

Bywater  
HOMES

COSTALIS

32' x 75'

2-STOREY  
LINKED SEMI-D

Set by the water and a 20-acre wetland sanctuary,  
life will flourish in this serene phase of Linked Semi-Ds.  
Intertwining modern comforts with the natural environment,  
live life to the fullest with loved ones and friends.







## TYPE A

Ingeniously paired A-frame facades create an iconic look for these contemporary homes whilst practical layouts ensure life is enriched by natural light, fresh air and views of creeks and greens.

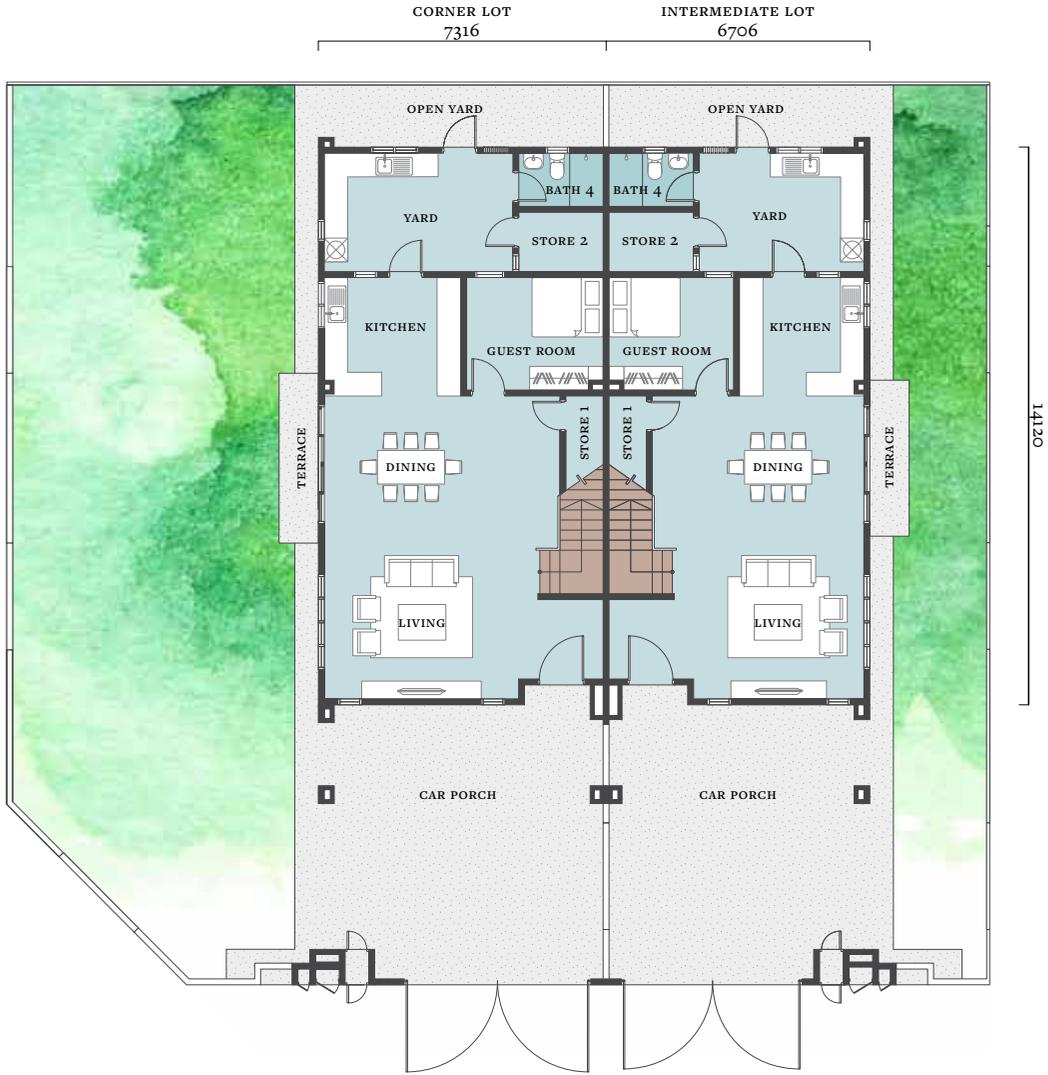


4+1

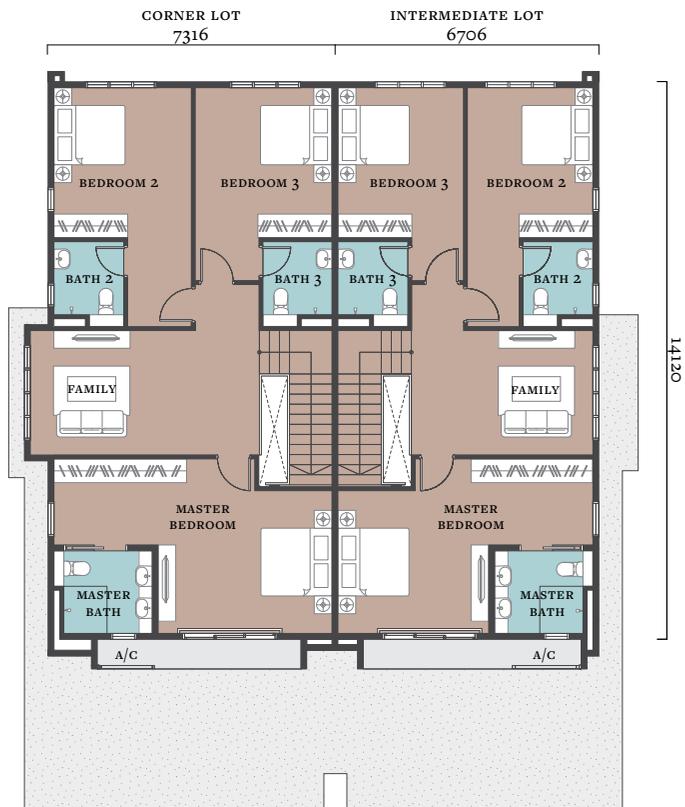
CORNER  
2752 SF  
INTERMEDIATE  
2510 SF



4



GROUND FLOOR



FIRST FLOOR



## TYPE B

This modern take on the A-frame facade offers a lasting impression of warmth and welcome. The calming landscapes beyond provide a stunning backdrop for the home's roomy spaces and smart features.

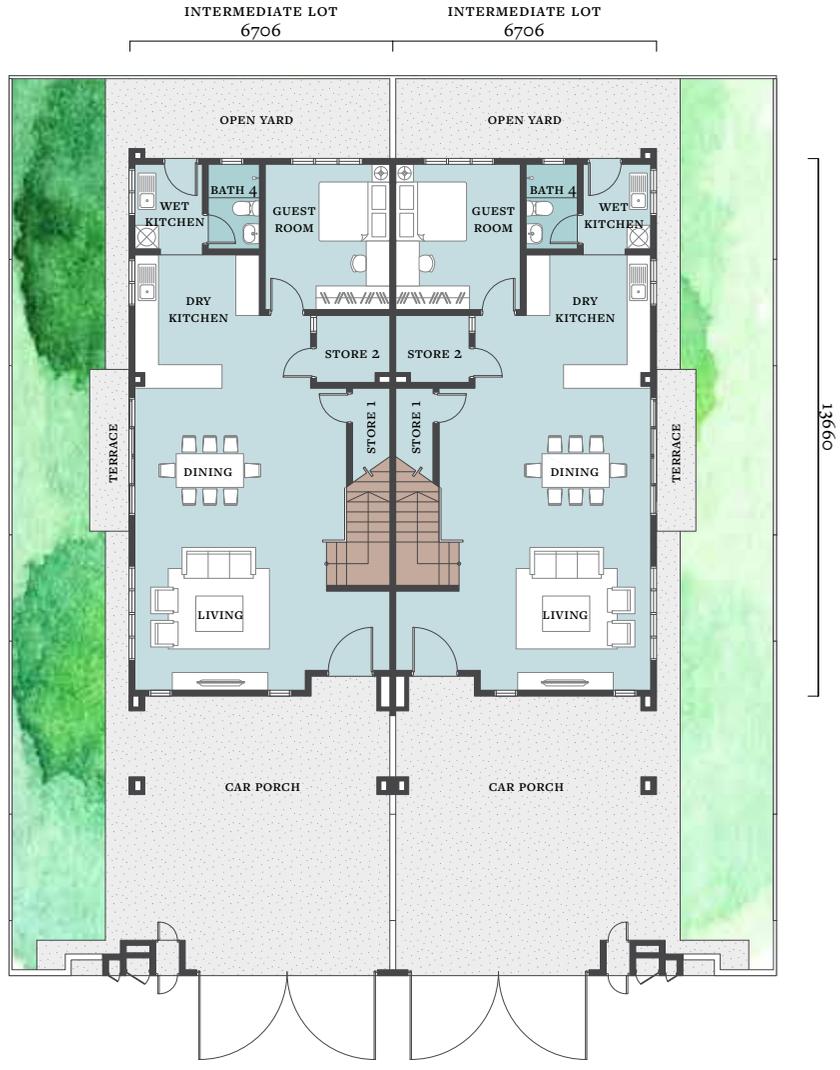


4+1

INTERMEDIATE  
2440 SF



4



GROUND FLOOR



FIRST FLOOR



Designed to blur the lines between the outdoors and indoors, the home's expansive interiors promise a better living experience for all, providing the right balance between family bonding and personal space.



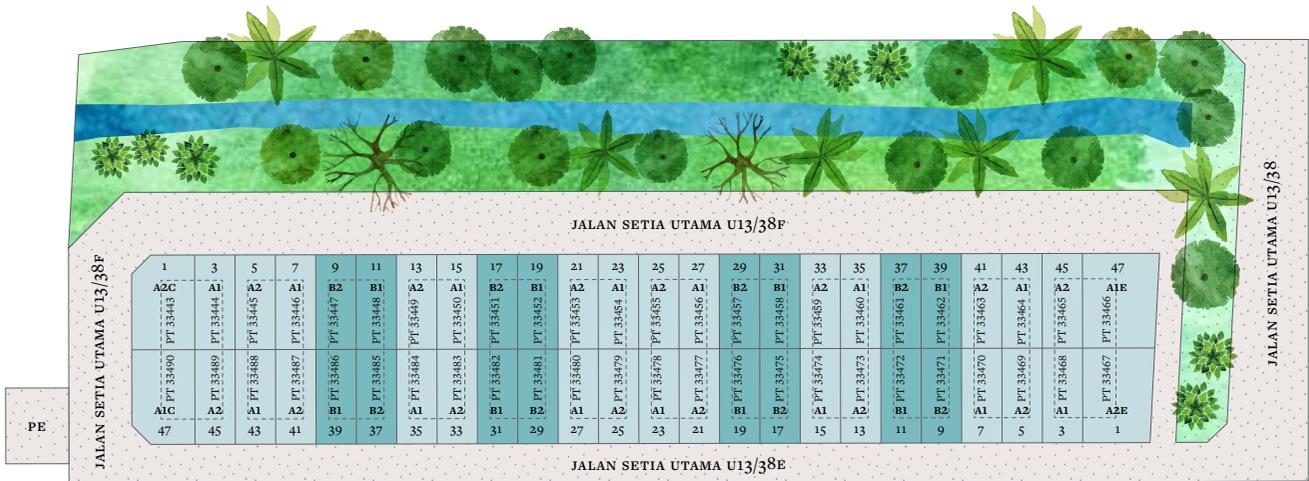
The private spaces of bedrooms, all ensuite, are located on the first floor with a cosy family room, affording everyone a greater feeling of togetherness at all times of day.



## 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

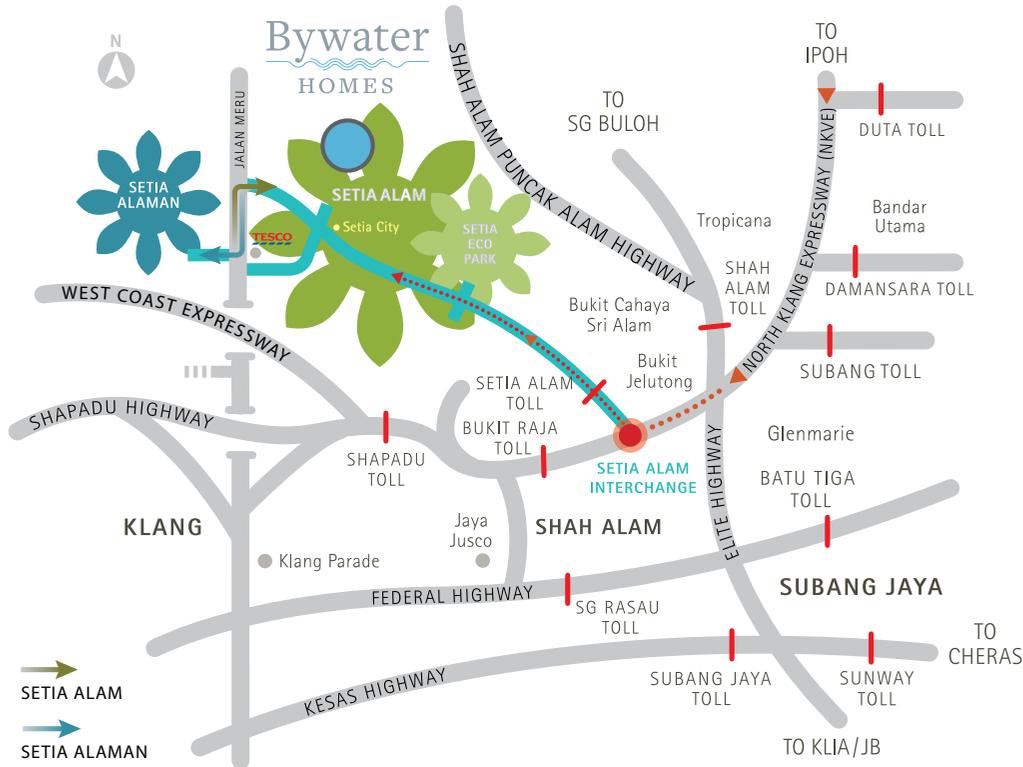


# SPECIFICATIONS

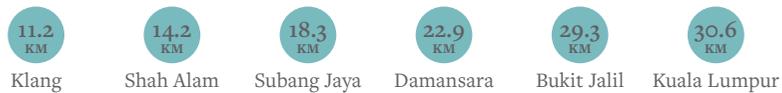
<b>STRUCTURE</b>	Reinforced Concrete			
<b>WALL</b>	Brickwork / Reinforced Concrete Wall / Light Weight Panel			
<b>ROOFING MATERIAL</b>	Concrete Roof Tiles / Concrete Flat Roof			
<b>ROOF FRAMING</b>	Metal Truss			
<b>CEILING</b>	Concrete Slab / Plaster Ceiling / Asbestos Free Ceiling			
<b>WINDOWS</b>	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Louvres Window / M.S. Grille at Yard (Type A)			
<b>DOORS</b>				
Main Entrance	Timber Door			
Side Entrance	Aluminium Framed Sliding Door			
Back Entrance	Metal Door (Type A) / Timber Door (Type B)			
Others	Flush / Louvre / Sliding Door			
<b>IRONMONGERY</b>	Quality Ironmongery			
<b>TURFING</b>	Provided			
<b>PAINTING</b>	Emulsion Paint			
<b>WALL FINISHES</b>				
Kitchen	1500 mm High Porcelain Wall Tiles			
Bath	Ceramic Wall Tiles up to 2400mm High			
Others	Plaster and Paint			
<b>FLOOR FINISHES</b>				
Living / Dining / Kitchen / Guest Room / Yard	Porcelain Tiles			
Store 1&2 / Baths	Ceramic Tiles			
Bedrooms / Family / Staircase	Timber Strips			
Car Porch / Terrace / Apron	Homogeneous Tiles			
Others	Cement Render			
<b>FENCING</b>	Brick Wall and Cement Plank Fencing with M.S. Gate, Refuse Chamber and Letter Box			
<b>TYPE A</b>				
	Corner	End	Intermediate	<b>TYPE B</b>
				Intermediate
<b>ELECTRICAL INSTALLATION</b>				
13 Amp Plug Point	26	26	26	25
Lighting Point	32	32	32	31
Air - Conditioning Point	6	6	6	6
Ceiling Fan Point	7	7	7	7
TV Point	3	3	3	3
Gate Light Point	1	1	1	1
Door Bell Point	1	1	1	1
Solar Heating System	1	1	1	1
Auto Gate Point	1	1	1	1
<b>INTERNAL TELEPHONE TRUNKING &amp; CABLING</b>				
Telephone Point	1	1	1	1
<b>SANITARY &amp; PLUMBING</b>				
WC	4	4	4	4
Wash Basin	5	5	5	5
Shower	4	4	4	4
Kitchen Sink	2	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 dedicated NKVE-Setia Alam Link (Exit 102).



A new link road to Seksyen U10 Shah Alam/Alam Budiman will provide easy access to the upcoming DASH highway that links to four highways i.e. the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.

• Developer: Bandar Setia Alam Sdn. Bhd 566140-D • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9246-108/11-2021/01055 (L) • Validity Period: 13/11/2019-12/11/2021 • Advertising & Sales Permit No.: 9246-108/11-2021/01055(P) • Validity Period: 13/11/2019-12/11/2021 • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-1(PB)/SEK.U13/0103-2019 • Expected Completion Date: Nov 2021 • 2 Storey Linked Semi-D Type A1, Total Unit: 14 units, Built-Up: 2,510sf, Price: RM 1,186,000 (min), RM 1,189,000 (max) • 2 Storey Linked Semi-D Type A1E, Total Unit: 1 unit, Built-Up: 2,752sf, Price: RM 1,529,000 • 2 Storey Linked Semi-D Type A1C, Total Unit: 1 unit, Built-Up: 2,752sf, Price: RM 1,430,000 • 2 Storey Linked Semi-D Type A2, Total Unit: 14 units, Built-Up: 2,510sf, Price: RM 1,186,000 (min), RM 1,189,000 (max) • 2 Storey Linked Semi-D Type A2E, Total Unit: 1 unit, Built-Up: 2,752sf, Price: RM 1,498,000 • 2 Storey Linked Semi-D Type A2C, Total Unit: 1 unit, Built-Up: 2,752sf, Price: RM 1,430,000 • 2 Storey Linked Semi-D Type B1, Total Unit: 8 Units, Built-Up: 2,440 sq ft, Price: RM 1,154,000 • 2 Storey Linked Semi-D Type B2, Total Unit: 8 Units, Built-Up: 2,440 sq ft, Price: RM 1,154,000 • 7% Discount for Bumiputra

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603 3343 2255

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Setia Alam Welcome Centre

No. 2, Jalan Setia Indah AD U13/AD, Setia Alam  
Seksyen U13, 40170 Shah Alam, Selangor, Malaysia  
F 603 3345 2255 E bsa-sales@spsetia.com

**Setia**

Bywater  
HOMES

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