



Crafting The Perfect Statement In Bungalow Living



Where The Privilege Of Sheer Contentment Is Distinctly Yours

Elizabeth Falls Signature sets the tone for a homecoming experience that fulfils every desire for heartwarming bliss.

A lush sanctuary of greenery on prime freehold land beckons, made all the more resplendent with Malaysia's first hybrid solar powered waterfall at your doorstep.



~ MASTER PLAN ~



Wholesome Township Abundant In Contentment



Spread across 791 acres of prime freehold land, this gated and guarded community of Setia Eco Park presents a living environment luxurious in comfort and convenience. Comprehensive surrounding amenities ensure lifestyle fulfilment for every resident. Abundant in the beauty of Mother Nature, breathtaking landscapes are the natural complement to the delights of living in this serene and secure township.



SYMPHONIC — SERENITY —

SURROUNDING SPLENDOURS SOOTHING THE SENSES



The tranquil scene of a beautiful home is set with the captivating cascades of serenity
– arising from the majestic waterfall and the latest addition
of Victoria Springs' five captivating fountains.

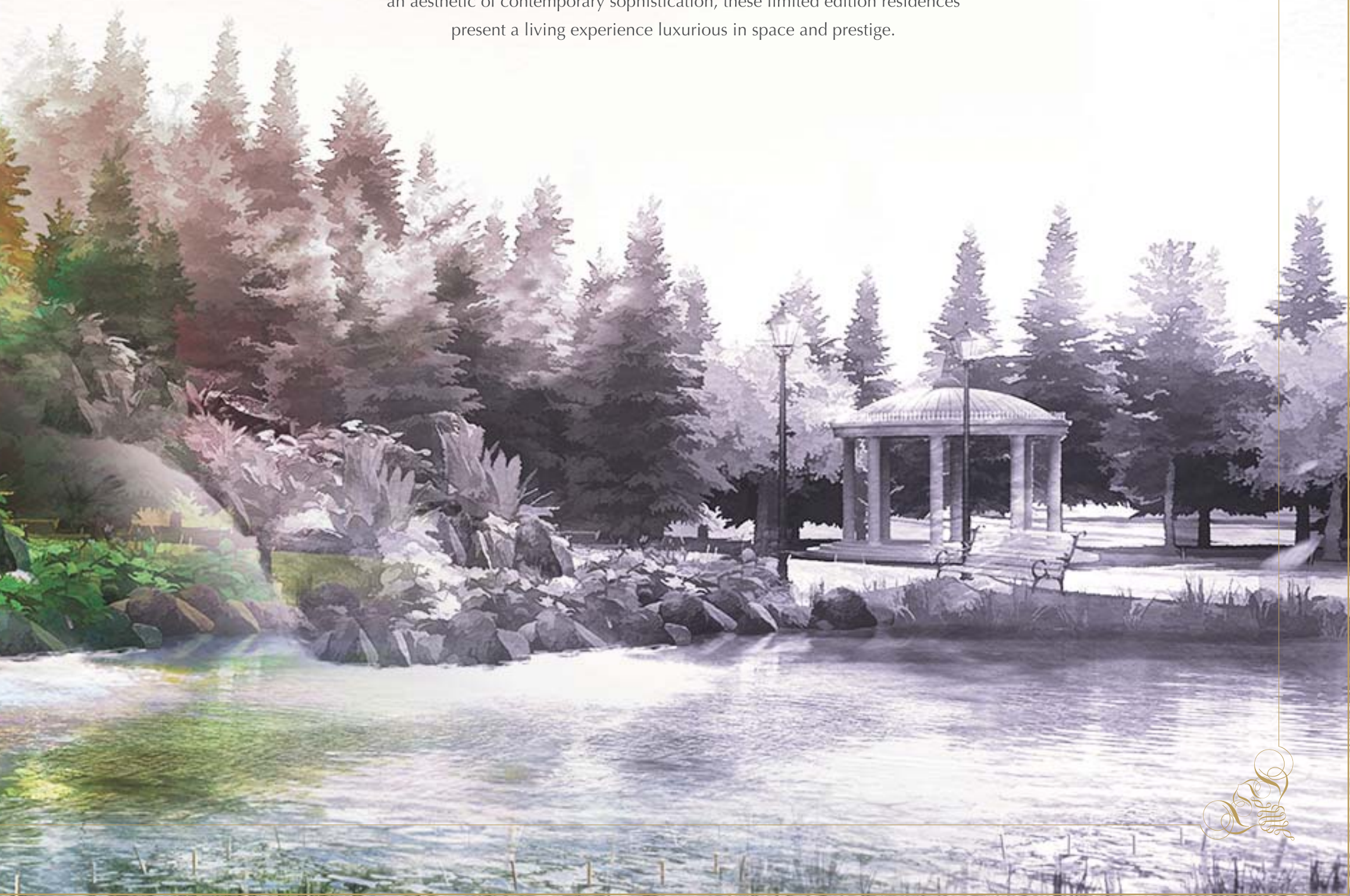




MASTERPIECE — COLLECTION —

12 LIMITED EDITION DWELLINGS OF SIGNIFICANT SUPERIORITY

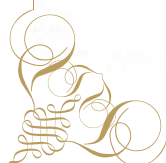
The rare privilege blooms amidst the 2-storey bungalow homes of Elizabeth Falls Signature. Evoking timeless Victorian elegance with an aesthetic of contemporary sophistication, these limited edition residences present a living experience luxurious in space and prestige.





Bungalow Type A2 Averly

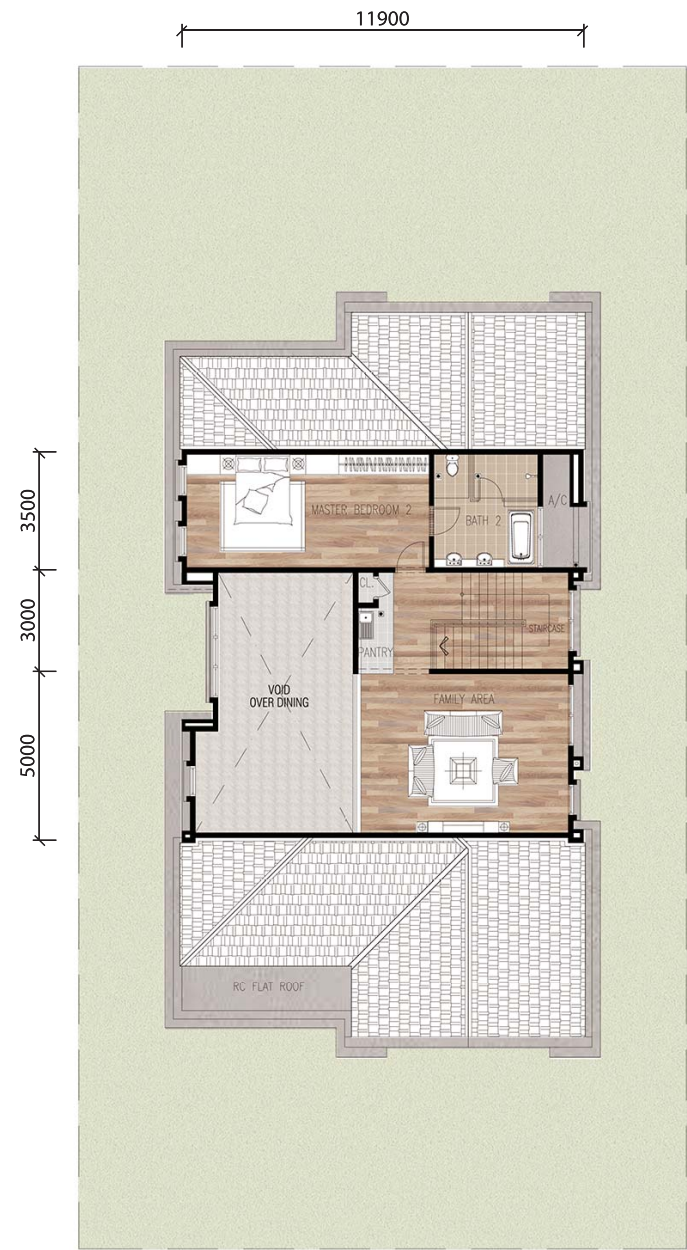
Built-up area: 3,413 sq.ft.
Land size: 6,781 sq.ft. - 10,052 sq.ft.
Total No. of Units: 9



~ FLOOR PLAN ~



GROUND FLOOR



FIRST FLOOR



Zero Lot Type A1 Duchess

Built-up area: 2,864 sq.ft.
Land size: 5,511 sq.ft. & 7,176 sq.ft.
Total No. of Units: 2



~ FLOOR PLAN ~



GROUND FLOOR



FIRST FLOOR



Bungalow Type A1a Elnora

Built-up area: 3,107 sq.ft.

Land size: 5,511 sq.ft.

Total No. of Units: 1



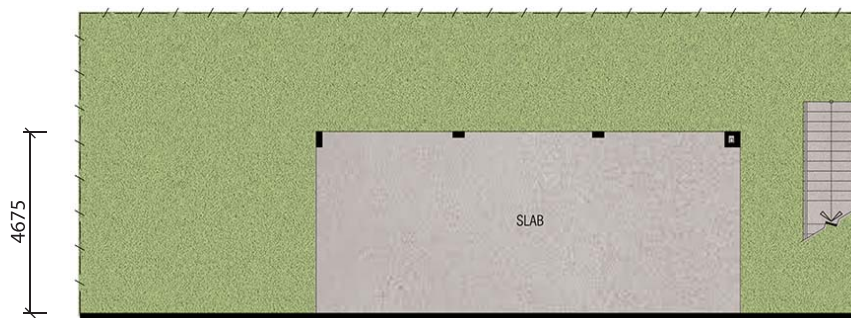
~ FLOOR PLAN ~



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

~ SITE PLAN ~



LEGEND:

■ Averly
Type A2

■ Duchess
Type A1

■ Elnora
Type A1a

~ SPECIFICATIONS ~

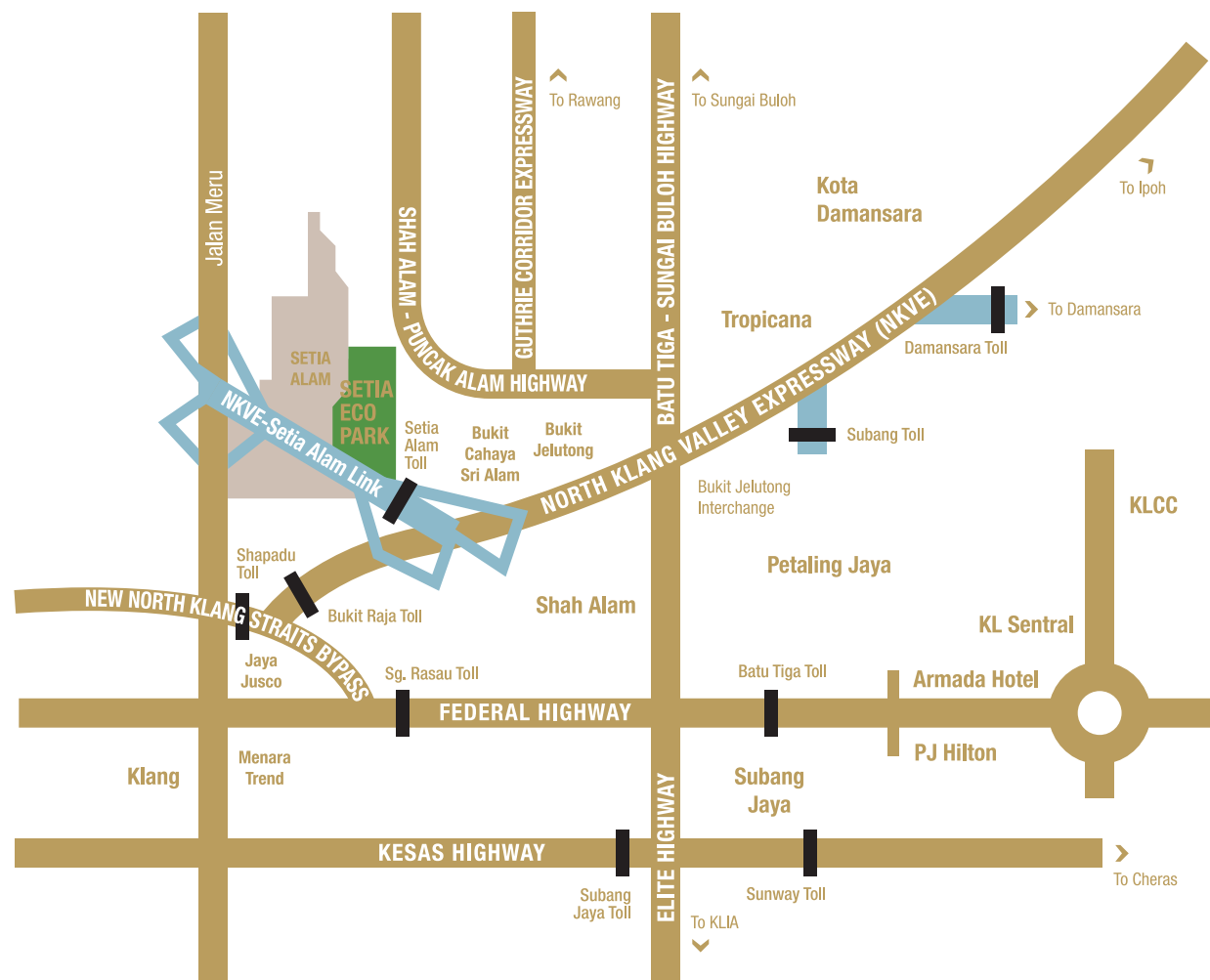
Structure	Reinforced Concrete		
Wall	Brickwork		
Roof Covering	Concrete Roof Tiles / RC Flat Roof		
Roof Framing	Steel Roof Trusses		
Ceiling	Skim Coat / Plaster Ceiling		
Windows	Powder Coated Aluminium Frame Window		
Doors	Main Entrance	: Solid Timber Decorative Door	
	Bedrooms	: Solid Core Door	
	Wet Kitchen (Type A2 only)	: Solid Core Door & Aluminium Frame Glass Door	
	Wet Kitchen (Type A1 & A1a only)	: Solid Core Door	
	Yard (Type A2 only)	: MS Grille Door	
	Bathrooms	: Solid Core Door	
	Work Area (Type A1 & A1a only)	: Aluminium Frame Glass Door	
	Others	: Timber Louvers Door / Powder Coated Aluminium Frame Sliding Door	
Ironmongery	Quality Locksets		
Floor Finishes	<u>Ground Floor</u>		<u>First Floor</u>
	Entrance Foyer (Type A2 only)	: Porcelain Tiles	Master Bedroom (Type A1 & Type A1a only) : Timber Strip
	Entrance Terrace (Type A1 & Type A1a only)	: Porcelain Tiles	Master Bathroom (Type A1 & Type A1a only) : Porcelain Tiles
	Living / Dining	: Porcelain Tiles	Loft (Type A1 & Type A1a only) : Timber Strip
	Dry Kitchen	: Porcelain Tiles	Closet 2 (Type A1 & A1a only) : Timber Strip
	Wet Kitchen	: Porcelain Tiles	Balcony (Type A1 & Type A1a only) : Homogeneous Tiles
	All Bedrooms	: Porcelain Tiles	Staircase : Timber Strip
	All Bathrooms	: Porcelain Tiles	Pantry : Porcelain Tiles
	Utility / Linen / Closet 1 (Type A1 & A1a only)	: Porcelain Tiles	Others : Cement Render
	Work Area (Type A1 & Type A1a only)	: Porcelain Tiles	Master Bedroom 2 (Type A2 only) : Timber Strip
	Staircase	: Timber Strip	Bathroom 2 (Type A2 only) : Porcelain Tiles
	Store (Type A2 only)	: Porcelain Tiles	Family Area (Type A2 only) : Timber Strip
	Powder Room	: Porcelain Tiles	
	Yard (Type A2 only)	: Porcelain Tiles	
	Car Porch / Driveway	: Homogeneous Tiles	
	Terrace	: Homogeneous Tiles	
	Others	: Cement Render	
Wall Finishes	Kitchen	: Ceramic Tiles	
	Master Bathroom	: Ceramic Tiles	
	All Other Bathrooms	: Ceramic Tiles	
	Pantry	: Ceramic Tiles	
	Others	: Plaster & Paint	
Painting	Emulsion Paint internally & Weather Resistant Paint externally		
Fencing	1200mm high fencing at the side & back		
Turfing	Provided		

Sanitary Wares & Plumbing Fittings	Type A2	Type A1	Type A1a
WC	5	5	5
Long Bath	2	1	1
Wash Basin	6	5	5
Shower	4	4	4
Kitchen Sink	3	3	3
Telephone & Electrical Installation	Type A2	Type A1	Type A1a
Lighting Point	55	55	55
Power Point	39	34	34
Air-Cond Point	6	6	6
Ceiling Fan Point	6	6	6
Wall Fan Point	1	1	1
Telephone Point	5	5	5
TV Point	4	4	4
Astro Point	4	4	4
Door Bell Point	1	1	1
Intercom Point	1	1	1
Shaver Point	2	1	1
Isolator Point	1	1	2
Data Point	4	4	4
Instant Water Heater Point	1	1	1
3 Phase Wiring (60 amps TNB meter cut off fuse)	YES	YES	YES
Centralized Solar Water Heater Piping	YES	YES	YES



Every Origin & Destination A Smooth Journey

Only a 40km drive to Kuala Lumpur City Centre, Elizabeth Falls Signature dwells within the elegant embrace of Setia Eco Park, where luxurious living flourishes amidst Nature's lush beauty.





BANDAR ECO-SETIA SDN BHD (566138-A)
5A, Jalan Setia Nusantara U13/17, Seksyen U13, Setia Eco Park
40170 Shah Alam, Selangor Darul Ehsan, Malaysia.
T 603 3343 2228 **F** 603 3343 7228 **E** eco-sales@spsetia.com.my
www.setiaecopark.com.my

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7-TIME WINNER
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2011 Overall Best - Malaysia

Developer's Licence No: 9586-22/07-2019/0571(L) • Validity Period: 01/08/2017 to 31/7/2019 • Advertising Permit No: 9586-22/07-2019/0571(P) • Validity Period: 01/08/2017 to 31/07/2019 • Land Tenure: Freehold • Land Encumbrances: Nil
• Approved Authority: Majlis Bandaraya Shah Alam • Reference No: MBSA/BGN/BB/600-1(PB)SEK:U13/0124-2016
• Completion Date: July 2019 • Total Units: Double Storey Bungalow & Double Storey Zero-Lot Bungalow: 12 units • Min Price: RM 3,156,240.00 • Max Price: RM 4,493,760.00