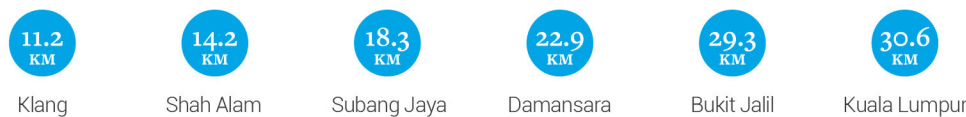




Setia Alam is just minutes away from key destinations via the dedicated NKVE-Setia Alam Link (Exit 102).



A new link road via Seksyen U10 will provide easy access to the upcoming DASH highway that links to four highways – the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.

Setia

(603) 3343 2255 www.setiaalam.com.my

Bandar Setia Alam Sdn. Bhd. 566140-D
Setia Alam Welcome Centre, No. 2, Jalan Setia Indah AD U13/AD, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor
Tel: (603) 3343 2255 Fax: (603) 3345 2255 Email: bsa-sales@spsetia.com

• Developer: Bandar Setia Alam Sdn. Bhd. 566140-D • Project Manager: S P Setia Project Management Sdn. Bhd. 246695-X • Developer License No.: 9246-114/11-2022/0755(L) • Validity Period: 8/11/2020-7/11/2022
• Advertising & Sales Permit No.: 9246-114/11-2022/0755(P) • Validity Period: 8/11/2020-7/11/2022 • Land Tenure: Freehold • Land Encumbrance: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-2(PB)/SEK.U13/0062-2020 • Expected Completion Date: November 2022 • 2 Storey Terrace House, Total Unit: 75 Units • Built-up: 1,902 sqft (Min); 2,364 sqft (Max), Price: RM804,000 (Min), RM1,276,000 (Max) • 7% Discount for Bumiputra

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

Malaysia | Vietnam | Australia | Singapore | China | United Kingdom



BANDAR SETIA ALAM

Bywater
HOMES

CONICUS

Double-Storey Terrace House

20' x 70'

SETIA ALAM HOMES IMMERSED IN NATURE

by woodlands or by water, Setia Alam is where nature meets lifestyle

Imagine living in a cosy enclave surrounded by lush greenery and sparkling waterways. Now, picture children playing safely outside and envision the pleasure of owning an environmentally-friendly home.

For convenience, think comprehensive amenities to cater for all your lifestyle needs – excellent schools, award-winning shopping mall, club house, parks, F&B, banks and so much more.

Now, imagine no more because this dream has become a reality.
And it awaits you in Setia Alam.



Conveniently in Setia Alam

Because we want more time to do the things we love, Setia Alam has been thoughtfully planned to ensure that all amenities, parks and recreational facilities are not more than a street away from home. Playgrounds, kindergarten, community hall, surau, gym, sports courts, garden walks and more are a short walk away in the Village Green.



Setia City Mall



Setia City Convention Centre 2



RECREATIONAL PARKS

- Wetland Park
- Urban Park
- Setia City Park
- Town Park
- Western Park



PRIMARY, SECONDARY & PRIVATE SCHOOLS

- SRJK (C) Pin Hwa (1)
- SJK (T) Ladang North Hummock
- SK Setia Alam
- SMK Setia Alam
- IDRISI International School
- Tenby International School
- Peninsula International School Australia
- Real Kids



SETIA CITY

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



BANKS

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



SHOPPING MALLS & HYPERMARKETS

- Setia City Mall
- Tesco
- Giant
- Village Grocer



Setia City Convention Centre 1

Vista by The Waterfront

Surrounded by rippling waters and rustling leaves, with recreational facilities, schools and amenities nearby within a safeguarded community, life just doesn't get any better than this... welcome to the idyllic home-scape of Bywater Homes.



ENHANCED
SECURITY



SOLAR HEATING
SYSTEM



FLEXIBLE
LAYOUT



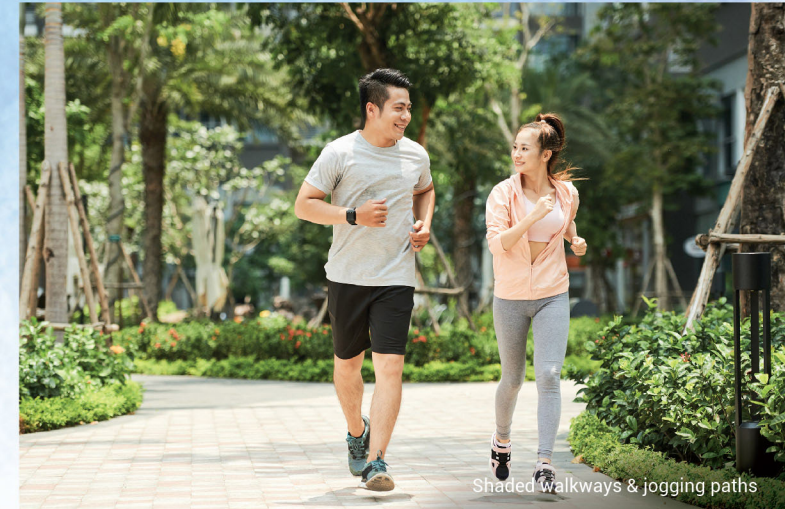
COLUMN-FREE
CAR PORCH



ENGINEERED
WATERWAY



CONVENIENT
LOCATION



Shaded walkways & jogging paths

An Urban Lifestyle, Naturally

Work or play, social settings or the natural environment... you'll find all you need and more here at Bywater Homes. Lush outdoor spaces to exercise, relax and unwind with family and friends, now that is the true quality of life.



Wholesome outdoor living

Quality Interiors Filled with Warmth

Inspired by the beauty of nature, the dwellings at Bywater Homes are infused with fresh air and natural sunlight. Featuring premium fittings and custom furnishings, the interiors are designed for warmth and comfort without compromising on style and luxury.



TYPE E

CORNER	INTERMEDIATE	END	4+1 BEDROOMS
from 2,319 SQ.FT	2,006 SQ.FT	2,332 SQ.FT	4 BATHS



TYPE F

END	INTERMEDIATE	4 BEDROOMS
2,216 SQ.FT	1,902 SQ.FT	4 BATHS



Conicus Type E



Conicus Type F

BYWATER HOMES
MASTER LAYOUT PLAN



CONICUS
LAYOUT PLAN



LEGEND

TYPE E

TYPE F

SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALL	Reinforced Concrete / Light Weight Block / Brickwork	
ROOFING MATERIAL	Concrete Roof Tiles / Concrete Slab	
ROOF FRAMING	Metal Truss	
CEILING	Concrete Slab / Plaster Ceiling / Asbestos Free Ceiling	
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Overlapping Glass / Louvres / M.S. Grille	
DOORS	Main Entrance	Timber Door
	Side Entrance	Aluminium Framed Glass Sliding Door (Corner & End Unit Only)
	Back Entrance	M.S. Grille Door
	Others	Flush Door / Louvres Door
IRONMONGERY	Quality Ironmongery	
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
	Bedrooms / Store 1 & 2 / Baths / Staircase / Yard	Ceramic Tiles
	Terrace	Homogeneous Tiles (Corner & End Unit Only)
	Car Porch	Homogeneous Tiles
	Open Yard / Others	Cement Render
SANITARY & PLUMBING FITTINGS	4 WCs, 4 Wash Basins, 4 Showers, 2 Kitchen Sinks	
FENCING	Reinforce Concrete, Cement Plank Fencing and Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box	
PAINTING	Emulsion Paint	
TURFING	Provided (Corner & End Unit Only)	

	TYPE E			TYPE F	
	Corner	End	Intermediate	End	Intermediate
ELECTRICAL INSTALLATION					
13 Amp Plug Point	22	22	22	22	22
Lighting Point	29	29	28	27	26
Air - Conditioning Point	5	5	5	5	5
Fan Point	7	7	7	7	7
TV Point	3	3	3	3	3
Gate Light Point	1	1	1	1	1
Door Bell	1	1	1	1	1
Water Heater Point	1	1	1	1	1
Solar Heating System	1	1	1	1	1
Auto Gate Point	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING					
Telephone Point	1	1	1	1	1

The Setia Hallmark of Excellence

S E T I A A L A M



Setia Alam has already received top awards from the International Real Estate Federation of Malaysia.

Named winner of Best Master Plan Development at the FIABCI Malaysia Property Award 2012 and again at the FIABCI World Prix d'Excellence 2013, rest assured Setia Alam is the home you will be proud to own.



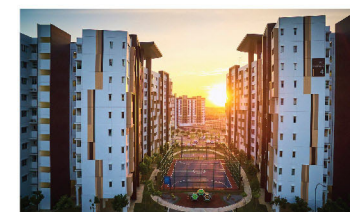
SETIA CITY MALL
BEST RETAIL DEVELOPMENT
- FIABCI Malaysia Property Award 2013
- FIABCI World Prix d'Excellence 2014



SETIA CORPORATE HQ
BEST SUSTAINABLE DEVELOPMENT
- FIABCI Malaysia Property Award 2015
- FIABCI World Prix d'Excellence 2016



SERI BAIDURI APARTMENT
THE STARTER HOME AWARD: BEST AFFORDABLE HOME
- StarProperty.my Awards 2016



SERI MUTIARA APARTMENT
AFFORDABLE URBAN HOUSING EXCELLENCE
- The Edge Property Excellence Awards 2017



SERI KASTURI APARTMENT
AFFORDABLE HOUSING CATEGORY
- FIABCI Malaysia Property Award 2017
- FIABCI World Prix d'Excellence 2018