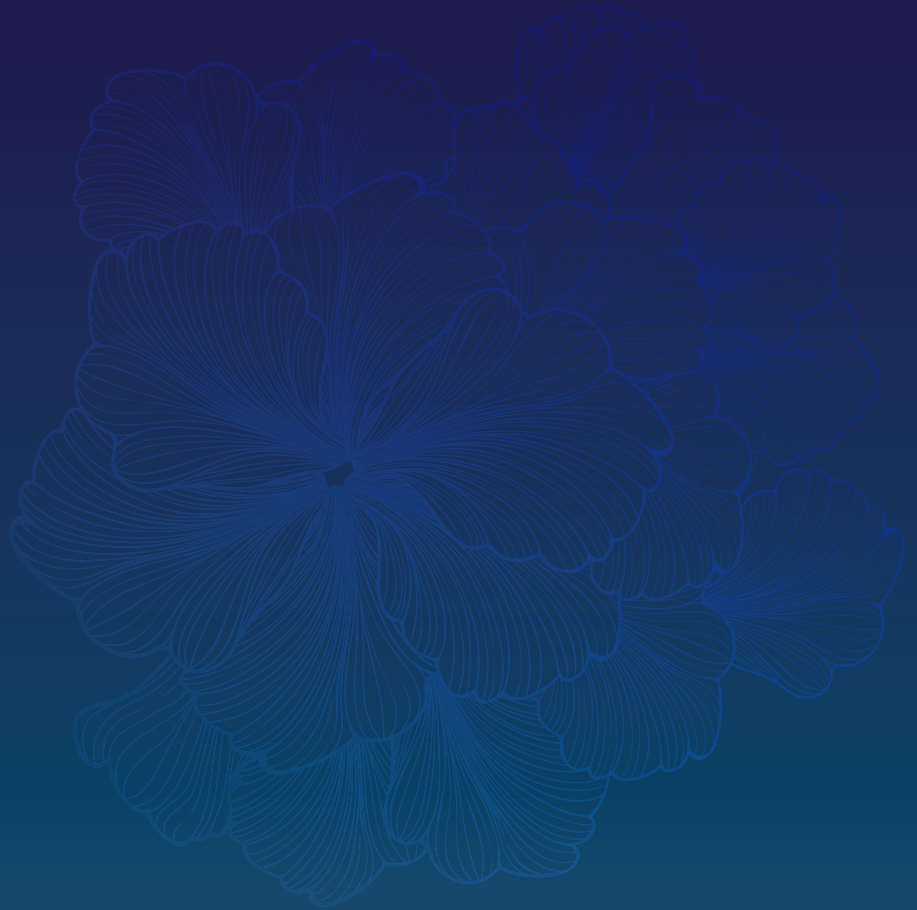


Setia
eco | Cascadia

Living in Nature's Miracle



HAZELTON

@ SETIA ECO CASCADIA

DOUBLE STOREY TERRACE HOUSE

ALLUVIA
@ SETIA ECO CASCADIA



Live By The Fall

The waterfall feature of Setia Eco Cascadia welcomes you as you make your way to the private and luxurious residential enclave known as Alluvia, set to redefine living.

Natural elements and architecture are intertwined to form a connection that's a perfect fusion for discerning contemporary lifestyles.



The Neighbourhood Garden

A defining feature is the 20 feet rear garden with lush greenery and well-manicured walkways that's connected throughout the neighbourhood and free from traffic. You can take a leisurely stroll right by your backyard in total privacy.

Alluvia Pocket garden Generous 20 feet Rear Garden



Homeowners enjoy the privilege of having access to their very own clubhouse complete with facilities such as a swimming pool, reading room, small gym, children's playground as well as changing rooms, yoga stretching room and even saunas.

Have the freedom to meet up with guests at the clubhouse instead of your own home.

Your Personal Clubhouse

Your Personal Sanctuary

Your visitors will be welcomed by the impressive guardhouse equipped with state-of-the-art security system designed by security professionals. Digital surveillance, entry/exit monitoring and perimeter fencing protection complete with high definition cameras for intruder detection.





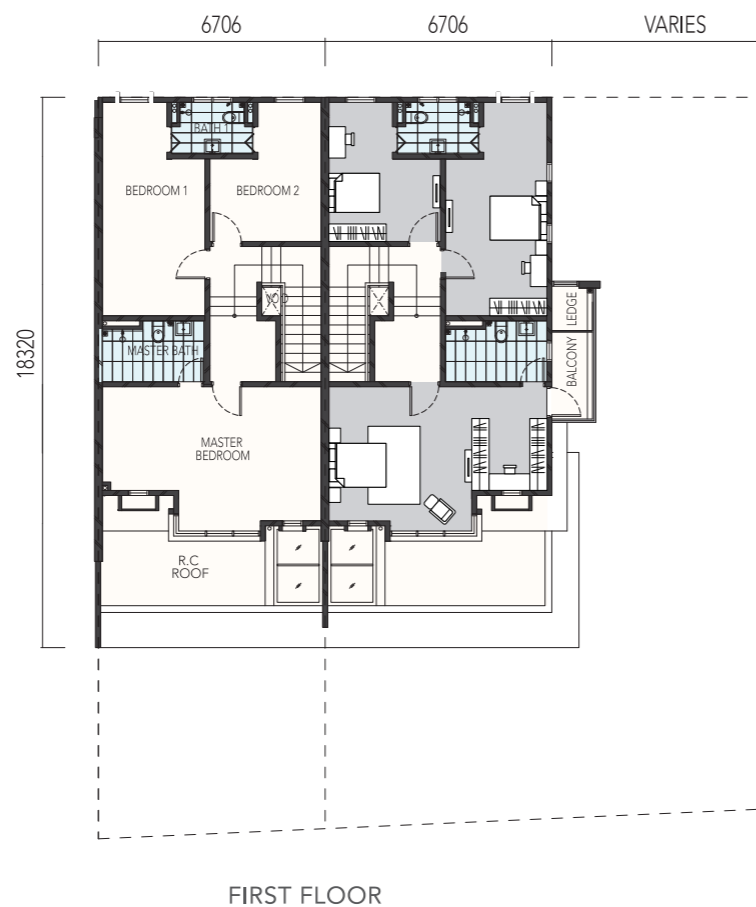
Floor Plan

HAZELTON

© SETIA ECO CASCADIA

22' x 70'

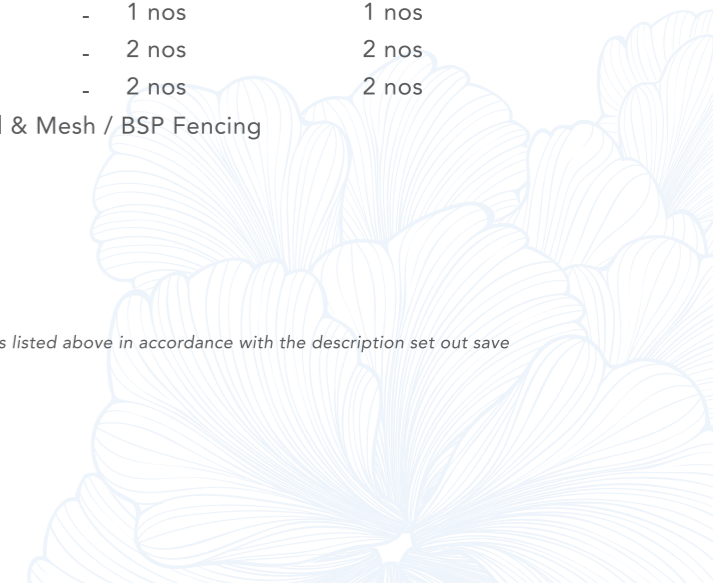
Build-up : 2077sq.ft.
4 Bedrooms + 3 Bathrooms



SPECIFICATIONS

Structure	:	Reinforced Concrete Frame	
Wall	:	Brickwall and / or Drywall and / or Precast Panels	
Roof Covering	:	Concrete Roof Tiles Reinforced Concrete Flat Roof	
Roof Framing	:	Quality Roof Truss	
Ceiling	:	Plaster Ceiling Board Skim Coat	
Window	:	Aluminium Frame Glass Windows	
Doors	:	Generally Plywood Flush Doors Aluminium Frame Glass Door Solid Door for Entry	
Ironmongery	:	Selected Quality Lock Set	
Wall Finishes	:	Emulsion Paint on Internal Plastered Walls Weather Resistant Paint on External Walls Porcelain Tiles to 3000mm Height to Master Bathroom, Bath 1 & 2 Porcelain Tiles to Ceiling Height at Kitchen Paint on Timber & Steel	
Floor Finishes	:	Generally all in Porcelain Tiles Cement Render to Others	
Sanitary & Plumbing Fittings	:	W.C	- 3 nos
		Wash Basin	- 3 nos
		Shower Head	- 3 nos
		Toilet Roll Holder	- 3 nos
		Kitchen Sink	- 1 nos
		Bib Tap	- 5 nos
Electrical Installation	:		
		Light Point	- 26 nos
		Fan Point	- 6 nos
		13A Power Point	- 19 nos
		Television Point	- 2 nos
		Water Heater Point	- 3 nos
		Auto Gate Point	- 1 nos
		A/C Power Point	- 5 nos
		Bell Chime Point	- 1 nos
		Gate Pillar Light Point	- 2 nos
		Data Point	- 2 nos
Fencing	:	Plastered Low Brick Wall & Mesh / BSP Fencing	
Turfing	:	Metal Gate Cow Grass	

Note : The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with *which may be deleted if not applicable.





Exclusively Yours FREEHOLD

With only 90 units of Hazelton in Alluvia, be part of the few to own a modern classic. The exterior design is in harmony with its interior space, exclusively designed for urban families.



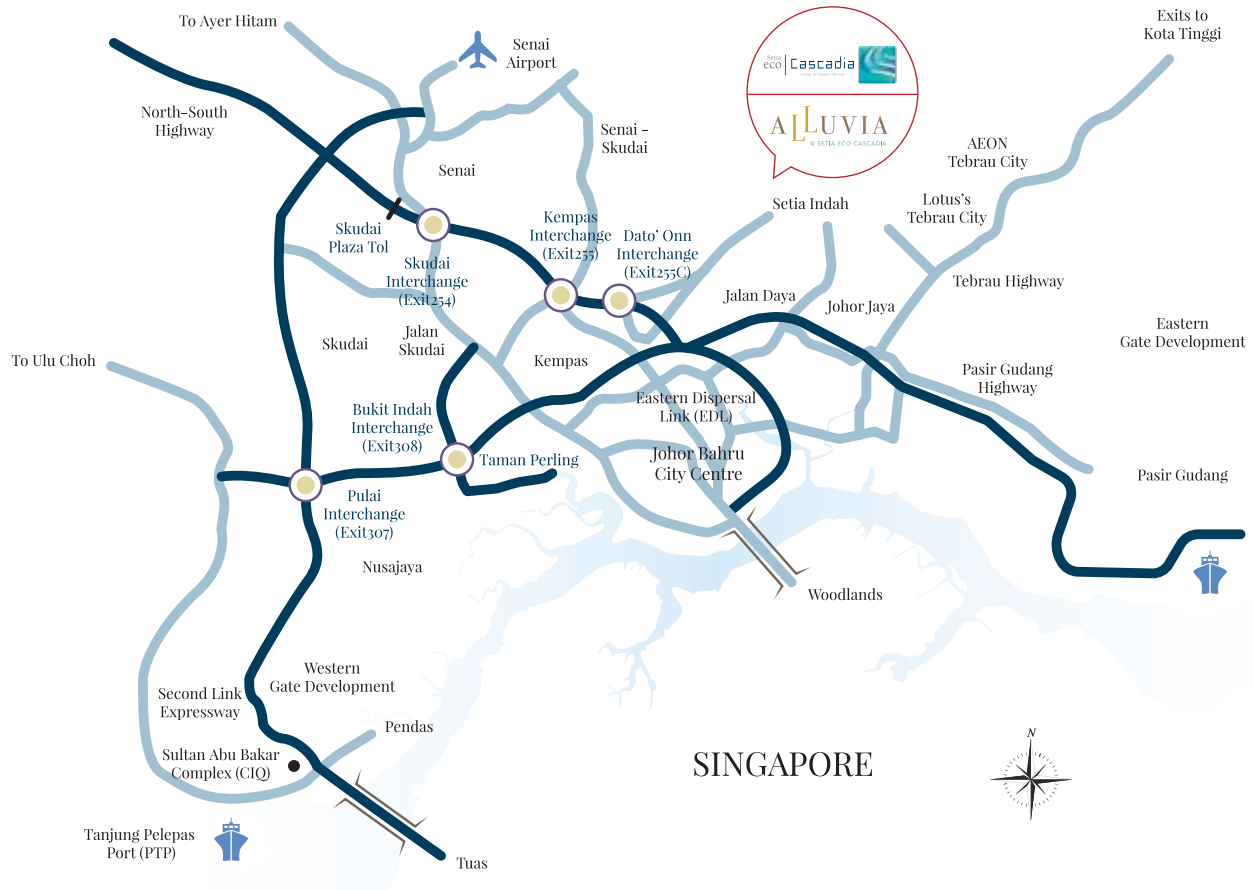
ALLUVIA
 @ SETIA ECO CASCADIA

HAZELTON | DOUBLE STOREY TERRACE HOUSE
 22' x 70' | 90 Units
 @ SETIA ECO CASCADIA

- Ergonomic friendly layout.
- Open space on the ground floor for greater flexibility for your interior design or furniture placements.
- Spacious bedroom layout for better utilization and attached bathrooms for added convenience.
- Rooms utilise good natural ventilation.
- Flexible Master Bedroom layout to customize your own ceiling-height wardrobe.

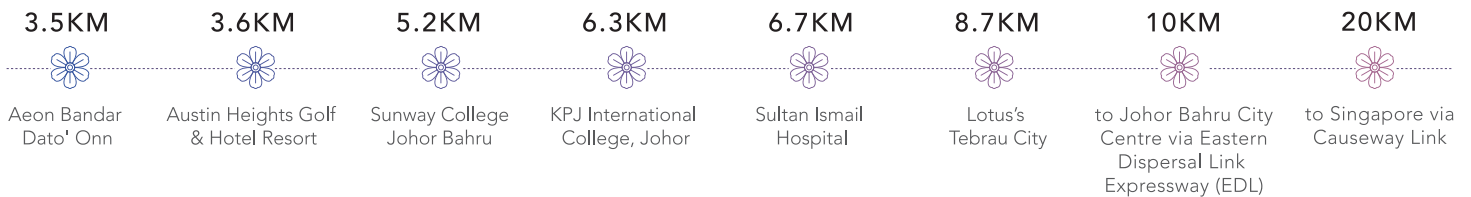


ISKANDAR MALAYSIA



Easy Accessibility & Convenience

Hazelton is located in one of the most vibrant address in the Tebrau region with easy accessibility with an extensive road network system to all nearby major amenities such as shopping centres, medical centres, educational facilities and golf clubs, most within a 10 minutes drive away only.



Stay Together. Stay Setia
livelearnworkplay

Call 07 351 2255

www.setiaecocascadia.com

SETIA INDAH SDN BHD 198901008253 (18555-H)

SETIA ECO CASCADIA

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81100 Johor Bahru, Johor Darul Takzim, Malaysia
F +607 357 9923

Setia

Hazelton (Alluvia) Double Storey Terrace Home Standard Lot: 22' x 70' Built-up: 2,077 sq.ft. Housing Developer's License No.: 8118/04-2028/0567(A) Validity Period: 16/04/2023 - 15/04/2028 Advertising & Sales Permit No.: 8118-70/01-2026/0043(N)-(S) Validity Period: 12/01/2023 - 11/01/2026 Expected Date of Completion: February 2026 Approving Local Authority: Majlis Bandaraya Johor Bahru Building Plan Reference No.: MBBJ/U/2021/14/BGN/17/RP Land Tenure: Freehold Land Charge: Nil Total Units: 90 units Price: (Min) RM925,520 (Max) RM 1,258,905 15% Discount for Bumiputera Restriction In Interest: Nil

All art renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.

Developer: Setia Indah Sdn Bhd

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.