



  
**SETIA SAFIRO**  
THE 9<sup>TH</sup> HERITAGE  
**OLIVERIA**

# A PASSAGE TO TRANQUILITY LIVING

*World-Class Homes Amidst Prestigious Landscapes*

From The Creators Of The Award-Winning  
Setia Eco Glades Cyberjaya



# THROUGH THE PASSION FOR LIVING

Brought to you by a world-class property developer, Setia Safiro welcomes another facet of its Spanish-inspired collection. Sprawling in a gated and guarded sanctuary next to a 40,000 sqft clubhouse, Oliveria is designed to bring you more homes in a loving Spanish setting.



## 2-STOREY LINK HOME 20' x 70'

Grand arches and large ceiling height windows are amongst the features of each whitewashed unit designed to accentuate the Spanish home.



ELDESEO

Intermediate 1,960 SQ. FT.  
Corner / End Lot 2,020 SQ. FT.



ELAMOR

Intermediate 1,960 SQ. FT.  
End Lot 2,020 SQ. FT.

# SITE PLAN

  
**SETIA SAFIRO**  
 THE 9<sup>TH</sup> HERITAGE  
 OLIVERIA



## LEGEND

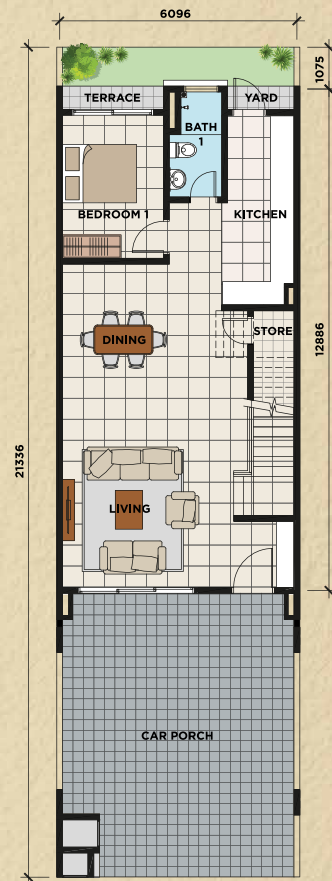
- |                                                                                     |                      |                                                                                       |                  |
|-------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------|------------------|
|  | ELDESEO Intermediate |  | Safiro Clubhouse |
|  | ELDESEO End Lot      |  | Guardhouse       |
|  | ELDESEO Corner Lot   |                                                                                       |                  |
|  | ELAMOR Intermediate  |                                                                                       |                  |
|  | ELAMOR End Lot       |                                                                                       |                  |

## ELDESEO

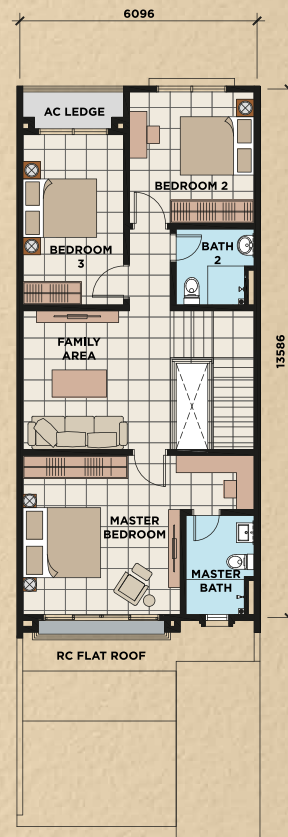
DOUBLE-STOREY LINK HOME

20' x 70' | 1,960 SQ. FT.

### INTERMEDIATE LOT - FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

#### LEGEND

- ELDESEO Intermediate
- 1 Safiro Clubhouse
- 2 Guardhouse

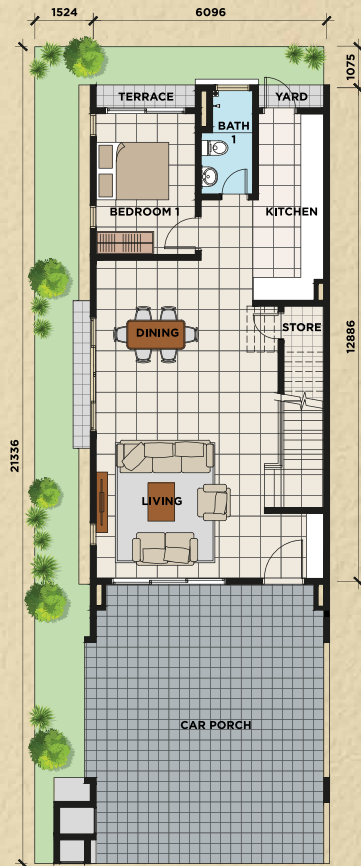


## ELDESEO

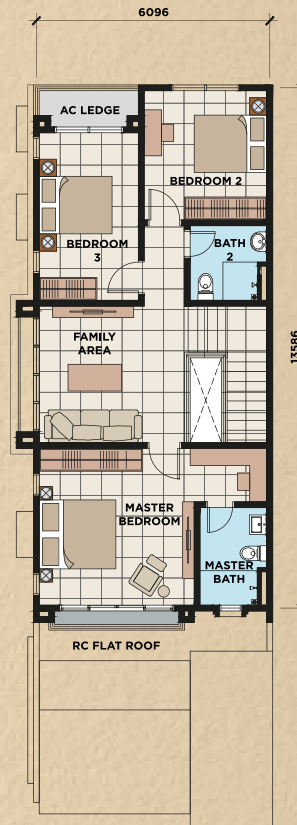
DOUBLE-STOREY LINK HOME

20' x 70' | 2,020 SQ. FT.

### END LOT - FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

#### LEGEND

 ELDESEO End Lot

 Safiro Clubhouse

 Guardhouse



## ELDESEO

DOUBLE-STOREY LINK HOME

20' x 70' | 2,020 SQ. FT.

### CORNER LOT - FLOOR PLAN



GROUND FLOOR

FIRST FLOOR

#### LEGEND

 ELDESEO Corner Lot

 Safiro Clubhouse

 Guardhouse

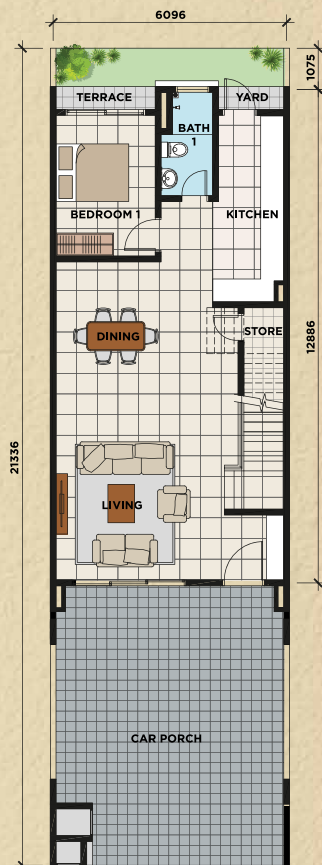


## ELAMOR

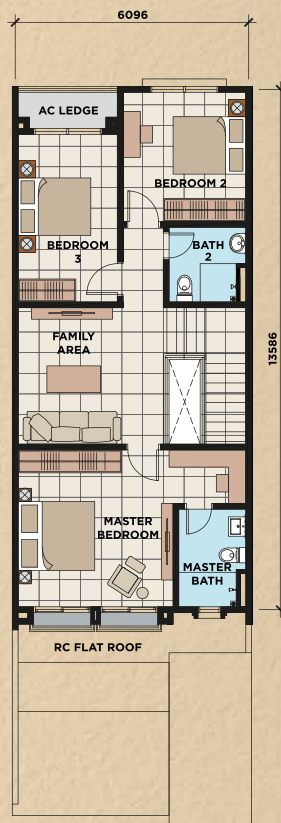
DOUBLE-STOREY LINK HOME

20' x 70' | 1,960 SQ. FT.

### INTERMEDIATE LOT - FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

#### LEGEND



ELAMOR Intermediate



1 Safiro Clubhouse



2 Guardhouse

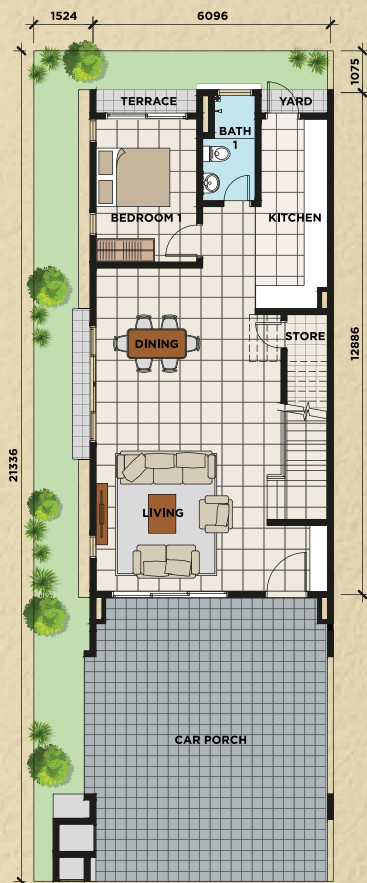


## ELAMOR

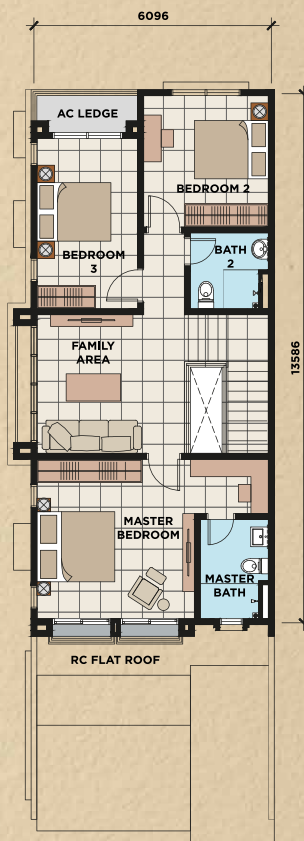
DOUBLE-STOREY LINK HOME

20' x 70' | 2,020 SQ. FT.

### END LOT - FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

#### LEGEND

 ELAMOR End Lot

 Safiro Clubhouse

 Guardhouse



# SPECIFICATIONS

## DOUBLE-STOREY LINK HOME

| <b>STRUCTURE</b>                      | : Reinforced Concrete                                                                                                                                      |                                                                                                                                     |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>WALL</b>                           | : Masonry and/ or RC Wall                                                                                                                                  |                                                                                                                                     |
| <b>ROOFING COVERING</b>               | : Concrete Roof Tiles and/ or RC Flat Roof                                                                                                                 |                                                                                                                                     |
| <b>ROOF FRAMING</b>                   | : Steel Trusses                                                                                                                                            |                                                                                                                                     |
| <b>CEILING</b>                        | : Skim Coat and/ or Plaster Ceiling                                                                                                                        |                                                                                                                                     |
| <b>WINDOWS</b>                        | : Powder Coated Aluminum Framed Window                                                                                                                     |                                                                                                                                     |
| <b>DOORS</b>                          | : Entrance Door<br>: All Bedroom Doors/ Toilets<br>: Kitchen Door<br>: Others                                                                              | : Timber Door<br>: Flush Door<br>: Glass Door<br>: Timber Louvres Door and/ or<br>: Powder Coated Aluminum<br>: Framed Sliding Door |
| <b>IRONMONGERY</b>                    | : Quality Lockset                                                                                                                                          |                                                                                                                                     |
| <b>WALL FINISHES</b>                  | : Kitchen<br>: All Bathrooms<br>: Others                                                                                                                   | : Ceramic Tiles and/ or Plaster & Paint<br>: Ceramic Tiles<br>: Plaster & Paint                                                     |
| <b>FLOOR FINISHES</b>                 | : Car Porch, Terrace, Yard<br>: Living, Dining<br>: Store, Kitchen<br>: All Bedrooms,<br>: Family Area, Staircase<br>: All Bathrooms<br>: A/C Ledge, Apron | : Homogeneous Tiles<br>: Porcelain Tiles<br>: Ceramic Tiles<br><br>: Porcelain Tiles<br>: Ceramic Tiles<br>: Cement Render          |
|                                       |                                                                                                                                                            |                                                                                                                                     |
|                                       |                                                                                                                                                            | Corner / End Unit                                                                                                                   |
|                                       |                                                                                                                                                            | Intermediate Unit                                                                                                                   |
| <b>SANITARY AND PLUMBING FITTINGS</b> |                                                                                                                                                            |                                                                                                                                     |
| Basin                                 | 3                                                                                                                                                          | 3                                                                                                                                   |
| Water Closet                          | 3                                                                                                                                                          | 3                                                                                                                                   |
| Shower                                | 3                                                                                                                                                          | 3                                                                                                                                   |
| Kitchen Sink                          | 1                                                                                                                                                          | 1                                                                                                                                   |
| <b>ELECTRICAL INSTALLATION</b>        |                                                                                                                                                            |                                                                                                                                     |
| Lighting Point                        | 26                                                                                                                                                         | 23                                                                                                                                  |
| Power Point                           | 22                                                                                                                                                         | 20                                                                                                                                  |
| Air-Cond Point                        | 5                                                                                                                                                          | 5                                                                                                                                   |
| Ceiling Fan Point                     | 7                                                                                                                                                          | 7                                                                                                                                   |
| SMATV Socket Outlet                   | 3                                                                                                                                                          | 3                                                                                                                                   |
| Instantaneous Water Heater Point      | 2                                                                                                                                                          | 2                                                                                                                                   |
| Door Bell Point                       | 1                                                                                                                                                          | 1                                                                                                                                   |
| <b>INTERNAL TELECOMMUNICATION</b>     |                                                                                                                                                            |                                                                                                                                     |
| <b>TRUNKING AND CABLING</b>           |                                                                                                                                                            |                                                                                                                                     |
| Fiber Wall Socket Outlet              | 1                                                                                                                                                          | 1                                                                                                                                   |
| Intercom Point                        | 1                                                                                                                                                          | 1                                                                                                                                   |
| <b>FENCING</b>                        |                                                                                                                                                            |                                                                                                                                     |
| : Fencing at side and/ or rear        |                                                                                                                                                            |                                                                                                                                     |
| <b>TURFING</b>                        |                                                                                                                                                            |                                                                                                                                     |
| : Spot turfing                        |                                                                                                                                                            |                                                                                                                                     |

# RADIATING NEW VIEWPOINTS

Setia Safiro unfolds in a realm of lifestyle conveniences.

Lying just a short drive away from Setia Eco Glades,  
Setia Safiro shares the same magnificent amenities ranging from schools to  
medical centre and shopping centres, making lifestyles infinitely complete.



Stay Together. Stay Setia  
livelearnworkplay

Call 603 8008 2228

SETIA SAFIRO SDN BHD (1274261-M)  
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Cyber 1, 63000 Cyberjaya, Selangor Darul Ehsan.  
F 603 8008 2233 E safiro-sales@spetia.com W www.setiasafiro.com.my

Setia Eco Glades

A joint venture project by:



Setia

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Developer License No : 19701-2/11-2021/01139(LI) - Validity Period: 29/11/2019 to 28/11/2021 - Advertising Permit No : 19701-2/11-2021/01139 (P) - Validity Period: 29/11/2019 to 28/11/2021 - Land Tenure : Freehold - Land Encumbrances : Nil - Approved Authority: Majlis Perbandaran Sepang - Reference No : MP Sepang 600-43/2/1039(23) - Completion Date : December 2022 - Type: 2 Storey Link Villa - Size: 20' x 70' - Total: 162 units - Min Price : RM 1,009,050 - Max Price : RM 1,379,888 - Sekatan Kepentingan: Tanah ini boleh dipindahkan, dipajak/ digadai setelah mendapat kebenaran Pihak Berkuasa Negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA