



Bywater
HOMES

AURITUM

22' x 70'

2-STOREY TERRACE HOMES



*Life blossoms
in this calming phase
of green and blue*





TYPE A

The distinctive lines of home create an immediate sense of pride on arrival.
Its spacious layouts that open to nature are perfect for creating
new memories with loved ones every day.



4 + 1

CORNER
2499 SF
INTERMEDIATE
2153 SF



4





TYPE B

The pace of life is always just nice in these modern link homes by the water.
Three ensuite bedrooms and an additional family area upstairs
maximise liveability for every family.



4

CORNER
2558 SF
INTERMEDIATE
2071 SF



4





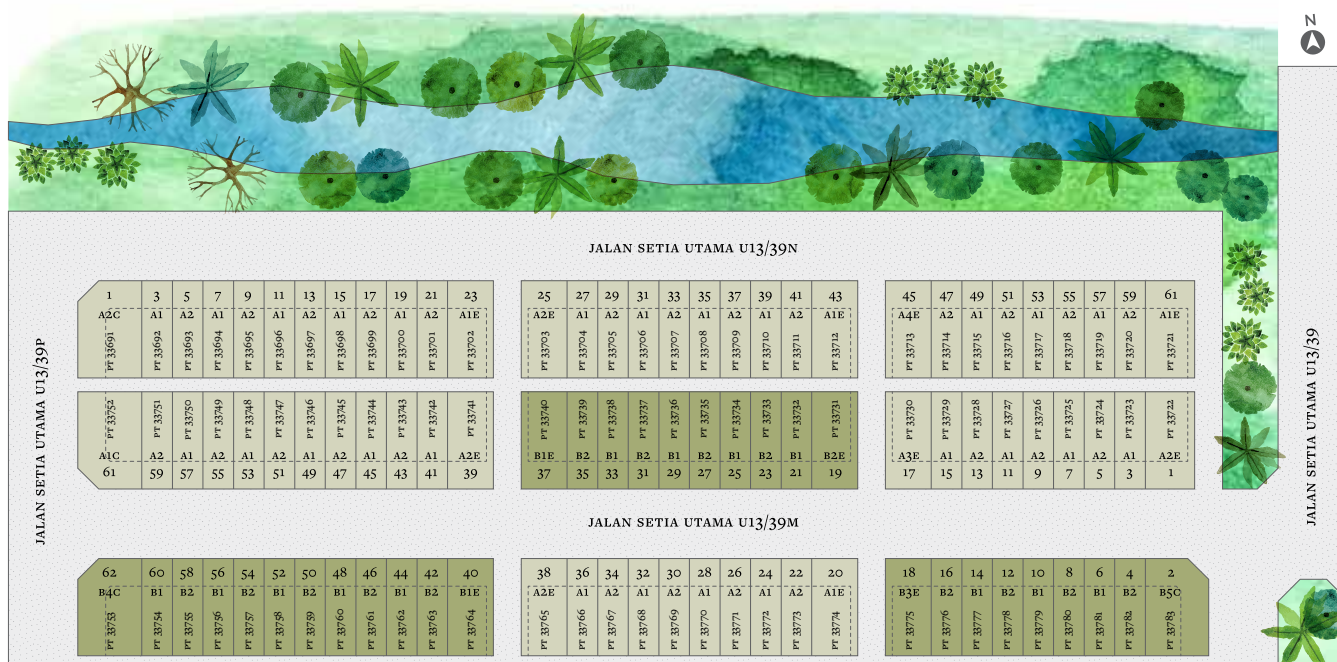


Life's experiences are enhanced by stylish finishes and large windows that bring in fresh air and natural light. This positive ambience lets your family focus on the good times, buoyed by the seamless connection between home and the environs.



PANICUM SERIES, BYWATER HOMES

A native prairie grass that is beautiful yet tough and functional, the *Panicum* species provides food and cover for birds and insects. In the wild, the taller varieties form scenic natural screens while the shorter variety creates stunning sweeps of colour and texture in landscapes.



TYPE A TYPE B

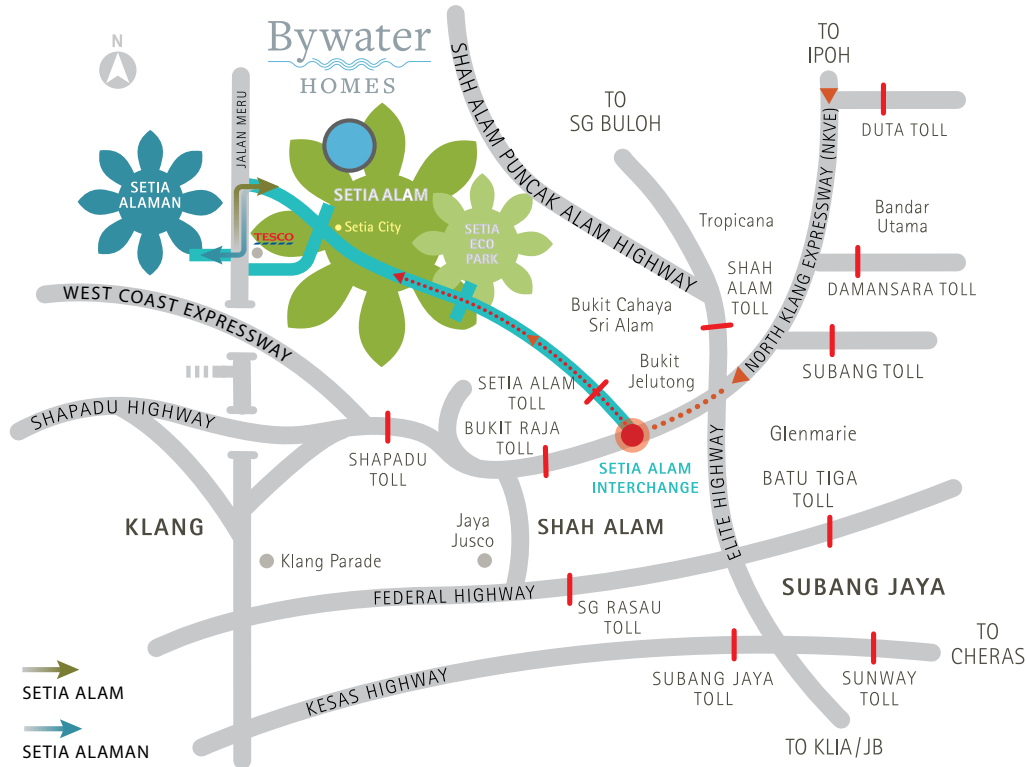
SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brickwork / Reinforced Concrete / Drywall and/or Precast Panels
ROOFING MATERIAL	Concrete Roof Tiles / Corrugated Roofing Material / Concrete Slab
ROOF FRAMING	Metal truss
CEILING	Concrete Slab / Fibrous glass Plaster Ceiling
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Overlapping Glass / Adjustable Louvers / M.S. Grille
DOORS	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Glass Sliding Door (Corner & End Lot only)
Back Entrance	M.S. Grille Door
Others	Flush Door / Louvers Door
IRONMONGERY	Quality Ironmongery
TURFING	Provided (Corner & End Only)
WALL FINISHES	
Kitchen	1500 mm High Ceramic Wall Tiles
Bath	Ceramic Wall Tiles up to 2400mm High
Others	Plaster and Paint
FLOOR FINISHES	
Living / Dining / Kitchen / Guest Room	Porcelain Tiles
Store / Baths / Yard	Ceramic Tiles
Bedrooms / Family / Staircase	Laminated Floor
Car Porch	Homogeneous Tiles
Terrace	Homogeneous Tiles (Corner & End Only)
Open Yard / Others	Cement Render
FENCING	Reinforced Concrete Wall / Brick Wall and Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE A			TYPE B		
	Corner	End	Inter-mediate	Corner	End	Inter-mediate
ELECTRICAL INSTALLATION						
13 Amp Plug Point	21	21	21	21	21	21
Lighting Point	28	28	27	27	26	25
Air - Conditioning Point	5	5	5	5	5	5
Ceiling Fan Point	7	7	7	7	7	7
TV Point	3	3	3	3	3	3
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1
Solar Heater Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING						
Telephone Point	1	1	1	1	1	1
SANITARY & PLUMBING						
WC	4	4	4	4	4	4
Wash Basin	4	4	4	4	4	4
Shower	4	4	4	4	4	4
Kitchen Sink	2	2	2	2	1	1

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 dedicated NKVE-Setia Alam Link (Exit 102).



A new link road to Seksyen U10 Shah Alam/Alam Budiman will provide easy access to the upcoming DASH highway that links to four highways i.e. the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.

• Developer: Bandar Setia Alam Sdn. Bhd 566140-D • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9246-109/11-2021/01136 (L) • Validity Period: 28/11/2019- 27/11/2021 • Advertising & Sales Permit No.: 9246-109/11-2021/01136 (P) • Validity Period: 28/11/2019- 27/11/2021 • 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(PB)/SEK/13/0102-2019 • Expected Completion Date: Nov 2021 • 2-Storey Terrace Homes Type A1, Total Unit: 25 Units, Built-Up: 2,153sf, Price: RM 876,000 (min), RM 890,000 (max) • 2-Storey Terrace Homes Type A1E, Total Unit: 4 Units, Built-Up: 2,499sf, Price: RM 1,092,000 (min), RM 1,124,000 (max) • 2-Storey Terrace Homes Type A1C, Total Unit: 1 Unit, Built-Up: 2,499sf, Price: RM 1,284,000 • 2-Storey Terrace Homes Type A2, Total Unit: 25 Units, Built-Up: 2,153sf, Price: RM 876,000 (min), RM 890,000 (max) • 2-Storey Terrace Homes Type A2E, Total Unit: 4 Units, Built-Up: 2,499sf, Price: RM 1,095,000 (min), RM 1,129,000 (max) • 2-Storey Terrace Homes Type A2C, Total Unit: 1 Unit, Built-Up: 2,499sf, Price: RM 1,278,000 • 2-Storey Terrace Homes Type A3E, Total Unit: 1 Unit, Built-Up: 2,499sf, Price: RM 1,103,000 • 2-Storey Terrace Homes Type A4E, Total Unit: 1 Unit, Built-Up: 2,499sf, Price: RM 1,103,000 • 2-Storey Terrace Homes Type B1, Total Unit: 11 Units, Built-Up: 2,071sf, Price: RM 844,000 (min), RM 858,000 (max) • 2-Storey Terrace Homes Type B1-1, Total Unit: 1 Unit, Built-Up: 2,071sf, Price: RM 844,000 • 2-Storey Terrace Homes Type B1E, Total Unit: 2 Units, Built-Up: 2,410sf, Price: RM 1,056,000 (min), RM 1,067,000 (max) • 2-Storey Terrace Homes Type B2, Total Unit: 12 Units, Built-Up: 2,071sf, Price: RM 844,000 (min), RM 858,000 (max) • 2-Storey Terrace Homes Type B2-1, Total Unit: 1 Unit, Built-Up: 2,071sf, Price: RM 844,000 • 2-Storey Terrace Homes Type B2E, Total Unit: 1 Unit, Built-Up: 2,410sf, Price: RM 1,067,000 • 2-Storey Terrace Homes Type B3E, Total Unit: 1 Unit, Built-Up: 2,410sf, Price: RM 1,059,000 • 2-Storey Terrace Homes Type B4C, Total Unit: 1 Unit, Built-Up: 2,558sf, Price: RM 1,296,000 • 2-Storey Terrace Homes Type B5C, Total Unit: 1 Unit, Built-Up: 2,558sf, Price: RM 1,292,000 • 7% Discount for Bumiputera

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