

Bywater
HOMES

CASTANEA

32' x 75'

2-STOREY
LINKED SEMI-D

*Feel at home amidst gentle birdsong
and soothing greenery.*

Set by the water and a 20-acre wetland sanctuary,
life will flourish in this serene phase of Linked Semi-Ds.
Intertwining modern comforts with the natural environment,
live life to the fullest with loved ones and friends.

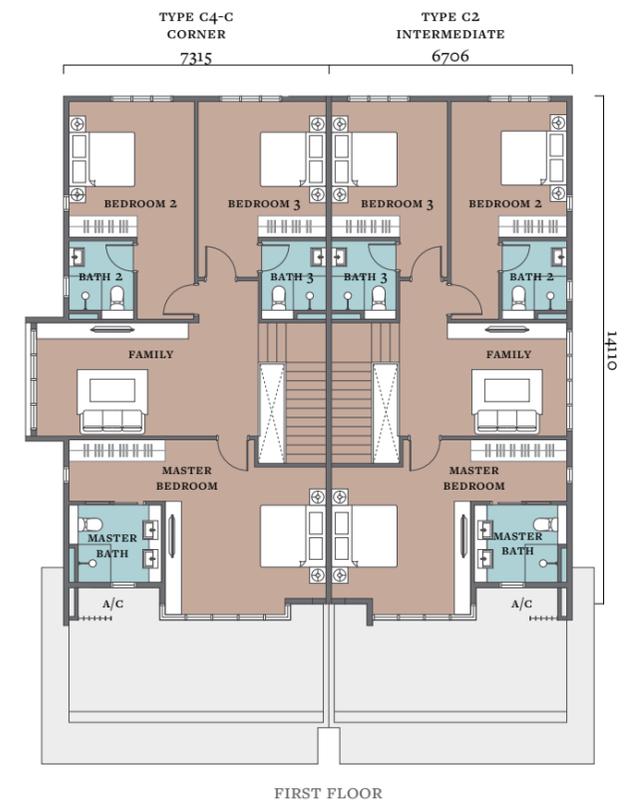
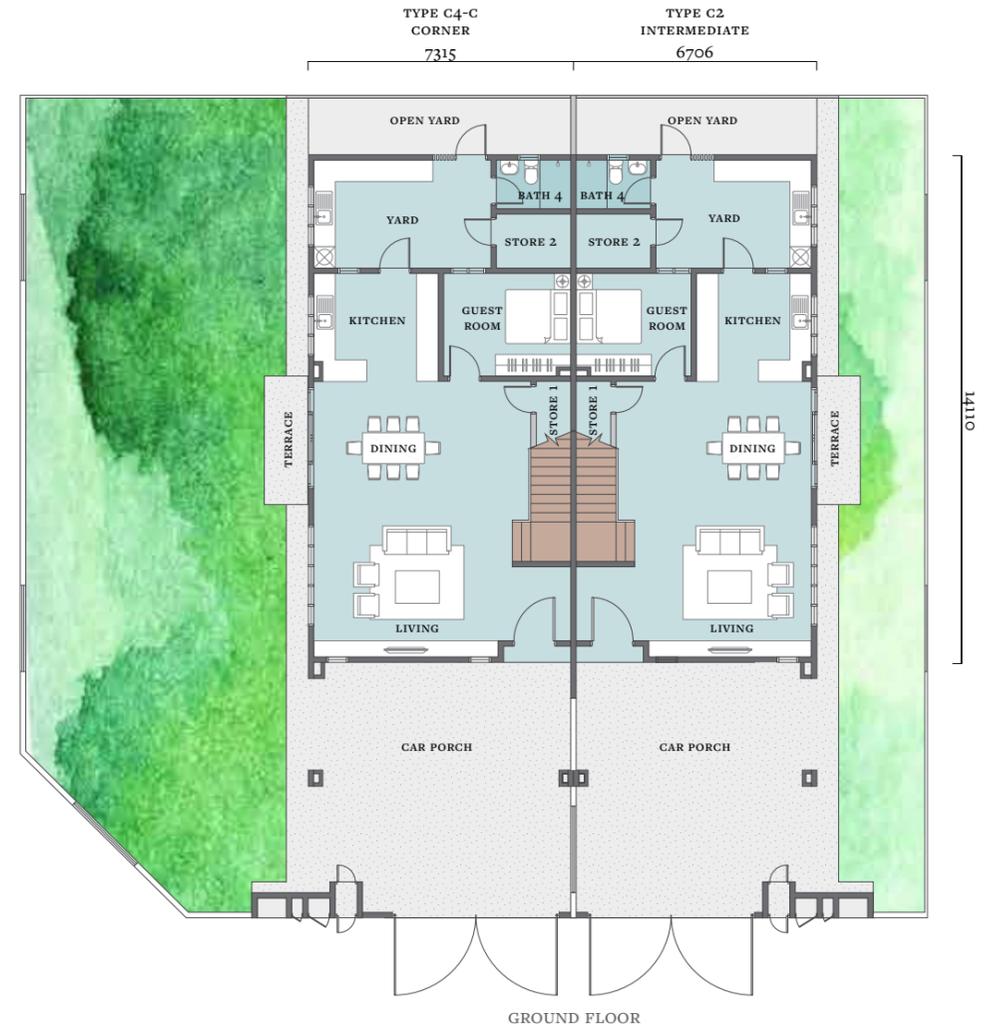




TYPE C

Starting with an impressive facade that resembles a bungalow, this home is a great choice for the family. A guest room downstairs, three roomy ensuite bedrooms and an additional family room offer plenty of space for adults and kids alike.

 4+1	CORNER 2764 SF	 4
	INTERMEDIATE 2522 SF	

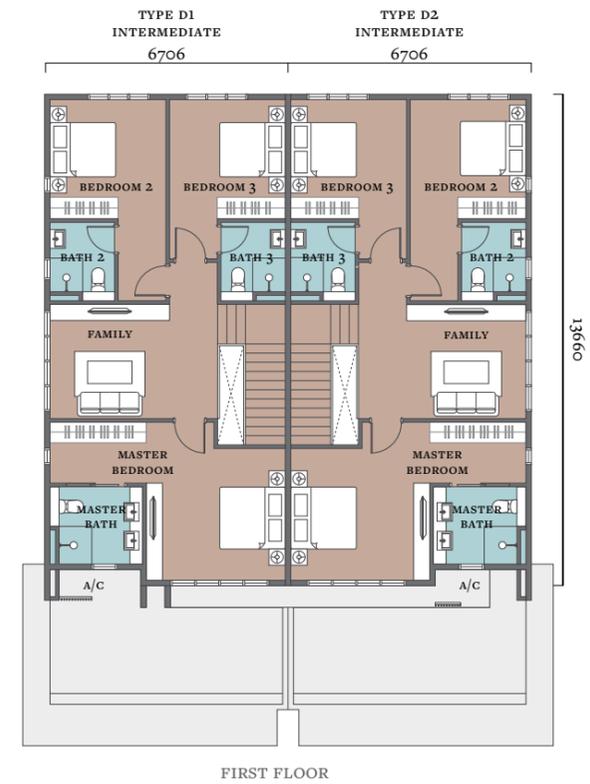
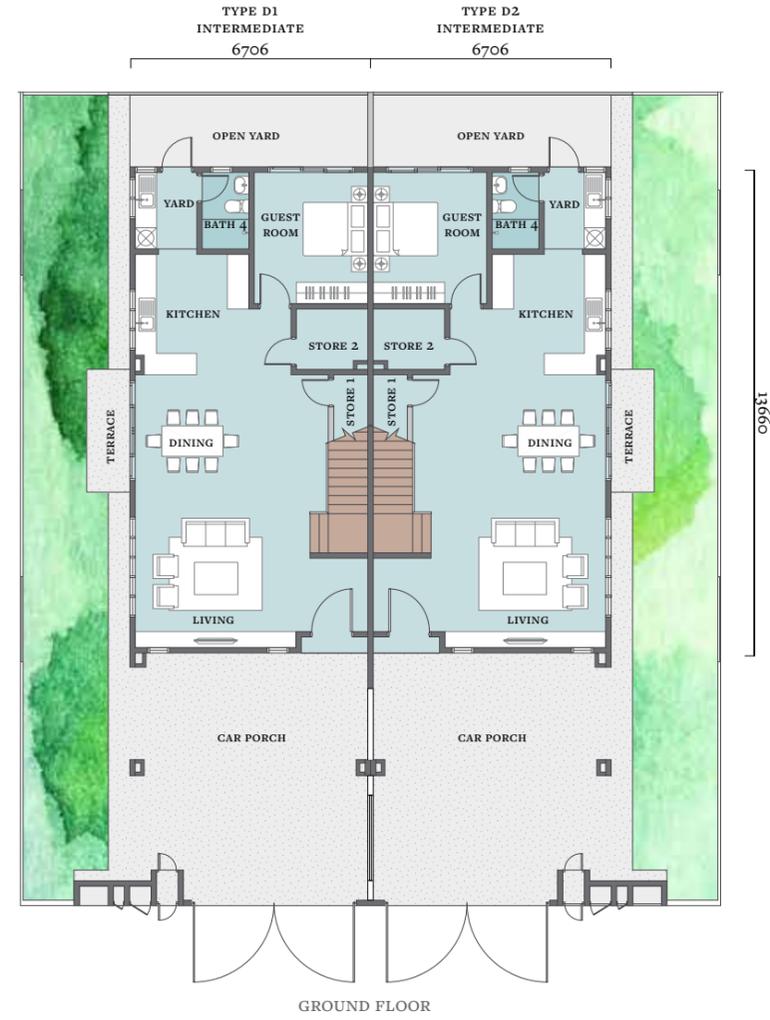




TYPE D

The whole family will always be at ease in this expansive home. There is so much to delight in - from enjoying the cool breeze at breakfast to an evening stroll at the wetlands with the children.

 4+1	INTERMEDIATE 2451 SF	 4
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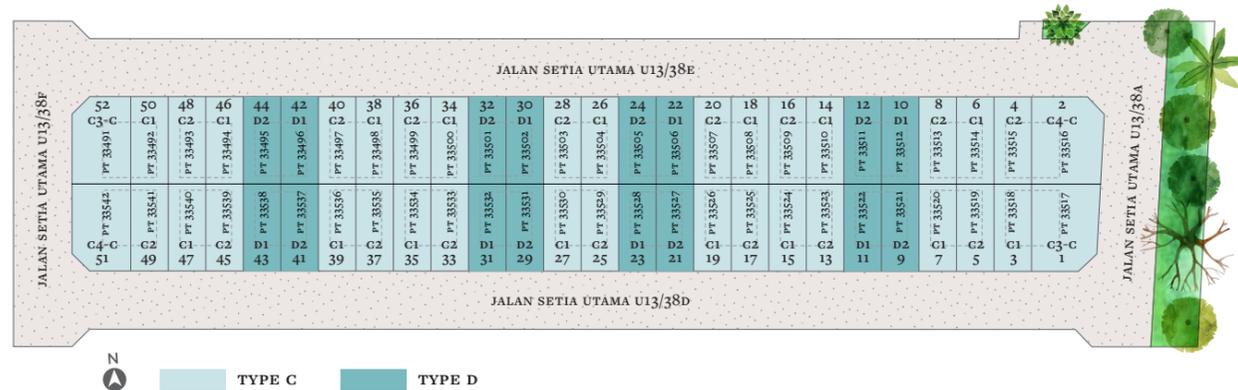


Every day is a new experience when home comforts and efficiency intertwine to ensure abundant natural light, fresh air and an easy flow of activity.



LITSEA SERIES, BYWATER HOMES

A name derived from the evergreen tree, *Litsea Cubeba*. Also known as *May Chang*, the tree bears white or pale yellow, lemon-scented flowers, and small fruits which are similar in shape to small peppers. An essential oil with antioxidant properties, it is traditionally used for curing various gastro-related ailments



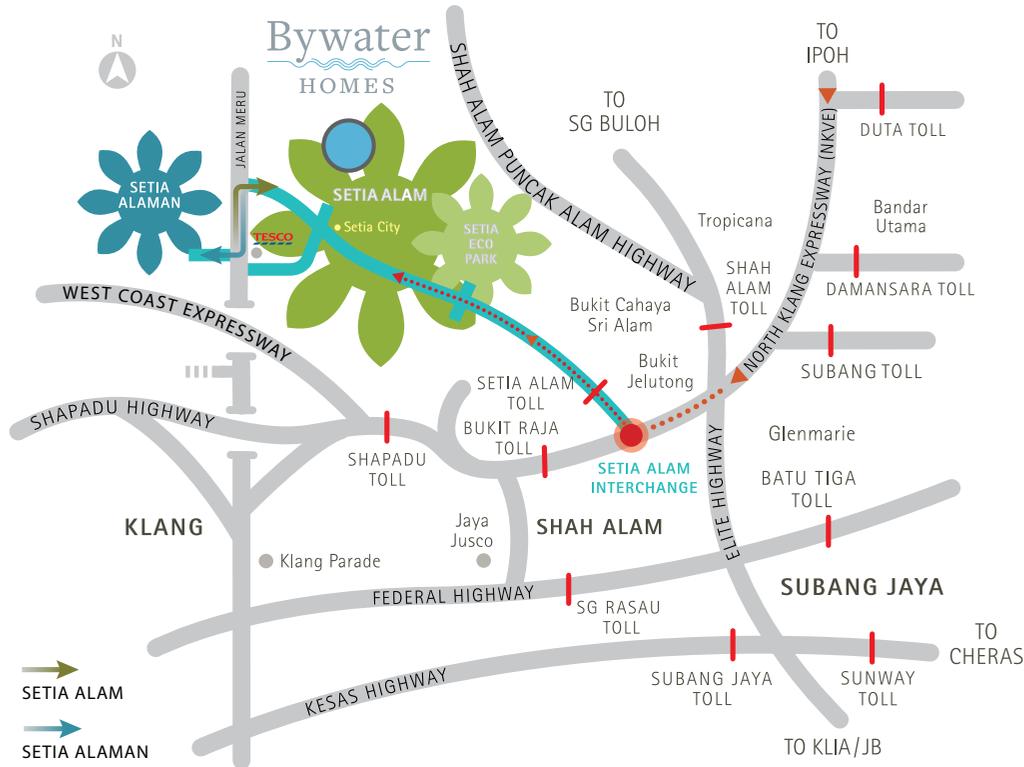
SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brickwork / Reinforced Concrete Wall / Light Weight Panel
ROOFING MATERIAL	Concrete Roof Tiles / Concrete Flat Roof
ROOF FRAMING	Metal Truss
CEILING	Concrete Slab / Plaster Ceiling
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Louvres Window / M.S. Grille at Yard (Type C)
DOORS	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Sliding Door
Back Entrance	M.S. Grille Door (Type C) / Flush Door (Type D)
Others	Flush / Louvre / Sliding Door
IRONMONGERY	Quality Ironmongery
TURFING	Provided
PAINTING	Emulsion Paint
WALL FINISHES	
Kitchen	1500 mm High Porcelain Wall Tiles
Bath	Ceramic Wall Tiles up to 2400mm High
Others	Plaster and Paint
FLOOR FINISHES	
Living / Dining / Kitchen / Guest Room / Yard	Porcelain Tiles
Store 1&2 / Baths	Ceramic Tiles
Bedrooms / Family / Staircase	Timber Strips
Car Porch / Terrace / Apron	Homogeneous Tiles
Others	Cement Render
FENCING	Brick Wall and Cement Plank Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE C		TYPE D
	Corner	Intermediate	Intermediate
ELECTRICAL INSTALLATION			
13 Amp Plug Point	26	26	26
Lighting Point	32	32	31
Air - Conditioning Point	6	6	6
Ceiling Fan Point	7	7	7
TV Point	3	3	3
Gate Light Point	1	1	1
Door Bell Point	1	1	1
Solar Heating System	1	1	1
Auto Gate Point	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING			
Telephone Point	1	1	1
SANITARY & PLUMBING			
WC	4	4	4
Wash Basin	5	5	5
Shower	4	4	4
Kitchen Sink	2	2	2

LOCATION MATTERS

Bywater Homes is situated next to water and award-winning parks. All your needs and wants are easily fulfilled at the nearby Setia Taipan Commercial Precincts and Setia City with a variety of lifestyle amenities, education, medical care and shopping just a short drive away.



Getting around is a cinch here. Setia Alam is just minutes away from key destinations via the NKVE-Setia Alam Link (Exit 102).



Two link roads connect Setia Alam directly with Shah Alam. The link road via Desa Alam U12 leads to Seksyen 7. The second link road to Seksyen U10 Shah Alam/Alam Budiman will offer easy access to the upcoming DASH Highway that links to four highways i.e. the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.



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