



*Setia Eco Park*  
*Valley of dreams*



**STRAITS OF HERON**

• PERANAKAN HERITAGE •



THE FIRST WINGS OF

  
**PARADISE OF BIRDS**  
7 SPLENDOURS OF SETIA ECO PARK



## Leaves rustle and wings flutter

Setia Eco Park is a world-class development sprawling next to the Bukit Cerakah Forest Reserve. The green and established development now has over 25 award-winning pocket parks and 37 fountains, 5 of which are solar-powered.

Master-planned to enhance the lifestyles of the community, Setia Eco Park is a nature-inspired safe place for the residents to call home. After all, it is the valley of dreams.





## Right for a nest, right for a home

Situated in the eco-development of Setia Eco Park, Paradise of Birds enjoys the same cool ambience and proximity to Bukit Cerakah Forest Reserve. Not only is this paradisiac collection near the forest, but it is also a short drive away from various attractions around the development.

Straits of Heron is the first collection of Paradise of Birds in Setia Eco Park to make its debut as a low-density enclave featuring sophisticated residences and doorstep amenities.





# Bright with finesse and green with glory

Set in an award-winning development, natural lakes and tree-lined streets traverse the enclave of Straits of Heron. Fruit-bearing trees are planted to provide the resident feathered friends with food and a place to call home.

Lotus Lake







THE GRAND WELCOME HOME





## Sophisticated homes glowing with grandeur

Straits of Heron comprises limited edition Semi-Detached and Bungalow residences in a secured and guarded sanctuary. Inspired by the elegance of a heron bird, these multigenerational homes are as grand as they are versatile – fit for every family size and living need.





## Every moment in style

Inspired by the artistic Peranakan homes of our local heritage, these regal residences boast facades in colourful glass panels, ornate Peranakan motifs and embossed window casement. From the terracotta colours to the way the colonial articulated overhang is designed, these homes are meant to be a timeless heritage and a family legacy.







H O M E S



I N N A T U R E   A N D   G L O R Y



# THE HERON CREEKS

## LEGEND

### FLYING WINGS

- 1 Grand Entrance
- 2 Wings Of Flight
- 3 Pocket Garden

### THE PERCH

- 4 Meditation & Taichi Deck
- 5 Flower Meadow & Enchanted Forest Walk
- 6 Hanging Patio
- 7 Waterfall Deck
- 8 Forest View Walk

### THE NEST

- 9 Canopy Swings
- 10 The Heron Playscape
- 11 The Nest Tree House
- 12 Bootcamp Fitness Station

### TREE TOP

- 13 Lotus Resting
- 14 Heron Bridge

### RESTING ALCOVE

- 15 Canopy Walk
- 16 Eyes Of Heron
- 17 Fountain
- 18 Lotus Lake







## Witness from the bird's eye view

Experience the luxury of nature and scenery from the artistic viewing deck shaped to resemble an origami heron. From sunrise to twilight moments, the dedicated deck is the spot for unmatched vistas.

Eyes of Heron



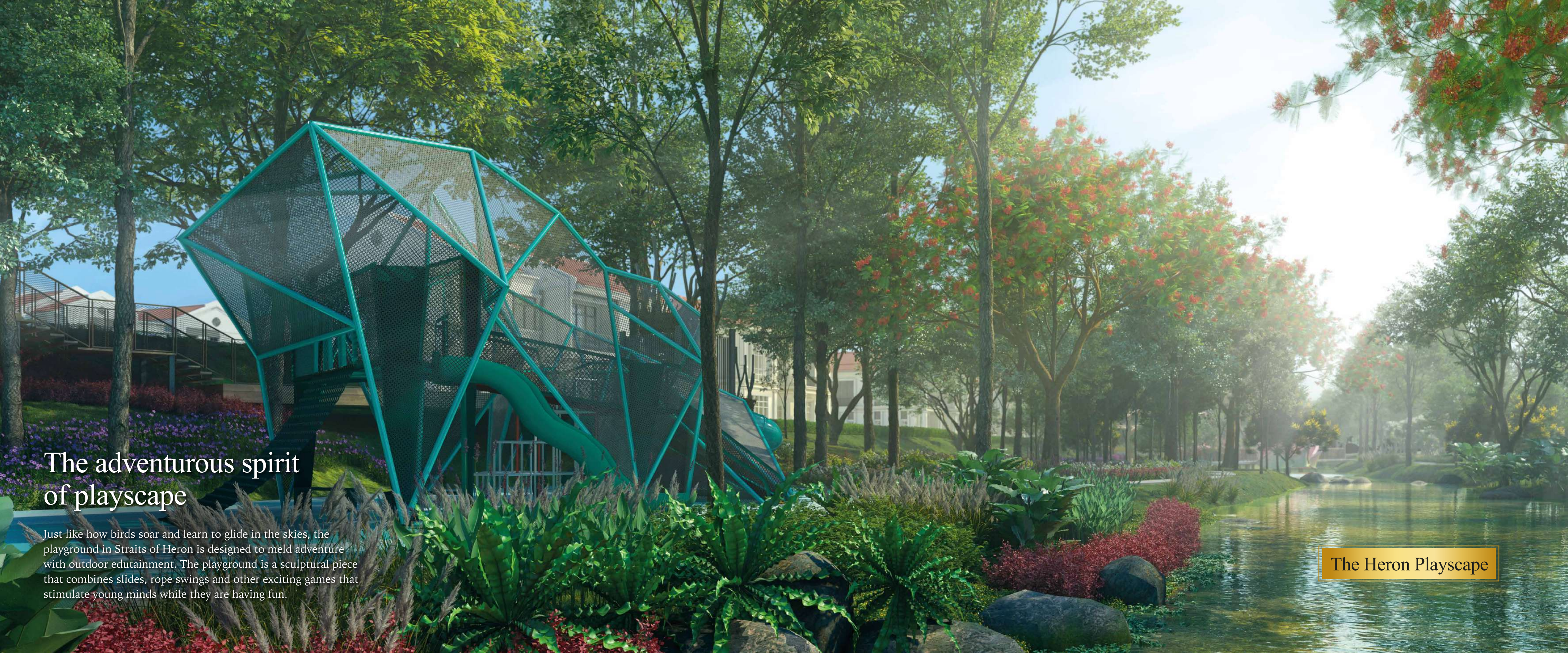


Heron Bridge

## Connecting a blossoming heritage

Straits of Heron celebrates the beauty of nature through natural landscapes and artistic sculptures. Not only does the Heron Bridge connect you from one place to another, but it also brings you closer to nature.





# The adventurous spirit of playscape

Just like how birds soar and learn to glide in the skies, the playground in Straits of Heron is designed to meld adventure with outdoor edutainment. The playground is a sculptural piece that combines slides, rope swings and other exciting games that stimulate young minds while they are having fun.

The Heron Playscape



A detailed landscape rendering of a residential development. In the foreground, a small stream flows over a rocky waterfall deck, surrounded by lush greenery and various plants. A wooden walkway with a metal railing leads to the waterfall. In the background, modern two-story houses with white facades and red roofs are visible, nestled among tall trees. The scene is bathed in soft, golden light, suggesting a sunset or sunrise.

## Splendour is in the lush nature

Straits of Heron is brimming with nature's bounty – lush green landscapes with pristine streams weaving through the enclave, creating an ideal environment for the community and the wildlife. It is this enthralling ambience that sets the paradise apart.

Waterfall Deck





SANCTUARY OF NATURE AND US



# MASTER PLAN

The carefully designed master plan allows the residents and nature to thrive simultaneously, making way for healthy nature-inspired lifestyles and sustainable living experiences.



# SITE PLAN

Straits of Heron introduces a community-centric orientation with lush green landscapes unfolding around the residences, including an azure lake.

**STRAITS OF HERON<sup>1</sup>**  
• PERANAKAN HERITAGE •

**STRAITS OF HERON<sup>2</sup>**  
• PERANAKAN HERITAGE •



## LEGEND

- ARIA
- BRINDEA
- CANTAREA





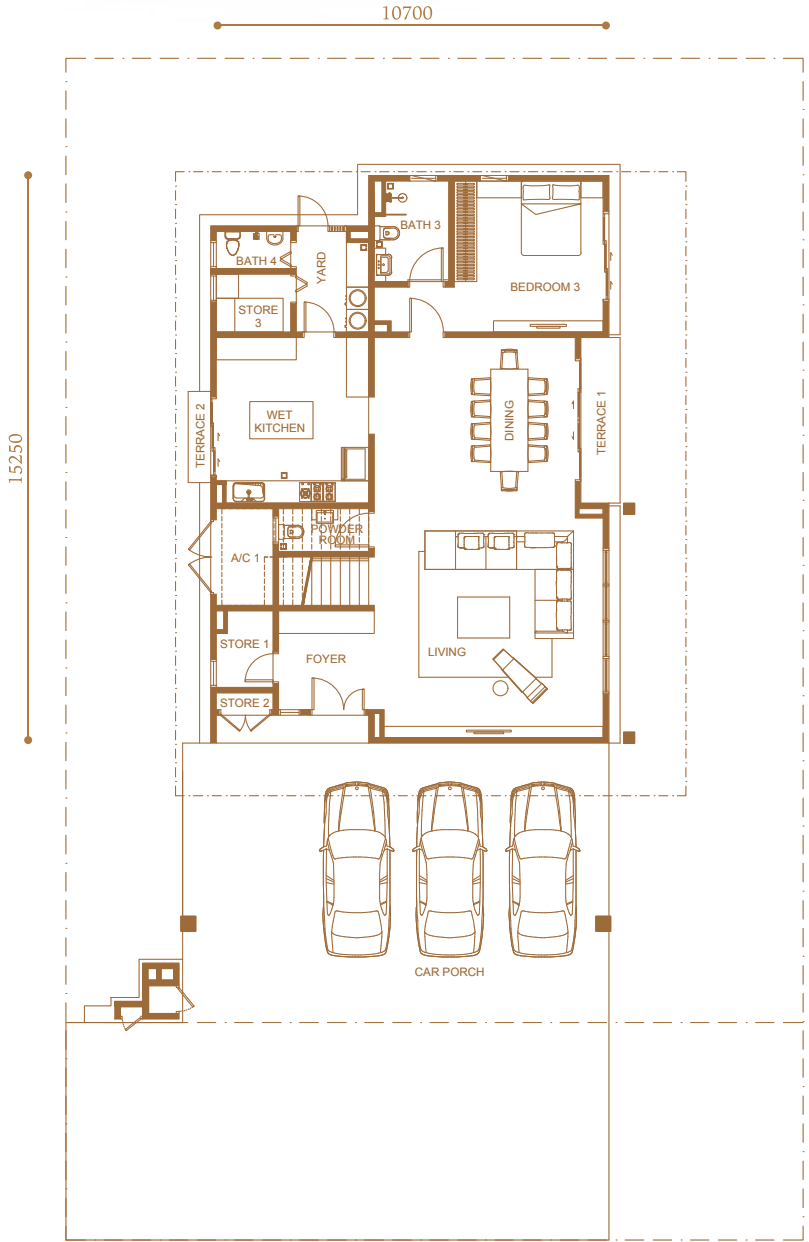


# ARIA

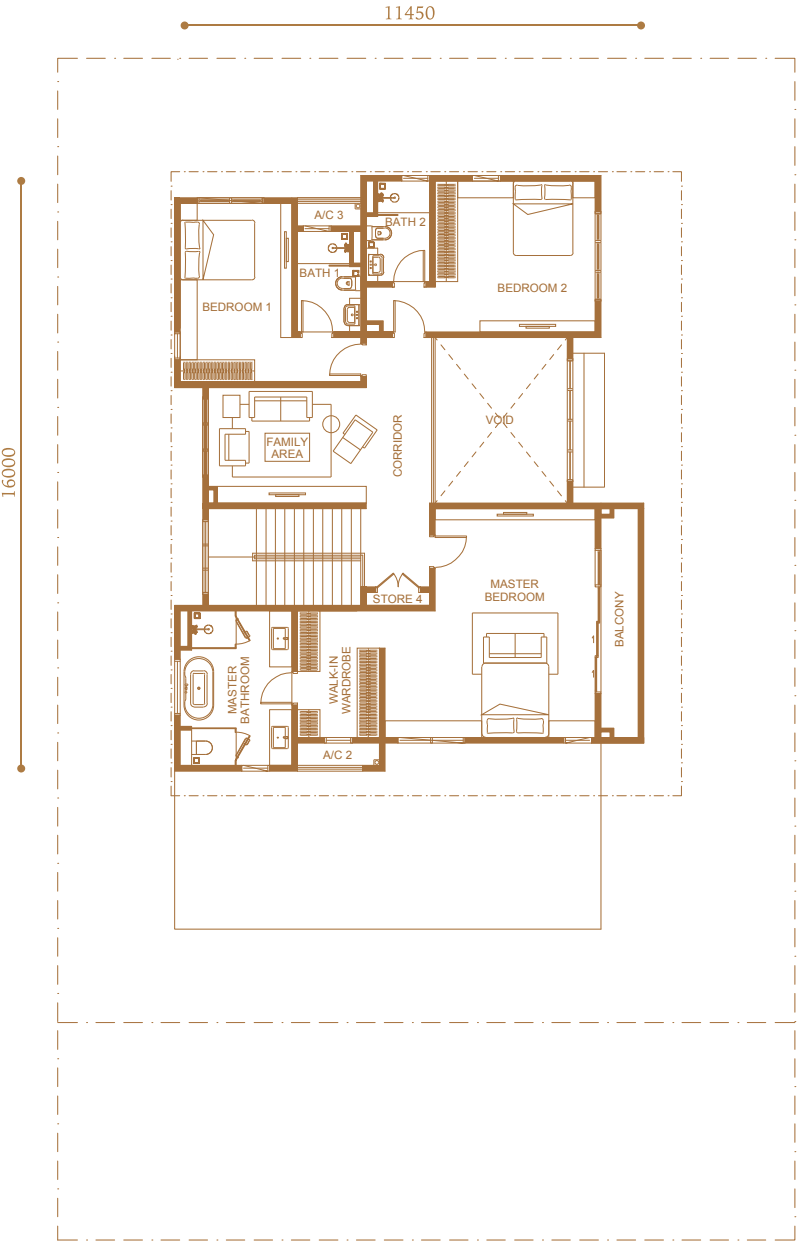
Bungalow  
65' x 85'  
85' x 85'

Built-up Size  
3,500 sqft.

4 + 1 Rooms &  
5 Baths + 1 Powder Room



Ground Floor



First Floor



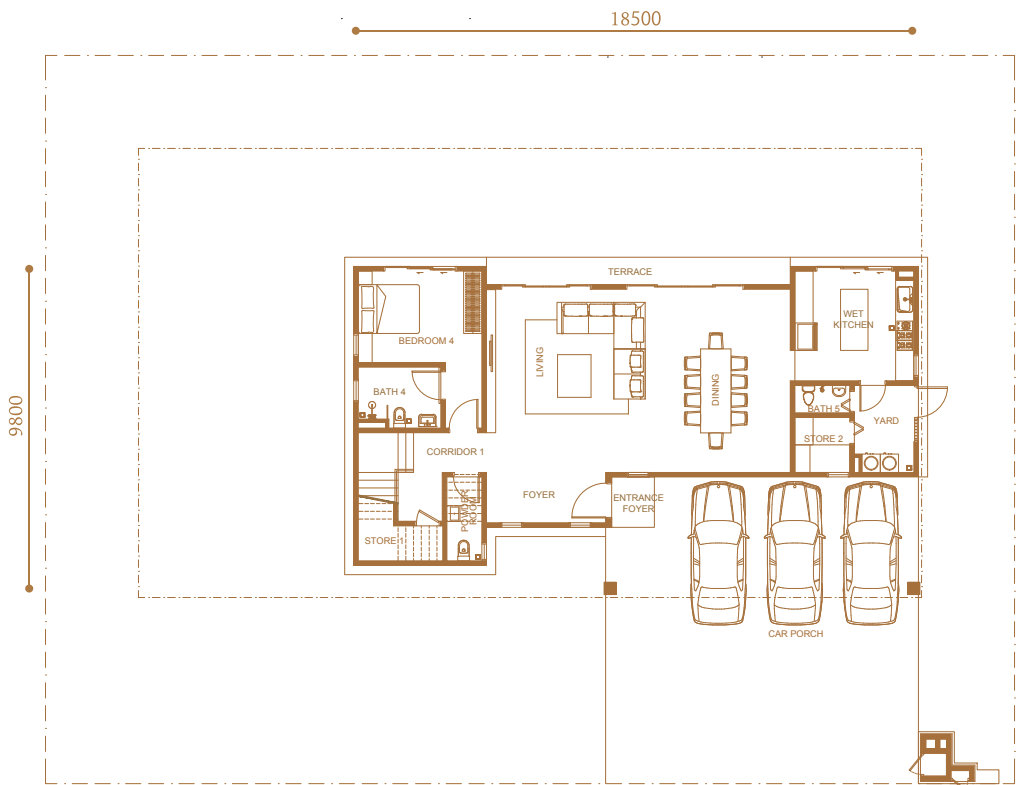


# BRINDEA

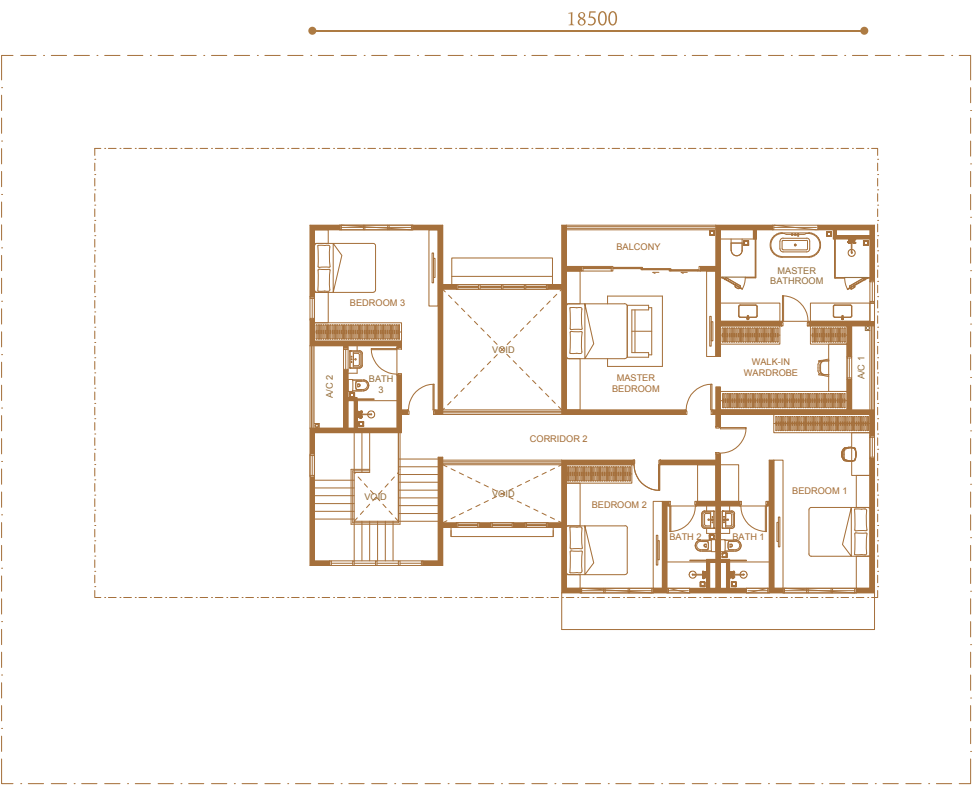
Bungalow  
75' x 85'

Built-up Size  
3,500 sqft.

5 + 1 Rooms &  
6 Baths + 1 Powder Room



Ground Floor



First Floor



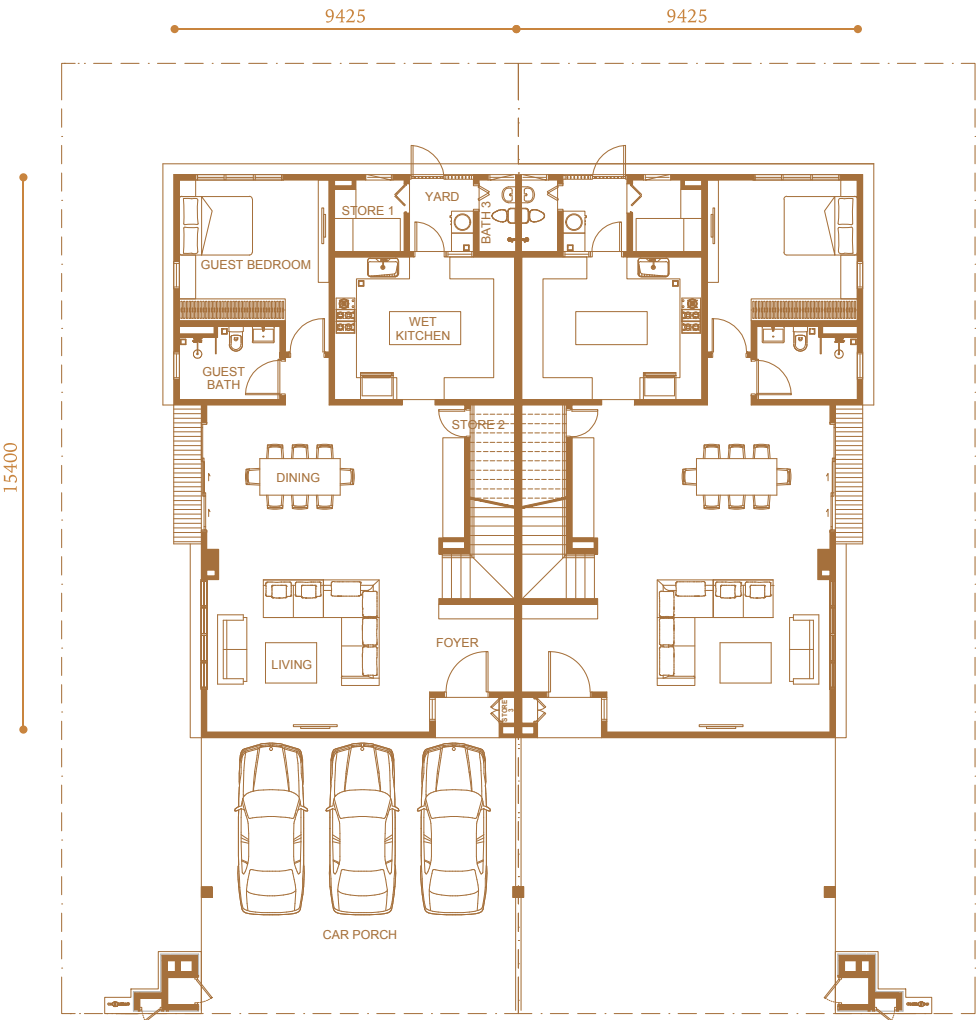


# CANTAREA

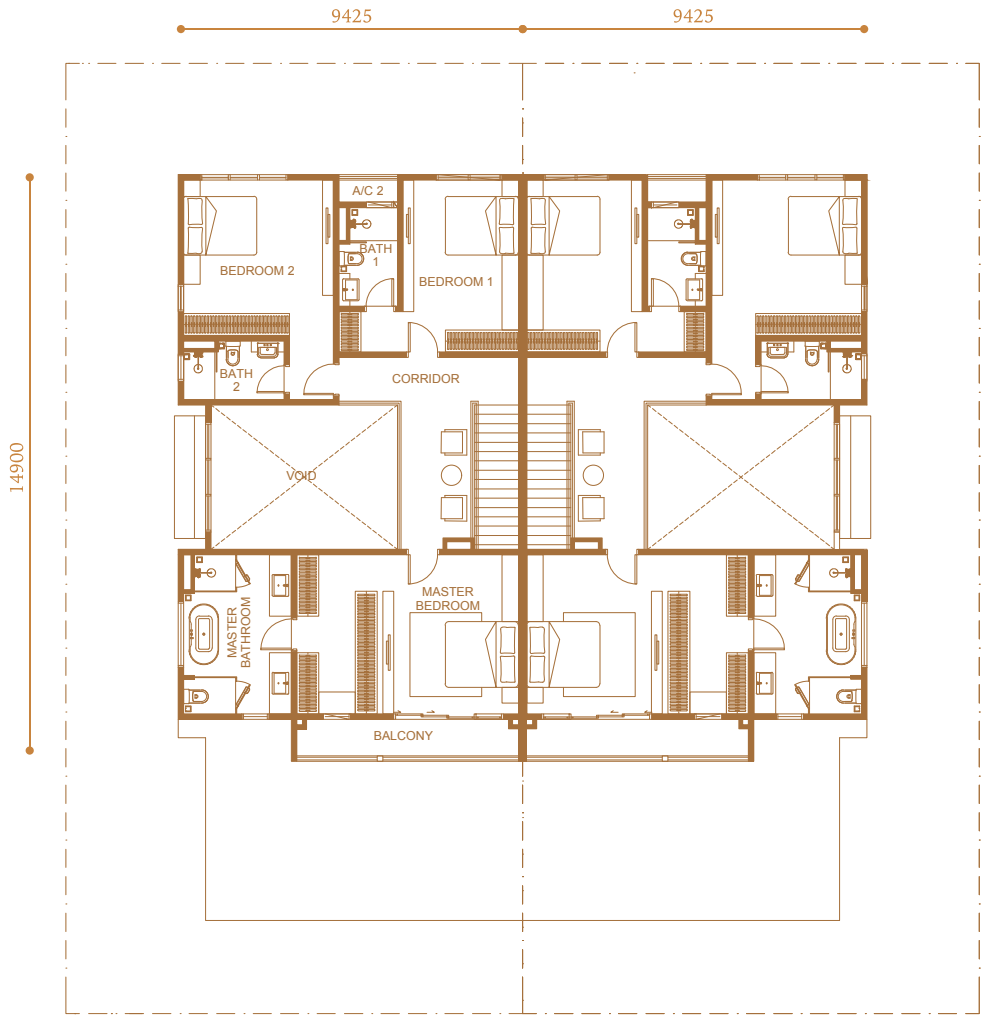
Semi-D  
41' x 85'

Built-up Size  
2,950 sqft.

4 + 1 Rooms &  
5 Baths



Ground Floor



First Floor



SPECIFICATIONS

ARIA & BRINDEA (BUNGALOW), CANTAREA (SEMI-D)

Structure	- Reinforced Concrete			
Wall	- Brickwork			
Roofing Material	- Clay Roof Tiles/ RC Flat Roof/ Metal Deck			
Roof Framing	- Metal Trusses			
Ceiling	- Skim Coat/ Plaster Ceiling			
Windows	- Powder Coated Aluminium Frame Window			
Doors	<div>- Main Entrance</div> <div>- Bedrooms</div> <div>- Others</div> <div>- Solid Timber Decorative Door</div> <div>- Solid Core Timber Door</div> <div>- Timber Flush Door/ Timber Louvers Door/ Metal Grille Door/ Aluminium Frame Sliding Door/ Aluminium Bi-Folding Door/ Aluminium Louvers Door/ Aluminium Glass Door<sup>1</sup></div>			
Ironmongery	- Quality Ironmongery			
Wall Finishes	<div>- Kitchen</div> <div>- Bathroom/ Master Bath<sup>1</sup></div> <div>- Powder Room<sup>2</sup></div> <div>- Master Bath<sup>2</sup></div> <div>- Others</div> <div>- Porcelain Tiles</div> <div>- Porcelain Tiles</div> <div>- Porcelain Tiles</div> <div>- Marble</div> <div>- Plaster &amp; Paint</div>			
Painting	- Emulsion Paint Internally & Weather Resistant Paint Externally			
Floor Finishes	<div>GROUND FLOOR</div> <div>- Foyer/ Living/ Dining</div> <div>- Bedroom 3</div> <div>- Bedroom 4/ Corridor 1</div> <div>- Guest Bedroom/ Guest Bath</div> <div>- Bath 3</div> <div>- Bath 4</div> <div>- Bath 5</div> <div>- Wet Kitchen/ Store 1 &amp; 2/ Yard/ Powder Room</div> <div>- Car Porch/ Terrace</div> <div>- Staircase</div> <div>- Store 3</div> <div>- Refuse Compartment</div> <div>- Ledge/ Others</div> <div>FIRST FLOOR</div> <div>- All Bedrooms</div> <div>- Family Area/ Store 4</div> <div>- Walk-In Wardrobe</div> <div>- Corridor</div> <div>- Corridor 2</div> <div>- Master Bath</div> <div>- All Baths</div> <div>- Balcony</div> <div>- Ledge/ Others</div>	<div>ARIA</div> <div>M</div> <div>M</div> <div>-</div> <div>-</div> <div>PT</div> <div>PT</div> <div>-</div> <div>PT</div> <div>FBPT</div> <div>TF</div> <div>PT</div> <div>CT</div> <div>CR</div> <div>TF</div> <div>TF</div> <div>TF</div> <div>TF</div> <div>M</div> <div>PT</div> <div>FBPT</div> <div>CR</div>	<div>BRINDEA</div> <div>M</div> <div>-</div> <div>M</div> <div>-</div> <div>PT</div> <div>PT</div> <div>PT</div> <div>PT</div> <div>FBPT</div> <div>TF</div> <div>-</div> <div>CT</div> <div>CR</div> <div>TF</div> <div>-</div> <div>TF</div> <div>-</div> <div>M</div> <div>PT</div> <div>FBPT</div> <div>CR</div>	<div>CANTAREA</div> <div>PT</div> <div>-</div> <div>-</div> <div>PT</div> <div>PT</div> <div>-</div> <div>-</div> <div>PT</div> <div>FBPT</div> <div>TF</div> <div>PT</div> <div>CT</div> <div>CR</div> <div>TF</div> <div>-</div> <div>-</div> <div>-</div> <div>PT</div> <div>PT</div> <div>FBPT</div> <div>CR</div>
Sanitary & Plumbing Fittings	<div>- WC</div> <div>- Wash Basin</div> <div>- Shower</div> <div>- Bath Tub</div> <div>- Kitchen Sink</div>	<div>6</div> <div>7</div> <div>5</div> <div>1</div> <div>1</div>	<div>7</div> <div>8</div> <div>6</div> <div>1</div> <div>1</div>	<div>5</div> <div>6</div> <div>5</div> <div>1</div> <div>1</div>
Electrical Installation & Telephone	<div>- Light Points</div> <div>- Power Points</div> <div>- Air-Cond Points</div> <div>- Fan Points</div> <div>- Telephone Points</div> <div>- Data Points</div> <div>- TV/ Astro Points</div> <div>- Doorbell Points</div> <div>- Weatherproof Power Points</div> <div>- Instant Water Heater Points</div> <div>- 3-Phase Wiring (60amps TNB Meter Cut-off Fuse)</div> <div>- Centralized Solar Water Heater System</div> <div>- 32A Weatherproof Isolator Points</div>	<div>44</div> <div>41</div> <div>7</div> <div>6</div> <div>3</div> <div>6</div> <div>3</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div>	<div>50</div> <div>38</div> <div>7</div> <div>6</div> <div>2</div> <div>6</div> <div>2</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div>	<div>39</div> <div>34</div> <div>6</div> <div>5</div> <div>2</div> <div>5</div> <div>2</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div>
Fencing	- 1,200mm High Fencing			
Compound Area	- Grass Turfing			

M – Marble  
PT – Porcelain Tiles

FBPT – Full Bodied Porcelain Tiles  
TF – Timber Flooring

CT – Ceramic Tiles  
CR – Cement Render

<sup>\*1</sup> Only for Type C  
<sup>\*2</sup> Only for Type A & B



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# Setia

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