



# FORESTREE

Misty Forest, Sanctuary of Serenity



*Setia Eco Park*  
*Valley of Dreams*



## Glowing in Greenery: Full of Life.

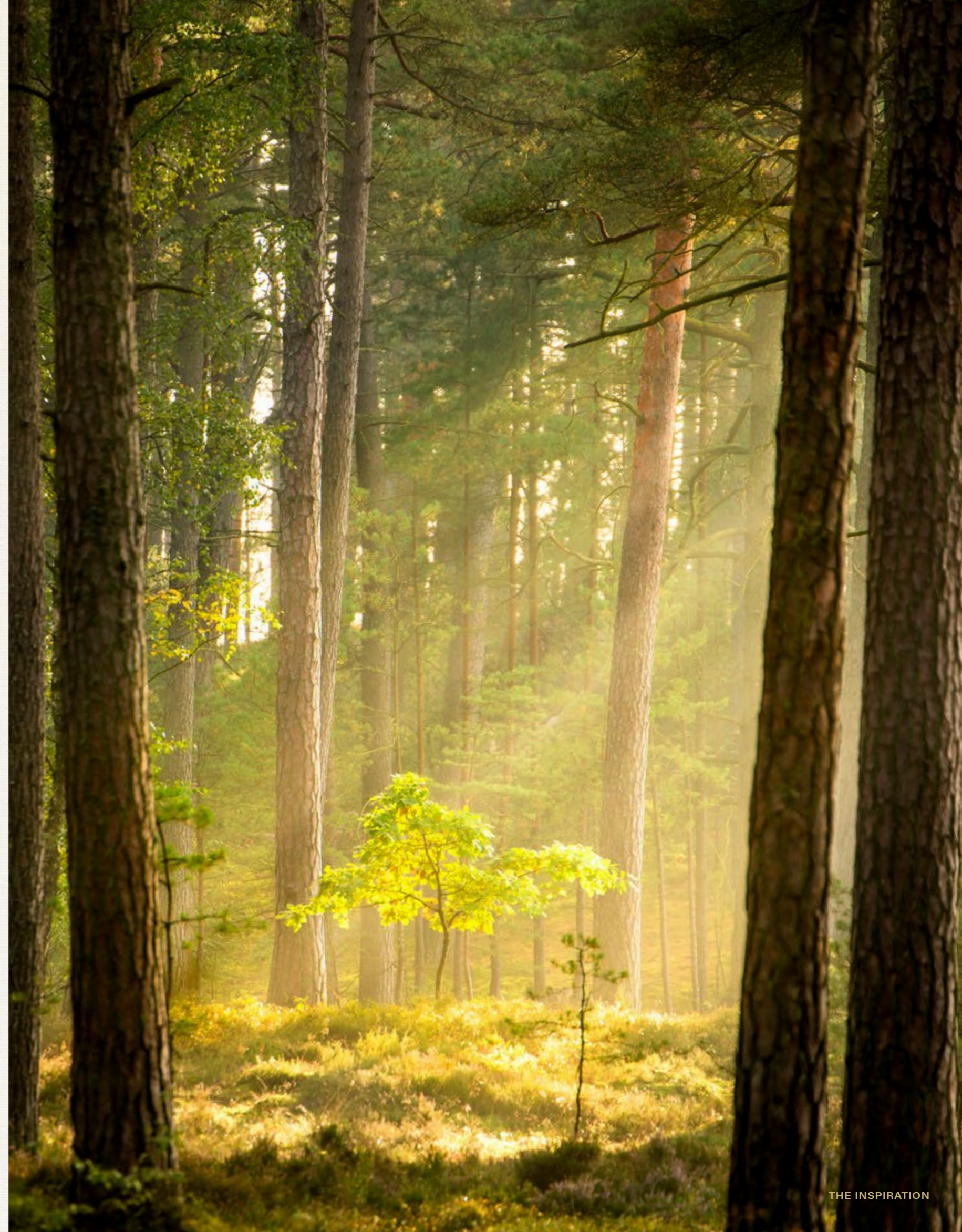
Every day is a new adventure ahead.



With its trunk, a bastion of unwavering strength, anchoring dreams to reality as its branches ascend skyward and reaching for the skies, the tree of life is a testament to nature's lavish generosity—one that we respect and draw inspiration from.

Just as everything beneath a tree thrives in its embrace, we enrich ourselves and those around us under its verdant canopy.

In the embrace of the tree, time slows, and life finds its truest expression, rooted in the wisdom of the past while reaching for the promise of tomorrow.





## Sacred Touch of Nature, Never Ceases to Amaze.

Landscape designs crafted to perfection.



Actual photo

Paying homage to the majestic Bukit Cerakah Forest Reserve, the landscapes in this blissful enclave are centred on lush forest greenery with natural landscaping concept for enhanced privacy and solitude.

## A Generational Legacy, A Memorable Story.

Tell your stories beneath the tree.



Forestree is an enchanting 11-acre collection of premium bungalows inspired by the tales of nature and the stories we share beneath the trees.

Beneath the leaves and branches, our laughter dances with the wind, tears mingle with the rain, and whispers of love echo through.

Let nature be our guide and inspiration in how we should live and enjoy our lives—this is a priceless form of luxury.



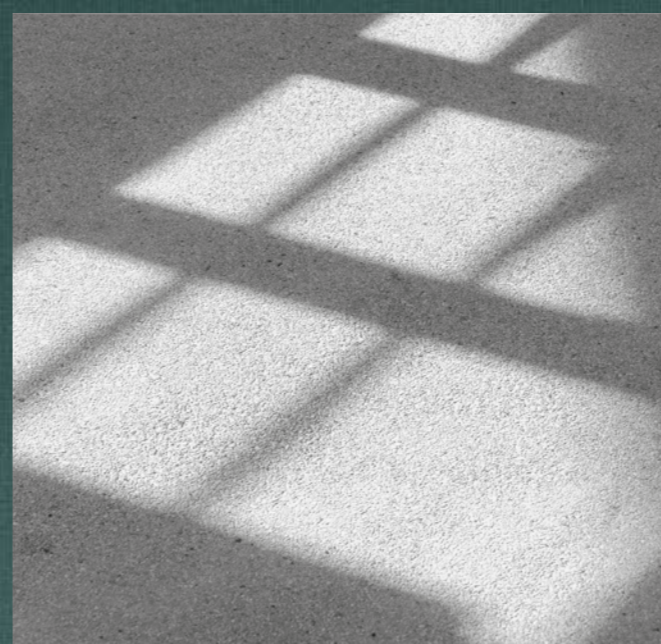
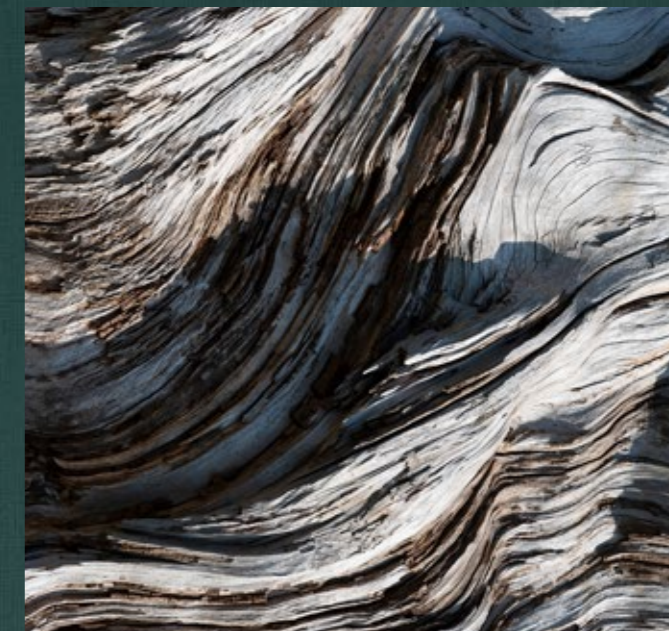
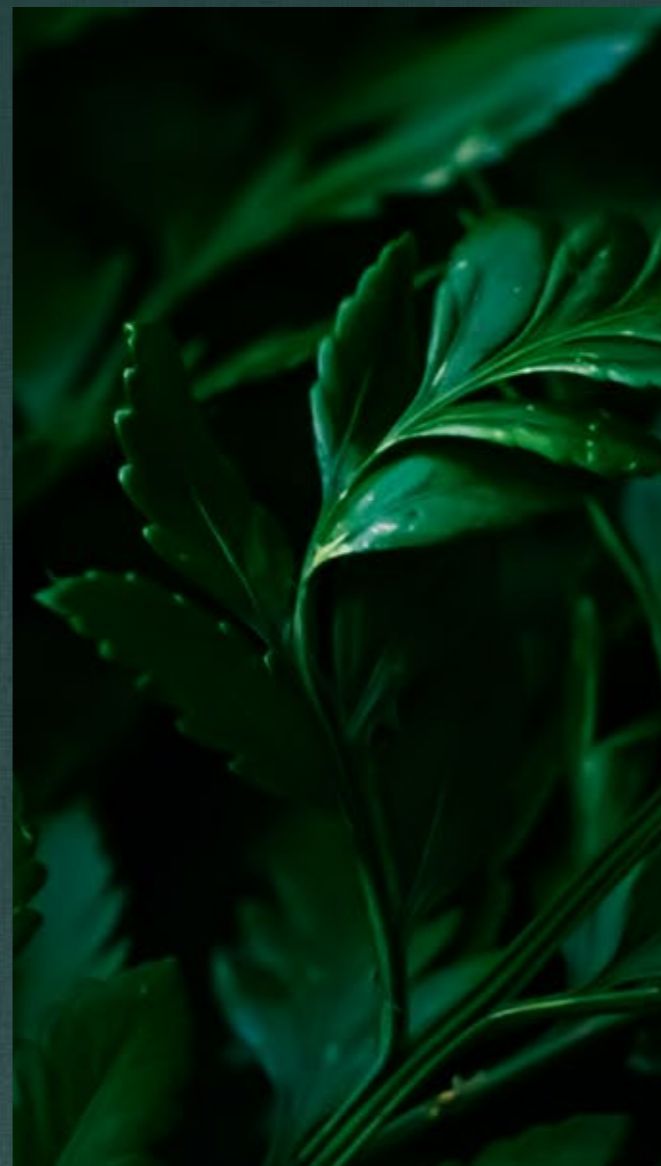
## Nature of Beauty: Perfect Inspiration

Sounds, sights, and touch that inspired us.



Every rock, leaf, and waterway holds life, serving as the perfect inspiration for us as we transform these spaces into a liveable environment.

At Forestree, each hardscape and softscape is meticulously selected to craft a paradise-like atmosphere, bestowing our community with a serene and fully immersive luxury living experience.





## Perched Above the Rest, Home, a Safe Nest.

A sanctuary cradled by the forest's embrace.



Forestree is graced with majestic, misty views of the Bukit Cerakah Forest Reserve, where the whispers of the woods weave into the very fabric of this enchanting enclave.

Here, nature's grandeur is not just a backdrop—it is the heartbeat of a life steeped in serenity and splendour.

Your home in this verdant haven is a testament to the heights of luxury, where every moment is a gentle reminder of the beauty that surrounds you.

## Green Living at the Heart, Sustainability at the Core.

Reducing carbon footprint through smart technology and innovations.

As our lifestyles evolve, Setia eGreenLiving is here to offer a more sustainable way of living with smart technology, making it easy to live greener with features that enhance convenience and reduce our carbon footprint.

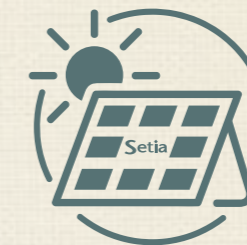
From the inside of your home to the outside, these thoughtful additions are designed to fit your modern lifestyle while being kind to the planet:

- Isolator at car porch
- Rainwater harvesting
- Neutral cable and smart switch
- Solar PV
- Box 366, drop box provided near main door
- Digital lockset for main door

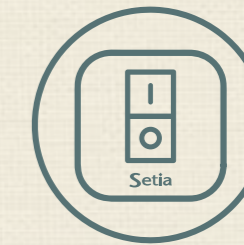
## Setia eGreenLiving



Smart Lock



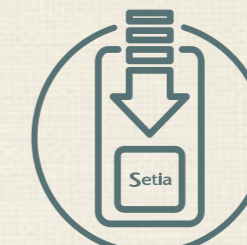
Solar PV Panel



Smart Switch



Rainwater  
Harvesting System



Box 366

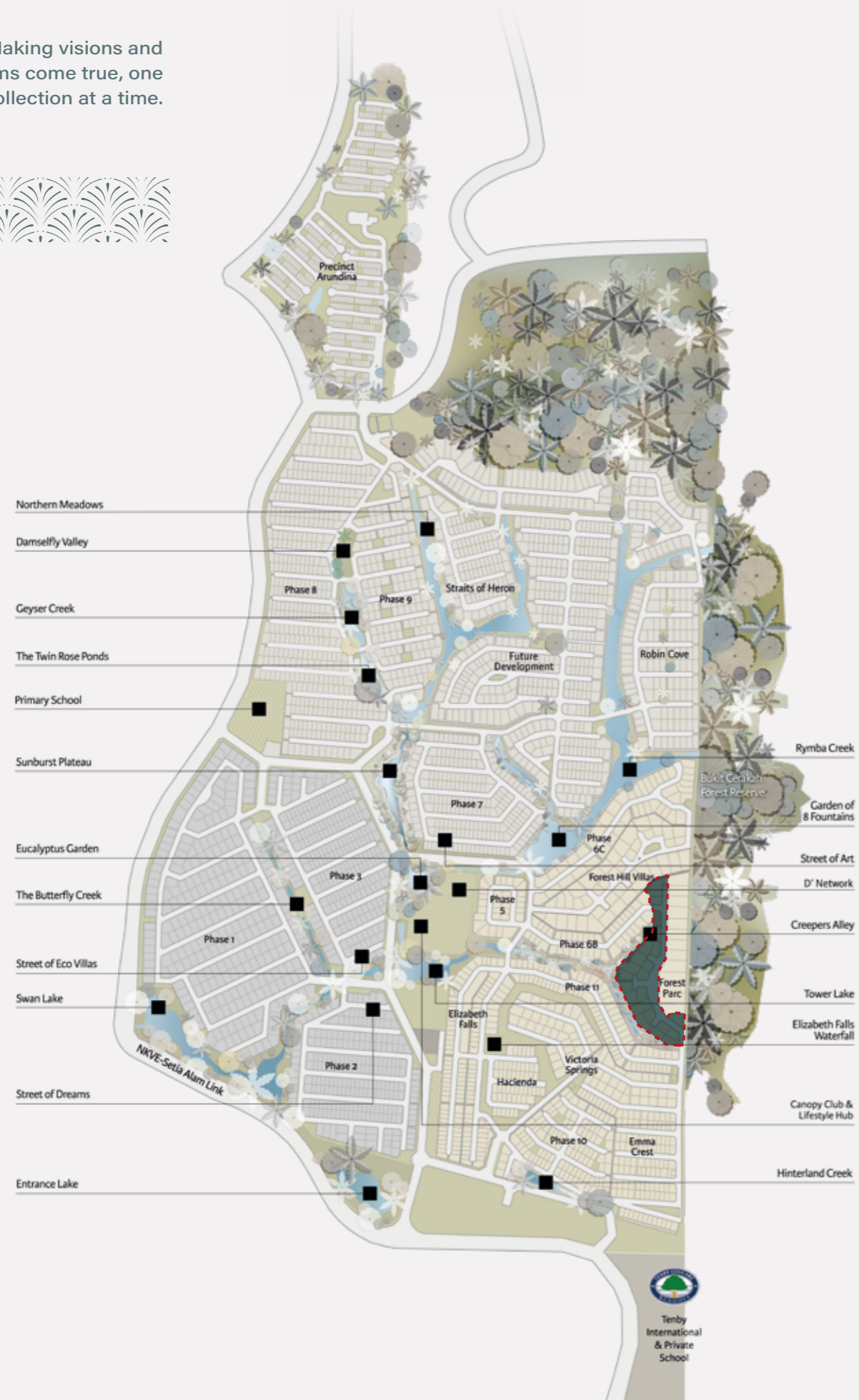


EV Port Ready



# Master Plan

Making visions and dreams come true, one collection at a time.



# Site Plan

Unfolding the premium collection of private bungalows, each offering utter privacy and exclusivity.

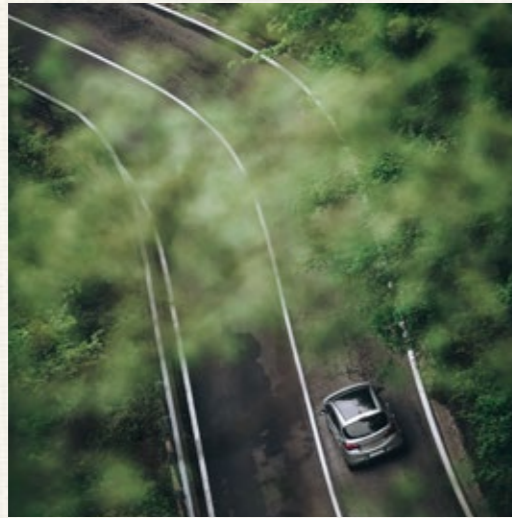


## Legend

- Type A 2 Storeys
- Type B2 1 + 1 Lower Ground
- Type B3 1 + 1 Lower Ground
- Type B4 2 Storeys
- Type B5 2 Storeys
- Type C 1 Storey

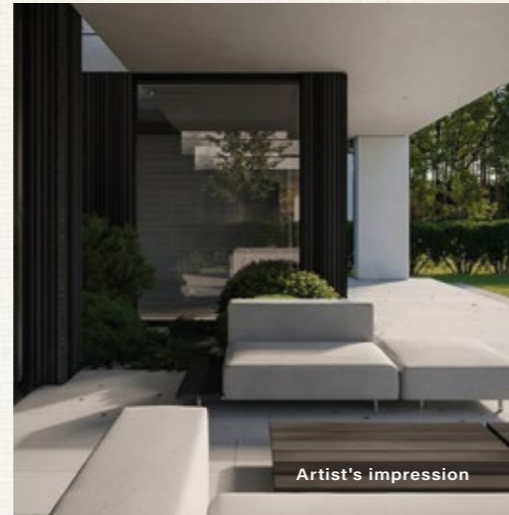






Breakfast on the terrace has never felt quite the same when your view is as panoramic as an ocean of greenery.

The seamless connection between the voluminous living, dining, and kitchen areas is a striking juxtaposition to the privacy of the residences. Away from the hustle and bustle of the world, this elevated haven celebrates harmony at home, with lush family areas overlooking the garden and beyond.



Artist's impression

## Sanctuary of Solitude: Privacy at its Peak

Highly secured for peace of mind.



Type A

Artist's impression

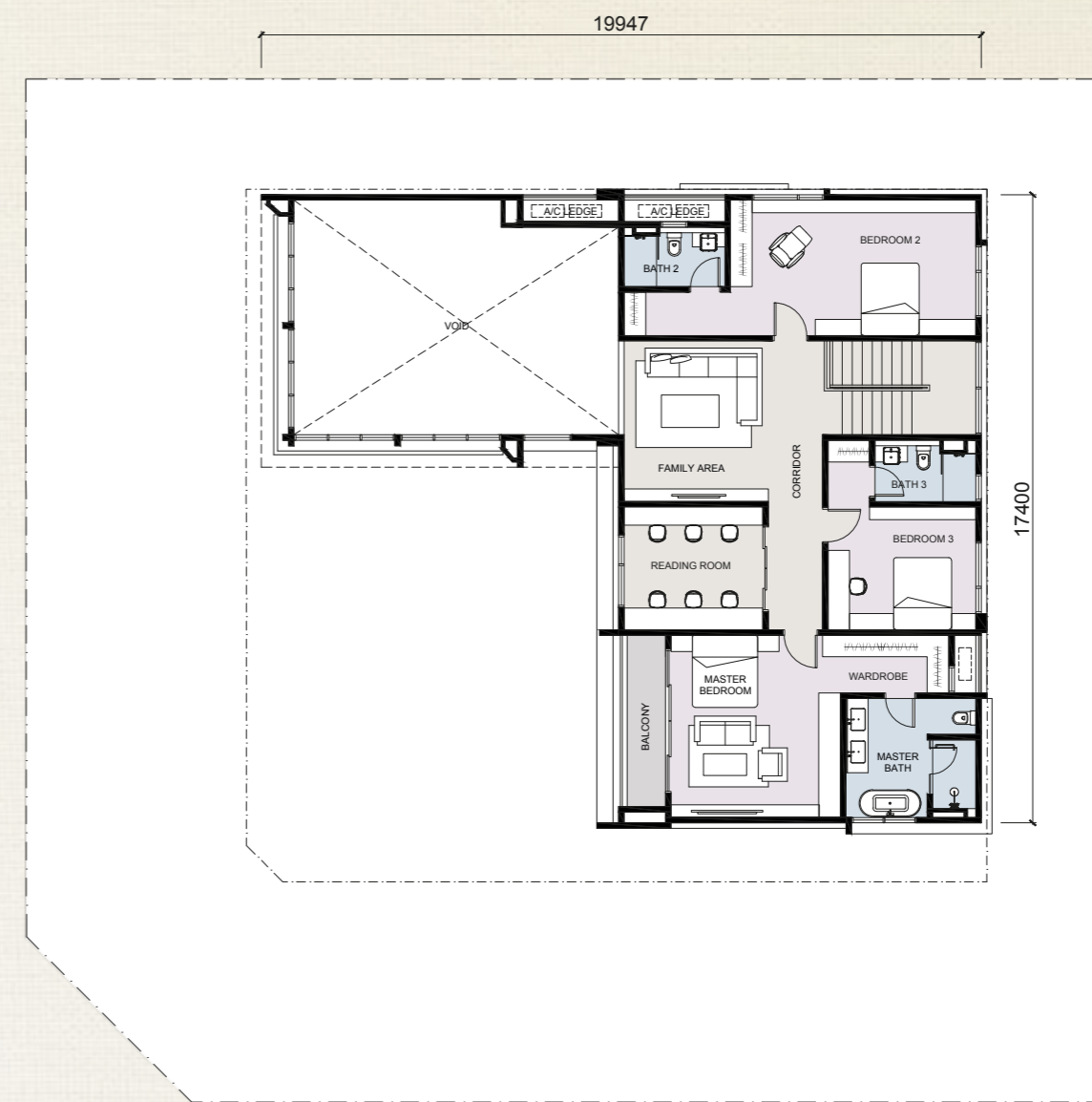
# Type A Floor Plan



4 + 1 Rooms & 1 Reading Room  
 5 Bathrooms + 1 Toilet  
**Land size: 8,935 sq.ft. - 14,854 sq.ft.**  
**Built-up size: 4,146 sq.ft.**



Ground Floor



First Floor

- Connected spacious living, dining, and dry kitchen
- Family area overlooking double-volume living room
- Master bedroom with walk-in wardrobe and balcony overlooking the garden
- Maximised views of the garden

Tailored in Design,  
Bespoke in Living.

Grand spaces for every dream.



Type B2

Come home to the woody fragrance of the forest and the aroma of home cooking, as your spacious residence is well-ventilated with louvered windows and double-volume ceilings.

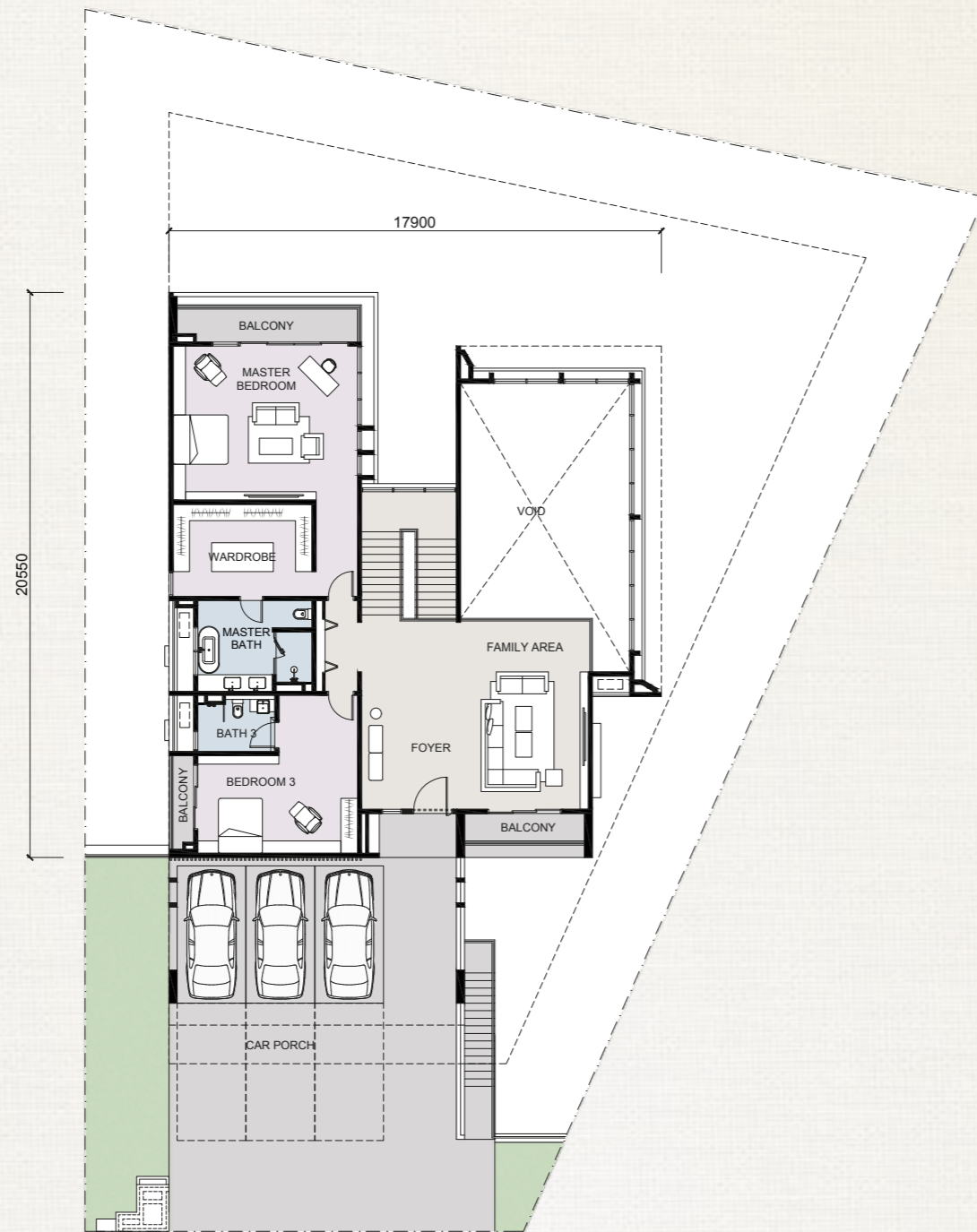
Reminiscent of a villa nestled in the heart of the forest, these multigenerational homes beckon you to indulge in gentler moments with your loved ones.

# Type B2

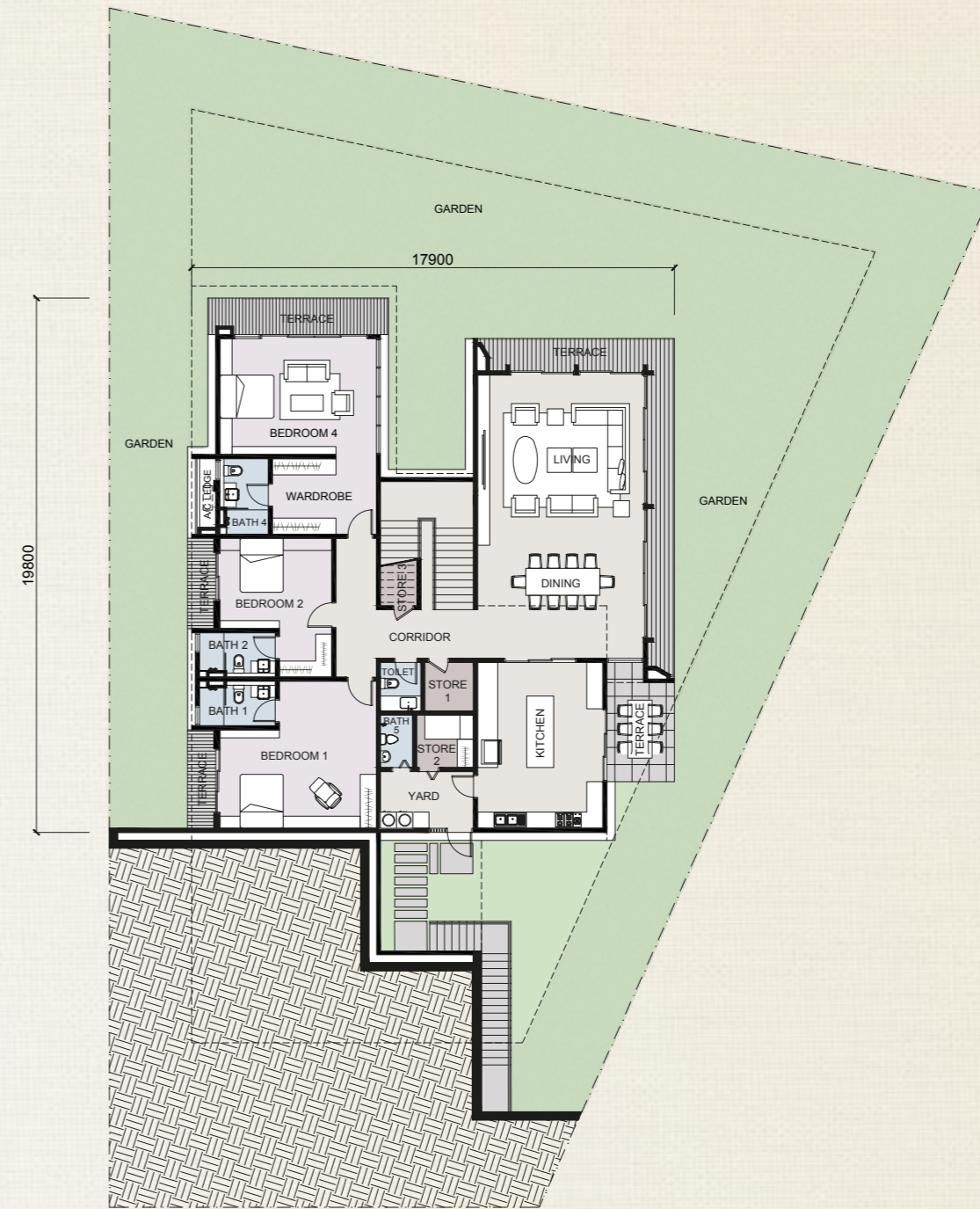
## Floor Plan



5 + 1 Rooms  
 6 Bathrooms + 1 Toilet  
 Land size: 11,052 sq.ft. - 15,499 sq.ft.  
 Built-up size: 5,714 sq.ft. - 5,729 sq.ft.



Ground Floor

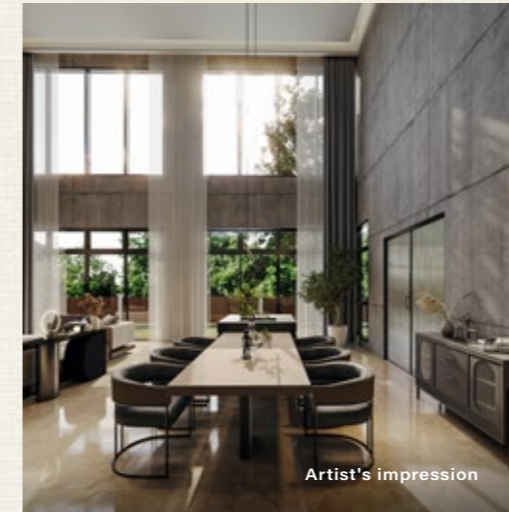


Lower Ground Floor

- Garden connected to main living areas on lower level for privacy
- Family area overlooking double-volume living room and garden
- Master bedroom with walk-in wardrobe and balcony overlooking the garden
- Maximised views of the garden
- Breakfast room connected to the garden and outdoor deck

Precision in Design,  
Quality in Family Time.

Spaces that bring families together.



Artist's impression



Artist's impression

The illusion of a single-storey bungalow gives way to an eye-opening lower ground floor, revealing an elaborate living area that showcases impeccable spatial design and thoughtful crafting of spaces that celebrate privacy.



Type B3

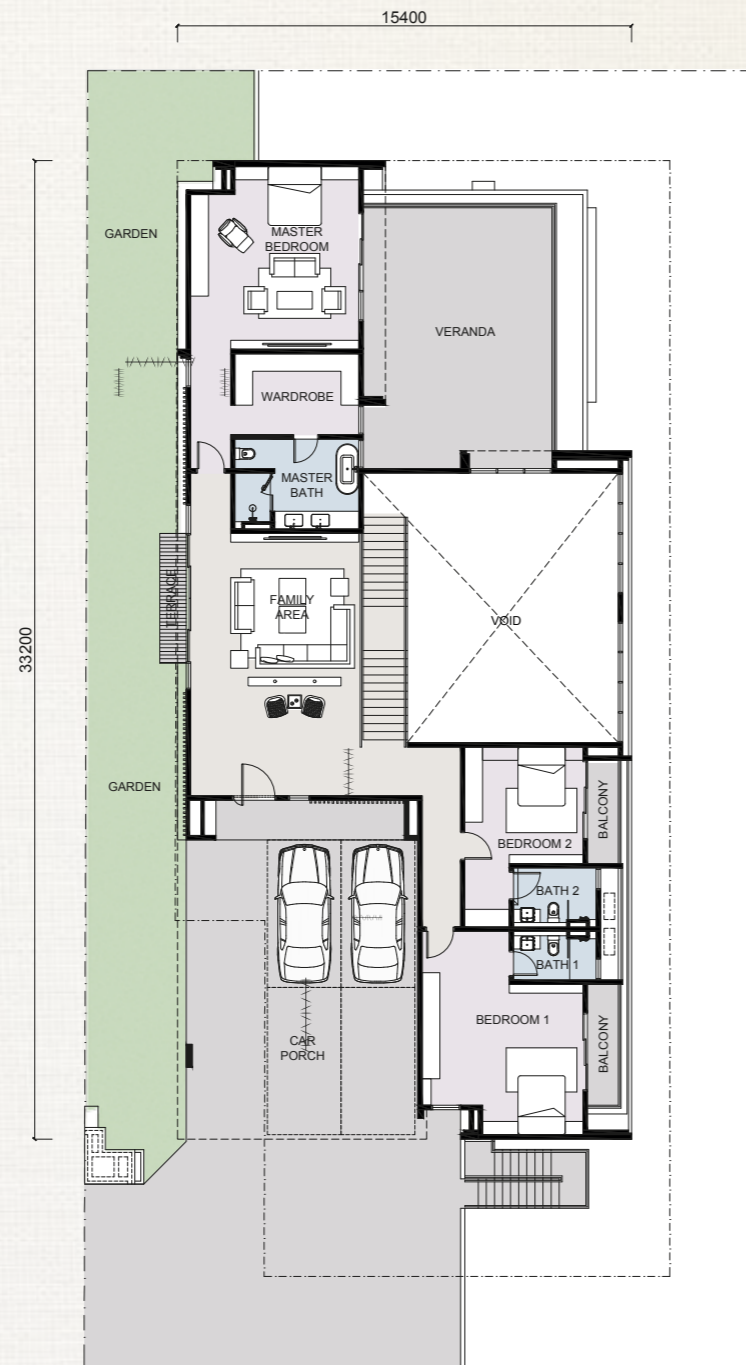
Artist's impression

# Type B3

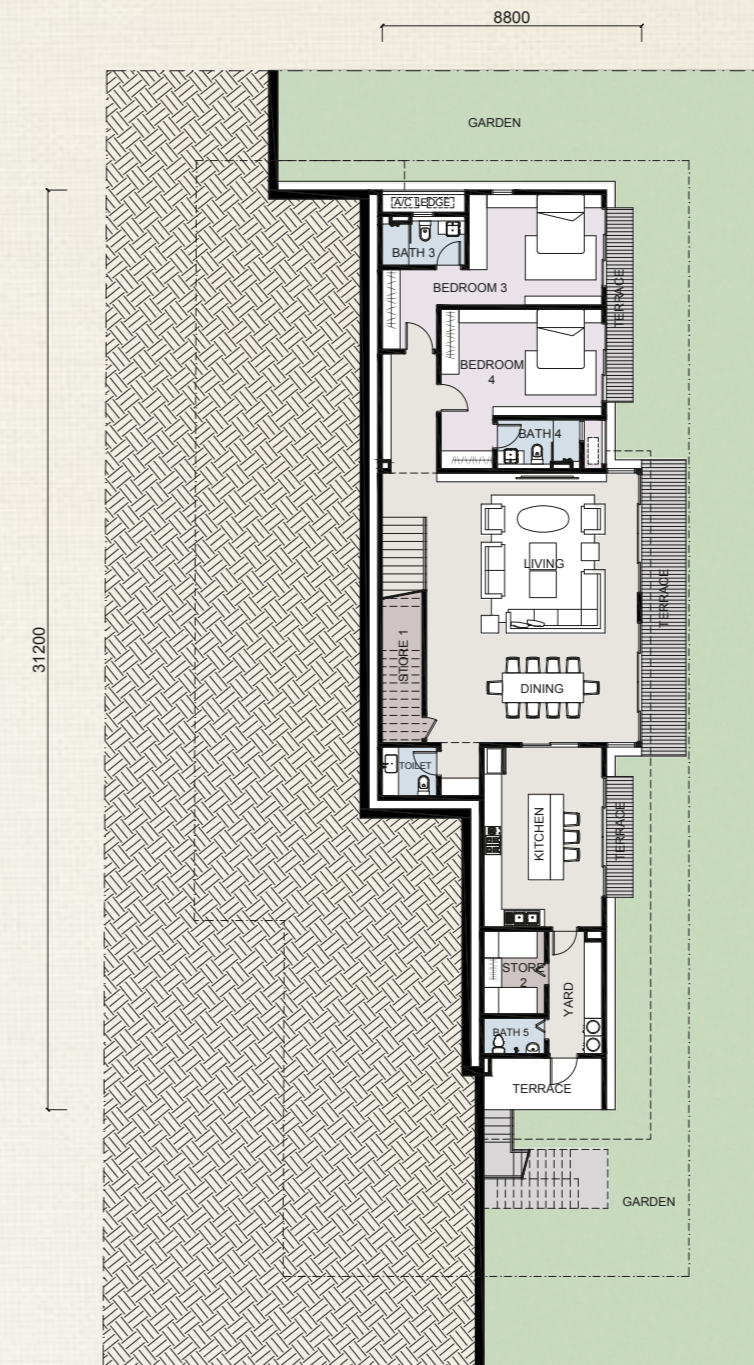
## Floor Plan



5 + 1 Rooms  
 6 Bathrooms + 1 Toilet  
**Land size: 10,813 sq.ft. - 15,042 sq.ft.**  
**Built-up size: 5,516 sq.ft.**



Ground Floor



Lower Ground Floor

- A walk-down unit, stepping down into a more private and intimate living area
- Living, dining, and kitchen areas connected to a secluded garden
- Double-volume and spacious living area
- Master bedroom with walk-in wardrobe

# Mesmerising Views, Captivating Hearts.

Exquisite scenery is part of bespoke living.



Savour breakfast in the garden or at the first floor balcony, where each view captivates with its unique, stunning charm.

A spacious detached car porch frames unobstructed vistas, offering ample space for welcoming your esteemed guests.



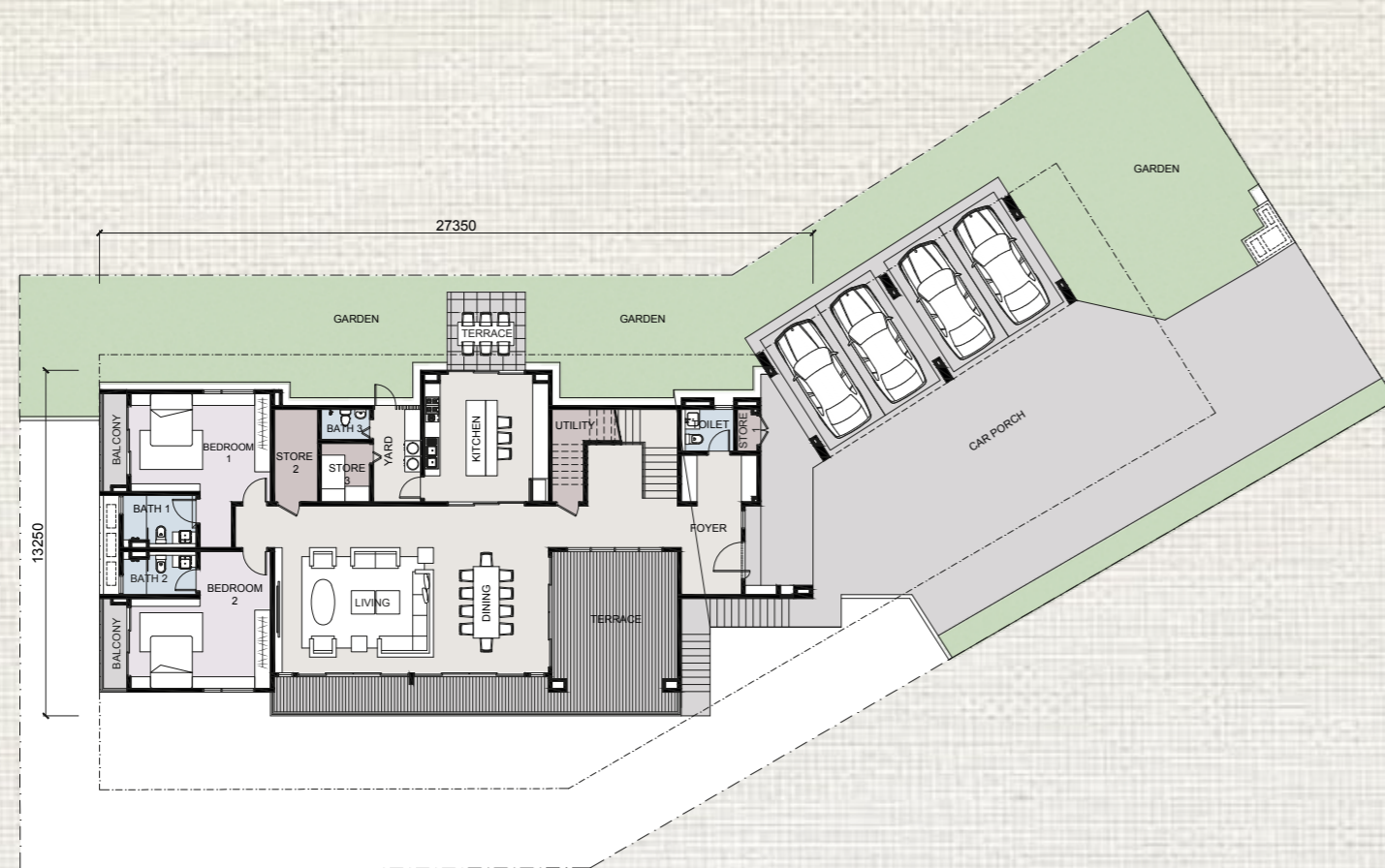
Type B4

# Type B4

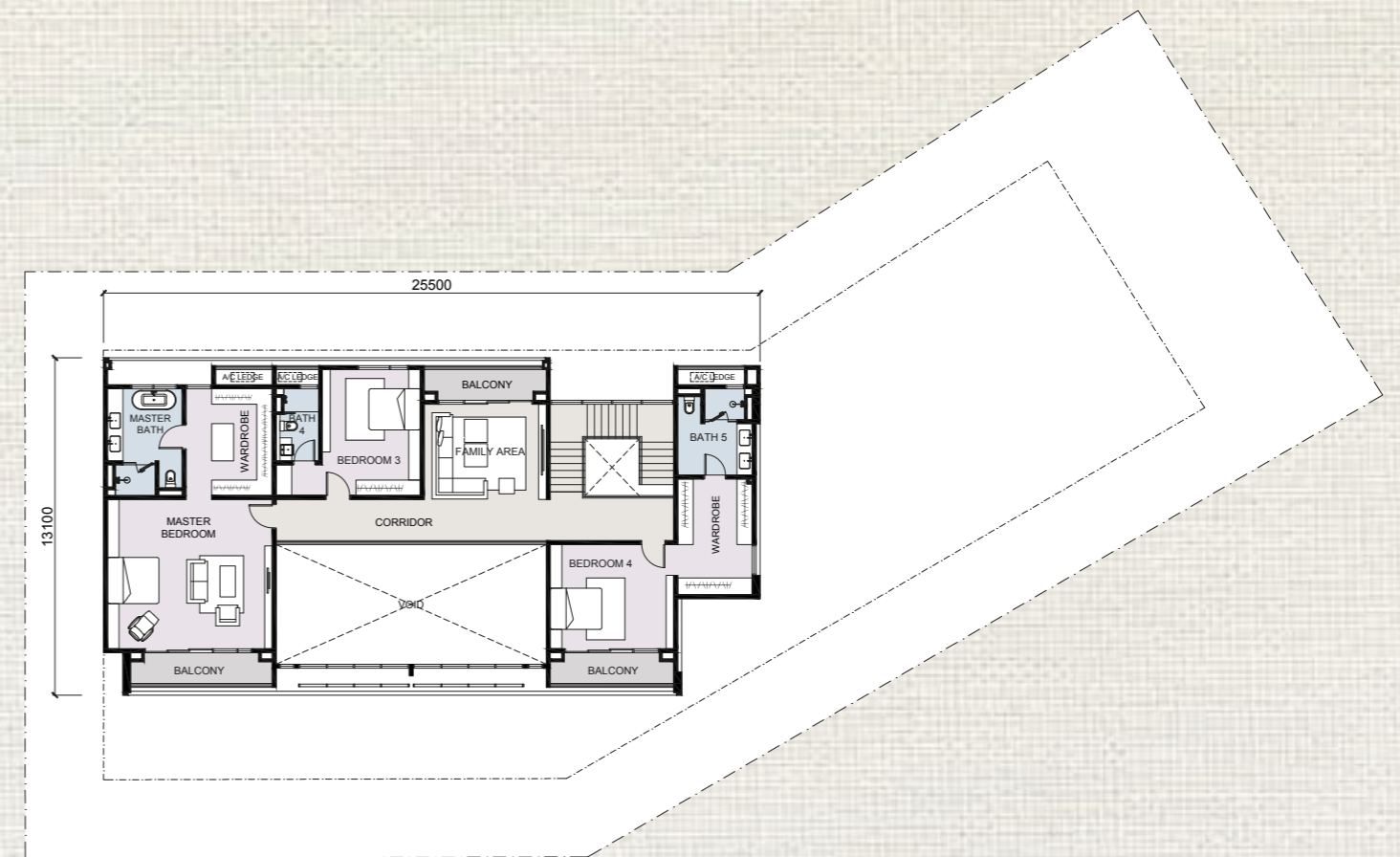
## Floor Plan



5 + 1 Rooms  
 6 Bathrooms + 1 Toilet  
 Land size: 11,057 sq.ft.  
 Built-up size: 5,593 sq.ft.



Ground Floor



First Floor

- A secluded breakfast area in the middle of the garden
- Connected kitchen to living area and dining room
- Double-volume living areas opening up to an outdoor deck
- Maximised views of the garden
- Detached car porch



Freedom to Choose,  
Live Your Way.

Seamless indoor and outdoor spaces in one harmonious home.



Type B5



Luxury also embodies the freedom to delight in everyday living. Ample spaces in this residence beckon families to luxuriate in meals, cherish moments with friends, host soirées, and embrace countless possibilities.

# Type B5

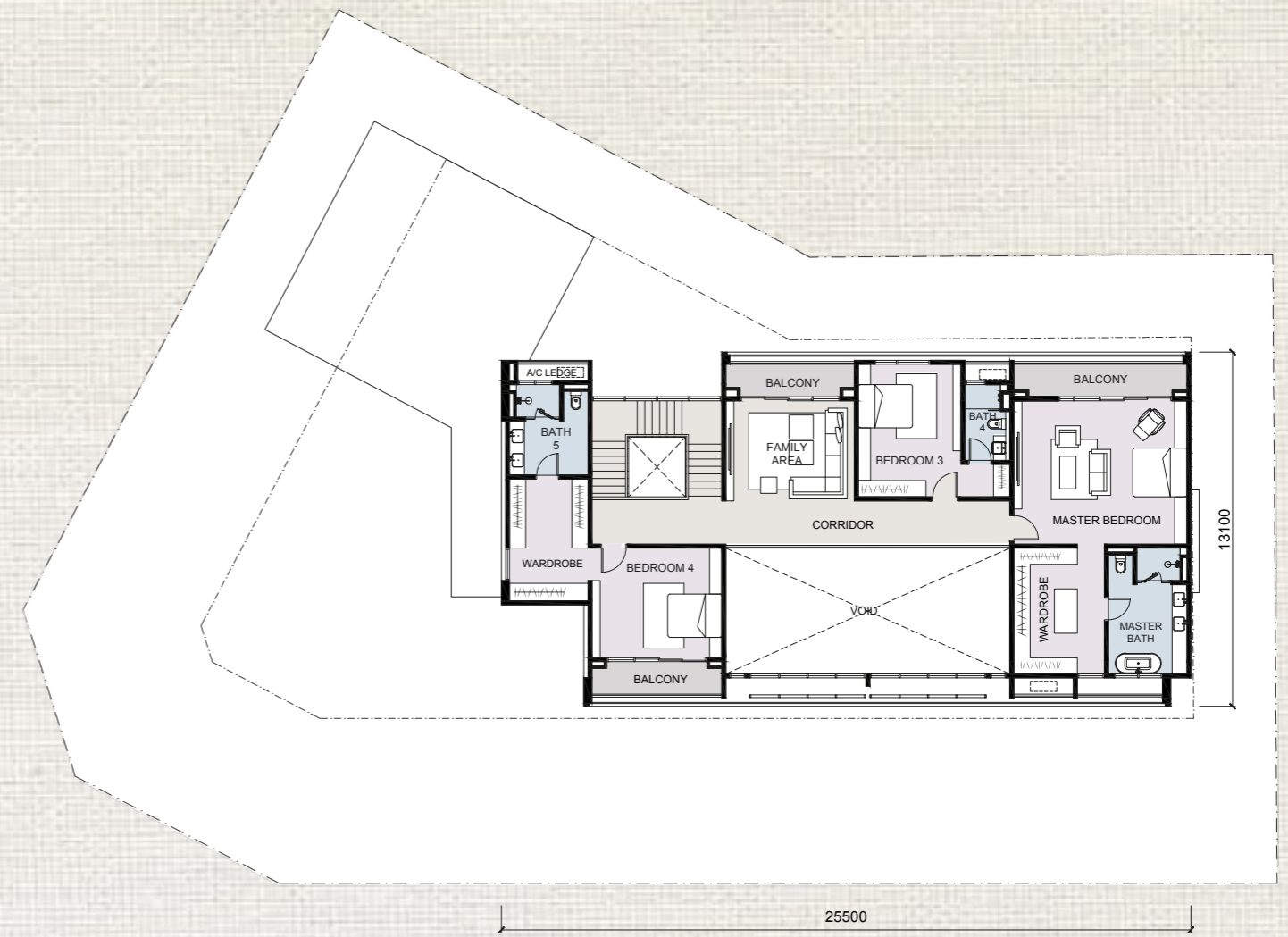
## Floor Plan



5 + 1 Rooms  
 6 Bathrooms + 1 Toilet  
**Land size: 11,858 sq.ft.**  
**Built-up size: 5,621 sq.ft.**



Ground Floor



First Floor

- A secluded breakfast area in a quiet side of the garden
- Spacious outdoor deck from the garden connected to kitchen, iving area and dining room
- Double-volume living areas opening up to an outdoor deck
- Master bedroom with walk-in wardrobe

Relish in Grandeur,  
Bask in Privacy.

Family values shape the heart  
of these residences.



This remarkable single-storey bungalow offers peace of mind and unparalleled comfort for every family member, including the elders. Its stair-free design gives room for those with mobility difficulties to manoeuvre the spaces easily without compromising their desire for independence.

Their resilience mirrors that of the indoor courtyard, which uplifts their spirits and continues to flourish towards the sky.

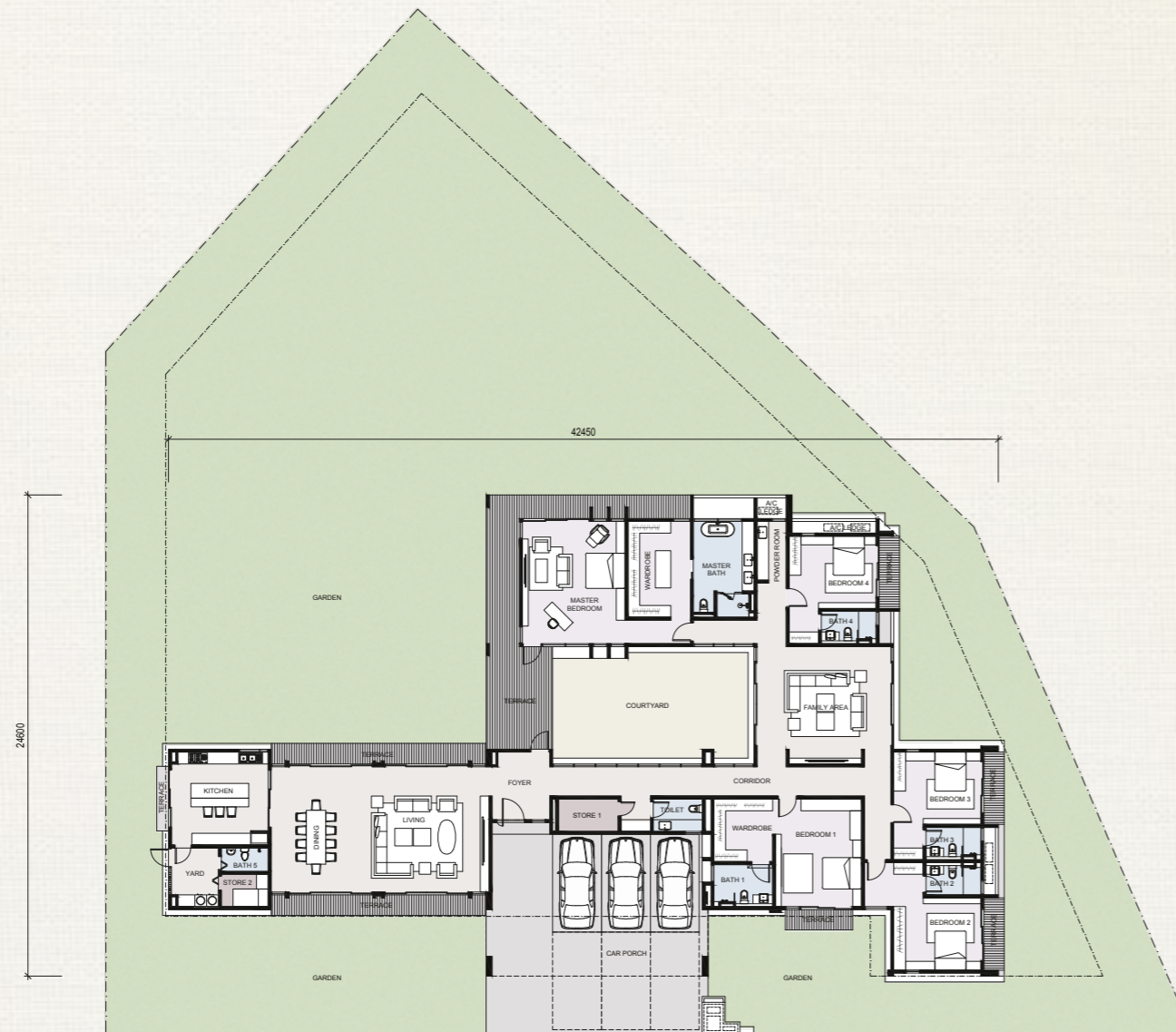
Type C



# Type C Floor Plan



5 + 1 Rooms  
6 Bathrooms + 1 Powder Room + 1 Toilet  
Land size: 21,156 sq.ft.  
Built-up size: 5,602 sq.ft.



Ground Floor

- The Refuge: A courtyard as a breathing space in the house
- Maximised views looking into the courtyard
- Single storey suitable for family with elderly
- Double-volume living areas opening up to an outdoor deck
- Master bedroom with walk-in wardrobe

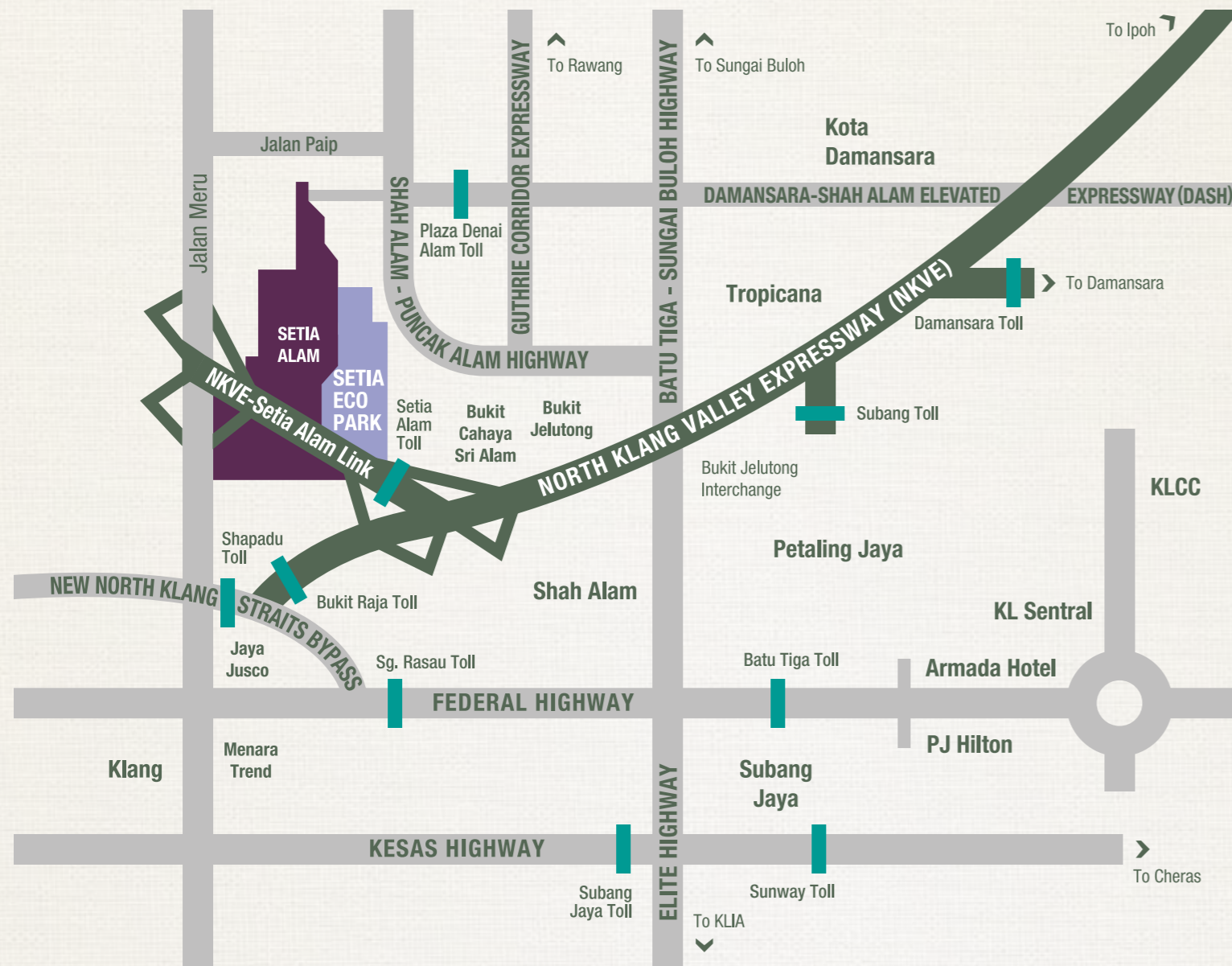
## Specifications

Structure	: Reinforced Concrete						
Wall	: Brickwork						
Roofing Material	: Roof Shingle/ RC Flat Roof/ Metal Deck						
Roof Framing	: Metal Trusses						
Ceiling	: Skim Coat/ Plaster Ceiling/ Composite Timber Ceiling						
Windows	: Powder Coated Aluminium Frame Window						
Doors	: Main Entrance	: Solid Timber Door					
	Bedrooms	: Solid Core Timber Door					
	Others	: Timber Flush Door/ Timber Louvers Door/ Metal Grille Door/ Aluminium Frame Sliding Door/ Aluminium Frame Glass Door/ Aluminium Bi-folding Door/ Aluminium Louvers Door					
Ironmongery	: Quality Ironmongery						
Wall Finishes	: Kitchen	: Porcelain Tiles					
	Master Bath, Bathroom & Toilet	: Porcelain Tiles					
	Others	: Plaster & Paint					
Painting	: Emulsion Paint Internally & Weather-Resistant Paint Externally						
Floor Finishes	<b>Lower Ground Floor (Type B2 &amp; B3)</b>						
	Living/ Dining/ All Bedrooms/ Corridor/ Store	: Porcelain Tiles					
	Kitchen/ Yard	: Porcelain Tiles					
	All Baths/ Toilet	: Porcelain Tiles					
	Terrace	: Porcelain Tiles					
	Ledge/ Others	: Cement Render					
	<b>Ground Floor</b>						
	Foyer/ Corridor/ Family Area/ Kitchen/ Living/ Dining/ Store/ Yard/ Car Porch	: Porcelain Tiles					
	Powder Room (Type C)/ Family Lounge (Type B3)/ Master Bedroom (Type B3):	: Porcelain Tiles					
	Master Bedroom/ Bedroom 3 (Type B2)	: Timber Flooring					
	Bathrooms/ Toilet	: Porcelain Tiles					
	Bedrooms	: Timber Flooring (Type B3)/ Porcelain Tiles					
	Staircase	: Timber Flooring					
	External Staircase (Type B2, B3 & B4)	: Porcelain Tiles					
	Balcony (Type B2, B3)	: Porcelain Tiles					
	Terrace (Type A, B2, B3, B4, B5, C)	: Porcelain Tiles					
	Terrace 3 (Type B4, B5)	: Composite Timber Deck					
	Utility (Type B4 & B5)/ Refuse Compartment	: Porcelain Tiles					
	Ledge/ Others	: Cement Render					
	<b>First Floor (Type A, B4 &amp; B5)</b>						
	All Bedrooms/ Family Area/ Corridor/ Reading Room (Type A)	: Timber Flooring					
	All Bathrooms/ Balcony	: Porcelain Tiles					
	Ledge/ Others	: Cement Render					
TYPE		A	B2	B3	B4	B5	C
Sanitary & Plumbing Fittings	: W/C	6	7	7	7	7	7
	Wash Basin	7	8	8	9	9	9
	Shower	5	6	6	6	6	6
	Bathtub	1	1	1	1	1	1
	Kitchen Sink	1	1	1	1	1	1
Electrical Installation & Telephone	: Light Point	53	63	54	65	64	71
	Power Point	47	48	47	47	48	46
	Air-Cond Point	8	8	8	8	8	8
	Fan Point	6	7	7	9	9	9
	Telephone Point	3	3	3	3	3	3
	TV Point	3	3	3	3	3	3
	Astro Point	1	1	1	1	1	1
	Data Point	7	7	7	7	7	7
	Door Bell Point	1	1	1	1	1	1
	Isolator Point	2	2	2	2	2	2
	Instant Water Heater Point	1	1	1	1	1	1
	3-Phase Wiring						
	Centralised Solar Water Heater						
Fencing	: 1,200mm High Fencing						
Compound Area	: Grass Turfing						

# Location Map

## Secluded Haven in a Connected Oasis.

Situated in the heart of Setia Eco Park, Forestreet enjoys close proximity to various lifestyle amenities, conveniences, and neighbouring cities via direct access from NKVE-Setia Alam Link to NKVE.



## An Award-Winning Development



Sprawling on 864 acres of prime freehold land, Setia Eco Park is truly the valley of dreams. Amazing waterways and natural greenery can be experienced when one settles in the realm of this world-class township.

This is an enclave of sheer eco-consciousness melded with luxurious living. Setia Eco Park has brought the definition of luxury living to the next level – one that will last forever.



Stay Together. Stay Setia  
livelearnworkplay

Call 603 3343 2228

BANDAR ECO-SETIA SDN BHD 200101030379 (566138-A)  
Sales Gallery, Setia Eco Tower  
SA, Jalan Setia Nusantara U13/17, Seksyen U13, Setia Eco Park, 40170 Shah Alam, Selangor, Malaysia.  
F 603 3343 7228 E eco-sales@spsetia.com www.setiaecopark.com.my

Developer's Licence No.: 9586/02-2029/1555(R)(A) • Validity Period: 12/02/2024 to 11/02/2029 • Advertising Permit No.: 9586-34/09-2026/0839(N)-(L) • Validity: 13/09/2024 to 12/09/2026 • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-1(P)/SEKU13/0124-2023 • Completion Date: September 2026 • Total Units: 19 units • Minimum Price: RM5,064,000.00 • Maximum Price: RM8,242,000

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT  
Disclaimer: All information contained herein is subject to changes without notification as may be required by relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All pictures and illustrations are artist's impression only unless stated otherwise. The items are subject to variation, modifications and substitutions as may be recommended by the relevant Approving Authorities. All plans/information contained herein is not final and shall be based on the approved Building Plans by the appropriate authorities.

Setia