



Setia
iHOME



Smart Lock



Solar PV
Conduit Ready



Green Switch



Box 366



EV Port Ready

Call 03 3325 1700

Bayuemas Sales Gallery

4, Jalan Bayu Impian 10/KS9, Kota Bayuemas, 41200 Klang, Selangor

T: 603 3325 1700 W: www.spsetia.com/setiabayuemas E: bayuemas@spsetia.com

Setia

Developer Name: Setia Bayuemas • Phase: Phase RP 2 Double Storey Terrace • Company Name: I&P Kota Bayuemas Sdn. Bhd. (200201000854) (a member of Setia) • Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan Tel: 03-80829600 • Developer's License No: 9796/01-2024/22(A) • Validity Period: 7/01/2022 – 6/01/2024 • Advertising and Sales Permit No: 9796-20/07-2025/0848(N)-(L) • Validity Period: 25/07/2023 – 24/07/2025 • Approving Authority: Majlis Perbandaran Klang • Building Plan Approval No: MPK/BGN-600-5/1/0158(2022) • Expected Date of Completion: September 2025 • Land of encumbrance (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Units: Type RT 1 48 Units (20' x 70') • Selling Price: Min. RM 629,000.00 – Max. RM 857,000.00 • Number of Units: Type RT 2 49 Units (20' x 70') • Selling Price: Min. RM 798,000.00 – Max. RM 1,046,000.00 • Discount: 10% for Bumiputera.

THIS ADVERTISEMENT HAS BEEN APPROVED BY HOUSING NATIONAL DEPARTMENT



LAELIA

III

THE JOY OF
LAKESIDE LIVING

DOUBLE STOREY TERRACE HOUSE

Experience modern living in Laelia II's warm and comforting embrace

Discover all that life has to offer at Laelia II, a quaint and charming 545-acre freehold development nestled in the serene Royal Town of Klang, where you'll experience more of life's memorable moments in an abode you can truly call home. Designed to meet the ever-changing needs of its residents, this skillfully planned township offers an exclusive and adaptable living experience in the tranquillity of its lush and blooming landscapes.



Freehold



Exclusive
97 units



3 & 4
bedrooms




3 & 4
bathrooms





Discover the beauty of
practicality, simplicity,
and style

At Laelia II, we prioritise the clever use of fundamental spaces with an efficient system that allows for continuous space planning, ensuring that every inch of your home serves its true purpose. Featuring neutral tones, with complementary yet interdependent elements in its design, you will discover the true freedom to express yourself in your very own living space.



A unique and innovative living experience awaits

Laelia II's modular system is designed with versatility and affordability in mind, offering you a hassle-free experience to change and expand your living space with ease. This adaptable open-plan design creates an ageless home that will grow, evolve, and adapt to you and your family's needs.

Build your own haven in a thriving neighbourhood

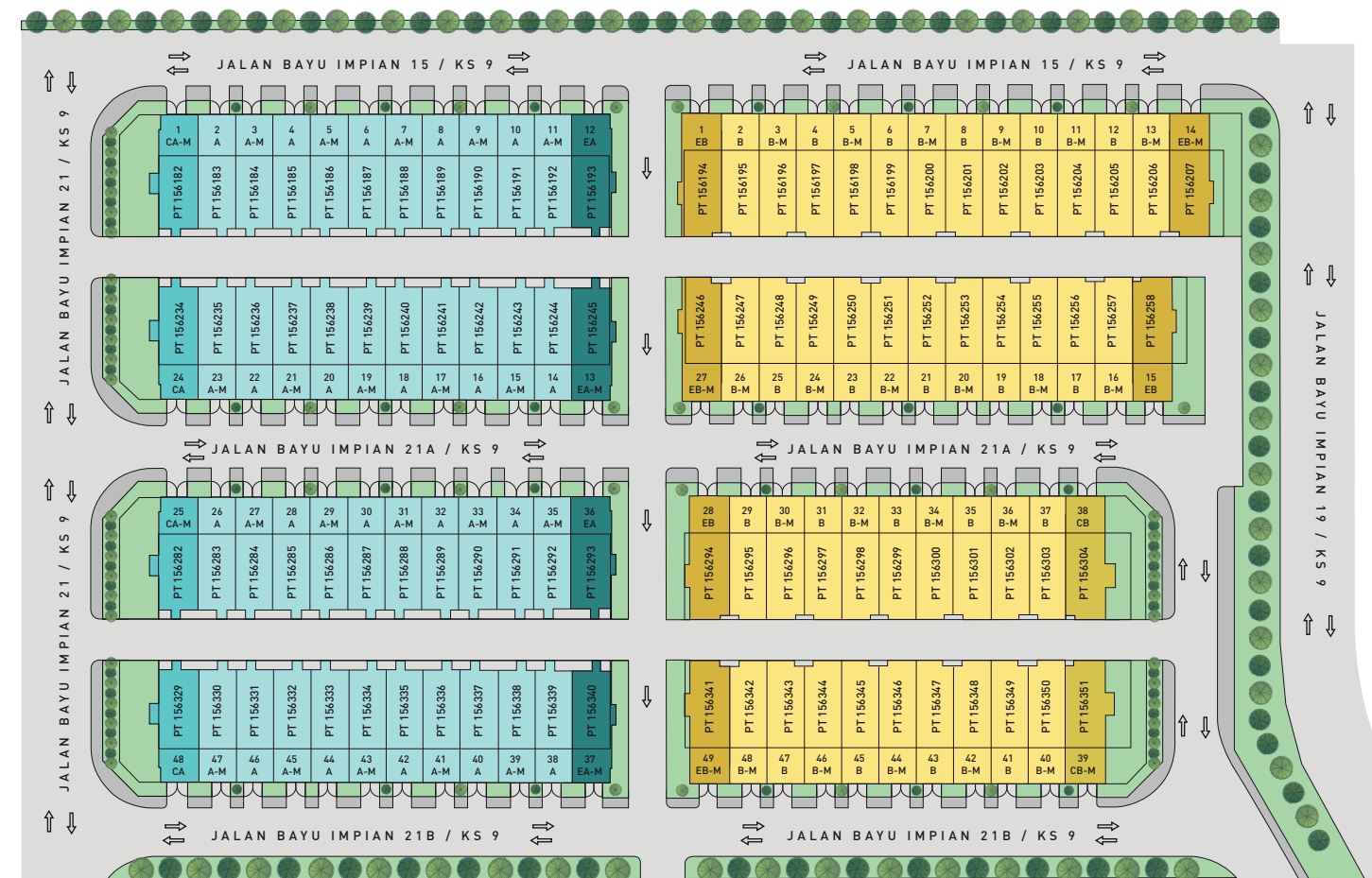
Our 2 storey terrace homes offer built-up areas of 1,626 sq.ft. to 2,019 sq.ft. Strategically located and connected to three major highways - KESAS and ELITE Expressway & LEKAS and Kajang-Seremban Highway and business districts. You will find everything that you need within reach, making Laelia II the perfect choice for those seeking convenience, accessibility, and comfort.



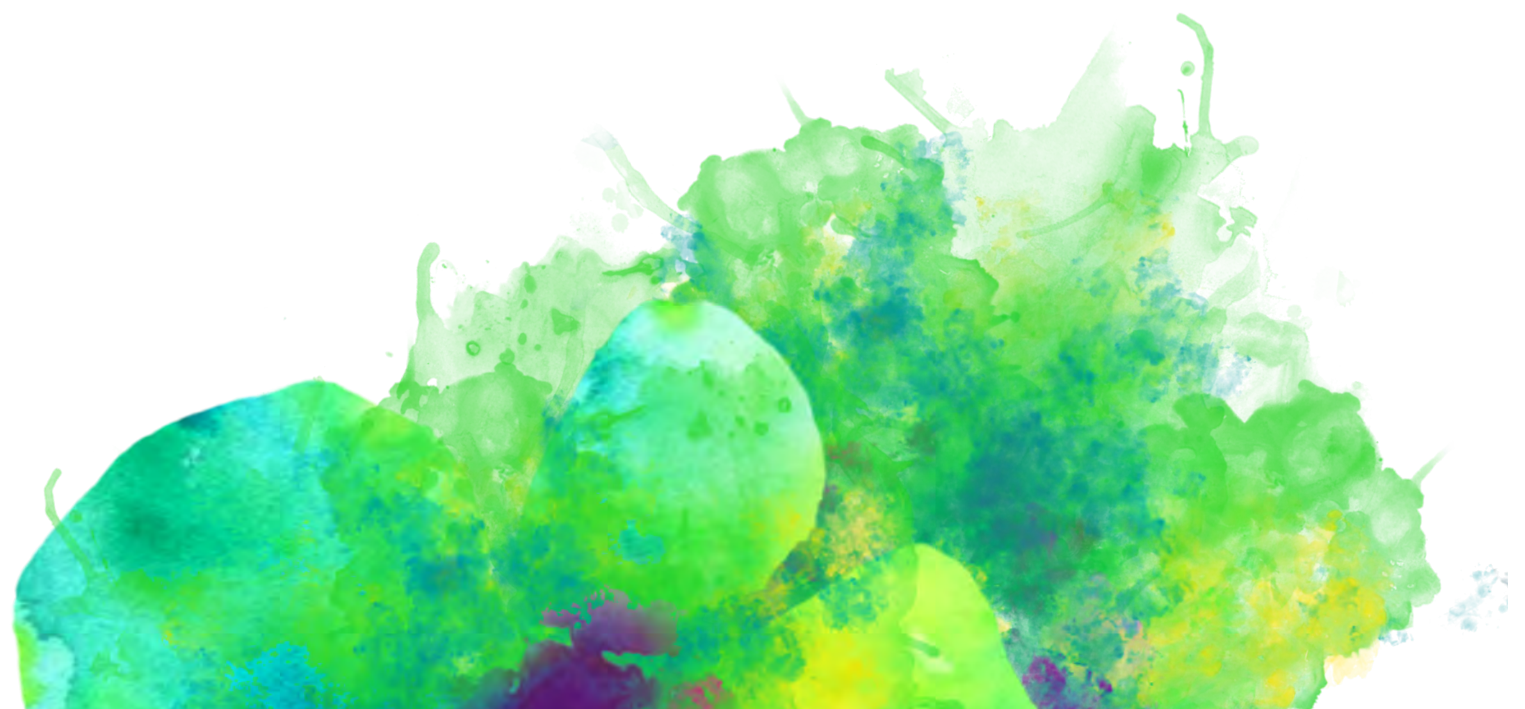
Master plan



Site plan



- LEGEND**
- | | |
|-------------------------------|-------------------------------|
| RT1 Type CA/CA-M (Corner Lot) | RT2 Type CB/CB-M (Corner Lot) |
| Type A/A-M (Intermediate Lot) | Type B/B-M (Intermediate Lot) |
| Type EA/EA-M (End Lot) | Type EB/EB-M (End Lot) |



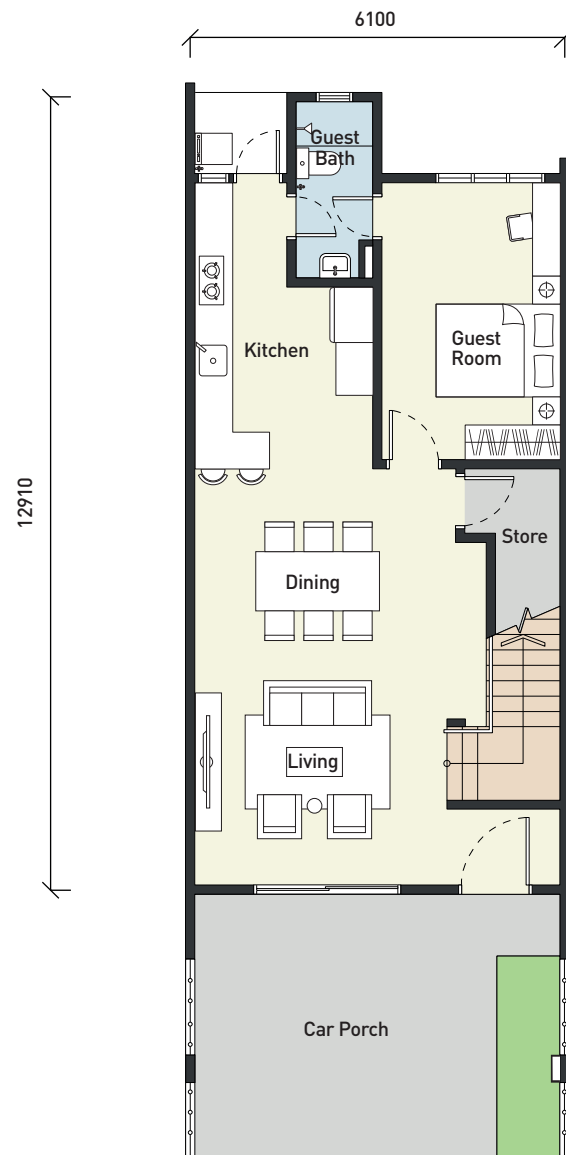
FLOOR PLAN

Type A (RTi)

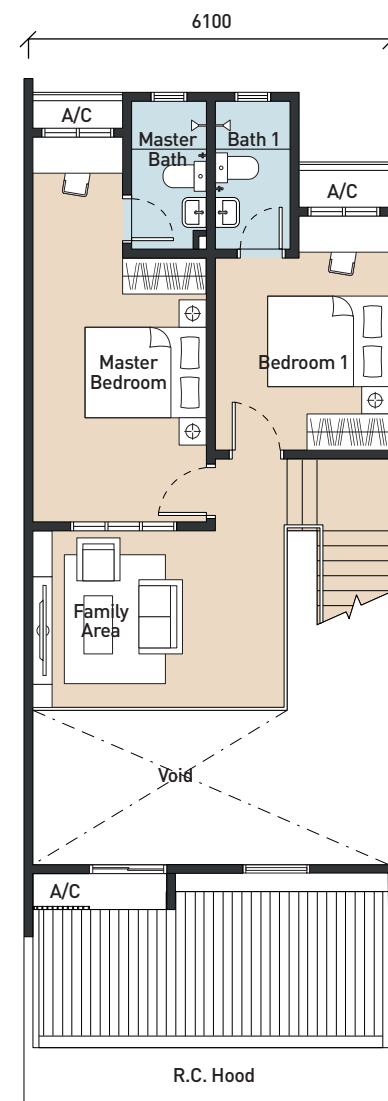
2 Storey (Intermediate Lot)

Land Area: 20' x 70'

Build Up: 1,626sqft



Ground Floor



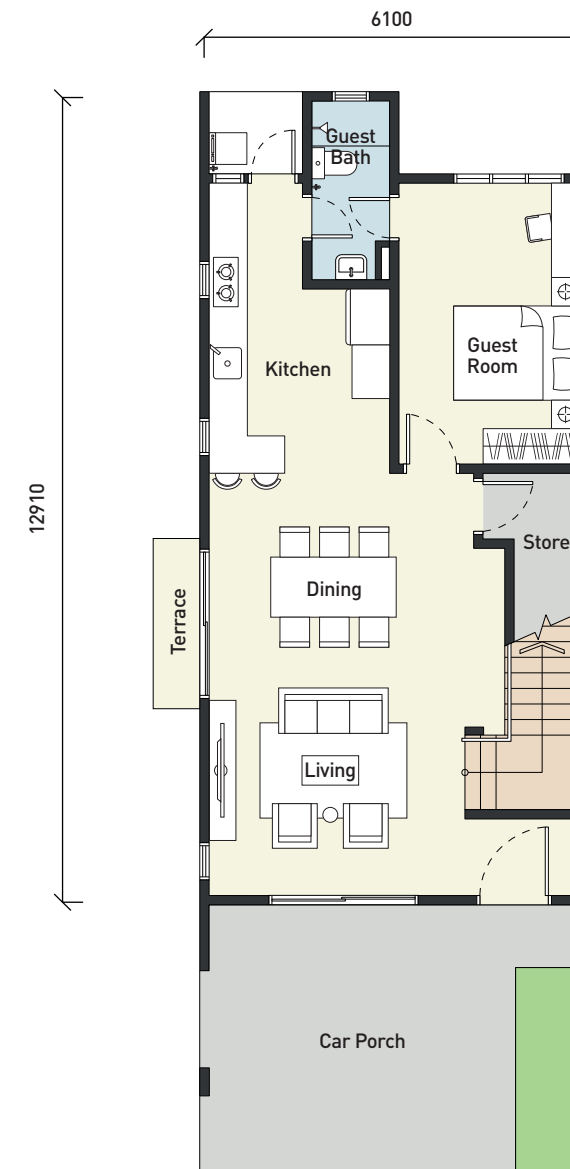
First Floor

Type EA (RTi)

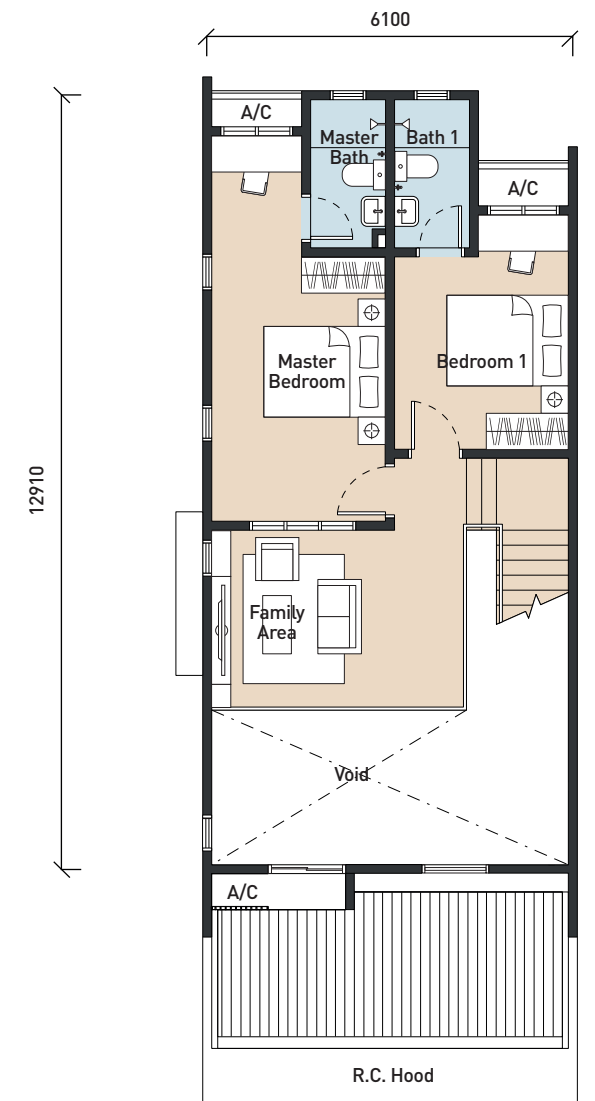
2 Storey (End Lot)

Land Area: 20' x 70'

Build Up: 1,626sqft



Ground Floor



First Floor

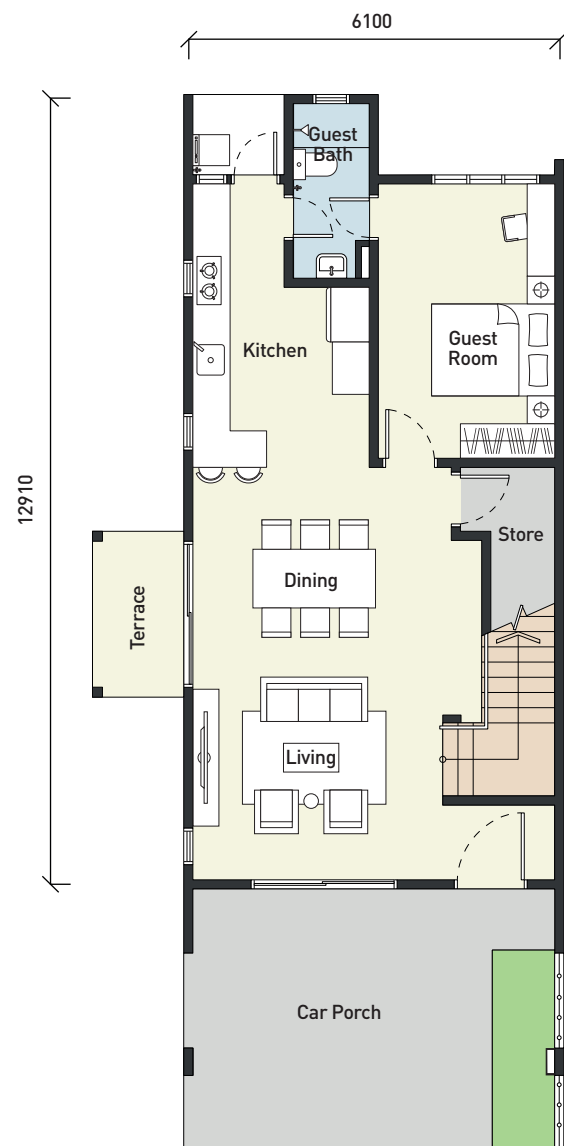
FLOOR PLAN

Type CA (RT1)

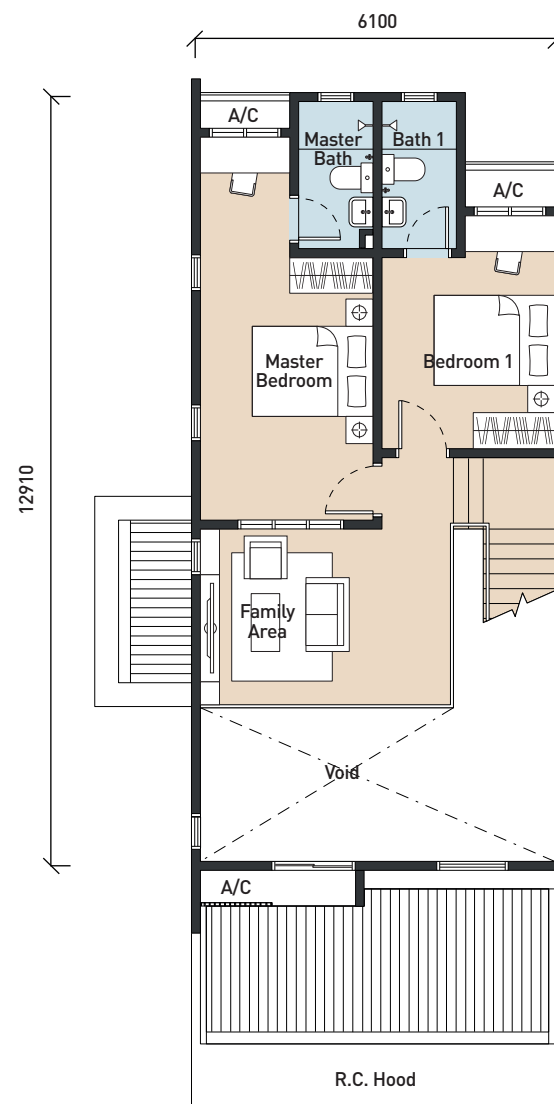
2 Storey (Corner Lot)

Land Area: 20' x 70'

Build Up: 1,673sqft



Ground Floor



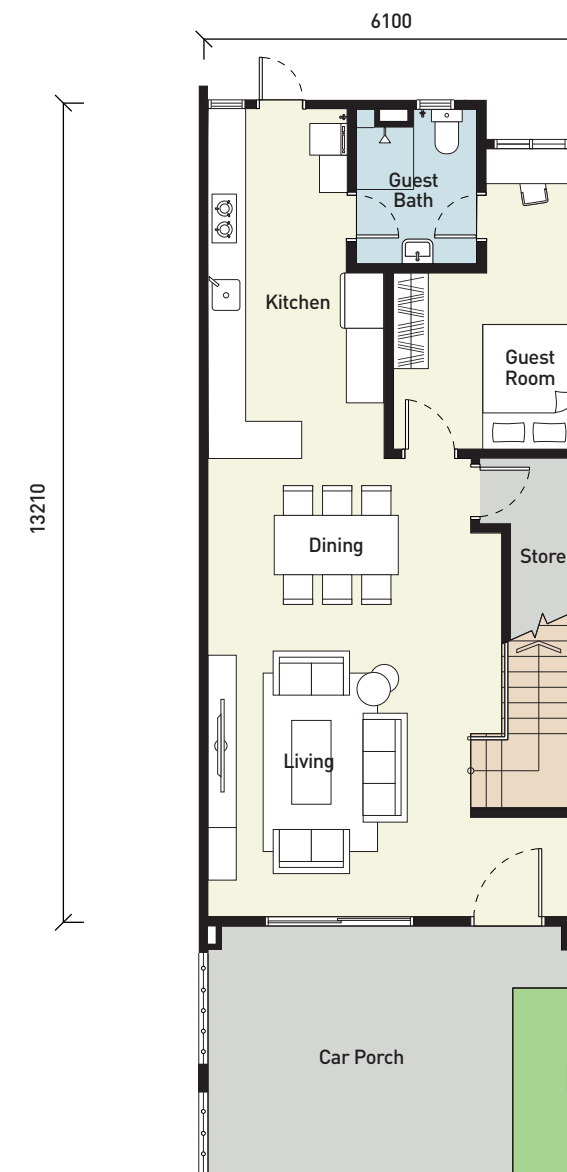
First Floor

Type B (RT2)

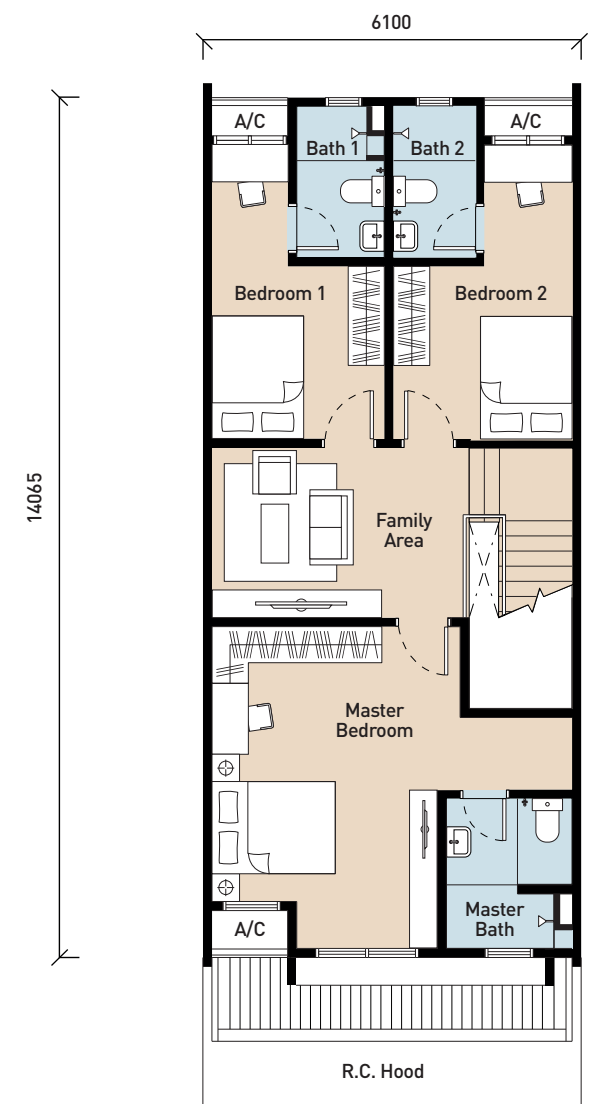
2 Storey (Intermediate Lot)

Land Area: 20' x 70'

Build Up: 1,917sqft



Ground Floor



First Floor

FLOOR PLAN

Type EB (RT2)

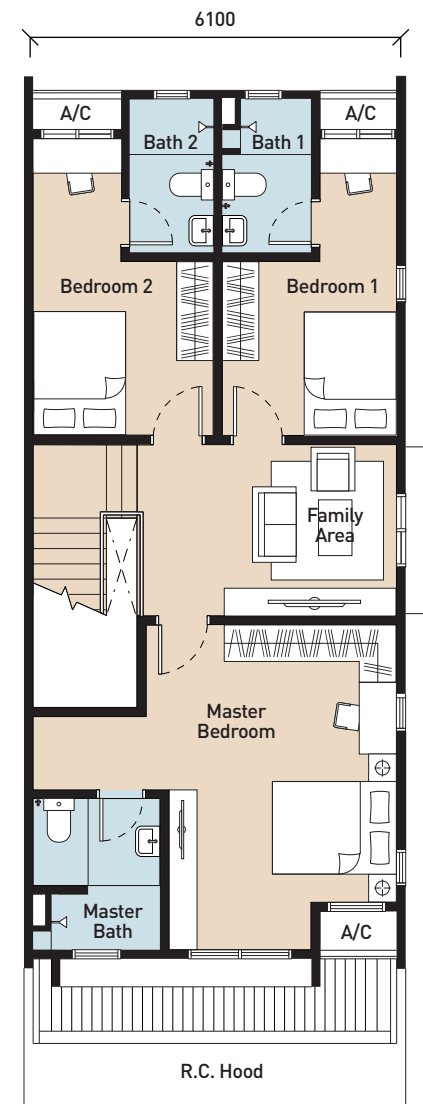
2 Storey (End Lot)

Land Area: 20' x 70'

Build Up: 1,917sqft



Ground Floor



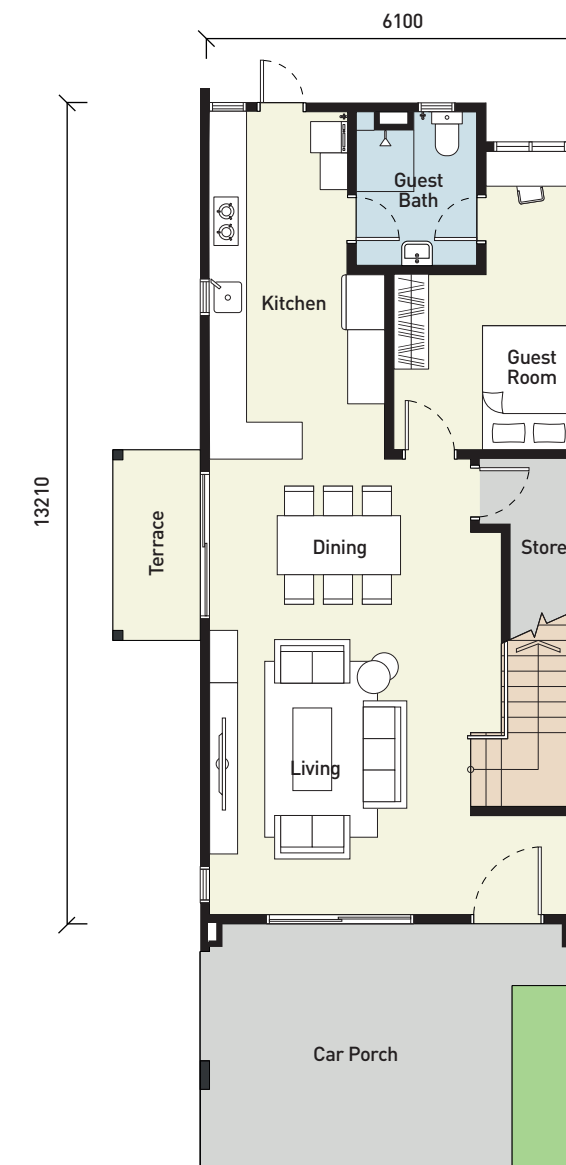
First Floor

Type CB (RT2)

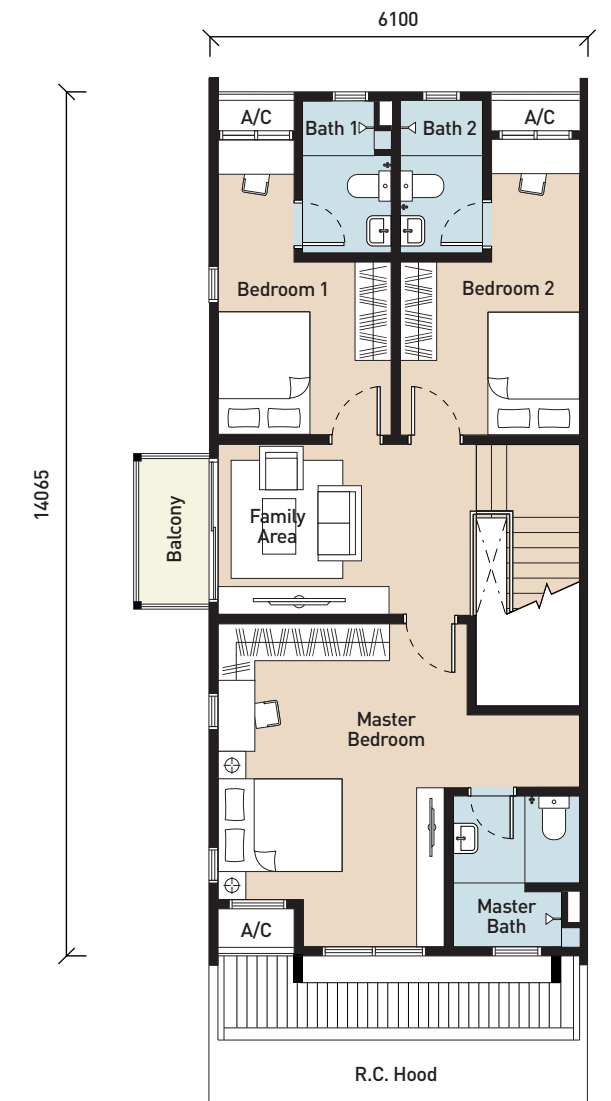
2 Storey (Corner Lot)

Land Area: 20' x 70'

Build Up: 2,019sqft



Ground Floor



First Floor

Specifications

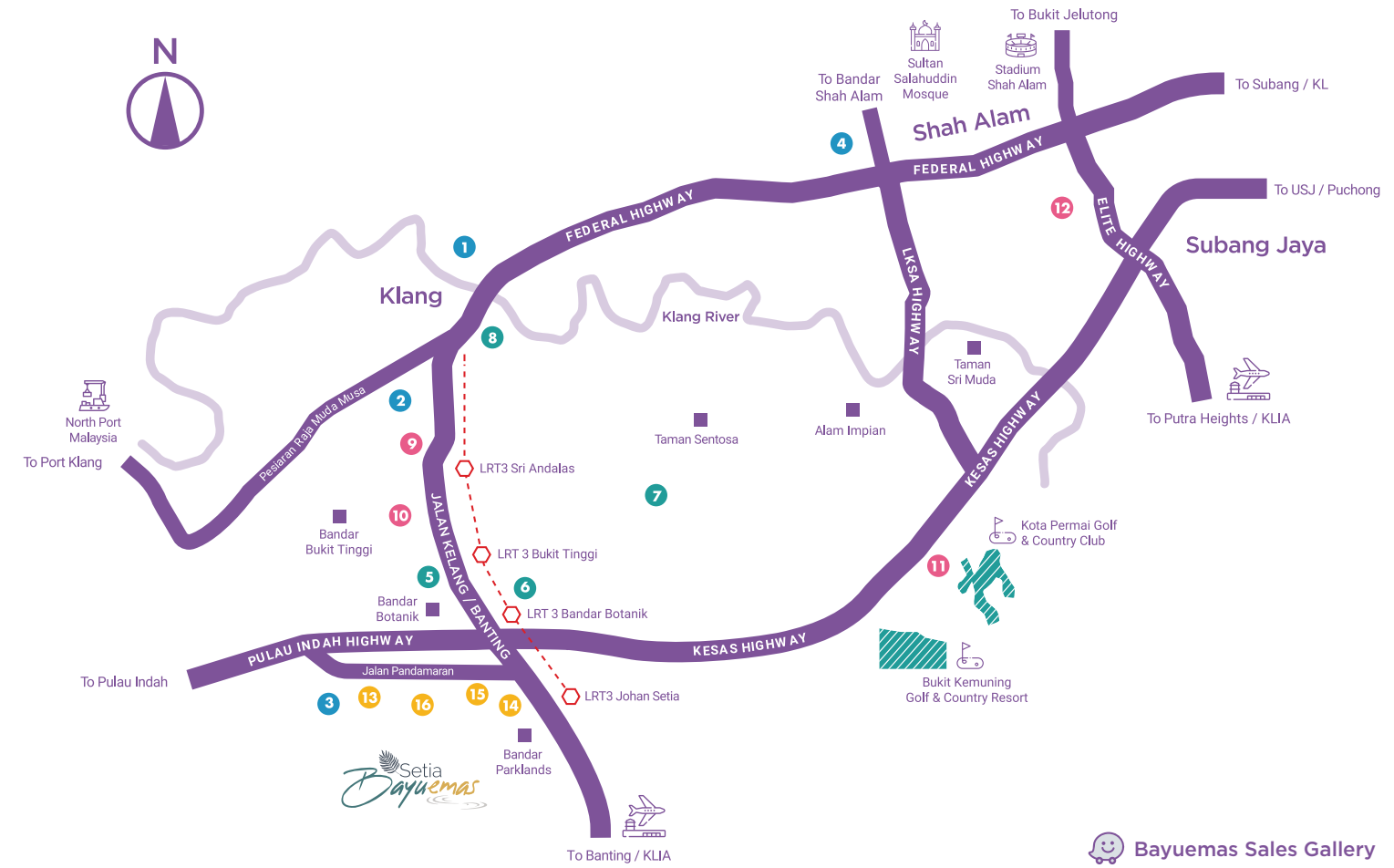
STRUCTURE	: Reinforced Concrete
WALL	: Cement Sand Bricks and Clay Brick (Party Wall)
ROOF COVERING	: Main Roof : Concrete Roof Tiles : Car Porch : Metal Deck
ROOF FRAMING	: Light Weight Steel Trusses
CEILING	: Plaster Ceiling / Skim Coat
WINDOWS	: Aluminium Frame Casement Window : Aluminium Frame Top Hung Window : Aluminium Frame Glass Louvered Window
DOORS	: Main Door : Timber Door : Other Doors : Timber Door : Timber Louvered Door : Aluminium Frame Sliding Door
IRONMONGERY	: Provided
WALL FINISH	: Kitchen : Tiles at 1.5m Height : Bathrooms : Tiles at Ceiling Height : Other : Plaster and Paint
FLOOR FINISH	: 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, EB/EB-M, CB/CB-M			
	Guest Bath	Master Bath	Bath 1	Guest Bath	Master Bath	Bath 1	Bath 2
SANITARY AND PLUMBING FITTING							
: 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			RT2-TYPE B/B-M		
	RT1-TYPE A/A-M	RT1-TYPE EA/EA-M	RT1-TYPE CA/CA-M	RT2-TYPE B/B-M	RT2-TYPE EB/EB-M	RT2-TYPE CB/CB-M
ELECTRICAL INSTALLATION						
: Lighting Points	23	24	24	24	25	26
: Fan Points	6	6	6	7	7	7
: Power Points	21	21	21	23	23	23
: Door Bell Points	1	1	1	1	1	1
: Water Heater Point	3	3	3	4	4	4
: Air-Cond. Point	3	3	3	4	4	4
: Telephone Point (Internet point)	2	2	2	2	2	2
: Autogate Point	1	1	1	1	1	1
: Booster Pump Point	1	1	1	1	1	1
: Alarm System Point	1	1	1	1	1	1
: Isolator for EV Charger	1	1	1	1	1	1

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	: Provided
FENCING	: Provided
TURFING	: Not Provided

Connectivity



Education

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

Supermarket

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

Medical

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

Nearby Amenities

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

