

LOCATION MAP

ISKANDAR MALAYSIA



Setia eGreenLiving



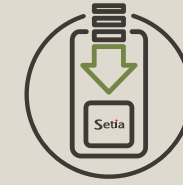
Smart Home System



Smart Lock



Solar Panel PV



Box 366



Rainwater Harvesting System

Stay Together. Stay Setia
livelearnworkplay

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www.setiaecocascadia.com.my

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Setia Eco Cascadia

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Setia

VERMONT (MONTANA) (40' x 70' - RUMAH BERKEMBAR DUA TINGKAT) • No. Lesen Pemaju: 8118/04-2028/0567(A) • Sah Dari: 16/04/2023 - 15/04/2028 • No. Permit Iklan & Jualan: 8118-77/10-2027/0965(N)-S) • Sah Dari: 23/10/2024 - 22/10/2027 • Pihak Berkuasa Tempatan (PBT): Majlis Bandaraya Johor Bahru • No.Rujukan: MBJB/U/2023/14/BGN/71/RP(12) • Hakmilik Tanah: Hakmilik Kekal • Tarikh Dijangka Siap: September 2027 • Bebanan Tanah: Tiada • Harga Minima: RM1,989,700 - Harga Maksima: RM2,671,200 • Sekatan Kepentingan Tanah: Tiada • Bilangan Unit: 30 • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



THE BEAUTY OF SPACE

ALL COMES
TOGETHER
PERFECTLY



Welcome to the opulence of Vermont,
beautifully spacious semi-detached
homes with all the right qualities.
Qualities that come together perfectly –
class, space and luxury.



Live seamlessly with **Setia** eGreenLiving

The Setia eGreenLiving incorporates sustainable and innovative features to create an eco-friendly and technologically advanced living environment. In line with rising demands, the homes here are equipped with features such as the smart home system, which allows you to control multiple switches and power plugs remotely via a mobile application and device. Alongside are the green switches that simultaneously activate and deactivate all lights and non-essential electrical points.



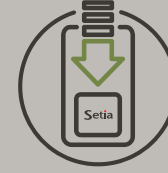
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On the outside, Vermont looks attractively sophisticated. The design is accentuated by the clever play of clean lines and colour. The stone feature wall at the porch is like a deft stroke of an artist finishing a masterpiece.

- Only 30 exclusive units
- Luxuriously sized at 40' x 70'
- Voluminously spacious 3,366 sq. ft.
- Spacious, 10 feet high car-porch accommodates 3 cars side by side
- Large garden area

SOPHISTICATION DONE RIGHT



SPACE THAT'S INVITING & WELCOMING



Enter into Vermont and the sheer spaciousness simply welcomes you and draws you in. With the thoughtfully planned layout, every area seems to fall into place naturally. A sizeable bedroom on the ground floor comes with a terrace that opens up to the back garden simply makes it the perfect guest room.

- Welcoming foyer
- High ceiling for a refined touch & airiness
- 4 bedrooms with ensuite bathrooms
- Open concept design that unifies the living area with the dining & kitchen
- Parents can have a good view of kids in the living room, from the kitchen
- Tall folding doors at the living room & dining area opens up to the garden
- Master bedroom with walk-in wardrobe & balcony
- Comes with a family hall on the 2nd floor

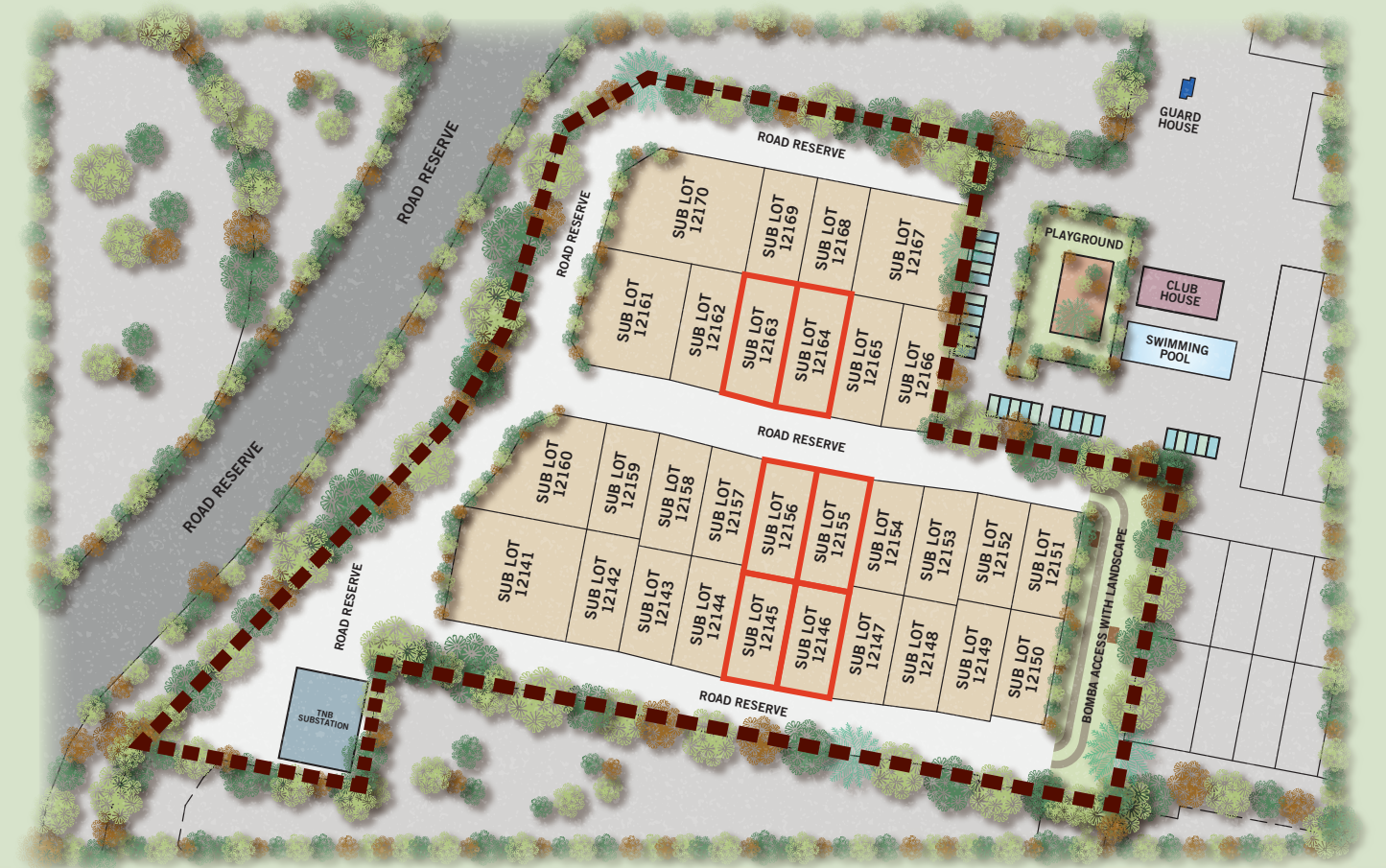




MASTER PLAN



- 
3.5KM
 to Aeon Bandar Dato' Onn
- 
3.6KM
 to Austin Heights Golf & Hotel Resort
- 
5.2KM
 to Sunway College Johor Bahru
- 
6.3KM
 to KPJ International College, Johor
- 
6.7KM
 to Sultan Ismail Hospital
- 
8.7KM
 to Aeon Tebrau & Ikea
- 
10KM
 to Johor Bahru City Centre via EDL
- 
20KM
 to Singapore via Causeway Link

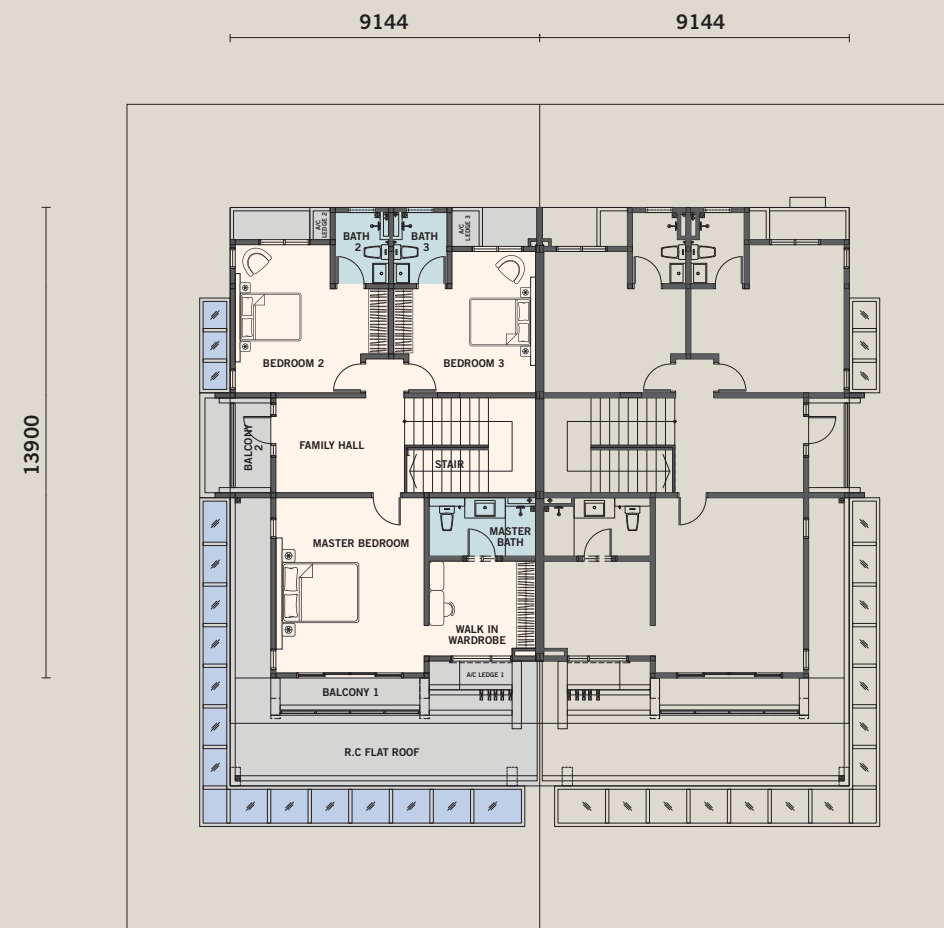
SITE PLAN




 Bumi Allocation



FLOOR PLAN



VARIES 9144 9144 VARIES



Ground Floor

SPECIFICATIONS

STRUCTURE	Reinforced concrete framework
WALL	Brick wall
ROOFING COVERING	Concrete roof tiles / Reinforced concrete flat roof
ROOF FRAMING	Quality roof truss
CEILING	Asbestos free ceiling board / Plaster ceiling board / Skim coat
WINDOWS	Aluminium frame casement window / Top hung window
DOORS	Solid timber door / Timber flush door / Timber flush door with louvres / Aluminium sliding door / Aluminium folding door / Aluminium casement door
IRONMONGERY	Quality lockset
WALL FINISHES	
Kitchen / All bathrooms	- Ceiling height porcelain tiles
FLOOR FINISHES	
GROUND FLOOR	
Living / Dining / Bedroom 4	- Porcelain tiles
Utility 1 / Kitchen / Yard / Store	- Porcelain tiles
Bath 4 & 5	- Porcelain tiles
Car porch / Serambi	- Porcelain tiles
Other areas	- Cement render
FIRST FLOOR	
Master bedroom / Bedroom 2 & 3	- Porcelain tiles
Family area / Staircase	- Porcelain tiles
Master bath / Bath 2 & 3	- Porcelain tiles
Balcony	- Porcelain tiles
Other areas	- Cement render
SANITARY AND PLUMBING FITTINGS	
Kitchen sink	- 1 no.
Wash basin	- 5 nos.
Soap holder	- 1 no.
Toilet roll holder	- 5 nos.
Shower rose	- 5 nos.
W.C.	- 5 nos.
ELECTRICAL INSTALLATION	
Lighting point	- 32 nos.
Power point	- 23 nos.
TV point	- 2 nos.
Ceiling fan point	- 6 nos.
Air-con point	- 7 nos.
Exhaust fan	- 1 no.
Water heater point	- 1 no.
Centralised water heater	- 2 nos.
Booster pump	- 1 no.
Weather proof power point	- 2 nos.
Gate light point	- 2 nos.
Autogate point	- 1 no.
Door bell point	- 1 no.
CCTV point	- 4 nos.
INTERNAL TELEPHONE TRUNKING AND CABLING	
Telephone point	- 1 no.
Network point	- 2 nos.
FENCING	: Brickwall, M.S gate, Refuse chamber & Letter box
TURFING	: Cow Grass (<i>Axonopus compressus</i> (Sw.) P. Beauv.)

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