



Setia Eco Gardens Sales Gallery

A GREEN LUNG BY THE CITY

A Fiabci World Prix winning eco-township, Setia Eco Gardens offers a purifying home life within a tranquil and exclusive rainforest environment at the heart of Iskandar Malaysia.

Singapore
26.4 KM

Senai International
Airport
27.4 KM

Johor Bahru
23.8 KM

Stay Together. Stay Setia
livelearnworkplay

Call +607 555 2525

Kesat Kenangan Sdn Bhd 200601026062 (745817-H)
Setia Eco Gardens Sales Gallery
Pejabat Tapak, Lot 2110, KM5.5, Jalan Gelang Patah-Ulu Choh, 81550 Johor Bahru, Johor Darul Takzim, Malaysia.
F: +607 555 2522 E: seg-sales@spsetia.com W: setiaecogardens.com
MON-FRI: 9am-6pm SAT, SUN & PH: 10am-6pm

Setia

Vallaris (RTI-J) • Double Storey Terrace House • Standard Lot: 20' x 70' • 1,801 sq. ft. • No. of Units: 188 • Price: (Min.) RM770,000 - (Max.) RM1,105,000 • Developer's License No.: 10611-13/06-2021/02501(L) • Validity Period: 24/06/2020 - 23/06/2021 • Advertising & Sales Permit No.: 10611-13/06-2021/02501(P) • Validity Period: 24/06/2020 - 23/06/2021 • Expected Date of Completion: July 2021 • Land Tenure: Freehold • Land Charge: Public Bank Berhad • Approving Authority: Majlis Perbandaran Johor Bahru Tengah • Building Plan Reference No.: (27)dlm.MPJBT(JB)RP/8/57/2012 • 15% Bumiputera Discount • Restriction in Interest: Nil • All renderings contained herein are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the sale and purchase agreement.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

SetiaEcoGardens
embracing the future

ECOVILLAGE
2

VALLARIS
2-Storey Eco Homes

IDYLLIC LIVING IN
A LUSH ENCLAVE

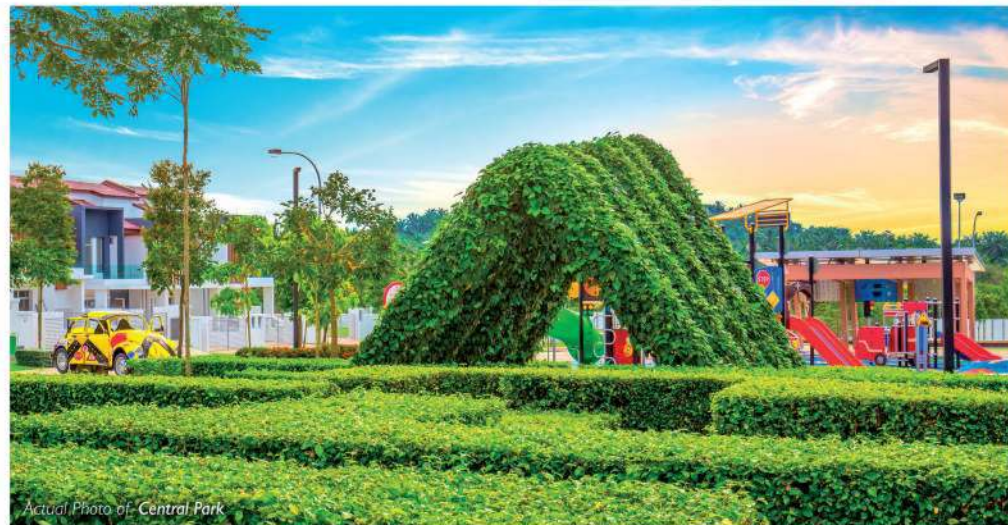
FREEHOLD

INDULGE IN BEAUTY

Making Vallaris your home means being part of the idyllic Setia Eco Gardens. Surrounded by green spaces and an eco-friendly environment. Enjoy the beauty of nature with your loved ones.



Actual Photo of Children's Playground



Actual Photo of Central Park



Actual Photo of Maze Garden



Actual Photo of BBQ Area





Actual Photo of *Backlane Garden*

CONTINUOUS PEACE OF MIND

Let your mind be at peace whilst enjoying the perfect lifestyle in a safe environment.

- ★ Gated & guarded neighbourhood
- ★ Guardhouse with 24-hour CCTV surveillance





Actual Show Unit Photo

EMBRACE STYLE & COMFORT

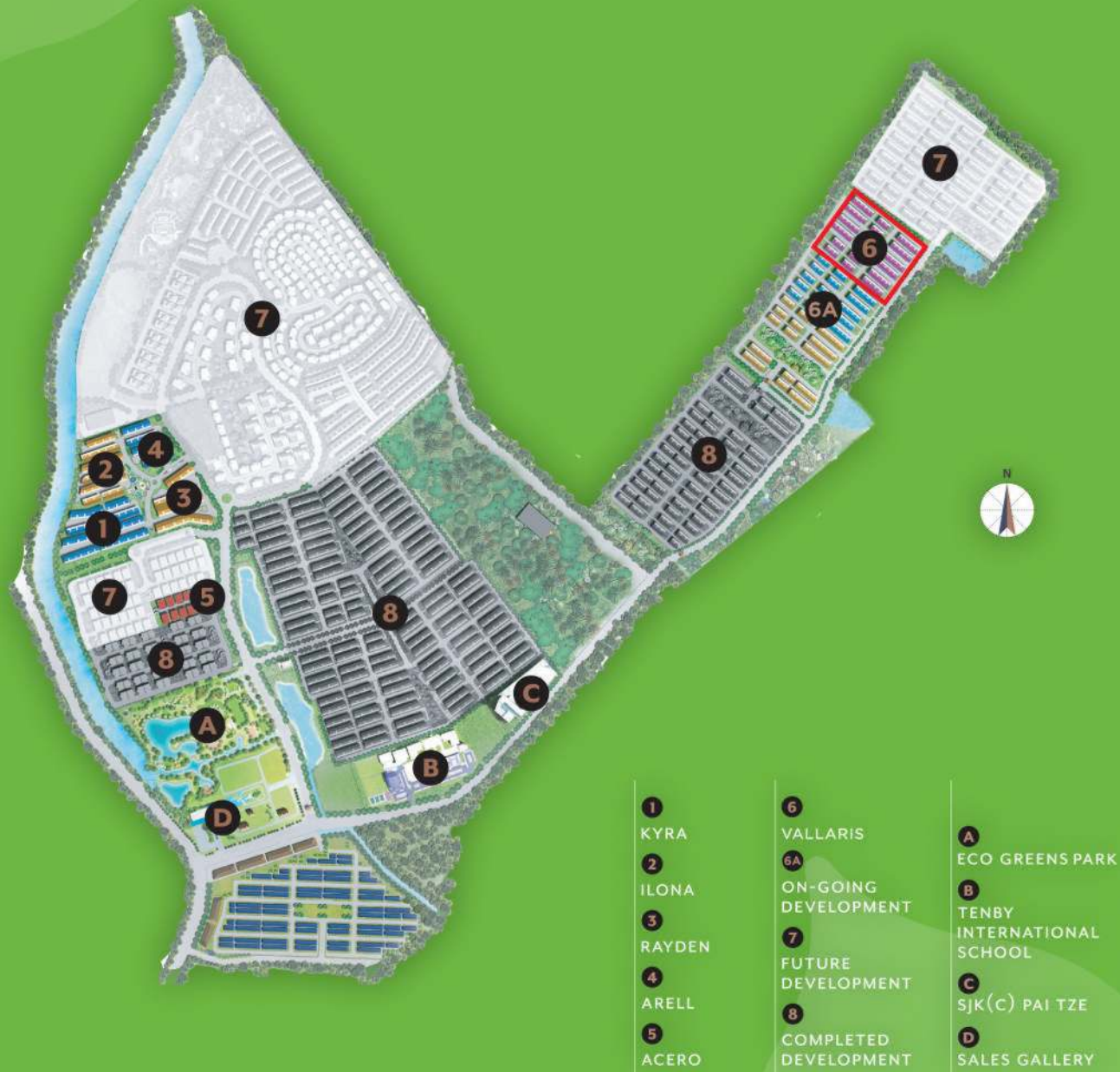
Stylish design meets practicality. Specially-crafted
2-storey eco homes for the discerning few.

Built-up:
1,801 SQ. FT.

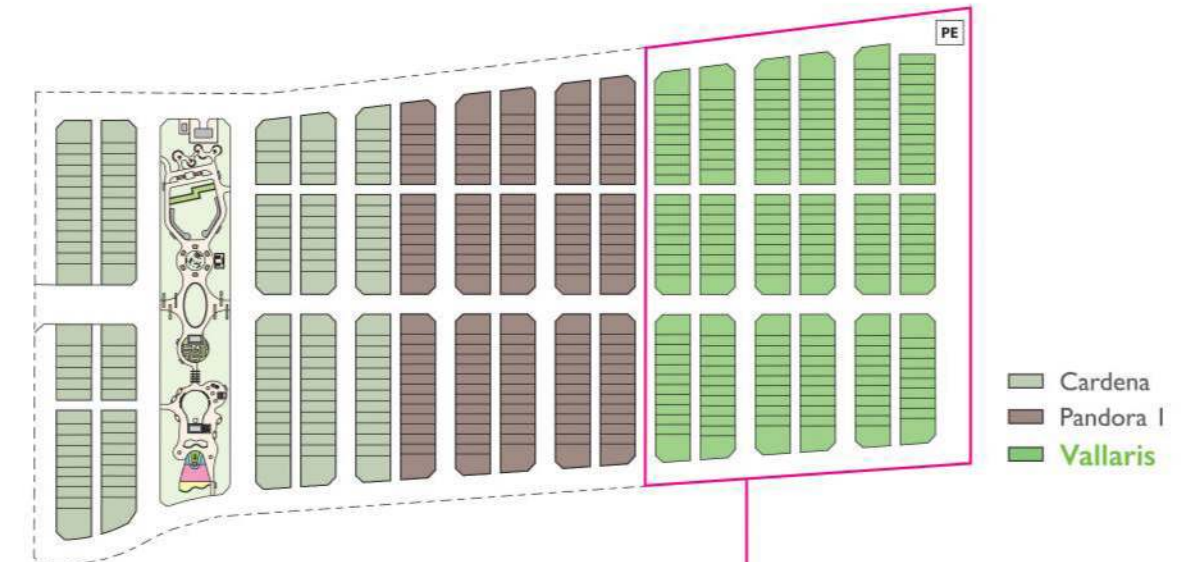
Lot size:
20' x 70'

- ★ Spacious dining and living area
- ★ 20ft-wide rear garden
- ★ Private back balcony with garden view
- ★ Spacious car porch
- ★ Sleek design with elegant aesthetics
- ★ Private precinct community park

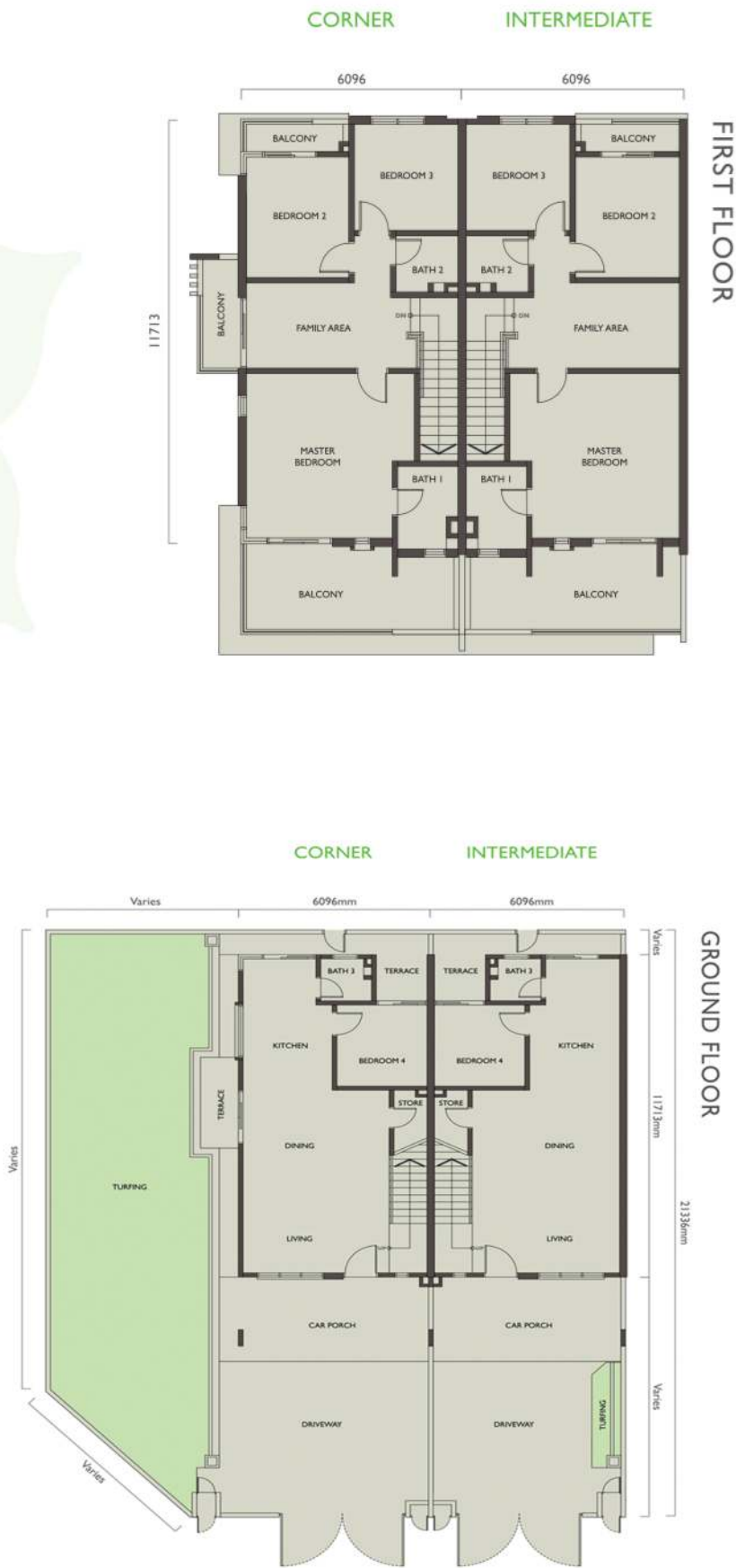
MASTER PLAN



SITE PLAN



FLOOR PLAN



SPECIFICATIONS

Structure	Reinforced concrete framework			
Wall	Brickwall			
Roofing Covering	Reinforced concrete flat roof / Concrete roof tiles			
Roof Framing	Light weight roof truss			
Ceiling	Asbestos free cement board / Plaster ceiling board / Skim coat			
Windows	Aluminium casement / Fixed glass panel / Top hung / Sliding / Fixed glass louver window			
Doors	Solid timber / Plywood flush / Plywood flush with louver / Aluminium frame sliding / PVC door			
Ironmongery	Quality lockset			
Wall Finishes	Kitchen	- Full-height ceramic tiles		
	Bath 1, 2 & 3	- Full-height ceramic / Porcelain tiles		
Floor Finishes	Ground floor			
	Living / Dining / Kitchen /			
	Bedroom 4 / Store	- Porcelain tiles		
	Bath 3	- Ceramic tiles / Porcelain tiles		
	Car porch / Terrace	- Porcelain tiles		
	Driveway / Other areas	- Cement render		
	First floor			
	Master bedroom / Bedroom 2 & 3 /			
	Family area / Staircase	- Porcelain tiles		
	Bath 1 & 2	- Ceramic tiles / Porcelain tiles		
Balcony	- Porcelain tiles			
Other areas	- Cement render			
Sanitary & Plumbing Fittings	Kitchen sink	1 no.		
	Wash basin	3 nos.		
	Toilet roll holder	3 nos.		
	Soap holder	3 nos.		
	Shower rose	3 nos.		
	W.C.	3 nos.		
Electrical Installation		Int / End / Odd End	Corner / Special Corner / Odd Corner / Special Odd Corner / End Lot With Land	
	Lighting point	20 nos.	22 nos.	
	Power point (13A)	15 nos.	15 nos.	
	Ceiling fan point	5 nos.	5 nos.	
	TV point	2 nos.	2 nos.	
	Water heater point	2 nos.	2 nos.	
	Air-cond point	5 nos.	5 nos.	
	Door bell point	1 no.	1 no.	
	Autogate point	1 no.	1 no.	
	Gate lighting point	2 nos.	2 nos.	
	Internal Telephone Trunking & Cabling	Telephone point	1 no.	1 no.
		Network point	1 no.	1 no.
	*Fencing	Low brick wall & m.s grille		
*Turfing	Cow grass (Axonopus compressus (Sw.) P.Beauv.)			
*Gas Piping	Nil			

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