



# DAMARAN

THE GRAND RESORT ENCLAVE



## AWARD-WINNING DEVELOPER



## THE TOWNSHIP OF GRANDEUR

Since its incorporation in 1974, S P Setia has been a household name in the property development industry. The Group is recognised as one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail developments.

S P Setia is the only Malaysian developer to have received 15 FIABCI World Gold Prix d'Excellence Awards from the International Real Estate Federation (FIABCI) and 17 FIABCI Malaysia Property Awards to date.

In 2022, S P Setia was ranked No.1 in The Edge Malaysia Top Property Developers Awards for a record-breaking 14th time, the only developer to have achieved this feat since the inception of the awards.

The Group is well-established in Malaysia's three key economic centres, namely Klang Valley, Johor Bahru and Penang, and has a project in Sabah. Its international reach now includes six countries: Vietnam, Australia, Singapore, China, the United Kingdom, and Japan.

Stay Together. Stay Setia  
**livelearnworkplay**



## SANCTUARY OF RESORT BLISS



Setia Mayuri is perfectly situated between Semenyih and Broga which offers unmatched vistas of the Broga Hills.

Charming and elegant, the ancient Sanskrit word for peacock - Mayur - inspired the name of Setia Mayuri. Mirroring the peacock's effortless beauty, Setia Mayuri is a 209-acre Balinese resort-inspired enclave that is easily accessible via major highways.

With just four to five units per acre, the low-density township is a 5-star family retreat home in a tropical setting which reflects the township's tagline – Your Everyday Holiday Home. Intricately crafted Bali-style pavilions, notably in the Lamantara Park, with beautiful native plants, provide the residents with a place for quiet reflection.

Fronting this serene township is Baris Place, a niche commercial boulevard featuring retail and conveniences that complement modern lifestyles.



## BARIS PLACE



Named after the striking linear terrace blocks, Baris Place is a collection of 2 and 3-storey shop units fronting Jalan Broga. The highly visible shop offices boast practical layouts and modern designs to cater to various business needs.

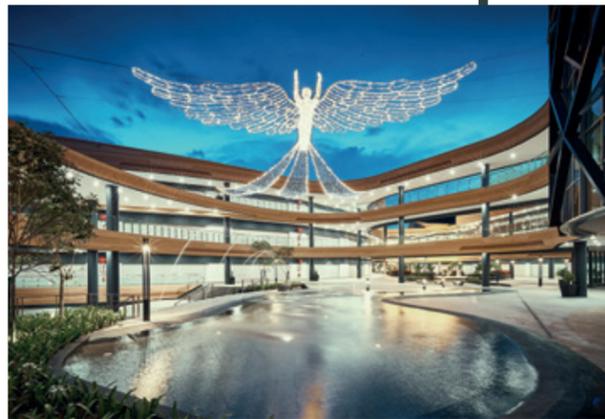


## NEIGHBOURHOOD TOWN PARK

### 4.77 ACRES OF LAMANTARA PARK



Comprising a mix of Balinese pavilion, Balinese terrace, children's playground and a 3-lane perimeter jogging track, the Lamantara Park is an outdoor recreational space designed exclusively for Setia Mayuri residents. The open lawns invite quiet reflection and nurture treasured family moments.



## SETIA ECOHILL MALL & SETIA ECOHILL WALK



Just a short drive away from the Balinese homes are the neighbourhood's favourite hangout spots where residents can enjoy an array of leisure, conveniences and entertainment amidst the twinkling fairy lights.



## CLUB 360



For a day of sophisticated repose, Club 360 is a 360,000 sqft lifestyle hub for residents to relax by the pool and workout in the gym. Badminton courts are on the preferred list for those who enjoy group workouts, including the gym's private classes such as yoga and Zumba.

## TENBY INTERNATIONAL SCHOOL



Tenby International School offers world-class education and has established a large community comprising over 4500 students from 60 countries.



## UNIVERSITY OF NOTTINGHAM MALAYSIA



The University of Nottingham Malaysia is also just a short drive away, built for quality tertiary education.





## TROPICAL GETAWAY RIGHT AT HOME

Damaran is a blissful tropical enclave conceived as a resort home sanctuary, providing residents with an elevated living experience in our tropical landscapes.

Inspired by the charm of Balinese design and the elegance of colonial aesthetics, Damaran homes boast spacious interiors with a grand façade design and elaborate outdoor spaces.

Come forth and discover what it is like to live each day in resort bliss and experience the future of luxury living in our upcoming parcel, the Chant of Amandari.



FROM THE MESMERISING  
**LAMANTARA PARK**  
GROWS A WONDERFUL TALE...



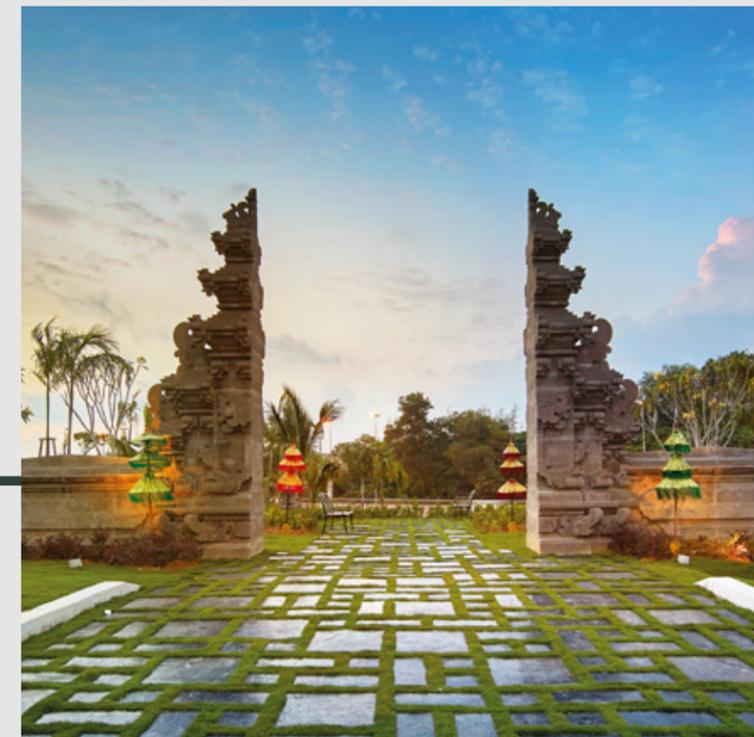
As the fourth night of the full moon falls, yellow rays emit from the serene Lamantara Park signifying the bloom of frangipani flowers.

28 frangipani trees blossom gracefully in front of these regal residences. These delicate yellow, red and pink petals are destined to enlighten those who choose to call this tropical island their home.

**LUXURY GLOWS FROM  
THE INSIDE OUT**



Exploration goes beyond these stone sculptures and lush hedges; it can be as simple as exploring quiet reflection and self-indulgence.



# RECREATION MEETS WELLNESS



When it comes to serenity, the outdoor spaces also provide the residents with facilities and exquisite features for quiet reflection and active pursuits.



# FUNCTIONAL SPACES AND FEATURES

Damaran homes are more than just resort residences; they are designed with sustainability and safety in mind to provide residents with a conducive and comfortable living space.



## 4 BEDROOMS AND 4 BATHROOMS



Versatile layout to create various functional rooms.

## WATER PUMP POINT READY



Enjoy uninterrupted daily routines and peace of mind knowing that you're well-equipped with reliable and steady water flow.

## RAINWATER HARVESTING TANK



Reuse rainwater to reduce tap water use for economic and environmental reasons and contributing to self-sufficiency.



More outdoor space for gardening, workout, and lounging.

## EXTRA LAND SIZE

## ALARM SYSTEM



Integrated home alarm system for added security.

## FIBRE OPTIC READY



Get ahead of the curve with seamless connectivity that will make your home the ultimate hub for work, entertainment, and everything in between.

## BOX 366

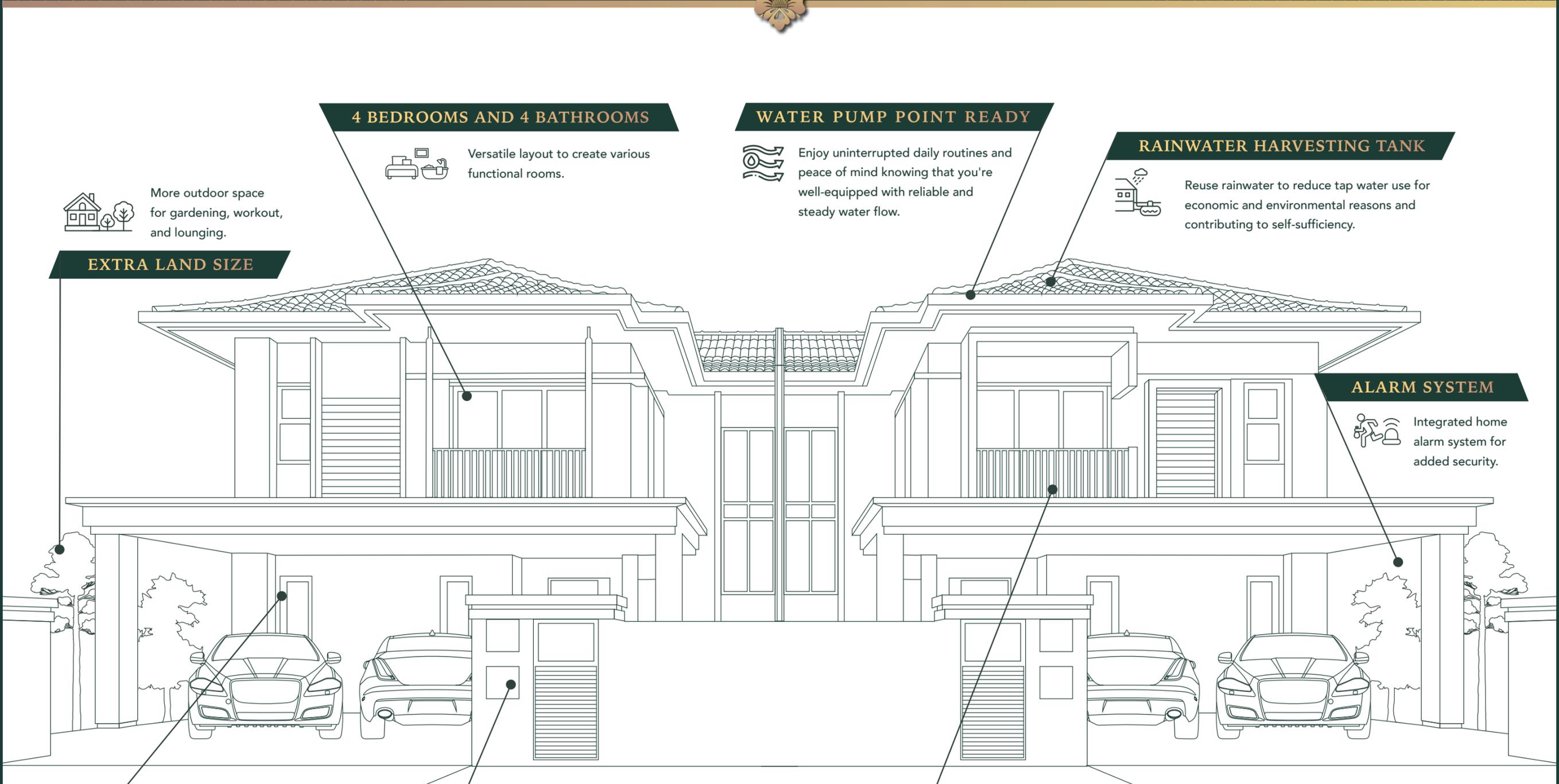


Contactless compartment for food deliveries and parcels.

## AIR COND POINT WITH PIPING



Convenient for installation.





## GREAT AND GRAND OUTDOORS

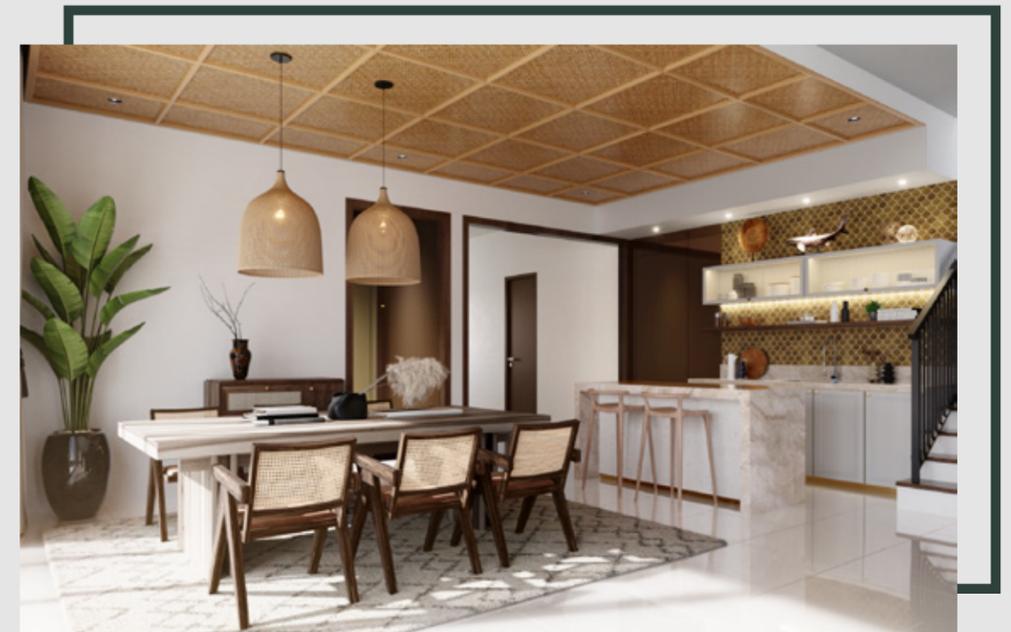
With a large garden and outdoor patio, residents are free to create their desired outdoor spaces for family and friends leisure time and casual gatherings.



# MODERN BALINESE DESIGN



From the wooden accents to the neutral shades and unique  
louvers, these residences are a modern definition of a  
tropical-inspired living.



# TYPE A

4 Bedrooms & 4 Bathrooms

Built-up area: 2,426 sq.ft.

Land size: 50' x 80'



Ground Floor



First Floor

# TYPE B

4 Bedrooms & 4 Bathrooms

Built-up area: 2,285 sq.ft.

Land size: 40' x 80'



Ground Floor



First Floor

# TYPE G

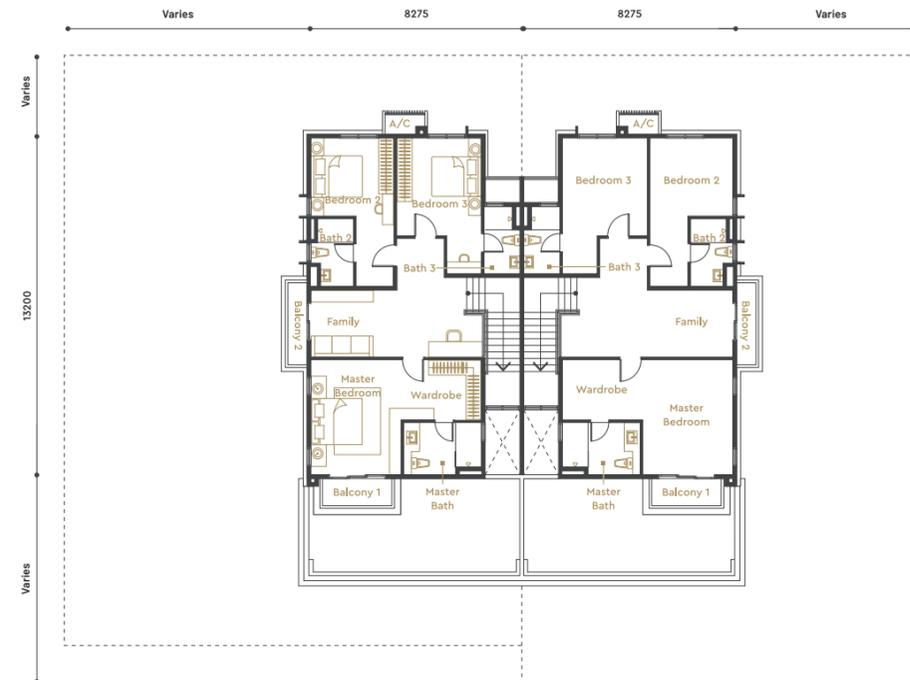
4+1 Bedrooms & 4 Bathrooms

Built-up area: 2,505 sq.ft.

Land size: 50' x 80'



Ground Floor



First Floor

# SPECIFICATIONS

## TYPE A & B

Structure	- Reinforced Concrete				
Wall	- Brickwall / Precast Concrete Panel Wall				
Roofing Material	- Clay Roof Tile / Reinforced Concrete Slab				
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 / Timber Flush Door / Aluminium Louvre Door / Timber Louvre Door			
Ironmongery	- Provided				
Wall Finishes	- Kitchen	- 1500mm High Ceramic Tiles			
	- Master Bath	- Porcelain Tiles to Ceiling Height			
	- Bath 2 / Bath 3 / Bath 4	- Ceramic Tiles to Ceiling Height			
	- Others	- Plaster and Paint to Ceiling Height			
Floor Finishes	- Foyer / Living / Dining / Kitchen	- Porcelain Tiles			
	- Utility	- Ceramic Tiles			
	- Master Bedroom / Bedroom 2 / Bedroom 3	- Laminated Timber Floor			
	- Bedroom 4 (Type B / B1 only)	- Porcelain Tiles			
	- Guestroom (Type A / A1 only)	- Porcelain Tiles			
	- Master Bath	- Porcelain Tiles			
	- Bath 2 / Bath 3 / Bath 4	- Ceramic Tiles			
	- Apron / Terrace	- Porcelain Tiles			
	- Car Porch	- Porcelain Tiles			
	- Staircase	- Laminated Timber Floor			
	- Family Area	- Laminated Timber Floor			
	- Balcony (Type A / A1 only)	- Porcelain Tiles			
	- Others	- Cement Render			
Sanitary & Plumbing Fittings	- Type A & A1 : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink				
	- Type B & B1 : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink				
Electrical Installations	-	Type A	Type A1	Type B	Type B1
Power Point		24	24	24	24
Lighting Point		32	32	31	31
Air-conditioning Point		5	5	5	5
Fan Point		7	7	7	7
TV Point		2	2	2	2
Gate Light Point		2	2	2	2
Water Heater Point		4	4	4	4
Water Pump Point		1	1	1	1
Door Bell Point		1	1	1	1
Auto Gate Point		1	1	1	1
Internal Telecommunication Trunking and Cabling					
Fibre Wall Socket		1	1	1	1
Fencing	- Fencing with Gate, Refuse Chamber, Delivery Compartment and Letter Box				
Turfing	- Provided				

## TYPE G

Structure	- Reinforced Concrete		
Wall	- Brickwall / Precast Concrete Panel Wall		
Roofing Material	- Clay Roof Tile / Reinforced Concrete Slab		
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 / Timber Flush Door / Aluminium Louvre Door / Timber Louvre Door	
Ironmongery	- Provided		
Wall Finishes	- Wet Kitchen	- 1500mm High Ceramic Tiles	
	- Master Bath	- Porcelain Tiles to Ceiling Height	
	- Bath 1 / Bath 2 / Bath 3	- Ceramic Tiles to Ceiling Height	
	- Others	- Plaster and Paint to Ceiling Height	
Floor Finishes	- Foyer / Living / Dining / Wet Kitchen / Dry Kitchen	- Porcelain Tiles	
	- Utility 1 / Utility 2	- Ceramic Tiles	
	- Yard	- Porcelain Tiles	
	- Master Bedroom / Bedroom 2 / Bedroom 3	- Laminated Timber Floor	
	- Guestroom	- Porcelain Tiles	
	- Master Bath	- Porcelain Tiles	
	- Bath 1 / Bath 2 / Bath 3	- Ceramic Tiles	
	- Apron / Terrace	- Porcelain Tiles	
	- Car Porch	- Porcelain Tiles	
	- Staircase	- Laminated Timber Floor	
	- Family Area	- Laminated Timber Floor	
	- Balcony 1 / Balcony 2	- Porcelain Tiles	
	- Others	- Cement Render	
Sanitary & Plumbing Fittings	- Type G & G1 : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink		
Electrical Installations	-	Type G	Type G1
Power Point		25	25
Lighting Point		33	33
Air-conditioning Point		5	5
Fan Point		7	7
TV Point		2	2
Gate Light Point		2	2
Water Heater Point		4	4
Water Pump Point		1	1
Door Bell Point		1	1
Auto Gate Point		1	1
Internal Telecommunication Trunking and Cabling			
Fibre Wall Socket		1	1
Fencing	- Fencing with Gate, Refuse Chamber, Delivery Compartment and Letter Box		
Turfing	- Provided		

# SITE PLAN



# STRATEGIC AND THRIVING LOCATION



Discover the alluring enchantment of Setia Mayuri through the convenience of major highways, Cheras-Kajang Expressway, SKVE (through SILK Highway) and LEKAS.





## Setia Mayuri Welcome Centre



### Operation Hours

Weekday: 9am to 6pm

Weekend & Public Holiday: 10am to 6pm

[Click Here For More Info](#)



Stay Together. Stay Setia  
livelearnworkplay

Call 603 8925 2255

SETIA MAYURI SDN BHD

No. 6, Jalan 3/1A, Setia Mayuri, 43500 Semenyih, Selangor Darul Ehsan.

F 603 8724 2525 E setiamayuri@spsetia.com www.setiamayuri.com

Setia

Disclaimer: All information contained herein is subject to changes without notification as may be required by relevant authorities and cannot form part of an offer and contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustration and pictures are artist's impression only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant Approving Authorities. All plans/information contained herein is not final and shall be based on the approved Building Plans by the appropriate authorities.

Damaran Jenis A & B (26 units) - No. Lesen Pemaju: 19740/03-2029/0186 (R) | Tempoh Sah: 15/03/2024 - 14/03/2029 | Permit Iklan dan Jualan: 19740-6/03-2026/0091 (R)-(L) | Tempoh Sah: 09/03/2025 - 08/03/2026 | Jenis Hakmilik Tanah: Pegangan Bebas | Bebanan Tanah: Nil | Penguasa Kebenaran: Majlis Perbandaran Kajang (MPK) | No. Rujukan Pelan Bangunan: MPK/2/P/20/2022 | Jangka Siap: Mac 2025 | Jumlah Unit: Jenis A: 18 unit; Jenis B: 8 unit | Keluasan Binaan: Jenis A: 2,426 kp; Jenis B: 2,285 kp | Harga Minima: RM1,310,000 | Harga Maksima: RM1,665,000 | Jenis Hartanah: Rumah Berkembar 2 Tingkat | Sekatan-sekatan Kepentingan: Tiada | Diskaun bagi Bumiputera: 7%  
Damaran Jenis C (8 units) - No. Lesen Pemaju: 19740/03-2029/0186 (R) | Tempoh Sah: 15/03/2024 - 14/03/2029 | Permit Iklan dan Jualan: 19740-5/03-2025/0248 (N)-(L) | Tempoh Sah: 09/03/2025 - 08/03/2025 | Jenis Hakmilik Tanah: Pegangan Bebas | Bebanan Tanah: Nil | Penguasa Kebenaran: Majlis Perbandaran Kajang (MPK) | No. Rujukan Pelan Bangunan: MPK/2/P/17/2022 | Jangka Siap: Mac 2025 | Jumlah Unit: Jenis C: 8 unit | Keluasan Binaan: Jenis C: 2,505 kp | Harga Minima: RM 1,475,000 | Harga Maksima: RM 1,617,000 | Jenis Hartanah: Rumah Berkembar 2 Tingkat | Sekatan-sekatan Kepentingan: Tiada | Diskaun bagi Bumiputera: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA