



*Setia Eco Park*  
*Valley of Dreams*

# ECOLLECTION

eco park of homes

Explore our eco park  
of bungalows and  
semi-detached homes.

In here, you'll find  
a collection of bungalows and  
semi-detached homes designed  
to grow with you.

As the kids grow up,  
they will need more space.  
And you, more privacy.

Move up gradually,  
in size, in style.

**Nusantara**  
Series  
Phase 8E



**P.05**

**Rainforest**  
Villas  
Phase 6C



**P.09**

**Victoria**  
Springs  
Phase 12



**P.14**

**Elizabeth**  
Falls  
Signature  
Phase 16B



**P.21**

**Hacienda**  
Phase 17



**P.26**



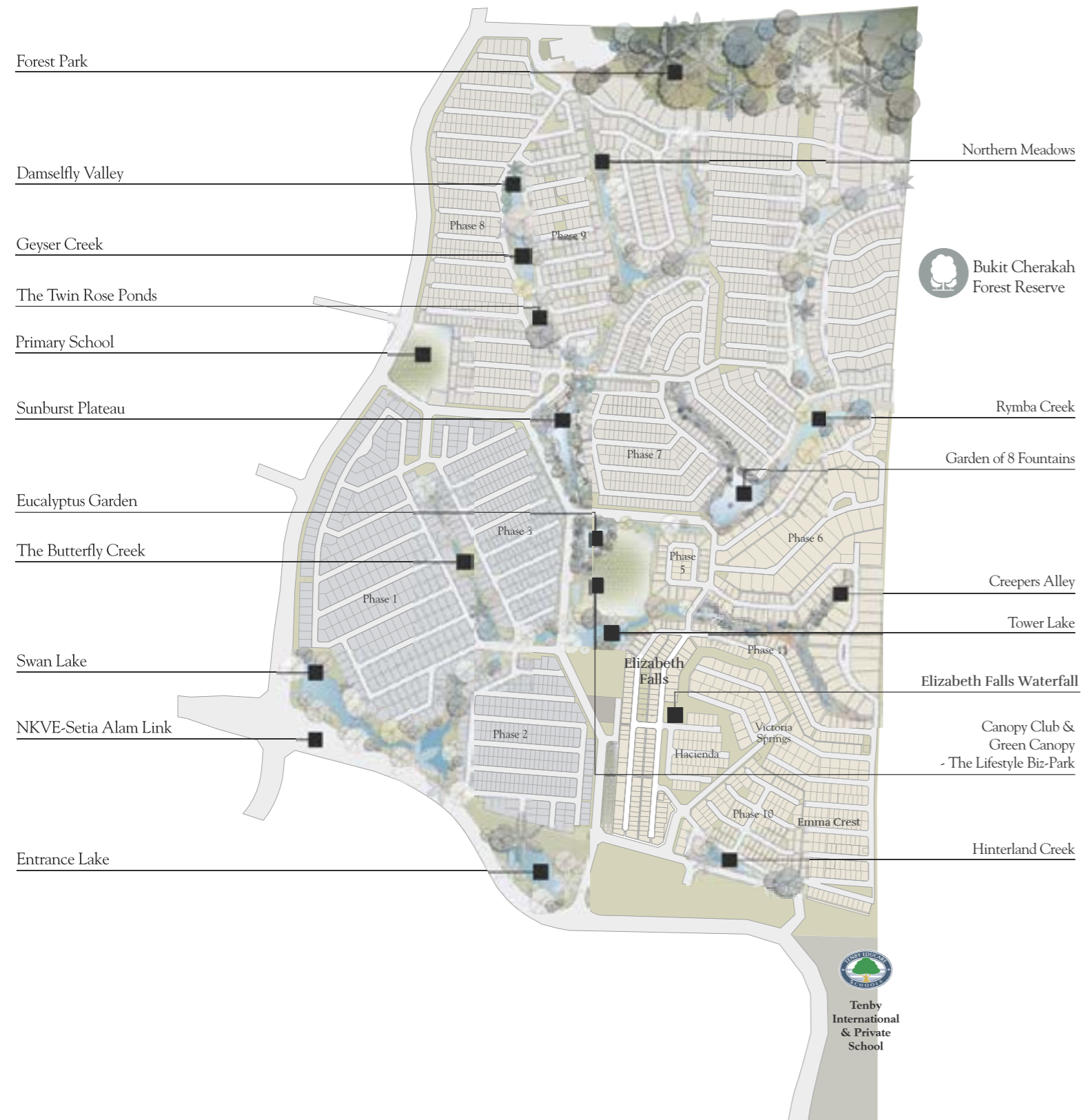
**2011**  
FIABCI Prix d'Excellence Awards  
BEST LOW-RISE RESIDENTIAL  
Paphos, Cyprus

**2010**  
FIABCI Malaysia Property Award  
BEST LOW-RISE RESIDENTIAL

**2007**  
FIABCI Prix d'Excellence Awards  
BEST MASTER PLAN  
Barcelona, Spain

**2006**  
FIABCI Malaysia Property Award  
BEST MASTER PLAN

# MASTER PLAN



# Nusantara Series Phase 8E



# NUSANTARA SERIES

SITE LAYOUT PLAN

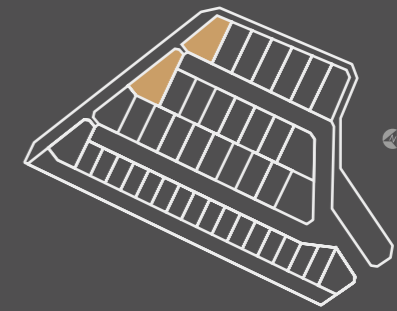


# Ayana

2-STOREY BUNGALOW

Land size: 59' x 115'

Built-up: 3,523 sq.ft \* 4 + 1 rooms



GROUND FLOOR



FIRST FLOOR

## AYANA

<b>STRUCTURE</b>	Reinforced Concrete
<b>WALL</b>	Clay Bricks
<b>ROOF COVERING</b>	Coated Concrete Roof Tile
<b>ROOF FRAMING</b>	Timber Truss System
<b>CEILING</b>	Skim Coat/Plaster Ceiling
<b>WINDOWS</b>	Powder-coated Aluminium Frame Window
<b>DOORS</b>	
Main Entrance	Solid Timber Decorative Door
Bedrooms / Kitchen	Solid Core Timber Door
Others	Powder-coated Aluminium Frame Sliding Door Timber Flush Door / Timber Louvres Door Mild Steel Grill Door
<b>IRONMONGERY</b>	Quality Locksets
<b>WALL FINISHES</b>	
Kitchen	Ceramic Tiles
Master Bathroom	Ceramic Tiles
All Other Bathrooms	Ceramic Tiles
Others	Plaster & Paint
<b>PAINTING</b>	Emulsion Paint Internally & Weather-Resistant Paint Externally
<b>FLOOR FINISHES</b>	
<u>Ground Floor</u>	
Living	Porcelain Tiles
Dining	Porcelain Tiles
Guest Bedroom	Porcelain Tiles
Dry Kitchen	Porcelain Tiles
Wet Kitchen	Ceramic Tiles
Bathrooms / Powder Room	Ceramic Tiles
Dry Yard	Ceramic Tiles
Stores / Utility	Ceramic Tiles
Terrace	Homogeneous Tiles
Car Porch	Homogeneous Tiles
Driveway	Homogeneous Tiles
Staircase	Timber Strips
Others	Cement Render

<u>First Floor</u>	
All Bedrooms	Timber Strips
Store	Timber Strips
Balcony	Homogeneous Tiles
All Bathrooms	Ceramic Tiles
Others	Cement Render

<b>SANITARY WARES</b>	
WC	6
Wash Basin	6
Shower	5
Kitchen Sink	2

<b>TELEPHONE &amp; ELECTRICAL INSTALLATIONS</b>	
Light Point	56
Power Point	40
Air-cond Point	7
Data Point	2
Fan Point	6
Telephone Point	6
Astro Point	2
TV Point	1
Intercom Point	1
Shaver Point	1
Bell Point	1
Isolator	2
Centralised Water Heater Piping	1
Instant Water Heater	1
3-Phase Wiring	1

<b>FENCING</b>	1200 mm high fencing at the side and back
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<b>COMPOUND AREA</b>	Turfing
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# Rainforest Villas Phase 6C



# RAINFOREST VILLAS

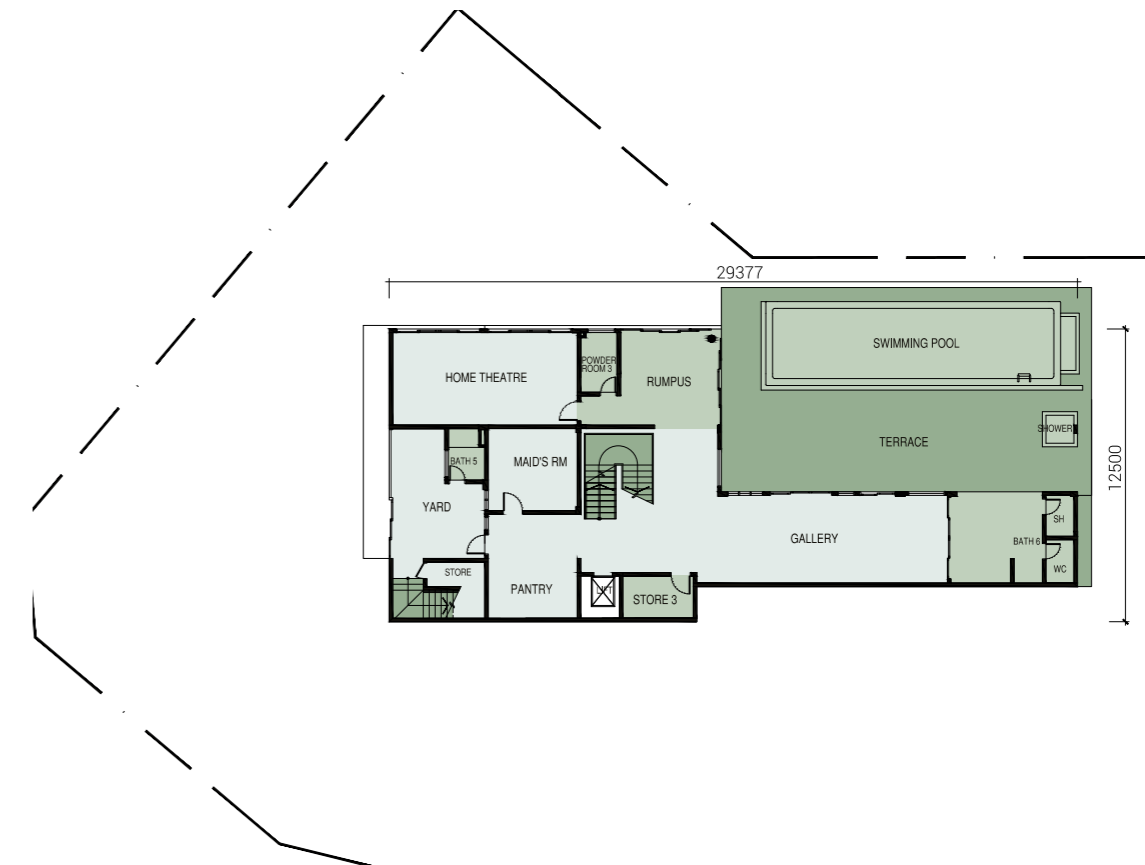
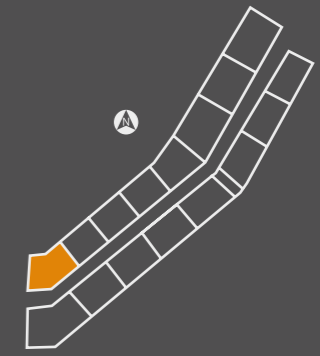
SITE LAYOUT PLAN



Lake View Villa

# Lake View Villas

2½-STOREY BUNGALOW VILLA  
Land size from: 13,412 sq.ft. \* Built-up: 9,955 sq.ft.  
5 + 2 rooms + 4 store rooms



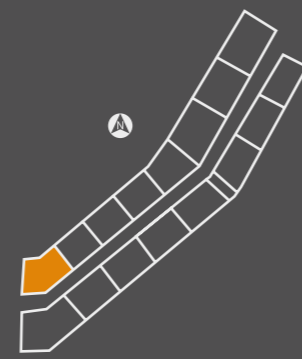
LOWER GROUND FLOOR

# Lake View Villas

2½-STOREY BUNGALOW VILLA

Land size from: 13,412 sq.ft. \* Built-up: 9,955 sq.ft.

5 + 2 rooms + 4 store rooms

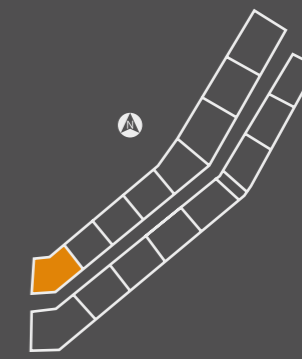


# Lake View Villas

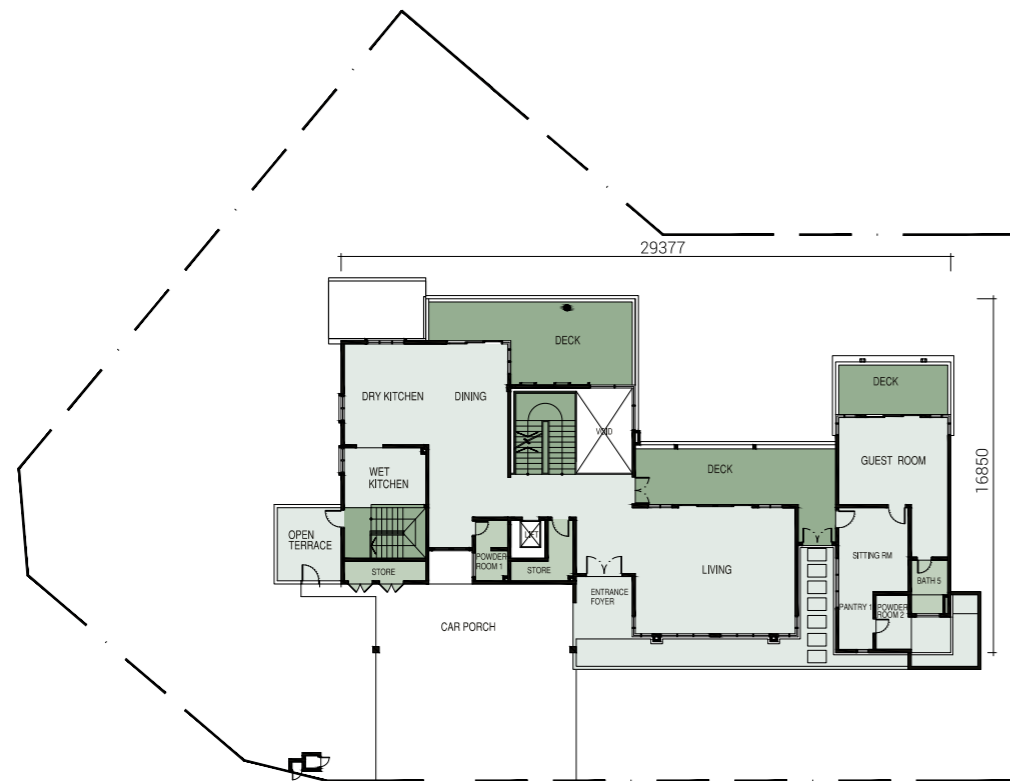
2½-STOREY BUNGALOW VILLA

Land size from: 13,412 sq.ft. \* Built-up: 9,955 sq.ft.

5 + 2 rooms + 4 store rooms



FIRST FLOOR



GROUND FLOOR

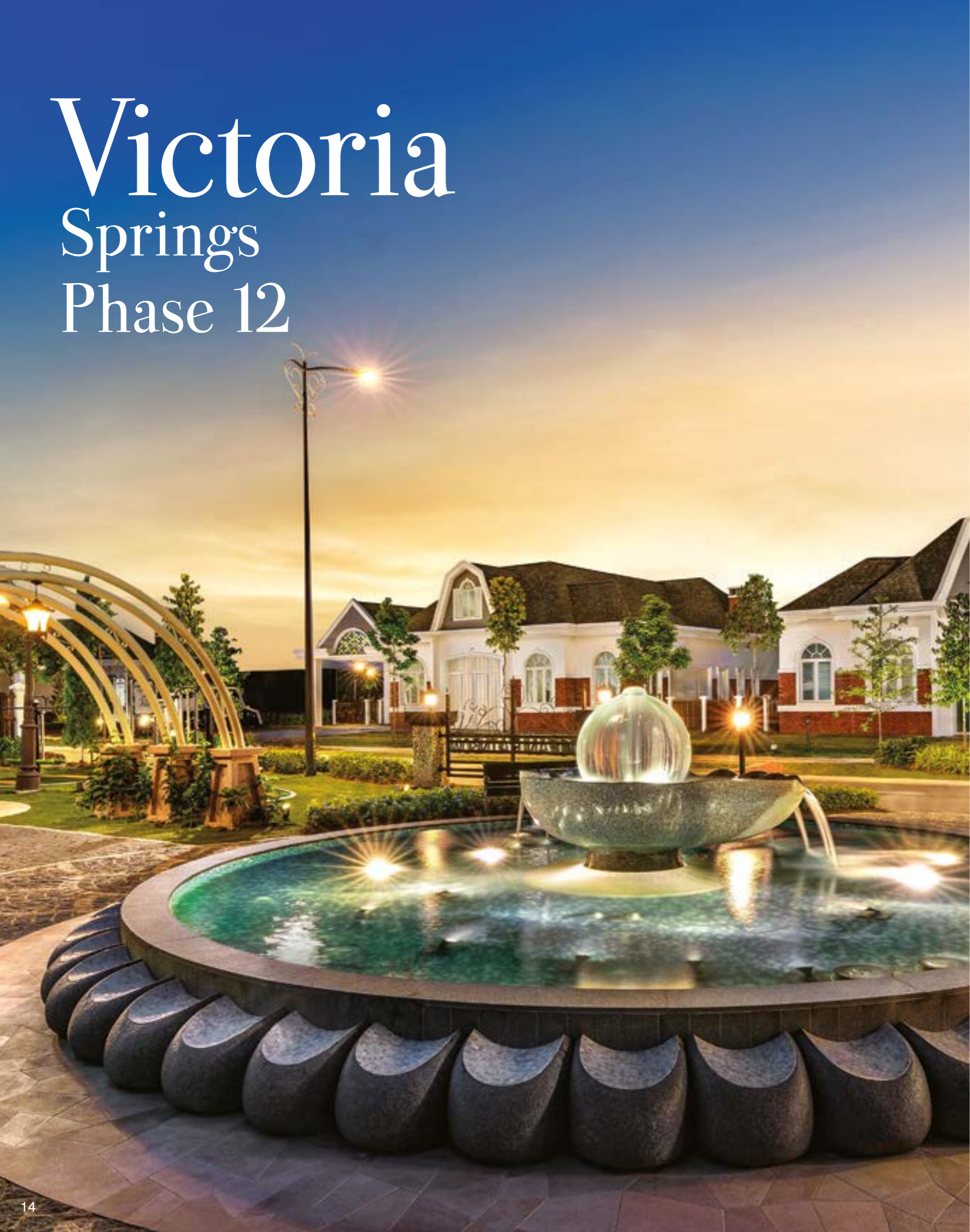
Lake View Living Room



Lake View Villas Master Bedroom



# Victoria Springs Phase 12



## >> SPECIFICATIONS

### VICTORIA SPRINGS

<b>STRUCTURE</b>	Reinforced Concrete
<b>WALL</b>	Brickwork
<b>ROOF COVERING</b>	Shingles / Concrete Slab
<b>ROOF FRAMING</b>	Metal Truss
<b>CEILING</b>	Skim Coat / Plaster Ceiling
<b>WINDOWS</b>	Powder-coated Aluminium Frame Window
<b>DOORS</b>	
Main Entrance	Solid Timber Decorative Door
Bedrooms	Solid Core Door
Others	Flush Door Timber Louvres Door Metal Grille Door Powder-coated Aluminium Frame Sliding Door Aluminium Door (where applicable) Quality Ironmongery
<b>IRONMONGERY</b>	
<b>WALL FINISHES</b>	
Kitchen	Ceramic Wall Tiles / Plaster & Paint
Master Bathroom	Porcelain Wall Tiles
All Other Bathrooms	Ceramic Wall Tiles
Others	Plaster & Paint
<b>PAINTING</b>	Emulsion Paint Internally & Weather-Resistant Paint Externally
<b>FLOOR FINISHES</b>	
<u>Ground Floor</u>	
Living / Dining / Family Area	Porcelain Tiles
Dry Kitchen	Porcelain Tiles
Wet Kitchen	Ceramic Tiles
Store	Ceramic Tiles
Master Bedrooms	Timber Strips
All Other Bedrooms	Timber Strips
Master Bathroom	Porcelain Tiles
Other Bathrooms / Toilet	Ceramic Tiles
Maid Bedroom	Homogeneous Tiles / Ceramic Tiles (C2 Only)
Yard	Homogeneous Tiles / Ceramic Tiles (C2 Only)
Terrace	Porcelain Tiles / Homogeneous Tiles (C2 Only)
Car Porch	Porcelain Tiles / Homogeneous Tiles (C2 Only)
Driveway	Porcelain Tiles / Homogeneous Tiles (C2 Only)
Staircase (Except A2)	Timber Strips, Plaster & Paint
Others	Cement Rendering

<u>First Floor (Except A2)</u>	
All Bedrooms	Timber Strips
All Bathrooms	Porcelain Tiles / Ceramic Tiles (C2 Only)
Study Room (C1 & C2 Only)	Timber Strips

<b>SANITARY WARES &amp; PLUMBING FITTINGS</b>				
	Type A2	Type B2	Type C1	Type C2
WC	5	5	5	5
Long Bath	1	2	2	2
Wash Basin	6	7	7	7
Shower	5	5	4	4
Kitchen Sink	2	2	2	2

<b>TELEPHONE &amp; ELECTRICAL INSTALLATIONS</b>				
Light Point	32	35	38	38
Power Point	24	27	27	28
Air-cond Point	7	6	7	7
Data Point	3	3	3	3
Fan Point	6	5	6	6
Telephone Point	5	4	5	5
Astro Point	1	1	1	1
TV Point	3	3	3	3
Intercom Point	1	1	1	1
Shaver Point	1	1	1	1
Bell Point	1	1	1	1
Isolator Point	1	1	1	1
Centralised Water				
Heater Piping	1	1	1	1
Instant Water				
Heater Point	1	1	1	1

<b>FENCING</b>	1200 mm high fencing at the side and back
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<b>COMPOUND AREA</b>	Grass Turfing
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# VICTORIA SPRINGS

## SITE LAYOUT PLAN

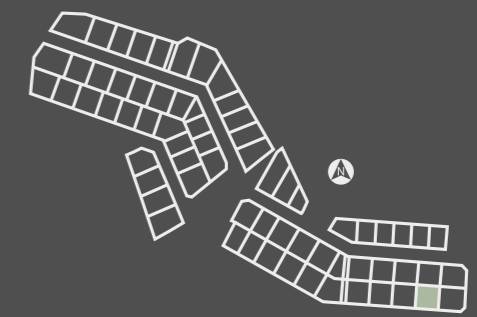


### Legend:

- Ashville (A2)
- Bohemia (B2)
- Cloverdale (C1)
- Windsor (C2)

No. Lesen Pemaju: 9586-24/02-2020/0144(L) • Tempoh Sah dari 10/02/2018 ke 09/02/2020 • No Permit Iklan dan Jualan: 9586-24/02-2020/0144 (P) • Tempoh Sah dari 10/02/2018 ke 09/02/2020 • Hak milik Tanah : Kekal • Bebanan Tanah : Tiada • Kelulusan Pihak Berkuasa : Majlis Bandaraya Shah Alam • No Rujukan Pelan Bangunan : MBSA/BGN/BB/600-2(PB)/SEK.U13/0136-2017 • Tarikh Siap Pembinaan : Mac 2020 • Rumah Sesebuah 1 Tingkat (Jenis A2) : Harga Minima RM 3,477,600.00/ Maksima : RM3,957,600.00 / Jumlah Unit : 6 • Rumah Sesebuah 2 Tingkat (Jenis B2) : Harga Minima RM3,794,400.00 / Maksima : RM 4,554,000.00 / Jumlah Unit : 2 • Rumah Sesebuah 2 Tingkat (Jenis C1) : Harga Minima RM 2,832,000.00 / Maksima : RM3,692,400.00 / Jumlah Unit : 3

# Ashville

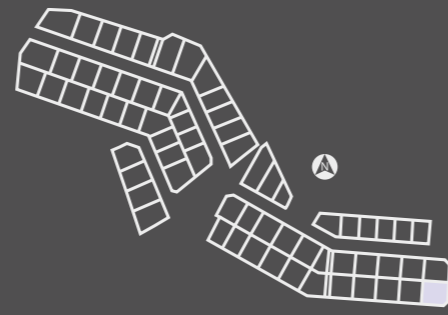


**1-Storey Bungalow**  
 Land Size: 7,276sq. ft - 8,073sq. ft  
 Built-up: 2,417 sq. ft. \* No. of Rooms: 3 + 1  
 Special Features: Courtyard  
 Status: Completed



Ground Floor

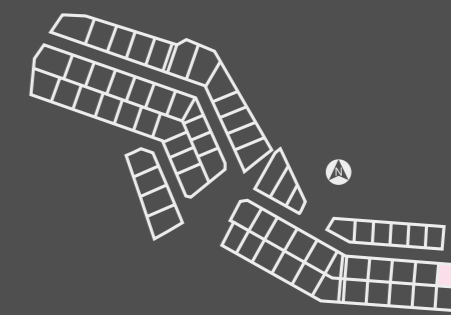
# Bohemia



**1½-Storey Bungalow**  
 Land Size: 75' x 95' / 75' x 85'  
 Built-up: 3,215 sq. ft. \* No. of Rooms: 3 + 1  
 Special Features: 2 Master Bedrooms  
 Status: Completed



# Windsor



**1½-Storey Bungalow**  
 Land Size: 65' x 95' / 65' x 85'  
 Built-up: 2,920 sq. ft. \* No. of Rooms: 3 + 2  
 Special Features: 2 Master Bedrooms  
 Status: Completed



Ground Floor



First Floor

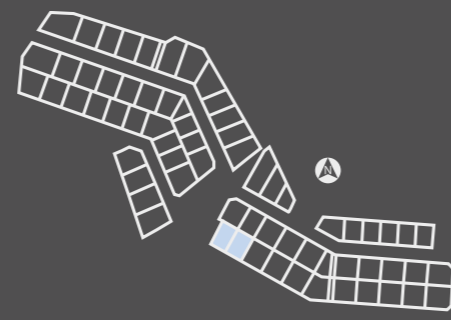


Ground Floor

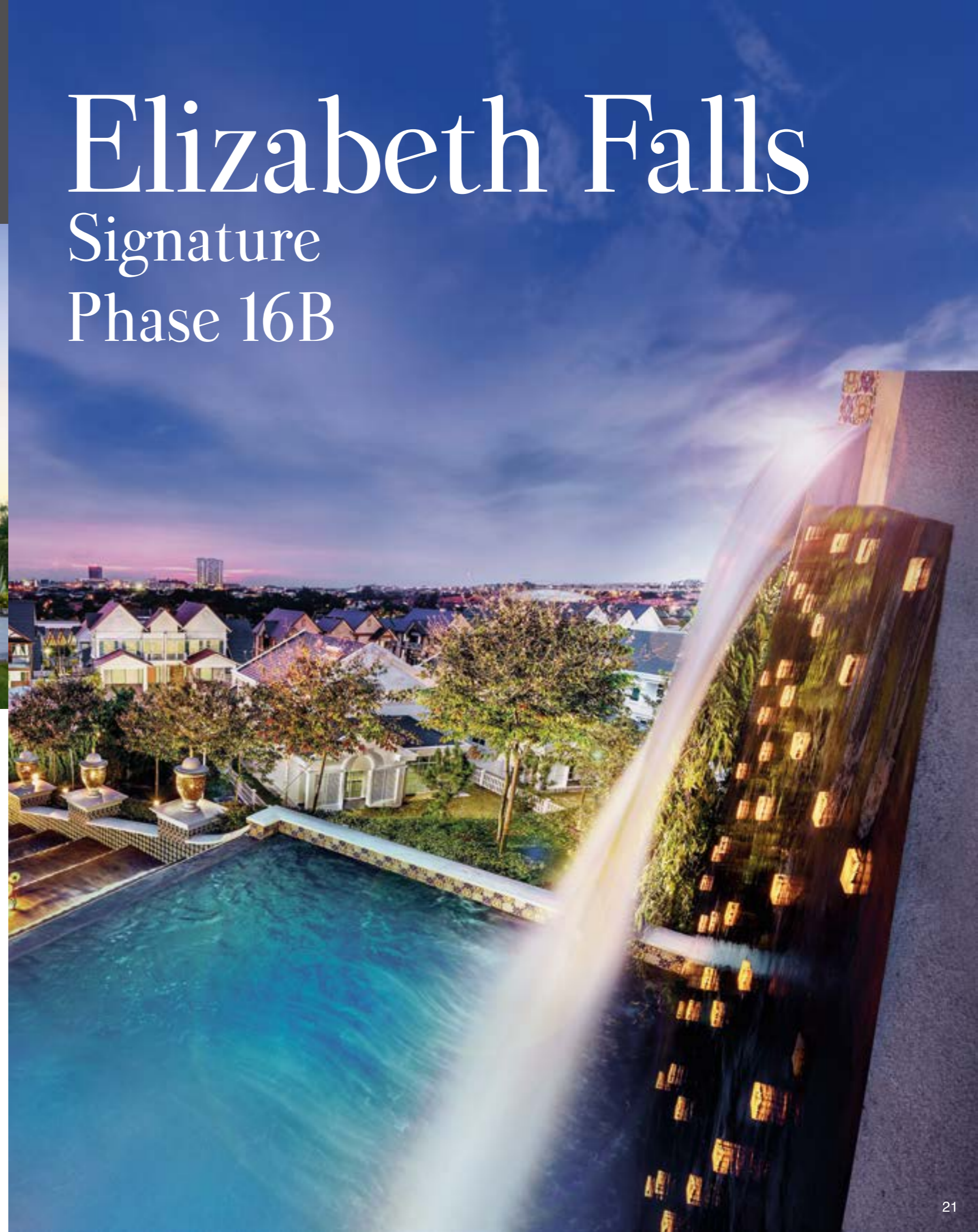


First Floor

# Cloverdale



**1½-Storey Bungalow**  
 Land Size: 65' x 95' / 65' x 85'  
 Built-up: 3,060 sq. ft. \* No. of Rooms: 3 + 2  
 Special Features: 2 Master Bedrooms  
 Status: Under Construction



# Elizabeth Falls

## Signature

### Phase 16B



Ground Floor



First Floor

## ELIZABETH FALLS SIGNATURE

<b>STRUCTURE</b>	Reinforced Concrete
<b>WALL</b>	Brickwork
<b>ROOF COVERING</b>	Concrete Roof Tiles / RC Flat Roof
<b>ROOF FRAMING</b>	Steel Roof Trusses
<b>CEILING</b>	Skim Coat / Plaster Ceiling
<b>WINDOWS</b>	Powder-coated Aluminium Frame Window
<b>DOORS</b>	
Main Entrance	Solid Timber Decorative Door
Bedrooms	Solid Core Door
Wet Kitchen (Type A Only)	Solid Core Door & Aluminium Frame Glass Door
Wet Kitchen (Type A1 & A1a Only)	Solid Core Door
Yard (Type A only)	MS Grille Door
Bathrooms	Solid Core Door
Work Area (Type A1 & A1a Only)	Aluminium Louvres Door / Powder Coated
Others	Aluminium Frame Sliding Door
<b>IRONMONGERY</b>	Quality Locksets
<b>FLOOR FINISHES</b>	
<u>Ground Floor</u>	
Entrance Foyer (Type A Only)	Porcelain Tiles
Entrance Terrace (Type A1 & A1a Only)	Porcelain Tiles
Living / Dining	Porcelain Tiles
Dry Kitchen	Porcelain Tiles
Wet Kitchen	Porcelain Tiles
All Bedrooms	Porcelain Tiles
All Bathrooms	Porcelain Tiles
Utility / Linen / Closet 1 (Type A1 & A1a Only)	Porcelain Tiles
Work Area (Type A1 & A1a Only)	Porcelain Tiles
Staircase	Timber Strip
Store (Type A Only)	Porcelain Tiles
Powder Room	Porcelain Tiles
Yard (Type A Only)	Porcelain Tiles
Car Porch / Driveway	Homogeneous Tiles
Terrace	Homogeneous Tiles
Others	Cement Render
<b>WALL FINISHES</b>	
Kitchen	Ceramic Tiles
Master Bathroom	Ceramic Tiles
All Other Bathrooms	Ceramic Tiles
Pantry	Ceramic Tiles
Others	Plaster & Paint

<b>PAINTING</b>	Emulsion Paint Internally & Weather-Resistant Paint Externally
<b>FENCING</b>	1200mm High Fencing at the side & back
<b>TURFING</b>	Provided

<b>First Floor</b>	
Master Bedrooms (Type A1 & A1a Only)	Timber Strip
Master Bathrooms (Type A1 & A1a Only)	Porcelain Tiles
Loft (Type A1 & A1a Only)	Timber Strip
Closet 2 (Type A1 & A1a Only)	Timber Strip
Balcony (Type A1 & A1a Only)	Homogeneous Tiles
Staircase	Timber Strip
Pantry	Porcelain Tiles
Others	Cement Render
Master Bedroom 2 (Type A Only)	Timber Strip
Bathroom 2 (Type A Only)	Porcelain Tiles
Family Area (Type A Only)	Timber Strip

<b>SANITARY WARES &amp; PLUMBING FITTINGS</b>	Type A	Type A1	Type A1a
WC	5	5	5
Long Bath	2	1	1
Wash Basin	6	5	5
Shower	4	4	4
Kitchen Sink	3	3	3

<b>TELEPHONE &amp; ELECTRICAL INSTALLATIONS</b>			
Light Point	55	55	55
Power Point	39	34	34
Air-cond Point	6	6	6
Ceiling Fan Point	6	6	6
Wall Fan Point	1	1	1
Telephone Point	5	5	5
TV Point	4	4	4
Astro Point	4	4	4
Door Bell Point	1	1	1
Intercom Point	1	1	1
Shaver Point	2	1	1
Isolator Point	1	1	2
Data Point	4	4	4
Instant Water Heater Point	1	1	1
3 Phase Wiring (60 amps TNB meter cut off fuse)	Yes	Yes	Yes
Centralized Solar Water Heater Piping	Yes	Yes	Yes

## ELIZABETH FALLS SIGNATURE SITE LAYOUT PLAN

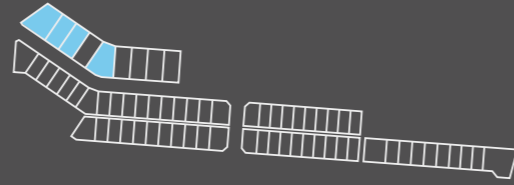


Developer's License No:9586-22/07-2019/0571(L) . Validity Period: 01/08/2017 to 31/07/2019 . Advertising Permit No: 9586-22/07-2019/0571(P) . Validity Period: 01/08/2017 to 31/07/2019 . Land Tenure: Freehold . Land Encumbrances: Nil . Approved Authority: Majlis Bandaraya Shah Alam . Reference No: MBSA/BGN/BB/600-1(PB)SEK:U13/0124-2016 . Completion Date: July 2019 . Total Units: Double Storey Bungalow & Double Storey Zero-Lot Bungalow: 12 units . Min Price: RM3,156,240.00 . Max Price: RM4,493,760.00

# Averly

## 2-Storey Bungalow

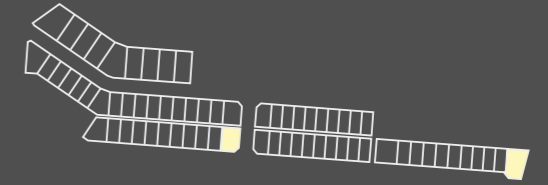
Land Size: 6,718 sq. ft. - 10,052 sq. ft.  
 Built-up: 3,413 sq. ft. \* No. of Rooms: 3 + 1  
 Special Features: 2 Master Bedrooms  
 Status: Under Construction



# Duchess

## Zero Lot Bungalow

Land Size: 5,511 sq. ft. - 7,176 sq. ft.  
 Built-up: 2,864 sq. ft. \* No. of Rooms: 3 + 1  
 Status: Under Construction



Ground Floor



First Floor



Ground Floor



First Floor

# Hacienda

## Phase 17

### >> SPECIFICATIONS

## HACIENDA

<b>STRUCTURE</b>	Reinforced Concrete	<u>First Floor</u>			
<b>WALL</b>	Brickwork	Master Bedroom		Timber Strips	
<b>ROOF COVERING</b>	Concrete Roof Tiles / RC Flat Roof	Bedroom 1,2,3 & 4		Timber Strips	
<b>FRAMING</b>	Light Gauge Steel Trusses / Timber Rafters / Mild Steel Trusses	Master Bathroom		Porcelain Strips	
<b>CEILING</b>	Skim Coat / Plaster Ceiling /Cement Board Ceiling	Bathroom 2 & 3		Porcelain Strips	
<b>WINDOWS</b>	Powder-coated Aluminium Frame Window	Study		Timber Strips	
		Staircase		Timber Strips	
		Balcony (Clarinda - SH3 / SH3-M only)		Porcelain Strips	
<b>DOORS</b>		<b>TELEPHONE &amp; ELECTRICAL INSTALLAATION</b>			
Main Entrance	Solid Timber Decorative Door		ALVERA	BENITA	CLARINDA
Bedrooms	Laminated Timber Solid Core Door		SH1 & SH1-M	SH2 & SH2-M	SH3 & SH3-M
Bathrooms 2 & 3	Laminated Timber Honeycomb Core Door	Lighting Point	45	45	45
Bathrooms 5	Plywood Flush Door	Power Point	42	42	42
Store 1 & 2	Laminated Timber Honeycomb Core Door with Louvres	Air-cond Point	8	8	8
Yard	Aluminium Frame Glass Door with Louvers	Ceiling Fan Point	8	8	8
Others	Aluminium Frame Sliding Glass Door / Aluminium Frame Swing Glass Door / Aluminium Frame Swing Glass Door with Adjustable Aluminium Louvres (Clarinda - SH3 / SH3-M only)	Wall Fan Point	1	1	1
	Quality Locksets	Telephone Point	2	2	2
<b>IRONMONGERY</b>		TV Point	4	4	4
<b>FENCING</b>	1200 mm high fencing at side & back	Astro Point	4	4	4
<b>TRUFING</b>	Spot Turfing	Data Point	4	4	4
		Intercom Point	1	1	1
<b>WALL FINISHES</b>		Door Bell Point	1	1	1
Kitchen	Porcelain Tiles	Shaver Point	1	1	1
Master Bathroom	Porcelain Tiles	Isolator Point	1	1	1
Bathroom 1, 2, 3 & 4	Porcelain Tiles	Instant Water Heater Point	1	1	1
Bathroom 5	Ceramic Tiles	3 Phase Wiring			
Yard	Porcelain Tiles	(60A TNB cut off fuse)	Yes	Yes	Yes
		Centralised Solar			
<b>PAINTING</b>		Water Heater	1	1	1
Internally	Emulsion Paint	Weather Proof External			
Externally	Weather-Resistant Paint	Power Point	1	1	1
<b>FLOOR FINISHES</b>					
<u>Ground Floor</u>		<b>SANITARY WARES</b>			
Entrance Foyer	Porcelain Tiles	WC	5	5	5
Living / Dining / Guest	Porcelain Tiles	Long Bath	1	1	1
Bedroom / TV Area	Porcelain Tiles	Wash Basin	6	6	6
Dry Kitchen	Porcelain Tiles	Shower	5	5	5
Yard	Porcelain Tiles	Kitchen Sink	1	1	1
Store 1	Ceramic Tiles				
Store 2	Ceramic Tiles				
Bedroom 4	Porcelain Tiles				
Bedroom 5	Ceramic Tiles				
Terrace	Porcelain Tiles				
Car Porch / Driveway	Porcelain Tiles				

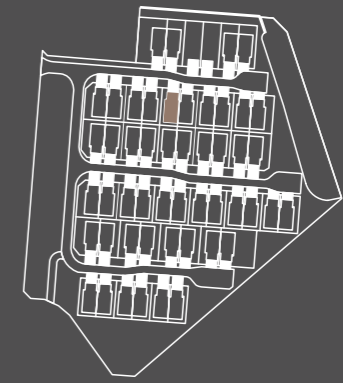
# SITE PLAN

# Clarinda

**2-Storey Semi-D**

Land Size: 3,498 - 6,953 sq. ft.

Built-up: 3,434 sq. ft. \* No. of Rooms: 4 + 1



### FACILITIES

- 1 Calming Garden
- 2 Sculpture Garden 1
- 3 Gazebo
- 4 Sculpture Garden 2
- 5 Sensory Garden
- 6 Flower Garden
- 7 Sculpture Garden 3
- 8 Playground
- 9 Pergola
- 10 Secret Garden
- 11 Gazebo
- 12 Play Lawn
- 13 Orchard Garden

### TYPES

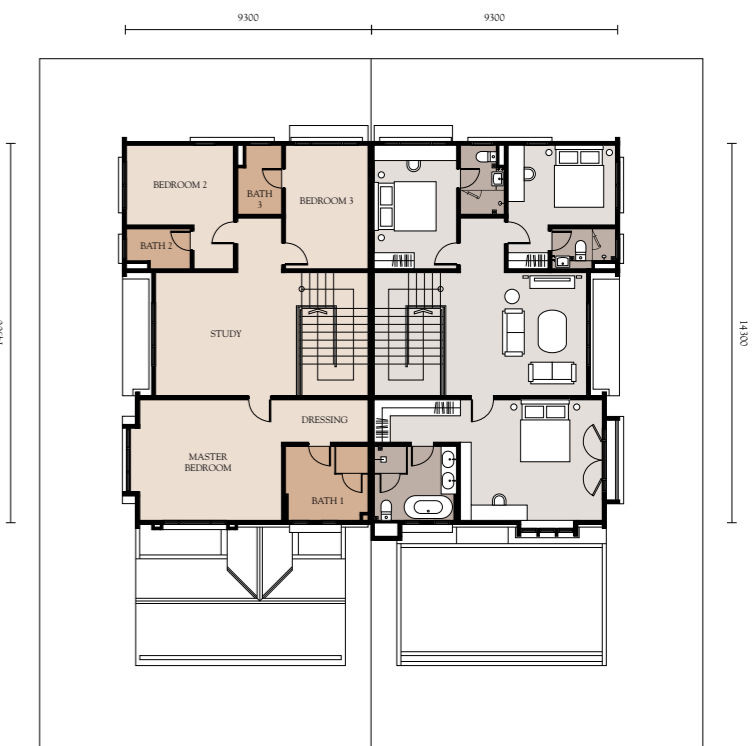
■ CLARINDA (SH3 / SH3-M)



Benita (SH2-M)

GROUND FLOOR

Clarinda (SH3-M)



Benita (SH2-M)

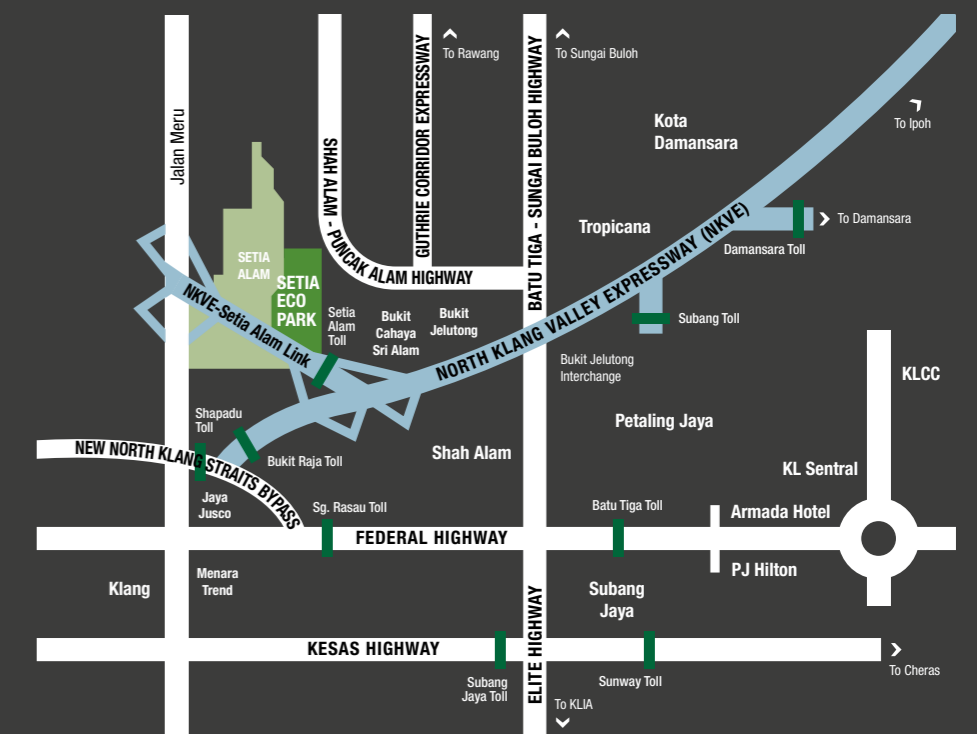
FIRST FLOOR

Clarinda (SH3-M)



## SETIA ECO PARK

Spread across a massive area of prime freehold land in Shah Alam, Setia Eco Park is renowned for its scenic landscape and quality products. With comprehensive facilities and walkable green spaces, it offers a stylish neighbourhood conducive to sustainable living.



Your dream home is one step away by searching for our GPS Coordinates: 3.1074, 101.4772





10-TIME WINNER  
FIABCI World  
Prix d' Excellence  
Awards



11-TIME WINNER  
FIABCI Malaysia  
Property Awards

9-TIME WINNER  
**AON**  
**BESTEMPLOYERS**  
2013 Best of the Best - Malaysia  
2011 Overall Best - Malaysia

SEP/Eco/Jan2019

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**livelearnworkplay**

**Call 603 3343 2228**

**Bandar Eco-Setia Sdn Bhd (566138-A)**  
**Sales Gallery, Setia Eco Tower**

5A, Jalan Setia Nusantara U13/17, Seksyen U13, Setia Eco Park, 40170 Shah Alam, Selangor D.E., Malaysia.  
F 603 3343 7228 E eco-sales@spsetia.com W www.setiaecopark.com.my

**Setia**