



— INTRODUCING —

ISLE OF BOTANICA



CRADLE OF THE RAINFOREST

BUNGALOWS • SEMI-DETACHED • SUPERLINK HOMES

Therapeutic place to better yourself



ANOTHER GLORY ACHIEVED

As a township that constantly amazes its audience with quality products, Setia Eco Glades introduces another world-class residential area worth calling it home – Isle of Botanica.

Notable for its efforts in combining luxury with eco-consciousness, Setia Eco Glades is no short of weaving this expertise into this latest masterpiece.

Artist's Impression



CRADLE OF THE RAINFOREST

Isle of Botanica is the modern definition of luxury homes that truly instill oneness between the community and the environment.

As an island-enclave that exudes verdancy and urban luxury, Isle of Botanica houses rainforest trees and shrubs that make up this landscape's leafy pockets of green. Each plays an important role in paying tribute to Mother Nature.

Simply A Botanical Home



Legend:

- | | | |
|--------------------|----------------------|-----------------|
| 1 Hammock Club | 6 Cloud Garden | Superlink Homes |
| 2 Playground | 7 Forest Canopy Walk | Semi-Detached |
| 3 Forest Arboretum | 8 Mushroom Canopies | Bungalows |
| 4 Herbarium Garden | 9 Foliage Canopies | |
| 5 Glades Arboretum | | |

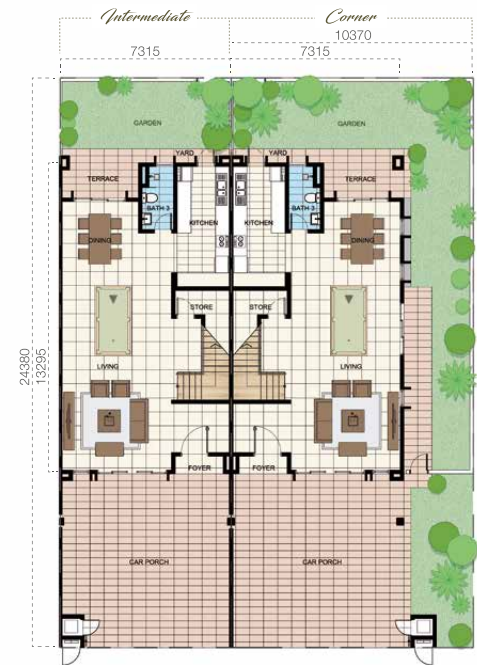
SITE PLAN

ATYCA

Superlink Homes
84 Units

Land Area : 24' x 80'

Built-up size : 2,200 sq. ft. (Intermediate) ; 2,400 sq. ft. (Corner)



Ground Floor

LEYANA

Semi-Detached
44 Units

Land Area : 41' x 80'

Built-up size : 3,140 sq. ft.



Ground Floor

ZEYLA

Bungalows
14 Units

Land Area : 59' x 90'

Built-up size : 4,240 sq. ft.



Ground Floor



First Floor



First Floor



First Floor

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete
WALL	: Brick Wall
ROOFING COVERING	: Roof Tiles and / RC Flat Roof
ROOF FRAMING	: Steel Trusses
CEILING	: Skim Coat and / Plaster Ceiling
WINDOWS	: Powder Coated Aluminium Framed Window
DOORS	: Main Entrance : Solid Timber Door (All)
	All Bedroom Doors : Solid Core Timber Door (All)
	Toilets : Solid Core Timber Door (Semi-D & Bungalows)
	Kitchen : Honeycomb Timber Door (Superlink)
	Yard : Powder Coated Aluminium Frame Glass Door (All)
	Others : Powder Coated Aluminium Frame Sliding Door / Solid Core Timber Door / Timber Louvered Door (All)
IRONMONGERY	: Quality Locksets
WALL FINISHES	: Kitchen : Ceramic Tiles (All)
	All Baths : Ceramic Tiles (Superlink & Semi-D)
	Powder & Master Bath : Marble (Bungalows)
	Bath 1,2,3,4 : Porcelain Tiles (Bungalows)
	Bath 5 : Ceramic Tiles (Bungalows)
	Others : Plaster and Paint (All)
FLOOR FINISHES	: Living, Hall, Dining, Foyer : Porcelain Tiles (All)
	Guest Room : Marble (Bungalows), Porcelain Tiles (Semi-D)
	Store & Kitchen : Porcelain Tiles (All)
	All First Floor Bedrooms, Store & Staircase : Timber Strip (All)
	Terrace & Car Porch : Homogenous Tiles (All)
	Yard : Homogenous Tiles (Superlink & Semi-D)
	Balcony : Porcelain Tiles (Bungalows)
	A/C Ledge : Homogenous Tiles (All)
	All Bathrooms : Cement Render (All)
	Master Bath & Powder : Ceramic Tiles (Superlink & Semi-D)
	Bath 1,2,3,4 : Marble (Bungalows)
	Bath 5 : Porcelain Tiles (Bungalows)

Superlink Homes

	CORNER UNIT (Type A)	INTERMEDIATE (Type A1)
SANITARY AND PLUMBING FITTINGS		
Basin	4	4
Water Closet	4	4
Shower	4	4
Kitchen Sink	1	1
ELECTRICAL INSTALLATIONS		
Lighting Point	36	34
Power Point 13A	30	28
Air-Cond Point	5	5
Ceiling Fan Point	7	6
SMATV Socket Outlet	3	2
Solar Water Heating System		
INTERNAL TELECOMMUNICATION TRUNKING AND CABLEING		
Telephone Socket Outlet	3	2
Intercom Point	1	1
Door Bell Point	1	1

FENCING	: 1200mm high fencing at the side and back
TURFING	: Spot Turfing

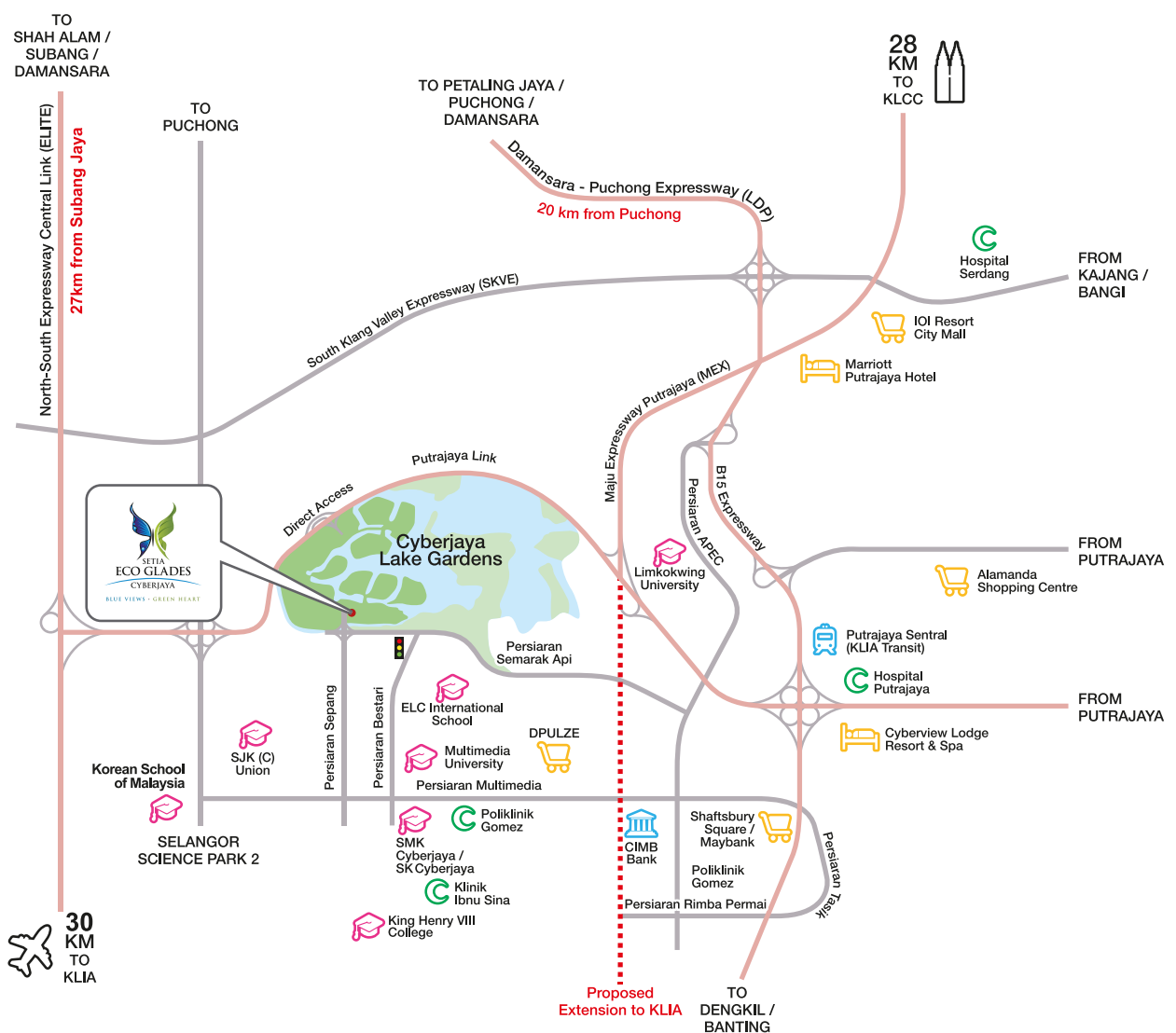
Semi-Detached Bungalows

SANITARY AND PLUMBING FITTINGS		
Basin	6	8
Water Closet	5	7
Shower	5	6
Kitchen Sink	1	2
Long Bath	1	1
ELECTRICAL INSTALLATIONS		
Lighting Point	41	48
Power Point 13A	36	42
Air-Cond Point	1	7
Instantaneous Water Heater Point	6	1
Ceiling Fan Point	7	8
SMATV Socket Outlet	3	3
Solar Water Heating System		
INTERNAL TELECOMMUNICATION TRUNKING AND CABLEING		
Telephone Socket Outlet	3	3
Intercom Point	1	1
Door Bell Point	1	1

FENCING	: 1200mm high fencing at the side and back
TURFING	: Spot Turfing

THE EXCLUSIVE ADDRESS

Centred within the realm of amenities, Isle of Botanica is just a short distance away from an array of services and facilities built for your utmost convenience.



Stay Together. Stay Setia
livelearnworkplay

Call 603 8008 2228

SETIA ECO GLADES SDN BHD (767476-H)

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Setia Eco Glades

A joint venture project by:



Setia

Developer License No : 12215-6/08-2021/02772 (L) • Validity Period: 15/08/2020 to 14/08/2021 • Advertising Permit No : 12215-6/08-2021/02772 (P) • Validity Period: 15/08/2020 to 14/08/2021 • Land Tenure : Freehold • Land Encumbrances : Nil
• Approved Authority: Majlis Perbandaran Sepang • Reference No : MP Sepang 600-34/2/113(11) • Completion Date : August 2021 • Type: 2 Storey Link Villa • Size: 24' x 80' • Total: 84 units • Min Price : RM 1,530,100 - Max Price : RM 2,125,500
• Type: 2 Storey Semi-D • Size: 41' x 80' • Total: 44 units • Min Price : RM 2,680,600 - Max Price : RM 3,014,700 • Type: 2 Storey Bungalow • Size: 59' x 90' • Total: 14 units • Min Price : RM 4,371,900 - Max Price : RM 4,577,300
• Sekatan Kepentingan: Tanah ini boleh dipindahmilik, dipajak/ digadai setelah mendapat kebenaran Pihak Berkuasa Negeri.