

SEHATI
collection

ONE HEART • ONE COMMUNITY • ONE NATURE



Artist's Impression

BANYAN

DOUBLE STOREY TERRACE HOMES

20' x 70'

Setia
eGreenLiving



Smart Lock



Solar PV
Conduit Ready



Green Switch



Box 366



EV Port Ready



Industrialised
Building System
(IBS)

SETIA ECOHILL 2 SDN BHD (199801010090)

Setia EcoHill Welcome Centre

Club 360, No.1, Persiaran Ecohill Barat, Setia Ecohill, 43500 Semenyih, Selangor D.E, Malaysia.

T +603 8724 2255 F +603 8724 2525 E ecohill@spsetia.com

www.setiaecohill2.com

SETIA
ecohILL2 Setia

No Lesen Pemaju: 14421/11-2028/1323 (R) | Tempoh Sah: 26/11/2023 - 25/11/2028 | Permit Iklan dan Jualan: 14421-22/09-2025/1038(N)-(L) | Tempoh Sah: 14/09/2023 - 13/09/2025 | Jenis Hakmilik Tanah: Pegangan Bebas | Bebanan Tanah: Gadaian (RHB - Islamic Bank Berhad & RHB Bank Berhad) | Penguasa Kebenaran: Majlis Perbandaran Kajang (MPKJ) | No Rujukan Pelan Bangunan: BIL (13) MPKJ/2/P/47/2021 | Jangka Siap: November 2025 | Jumlah Unit: 113 unit | Harga Minima: RM 838,000; Harga Maksima: RM 1,168,000 | Keluasan Binaan: Banyan 1 & 2: 1,777 kps (Lot Tengah); 1,901 kps (Lot Tepi) | Jenis Hartanah: Rumah Teres Dua Tingkat | Sekatan-sekatan Kepentingan: Tiada | Bumiputera Diskaun: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

SETIA
ecohILL2



BANYAN

DOUBLE STOREY TERRACE HOMES

20' x 70'

Banyan is a part of the SEHatI Collection, which is a guarded community secured with alarm system and round-the-clock security patrols, providing homebuyers with utter peace of mind.

This double-storey collection is surrounded by ample conveniences, including quality education at Tenby International School, Setia EcoHill Walk and fitness facilities, as well as event venues at Club360, Setia EcoHill's community clubhouse.



Guarded & Secured
Community



Freehold
Individual Title



Award-winning
Development



Enjoy greener living amongst beautiful flora and fauna in their natural habitats.

Setia EcoHill 2 is an award-winning, freehold masterpiece from S P Setia's. The 1,010-acre township offers a fantastic living environment that is inspired by nature, featuring lush swathes of undulating landscapes.

Carefully manicured within an exotic emerald embrace, each landscape environment will offer residents a unique experience that encapsulates the elements of nature present at Setia EcoHill 2.

The township proudly preserves over 90% of Bukit Tempurung's original landscape and has created new recreational opportunities throughout its unique topography.

Setia EcoHill 2's Adventure Park was crowned Gold in the EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2020. The exciting park claimed further acclaim in the Malaysia Landscape Architecture Awards 2018, with the Landscape Development Award (Honour) Developer Category.

In 2019, its thematic landscapes had won—along with the hearts of many—the Excellence Award for the MLAA Landscape Master Plan Awards.



Delight in complete privacy and indulge in an exquisite selection of living features. Live your best life, undisturbed, in fresh green surroundings. Not only does Banyan provide high-quality homes of style and substance, it is also a place where communities can form and grow into something truly special.

Start and end each day in this extraordinary enclave.







Artist's Impression

CORNER/END LOT

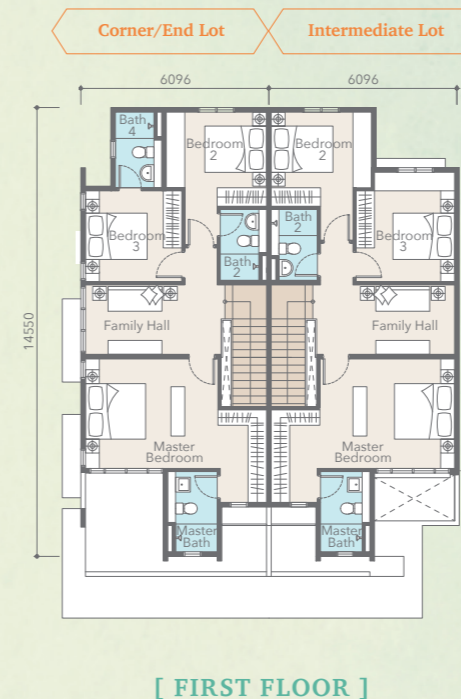
Built-up
1,901sq.ft.

-  4 Bedrooms
-  4 Bathrooms

INTERMEDIATE LOT

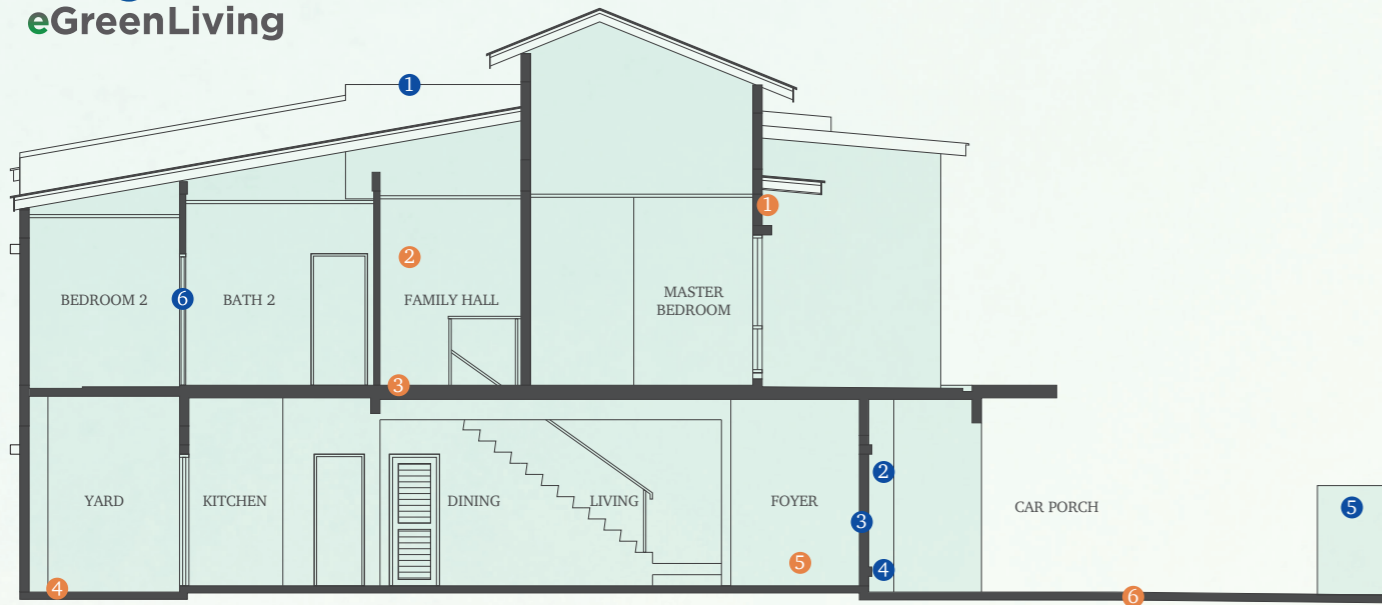
Built-up
1,777sq.ft.

-  4 Bedrooms
-  3 Bathrooms



SIMPLICITY MEETS SERENITY

1. Minimalist and uncluttered
2. Well-thought layouts
3. Open living and dining spaces
4. Bedrooms connected by family hall
5. Efficient spatial quality
6. Priority in comfortability
7. Warm and neutral finishing
8. Ample natural lighting



Legend

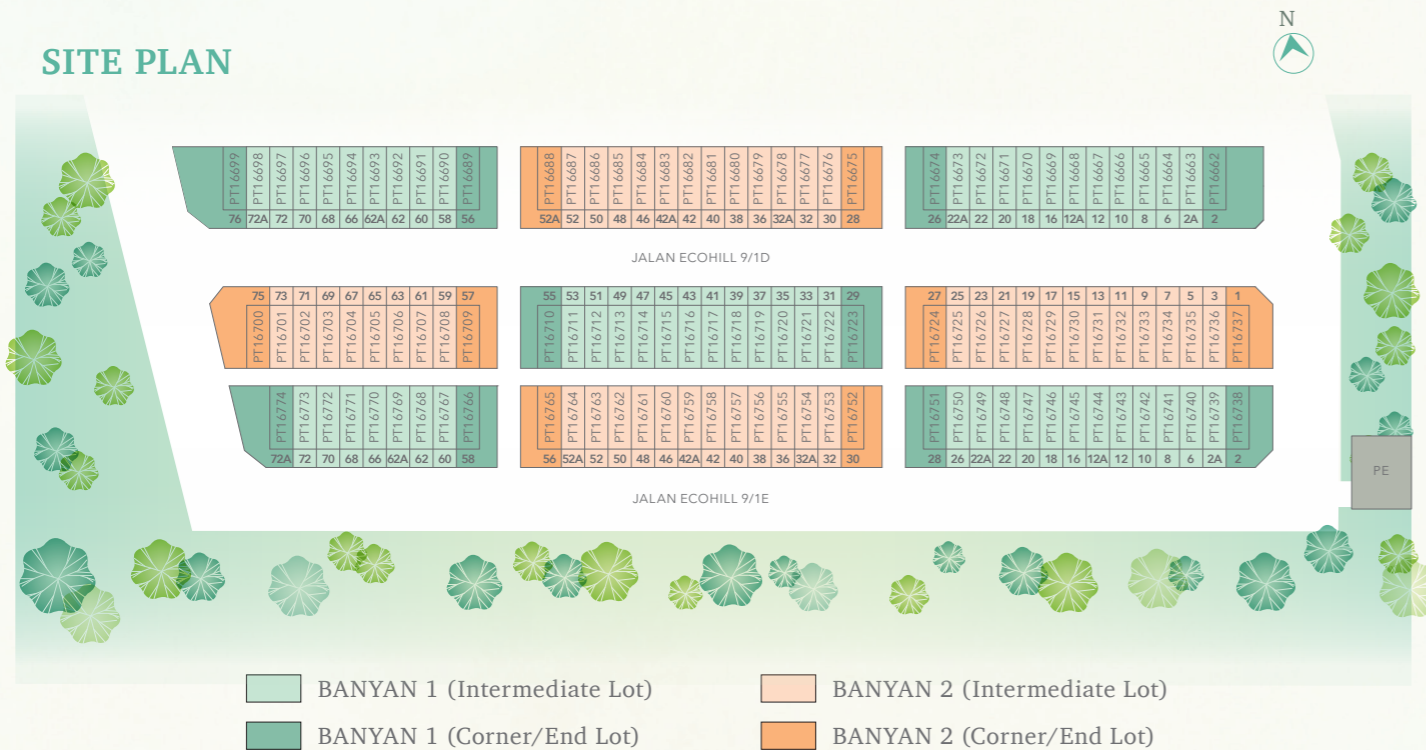
[STANDARD FEATURES]

- 1 ALARM SYSTEM**
Secure, intrusion detection, peace of mind.
- 2 WATER PUMP POINT**
Improve water pressure, ready for water pump installation.
- 3 LAMINATED TIMBER FLOORING**
Elegant, durable, natural wood aesthetic.
- 4 BACKYARD WITH TILES**
Low maintenance, stylish outdoor space.
- 5 FRONT GARDEN**
Welcoming façade, pocket of peace.
- 6 25 FT LENGTH CAR PORCH**
Spacious, sheltered parking, multiple vehicles.

[iHOME FEATURES]

- 1 SOLAR PV CONDUIT**
Energy efficient, green power source.
- 2 SMART DIGITAL LOCK**
Keyless entry, enhanced security.
- 3 GREEN SWITCH**
Eco-friendly, energy-saving, sustainable design.
- 4 EV CHARGING POINT**
Eco-conscious, convenient EV charging.
- 5 BOX 366**
Contactless drop box for food and parcel deliveries.
- 6 INDUSTRIALISED BUILDING SYSTEM (IBS)**
High-quality with a commitment to environmental, social and governance aspects of the development.

SITE PLAN



SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALL	Brickwall / Precast Concrete Panel Wall / Masonry Wall	
ROOFING MATERIAL	Reinforced Concrete Slab / Metal Deck Roof / Roof Tiles (Type F1a,F1c, F1d, F2a, F2c & F2d only)	
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 / Louvred Door
IRONMONGERY	Provided	
WALL FINISHES	Kitchen	: 1500mm High Ceramic Wall Tiles
	Master Bath / Bath 2 / Bath 3 / Bath 4 (Corner/End Lot only)	: 2700mm High Ceramic Wall Tiles
	Others	: Plaster & Paint to Ceiling Height
FLOOR FINISHES	Foyer / Living / Dining / Kitchen / Guest Room 4	: Porcelain Tiles
	Yard	: Ceramic Tiles
	Master Bath / Bath 2 / Bath 3 / Bath 4 (Corner/End Lot only)	: Ceramic Tiles
	Utility	: Ceramic Tiles
	Staircase / Family Hall	: Laminated Timber Floor
	Master Bedroom / Bedroom 2 / Bedroom 3	: Laminated Timber Floor
	Terrace (Corner/End Lot only)	: Porcelain Tiles
	Apron	: Porcelain Tiles (Corner/End Lot only) / Ceramic Tiles (Intermediate Lot only)
	Car Porch	: Porcelain Tiles
	Others	: Cement Render
SANITARY & PLUMBING FITTINGS	Intermediate Lot	Corner / End Lot
	WC	3
	Wash Basin	3
	Shower	3
	Kitchen Sink	1
ELECTRICAL INSTALLATIONS	Intermediate Lot	Corner / End Lot
	13 Amp Plug Point	22
	Lighting Point	21
	Air-Conditioning Point	2
	Fan Point	7
	TV Point	1
	Gate Light Point	1
	Water Heater Point	3
	Door Bell Point	1
	Auto Gate Point	1
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	Intermediate Lot	Corner / End Lot
	Fibre Wall Socket	1
FENCING	Fencing, Refuse Chamber and Letter Box	
TURFING	Provided	



BANYAN



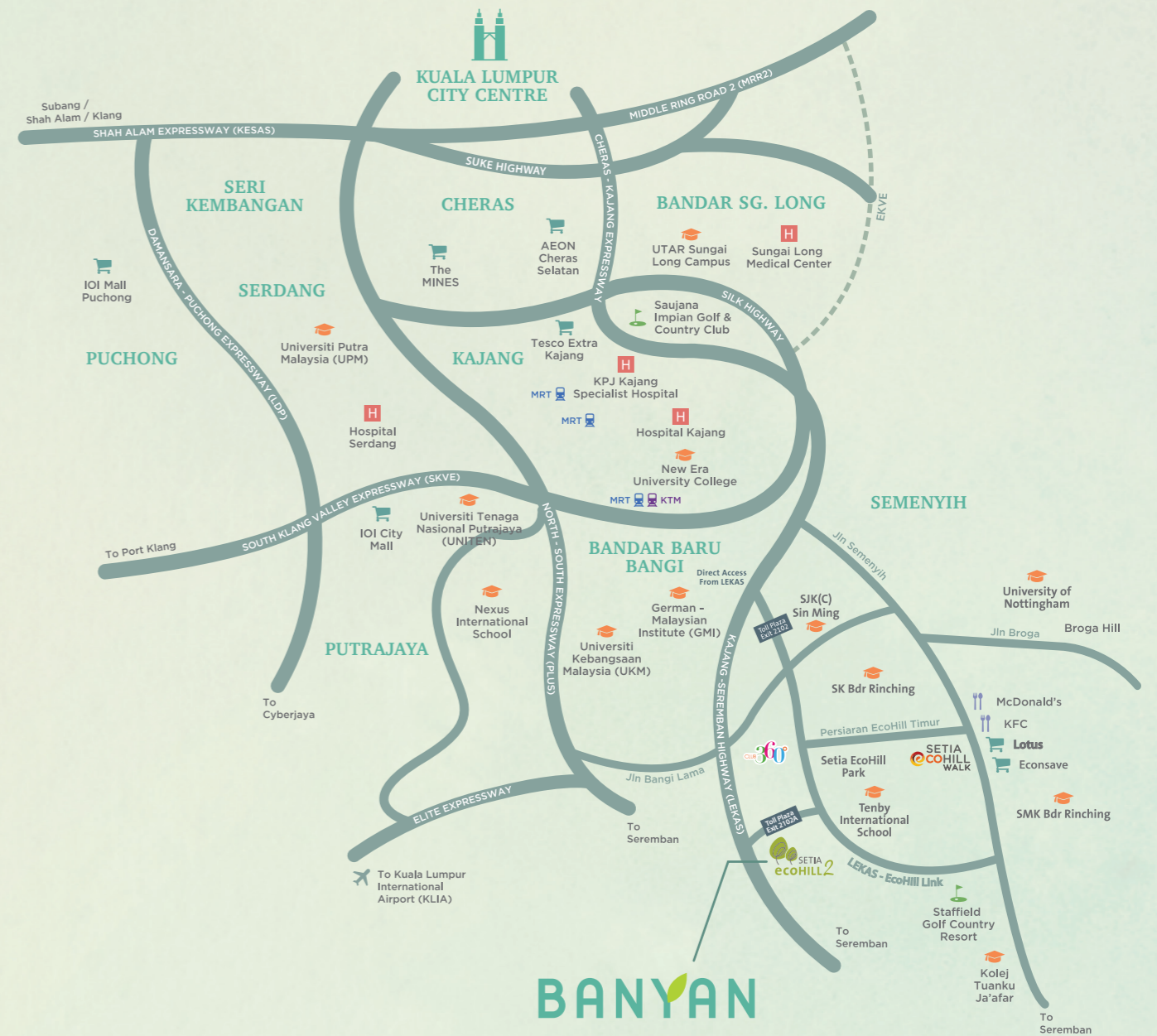
Award-winning 18-acre Adventure Park



17-acre South Creek Community Park

Nestled in the soothing embrace of nature.

Banyan, Setia EcoHill 2 is strategically located in Semenyih, Selangor. It is well connected with the city center via Kajang Seremban Highway. The LEKAS-EcoHill Link and other connecting roads provide convenient ways to nearby suburbs, where public amenities and useful infrastructure are readily available.



BANYAN