



# ISLE OF FANTASIA



FINAL ISLAND ENCLAVE

BY SETIA ECO GLADES

# WITH EXCEPTIONAL PROGRESS COMES WORLD-CLASS RESULTS

In line with the township's tagline, 'Blue Views. Green Hearts.', Isle of Fantasia is a masterpiece of nature sanctuary that honours the beauty of nature and the wonderland it presents.

From the relocation of resident wildlife to transplanting trees, the township has collaborated with experts in these fields to preserve the natural landscape and nature of this island enclave. The township has also designed themed gardens with featured fountains as ideal habitats for the native flora and fauna to thrive and continue the natural cycle of life.





Setia Eco Glades Interchange

## UNCOVER THE EASE OF ACCESSIBILITY, JOYS OF TRAVELLING

With the dedicated Setia Eco Glades Interchange connecting Putrajaya Link on one end and Cyberjaya on the other, this connectivity provides the community and visitors with the ease of travelling to and fro in the island enclave.



## UNPARALLELED VIEWS DURING THE DAY, MESMERISING ONES AT NIGHT

Isle of Fantasia offers a medley of panoramas, relaxing spaces and exciting homes. Follow the yucca and palm-lined paths as more avant-garde extraordinaire reveal themselves along the iconic beach at The Bund.



Evening view of The Bund



Misty Garden

# UNLOCK THE ADVENTURE, EXPLORE THE FANTASY

Step into the realm of dreams and escapade, and be greeted by sculptural elements highlighting the interesting biomorphic architecture in this world-class island enclave.

Garden of Reefs

## SITE PLAN



LEGEND

- |                 |                 |
|-----------------|-----------------|
| Courtyard Homes | Playground      |
| Semi-Detached   | Misty Garden    |
| Bungalow        | Garden of Reefs |





UNVEIL THE GRANDEUR,  
RELISH THE SPACIOUS COMFORT

The island enclave features three different styles of residences that highlight the luxury of indoor and outdoor space, privacy and lush greenery. Each has its charisma with a layout that fits multigenerational living desires.



UNWIND IN GRACIOUS SOLITUDE,  
IMMERSE IN QUIET REFLECTION

From a vanity nook to a walk-in closet space, the seamless transition between these spaces creates a sense of comfort for residents to indulge in self-care and self-love. After all, dressing up is a way of pampering yourselves and a form of luxury.



• GLADWIN •

COURTYARD HOMES | 26' X 85' | 4 🛏 4 🚿

BUILT-UP: 2,500 SQFT (INTERMEDIATE),  
2,700 SQFT (END & CORNER)

CORNER UNIT



FIRST FLOOR

INTERMEDIATE UNIT



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



• GLENICE •

SEMI-DETACHED HOMES | 41' X 85' | 4 🚗 5 🚗  
 BUILT-UP: 2,833 SQFT



FIRST FLOOR



GROUND FLOOR





• GRENVILLA •

BUNGALOW HOMES | 59' X 85' | 5+1 6   
 BUILT-UP: 4,100 SQFT



FIRST FLOOR



GROUND FLOOR

## SPECIFICATIONS

### COURTYARD HOMES (INTERMEDIATE)

|                     |                                     |                                     |
|---------------------|-------------------------------------|-------------------------------------|
| STRUCTURE           | : Reinforced Concrete               |                                     |
| WALL                | : Brickwork                         |                                     |
| ROOFING             | : Metal Roof Covering/Concrete Slab |                                     |
| ROOF FRAMING        | : Steel Frame/Reinforced Concrete   |                                     |
| CEILING             | : Plaster Ceiling/Skim Coat         |                                     |
| WINDOW              | : Aluminium Framed Glass Window     |                                     |
| DOOR                | : Main Entrance                     | - Timber Door                       |
|                     | : Bedrooms                          | - Timber Door                       |
|                     | : Bathrooms                         | - Timber Door                       |
|                     | : Kitchen                           | - Aluminium Framed Glass Door       |
|                     | : Others                            | - Aluminium Framed Door/Timber Door |
| IRONMONGERY         | : Quality Locksets                  |                                     |
| WALL FINISHES       | : Kitchen                           | - Ceramic Tiles                     |
|                     | : Bathrooms                         | - Ceramic Tiles                     |
|                     | : Others                            | - Plastered and Paint               |
| FLOOR FINISHES      | <u>Ground Floor</u>                 |                                     |
|                     | : Living/Dining/Kitchen             | - Porcelain Tiles                   |
|                     | : Bedroom 3/Foyer                   | - Porcelain Tiles                   |
|                     | : Utility/Bath 3                    | - Ceramic Tiles                     |
|                     | : Car Porch/Terrace 1/Yard          | - Porcelain Tiles                   |
|                     | <u>First Floor</u>                  |                                     |
|                     | : Master Bedroom/Bedroom 1,2        | - Timber Floor                      |
|                     | : Corridor/Staircase                | - Timber Floor                      |
|                     | : Master Bath                       | - Porcelain Tiles                   |
|                     | : Bath 1,2                          | - Ceramic Tiles                     |
|                     | : Balcony 1                         | - Pebble Wash                       |
|                     | : Others                            | - Cement Render                     |
| SANITARY & PLUMBING | : Water Closet                      | 4                                   |
| FITTINGS            | : Wash Basin                        | 4                                   |
|                     | : Shower                            | 4                                   |
|                     | : Kitchen Sink                      | 1                                   |
|                     | : Bathtub                           | 1                                   |
| ELECTRICAL          | : Lighting Point                    | 36                                  |
| INSTALLATION        | : Power Point 13A                   | 28                                  |
|                     | : Power Point 15A                   | 1                                   |
|                     | : Air-cond Point                    | 6                                   |
|                     | : Fan Point                         | 6                                   |
|                     | : SMATV Point                       | 2                                   |
|                     | : Solar Water Heating System        | Provided                            |
| INTERNAL TELEPHONE  | : Telephone Point                   | 2                                   |
| TRUNKING & CABLING  | : Data Point                        | 2                                   |
|                     | : Door Bell                         | 1                                   |
|                     | : Intercom Point                    | 1                                   |
| FENCING             | : 1200mm High Fencing               |                                     |
| TURFING             | : Provided                          |                                     |

### COURTYARD HOMES (CORNER)

|                     |                                     |                                     |
|---------------------|-------------------------------------|-------------------------------------|
| STRUCTURE           | : Reinforced Concrete               |                                     |
| WALL                | : Brickwork                         |                                     |
| ROOFING             | : Metal Roof Covering/Concrete Slab |                                     |
| ROOF FRAMING        | : Steel Frame/Reinforced Concrete   |                                     |
| CEILING             | : Plaster Ceiling/Skim Coat         |                                     |
| WINDOW              | : Aluminium Framed Glass Window     |                                     |
| DOOR                | : Main Entrance                     | - Timber Door                       |
|                     | : Bedrooms                          | - Timber Door                       |
|                     | : Bathrooms                         | - Timber Door                       |
|                     | : Kitchen                           | - Aluminium Framed Glass Door       |
|                     | : Others                            | - Aluminium Framed Door/Timber Door |
| IRONMONGERY         | : Quality Locksets                  |                                     |
| WALL FINISHES       | : Kitchen                           | - Ceramic Tiles                     |
|                     | : Bathrooms                         | - Ceramic Tiles                     |
|                     | : Others                            | - Plastered and Paint               |
| FLOOR FINISHES      | <u>Ground Floor</u>                 |                                     |
|                     | : Living/Dining/Kitchen             | - Porcelain Tiles                   |
|                     | : Bedroom 3                         | - Porcelain Tiles                   |
|                     | : Utility/Bath 3                    | - Ceramic Tiles                     |
|                     | : Car Porch/Terrace 1,2/Yard        | - Porcelain Tiles                   |
|                     | <u>First Floor</u>                  |                                     |
|                     | : Master Bedroom/Bedroom 1,2        | - Timber Floor                      |
|                     | : Family Hall/Staircase             | - Timber Floor                      |
|                     | : Master Bath                       | - Porcelain Tiles                   |
|                     | : Bath 1,2                          | - Ceramic Tiles                     |
|                     | : Balcony 1,2                       | - Pebble Wash                       |
|                     | : Others                            | - Cement Render                     |
| SANITARY & PLUMBING | : Water Closet                      | 4                                   |
| FITTINGS            | : Wash Basin                        | 4                                   |
|                     | : Shower                            | 4                                   |
|                     | : Kitchen Sink                      | 1                                   |
|                     | : Bathtub                           | 1                                   |
| ELECTRICAL          | : Lighting Point                    | 38                                  |
| INSTALLATION        | : Power Point 13A                   | 30                                  |
|                     | : Power Point 15A                   | 1                                   |
|                     | : Air-cond Point                    | 6                                   |
|                     | : Fan Point                         | 7                                   |
|                     | : SMATV Point                       | 2                                   |
|                     | : Solar Water Heating System        | Provided                            |
| INTERNAL TELEPHONE  | : Telephone Point                   | 3                                   |
| TRUNKING & CABLING  | : Data Point                        | 3                                   |
|                     | : Door Bell                         | 1                                   |
|                     | : Intercom Point                    | 1                                   |
| FENCING             | : 1200mm High Fencing               |                                     |
| TURFING             | : Provided                          |                                     |

## SPECIFICATIONS

### SEMI-DETACHED

|                     |                                     |                                     |
|---------------------|-------------------------------------|-------------------------------------|
| STRUCTURE           | : Reinforced Concrete               |                                     |
| WALL                | : Brickwork                         |                                     |
| ROOFING             | : Metal Roof Covering/Concrete Slab |                                     |
| ROOF FRAMING        | : Steel Frame/Reinforced Concrete   |                                     |
| CEILING             | : Plaster Ceiling/Skim Coat         |                                     |
| WINDOW              | : Aluminium Framed Glass Window     |                                     |
| DOOR                | : Main Entrance                     | - Timber Door                       |
|                     | : Bedrooms                          | - Timber Door                       |
|                     | : Bathrooms                         | - Timber Door                       |
|                     | : Kitchen                           | - Aluminium Framed Glass Door       |
|                     | : Others                            | - Aluminium Framed Door/Timber Door |
| IRONMONGERY         | : Quality Locksets                  |                                     |
| WALL FINISHES       | : Kitchen                           | - Ceramic Tiles                     |
|                     | : Bathrooms                         | - Ceramic Tiles                     |
|                     | : Others                            | - Plastered and Paint               |
| FLOOR FINISHES      | <u>Ground Floor</u>                 |                                     |
|                     | : Living/Dining/Kitchen/Yard        | - Porcelain Tiles                   |
|                     | : Bedroom 3/Powder                  | - Porcelain Tiles                   |
|                     | : Utility 1/Bath 3,4                | - Ceramic Tiles                     |
|                     | : Car Porch/Terrace                 | - Porcelain Tiles                   |
|                     | <u>First Floor</u>                  |                                     |
|                     | : Master Bedroom/Bedroom 1,2        | - Timber Floor                      |
|                     | : Utility 2                         | - Timber Floor                      |
|                     | : Staircase/Corridor                | - Timber Floor                      |
|                     | : Master Bath                       | - Porcelain Tiles                   |
|                     | : Bath 1,2                          | - Ceramic Tiles                     |
|                     | : Balcony 1,2                       | - Pebble Wash                       |
|                     | : Others                            | - Cement Render                     |
| SANITARY & PLUMBING | : Water Closet                      | 6                                   |
| FITTINGS            | : Wash Basin                        | 7                                   |
|                     | : Shower                            | 5                                   |
|                     | : Kitchen Sink                      | 1                                   |
|                     | : Bathtub                           | 1                                   |
| ELECTRICAL          | : Lighting Point                    | 43                                  |
| INSTALLATION        | : Power Point 13A                   | 33                                  |
|                     | : Power Point 15A                   | 1                                   |
|                     | : Air-cond Point                    | 6                                   |
|                     | : Fan Point                         | 6                                   |
|                     | : SMATV Point                       | 2                                   |
|                     | : Instantaneous Water Heater Point  | 1                                   |
|                     | : Solar Water Heating System        | Provided                            |
| INTERNAL TELEPHONE  | : Telephone Point                   | 2                                   |
| TRUNKING & CABLING  | : Data Point                        | 2                                   |
|                     | : Door Bell                         | 1                                   |
|                     | : Intercom Point                    | 1                                   |
| FENCING             | : 1200mm High Fencing               |                                     |
| TURFING             | : Provided                          |                                     |

### BUNGALOW

|                     |                                     |                                     |
|---------------------|-------------------------------------|-------------------------------------|
| STRUCTURE           | : Reinforced Concrete               |                                     |
| WALL                | : Brickwork                         |                                     |
| ROOFING             | : Metal Roof Covering/Concrete Slab |                                     |
| ROOF FRAMING        | : Steel Frame/Reinforced Concrete   |                                     |
| CEILING             | : Plaster Ceiling/Skim Coat         |                                     |
| WINDOW              | : Aluminium Framed Glass Window     |                                     |
| DOOR                | : Main Entrance                     | - Timber Door                       |
|                     | : Bedrooms                          | - Timber Door                       |
|                     | : Bathrooms                         | - Timber Door                       |
|                     | : Kitchen                           | - Aluminium Framed Glass Door       |
|                     | : Others                            | - Aluminium Framed Door/Timber Door |
| IRONMONGERY         | : Quality Locksets                  |                                     |
| WALL FINISHES       | : Kitchen                           | - Ceramic Tiles                     |
|                     | : Powder/Master Bath                | - Marble                            |
|                     | : Bathrooms                         | - Ceramic Tiles                     |
|                     | : Others                            | - Plastered and Paint               |
| FLOOR FINISHES      | <u>Ground Floor</u>                 |                                     |
|                     | : Living/Dining                     | - Marble                            |
|                     | : Bedroom 4/Powder/Foyer            | - Marble                            |
|                     | : Kitchen/Yard/Bath 4,5             | - Ceramic Tiles                     |
|                     | : Utility 1,2,3,4                   | - Ceramic Tiles                     |
|                     | : Car Porch/Terrace                 | - Porcelain Tiles                   |
|                     | <u>First Floor</u>                  |                                     |
|                     | : Master Bedroom/Bedroom 1,2,3      | - Timber Floor                      |
|                     | : Family Hall/Utility 5             | - Timber Floor                      |
|                     | : Staircase/Corridor                | - Timber Floor                      |
|                     | : Master Bath                       | - Marble                            |
|                     | : Bath 1,2,3                        | - Ceramic Tiles                     |
|                     | : Balcony 1,2,3,4                   | - Pebble Wash                       |
|                     | : Others                            | - Cement Render                     |
| SANITARY & PLUMBING | : Water Closet                      | 7                                   |
| FITTINGS            | : Wash Basin                        | 8                                   |
|                     | : Shower                            | 6                                   |
|                     | : Kitchen Sink                      | 1                                   |
|                     | : Bathtub                           | 1                                   |
| ELECTRICAL          | : Lighting Point                    | 49                                  |
| INSTALLATION        | : Power Point 13A                   | 42                                  |
|                     | : Power Point 15A                   | 1                                   |
|                     | : Air-cond Point                    | 8                                   |
|                     | : Fan Point                         | 8                                   |
|                     | : SMATV Point                       | 3                                   |
|                     | : Instantaneous Water Heater Point  | 1                                   |
|                     | : Solar Water Heating System        | Provided                            |
| INTERNAL TELEPHONE  | : Telephone Point                   | 3                                   |
| TRUNKING & CABLING  | : Data Point                        | 3                                   |
|                     | : Door Bell                         | 1                                   |
|                     | : Intercom Point                    | 1                                   |
| FENCING             | : 1200mm High Fencing               |                                     |
| TURFING             | : Provided                          |                                     |



Stay Together. Stay Setia  
livelearnworkplay

Call 603 8008 2228

Setia Eco Glades

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Scan for location map

A joint venture project by:



Developer License No.: 1215-9/04-2024/0232(L) • Validity Period: 06/04/2022 to 05/04/2024 • Advertising Permit No.: 1215-9/04-2024/0232(P) • Validity Period: 06/04/2022 to 05/04/2024 • Land Tenure: Freehold • Land Encumbrances: Nil • Approved Authority: Majlis Perbandaran Sepang • Reference No.: MP Sepang 620-S4/2/177(10) • Completion Date: June 2025 • Type: 2-Storey Link House • Size: 26 x 85 • Total: 48 units • Min Price: RM 1,876,500 • Max Price: RM 2,332,800 • Type: 2-Storey Semi-D • Size: 41 x 85 • Total: 46 units • Min Price: RM 2,926,150 • Max Price: RM 3,242,700 • Type: 2-Storey Bungalow • Size: 59 x 85 • Total: 6 units • Min Price: RM 4,881,500 • Max Price: RM 4,975,100 • Sekatan Kepentingan: Tanah ini boleh dipindahmilik, dipajak/ digadai setelah mendapat kebenaran Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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