



**Victoria
Springs**

@ Setia Eco Park

Homes Amidst The Fountains



**BOASTING AN ENCLAVE
OF 38 FOUNTAINS.
3 EXQUISITE AND SOLAR
POWERED FOUNTAINS
STAND OUT AMONG THE REST.**

An Eco haven made for you and your family. An ongoing Eco development effort by S P Setia only at Setia Eco Park.

Come relax underneath its elegant dome roof,
be charmed by the vibrant hues of multi-coloured
onyx stones, and feel revitalised by the peaceful
setting radiated by the Onyx Gem Fountain, as the
fountain bubbles smoothly, inviting serenity.



POWERED BY THE SUN

.....

Onyx Gem

FOUNTAIN

WITH THE BEAUTY OF THE
PRECIOUS YET MYTHICAL STONE,
THE ONYX GEM FOUNTAIN CREATES
AN ENCHANTING AURA THAT
COMPLEMENTS THE SOOTHING
SOUND OF CASCADING WATER.

The formation of a pearl is seen through the passage of time, its colours igniting the ocean, settle down by the Ocean Rainbow Fountain at day's end. A place where one can drift off into endless dreams.



POWERED BY THE SUN

.....

Ocean Rainbow

FOUNTAIN

REJUVENATE YOURSELF
WITH THE KALEIDOSCOPE OF
COLOURS ALONGSIDE THE GENTLE
RIPPLES AND BASK WITHIN
THE MAGNIFICENT AMBIENCE
EMITTED BY THE OCEAN
RAINBOW FOUNTAIN.

With the rays of the sun falling upon the shimmering gems, illuminating all that is dark and shallow, come indulge in all of the Crystal Bohemia Fountain's glory, in which one can unwind in peace and tranquillity.



POWERED BY THE SUN

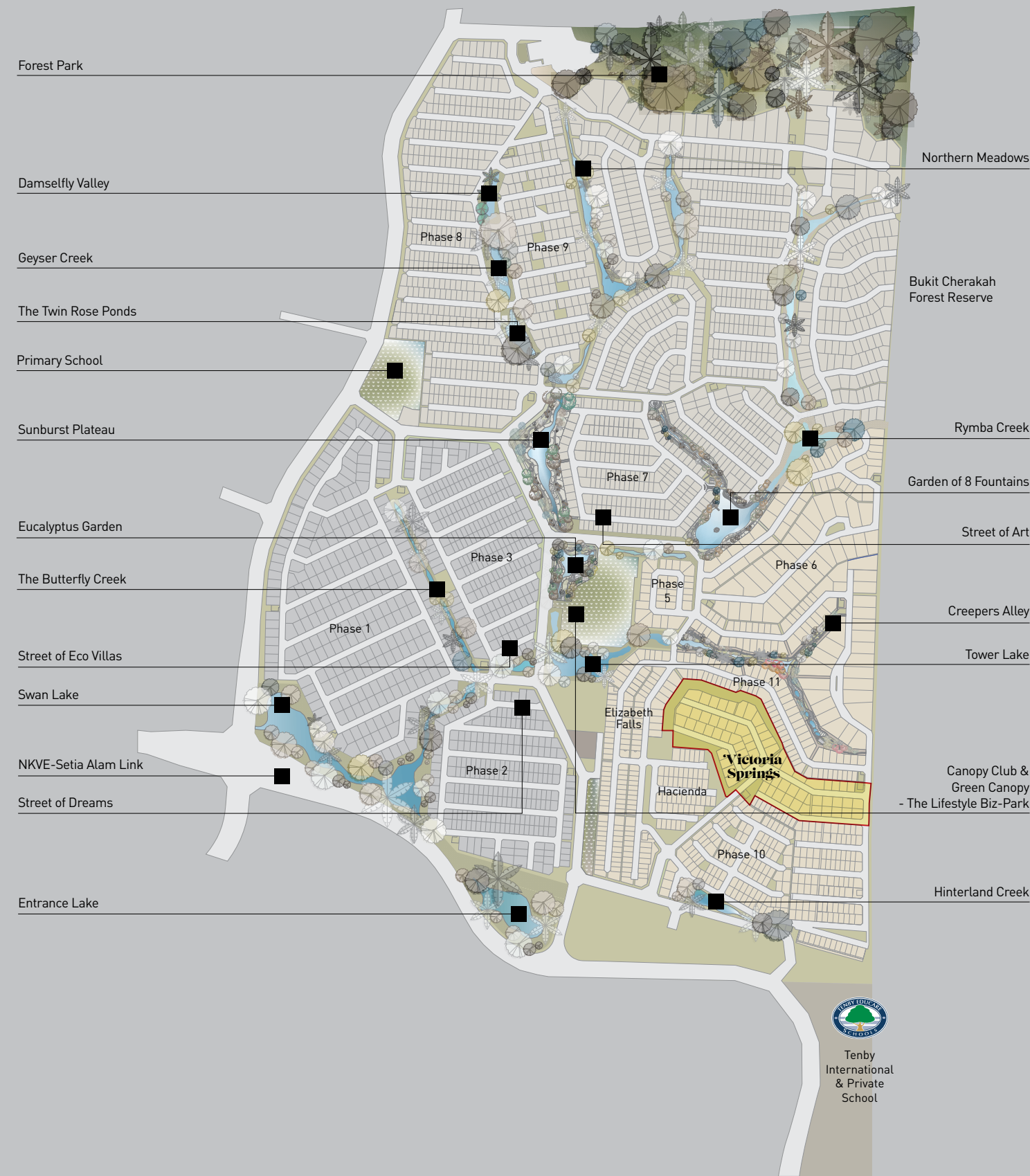
.....

Bohemia Crystal

FOUNTAIN

BE AMAZED BY THE
LUMINOSITY FORMED BY THE
NATURAL RAYS AND CRYSTALS
SURROUNDING THE BOHEMIA
CRYSTAL FOUNTAIN AS THEY
ILLUMINATE LUCK AND LUXURY.

MASTERPLAN



Located near Bukit Cherakah Forest Reserve, the sounds of nature can be heard throughout the day in Victoria Springs as myriad creeks, lakes and gardens can be found close by.
Don't miss out and own a home in the **FINAL PHASE** of this exclusive haven.



Ashville

@ Victoria Springs

1-STOREY BUNGALOW



Inspired by classical English architecture, Ashville homes are apt for small families, retirees and former terrace home owners. With a large living hall, natural light and calm breezes easily flow through the extensive windows into these cosy bungalows. These homes are also enclosed by their own private garden.

LAND SIZE: 7,276 SQ.FT. – 8,073 SQ.FT.

BUILT-UP: 2,417 SQ. FT.

NO. OF ROOMS: 3+1

SPECIAL FEATURES: COURTYARD



GROUND FLOOR

Bohemia

@ Victoria Springs

1-½ STOREY BUNGALOW

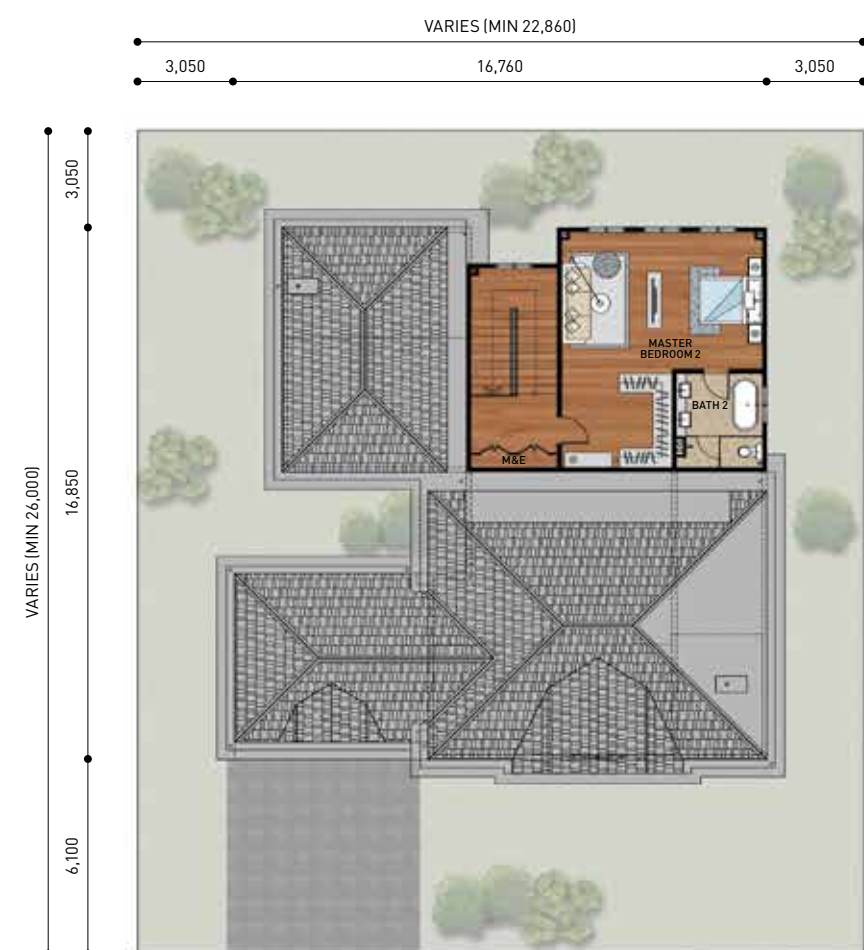


Built for the tropical Malaysian weather, sunlight and air easily fills these homes through the expansive windows and glass doors of home. These homes also have their own secret garden. Suitable for small families, retirees or former terrace home owners, the master bedroom on the first floor can definitely provide a quiet spot to those who need it.

LAND SIZE: 7,276 SQ.FT. – 7,998 SQ.FT.
BUILT-UP: 3,215 SQ. FT.
NO. OF ROOMS: 3+1
SPECIAL FEATURES: 2 MASTER BEDROOMS



GROUND FLOOR



FIRST FLOOR

Cloverdale

@ Victoria Springs

1-½ STOREY BUNGALOW



With these homes having ample space for family bonding time or hosting al fresco parties in the garden surrounding the home, this comfortable layout is perfect for small families, retirees and former terrace home owners. A junior room on the first floor can also be converted into a play room for young children.

LAND SIZE: 6,168 SQ.FT. – 7,492 SQ.FT.

BUILT-UP: 3,060 SQ. FT.

NO. OF ROOMS: 3+2

SPECIAL FEATURES: 2 MASTER BEDROOMS



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

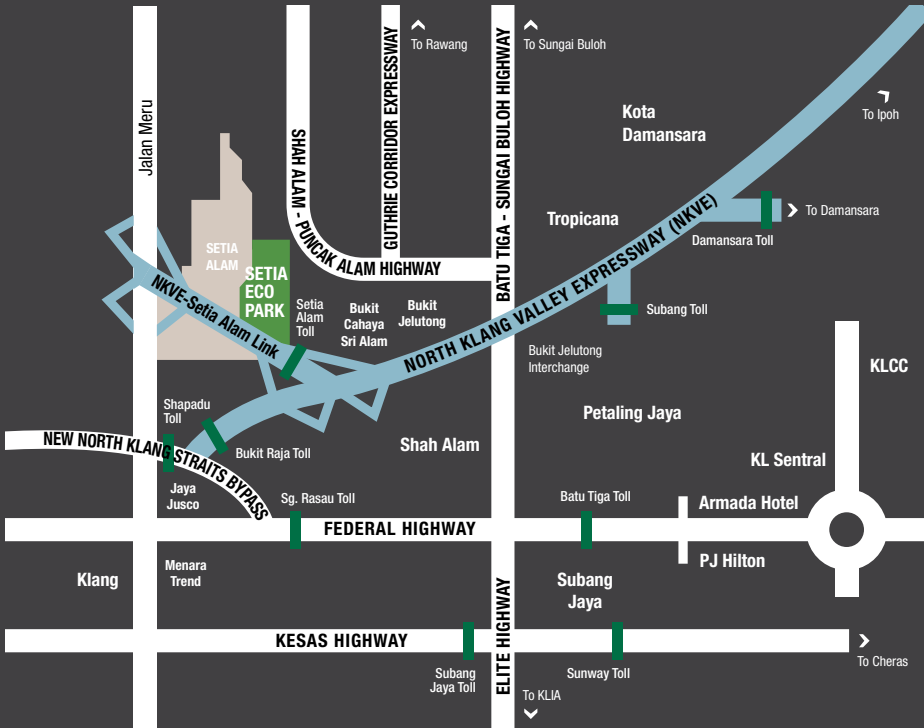
Structure	Reinforced Concrete	
Wall	Brickwork	
Roofing Material	Shingles / Concrete Slab	
Roof Framing	Metal Truss	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Powder Coated Aluminium Frame Window	
Doors	Main Entrance	Solid Timber Decorative Door
	Bedrooms	Solid Core Door
	Others	Flush Door / Timber Louvres Door / Metal Grille Door /
		Powder Coated Aluminium Frame Sliding Door / Aluminium Door (where applicable)
Ironmongery	Quality Ironmongery	
Wall Finishes	Kitchen	Ceramic Wall Tiles / Plaster & Paint
	Master Bath	Porcelain Wall Tiles
	All Other Bath	Ceramic Wall Tiles
	Others	Plaster & Paint
Painting	Emulsion Paint Internally & Weather Resistance Paint Externally	
Floor Finishes	Ground Floor	
	Living / Dining / Family Area	Porcelain Tiles
	Dry Kitchen	Porcelain Tiles
	Wet Kitchen	Ceramic Tiles
	Store	Ceramic Tiles
	Master Bedroom	Timber Strips
	All Other Bedrooms	Timber Strips
	Master Bathroom	Porcelain Tiles
	Other Bathrooms / Toilet	Ceramic Tiles
	Maid's Bedroom	Homogeneous Tiles
	Yard	Homogeneous Tiles
	Terrace	Porcelain Tiles
	Car Porch	Porcelain Tiles
	Driveway	Porcelain Tiles
	Staircase (Except A2)	Timber Strips, Plaster & Paint
	Others	Cement Render

Floor Finishes	First Floor (Except A2)			
	All Bedrooms		Timber Strips	
	All Bathrooms		Porcelain Tiles	
	Study Room (C1 Only)		Timber Strips	
		A2	B2	C1
Sanitary Wares & Plumbing Fittings	WC	5	5	5
	Wash Basin	6	7	7
	Shower	5	5	4
	Long Bath	1	2	2
	Kitchen Sink	2	2	2
Telephone & Electrical Installation	Light Point	32	35	38
	Power Point	24	27	27
	Air-cond Point	7	6	7
	Data Point	3	3	3
	Fan Point	6	5	6
	Telephone Point	5	4	5
	Astro Point	1	1	1
	TV Point	3	3	3
	Intercom Point	1	1	1
	Shaver Point	1	1	1
	Bell Point	1	1	1
	Isolator	1	1	1
	Centralised Water Heater Piping	1	1	1
	Instant Water Heater	1	1	1
	3 Phase Wiring			
Fencing	1,200mm High Fencing at Side and Back			
Compound Area	Grass Turfing			



WHERE DREAMS ARE FULFILLED

Proudly conserving the reputation of Setia Eco Park as the place to live, learn, work and play, this upcoming development is the next stepping stone in Setia Eco Park’s road towards completion.



Your dream home is one step away by searching for our GPS Coordinates: 3.1074, 101.4772



Bandar Eco-Setia Sdn Bhd (566138-A)
5A Jalan Setia Nusantara U13/17, Setia Eco Park
Seksyen U13, 40170 Shah Alam, Selangor DE, Malaysia
t. 603 3343 2228 f. 603 3343 7228 e. eco-sales@spsetia.com.my

www.setiaecopark.com.my



Setia