

LOCATION MAP



Education	Supermarket	Medical	Nearby Amenities
1 Sri KDU International School Klang	5 AEON Mall Bukit Tinggi	9 Hospital Tunku Ampuan Rahimah	13 Bayuemas Sports & Events Complex
2 Regent International School (Klang)	6 GM Klang Wholesale City	10 Manipal Hospital Klang	14 Pertubuhan Hospis, Klang
3 Al Baghdadi Playtime Centre	7 NSK Trade City	11 Columbia Asia Hospital Bukit Rimau	15 Petronas, Bayuemas
4 UITM Shah Alam	8 Mydin @ Little India Klang	12 KPJ Selangor Specialist Hospital	16 Bayuemas Park



Setia
Bayuemas



bergenia
2-STOREY TERRACE HOMES

NATURE-INSPIRED
LANDED HOMES

Stay Together Stay Setia
livelearnworkplay

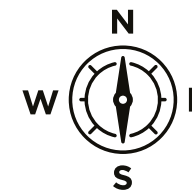
Call 603 3325 1700
Bayuemas Sales Gallery
4, Jalan Bayu Impian 10/KS9, Kota Bayuemas, 41200 Klang, Selangor
T: 603 3325 1700 W: www.spsetia.com E: bayuemas@spsetia.com

Setia

Phase A2 (Double Storey Terrace) • Developer: I&P Kota Bayuemas Sdn. Bhd. (200201000854) (a member of Setia) • Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan Tel: 0380829600 • Developer's License No: 9796-17/07-2023/0587 (L) • Validity Period: 29/07/2021 to 28/07/2023 • Advertising and Sales Permit No: 9796-17/07-2023/0587 (P) • Validity Period: 29/07/2021 to 28/07/2023 • Approving Authority: Majlis Perbandaran Klang • Building Plan Approval No: MPK/BGN-600-4/1/0108(2016)-P • Expected Date of Completion: September 2023 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • No. of Units: 84 • Selling Price: Min RM720,000.00 – Max RM1,070,000.00 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

20' x 70' | 84 UNITS | FREEHOLD



LEGEND:

- ROAD
- BUNGALOW / BUNGALOWS LOTS
- SEMI DETACHED
- TERRACE
- CLUSTER
- APARTMENT
- LOW / LOW MEDIUM / MEDIUM COST APARTMENT
- GREEN AREA
- RETENTION POND
- COMMERCIAL
- PUBLIC AMENITIES
- LRT LINE

bergenia
2-STORY TERRACE HOMES

A STUNNING TOWNSHIP

Located in Klang, Selangor, Setia Bayuemas is a 545-acre freehold mixed development set amidst quaint and peaceful surroundings. The well-planned pocket precincts promise exclusivity and comfort as well as sizeable green parks that dotted around the sustainable township.



SERENE LIVING BEGINS HERE

Reside in the serenity of Bergenia, a quaint neighbourhood comprising 84 units of double storey terraced homes with exciting amenities and modern conveniences within reach.



Easy
Accessibility



Strategic
Location



Excellent
Amenities



Freehold
Residence



Green
Surroundings



BERGENIA SITE PLAN

Serenely nestled within Setia Bayuemas, a 545-acre freehold mixed development in Klang, Bergenia is inspired by the idea of building a close-knit community that thrives on a well-planned residential landscape.

LEGEND

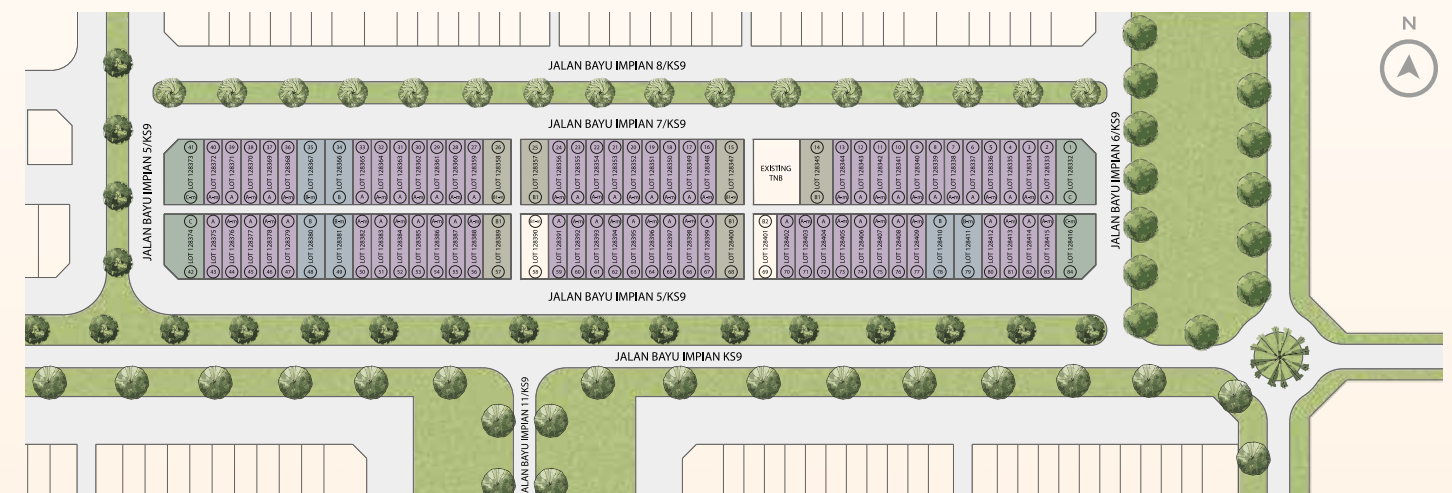
Type A INTERMEDIATE UNIT

Type B END UNIT

Type B1 END UNIT

Type B2 END UNIT

Type C CORNER UNIT





COZILY CRAFTED MODERN HOMES

Affordably priced yet generous with space, Bergenia homes set itself apart with an open plan concept that creates a sense of comfort, openness and continuity throughout the living space.



Tranquil
Living



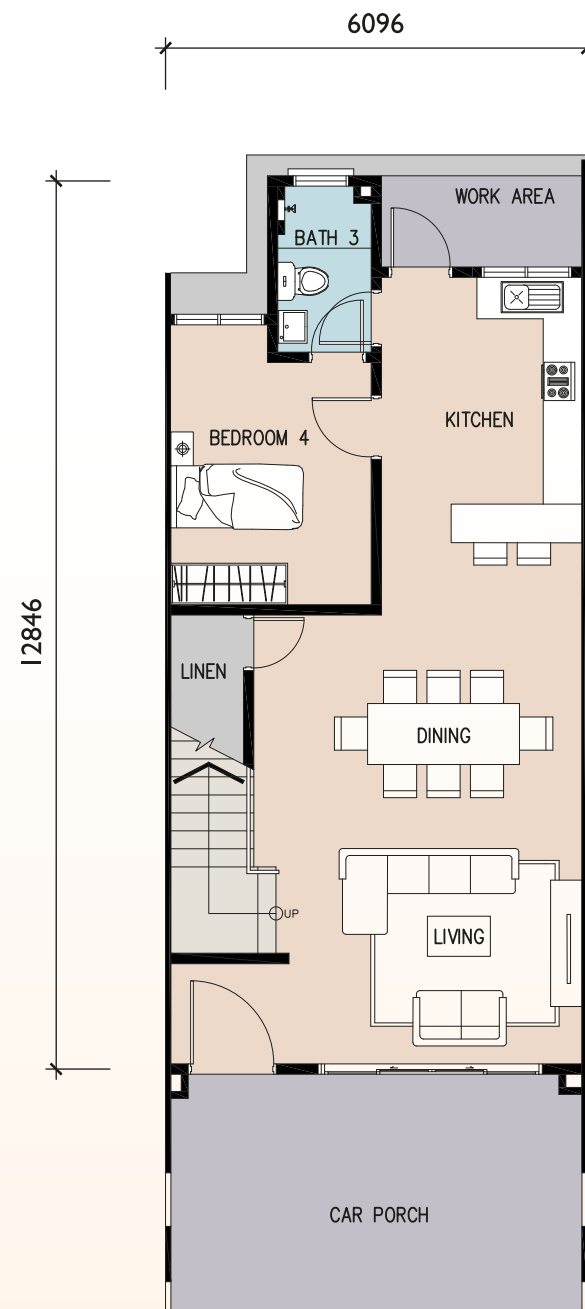
Full Height
Front Facade



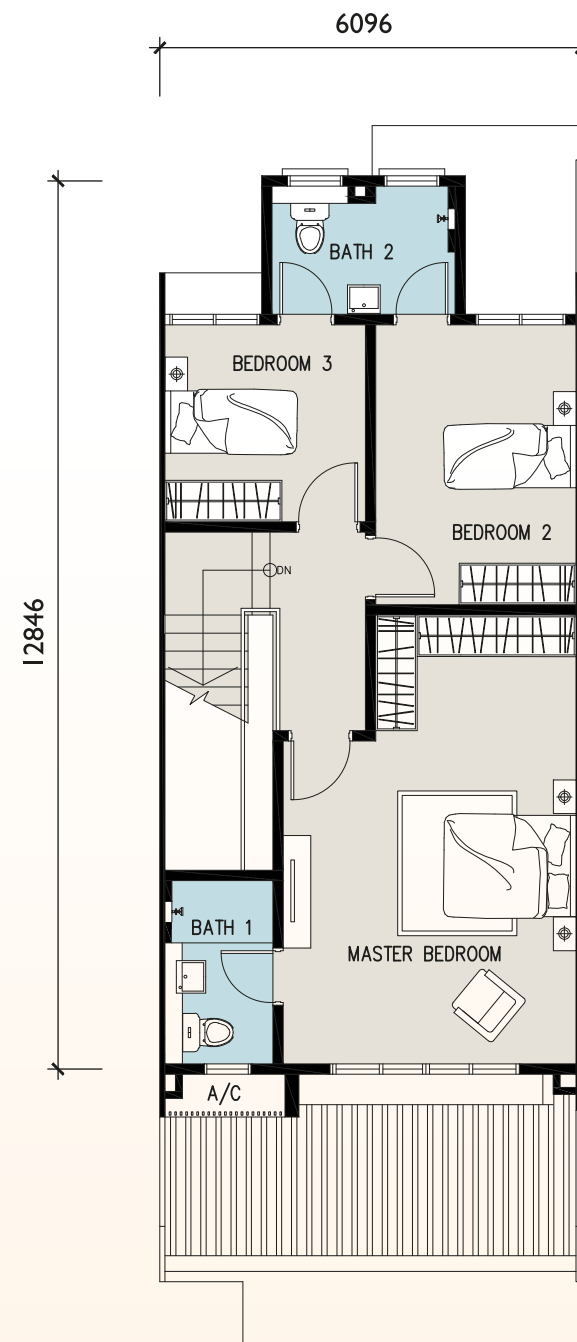
TYPE A

INTERMEDIATE UNIT

BUILT-UP AREA : 1,812 SQ. FT.
LAND AREA : 1,400 SQ. FT.



GROUND FLOOR

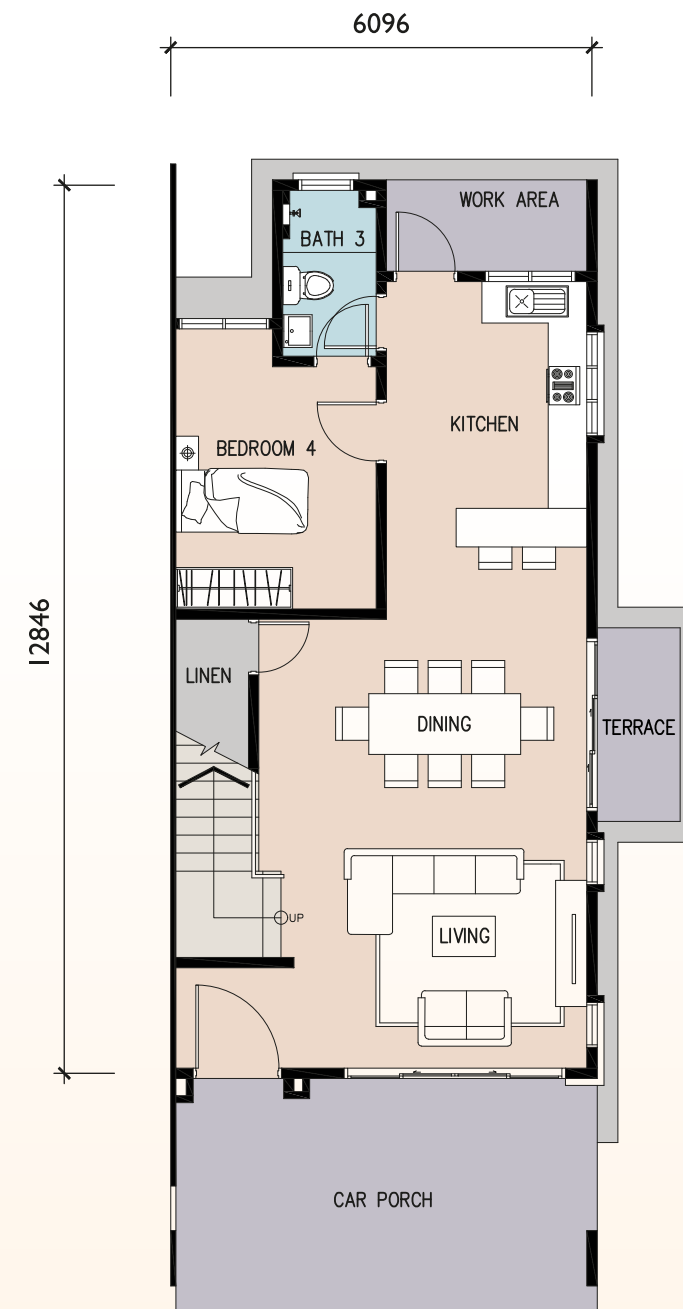


FIRST FLOOR

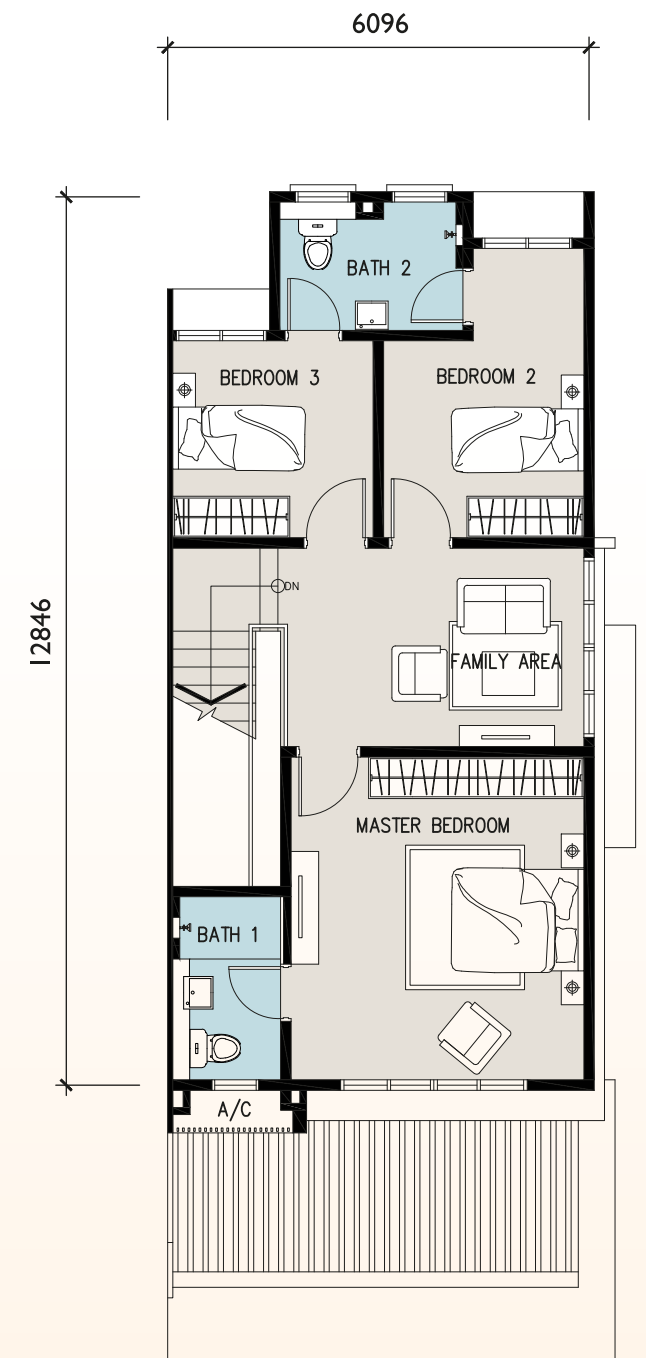
TYPE B

END UNIT

BUILT-UP AREA : 1,875 SQ. FT.
LAND AREA : 2,099 SQ. FT.



GROUND FLOOR

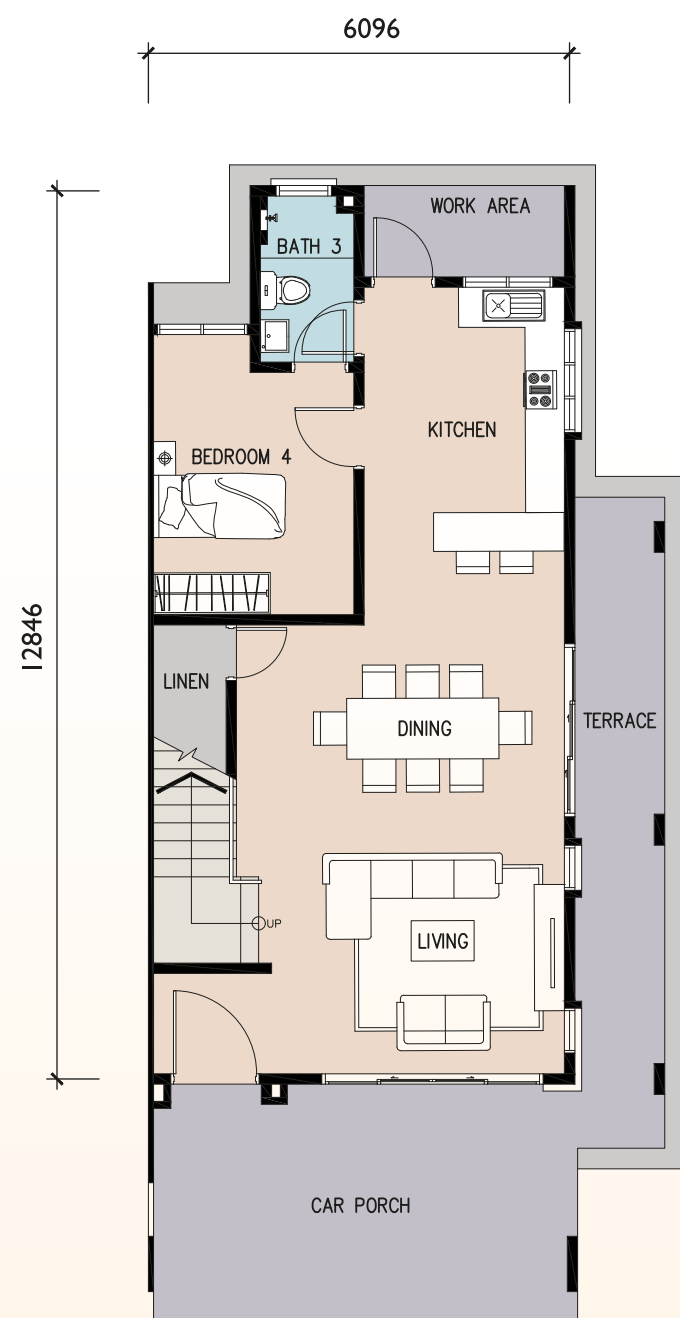


FIRST FLOOR

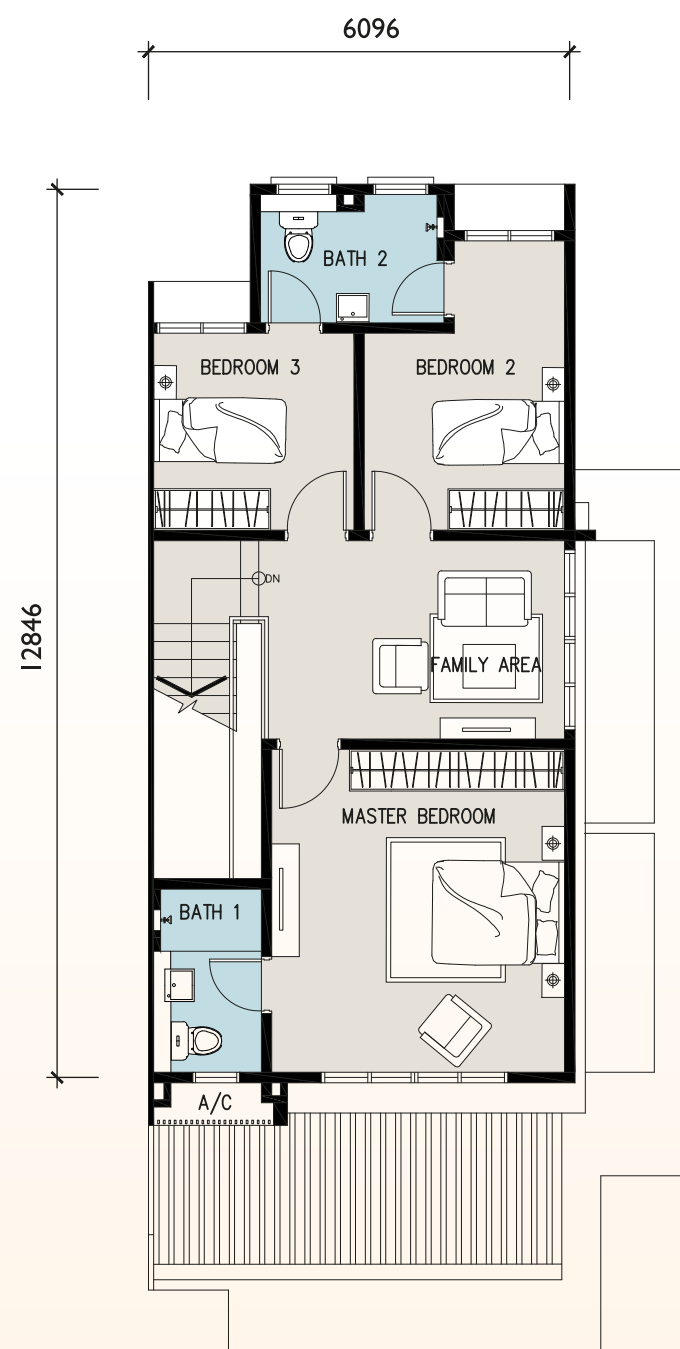
TYPE B1

END UNIT

BUILT-UP AREA : 1,976 SQ. FT.
LAND AREA : 2,099 - 2,454 SQ. FT.



GROUND FLOOR

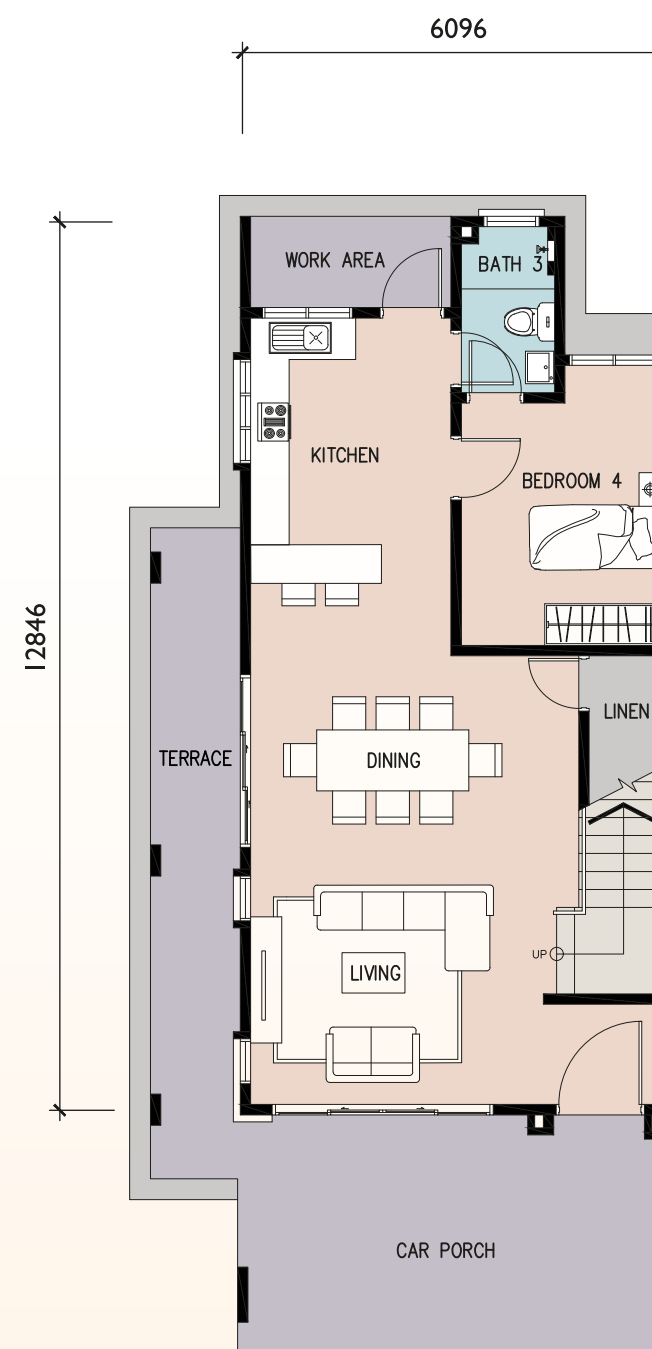


FIRST FLOOR

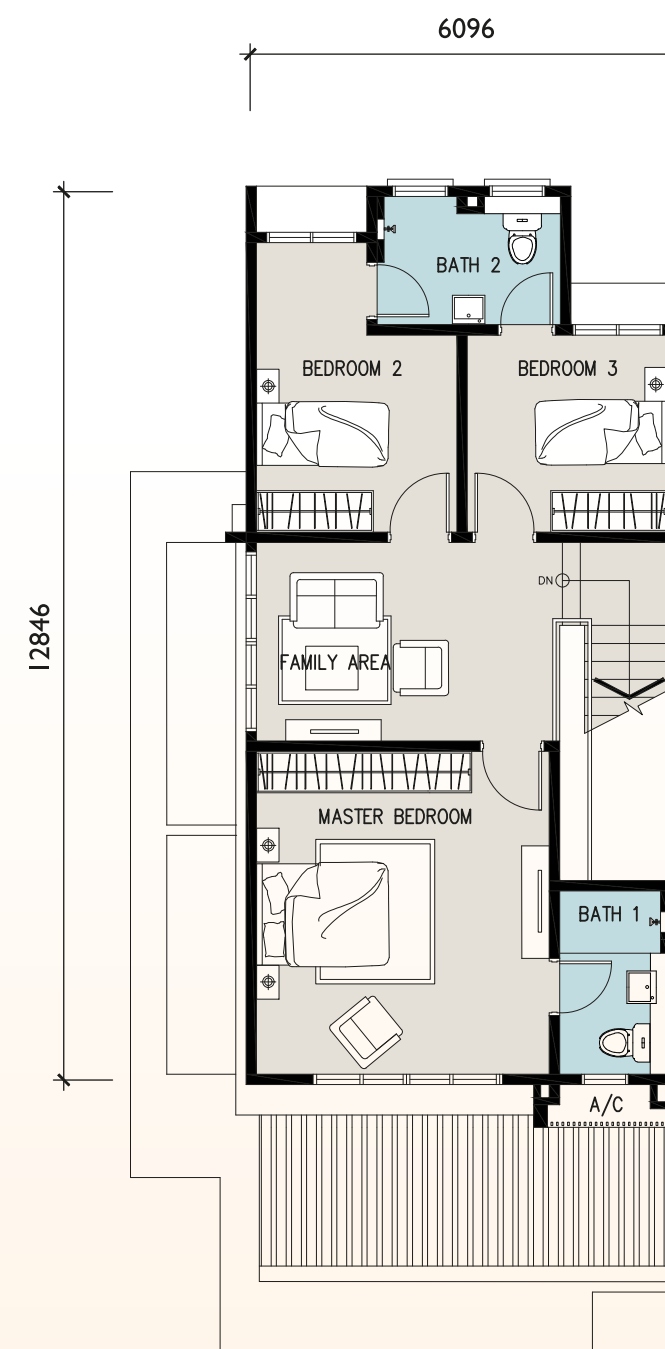
TYPE B1m

END UNIT

BUILT-UP AREA : 1,976 SQ. FT.
LAND AREA : 2,099 - 2,454 SQ. FT.



GROUND FLOOR

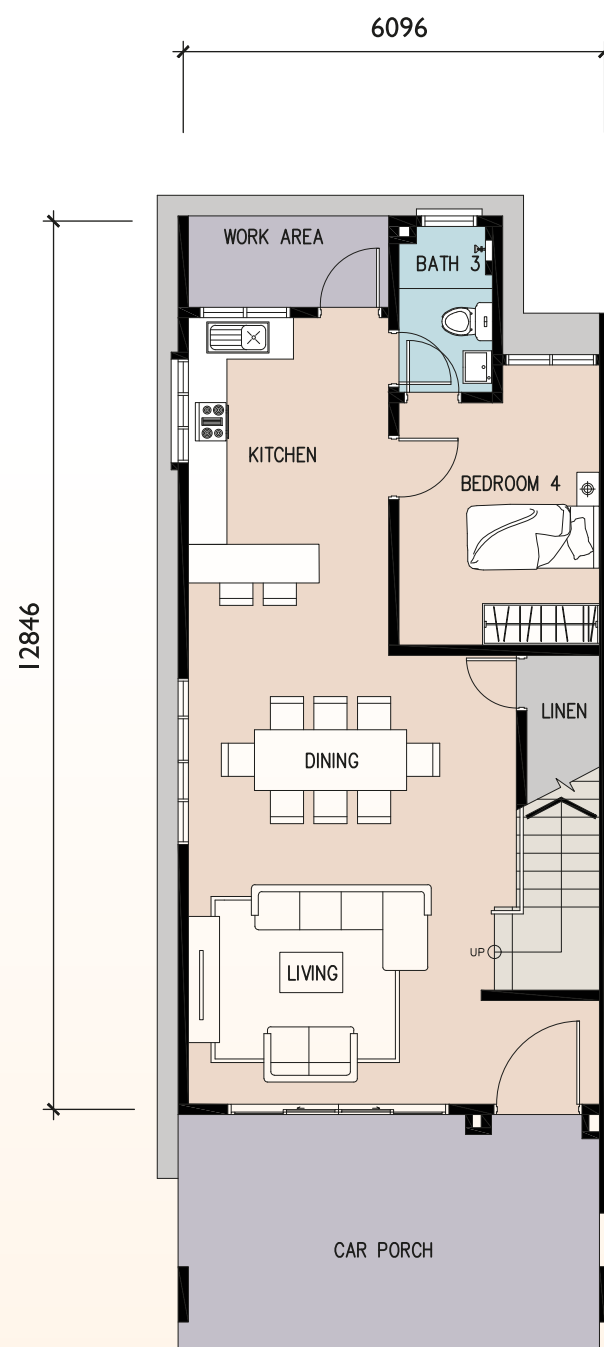


FIRST FLOOR

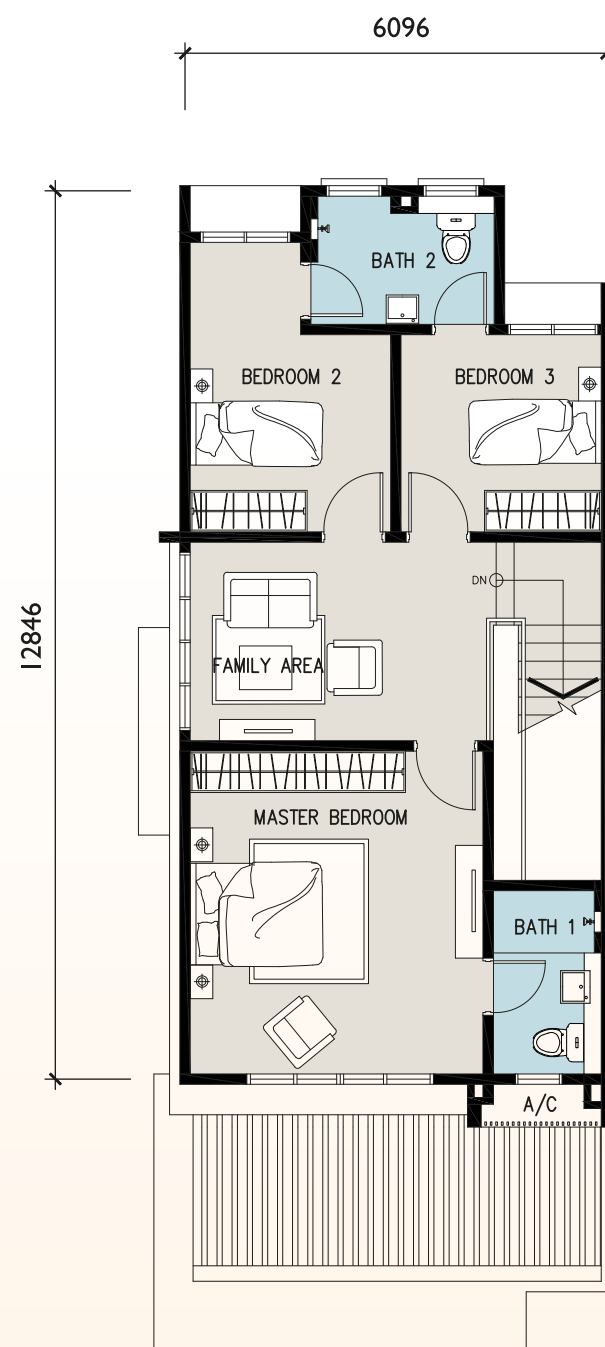
TYPE B2

END UNIT

BUILT-UP AREA : 1,837 SQ. FT.
LAND AREA : 1,755 SQ. FT.



GROUND FLOOR

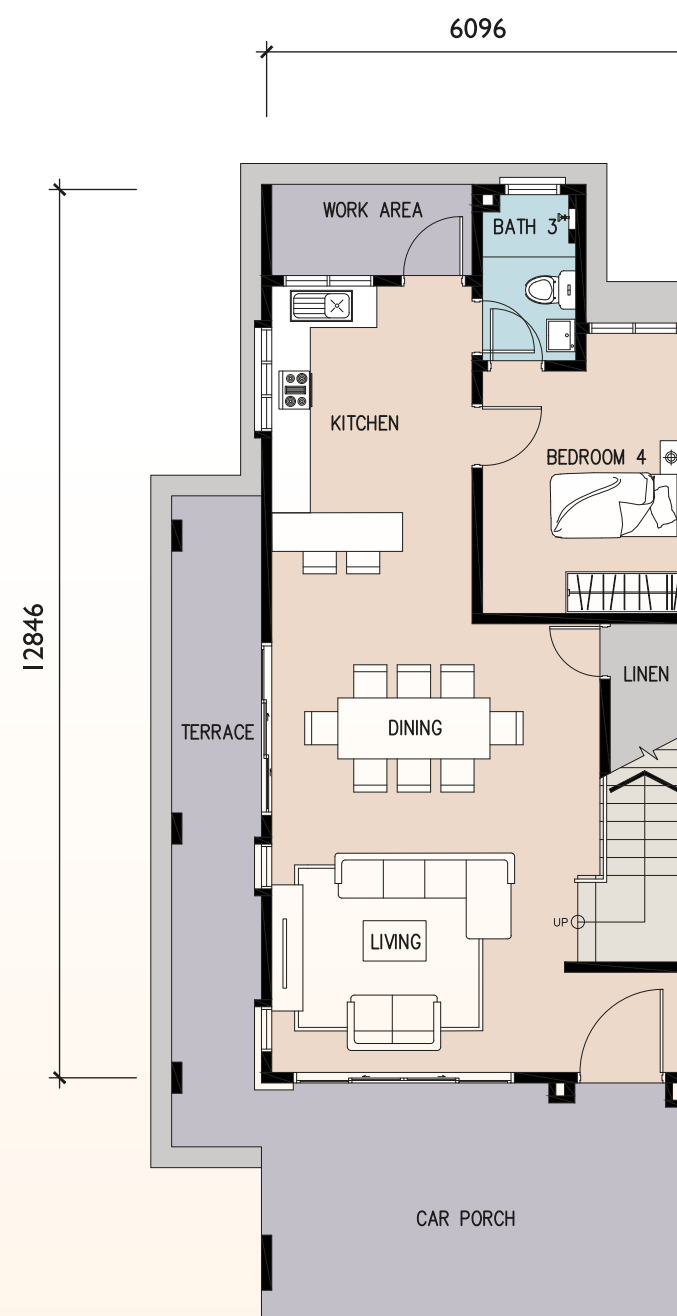


FIRST FLOOR

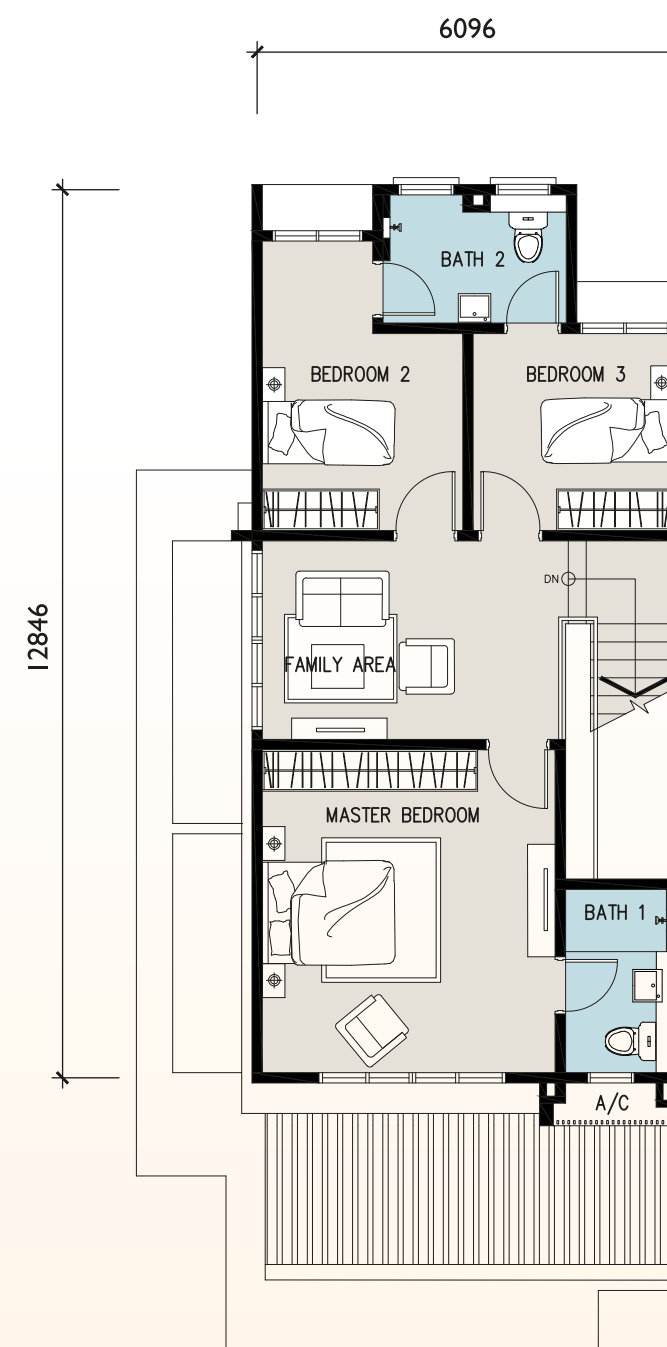
TYPE C

CORNER UNIT

BUILT-UP AREA : 1,976 SQ. FT.
LAND AREA : 2,863 SQ. FT.



GROUND FLOOR



FIRST FLOOR

TYPE Cm

CORNER UNIT

BUILT-UP AREA : 1,976 SQ. FT.
LAND AREA : 2,863 SQ. FT.



GROUND FLOOR

FIRST FLOOR

SPECIFICATIONS

STRUCTURE		Reinforce Concrete					
WALL		Cement Sand Bricks and Reinforced Concrete (party-wall)					
ROOF COVERING		Concrete Roof Tiles					
Main Roof		Metal Deck					
Car Porch							
ROOF FRAMING		Light Weight Steel Trusses					
CEILING		Plasterboard Skim Coat & Paint					
WINDOWS		Aluminium Frame Casement Window Aluminium Frame Top Hung Window					
DOORS		Timber Door					
Main Entrance		Timber Door					
Other Doors		Timber Louvred Door Aluminium Frame Sliding Door					
IRONMONGERY		Provided					
WALL FINISHES		Tiles at 1.6m Height / Plaster & Paint					
Kitchen		Tiles at Ceiling Height					
Bathrooms		Plaster & Paint					
Others							
FLOOR FINISHES		Tiles					
Car Porch		Concrete Finished					
Driveway		Tiles					
Terrace		Tiles					
Living & Dining		Tiles					
Kitchen		Tiles					
Bedroom No. 4		Tiles					
Work Area		Tiles					
Staircase		Laminated Timber Flooring					
Bedroom No. 1, 2 & 3		Laminated Timber Flooring					
Family Area		Laminated Timber Flooring					
Balcony		Tiles					
Bathrooms		Tiles					
Linen		Cement Render					
Garbage Compartment		Tiles					
SANITARY AND PLUMBING FITTING		Bath 1		Bath 2		Bath 3	
Pedestal W.C		1		1		1	
Wash Hand Basin		1		1		1	
Shower Rose		1		1		1	
Toilet Roll Holder		1		1		1	
Hand Bidet		1		1		1	
ELECTRICAL INSTALLATION		TYPE A, Am	TYPE B, Bm	TYPE B1, B1m	TYPE B2	TYPE C, Cm	
Lighting Points		28	29	29	28	29	
Fan Points		6	7	7	7	7	
Power Points		16	17	17	17	17	
Water Heater Electrical Point		2	2	2	2	2	
Air-conditioning Electrical Point		2	2	2	2	2	
Telephone Point		1	2	2	2	2	
TV Points		1	2	2	2	2	
Auto Gate Point		1	1	1	1	1	
INTERNAL TELECOMMUNICATION TRUNKING & CABLING		Provided					
FENCING		Provided					