

CARNUS 2

Double Storey Terrace House



Your Start To Spacious Living.

22' x 70'



SETIA
ecoHILL 2

Setia

Big Homes, Better Township.

Your big new life starts here at Setia EcoHill 2. Featuring an award-winning 18 acres Adventure Park plus a 17 acres South Creek town park, you're always surrounded by verdant greenery. Our 24-hour neighbourhood security system provides peace of mind, ensuring to enjoy the best life has to offer in Carnus 2's modern contemporary terrace houses. With 22'x70' of wide living space featuring a 9 feet private backyard, what's not to love.

*For the love
of spacious living.*





CARNUS 2

A reflection
of who you are
and what you love.



9ft Private Backyard

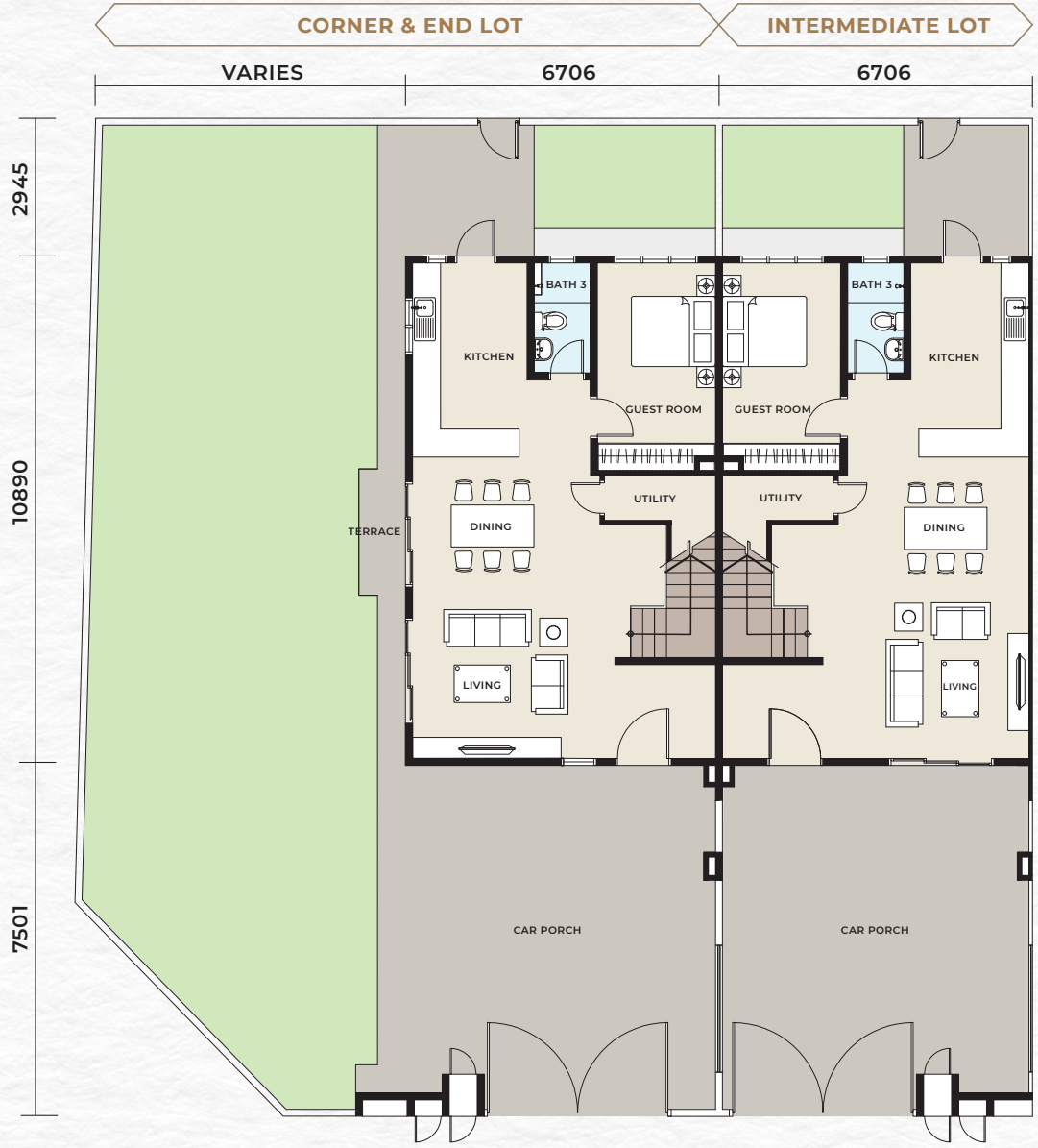
*A home to make
beautiful memories*

It's not the house that makes the home, but the
memories we build within it. Carnus 2's spaciousness
is simply a bigger canvas for you to paint a beautiful
life. Full of colourful memories to last a lifetime.

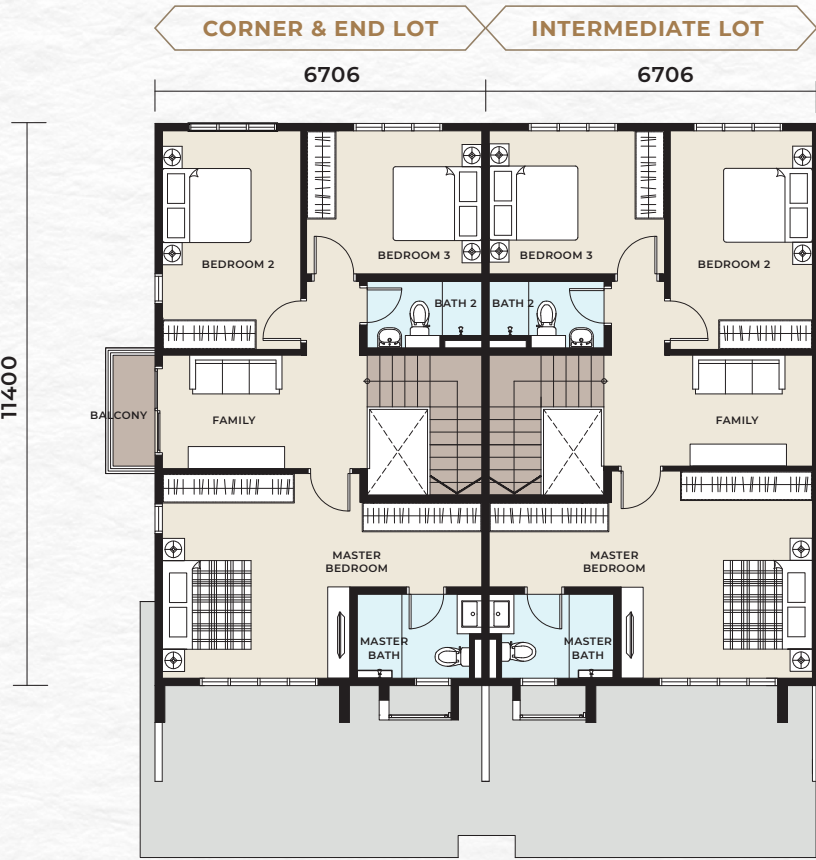


Fulfilling Your Personal Need For Space.

The more space, the less friction. The easier it is to find space to fill the needs of everyone in the family. More room simply means more options to create the perfect home environment. Carnus 2 is merely the embodiment of the belief that spacious living is better living for every family.



Ground Floor



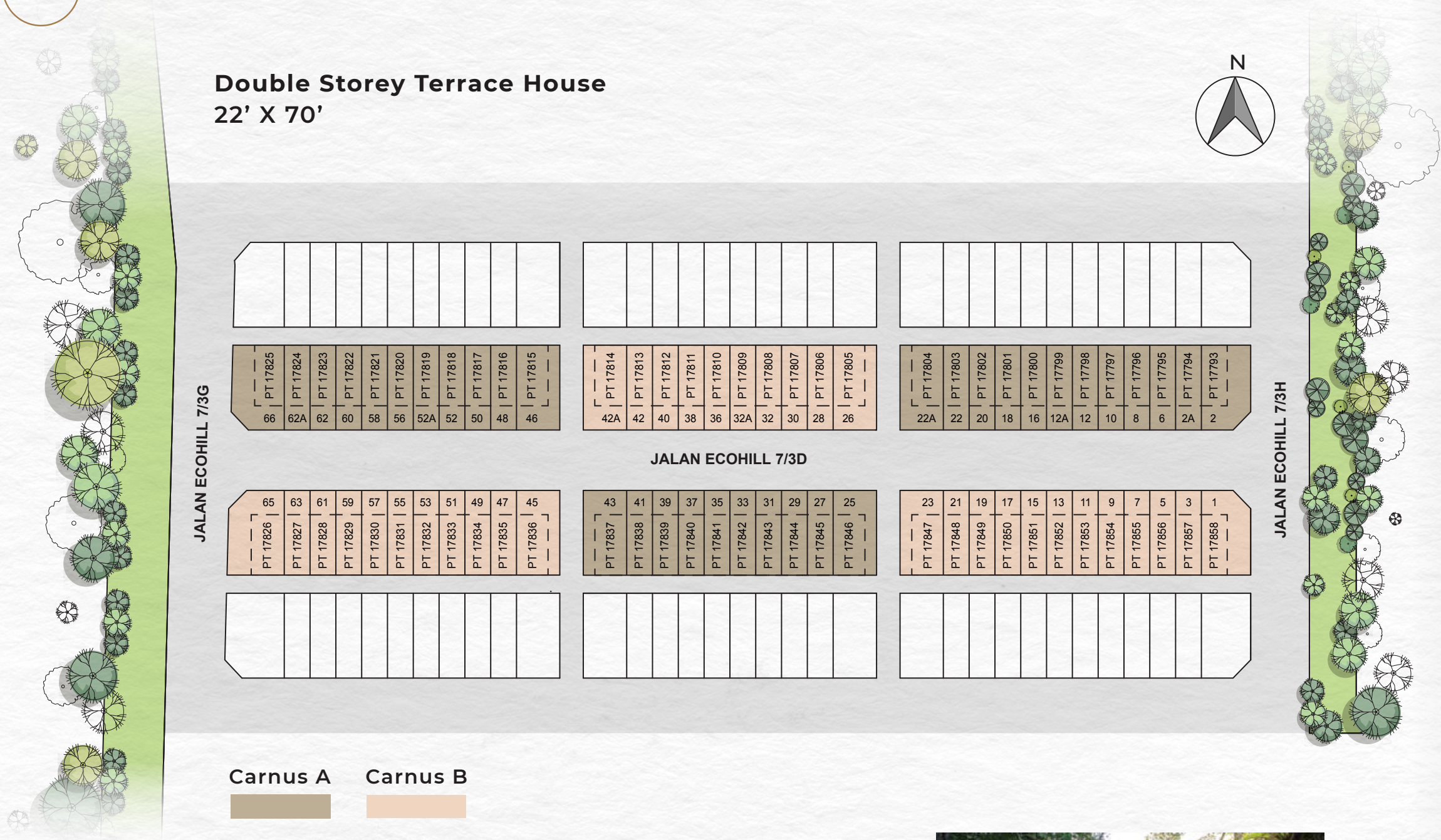
First Floor

Bedrooms - 4 Bathrooms - 3

Land Size: 22' X 70'
Built-up (Corner & End Lot): 1,995 sq. ft.
Built-up (Intermediate Lot): 1,913 sq. ft.

*a place for
love to bloom*

Site Plan.



Property Specification

Structure	Reinforced Concrete		
Wall	Brickwall / Drywall		
Roofing Material	Reinforced Concrete Slab / Metal Deck Roofing		
Roof Framing	Metal Truss		
Ceiling	Skim Coat / Plaster Ceiling / Asbestos Free Ceiling		
Windows	Aluminium Framed Glass Window		
Doors	Main Entrance	:	Timber Door
	Side Entrance (Corner & End Lot)	:	Aluminium Framed Glass Sliding Door
	Back Entrance	:	Flush Door
	Others	:	Flush Door / Louvre Door
Ironmongery	Provided		
Wall Finishes	Kitchen	:	1500mm High Ceramic Tiles
	Master Bathroom	:	2400mm High Porcelain Tiles
	Bathroom 2 / Bathroom 3	:	2400mm High Ceramic Tiles
	Others	:	Plaster & Paint to Ceiling Height
Floor Finishes	Living / Dining	:	Porcelain Tiles
	Guest Room	:	Ceramic Tiles
	Kitchen / Utility	:	Ceramic Tiles
	Balcony (Corner & End Lot)	:	Ceramic Tiles
	Staircase / Family Area	:	Porcelain Tiles
	Master Bedroom / Bedroom 2 / Bedroom 3	:	Porcelain Tiles
	Master Bathroom	:	Porcelain Tiles
	Bathroom 2 / Bathroom 3	:	Ceramic Tiles
	Car Porch	:	Porcelain Tiles
	Terrace 1 / Terrace 2 (Corner & End Lot)	:	Porcelain Tiles
	Side Apron (Corner & End Lot)	:	Porcelain Tiles
	Rear Apron	:	Cement Render
	Others	:	Cement Render
Sanitary & Plumbing Fittings	3 WCs, 3 Wash Basins, 3 Showers, 1 Kitchen Sink		
Electrical Installations		Corner / End Lot	Intermediate Lot
	Power Point	21	21
	Lighting Point	26	24
	Air-Conditioning Point	2	2
	Fan Point	7	7
	TV Point	1	1
	Gate Light Point	1	1
	Door Bell Point	1	1
	Auto Gate Point	1	1
	Water Heater Point	3	3
	Water Pump Point	1	1
Internal Telecommunication Trunking and Cabling	Fibre Wall Socket	1	1
Fencing	Fencing with Gate, Refuse Chamber and Letter Box		
Turfing	Provided		



Award-winning 18-acre Adventure Park



17-acre South Creek town park



The 5 Reasons 22ft Wide House is Better Choice

1 Flexible Layouts.

Why settle for a traditional living room design when you can opt for a sofa bed, mix horizontal or vertical sofas with the extra space from a 22ft wide terrace.



3 The Kitchen of Your Dreams.

A larger and wider kitchen helps you make better food to bring the family together.



2 Wider Parking Space.

A 22ft wide entrance lets you park comfortably, with more space to do various activities at the front porch.



4 Spacious Bedrooms.

A bigger home means more room to grow.

Carnus 2 features a spacious 4 bedroom layout that isn't cramped for style or space.



5 9ft Private Backyard.

Your outdoor space can be as inviting and comfortable as your interiors, but it also offers fresh air and nature. It's the best of both worlds.



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Register now to begin your spacious life.



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Setia

Developer License No: 14421-18/11-2023/0860(L)| Validity Period: 26/11/2021 – 25/11/2023| Advertising & Sales Permit No: 14421-18/11-2023/0860(P)| Validity Period: 26/11/2021 – 25/11/2023| Land Tenure: Freehold| Land

Encumbrances: RHB Bank Berhad (6171-M) & RHB Islamic Bank Berhad (680329-V)| Approving Authority: Majlis Perbandaran Kajang (MPKJ)| Building Plan Reference No: MPKJ 2/P/46/2019| Expected Completion

Date: Dec 2023| Total Unit: Carnus A & B: 66 units| Minimum Price: RM 782,000; Maximum Price: RM 983,000| Built-up: Carnus A & B : 1,913 sq ft (Intermediate Lot); 1,995 sq ft (End & Corner Lot)| Type of Property:

Double Storey Terrace House| Restriction of Interest: Nil| 7% Discount for Bumiputra

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA