

Bywater
HOMES

LEEGEANA

32' x 75'
2-STOREY CLUSTER HOMES



IN TOUCH WITH NATURE

Live a fulfilling life in a vibrant township that offers beautiful yet practical homes surrounded by lush greenery and clear waterways where everyone can roam safely. Comprehensive amenities within easy reach accommodate all modern lifestyle needs – from education to retail to sports facilities.
Welcome to Setia Alam.



EDUCATION

- SJK (C) Pin Hwa (1)
- SJK (T) Ladang North Hummock
- SK Setia Alam
- SMK Setia Alam
- Tenby International School
- Peninsula International School Australia
- IDRISSI International School
- R.E.A.L. Kids

SETIA CITY

- Setia City Convention Centre 1 & 2
- Top Glove Tower (HQ)
- Courtyard by Marriott
- Audi Centre Shah Alam
- Khind HQ (Future)
- Kossan (Future)
- Wheelcorp Premium (Future)
- Brick Dotcom (Future)
- Supermax (Future)

BANKS

- Maybank
- CIMB Bank
- Hong Leong Bank
- AmBank
- RHB Bank
- Bank Simpanan Nasional
- Bank Islam
- Public Bank

RECREATIONAL PARKS

- Wetlands Park
- Urban Park
- Setia City Park
- Town Park
- Western Park

SHOPPING

- Setia City Mall
- Tesco
- Village Grocer
- Jaya Grocer

URBAN CONVENIENCE

Because you want more time to do the things you love, Setia Alam has been thoughtfully planned to ensure that all facilities, parks and recreation are not more than a street away from your home.

Playgrounds, kindergartens, a community hall, surau, gym, sports courts, lush gardens and more are a just short walk away at the Village Green.





WATER'S SYNERGY
LAND'S BEAUTY

Charmingly set between creeks and greens, the ByWater Homes collection blends contemporary design with the scenic surroundings. Suited to multigenerational families, it will breathe new life into everyday pursuits and living.

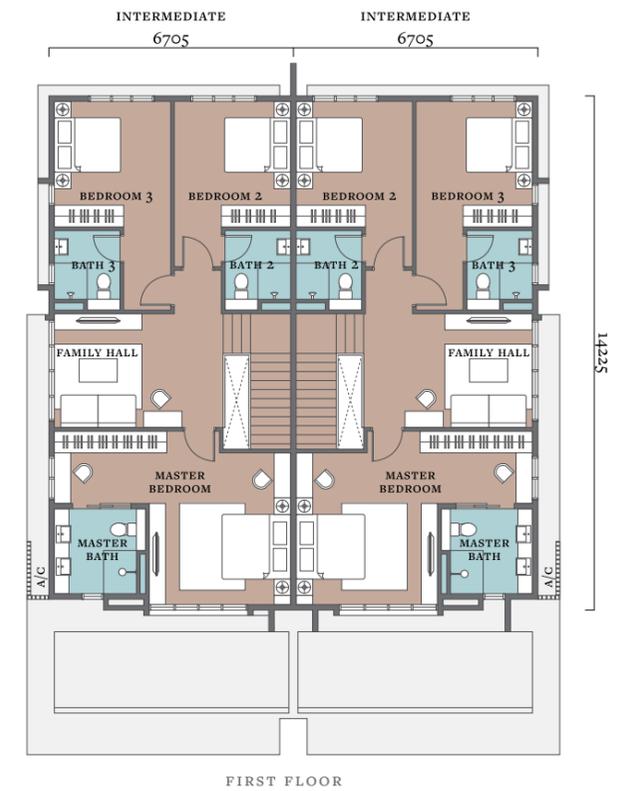
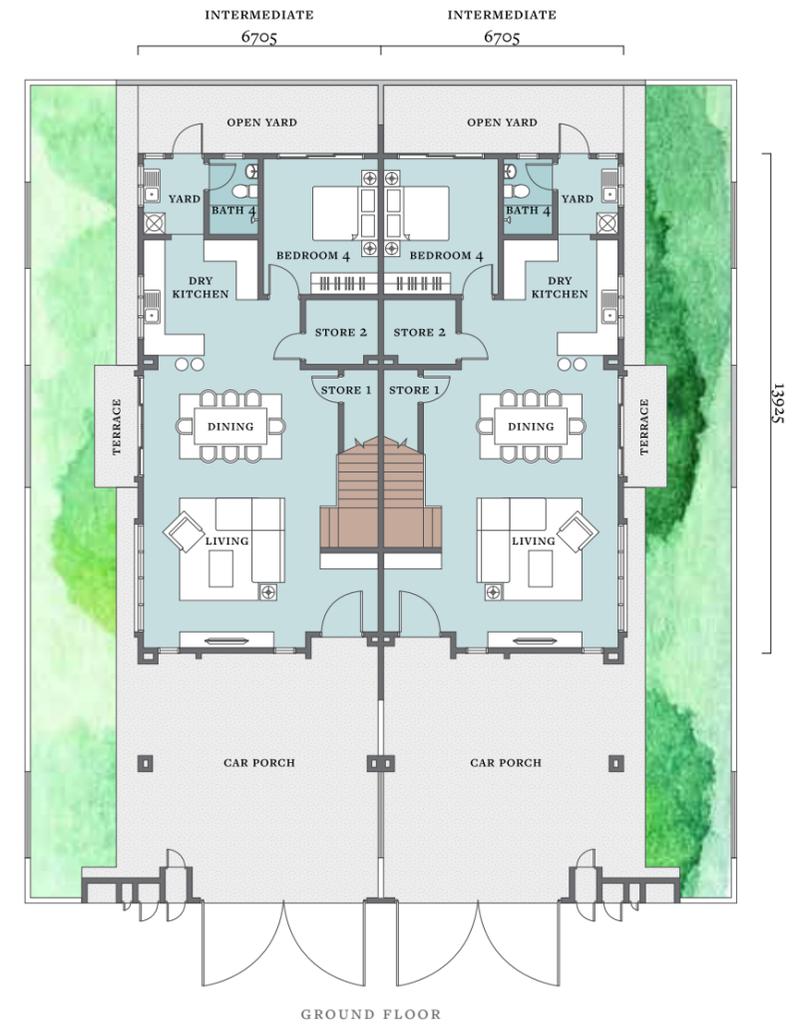




TYPE E

Designed to stand out, each home's unique facade sets you apart from the rest. The spacious layouts within are perfect for large families with plenty of room to grow and to explore the outdoors.

 4+1	INTERMEDIATE 2463 SF	 4
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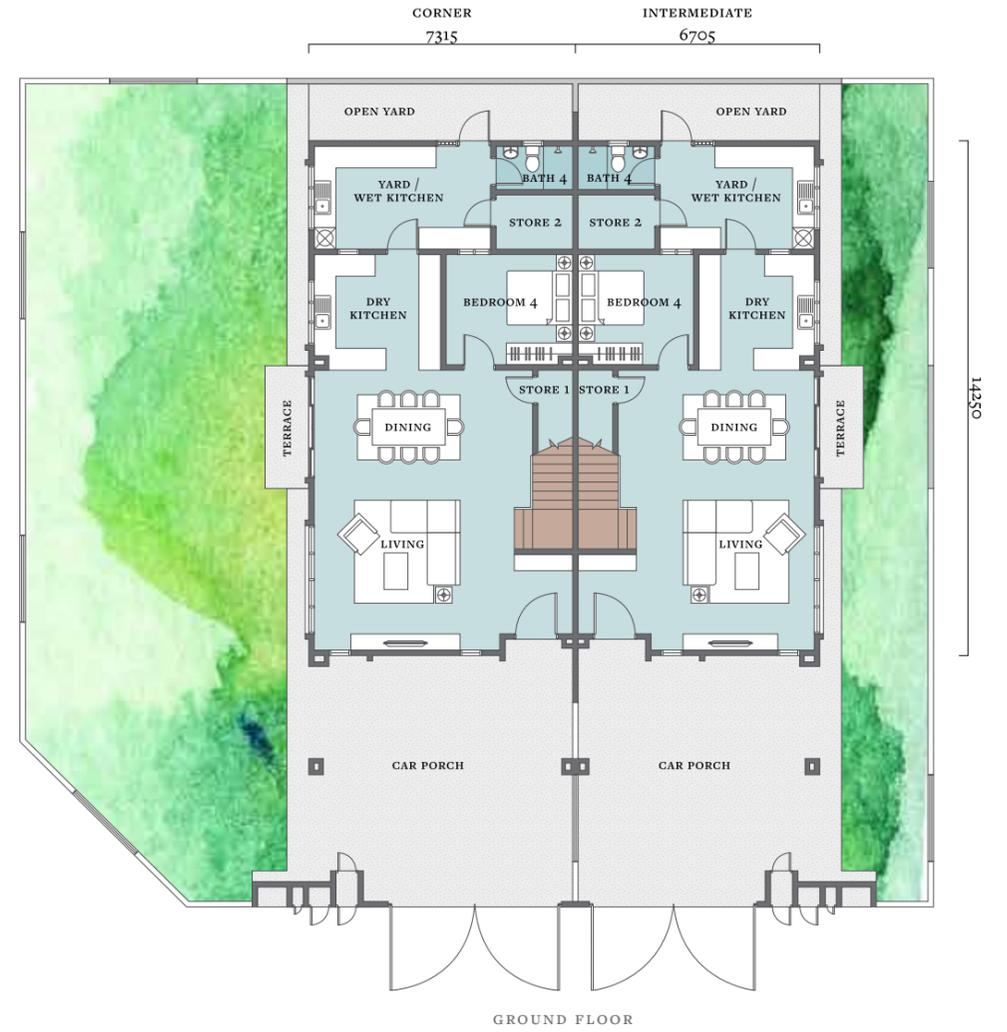




TYPE F

In this 4-bedroom home with two living areas, life revolves around time spent together and healthy pursuits. The outdoor areas seamlessly flow inside, bringing in plenty of sunlight and fresh air.

 4+1	CORNER 2784 SF INTERMEDIATE 2530 SF	 4
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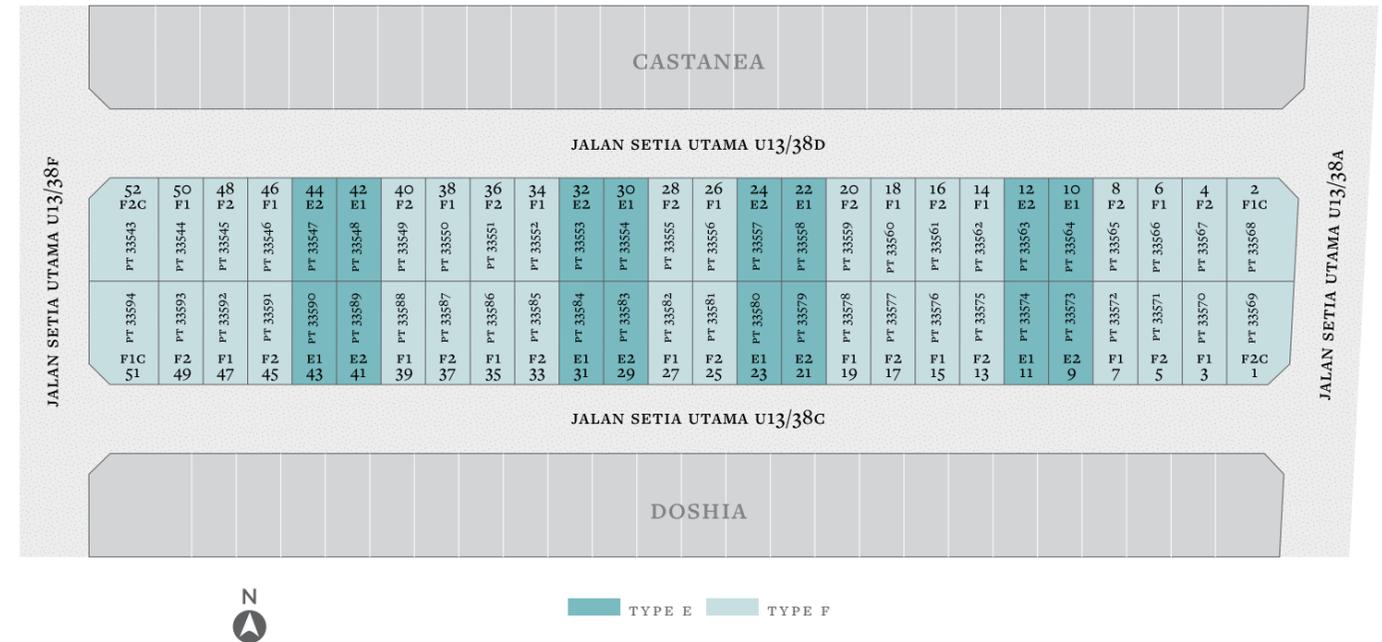


LITSEA SERIES BYWATER HOMES

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.



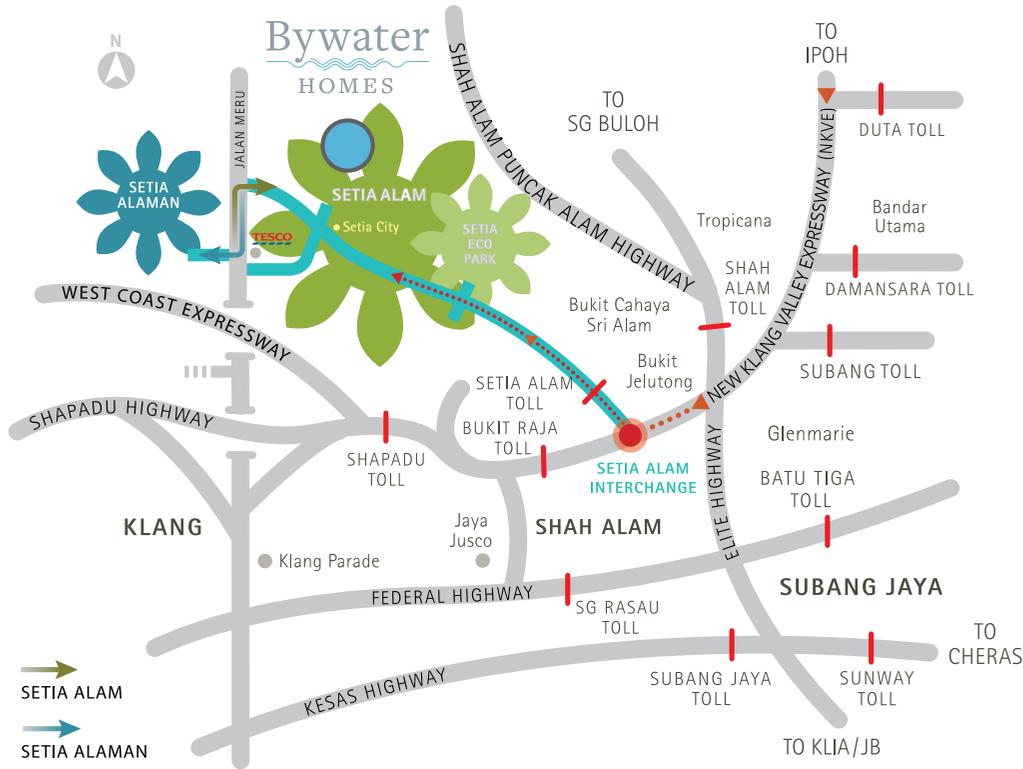
LEEGRANA 2-STOREY CLUSTER HOMES BYWATER HOMES



- ENHANCED SECURITY
- SOLAR HEATING SYSTEM
- FLEXIBLE LAYOUT
- COLUMN-FREE CAR PORCH
- ENGINEERED WATERWAYS
- CONVENIENT LOCATION

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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Developer: Bandar Setia Alam Sdn Bhd 566140-D • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9246-11/11-2022/0770 (L) • Validity Period: 11/11/2020 – 10/11/2022 • Advertising & Sales Permit No.: 9246-115/11-2022/0770 (P)
• Validity Period: 11/11/2020 – 10/11/2022 • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-1(P5)/SEK.U13/0161-2019
• Expected Completion Date: November 2022 • 2-Storey Cluster Homes, Total Units: 52 Units • Built-up: 2,463 sqft (Min), 2,784 sqft (Max) • Price: RM1,184,000 (Min), RM1,490,000 (Max) • 7% Discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.