



Setia Eco Park
Valley of Dreams

 **STRAITS OF HERON²**
• 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

A detailed landscape rendering of a park area. In the foreground, a pond is filled with large green lotus leaves and several pink lotus flowers. A large, smooth grey rock sits in the water. To the right, a tall waterfall cascades down into the pond, with several smaller, arched water jets spraying out from its base. A modern, elevated walkway with a dark metal frame and a mesh railing spans across the scene. On the left, the walkway features a large, star-shaped canopy structure. In the center, a large tree with vibrant red flowers stands prominently. The background shows more trees and a hazy, mountainous landscape under a clear blue sky.



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.



Decorative Peranakan Motifs



Decorative Cornice



Symmetrical Design Language



Decorative Coping



Natural Red Roof Tiles



Peranakan Inspired Arched Window



Louver Inspired Wall Cladding



Peranakan Inspired Steel Railing



Every moment in style

Inspired by the artistic Peranakan homes of our local heritage, these regal residences boast an air of Peranakan charm. From the type of sustainable materials used to the timeless colour palette, 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 lush garden scene featuring a waterfall deck, a stream, and modern houses in the background. The scene is filled with greenery, including tall trees, ferns, and various flowers. A wooden deck with a metal railing is built over a small waterfall that flows into a stream. In the background, there are modern houses with white walls and red roofs. The overall atmosphere is serene and natural.

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.



LEGEND

- ARIA 2
- BRINDEA 2
- CANTAREA 2



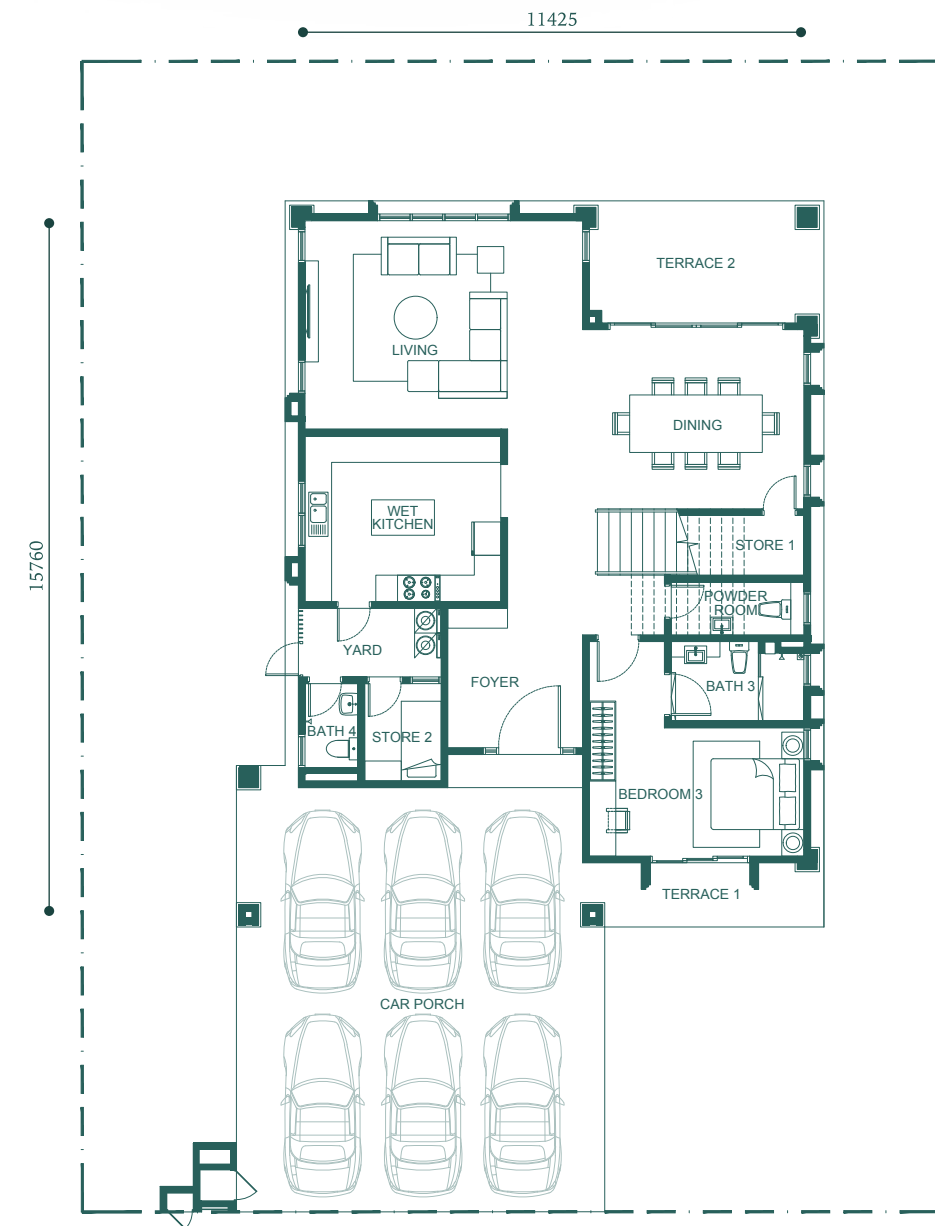


ARIA 2

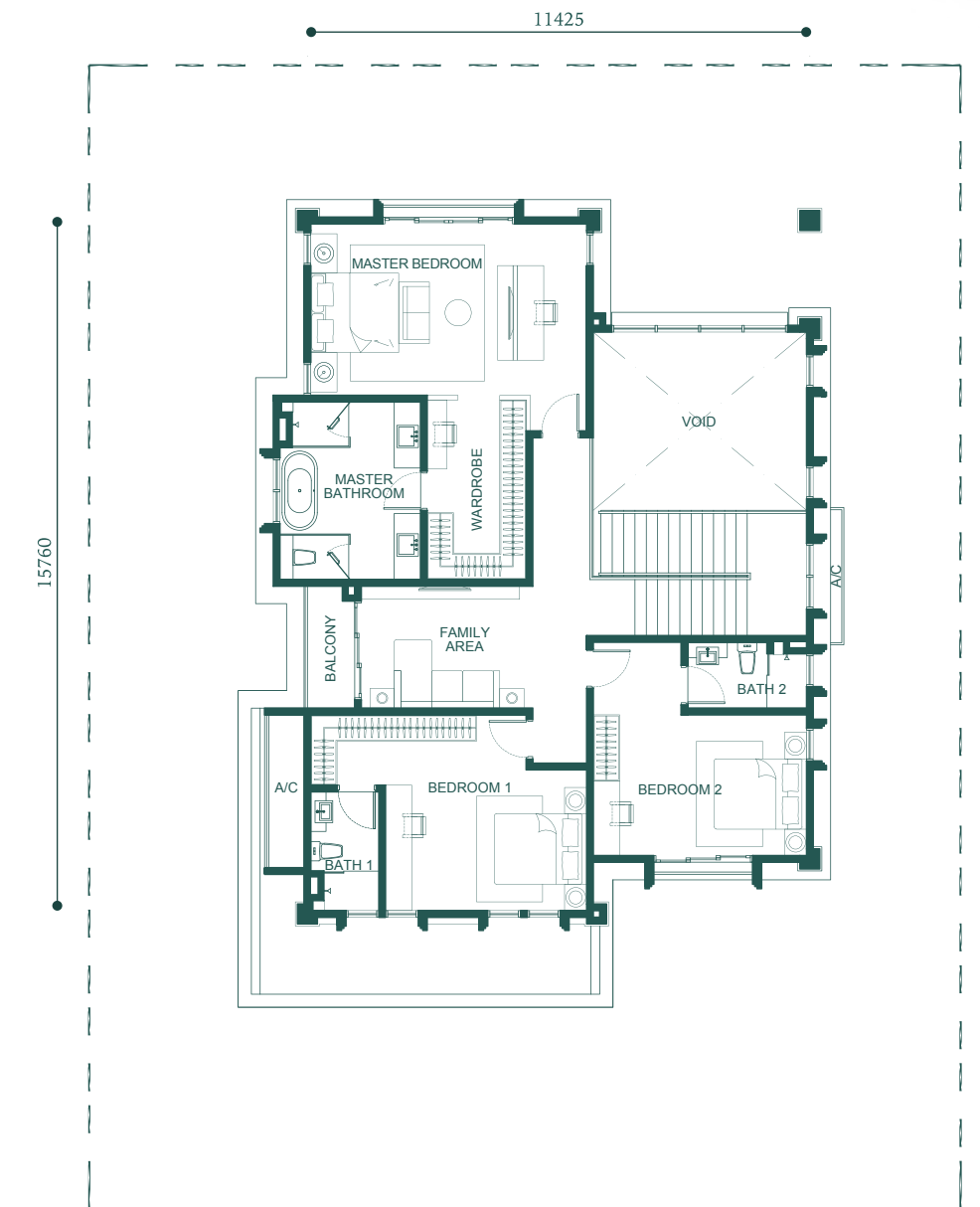
Bungalow
65' x 85'

Built-up Size
3,500 sqft.

4 + 1 Rooms &
5 Baths + 1 Powder Room



Ground Floor



First Floor

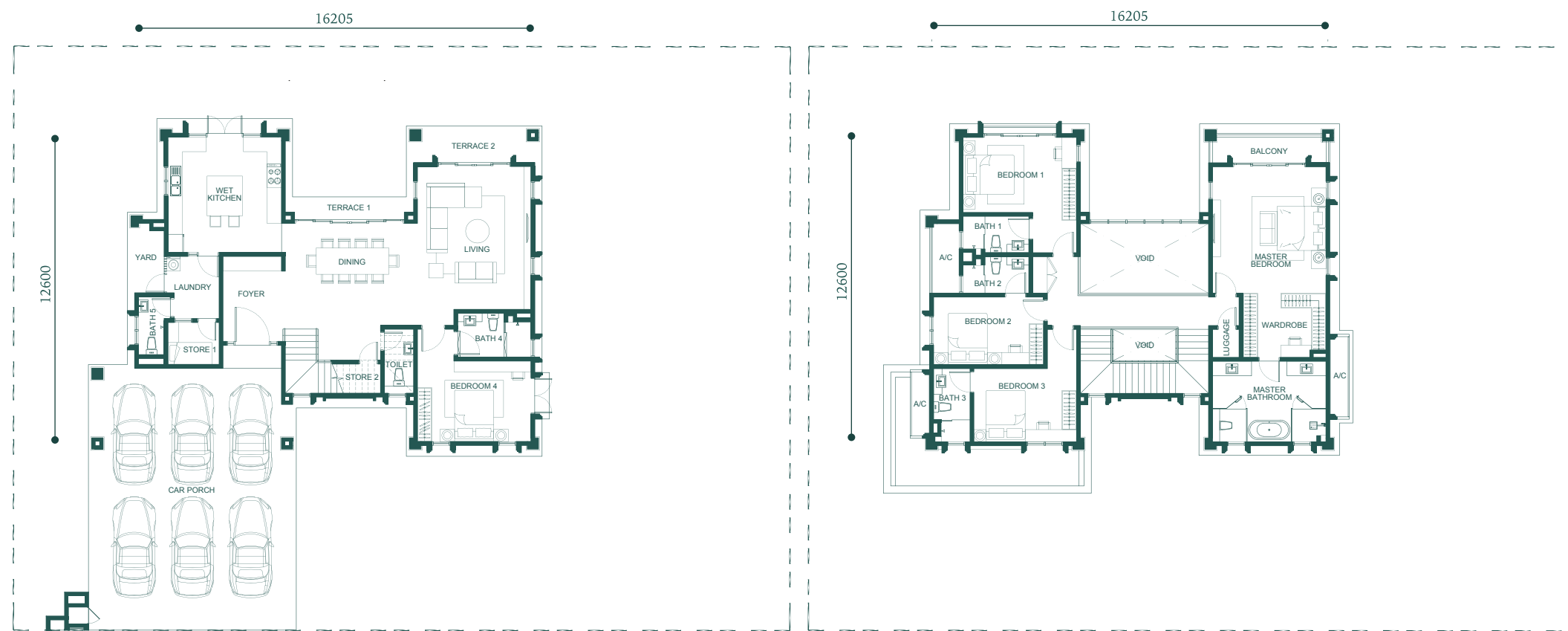


BRINDEA 2

Bungalow
75' x 85'

Built-up Size
3,500 sqft.

5 + 1 Rooms &
6 Baths + 1 Powder Room



Ground Floor

First Floor

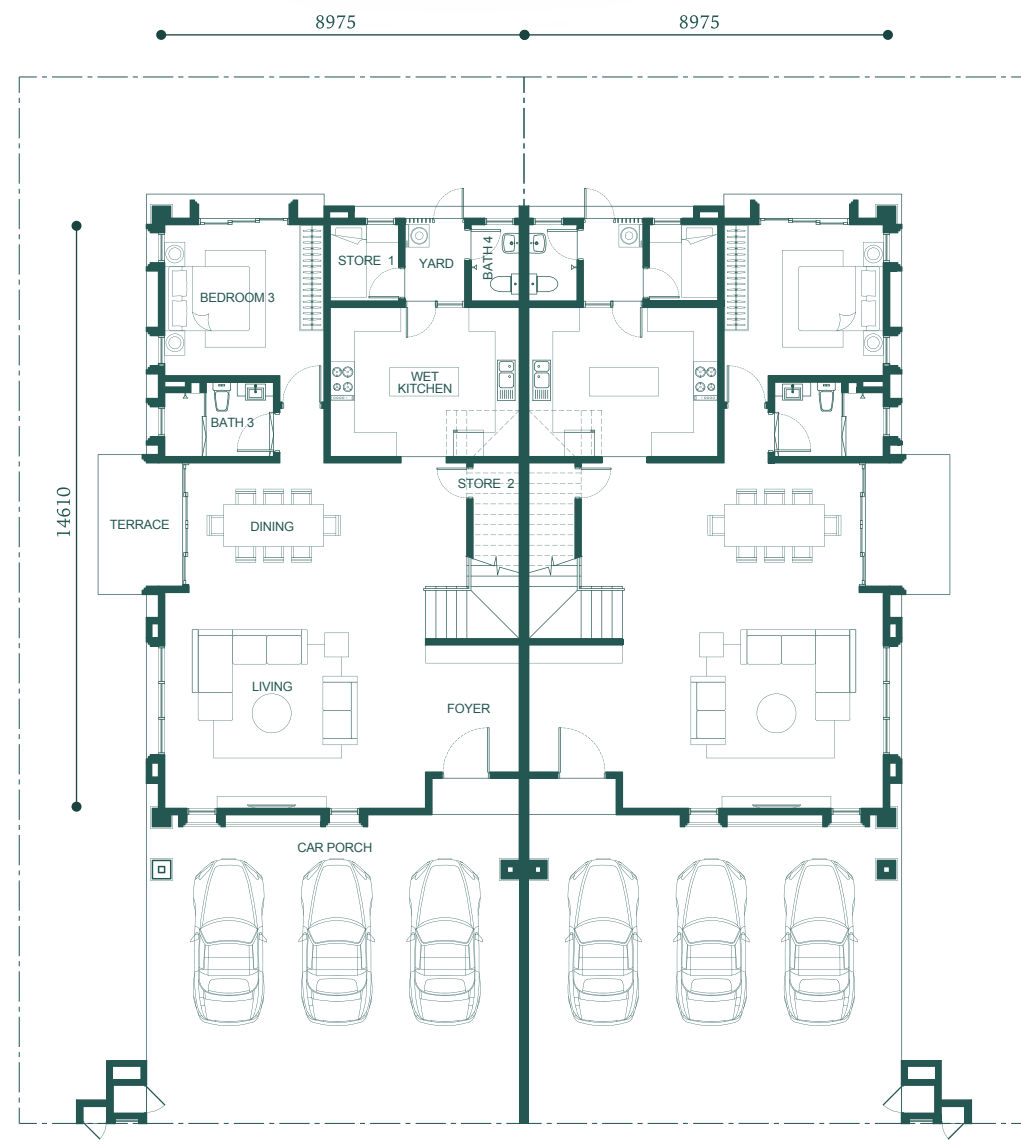


CANTAREA 2

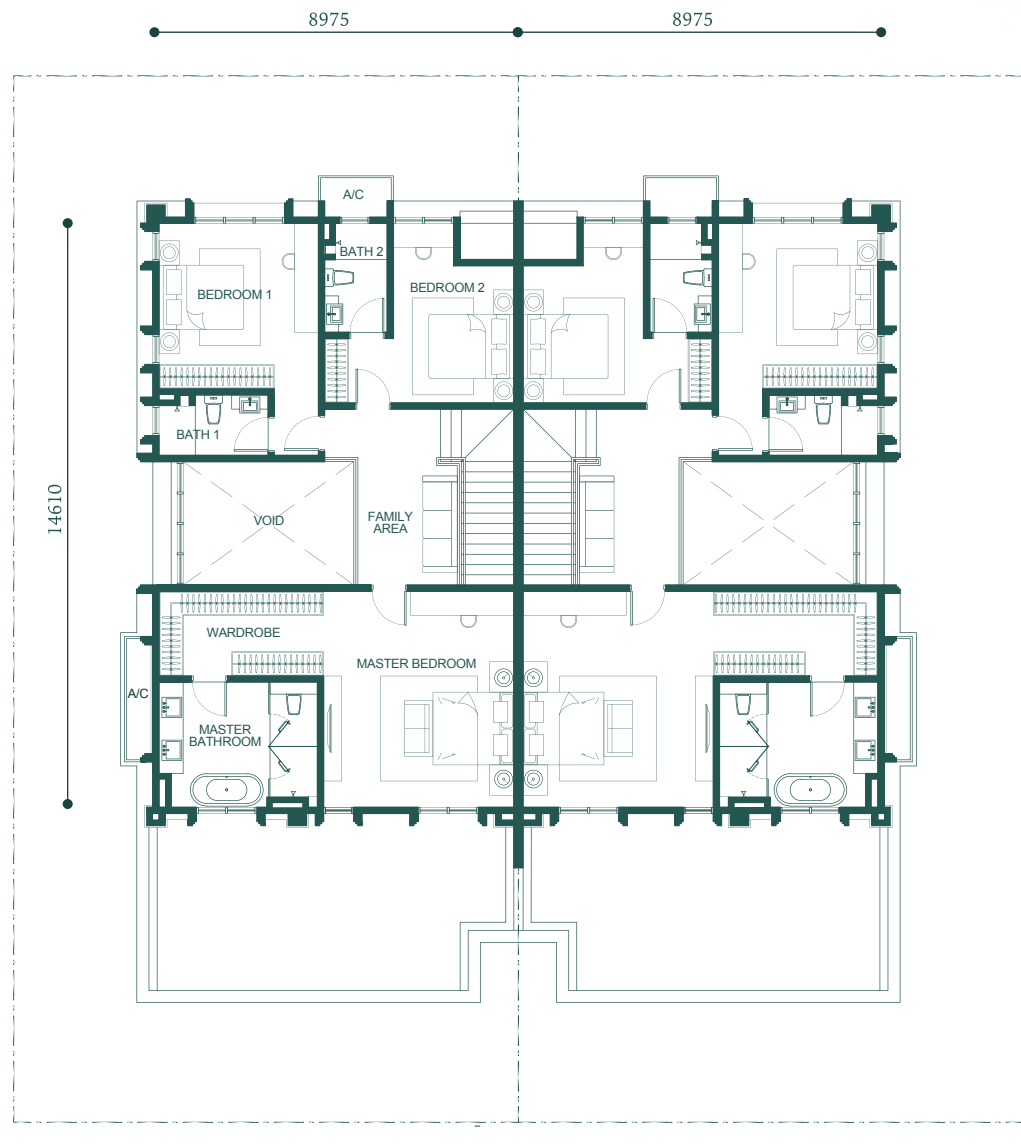
Semi-D
41' x 85'

Built-up Size
2,950 sqft.

4 + 1 Rooms &
5 Baths



Ground Floor



First Floor

SPECIFICATIONS

ARIA 2 & BRINDEA 2 (BUNGALOW), CANTAREA 2 (SEMI-D)

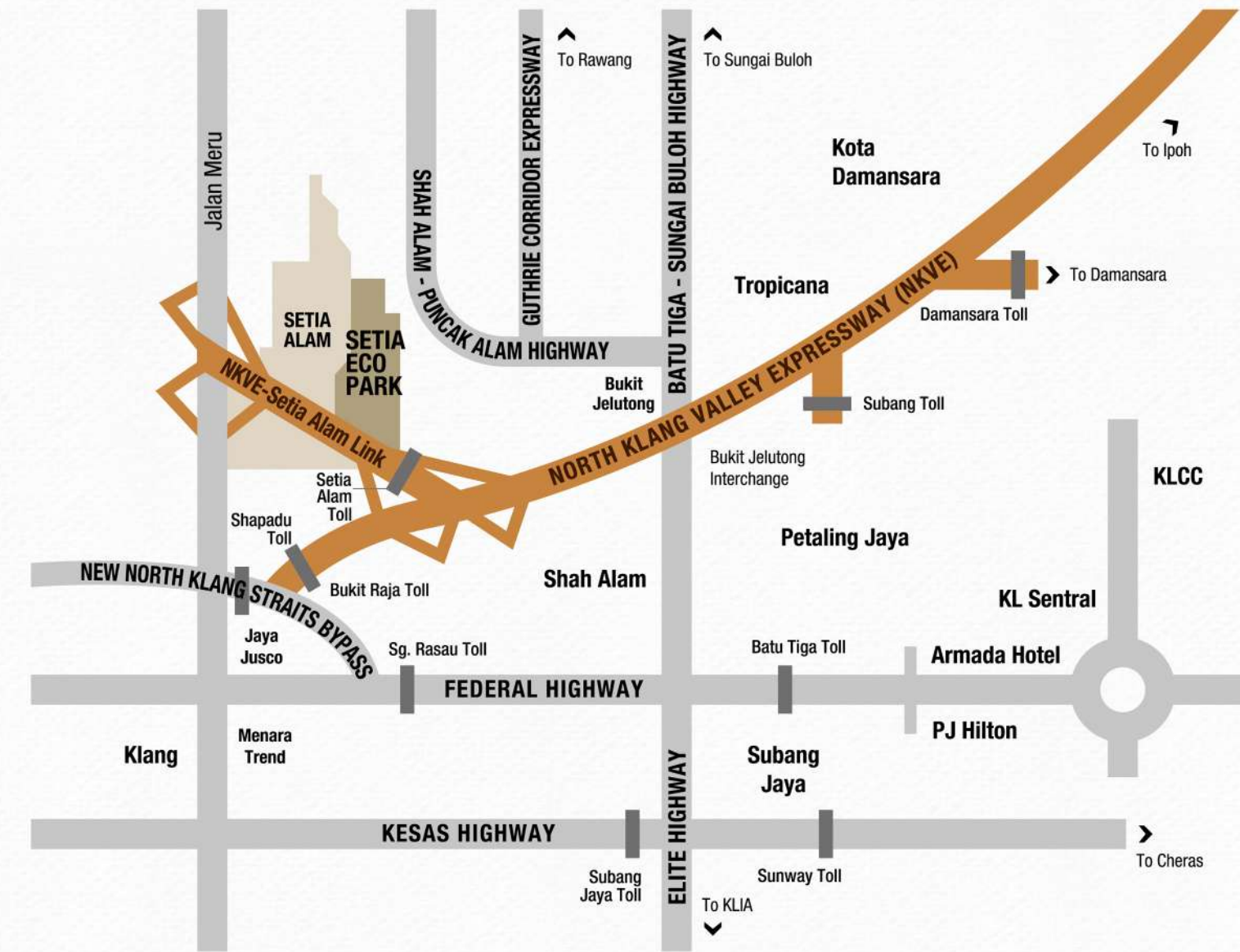
Structure	- Reinforced Concrete			
Wall	- Brickwork			
Roofing Material	- Clay Roof Tiles/ RC Flat Roof			
Roof Framing	- Metal Trusses			
Ceiling	- Skim Coat/ Plaster Ceiling			
Windows	- Powder Coated Aluminium Frame Glass Window			
Doors	- Main Entrance - Bedrooms - Others	- Solid Timber Decorative Door - Solid Core Timber Door - Aluminium Frame Glass Door/ Aluminium Frame Sliding Door/ Timber Flush Door/ Timber Louvre Door/ Metal Grill Door		
Ironmongery	- Quality Ironmongery			
Wall Finishes	- Master Bath - Bath 1, 2, 3, 4 & 5 ¹ - Powder Room - Wet Kitchen - Others	ARIA 2 M PT PT PT PP	BRINDEA 2 M PT PT PT PP	CANTAREA 2 PT PT - PT PP
Floor Finishes	GROUND FLOOR - Car Porch/ Terrace - Living/ Dining/ Foyer/ Bedroom 3 ² / Bedroom 4 ¹ - Bath 3 & 4 ² / Bath 4 & 5 ¹ - Powder Room - Wet Kitchen/ Yard/ Store 1 & 2/ Laundry ¹ - Staircase - Others	PT M PT PT PT TF CR	PT M PT PT PT TF CR	PT PT - PT TF CR
	FIRST FLOOR - Staircase/ All Bedrooms/ Family Area/ Luggage Room ¹ - Master Bath - Bath 1 & 2/ Bath 3 ¹ - Balcony - Others	TF M PT PT CR	TF M PT PT CR	TF CT PT - CR
Sanitary & Plumbing Fittings	- WC - Wash Basin - Shower - Bath Tub - Kitchen Sink	6 7 5 1 1	7 8 6 1 1	5 6 5 1 1
Electrical Installation & Telephone	- Light Points - Power Points - Air-Cond Points - Data Points - Fan Points - Telephone Points - TV/ Astro Points - Door Bell Points - 32A Weatherproof Isolator Points - Centralized Solar Water Heater System - Instant Water Heater Points - Weatherproof Power Points - 3 Phase Wiring (60amps TNB Meter Cut-Off Fuse)	41 39 7 6 6 3 3 1 1 1 1 1 1	50 39 7 6 6 2 2 1 1 1 1 1 1	38 35 6 5 5 2 2 1 1 1 1 1 1
Fencing	- Minimum 1.2m High Fencing			
Compound Area	- Grass Turfing			

M – Marble
PT – Porcelain Tiles

PP – Plaster & Paint
TF – Timber Flooring

CT – Ceramic Tiles
CR – Cement Render

*1 Only for Type B
*2 Only for Type A & C



Setia Eco Park Sales Gallery

GPS Coordinates: 3.1074, 101.4772

Call 603 3343 2228

Bandar Eco-Setia Sdn Bhd 200101030379 (566138-A)
Sales Gallery, Setia Eco Tower
5A, Jalan Setia Nusantara U13/17, Seksyen U13, Setia Eco Park, 40170 Shah Alam, Selangor D.E., Malaysia.
F 603 3343 7228 E eco-sales@spsetia.com W www.setiaecopark.com.my



Stay Together. Stay Setia
live!earn!work!play

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Developer's License No.: 9586/02-2024/0102(A) - Validity Period: 12/02/2022 to 11/02/2024 - Advertising Permit No.: 9586-31/11-2024/0364(N)-(L) - Validity Period: 25/11/2022 to 24/11/2024 - Tenure: Freehold - Land Encumbrances: Nil - Approving Authority: Majlis Bandaraya Shah Alam - Building Plan Reference No.: MBSA/BGN/BB/600-2(PB)/SEK.U13/0150-2021 - Completion Date: November 2024 - Total Unit for 2-Storey Bungalow: 13 Units - Selling Price: RM3,833,410.00 (Minimum) - RM4,447,855.00 (Maximum) - Total Unit for Semi Detached: 30 Units - Selling Price: RM2,419,945.00 (Minimum) - RM2,693,185.00 (Maximum)



Setia

www.setiaecopark.com.my