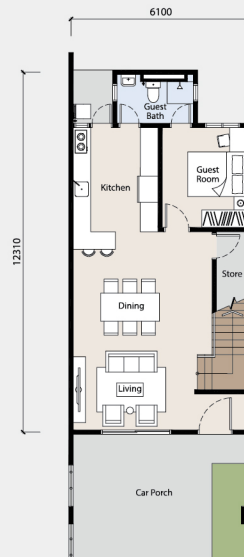
Built-up area - 1,568 sq.ft.



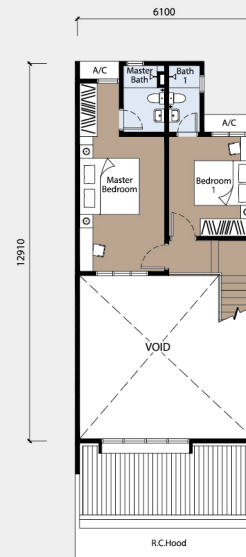
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

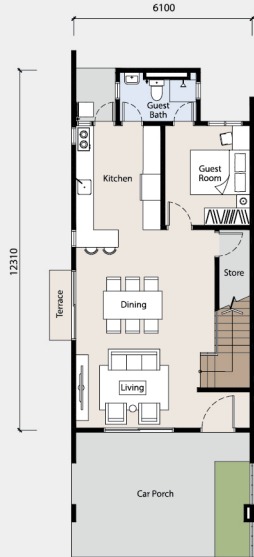
TYPE

EA

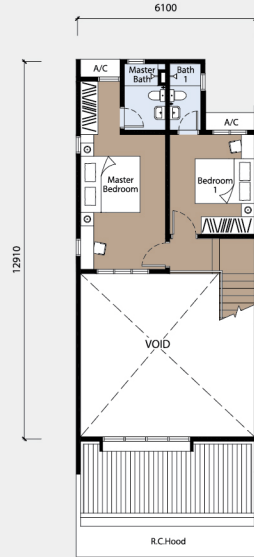
**2 STOREY (END LOT)**

Lot size - 20' x 70'

Built-up area - 1,568 sq.ft.



GROUND FLOOR



FIRST FLOOR

TYPE

CB1

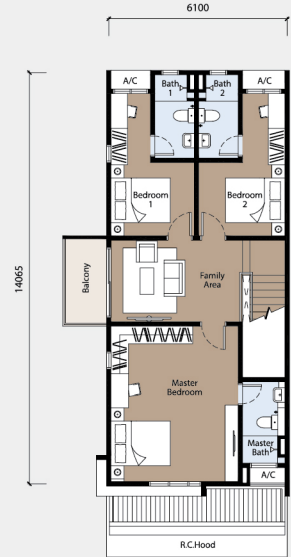
**2 STOREY (CORNER LOT)**

Lot size - 20' x 70'

Built-up area - 1,960 sq.ft.



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN



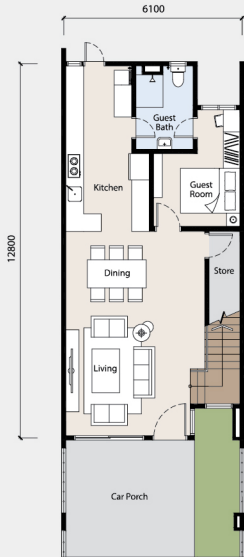
TYPE

B

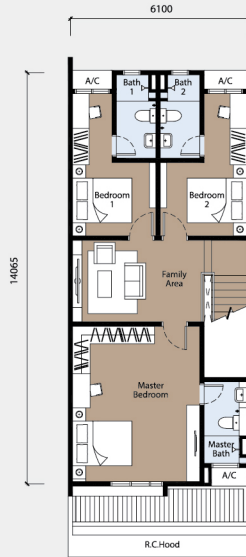
## 2 STOREY (INTERMEDIATE LOT)

Lot size - 20' x 70'

Built-up area - 1,865 sq.ft.



GROUND FLOOR



FIRST FLOOR

TYPE

FB1

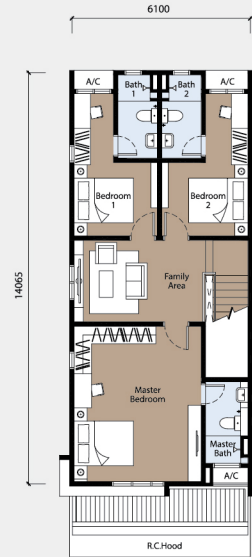
## 2 STOREY (END LOT)

Lot size - 20' x 70'

Built-up area - 1,865 sq.ft.



GROUND FLOOR



FIRST FLOOR

FLOOR  
PLAN

<b>Structure</b>	: Reinforced Concrete
<b>Wall</b>	: Cement Sand Bricks and Clay Brick (Party Wall)
<b>Roof Covering</b>	: Main Roof : Concrete Roof Tiles : Car Porch : Metal Deck
<b>Roof Framing</b>	: Light Weight Steel Trusses
<b>Ceiling</b>	: Plaster Ceiling / Skim Coat
<b>Windows</b>	: Aluminium Frame Casement Window : Aluminium Frame Top-Hung Window : Aluminium Frame Glass Louvered Window
<b>Doors</b>	: Main Door : Timber Door : Other Doors : Timber Door : Timber Louvered Door : Aluminium Frame Sliding Door
<b>Ironmongery</b>	: Provided
<b>Wall Finish</b>	: Kitchen : Tiles at 1.5m Height : Bathrooms : Tiles at Ceiling Height : Others : Plaster & Paint
<b>Floor Finish</b>	: Car Porch : Tiles & Concrete Finished : Driveway : Concrete Broom Finished : Terrace : Tiles : Living & Dining : Tiles : Kitchen : Tiles : Master Bedroom : Laminated Timber Floor : Guest Room : Tiles : Bedroom (No.1 & 2) : Laminated Timber Floor : Staircase : Laminated Timber Floor : Master Bath : Tiles : Guest Bath : Tiles : Baths (No.1 & 2) : Tiles : Balcony : Tiles : Refuse Compartment : Tiles : Store : Cement Render : A/C : Cement Render

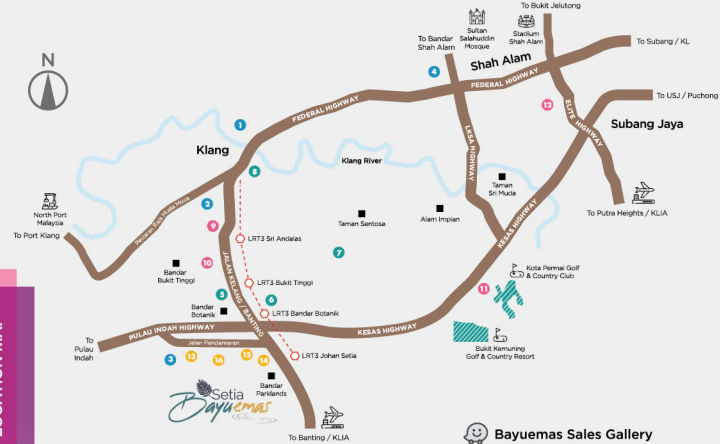
	RT1 - TYPE A/A-M, EA/EA-M, CA/CA-M			RT2 - TYPE B/B-M, EB1/EB1-M/EB2/EB3, CB1/CB2/CB3			
	GUEST BATH	MASTER BATH	BATH 1	GUEST BATH	MASTER BATH	BATH 1	BATH 2
<b>Sanitary and Plumbing Fitting</b>							
: Pedestal W.C	1	1	1	1	1	1	1
: Wash Hand Basin	1	1	1	1	1	1	1
: Shower Rose	1	1	1	1	1	1	1
: Toilet Roll Holder	1	1	1	1	1	1	1
: Hand Bidet	1	1	1	1	1	1	1

	RT1 - TYPE A/A-M	RT1 - TYPE EA/EA-M	RT1 - TYPE CA/CA-M	RT2 - TYPE B/B-M	RT2 - TYPE EB1/EB1-M	RT2 - TYPE EB2	RT2 - TYPE EB3	RT2 - TYPE CB1	RT2 - TYPE CB2	RT2 - TYPE CB3
	<b>Electrical Installation</b>									
: Lighting Points	21	21	22	28	28	28	28	30	30	30
: Fan Points	5	5	5	7	7	7	7	7	7	7
: Power Points	18	18	18	22	22	22	22	22	22	22
: Door Bell Points	1	1	1	1	1	1	1	1	1	1
: Water Heater Point	3	3	3	4	4	4	4	4	4	4
: Air-Cond. Point	3	3	3	4	4	4	4	4	4	4
: Telephone Point (Internet point)	1	1	1	2	2	2	2	2	2	2
: Autogate Point	1	1	1	1	1	1	1	1	1	1
: Booster Pump Point	1	1	1	1	1	1	1	1	1	1

<b>Internal Telecommunication Trunking and Cabling</b>	: Provided
<b>Fencing</b>	: Provided
<b>Turfing</b>	: Not provided

# CONNECTIVITY

Experience unparalleled connectivity in the bustling Greater Klang Valley. Strategically located with easy access to Shah Alam, Petaling Jaya, and Port Klang. Major highways provide connectivity to Kuala Lumpur City Centre and neighbouring business districts. Stay connected to everything that matters.



LOCATION MAP

### Education

- 1 Sri KDU International School Klang
- 2 Regent International School (Klang)
- 3 Al Baghdadi PlayTime Centre
- 4 UTM Shah Alam

### Medical

- 9 Hospital Tunku Ampuan Rahimah
- 10 Manjal Hospital Klang
- 11 Columbia Asia Hospital Bukit Rimau
- 12 KPJ Selangor Specialist Hospital

### Supermarket

- 5 AEON Mall Bukit Tinggi
- 6 GM Klang Wholesale City
- 7 NSK Trade City
- 8 Mydin @ Little India Klang

### Nearby Amenities

- 13 Bayuemas Sports & Events Complex
- 14 Petuhaban Hospis, Klang
- 15 Petronas, Bayuemas
- 16 Bayuemas Park