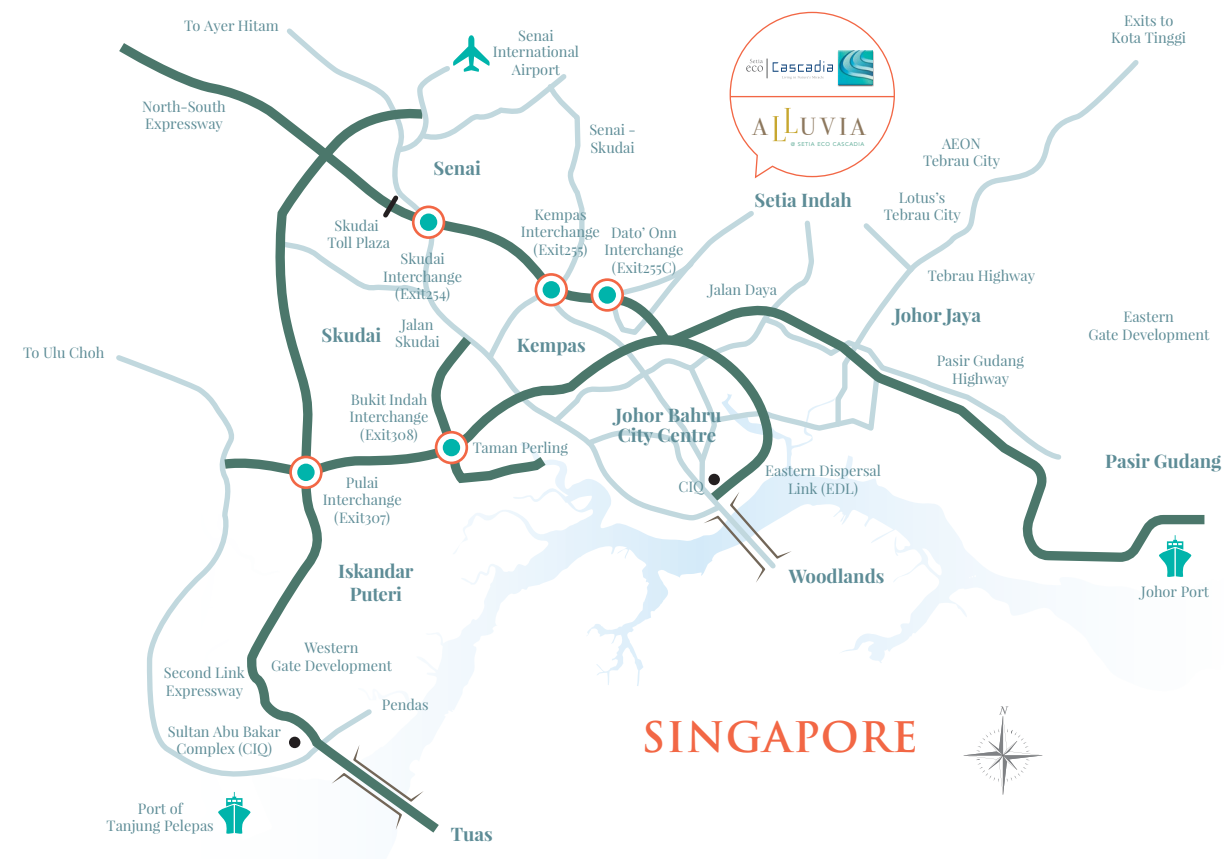


ISKANDAR MALAYSIA



EASY ACCESSIBILITY & CONVENIENCE

Ashton is located within the highly sought-after township of Setia Eco Cascadia. With its extensive road and network system throughout the surrounding region, you may find living here is an ultimate privilege. It gets even better with myriads of selection of daily essentials, entertainment, educational and medical institutions.

- 4.5KM

Aeon Bandar Dato' Onn
- 3.6KM

Austin Heights Golf & Hotel Resort
- 5KM

Sunway College Johor Bahru
- 9.7KM

KPJ International College, Johor
- 6.7KM

Sultan Ismail Hospital
- 7KM

Aeon Tebrau & Ikea
- 19KM

to Johor Bahru City Centre via EDL
- 20KM

to Singapore via Causeway Link

Setia
eGreenLiving



Smart Lock



Solar Panel PV



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81100 Johor Bahru, Johor Darul Takzim, Malaysia

Setia

Ashton I (Alluvia) Double Storey Terrace Home Standard Lot: 22' x 75' • Built-up: 2,183 sq.ft. • Housing Developer's License No.: 8118/04-2028/0567(A) • Validity Period: 16/04/2023-15/04/2028 • Advertising & Sales Permit No.: 8118-76/01-2027/0029(N)-(S) • Validity Period: 10/01/2024-09/01/2027 • Expected Date of Completion: May 2027 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MJB/J/U/2023/14/BGN/39/RP(15) • Land Tenure: Freehold Land • Charge: Nil • Total Units: 95 units • Price: (Min) RM 1,123,205 (Max) RM 1,451,300 • 15% Discount for Bumiputera • Restriction In Interest: Nil

Ashton II (Alluvia) Double Storey Terrace Home Standard Lot: 22' x 75' • Built-up: 2,183 sq.ft. • Housing Developer's License No.: 8118/04-2028/0567(A) • Validity Period: 16/04/2023-15/04/2028 • Advertising & Sales Permit No.: 8118-75/01-2027/0030(N)-(S) • Validity Period: 10/01/2024-09/01/2027 • Expected Date of Completion: May 2027 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MJB/J/U/2023/14/BGN/39/RP(15) • Land Tenure: Freehold Land • Charge: Nil Total Units: 103 units • Price: (Min) RM 1,122,170 (Max) RM 1,450,150 • 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.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.



ASHTON
@ ALLUVIA

DOUBLE STOREY TERRACE HOUSE

MASTERPIECE
WITHIN NATURE'S
EMBRACE

FLOW INTO THE EUPHORIC LIVING

Set out into the sweet embrace of Alluvia, as you discover its true beauty disguises in the form of your dream abode.

Nestled deep in the rosy development of Setia Eco Cascadia, this residence promises a dazzling lifestyle where nature and comfort coexist in a perfect symbiosis. It transcends beyond your needs and offers contentment to those who seek for peace.



Artist's Impression

A top-notch guardhouse will greet you on your way in and out, while keeping the safety of this gated and guarded community secured at all time.



Artist's Impression

Here, at Alluvia, staying active or pursuing fun time is never a problem with the exclusive clubhouse. Arrange a classy meet-up with your guest here or tire yourself off at the gym, while followed by some splashy fun with your kids at the pool or the playground. The joy is simply endless.



Artist's Impression

Club House

IT IS BOTH HOME & DESTINATION

Within this gated and guarded neighbourhood, you may find life flourishing to its greatest potential. Finely manicured landscape sprawls across the vast lane of the township, along with myriads of facilities are the fuel to this expansive journey.



Freehold
Ownership



Mature
Neighbourhood



Rich with
Lush Landscape



Comprehensive
Facilities

ASHTON

@ ALLUVIA

DOUBLE STOREY TERRACE HOUSE

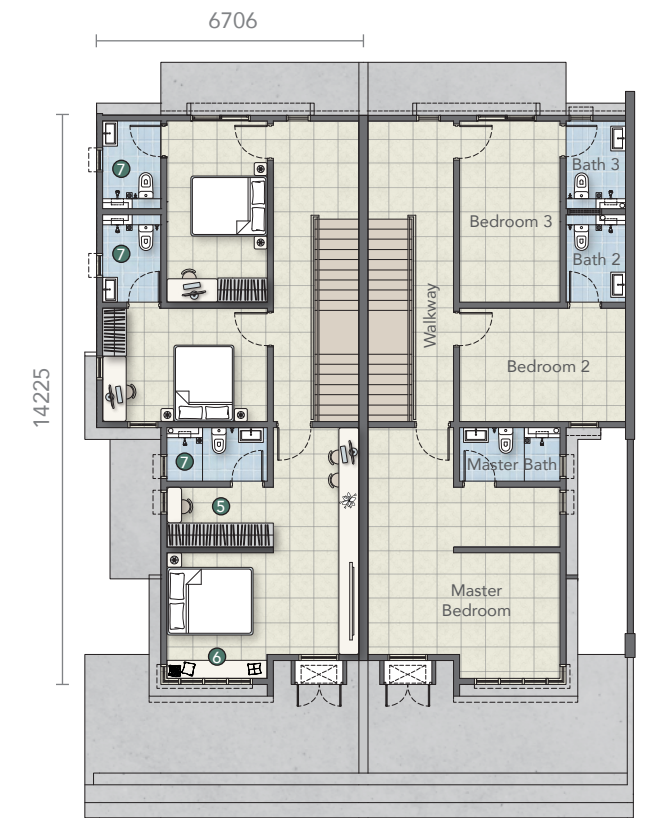


DESIGNED TO STAND OUT

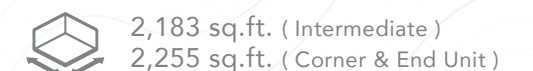
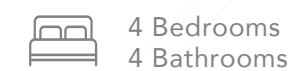
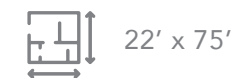
This sumptuous home is set to be your resting place and a lifetime companion. The timeless masterpiece presented in the architecture is a perfect fit for this freehold home where you may discover how its beauty can never fade.



Ground Floor Plan



First Floor Plan



- 1 Outdoor Patio / Afternoon Tea Area
- 2 Dedicated Laundry Area
- 3 Patio (Private Mini Garden)
- 4 Private Garden / BBQ Area / Gardening / Gathering
- 5 Master Bedroom with Walk-in Wardrobe Area
- 6 Naturally Ventilated with Ample Sunlight
- 7 En-suit Bathroom In All Bedrooms



ALLUVIA
© SETIA ECO CASCADIA

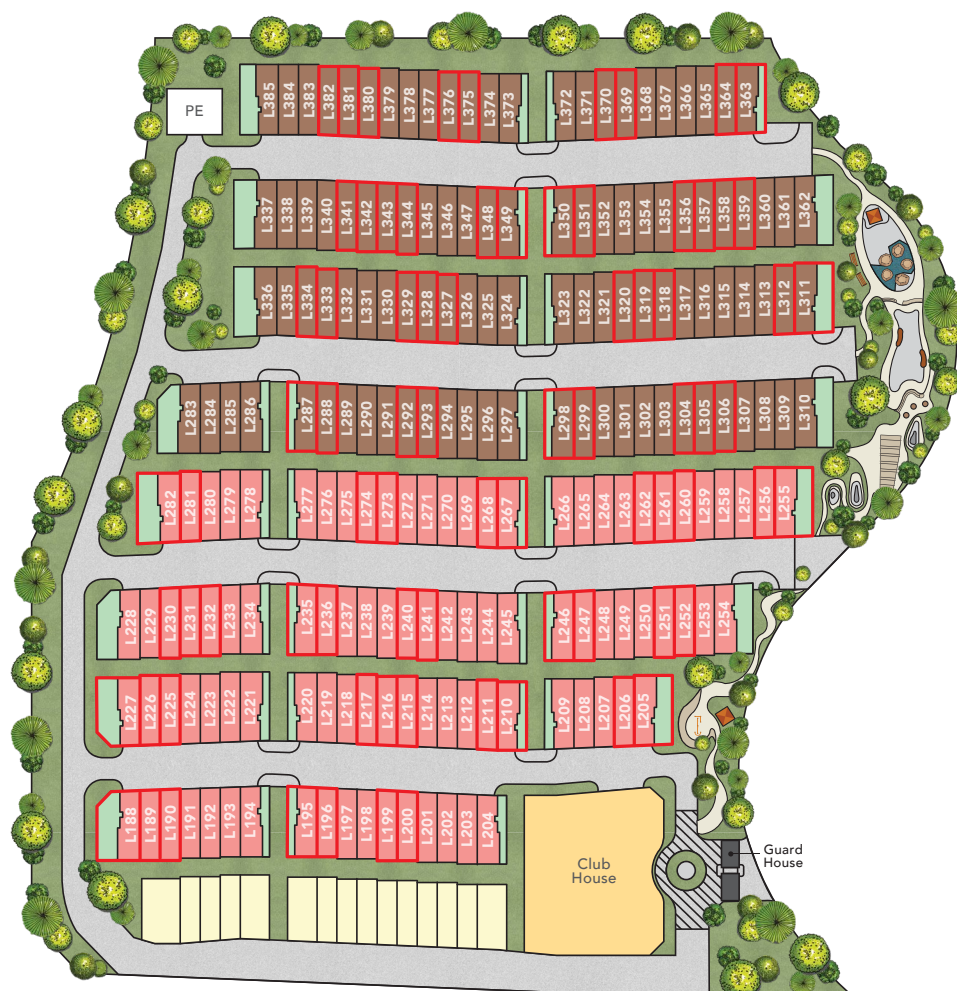
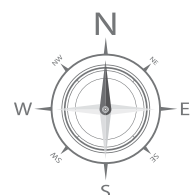
CLYMER HAZELTON ASHTON

ASHTON
© ALLUVIA

PHASE 4
DOUBLE STOREY TERRACE HOUSE
22' x 75' | 103 UNITS

PHASE 3
DOUBLE STOREY TERRACE HOUSE
22' x 75' | 95 UNITS

Bumi Lot



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 Lockset
Wall Finishes	: Kitchen <ul style="list-style-type: none">- Full Height Tiles Master Bath, Bath 3 & 4 <ul style="list-style-type: none">- Full Height Tiles- 3m High Tiles Bath 2
Floor Finishes	: <u>Ground Floor</u> <ul style="list-style-type: none">Living, Dining, Kitchen<ul style="list-style-type: none">- TilesBedroom 4<ul style="list-style-type: none">- TilesBath 4<ul style="list-style-type: none">- TilesStaircase<ul style="list-style-type: none">- TilesStore<ul style="list-style-type: none">- TilesCar Porch, Yard<ul style="list-style-type: none">- TilesOther Areas<ul style="list-style-type: none">- Cement Render <u>First Floor</u> <ul style="list-style-type: none">Master Bedroom, Bedroom 2, 3<ul style="list-style-type: none">- TilesHallway<ul style="list-style-type: none">- TilesMaster Bath, Bath 2, 3<ul style="list-style-type: none">- TilesStaircase<ul style="list-style-type: none">- TilesPantry<ul style="list-style-type: none">- TilesOther Areas<ul style="list-style-type: none">- Cement Render
Sanitary & Plumbing Fittings	: Kitchen Sink <ul style="list-style-type: none">- 1 no. Wash Basin <ul style="list-style-type: none">- 4 nos. Toilet Roll Holder <ul style="list-style-type: none">- 4 nos. Shower Rose <ul style="list-style-type: none">- 4 nos. W.C. <ul style="list-style-type: none">- 4 nos.
Electrical Installation	: Lighting Point <ul style="list-style-type: none">- 29 nos. Power Point (13A) <ul style="list-style-type: none">- 20 nos. TV Point <ul style="list-style-type: none">- 2 nos. Ceiling Fan Point <ul style="list-style-type: none">- 6 nos. Air-con Point <ul style="list-style-type: none">- 6 nos. Water Heater Point <ul style="list-style-type: none">- 4 nos. Autogate Point <ul style="list-style-type: none">- 1 no Gate Lighting Point <ul style="list-style-type: none">- 2 nos. Door Bell Point <ul style="list-style-type: none">- 1 no
Internal Telecommunication Trunking & Cabling	: Telephone Point <ul style="list-style-type: none">- 1 no Network point <ul style="list-style-type: none">- 2 nos.
*Fencing	: Low Brick Wall with M.S. Grille, M.S. Gate, Refuse Chamber & Letter Box
*Turfing	: Nil

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.