

# AURINIA

SETIA  TROPIKA  
*the Affluent Lifestyle*

DOUBLE STOREY SEMI-DETACHED

ATTUNING Joy of Living.



# Entrusting the homely aesthetic.

Here in Aurinia, you may experience the perfect infusion of beauty and practicality. The 'Barn-House' style facade instilled in the design brings out the tropical charm while serving well in the local climate as it helps to redirect water to the both sides of the house.



Being part of a prestigious development, it is set to bring you its best design that meets the surrounding standards. It is truly a remarkable opportunity to not be missed with only 40 units available in total.



**Top-notch Security**  
Gated & Guarded Community



**Freehold Ownership**  
Mature Neighbourhood



**Low Density**  
With Great Sustainability

**Setia**

## Live seamlessly with eGreenLiving

The Setia eGreenLiving incorporates sustainable and innovative features to create an eco-friendly and technologically advanced living environment. In line with rising demands, the homes here are equipped with features such as the smart home system, which allows you to control multiple switches and power plugs remotely via a mobile application and device. Alongside are the green switches that simultaneously activate and deactivate all lights and non-essential electrical points.



Smart Home System



Smart Lock



Solar Panel PV



Box 366



Rainwater Harvesting System

# Passion behind the beauty.



# U

It is all about

## Nature just at Your Doorstep

Equipped with a private 10 ft. land, each home here is perfect for the plant enthusiasts. You may choose the option to turn into a lush landscape or a fruitful botanical garden.

## Family Bonding Made Easy

Built specifically for the comfort of all families, the homes here come with ample living space that allows a multi-generational lifestyle, while keeping everyone's privacy.

## Igniting Social Life

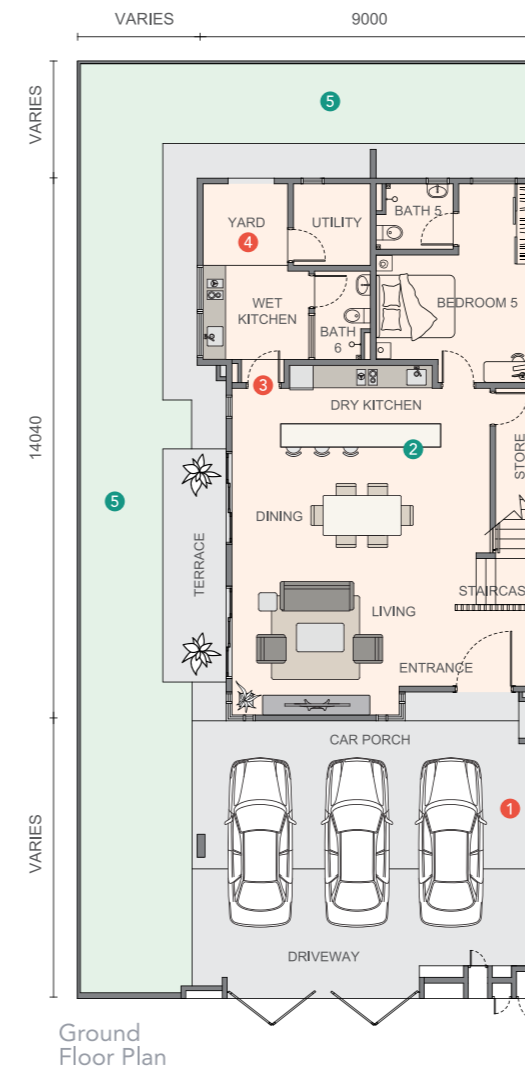
Cook a fancy meal in the wet kitchen and have your friends chill over the spacious dry kitchen or the dining area, while your kids lounge around privately at the upstairs family area.



AURINIA | 40' x 80' |

Land Area : 5,200 sq.ft.  
Built-up Area : 5,285 sq.ft.

5+1 Bedrooms  
6 Bathrooms

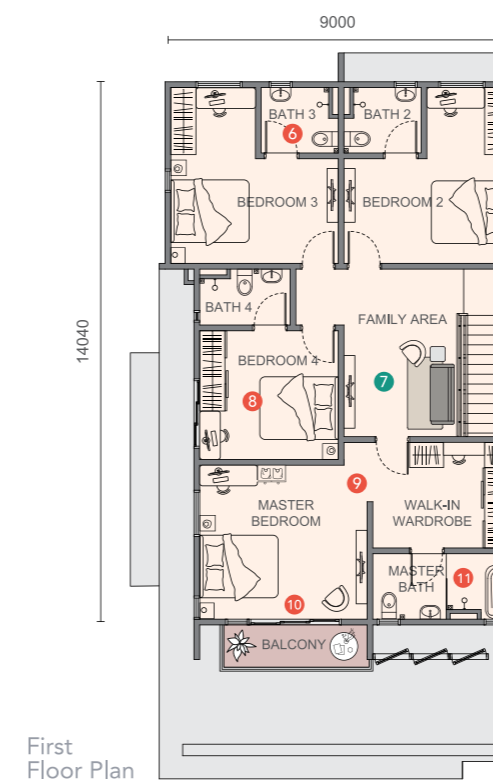


Dining & Social Gathering



Private Garden / BBQ Area

- 1 Car Porch Fits Up to 3 Cars
- 2 Wide Space Invigorates Various Social Activities
- 3 Separated Wet & Dry Kitchen for Smoother Food Preparation
- 4 Dedicated Laundry Area
- 5 Private Garden / BBQ Area / Gardening / Gathering



An Extra Living Area on First Floor

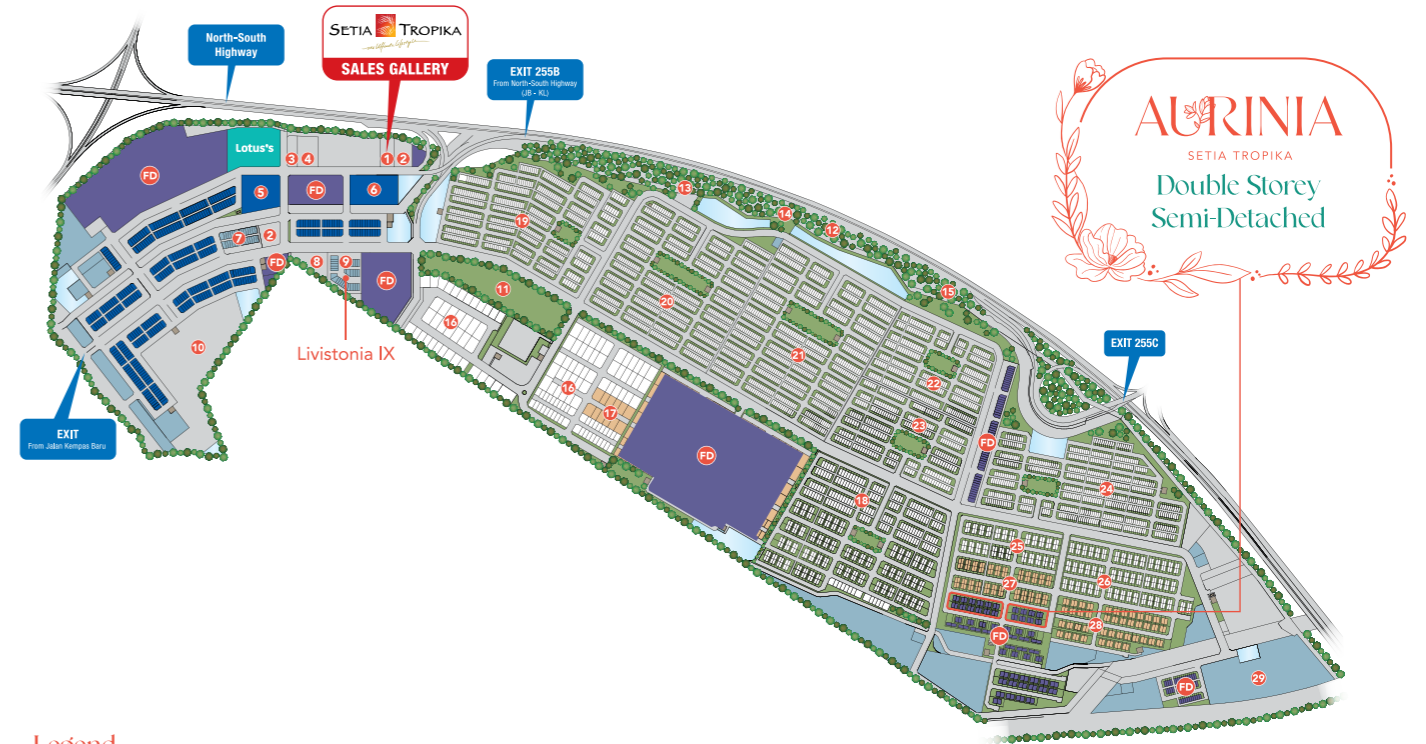
The family area on the first floor is a great space for either family bonding or to unleash your inner creativity. Incorporate it with your passion by turning it into a gaming space, study area, or home gym.

- 6 Each Bedroom With En Suit Bathroom
- 7 Spacious & Versatile Family Area to Cater to Different Needs
- 8 An Extra Bedroom for Hobby or Passion
- 9 Spacious Master Bedroom with Walk-in Wardrobe Area
- 10 Ample Ventilation & Natural Lighting
- 11 Spacious Master Bathroom with Bathtub

## Specifications

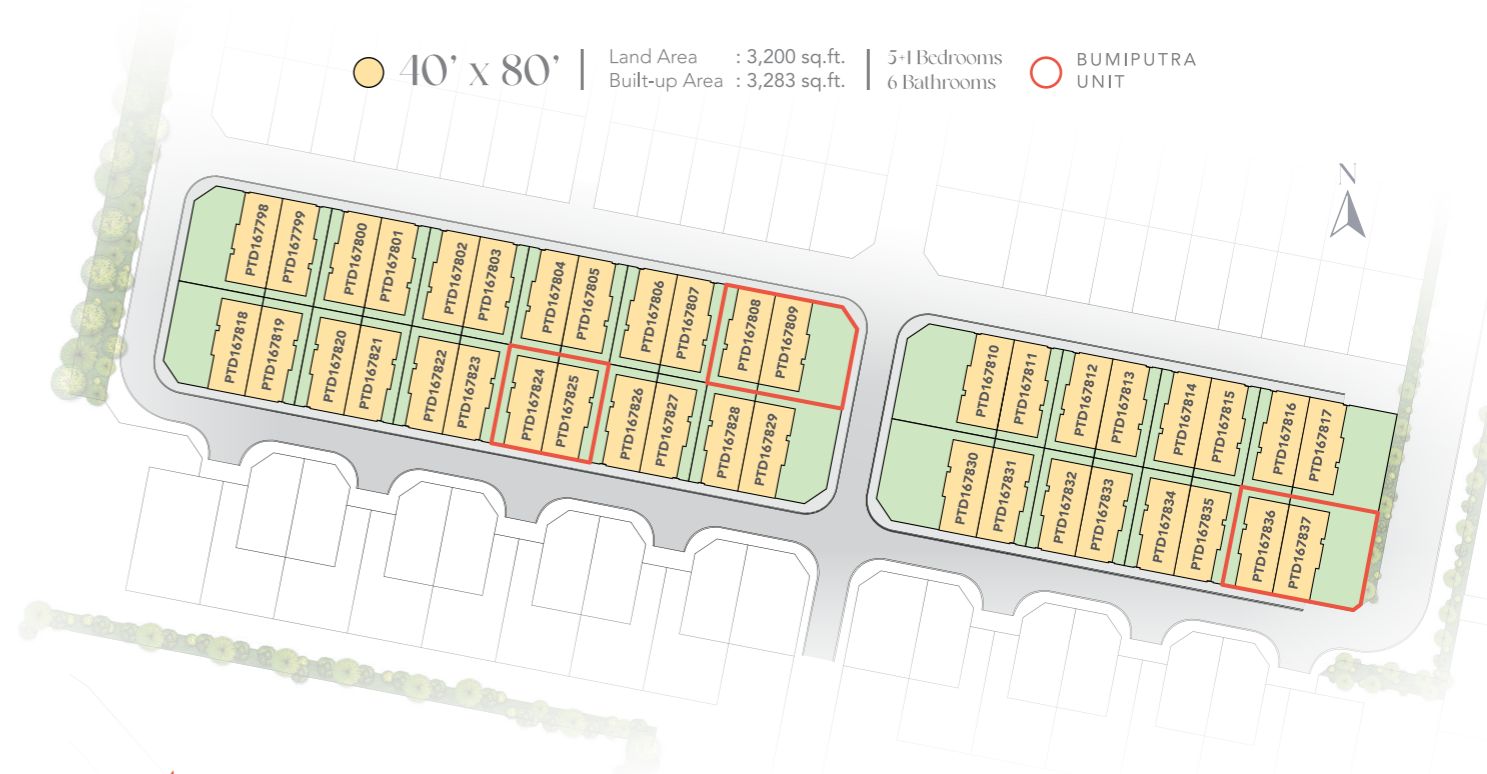
Structure	:	Reinforced Concrete Framework																																																						
Wall	:	Brickwall, Reinforced Concrete Wall																																																						
Roofing Covering	:	Reinforced Concrete Flat roof, Concrete Roof Tiles																																																						
Roof Framing	:	Quality Roof Truss																																																						
Ceiling	:	Asbestos Free Ceiling Board, Plaster Ceiling Board, Cement Board Ceiling, Skim Coat																																																						
Windows	:	Aluminium Frame Sliding Window, Fixed Glass Panel Window, Top Hung Window, Casement Window, Fixed Louvre Window																																																						
Doors	:	Timber Door, HDF Flush Door, HDF Flush Door with Louvre, Aluminium Frame Sliding Door																																																						
Ironmongery	:	Quality Lock Set																																																						
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*Fencing	:	Low brick wall with M.S. Grille, M.S. Gate, Refuse chamber & Letter box																																																						
*Turfing	:	Provided																																																						

Note : The Developer shall, at its own cost & expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an \* which may be deleted if not applicable.



### Legend

- |                                                                                      |                                                       |                             |                                    |
|--------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------|------------------------------------|
| 1. Tropika Welcome Centre<br>Setia Sales Gallery<br>(S.P. Setia, Customer Relations) | 8. Petronas                                           | 15. Spice Garden            | 23. Alexandre Avenue Precinct      |
| 2. Retail, F&B & Services                                                            | 9. Livistonix IX                                      | 16. Fenix Villas            | 24. Elata Haven Precinct           |
| 3. McDonald's                                                                        | 10. KDN Complex<br>(Ministry of Home Affairs Complex) | 17. Longevia @ Fenix Villas | 25. Cycas @ Palmyra Sanctuary      |
| 4. Wisma OKA                                                                         | 11. Town Park                                         | 18. Caranday Precinct       | 26. Calidora @ Palmyra Sanctuary   |
| 5. Sky Peak Residences                                                               | 12. Linear Park                                       | 19. Licuala Garden Precinct | 27. Calliandra @ Palmyra Sanctuary |
| 6. Sky Gardens Residences                                                            | 13. Surau                                             | 20. Areca Green Precinct    | 28. Alocasia @ Palmyra Sanctuary   |
| 7. Livistonix VIII                                                                   | 14. Basketball Court                                  | 21. Caryota Square Precinct | 29. Proposed International School  |
|                                                                                      |                                                       | 22. Dictyo Alba Precinct    | FD. Future Development             |

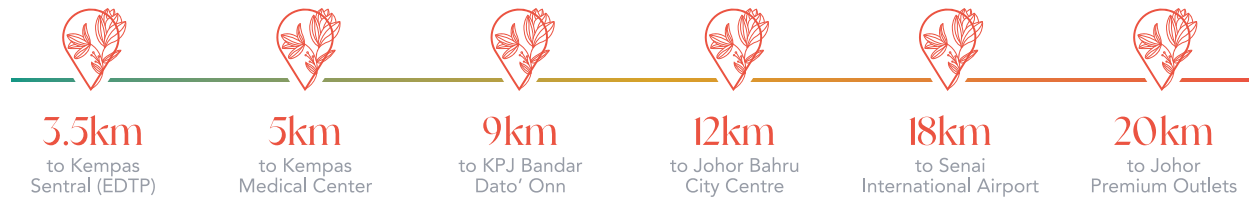




**AURINIA**

SETIA TROPIKA

## Johor Bahru's finest address.



Strategically located in the centre of a township known for its vibrancy & accessibility. Here, the connectivity is at its finest as you may have direct access to multiple major routes: **North-South Expressway**, **Eastern Dispersal Link** & **Pasir Gudang Highway**. With these, the driving distance to CIQ is shortened to only 22km.

**Setia**  
**eGreenLiving**



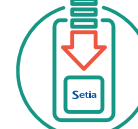
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Rainwater Harvesting System

**Call 07 237 2255**

[www.setiatropika.com](http://www.setiatropika.com)

Setia Indah Sdn Bhd 198901008253 (185555-4)

Setia Tropika Sales Gallery

Tropika Welcome Centre

No. 10 Jalan Setia Tropika 1/21, Taman Setia Tropika,  
81200 Kempas Johor Bahru, Johor Darul Takzim, Malaysia  
Fax: 07 237 2255 Web: [www.setiatropika.com](http://www.setiatropika.com)

Stay Together. Stay Setia  
**livelearnworkplay**

**Setia**

Aurinia (RB4) Double Storey Semi Detached House • Standard Lot: 40' x 80' • Built-up: 3,283 sqft • Housing Developer's License No.: 8118/04-2028/0567(A) • Validity Period: 16/04/2023 – 15/04/2028 • Advertising & Sales Permit No.: 8118-74/09-2025/1092(A)-(L) • Validity Period: 29/09/2023 – 28/09/2025 • Expected Date of Completion: May 2026 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2022/14/BGN/158/RP(11) • Land Tenure: Freehold • Land Charge: Free From Encumbrances • Individual Title: Available • Total Units: 40 units • Price: (Min) RM1,963,294 (Max) RM2,487,153 • 15% Discount For Bumiputera • Restriction In Interest: Nil

Developer: Setia Indah Sdn Bhd

All art renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.

Sekatan Kepentingan: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.