



SETIA ECOHILL PRESENTS ITS UPCOMING LUMINARY

• PRECINCT 2 •

THE MOMENT OF LIFE

Enriched

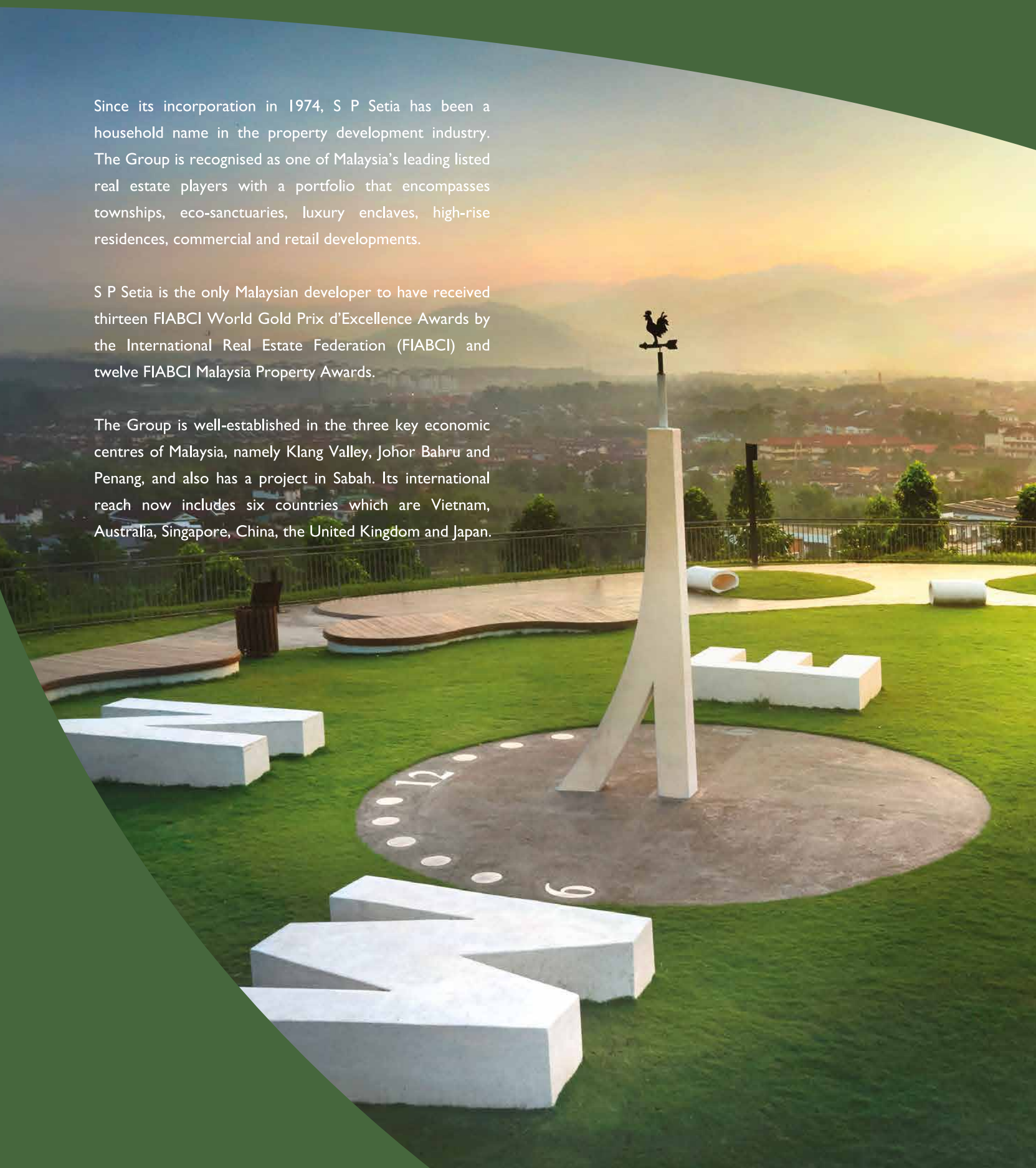


OUR PROVEN TRACK RECORD OF SUCCESS

Since its incorporation in 1974, S P Setia has been a household name in the property development industry. The Group is recognised as one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail developments.

S P Setia is the only Malaysian developer to have received thirteen FIABCI World Gold Prix d'Excellence Awards by the International Real Estate Federation (FIABCI) and twelve FIABCI Malaysia Property Awards.

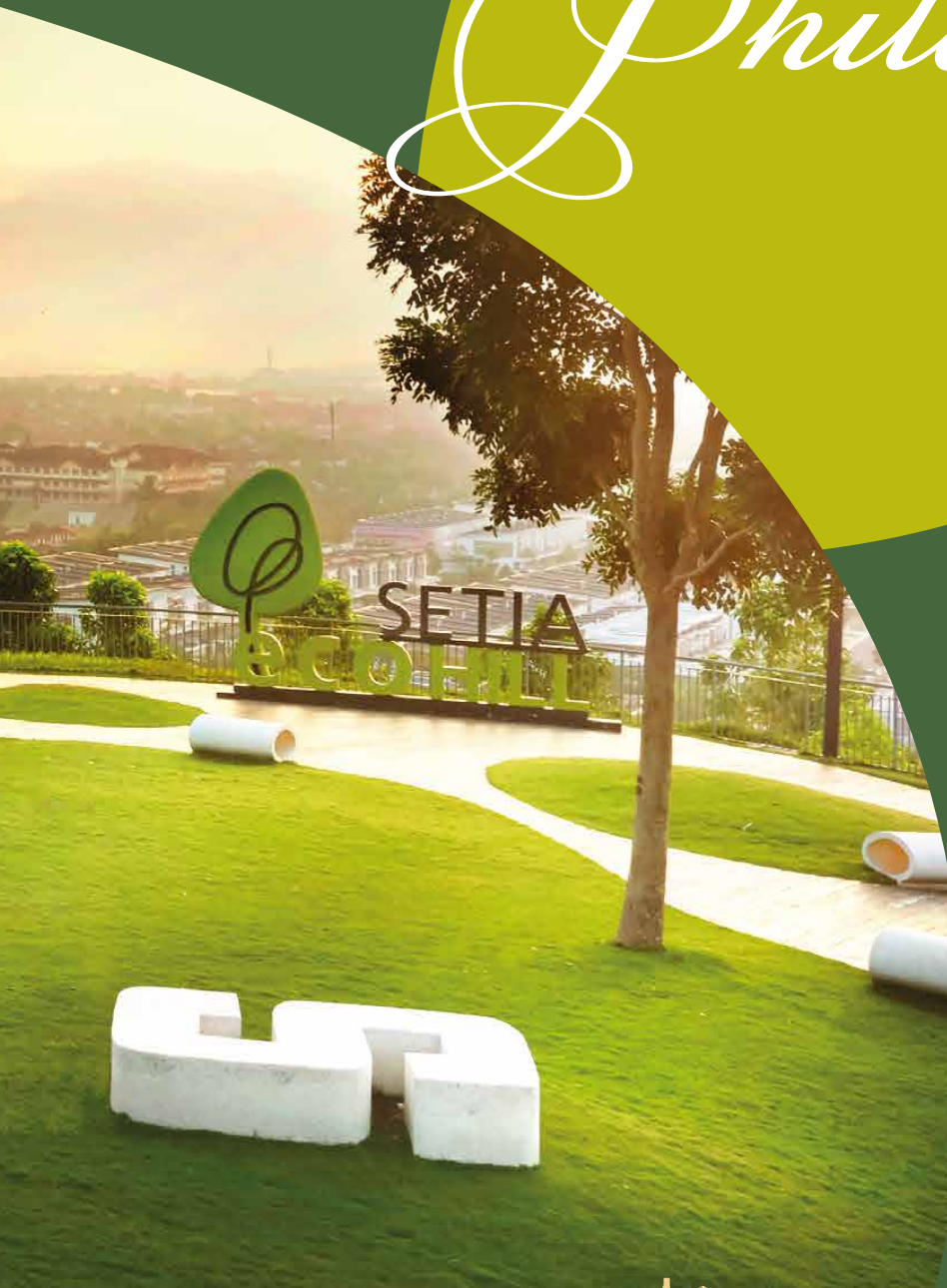
The Group is well-established in the three key economic centres of Malaysia, namely Klang Valley, Johor Bahru and Penang, and also has a project in Sabah. Its international reach now includes six countries which are Vietnam, Australia, Singapore, China, the United Kingdom and Japan.



View from the EcoHill Park, located at the peak of the township.

AN AWARD-WINNING

Philosophy



The Institute of Landscape Architects Malaysia (ILAM) has acknowledged Setia EcoHill's nature-inspired landscaping multiple times at the Malaysia Landscape Architecture Awards (MLAA):

2014: Honour Award (Professional Category) under 'Landscape Analysis & Study Awards'

2016: Honour Award (Developer Category) under 'Landscape Development Awards'
– won for Grassland Park and Oriental Garden

2017: Excellence Award (Developer Category) under 'Landscape Development Awards'
– won for EcoHill Park



First launch of Setia EcoHill, a 673-acre self-contained township development.

2013

The opening of LEKAS-EcoHill Link as a direct interchange connecting Setia EcoHill and its immediate neighbourhood to other parts of the city.

2015

EcoHill Park won the MCAA Excellence Award (Developer Category) under the Landscape Development Awards.

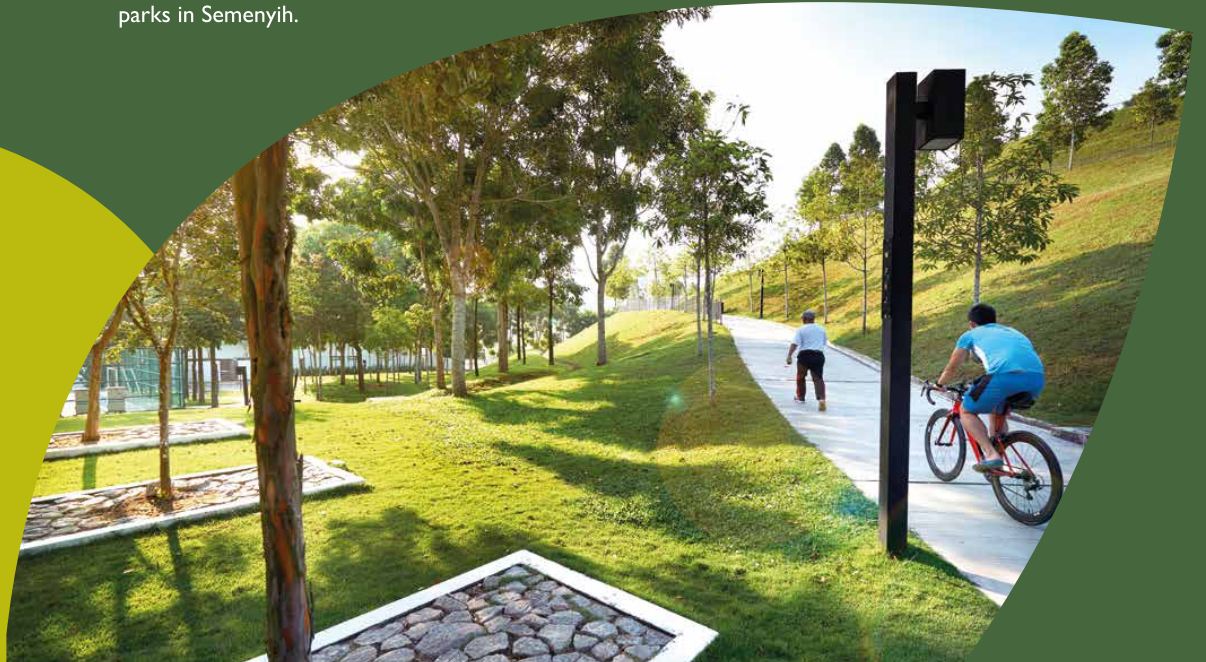
2017

2014

11-acre EcoHill Park first opened to the public as one of the largest community parks in Semenyih.

2016

Launch of Tenby International School in Setia EcoHill, which is also the first international school in Semenyih.



Celebrating

HOW MUCH WE'VE GROWN



Completion of EcoHill Taipan, a commercial area consisting of 3 & 4-storey shop lots with well-known brands such as FamilyMart, MR.DIY, MK Curtain, Onking, HLK store, 7-11, 99 Speedmart and more.

2019

Completion of EcoHill Walk, 243 units of lifestyle-oriented shop offices with a run-through waterscape that forms the focal point and main attraction of Setia EcoHill.

2021

2018

The opening of Club 360, the prestigious clubhouse designed for indulgent recreation and as a social catalyst for the community of Setia EcoHill.

2020

Setia EcoHill celebrated the completion of 5,000 residential units, a mixture of high-rise and landed residential development.

From sowing the seed of an innovative plan to harvesting its fruits of success, Setia EcoHill embodies and celebrates S P Setia's **livelearnworkplay** philosophy, thus, creating liveable and timeless spaces.



THE WAY
TO LEARN, GROW
AND THRIVE



Setia EcoHill believes in creating a fun learning environment for the little ones to foster a love of discovery as they grow. Whether it is expanding their knowledge on sustainable living or conserving nature, enriching the young minds will instil a deep appreciation for our natural environment, and quality education can nurture this awareness.

Great ENVIRONMENT MAKES LEARNING FUN

R·E·A·L Kids[®]
PRESCHOOL

Established in 1988, R.E.A.L Kids are pioneers in adopting the Multiple Intelligences approach in Malaysian preschool education. The Setia EcoHill R.E.A.L Kids centre, located within Club 360, provides preschool children with a host of enrichment lessons and extracurricular activities.

QUALITY EDUCATION EXPANDS

Knowledge

The township has always been a strong supporter in promoting education for all. It has dedicated space for an international school, two integrated school complexes, and one primary school - complete with parks and gardens.



Tenby International School has created a name for itself as international educational leaders in Malaysia. This 14-acre purpose-built campus is equipped with modern facilities for educational, recreational and sporting pursuits, including a sports complex and a performing arts annexe complete with an auditorium that helps students explore their full potential.



EcoHill Walk is a groundbreaking integrated development in Semenyih, bringing a new level of business and leisure opportunities to the Kajang-Semenyih Corridor. The development comprises a neighbourhood mall, serviced apartment and strata shop offices, set amidst a lively mix of man-made streams, water features and lush landscape.

SEMENYIH'S FAVOURITE LIFESTYLE

Destination

THE WAY LIFE SHOULD BE

The most vibrant place in Semenyih

Lulu
Where the world comes to shop,
safely!

Secret Recipe®

SUSHI KING®
Your Happy Sushi Place

The BeerFactory®
Your Happy Place™



tealive

BOOST
juice bars

uncledon's®
like a don everyday

llaollao™
natural frozen yogurt.

Sangkaya®
— NUTS ABOUT COCONUTS —
ICE CREAM



watsons

CARING®
PHARMACY

MiX
米克斯



EcoHill Walk is a groundbreaking integrated development in Semenyih, bringing a new level of business and leisure opportunities to the Kota Selat Semenyih area. The development is a prime example of modern, sustainable living.

Completed in 2019, EcoHill Taipan has emerged as one of the most vibrant marketplaces in the Semenyih corridor to serve the community with a variety of businesses, from convenience shop, clinic, restaurant, gadget to hardware shop and more.

ecohill TAIPAN





THE WAY LIFE
SHOULD BE



Reputable tenants

From home appliances store to alfresco cafés, pharmacies and apparel boutiques, the mall has it all. EcoHill Mall is designed to be a convenient neighbourhood mall for the residents and the community of Semenyih.



Insta-worthy spaces

Whether it is the Prancing Horse or the Angel Lights, these attractions are sure to make visiting EcoHill Walk all the more exciting - be it day or night.



Green spaces

EcoHill Walk features the region's longest 168-metre water feature and other relaxing spaces for patrons to bask in the shops' vibrancy.



EXCLUSIVE CLUBHOUSE DESIGNED FOR INDULGENT RECREATION



Some of the amenities include:



An Olympic-length swimming pool



Wet and dry parks for children



A gym with three multi-use studios



Function lawn



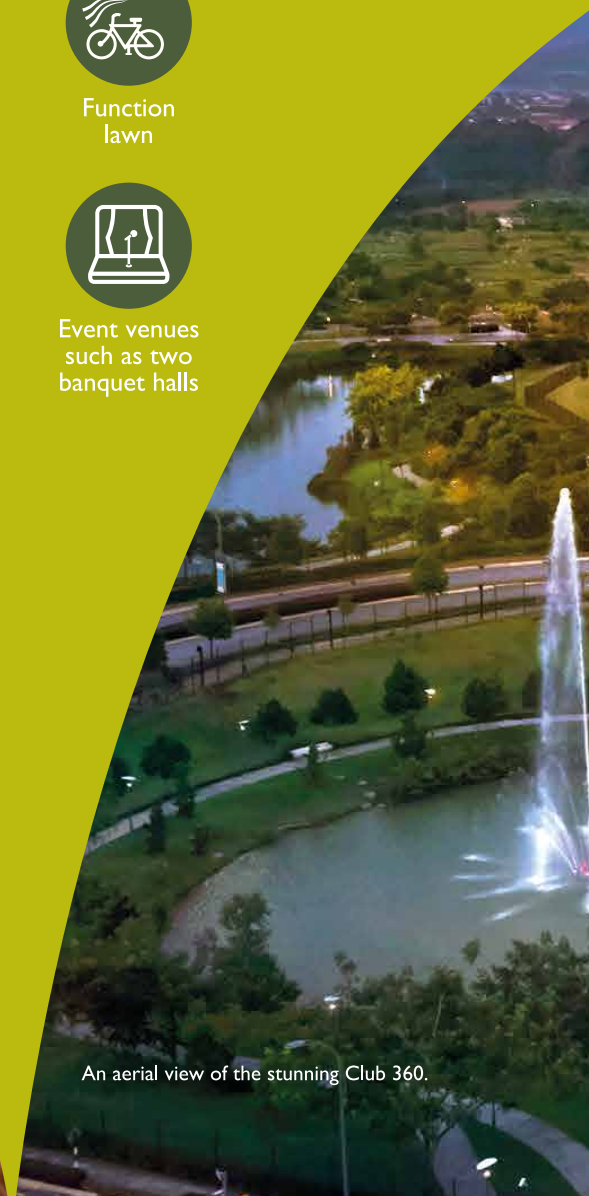
Multi-sports centre housing an international-sized futsal arena as well as four badminton courts that double as a full-size basketball court



Facilities such as sauna, steam rooms, and Jacuzzi

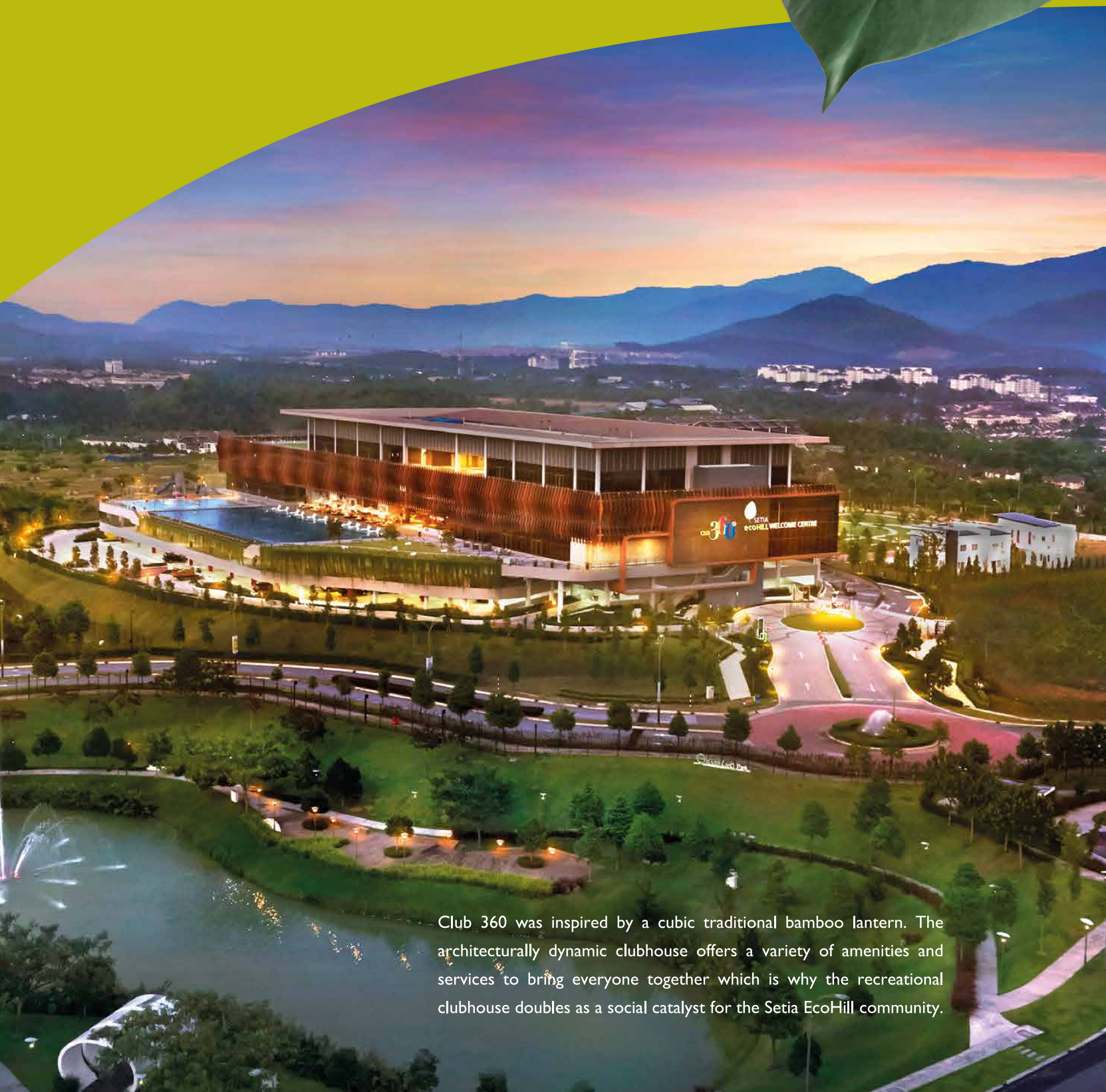


Event venues such as two banquet halls



An aerial view of the stunning Club 360.

THE NEXT LEVEL OF
Recreation



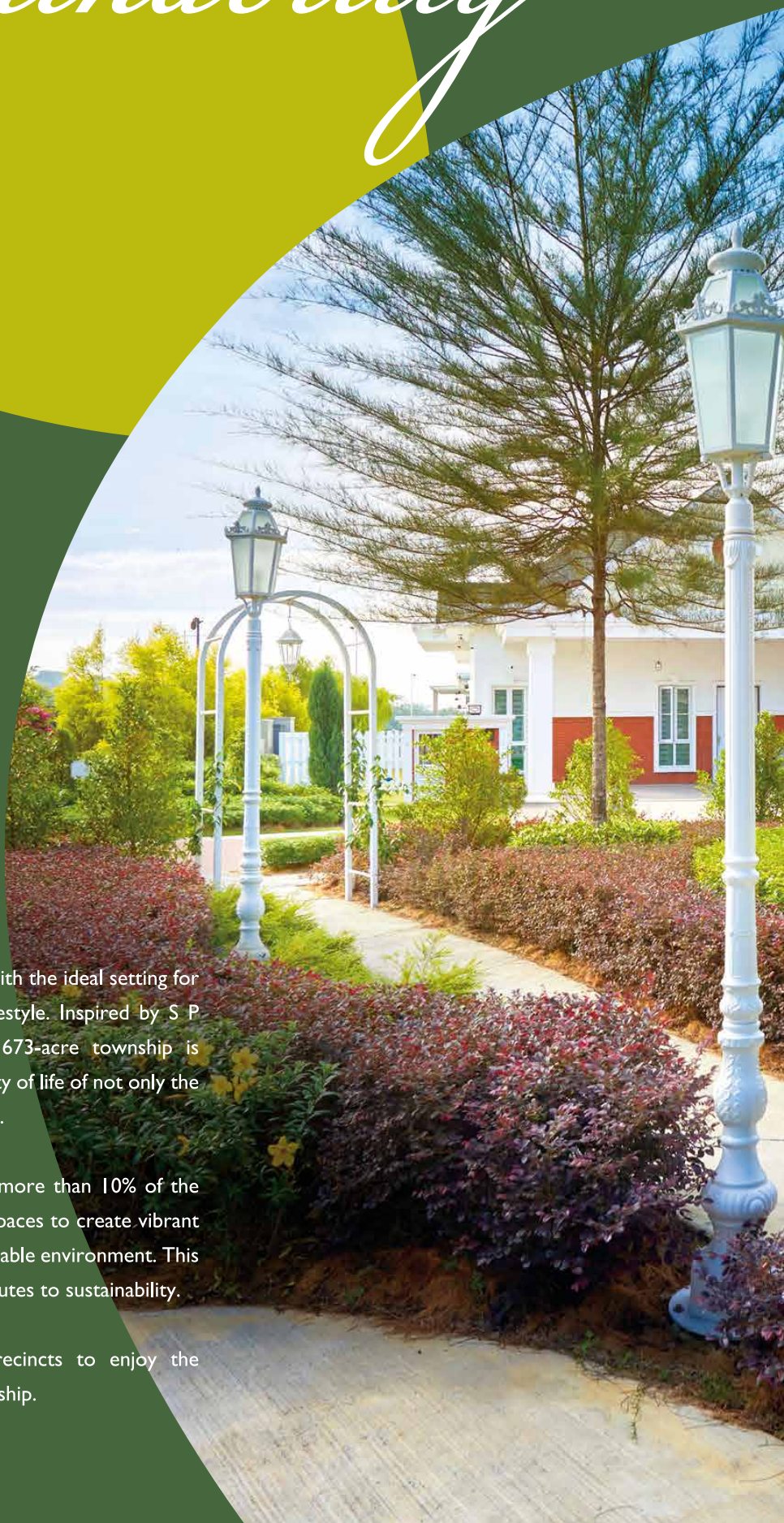
Club 360 was inspired by a cubic traditional bamboo lantern. The architecturally dynamic clubhouse offers a variety of amenities and services to bring everyone together which is why the recreational clubhouse doubles as a social catalyst for the Setia EcoHill community.

AN OVERVIEW OF *Sustainability*

Setia EcoHill is designed as an eco-township with the ideal setting for the community to create a self-sustaining lifestyle. Inspired by S P Setia's LiveLearnWorkPlay philosophy, the 673-acre township is committed to add value and enhance the quality of life of not only the residents but also the community of Semenyih.

As a green township, Setia EcoHill reserves more than 10% of the area (over 80 acres) as parklands and green spaces to create vibrant and diverse community in a landscaped, sustainable environment. This is one of the many ways this township contributes to sustainability.

Precinct 2 is the second of the three precincts to enjoy the sustainable features weaving around this township.



AN INSIGHT OF SETIA ECOHILL, SEMENYIH'S GREEN TOWNSHIP



Pocket garden galore designed to encourage residents to explore the outdoors for a healthier lifestyle.



THE WAY
TO LIVING
SUSTAINABLY



SETIA
ecoHILL



ANOTHER PHASE OF ECO-FRIENDLY HOMES AND LIFESTYLES

NEW PHASE, BETTER
Greatness



PRECINCT 2

Precinct 2 is a 208-acre enclave in Setia EcoHill that celebrates sustainable living while sharing the same green features within the township. The eco-conscious precinct comprises a combined total of 800 bungalow and semi-detached homes, and 224 bungalow lots.

From the recreational facilities to the green parks and sustainable home features, Precinct 2 provides residents with a liveable and timeless living environment that fosters interaction between the residents.



Pristine natural waterways preserve aquatic ecosystem.



GREEN STREET CONCEPT

Cables are concealed underground for a safer and cleaner streetscape to accommodate more facilities like cycling and pedestrian paths, and landscaped parks.



PLANNED LANDSCAPE

Planted shrubs and natural waterways are strategically designed as barriers to stop encroachment.



Enriching

LIVES AND THE ENVIRONMENT



SAFETY & SECURITY

All precincts are protected by AgilFence PIDS, an innovative solution for fence security that offers highly accurate and instantaneous intrusion detection.



EASY ACCESSIBILITY

LEKAS-EcoHill Link provides a direct linkage to LEKAS Highway, enabling residents to travel to the city center conveniently.



**20KM DEDICATED
JOGGING AND
CYCLING TRACK**

Safe and well-shaded pedestrian, jogging and cycling paths foster a cycling culture especially with the proximity to amenities.

Designed

WITH COMMUNITY-CENTRIC FEATURES



LOW DENSITY

With 5 units per acre, the development offers utmost privacy and allows residents to enjoy the luxury of space.



GATELESS CONCEPT

Makes more room for tandem parking, and creates a friendly and open environment for the community to get to know one another.



52FT-WIDE ROAD

Ample space to improve safety as the wider road provides pedestrians with more space for walking and jogging.





THE NATURAL WAY OF LIFE



Rainwater harvesting

All residences in Precinct 2 are fitted with a rainwater harvesting system as the collected and filtered rainwater can be safely used for garden irrigation and car wash.





Large windows and glass panels in the house

Increases more natural light and improves air ventilation in the house, thus, reducing energy consumption.

Bathroom ventilation

All bathrooms are designed with windows to effectively remove moisture and odour from the air while inviting more natural light to reduce energy consumption.



LED Lighting

In parks and recreation areas, LED lights are used instead as they run cooler, have longer lifespans, are more durable and consume the least amount of energy.

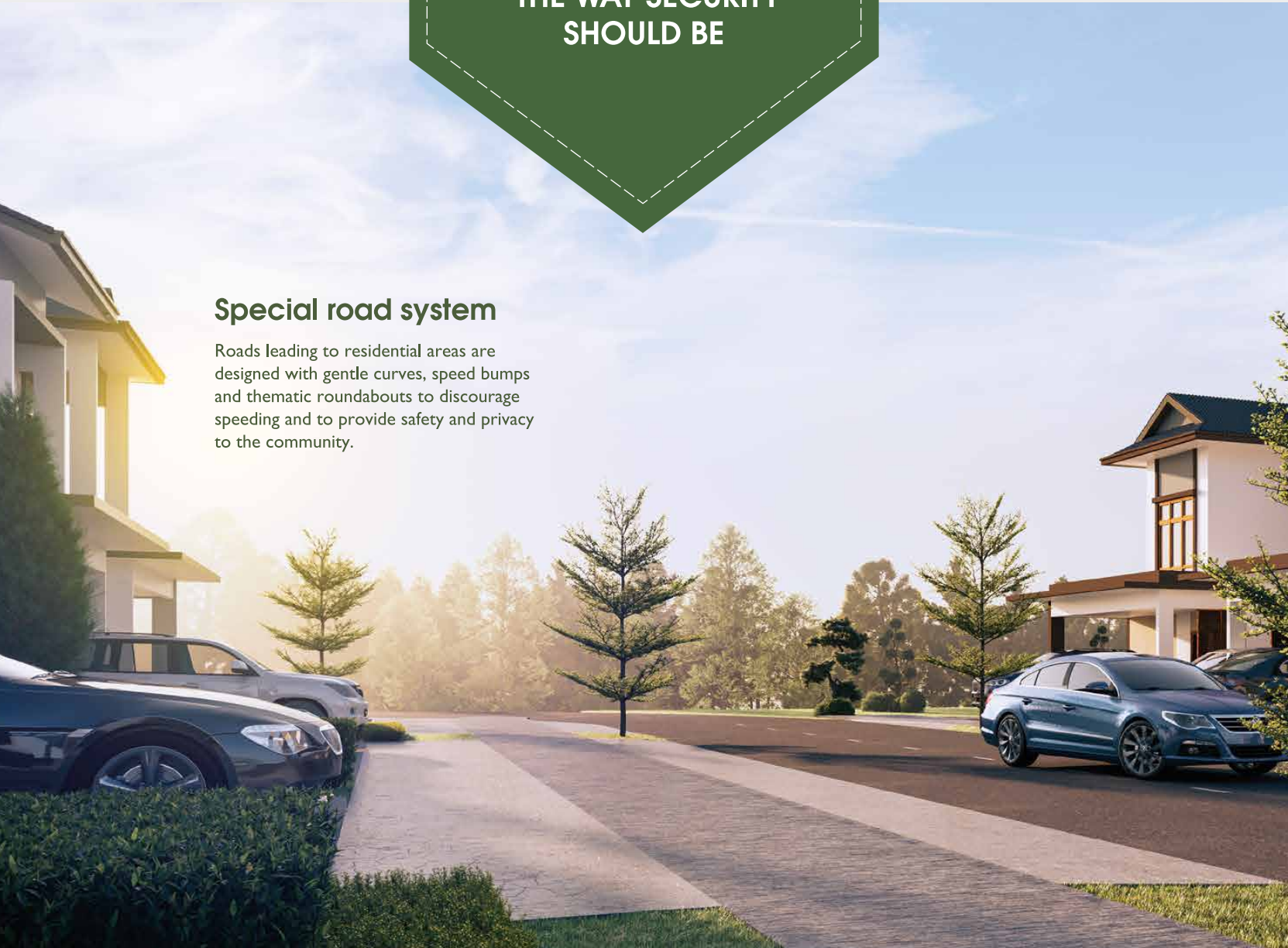




THE WAY SECURITY SHOULD BE

Special road system

Roads leading to residential areas are designed with gentle curves, speed bumps and thematic roundabouts to discourage speeding and to provide safety and privacy to the community.



Perimeter Intrusion Detection and Security System (PIDS)

Precinct 2 is protected by AgilFence PIDS, a first-of-its-kind and world-class fencing system that uses advanced optical fibre sensors known as Fibre Bragg Grating (FBG) to provide accurate and instantaneous intrusion detection. PIDS differentiates genuine intrusions and environmental factors, and pinpoints the exact location of the intrusion, with the nearest speed-dome camera automatically cueing in to verify.



Setia EcoHill takes every resident's safety very seriously and to safeguard the community, the township, including Precinct 2 and 3, incorporates various security measures.



24-hour patrol and CCTV surveillance

Security guards regularly patrolling Precinct 2 and a 24-hour CCTV system is also installed for additional security.



Guard house and anti-tailgating system

A 24-hour operating guard house with anti-tailgating system monitors guest's access to ensure the safety of the neighbourhood.



Intercom and alarm system

Smart home alarm system with intercom function that connects directly to the guardhouse is installed in Precinct 2 and 3 residences.

Auxiliary police team

A special team of Setia auxiliary police (polis bantuan) was formed to regularly patrol the township.



SETIA ECOHILL'S GREEN AND SUSTAINABLE MASTER PLAN

This township's master plan highlights how great design can provide the community with a comfortable and conducive living environment.



Residents of Setia EcoHill are surrounded by various doorstep amenities – from education centres to retail mall, eateries and petrol stations – and are connected to a network of roads that lead to major highways.

Green Amenities

- 1 Linear Parc
- 2 Weeping Meadow
- 3 EcoHill Park
- 4 Oriental Garden
- 5 Grassland Park
- 6 Rainbow Creek
- 7 Angel's Cascade
- 8 Serene Corner
- 9 Woodland Park
- 10 Zen Garden
- 11 SunBird Walk

Township Amenities

- 1 EcoHill Taipan
- 2 EcoHill Walk
- 3 Club 360
- 4 Tenby International School
- 5 Future Schools

5 Signature Roundabouts

- 1 The Breeze
- 2 The Wind
- 3 The Dandelion
- 4 Tree of Life
- 5 Eco Cave



Lakeside attraction as seen from the shaded pedestrian and jogging path.

AN ECO-STORY TOLD

Twice



The opening of Precinct 2 is a warm welcome to Setia EcoHill's second remarkable phase of sustainable living. With this new petal unfolding, residents can enjoy the same facilities and beautiful living environment as the community in the other precinct.

More than 10% of the township is designated as park land and there are 13 unique thematic gardens that serve as recreational spaces for residents. Precinct 2 is proudly adjacent to 5 signature gardens.



Rainbow Creek

Decorated with colourful shrubs and flowers, the creek is inspired by the iridescence of the rainbow. The garden design is further enhanced by a rainbow-hued sculpture, play pavilion and timber deck.



WARM WELCOMES BY THE GREENSCAPES

NATURE AND LIVING MADE

Sustainable



SCENIC HAVEN MADE OF NATURAL ELEMENTS

SCENIC VIEWS AND NATURAL
Breeze





Angel's Cascade

Aptly named, this gently winding stream with turfed sloping banks is an ideal spot for contemplation. Water that flows down from the Rainbow Creek is stored here in numerous small ponds, filtered and preserved as a natural stream of water, which then flows through various levels of cascades.



Zen Garden

Inspired by the Hanami culture during the cherry blossom season, these green plains are shaded with trees and Japanese-inspired pavilions resembling spring-time in the land of the rising sun.



REALM OF CALM AND SERENITY AMIDST NATURE

Artistic SCULPTURES MEET NATURAL LANDSCAPES

Wooden pathways weave through Zen Garden and lead the way to pavilions for residents to bask in the view of the natural streams while enjoying the beauty of Japanese-inspired landscapes.



ENDINGS INVITE NEW

Beginnings

Precinct 2 opens new doors for green urban living opportunities while staying relatively close to the city.

With recreational facilities, lifestyle amenities and conveniences, and a great network of connectivity, Precinct 2 makes the ideal enclave for sustainable living and for the greenest live, learn, work, play experience.

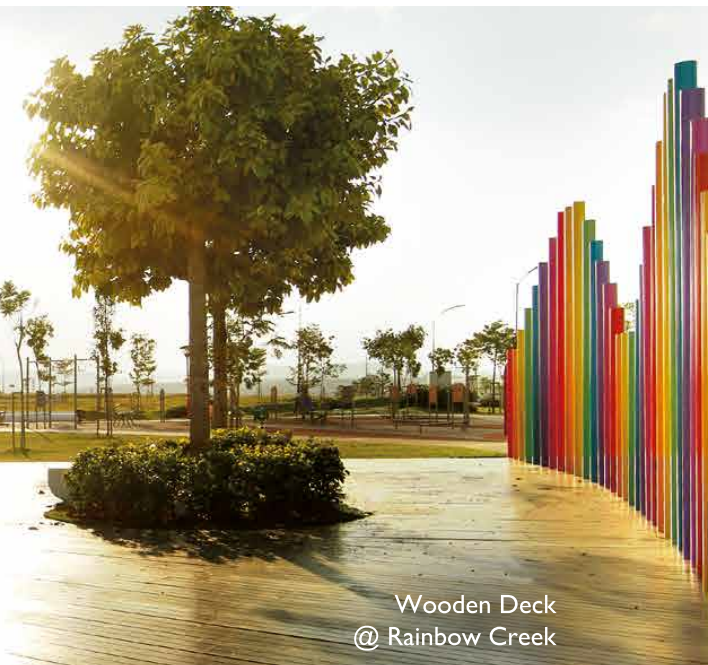




Bamboo Lane
@ Zen Garden



Playground
@ Rainbow Creek



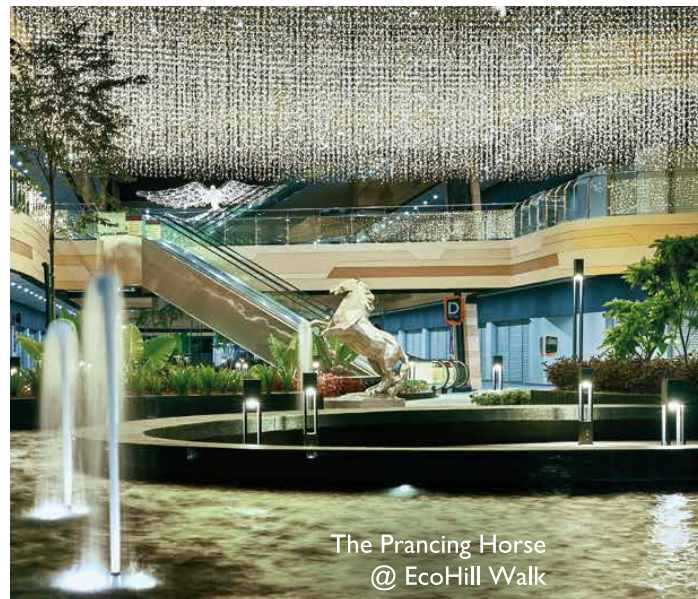
Wooden Deck
@ Rainbow Creek



Dancing Fountain
@ EcoHill Walk



168-metre Waterway
@ EcoHill Walk



The Prancing Horse
@ EcoHill Walk



Setia Ecohill Welcome Centre

Kelab 360
No 1, Persiaran Ecohill Barat,
Setia Ecohill,
43500 Semenyih,
Selangor Darul Ehsan.

☎ (603) 8724 2255

🖨 (603) 8724 2525

✉ ecohill@spsetia.com

🌐 www.setiaecohill.com

Stay Together. Stay Setia
livelearnworkplay



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