



Bywater  
HOMES

DOSHIA

32' x 75'  
2-STOREY LINKED SEMI-D



## IN TOUCH WITH NATURE

Live a fulfilling life in a vibrant township that offers beautiful yet practical homes surrounded by lush greenery and clear waterways. Comprehensive amenities within easy reach accommodate all modern lifestyle needs – from education to retail to sports facilities. Welcome to Setia Alam.



SJK (C) Pin Hwa (1)  
 SJK (T) Ladang North Hummock  
 SK Setia Alam  
 SMK Setia Alam  
 Tenby International School  
 Peninsula International School Australia  
 IDRISI International School  
 R.E.A.L. Kids



Setia City Convention Centre 1 & 2  
 Top Glove Tower (HQ)  
 Courtyard by Marriott  
 Audi Centre Setia Alam  
 Trefoil  
 Setia City Residences



Maybank  
 CIMB Bank  
 Hong Leong Bank  
 AmBank  
 RHB Bank  
 Bank Simpanan Nasional  
 Bank Islam  
 Public Bank



Wetlands Park  
 Urban Park  
 Setia City Park  
 Town Park  
 Western Park  
 Active Park



Setia City Mall  
 Tesco  
 Village Grocer  
 Jaya Grocer  
 LuLu Hypermarket

## URBAN CONVENIENCE

Because you want more time to do the things you love, Setia Alam has been thoughtfully planned to ensure that all facilities, parks and recreation are not more than a street away from your home.

Playgrounds, kindergartens, a community hall, surau, gym, sports courts, lush gardens and more are a just short walk away at the Village Green.






**THE SYNERGY OF WATER**  
**THE BEAUTY OF NATURE**

Charmingly set between creeks and greens, the Bywater Homes collection blends contemporary design with the most scenic surroundings. Suited to multigenerational families, it will breathe new life into everyday pursuits.




TYPE G

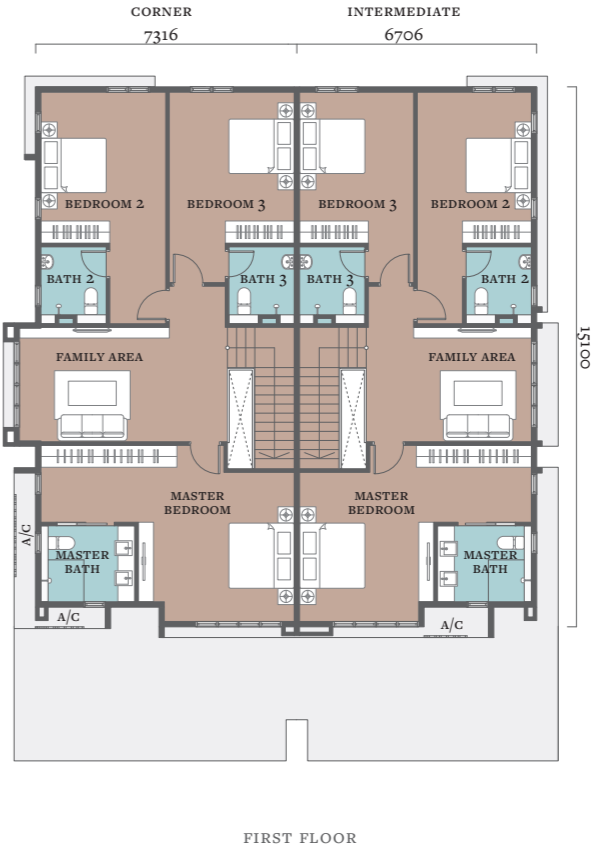
Styled with a unique sensibility, this modern link home maximises enjoyment of the great outdoors with a terrace that opens directly to the garden. Inside, the home’s 4+1 bedrooms offer convenience and privacy for family to grow.

  
4 + 1

CORNER  
2844 SF

INTERMEDIATE  
2582 SF

  
4





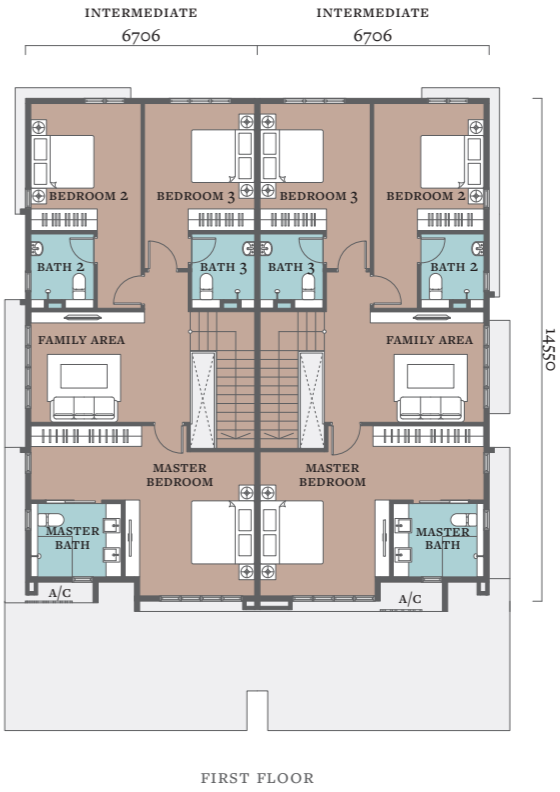
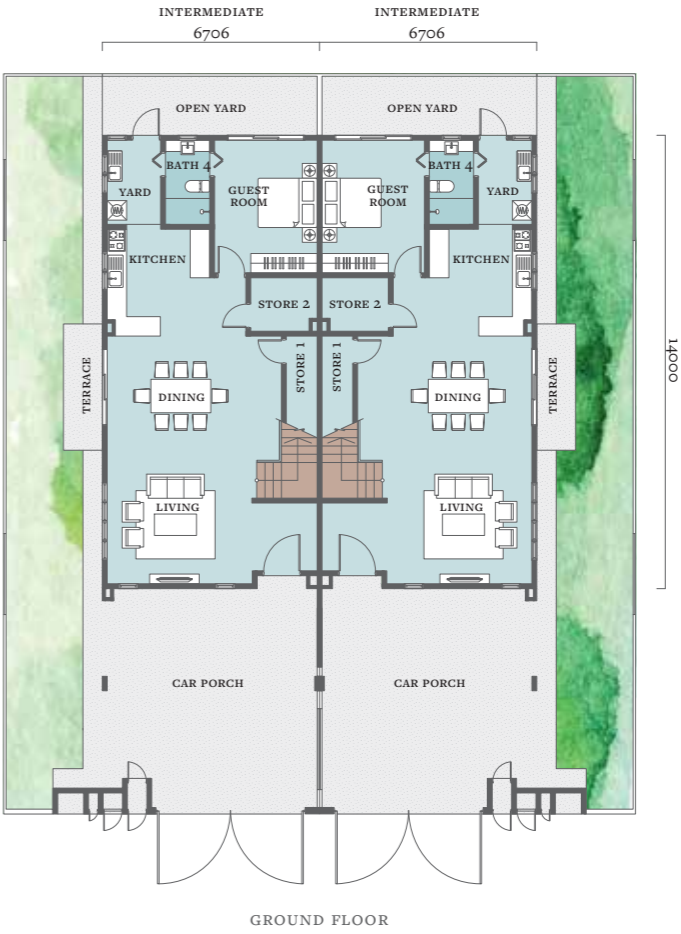
TYPE H

The home’s contemporary palette will bring a sense of calm to the bustle of everyday life; its practical layouts and smart features revolve around comfort to shape and amplify living and leisure.

  
4 + 1

INTERMEDIATE  
2529 SF

  
4





**WETLANDS PARK**

**JALAN SETIA UTAMA U13/38P**

**JALAN SETIA UTAMA U13/38A**

**JALAN SETIA UTAMA U13/38B**

**JALAN SETIA UTAMA U13/38C**

**GARCI AE**

**LEE GEANA**

**TYPE G**

**TYPE H**

**Legend:**

- TYPE G (Light Blue)
- TYPE H (Dark Blue)

**Wetland Labels:**

- PT 3395, G1 48, G2-M 46, G2-M 44, G2-M 42, G2-M 40, G2-M 38, G2-M 36, G2-M 34, G2-M 32, G2-M 30, G2-M 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3396, G1 46, G2-M 44, G2-M 42, G2-M 40, G2-M 38, G2-M 36, G2-M 34, G2-M 32, G2-M 30, G2-M 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3397, G1 44, G2-M 42, G2-M 40, G2-M 38, G2-M 36, G2-M 34, G2-M 32, G2-M 30, G2-M 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3398, G1 42, G2-M 40, G2-M 38, G2-M 36, G2-M 34, G2-M 32, G2-M 30, G2-M 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3399, G1 40, G2-M 38, G2-M 36, G2-M 34, G2-M 32, G2-M 30, G2-M 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3400, G1 38, G2-M 36, G2-M 34, G2-M 32, G2-M 30, G2-M 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3401, G1 36, G2-M 34, G2-M 32, G2-M 30, G2-M 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3402, G1 34, G2-M 32, G2-M 30, G2-M 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3403, G1 32, G2-M 30, G2-M 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3404, G1 30, G2-M 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3405, G1 28, G2-M 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3406, G1 26, G2-M 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3407, G1 24, G2-M 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3408, G1 22, G2-M 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3409, G1 20, G2-M 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3410, G1 18, G2-M 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3411, G1 16, G2-M 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3412, G1 14, G2-M 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3413, G1 12, G2-M 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3414, G1 10, G2-M 8, G2-M 6, G2-M 4, G2-M 2
- PT 3415, G1 8, G2-M 6, G2-M 4, G2-M 2
- PT 3416, G1 6, G2-M 4, G2-M 2
- PT 3417, G1 4, G2-M 2
- PT 3418, G1 2

CONVENIENT  
LOCATION



Type G Living Room

Elegantly inviting, feel right at home in living spaces that nurture a closer connection between family and nature.

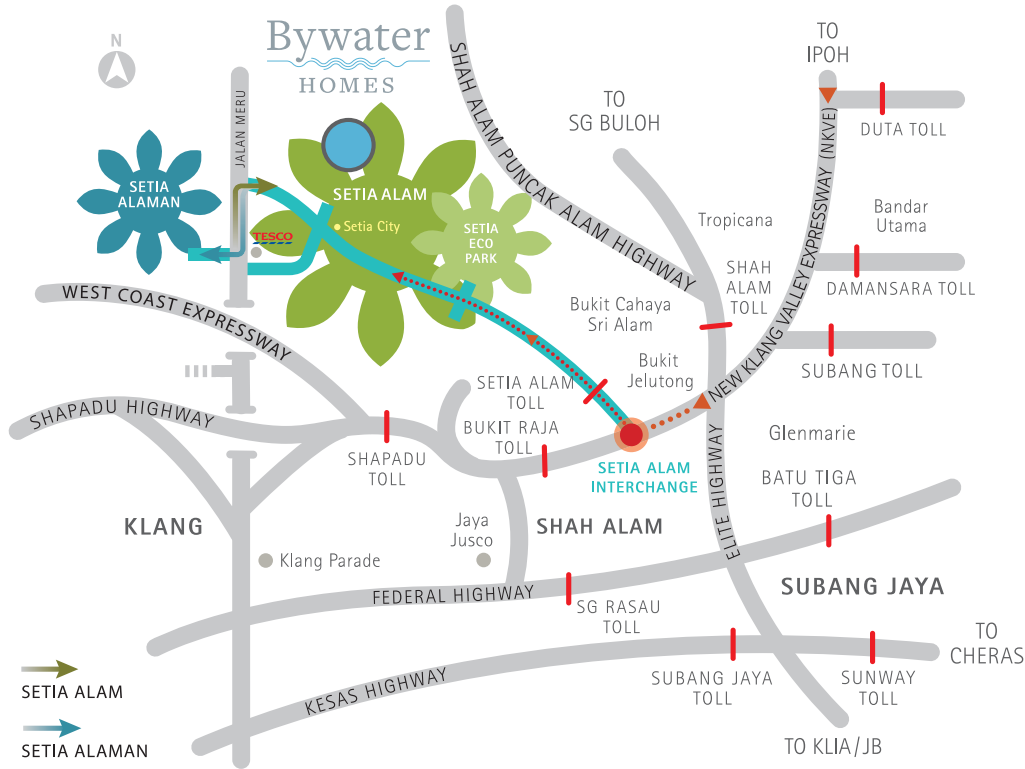
SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brickwork / Reinforced Concrete / Light Weight Panels
ROOFING MATERIAL	Concrete Roof Tiles / Concrete Flat Roof / Metal Decking (Type G)
ROOF FRAMING	Metal Truss
CEILING	Concrete Slab / Plaster Ceiling / Asbestos Free Ceiling
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Overlapping Glass / Louvred / M.S. Grille (Type G)
DOORS	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Glass Sliding Door
Back Entrance	M.S. Grille Door (Type G) / Timber Door (Type H)
Others	Flush / Louvred / Sliding Door (Type H)
IRONMONGERY	Quality Ironmongery
TURFING	Provided
PAINTING	Emulsion Paint
WALL FINISHES	
Kitchen	1500mm High Ceramic Wall Tiles
Bath	Ceramic Wall Tiles up to 2400mm High
Others	Plaster and Paint
FLOOR FINISHES	
Living / Dining / Kitchen / Guest Room / Yard	Porcelain Tiles
Store 1&2 / Baths	Ceramic Tiles
Bedrooms / Family / Staircase	Timber Strips
Car Porch / Terrace	Homogeneous Tiles
Open Yard / Apron / Others	Cement Render
FENCING	Brick Wall, Cement Plank Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE G		TYPE H
	Corner	Intermediate	Intermediate
ELECTRICAL INSTALLATION			
13 Amp Plug Point	26	26	26
Lighting Point	32	32	32
Air - Conditioning Point	6	6	6
Ceiling Fan Point	7	7	7
TV Point	3	3	3
Gate Light Point	1	1	1
Door Bell Point	1	1	1
Solar Heating System	1	1	1
Auto Gate Point	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING			
Telephone Point	1	1	1
SANITARY & PLUMBING			
WC	4	4	4
Wash Basin	5	5	5
Shower	4	4	4
Kitchen Sink	2	2	2

## LOCATION MATTERS

Bywater Homes is situated next to water and award-winning parks. All your needs and wants are easily fulfilled at the nearby Setia Commercial Precincts and Setia City with a variety of lifestyle amenities, education, medical care and shopping just a short drive away.



Getting around is a cinch here. Setia Alam is just minutes away from key destinations via the NKVE-Setia Alam Link (Exit 102).

11.2 KM	14.2 KM	18.3 KM	22.9 KM	29.3 KM	30.6 KM
Klang	Shah Alam	Subang Jaya	Damansara	Bukit Jalil	Kuala Lumpur

Two link roads connect Setia Alam directly with Shah Alam. The link road via Desa Alam U12 leads to Seksyen 7. The second link road to Seksyen U10 Shah Alam/ Alam Budiman will offer easy access to the upcoming DASH Highway that links to four highways i.e. the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.



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setiaalam.com.my

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Seksyen U13, 40170 Shah Alam, Selangor, Malaysia  
F 603 3345 2255 E bsa-sales@spsetia.com

**Setia**

Developer: Bandar Setia Alam Sdn Bhd (Company No.: 200101030281 (566140-D)) • Project Manager: S P Setia Project Management Sdn Bhd (246695-X) • Developer License No.: 9246-117/05-2023/0430(L) • Validity Period: 11/05/2021-10/05/2023 • Advertising & Sales Permit No.: 9246-117/05-2023/0430(P) • Validity Period: 11/05/2021-10/05/2023 • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-2(PB)/SEK.U13/0196-2020 • Expected Completion Date: May 2023 • 2-storey Linked Semi Detached House Type G • Total Units: 32 • Built-up: 2,582 sqft (min), 2,844 sqft (max) • Price: RM1,239,000 (min), RM1,656,000 (max) • Total Units: 16 • Built-up: 2,529 sqft (min & max) • Price: RM1,215,000 (min), RM1,226,000 (max) • 7% Discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.