

AMBROSIA *I*

DOUBLE STOREY
SEMI-DETACHED HOUSE

Setia
eGreenLiving



Smart Lock



Solar PV
Conduit Ready



Green Switch



Rainwater
Harvesting System



Box 366



EV Port Ready

Setia Bayuemas Welcome Centre
Persiaran Bayu Impian / KS9, Kota Bayuemas, 41200 Klang, Bandar DiRaja, Selangor Darul Ehsan.
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Setia

—
TIMELESS BEAUTY
Endless Space



TOWNSHIP THAT ELEVATES Your Living Experiences

Setia Bayuemas offers an ideal environment for living, working, and enhancing your sense of personality in the vibrant heart of the Klang Valley.

Developed by SP Setia, renowned builders of desirable homes.

Our developments stand as a testament to our devotion in providing unmatched quality and craftsmanship.

STYLE AND SUBSTANCE – AN UNCOMPROMISING BLEND

Because You Deserve Nothing Less

Celebrate your own individuality with Ambrosia's unique crafted parallel home facade that allow you to reveal your distinct identity.

Embrace the advantages of residing within a reliable community while you enjoy additional special features – only in the neighborhood that you've always desired.





UNLEASH YOUR PERSONALITY

Craft Your Unique Rules

Take charge of your comfort with style. The Semi D house strategically features positioned recessed windows on the façade, shielding you and your family from the thermal elements while adding an extra layer of security.





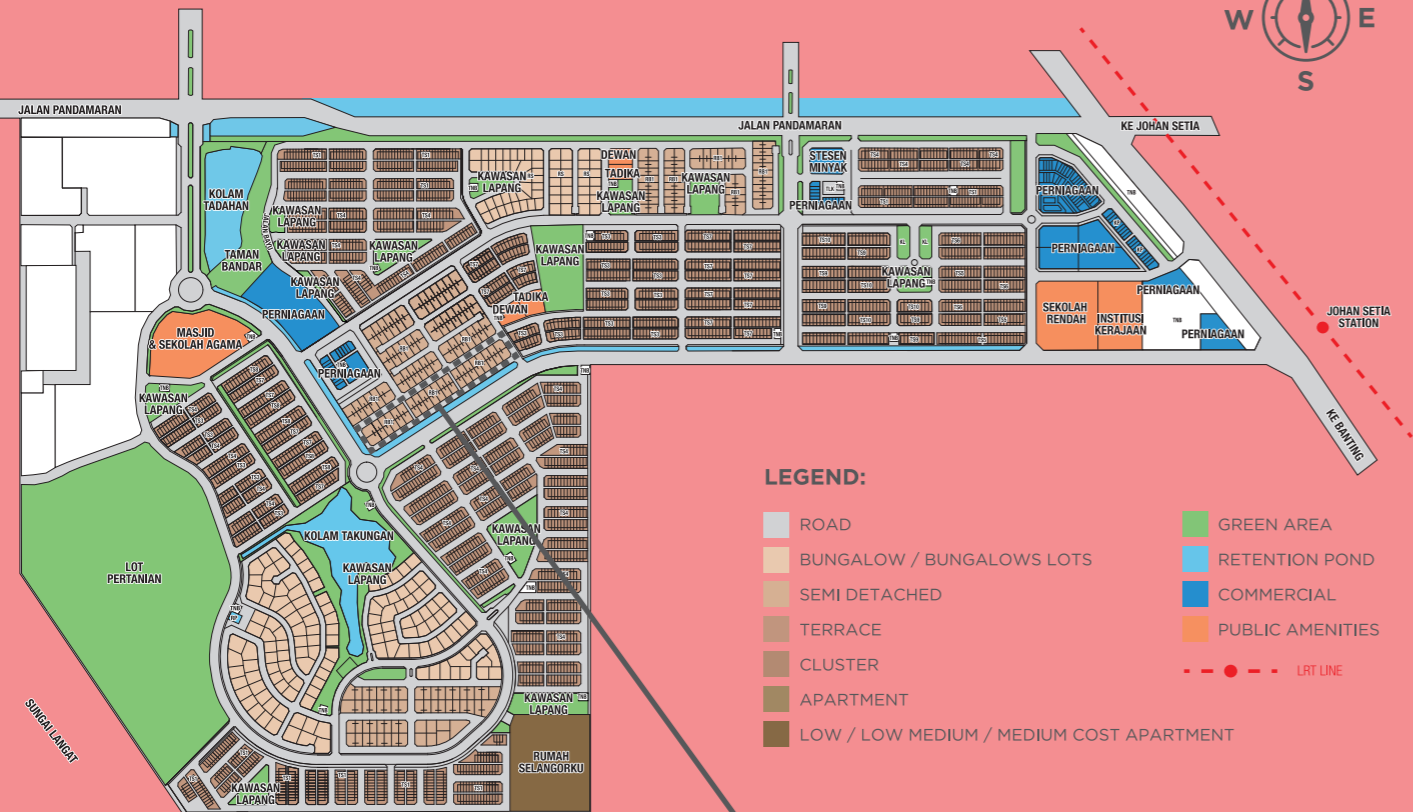
INDULGE IN LUXURIOUS LIVING

Embrace the Most Precious Elements: Air & Light

Ambrosia's semi-detached units invite natural ventilation, creating a more breathable space. The clever design incorporates spacious, high ceilings, and a well-lit staircase area to maximize natural lighting. Navigate your home with confidence and ease, while you enjoy a harmonious blend of comfort and functionality.



MASTER PLAN

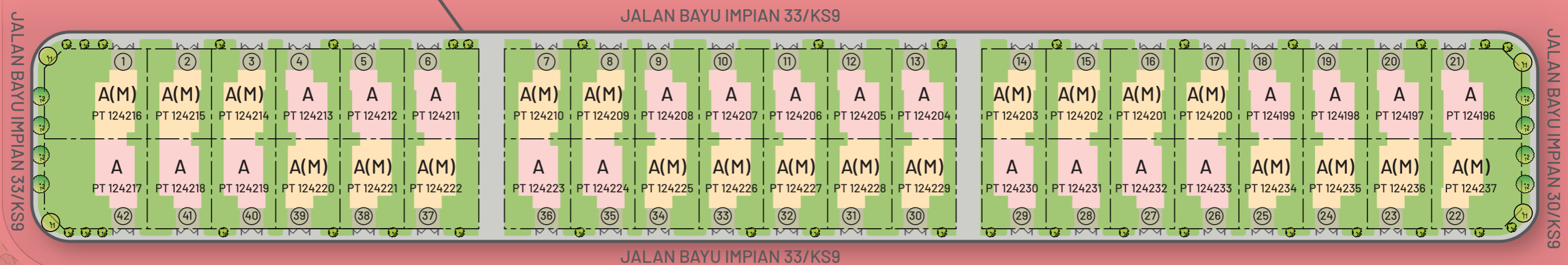


EXPERIENCE UNPARALLELED LUXURY In A Home that Transcends Expectations

Choose the perfect domain that resonates with your preferences, featuring two meticulously designed types of Ambrosia Semi-D units uniquely separated at the facade. Each residence exudes its individual identity, offering you the chance to inhabit a luxuriously spacious environment.

With a maximum lot size of 50' x 70' across all 42 units, customize your living space according to your vision, complemented by 5+1 rooms. Immerse yourself in the captivating Setia Bayuemas environment, a place that guarantees to enliven your senses every day.

SITE PLAN



PERSIARAN BAYU IMPIAN 1/KS9



LEGEND: TYPE A TYPE A(M)

FLOOR PLAN

TYPE
A

TYPE
A(M)

(MIRROR)

Built-up Area: 2,443 sq ft
Lot Size: 50' X 70'

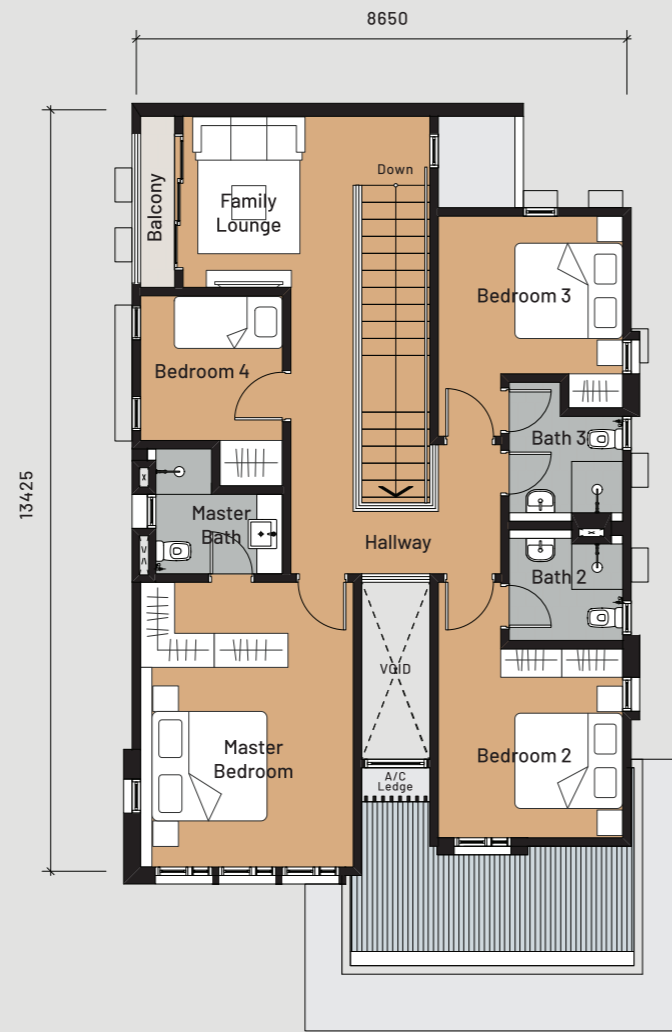
 **5+1** Bedrooms
 **5** Bathrooms

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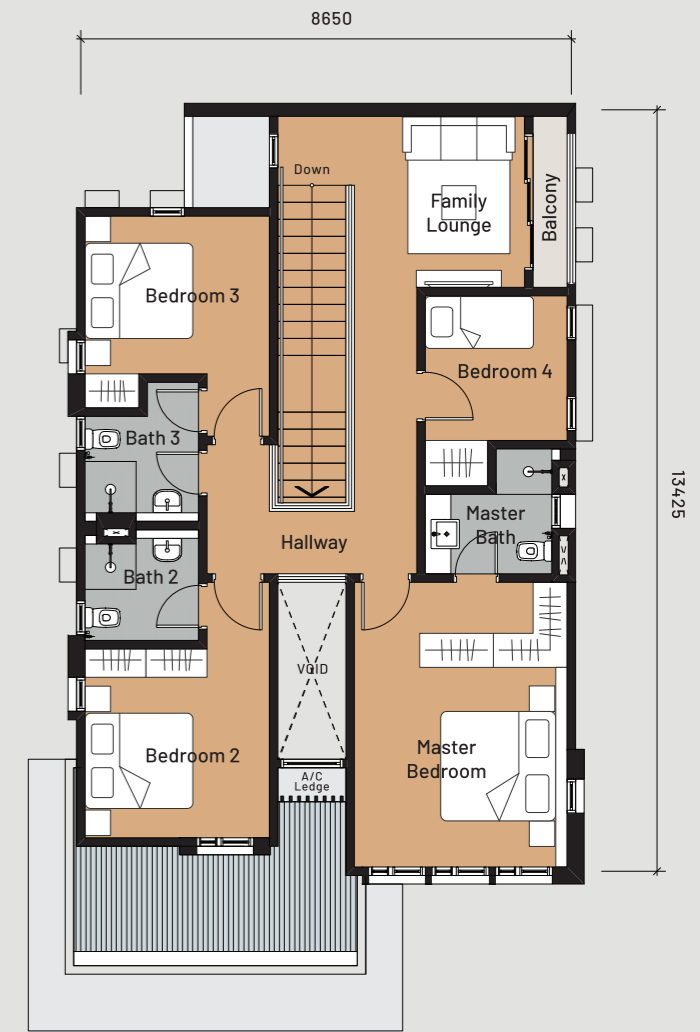
Ground Floor



First Floor



Ground Floor

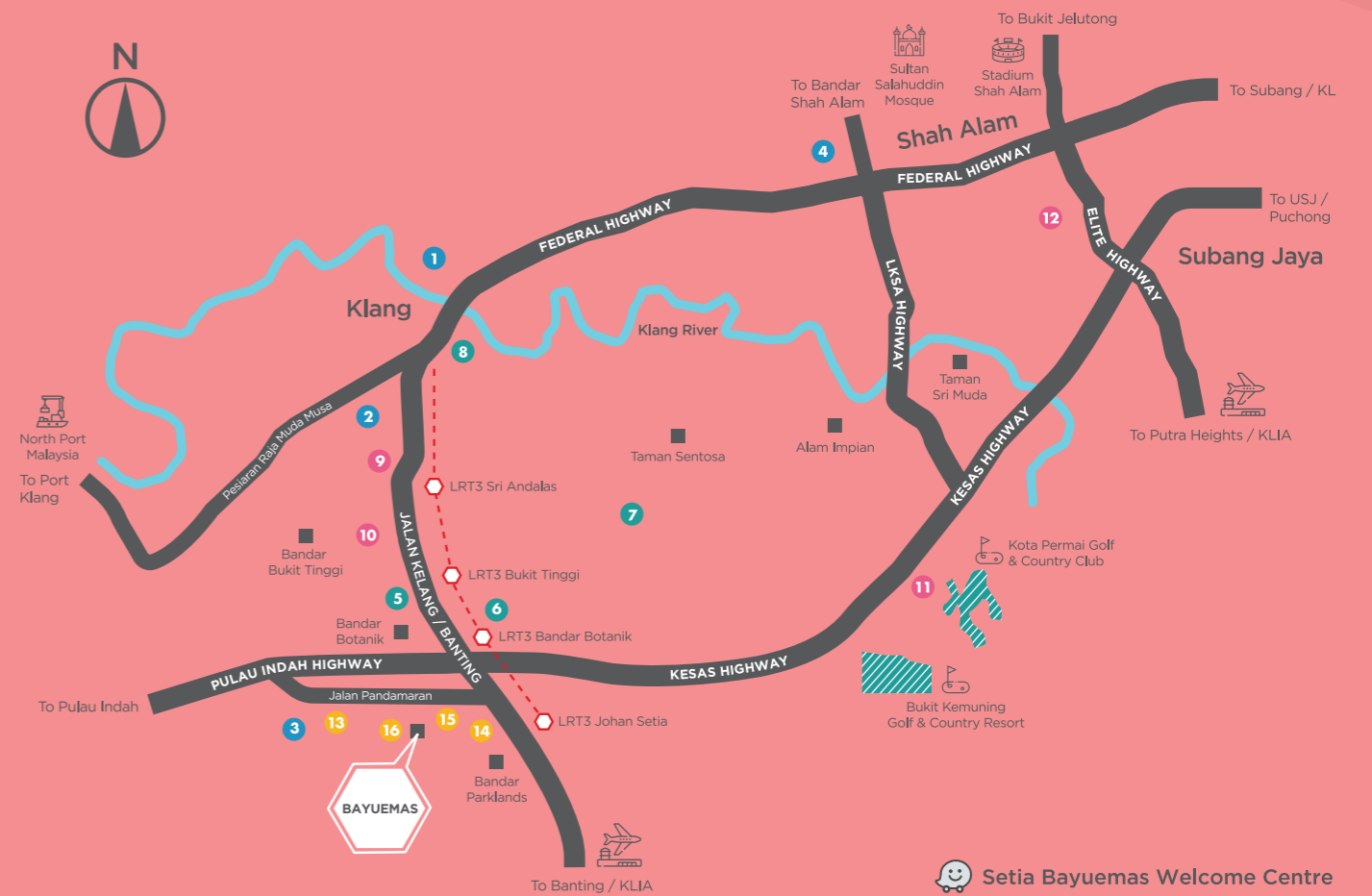


First Floor

SPECIFICATIONS

STRUCTURE	Reinforced Concrete			
WALL	Cement Sand Brick and Clay Brick (Partywall)			
ROOF COVERING	Main Roof	Concrete Roof Tiles		
	Car Porch	Metal Decking / Flat Roof		
ROOF FRAMING	Light Weight Steel Trusses			
CEILING	Plaster Ceiling / Skim Coat			
WINDOWS	Aluminium Frame Casement			
	Aluminium Frame Top Hung			
	Aluminium Frame Fixed Glass			
DOORS	Main Entrance	Timber Door		
	Other Doors	Timber Door		
		Aluminium Frame Glass Sliding		
		Aluminium Frame Folding Door		
IRONMONGERY	Provided			
WALL FINISHES	Bathrooms	Tiles up to Ceiling Height		
	Kitchen	Tiles up to 1500mm High / Plaster & Paint		
	Others	Plaster & Paint		
FLOOR FINISHES	Car Porch	Concrete Imprint		
	Foyer & Yard	Tiles		
	Lobby, Living, Dining & Kitchen	Tiles		
	Bedroom 5	Tiles		
	Utility	Tiles		
	Linen	Tiles		
	Master Bath, Bath 2, 3, 4 & 5	Tiles		
	Refuse Compartment	Tiles		
	Family Lounge & Hallway	Laminated Flooring		
	Master Bedroom, Bedroom 2, 3 & 4	Laminated Flooring		
	Staircase	Laminated Flooring		
	Balcony	Tiles		
SANITARY INSTALLATION			TYPE	
			A	A (M)
	Kitchen	Sink with Tap	1	1
	Bathrooms	Water Closet	5	5
		Wash Basin with Tap	5	5
		Shower Rose	5	5
		Hand Bidet	5	5
		Toilet Roll Holder	5	5
	Yard	Bib Tap	1	1
	ELECTRICAL INSTALLATION	Lighting Point	32	32
Power Point		30	30	
Fan Point		8	8	
TV Point		3	3	
Telephone Point		1	1	
Auto Gate Point		1	1	
Bell Point		1	1	
Air Conditioning Point		7	7	
Water Heater Point		4	4	
INTERNAL TELECOMMUNICATION & CABLING		Provided		
FENCING	Provided			

LOCATION MAP



Education

- 1 Sri KDU International School Klang
- 2 Regent International School (Klang)
- 3 Al Baghdadi Playtime Centre
- 4 UITM Shah Alam

Supermarket

- 5 AEON Mall Bukit Tinggi
- 6 GM Klang Wholesale City
- 7 NSK Trade City
- 8 Mydin @ Little India Klang

Medical

- 9 Hospital Tunku Ampuan Rahimah
- 10 Manipal Hospital Klang
- 11 Columbia Asia Hospital Bukit Rimau
- 12 KPJ Selangor Specialist Hospital

Nearby Amenities

- 13 Bayuemas Sports & Events Complex
- 14 Petubuhan Hospis, Klang
- 15 Petronas, Bayuemas
- 16 Bayuemas Park

