



UNLOCKING THE FRENCH GARDENS



REINEVILLE



THE COLLECTION OF LIMITED EDITION FRENCH BUNGALOWS



## MASTER OF WORLD-CLASS RESULTS

Since its incorporation in 1974, S P Setia is recognised as one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail developments.

S P Setia is the only Malaysian developer to have received fifteen FIABCI World Gold Prix d'Excellence Awards by the International Real Estate Federation (FIABCI), fourteen FIABCI Malaysia Property Awards, and ranked No.1 in The Edge Malaysia Top Property Developer Awards for a record-breaking fourteenth time.

The Group is well-established in the key economic centres of Malaysia, namely Klang Valley, Johor Bahru, Penang, and Sabah. Its international reach now includes six countries which are Vietnam, Australia, Singapore, China, the United Kingdom and Japan.



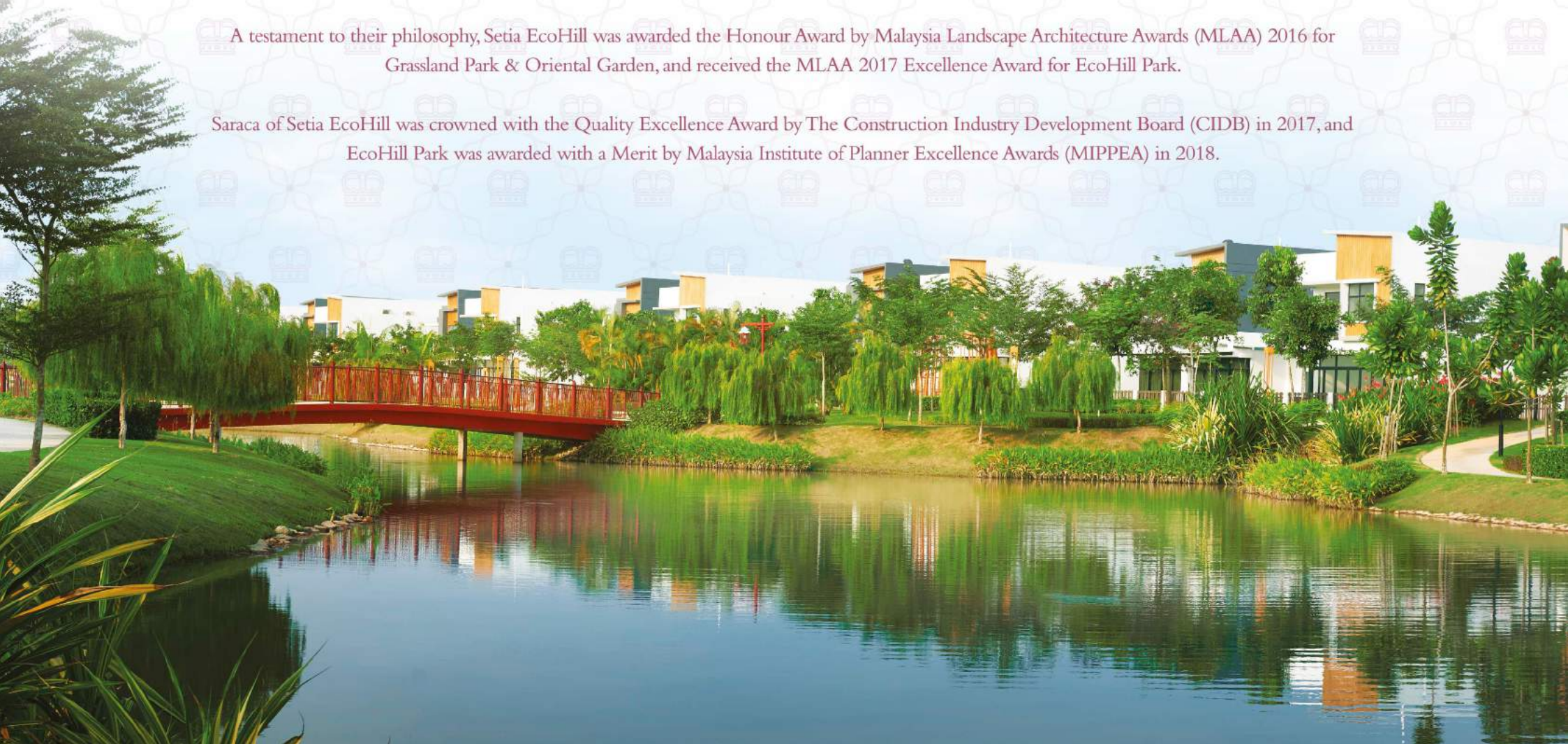


SETIA  
ecoHILL  
LIVE GREEN

Setia EcoHill is a 673-acre award-winning township that lives by the philosophy of 'Live Green!' and it is one of the finest from the holistic Setia Eco-series. 10% of the development is reserved as green zones including a tree museum and engineered waterways to rehabilitate ecosystem.

A testament to their philosophy, Setia EcoHill was awarded the Honour Award by Malaysia Landscape Architecture Awards (MLAA) 2016 for Grassland Park & Oriental Garden, and received the MLAA 2017 Excellence Award for EcoHill Park.

Saraca of Setia EcoHill was crowned with the Quality Excellence Award by The Construction Industry Development Board (CIDB) in 2017, and EcoHill Park was awarded with a Merit by Malaysia Institute of Planner Excellence Awards (MIPPEA) in 2018.



A large, ornate maroon frame with a crown-like top and floral and butterfly accents. The frame is set against a background of a repeating pattern of small, light-colored crowns.

## AN AIR OF FRENCH GRANDEUR

Reineville is a compendium of French-inspired bungalows designed to offer the astute dweller a luxury lifestyle surrounded by French gardens, much like how the name presents it –  
Reine means Queen in French.





Private outdoor space



Flexible terrace for 1-Storey Bungalow



Comfortable master bedroom space



2-Storey Bungalow's back view overlooking beautiful Oriental Garden

3 Bedrooms + 3 Bathrooms

Land size: 52' x 90' | Built-up: 1,983 sqft. | 18 Units

1-Storey  
French-Inspired  
Bungalow





GROUND FLOOR

## A STAIR-FREE PARADISE

The top advantage of living in a single-storey landed home is the freedom to move about without climbing stairs. This design is ideal for families with senior members and members with differently-abled needs.

Come and experience hassle-free living with mobility convenience in this flexible and comfortable home.



SCAN HERE TO VIEW THE  
VIRTUAL SHOW UNIT

3 Bedrooms + 3 Bathrooms

Land size: 52' x 105' | Built-up: 3,531 sqft. | 16 Units

2-Storey  
French-Inspired  
Bungalow







GROUND FLOOR



LOWER GROUND FLOOR

## HILLSIDE BUNGALOW LIFE

Surrounded by a scenery rich in greenery, this double-storey bungalow comprises a spacious yet flexible lower ground floor which can be easily converted into a home office, theatre or lounge. This elegant abode faces the Oriental Garden, exposing residents to beautiful views every day.

## REASONS TO MAKE REINEVILLE YOUR HOME



### French Lifestyle

Scenic environment offering a lifestyle of class and exclusivity



### Stair-free Convenience

Better mobility around the home for older folks and differently-abled residents



### Guarded Sanctuary

24/7 security patrol, CCTV surveillance and perimeter motion detection fencing for ensured safety



### Recreational Parks

Walking distance to award-winning Grassland Park & Oriental Garden



### Doorstep Facilities & Amenities

Close proximity to shopping mall, commercial area, Tenby International School & Club 360



# SITE PLAN

Reineville sprawls along a pristine lake in Setia EcoHill which allows the residents of the 1 & 2-storey bungalows to enjoy the views by the waterway.



2-Storey:  Type 2B1  Type 2B2      1-Storey:  Type 1B1  Type 1B2

# SPECIFICATIONS



## 1-Storey French-Inspired Bungalow

Structure	- Reinforced Concrete	
Wall	- Brickwall / Precast Concrete Panel Wall	
Roofing Material	- Roof Tiles	
Roof Framing	- Metal Truss	
Ceiling	- Skim Coat / Plaster Ceiling	
Windows	- Aluminium Framed Glass Window	
Doors	- Main Entrance	: Timber Door
	- Others	: Aluminium Framed Glass Sliding Door / Flush Door / Louvered Door
Ironmongery	- Provided	
Wall Finishes	- Kitchen	: 1500mm High Porcelain Tiles
	- Master Bath, Bath 2 & Bath 3	: 2700mm High Porcelain Tiles
	- Others	: Plaster / Skim Coat and Paint to Ceiling Height
Floor Finishes	- Dining / Living / Linen 1 / Linen 2	: Porcelain Tiles
	- Kitchen	: Porcelain Tiles
	- Master Bedroom / Bedroom 2 / Bedroom 3	: Timber Floor
	- Master Bath, Bath 2 & Bath 3	: Porcelain Tiles
	- Terrace 1 / Terrace 2 / Terrace 3	: Ceramic Tiles
	- Car Porch	: Porcelain Tiles
	- Others	: Cement Render
Sanitary & Plumbing Fittings	- 3 WCs / 3 Wash Basins / 3 Showers / 1 Kitchen Sink	
Electrical Installation	- Power Point	20
	- Lighting Point	24
	- Air-Conditioning Point	4
	- Fan Point	5
	- TV Point	1
	- Instant Water Heater Point	2
	- Electric Hot Water Storage System (For Master Bath Only)	1
	- Water Pump	1
	- Door Bell Point	1
	- Intercom Point	1
Internal Telecommunication		
Trunking and Cabling	- Fibre Wall Socket	1
Fencing	- Fencing, Refuse Chamber and Letter Box	
Turfing	- Provided	



# SPECIFICATIONS



## 2-Storey French-Inspired Bungalow

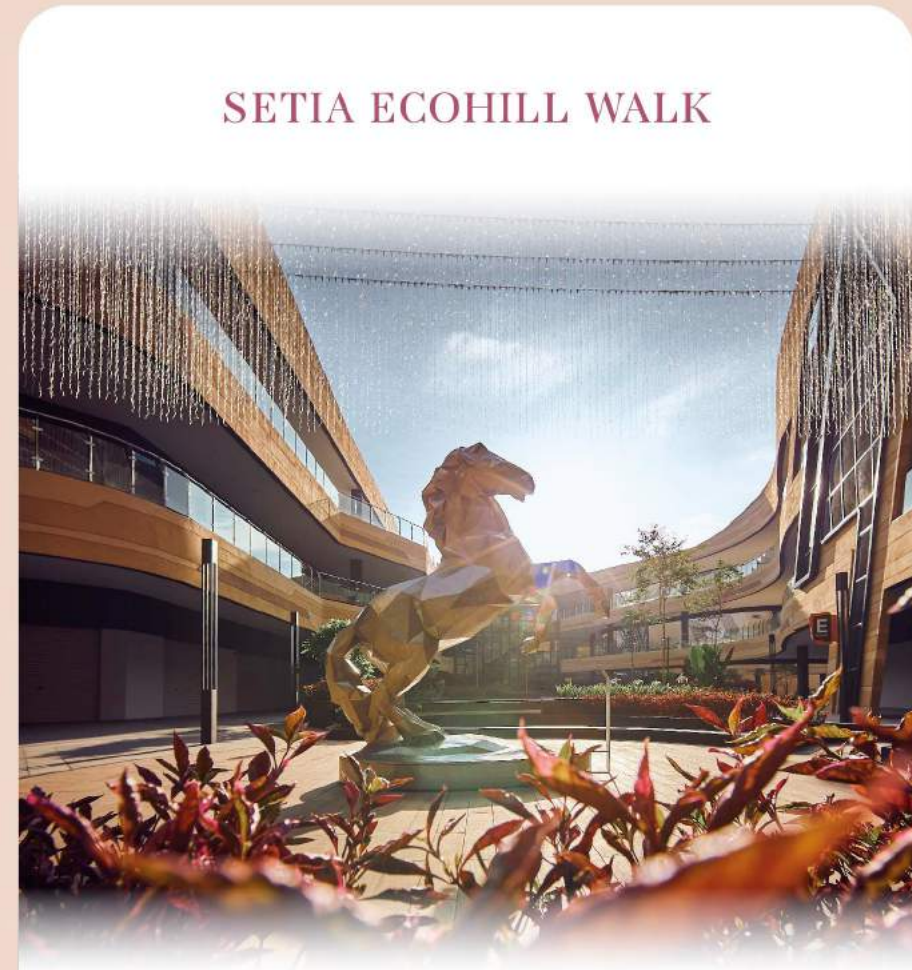


Structure	- Reinforced Concrete	
Wall	- Brickwall / Precast Concrete Panel Wall / Reinforced Concrete Wall	
Roofing Material	- Roof Tiles	
Roof Framing	- Metal Truss	
Ceiling	- Skim Coat / Plaster Ceiling	
Windows	- Aluminium Framed Glass Window	
Doors	- Main Entrance	: Timber Door
	- Others	: Aluminium Framed Glass Sliding Door / Flush Door / Louvered Door
Ironmongery	- Provided	
Wall Finishes	- Kitchen	: 1500mm High Porcelain Tiles
	- Master Bath, Bath 2 & Bath 3	: 2700mm High Porcelain Tiles
	- Others	: Plaster / Skim Coat and Paint to Ceiling Height
Floor Finishes	- Foyer / Dining / Living / Lounge	: Porcelain Tiles
	- Kitchen / Linen	: Porcelain Tiles
	- Stair 1	: Porcelain Tiles
	- Yard	: Porcelain Tiles
	- Master Bedroom / Bedroom 2 / Bedroom 3	: Timber Floor
	- Master Bath, Bath 2 & Bath 3	: Porcelain Tiles
	- Stair 2	: Porcelain Tiles
	- Terrace 1 / Terrace 2	: Ceramic Tiles
	- Balcony	: Ceramic Tiles
	- Car Porch	: Porcelain Tiles
	- Utility 1 / Utility 2	: Porcelain Tiles
	- Others	: Cement Render
Sanitary & Plumbing Fittings	- 3 WCs / 3 Wash Basins / 3 Showers / 1 Kitchen Sink	
Electrical Installation	- Power Point	24
	- Lighting Point	32
	- Air-Conditioning Point	5
	- Fan Point	7
	- TV Point	1
	- Centralized Solar Water System	1
	- Water Pump	1
	- Door Bell Point	1
	- Intercom Point	1
Internal Telecommunication		
Trunking and Cabling	- Fibre Wall Socket	1
Fencing	- Fencing, Refuse Chamber and Letter Box	
Turfing	- Provided	



## LIFESTYLE & CONVENIENCE

From malls to local retail shops, the community of Setia EcoHill can explore these lifestyle amenities within reach thanks to the proximity to the neighbourhood's integrated commercial places.



## SETIA ECOHILL WALK

With the Prancing Horse gracing the concourse of the mall, Setia EcoHill Walk is a scenic place for shopping, dining and hanging out with friends.

## SETIA ECOHILL MALL



The first neighbourhood mall in the township comprising digital centres, F&B halls and fashion retail.

## ECOHILL TAIPAN





A commercial place with a diverse mix of shops and services, providing the Semenyih community with convenience.



## RECREATION & EDUCATION

From the township's exclusive clubhouse to the lush green parks, Setia EcoHill is teeming with spaces for the residents to explore and relax. Reputable education institutions are also just a stone's throw away, making it easy for families with schooling children.



## TENBY INTERNATIONAL SCHOOL



The 14-acre purpose-built campus is the first international school in Semenyih, complete with modern facilities for educational, recreational and sporting pursuits.

## UNIVERSITY OF NOTTINGHAM



A reputable tertiary education hub consistently ranked in the top 100 universities worldwide that offers a wide range of courses with ideal teaching materials to develop students' various skills.



## ORIENTAL GARDEN



A residents-only recreational park situated within a 3-minute walk from Reineville, equipped with kid-friendly facilities such as an interesting slide.

## GRASSLAND PARK



Within a short walking distance from Reineville, overlooking the everlasting fountain and the flowing waterscapes.

## ECOHILL PARK



Located at the highest point of the township, this award-winning park offers an immaculate 360° view of the township along with recreational spots.

## CLUB 360



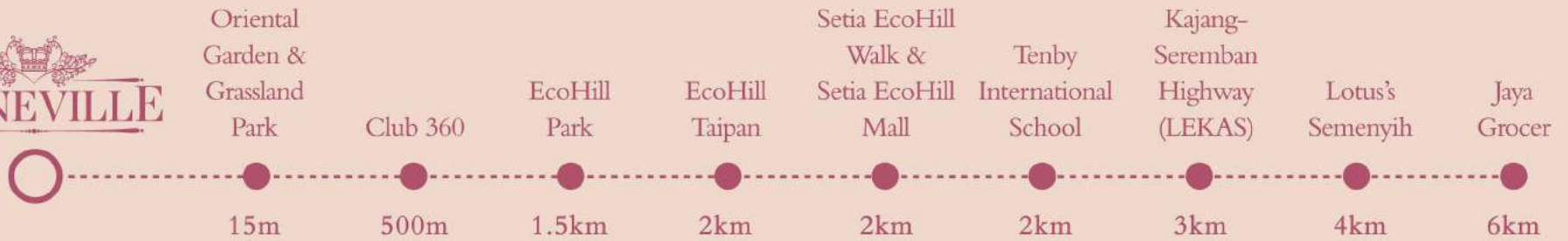
An exclusive residents-only clubhouse with resort-style facilities such as Olympic-length pool, badminton and futsal court, exciting workout equipment & many more.

# DOORSTEP CONVENIENCES

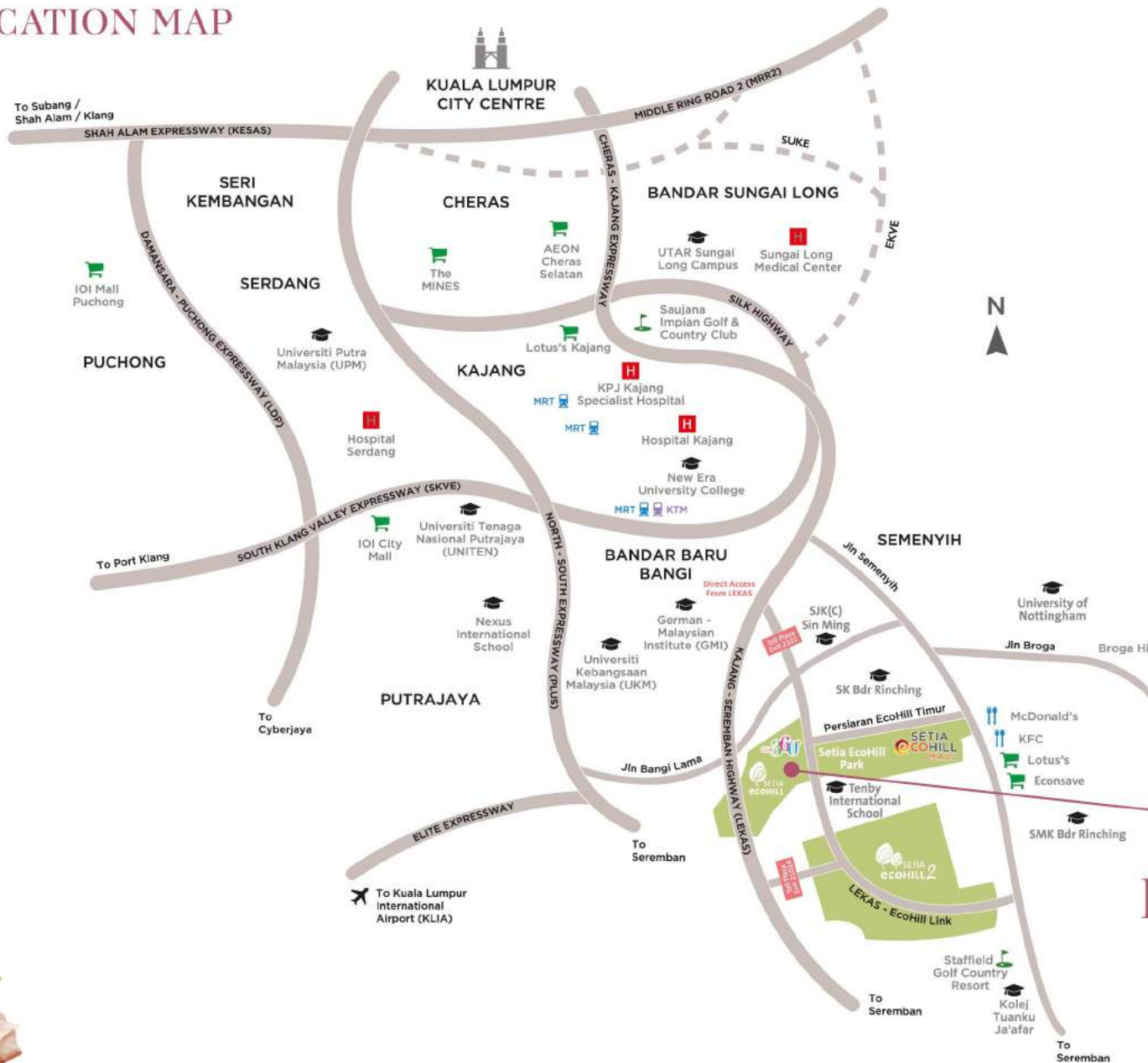
Situated in Setia EcoHill makes Reineville easily accessible via major highways and conveniently connected to various amenities.



**REINEVILLE**



# LOCATION MAP



**REINEVILLE**

# MERCI BEAUCOUP

(THANK YOU VERY MUCH)

Stay Together. Stay Setia  
livelearnworkplay

Call 03 8724 2255

SETIA ECOHILL SDN BHD (201001019878)

Setia Ecohill Welcome Centre

Kelab 360, No.1, Persiaran Ecohill Barat, Setia Ecohill,  
43500 Semenyih, Selangor Darul Ehsan.  
FAX 03 8724 2525 EMAIL ecohill@spsetia.com



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Developer License No.: 13243/11-2023/0164 (A) | Validity Period: 26/11/2021-25/11/2023 | Advertising & Sales Permit No.: 13243-25/11-2024/0381 (N)-(L) | Validity Period: 01/12/2022 - 30/11/2024 | Land Tenure: Freehold | Land Encumbrances: Nil | Approving Authority: Majlis Perbandaran Kajang (MPKJ) | Building Plan Reference No.: MPKJ 2/P/49/2021 | Expected Completion Date: November 2024 | Total Unit: Reineville 1B1 and 1B2: 18 units | Minimum Price: RM1,503,000; Maximum Price: RM1,682,000 | Total Unit: Reineville 2B1 and 2B2: 16 units | Minimum Price: RM2,322,000; Maximum Price: RM2,736,000 | Built-Up: Reineville 1B1 and 1B2: 1,983 sqft; Reineville 2B1 and 2B2: 3,531 sqft | Type of Property: 1 & 2-Storey Bungalow | Restriction of Interest: Nil | 7% Discount for Bumiputera

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA