



*Setia Eco Park*

*Valley of dreams*

**FOREST HILL VILLAS**

EXTRAORDINARY  
LIVING  
*at* THE  
PEAK

FOREST HILL VILLAS



A scenic view of a lush forest with a waterfall and a villa. The foreground shows a waterfall cascading into a pool of water. The middle ground is filled with dense greenery and trees. In the background, a large, multi-story villa is visible on a hillside, partially obscured by trees. The overall atmosphere is serene and natural.

# WHERE THE AIR IS 1-2°C COOLER\* NEXT TO BUKIT CERAKAH FOREST RESERVE

35 limited luxury hilltop villas on the  
highest point of Setia Eco Park

\* AMBIENT MORNING &  
EVENING TEMPERATURE



An aerial photograph of terraced rice fields in a lush tropical setting. The terraces are carved into a hillside, creating a series of wavy, green steps. The fields are surrounded by dense tropical vegetation, including palm trees and other greenery. A few small buildings with blue roofs are visible on the left side of the image. The overall scene is vibrant and serene, showcasing traditional agricultural practices in a beautiful natural environment.

# BENEATH THE COOL SHADE OF TREES AND GROVES

as the land cascades in gentle greens  
this luxurious realm, rich in culture and diversity  
will enfold you in its soothing embrace

PRIVATE &  
GUARDED  
ENCLAVE



RISE TO  
A NEW HIGH  
AT OUR MOST  
PRESTIGIOUS  
PHASE

FOREST HILL VILLAS

PHOTOIMPRESSION  
OF FOREST HILL VILLAS





# SECURED AND INTIMATE

exquisite Balinese artistry, crafted with refinement and passion, will elevate you to new heights in homes that boast land sizes from 7,136 sf to 23,536 sf.

BALINESE-INSPIRED  
GRAND ENTRANCE





# AN INVITATION TO LIFE

FLOWING WITH BEAUTY AND IMAGINATION

SPRAWLING GREENERY  
& AMENITIES



Get carried away by the  
happy sound of birdsong and laughter

# AMIDST EXOTIC LANDSCAPES JUST OUTSIDE YOUR DOOR

LUSH GARDENS, AMENITIES  
& CHILDREN'S PLAYGROUND  
LINKED VIA WALKING PATHS







# IN THIS COSY RETREAT OF ENCHANTING LANDSCAPES

Nature and style will intertwine  
with pleasure and delight.

GATHERING SPACES  
AND SEATING NOOKS





# THE PERFECT ESCAPE

Bask in nature's splendour  
cosseted by modern comforts  
and close-knit community.

SURROUNDED BY  
AWARD-WINNING PARKS



An endless canvas of amenity,  
tropical plants and calming water features  
to entice and stir the senses

## IN A JOURNEY OF WONDER AND DISCOVERY

COCOON GARDEN  
& WATER CASCADES







HOME,  
FOR A VIEW ON  
TRUE LUXURY

PRIVATE PAVILION WITH  
PANORAMIC VIEWS





MASTER PLAN



SITE PLAN





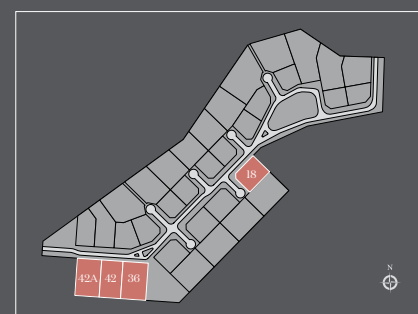
# ALPINIA I

1-STOREY VILLA

**4+1 BEDROOMS**  
**4+1 BATHROOMS + POWDER ROOM**

LAND AREA 11,125 - 16,351 SF

BUILT-UP 3,391 & 3,457 SF



GROUND FLOOR



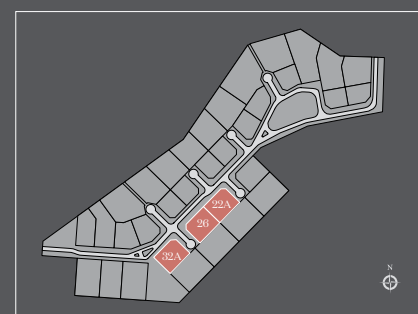


# ALPINIA II

1-STOREY VILLA

**4+1 BEDROOMS**  
**4+1 BATHROOMS + POWDER ROOM**

LAND AREA 11,125 - 11,134 SF  
 BUILT-UP 3,725 SF



GROUND FLOOR



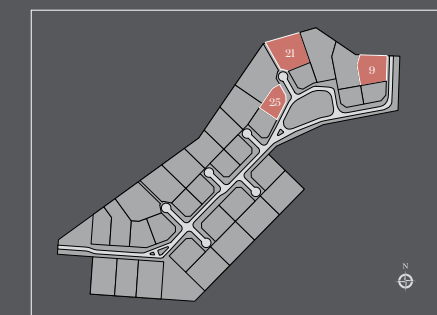


# BAMBUSA II

2-STOREY VILLA

**4+1 BEDROOMS + STUDY**  
**4+1 BATHROOMS + POWDER ROOM**

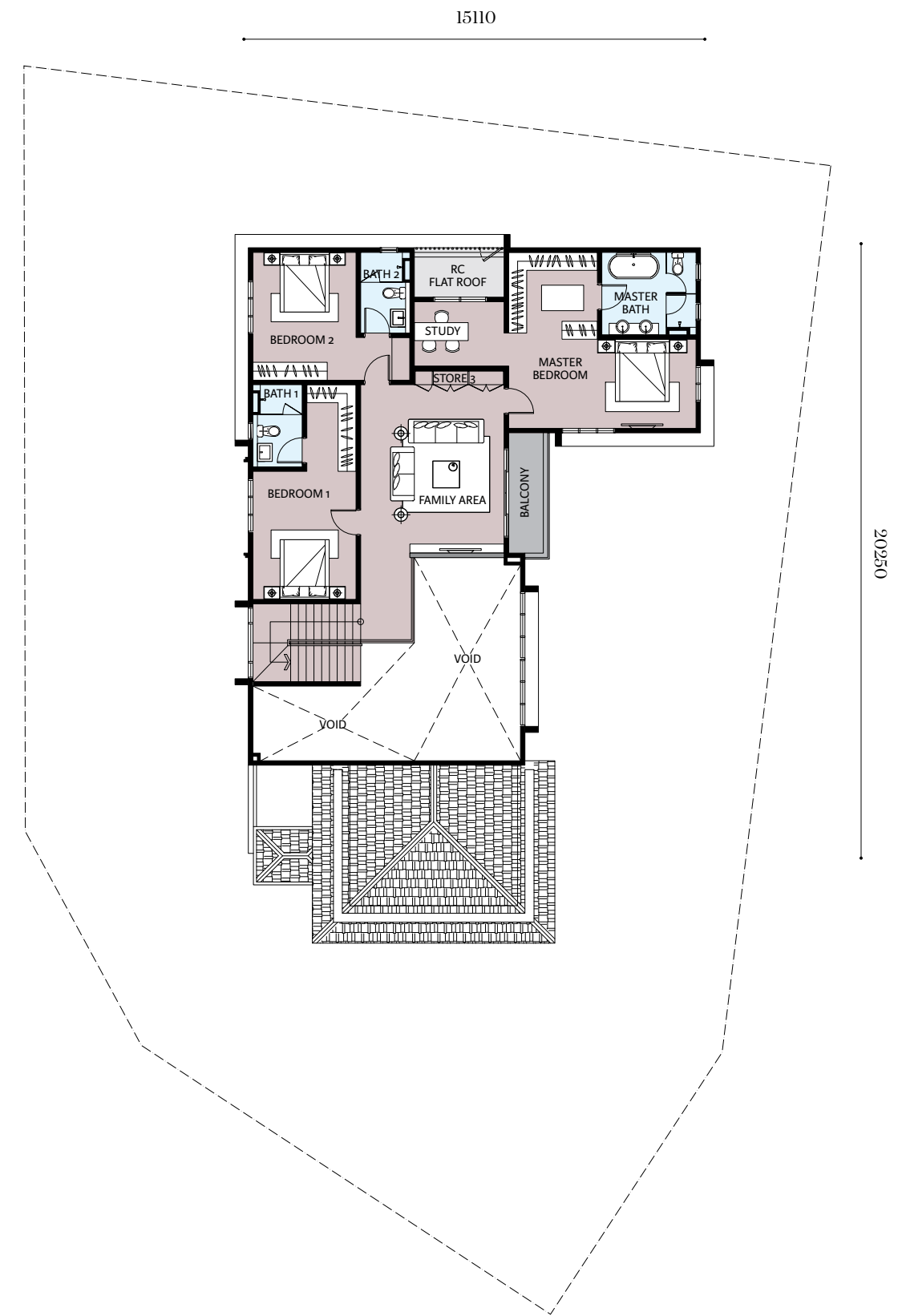
LAND AREA 9,049 - 18,566 SF  
BUILT-UP 3,954 & 4,019 SF







GROUND FLOOR



FIRST FLOOR



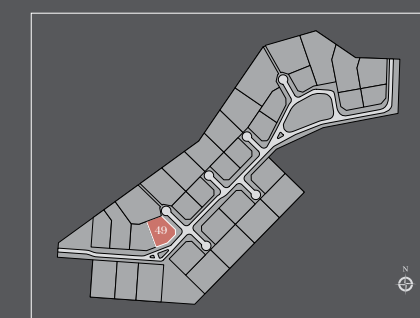


# BAMBUSA III

2-STOREY VILLA

4+1 BEDROOMS + STUDY  
4+1 BATHROOMS + POWDER ROOM

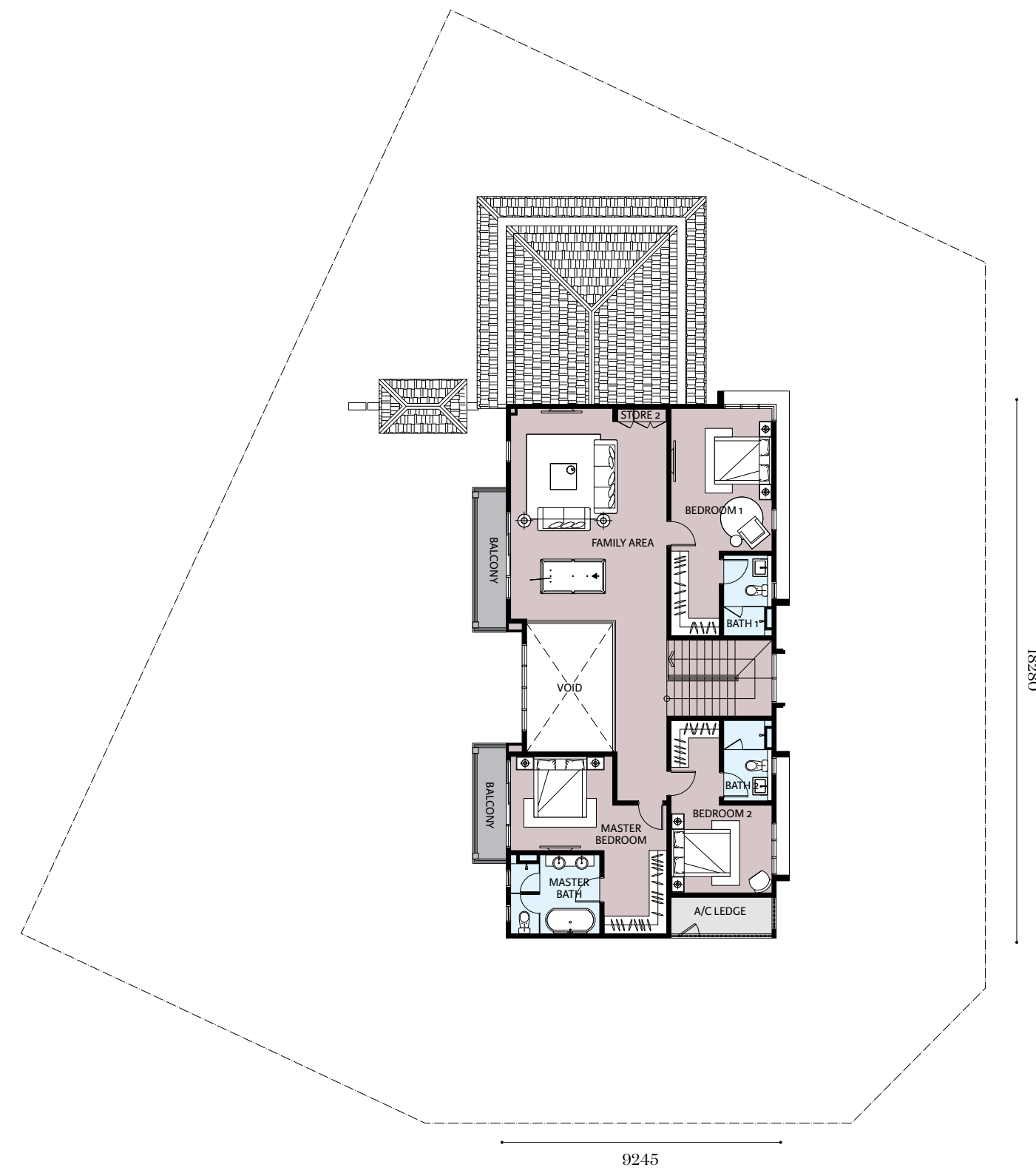
LAND AREA 9,523 SF  
BUILT-UP 3,677 SF







GROUND FLOOR



FIRST FLOOR



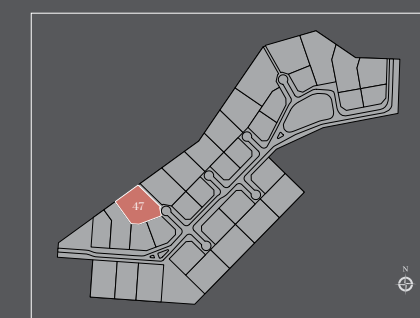


# CARISSAI

2-STOREY VILLA

**4+1 BEDROOMS**  
**4+1 BATHROOMS + POWDER ROOM**

LAND AREA 18,446 SF  
BUILT-UP 3,943 SF







LOWER GROUND FLOOR



GROUND FLOOR



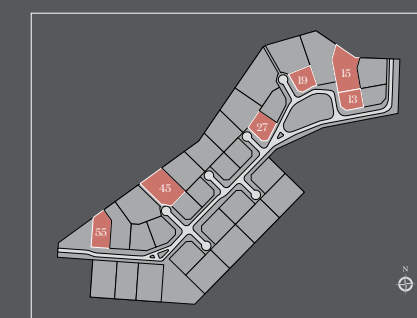


## CARISSA II

2-STOREY VILLA

4+1 BEDROOMS + STUDY  
4+1 BATHROOMS + POWDER ROOM

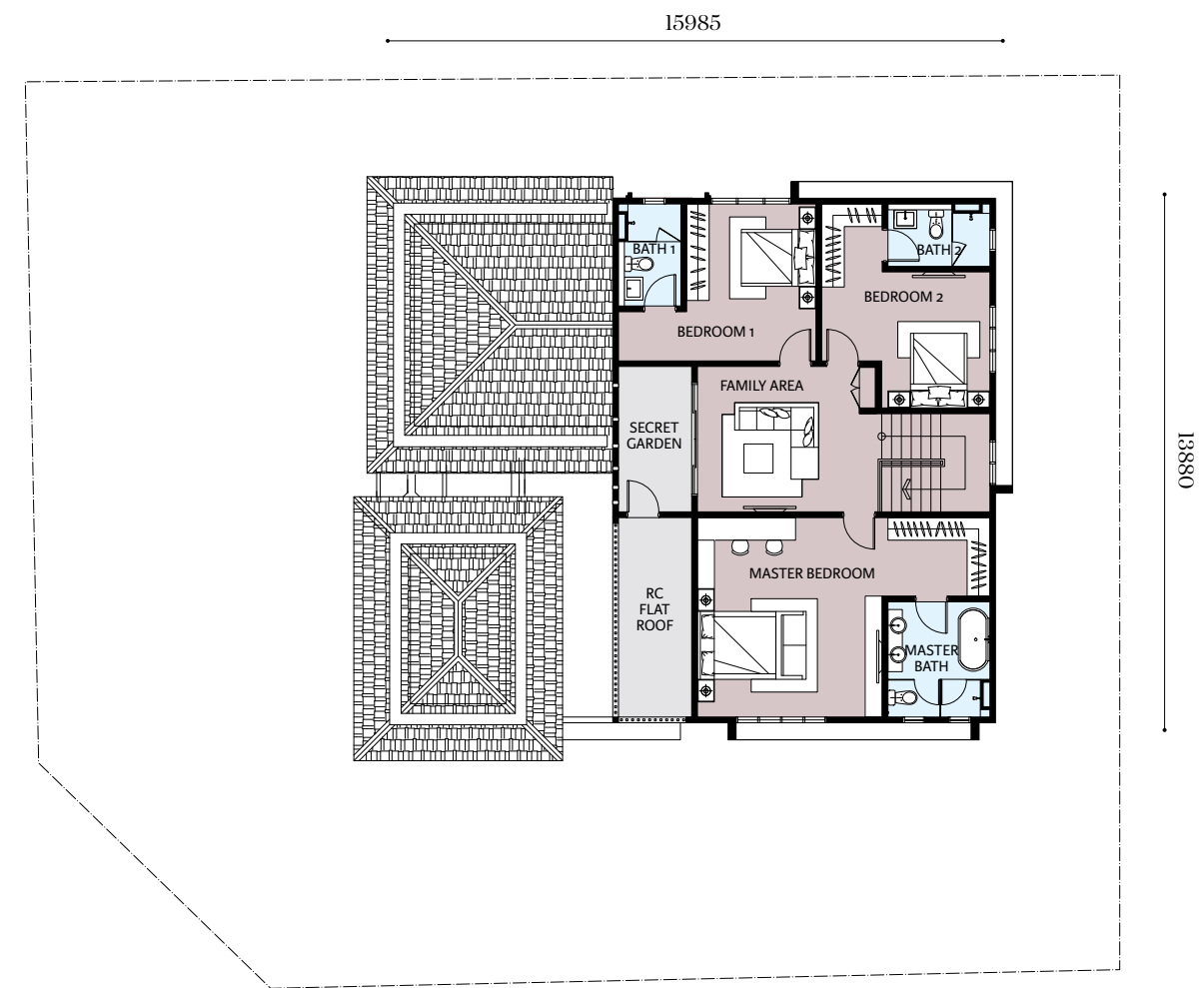
LAND AREA 7,136 - 16,419 SF  
BUILT-UP 3,630 & 3,696 SF







GROUND FLOOR



FIRST FLOOR



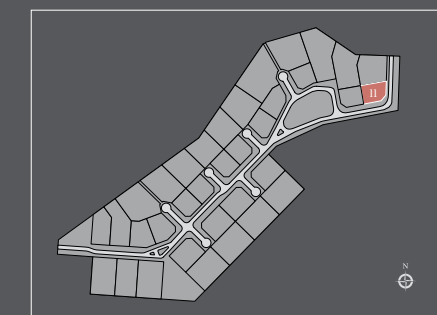


# CARISSA III

2-STOREY VILLA

4+1 BEDROOMS + STUDY  
4+1 BATHROOMS + POWDER ROOM

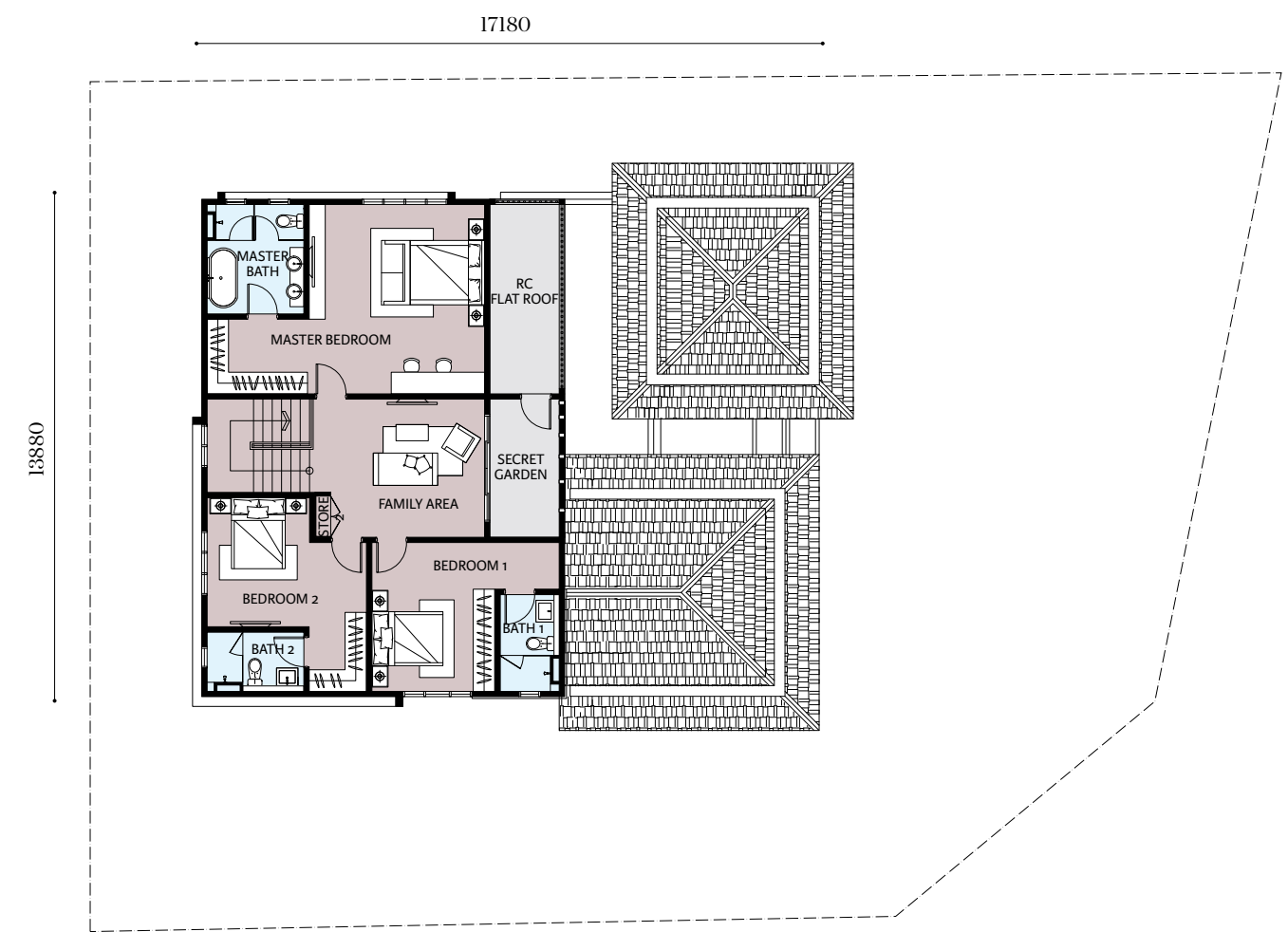
LAND AREA 7,566 SF  
BUILT-UP 3,740 SF







GROUND FLOOR



FIRST FLOOR



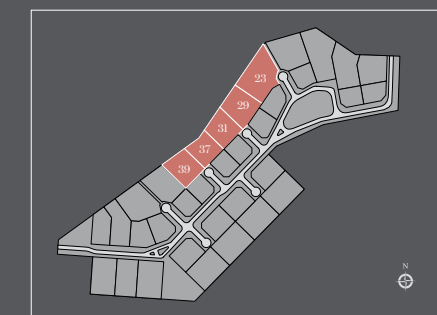


# DURANTA I

2-STOREY VILLA

**4+1 BEDROOMS**  
**4+1 BATHROOMS + POWDER ROOM**

LAND AREA 12,588 - 23,536 SF  
BUILT-UP 4,404 SF







LOWER GROUND FLOOR



GROUND FLOOR



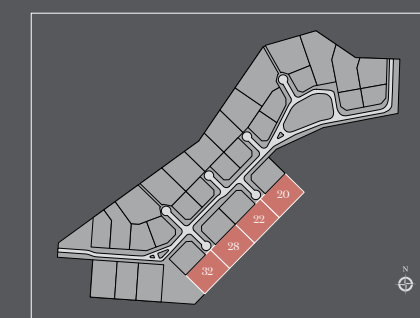


# DURANTA II

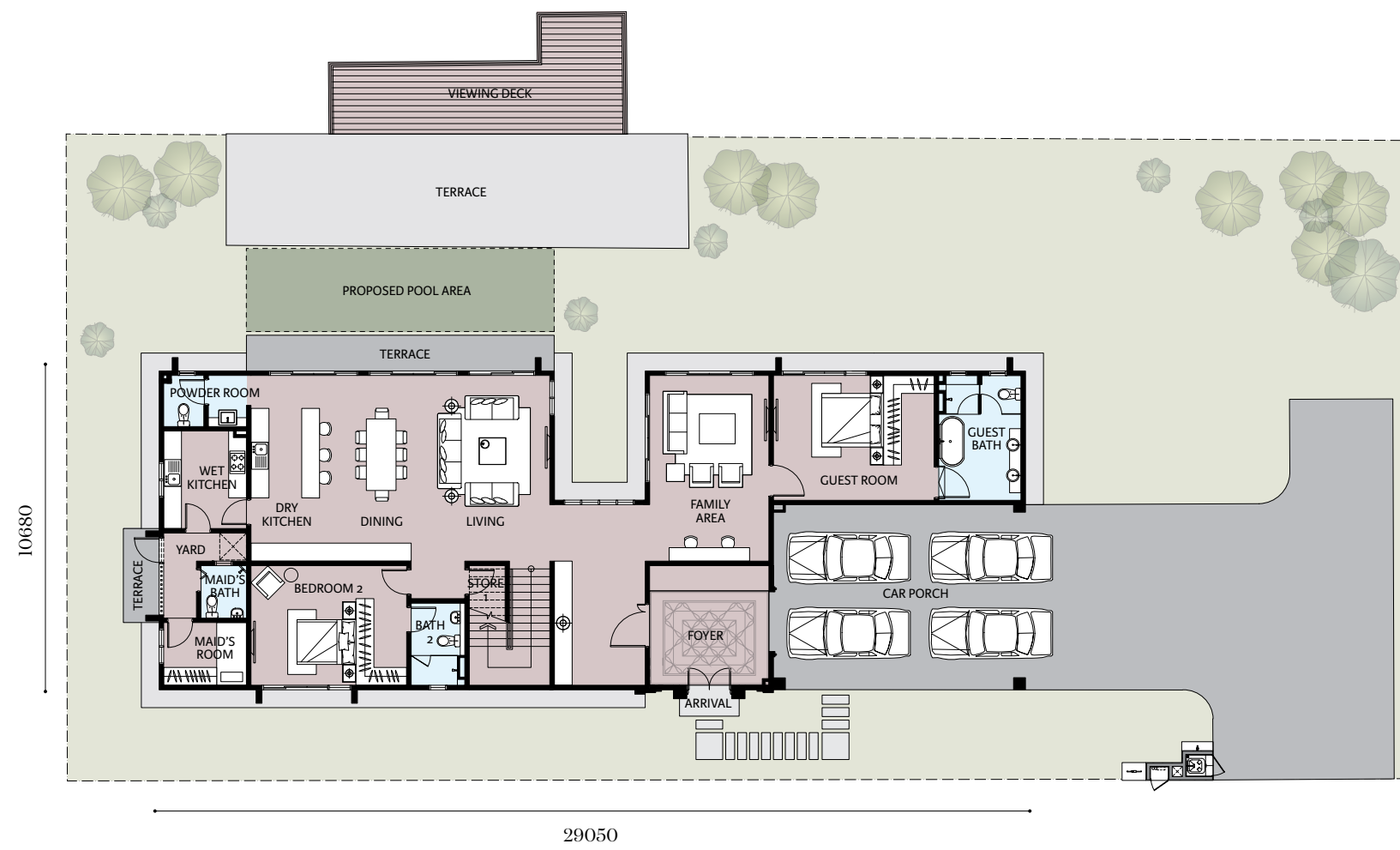
2-STOREY VILLA

**4+1 BEDROOMS  
4+1 BATHROOMS + POWDER ROOM**

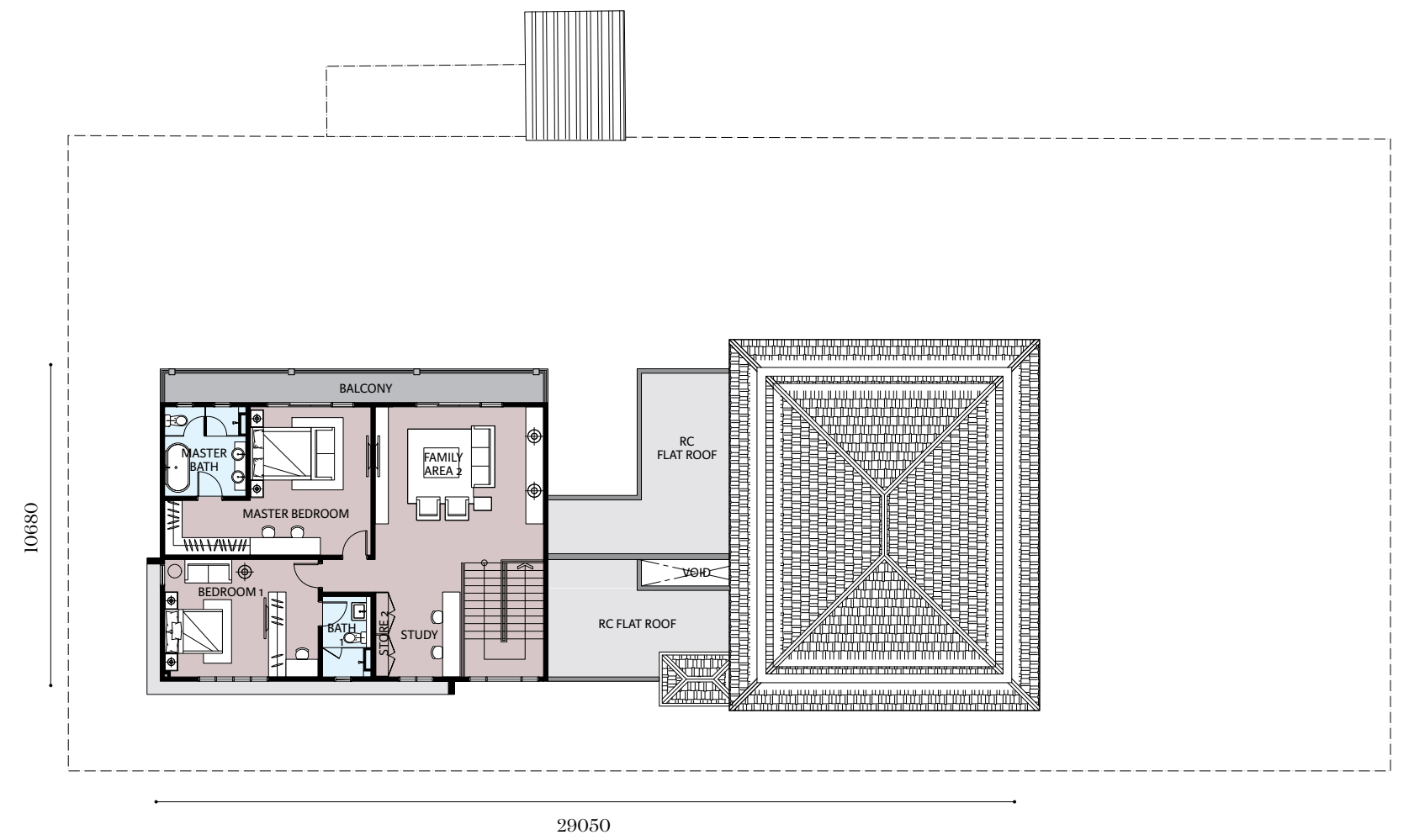
LAND AREA 16,458 - 16,470 SF  
BUILT-UP 4,505 SF







GROUND FLOOR



FIRST FLOOR



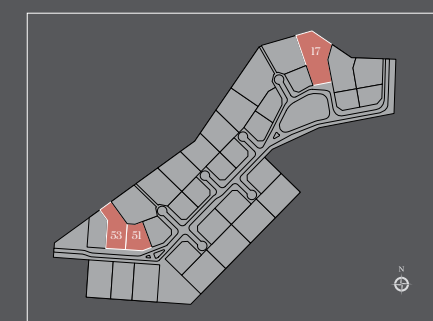


# EMILIA I

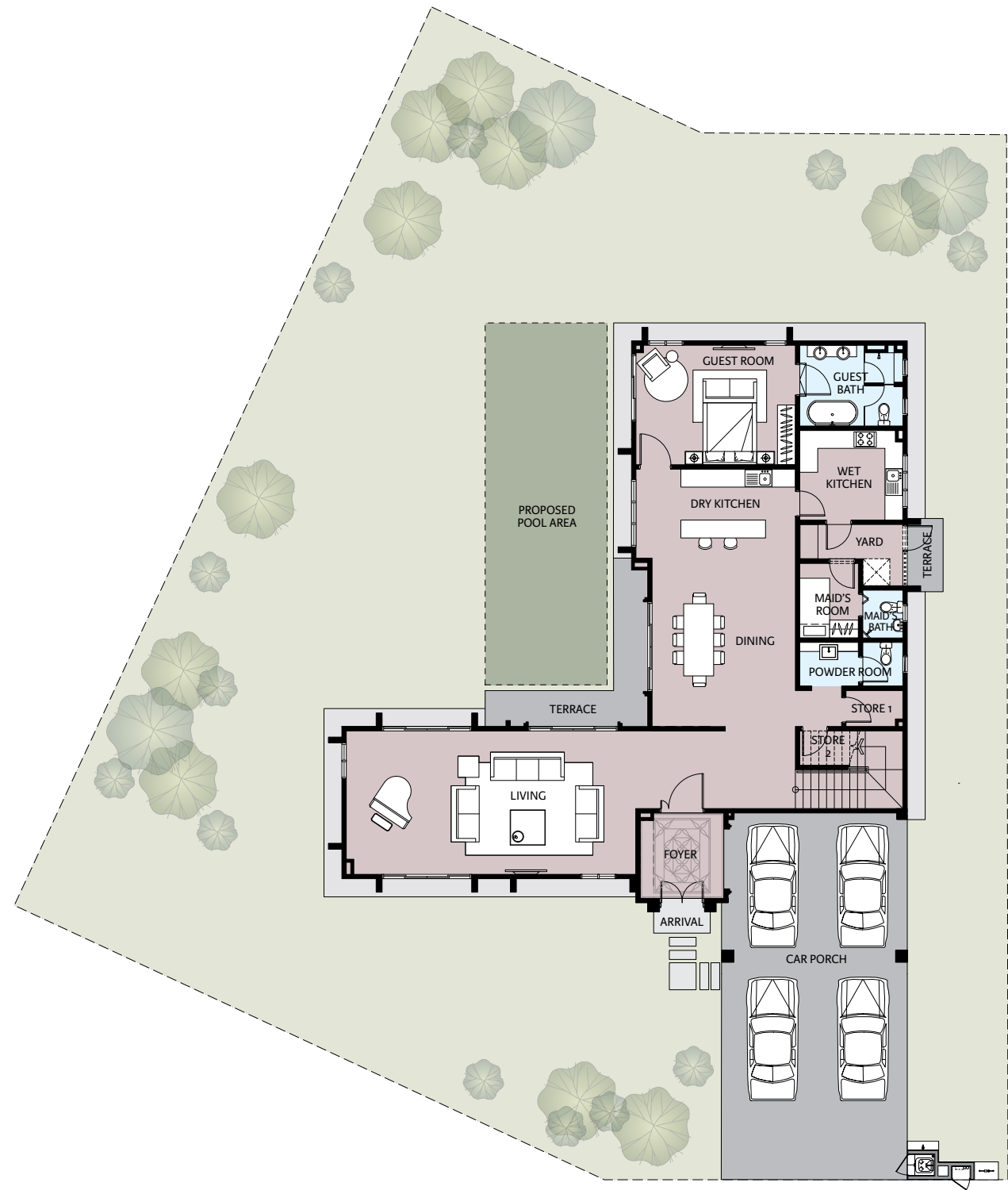
2-STOREY VILLA

**4+1 BEDROOMS  
4+1 BATHROOMS + POWDER ROOM**

LAND AREA 10,003 - 21,754 SF  
BUILT-UP 4,378 SF



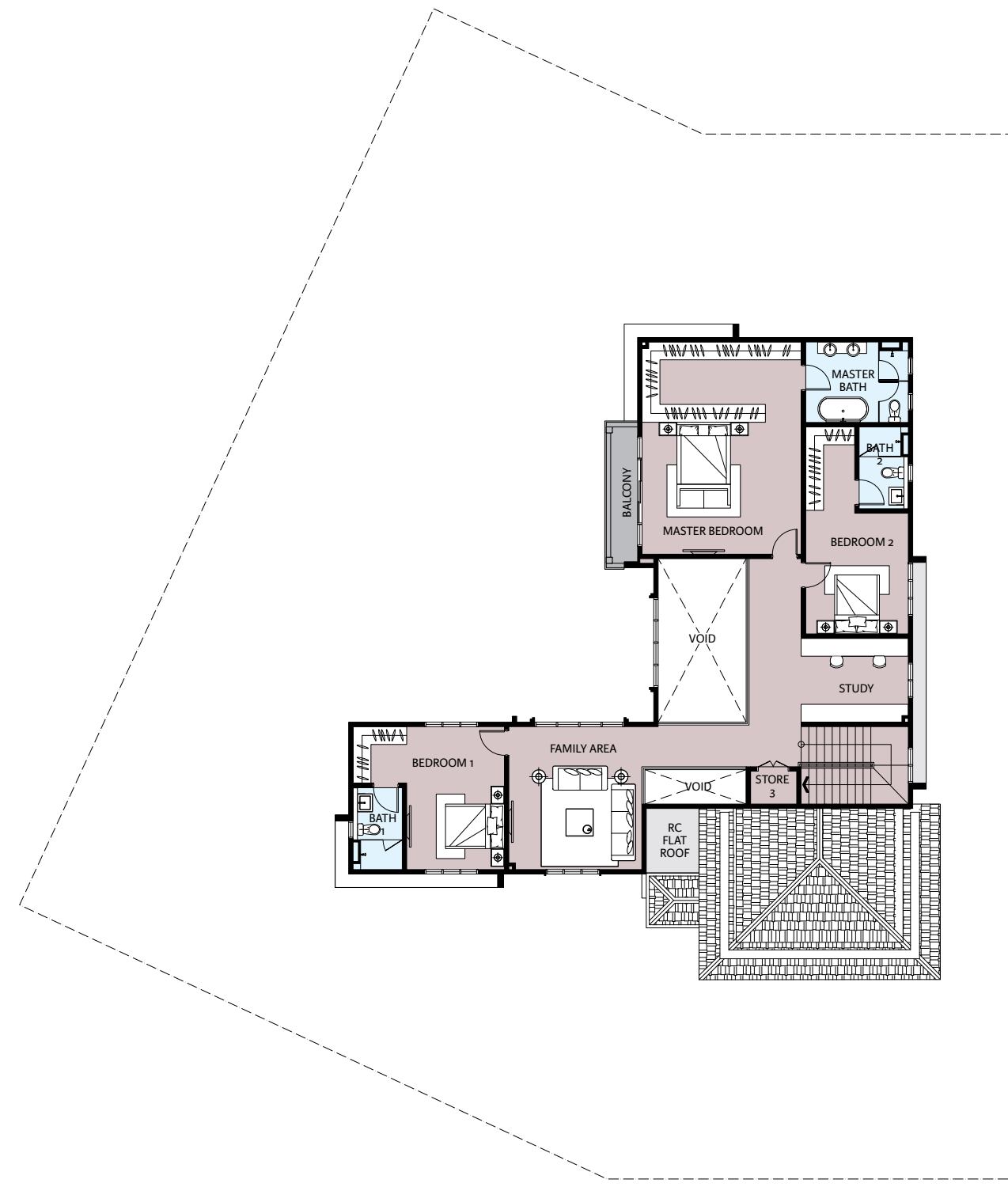




18950

18010

GROUND FLOOR



18950

18010

FIRST FLOOR



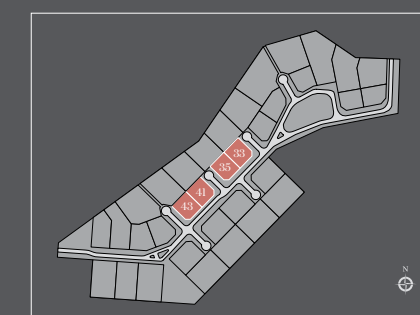


# FITTONIA I

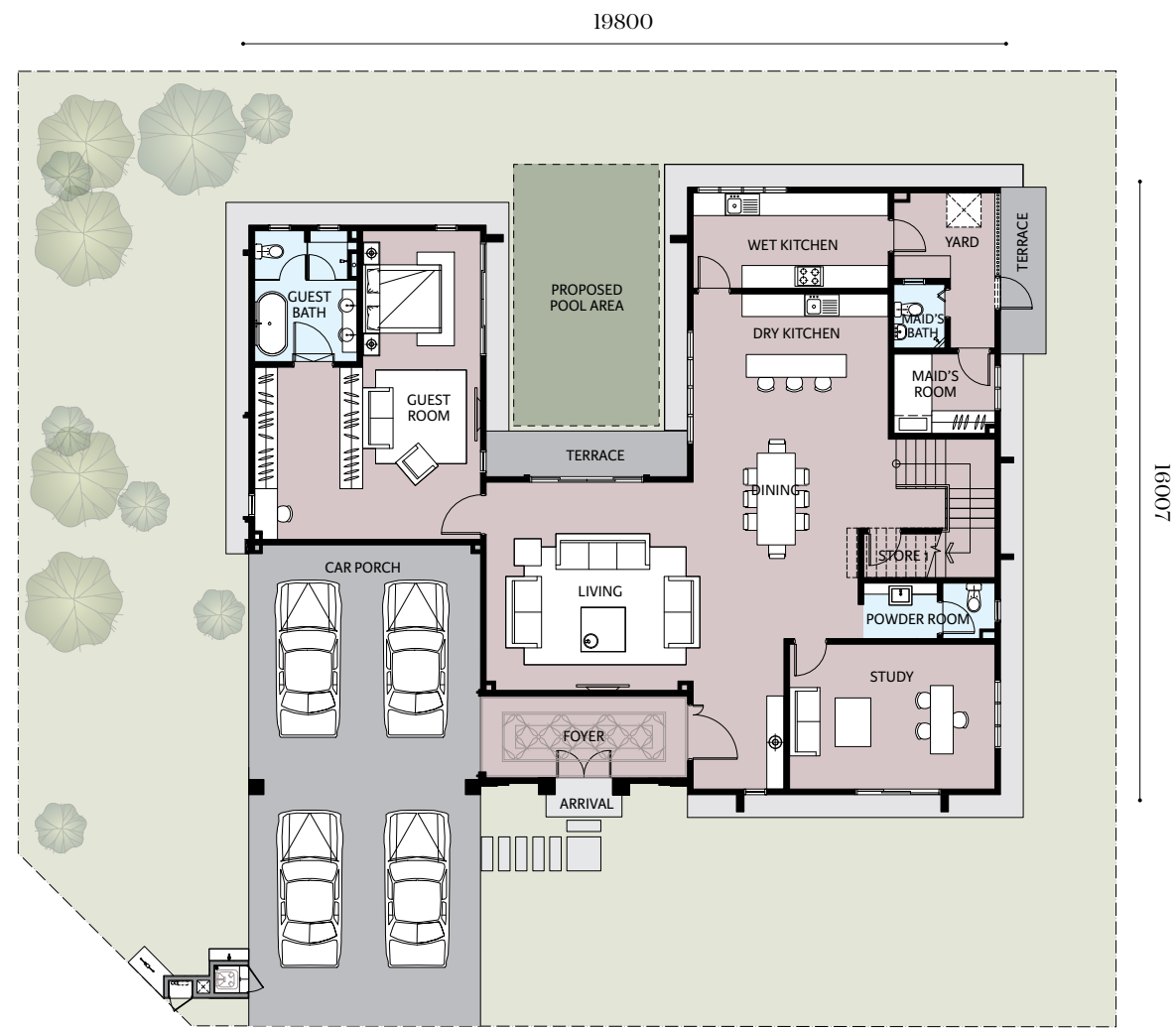
2-STOREY VILLA

**4+1 BEDROOMS + STUDY**  
**4+1 BATHROOMS + POWDER ROOM**

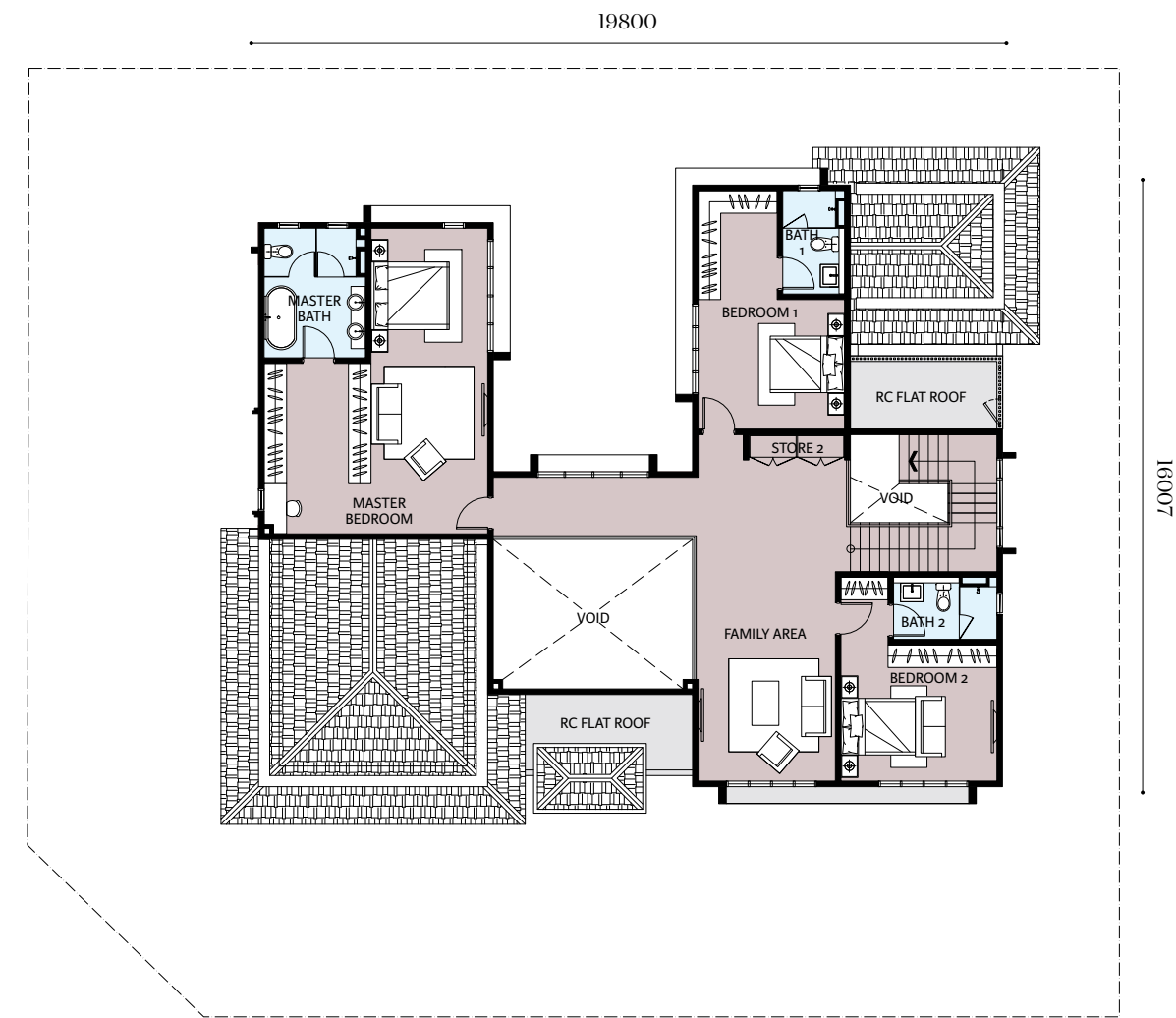
LAND AREA 7,717 - 7,954 SF  
BUILT-UP 4,570 SF







GROUND FLOOR



FIRST FLOOR



# SPECIFICATIONS

<b>Structure</b>	Reinforced Concrete / Steel Structure*1											
<b>Wall</b>	Brickwork											
<b>Roofing Material</b>	Shingles / Reinforced Concrete Flat Roof / Metal Deck Roof*1											
<b>Roof Framing</b>	Metal Truss											
<b>Ceiling</b>	Skim Coat / Plaster Ceiling / Composite Timber Ceiling											
<b>Windows</b>	Powder Coated Aluminium Frame Window											
<b>Doors</b>	Foyer / Main Entrance	Solid Timber Decorative Door										
	Bedrooms / Dry Kitchen / Study*4	Solid Core Door										
	Wet Kitchen	Aluminium Frame Glass Door*2 / Timber Frame Glass Door*3										
	Bathrooms / Powder Room / Maid's Bath	Timber Flush Door / Aluminium Frame Bifold Door										
	Yard	Aluminium Grille Door										
	Others	Timber Louvre Door / Aluminium Frame Sliding Door / Aluminium Frame Louvre Door*5 / Aluminium Grille Door*4										
<b>Ironmongery</b>	Quality Ironmongery											
<b>Wall Finishes</b>	Kitchen	Ceramic Tiles										
	Master Bathroom	Porcelain Tiles										
	All Other Bathrooms	Porcelain Tiles										
	Others	Plaster & Paint										
<b>Painting</b>	Emulsion Paint Internal & Weather Resistance Paint External											
		A1	A2	B2	B3	C1	C2	C3	D1	D2	E1	F1
<b>Floor Finishes</b>	<b>Ground Floor</b>											
	Arrival / Foyer	PW	PW	PW	PW	PW	PW	PW	PW	PW	PW	PW
	Living / Dining / Dry Kitchen / Family Area*6	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT
	Wet Kitchen	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT
	Bedrooms	TS	TS	-	-	TS	-	-	-	PT	-	-
	Guest Bedroom / Study*4	-	-	PT	PT	TS	PT	PT	TS	PT	PT	PT
	Maid's Bedroom	-	PT	PT	PT	PT	-	-	PT	PT	-	PT
	Bathrooms / Powder Room	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT
	Guest Bathroom	-	-	PT	PT	PT	PT	PT	PT	PT	PT	PT
	Yard	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT
	Store	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT
	Staircase	-	-	TS	TS	TS	TS	TS	TS	TS	TS	TS
	Balcony	-	-	-	-	PT	-	-	PT	-	-	-
	Terrace / External Staircase*7	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT	PT
	Car Porch / Driveway	HT	HT	HT	HT	HT	HT	HT	HT	HT	HT	HT
	Others	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR	CR
	Viewing Deck*1	CD	-	CD	-	-	CD	-	-	CD	CD	-

		A1	A2	B2	B3	C1	C2	C3	D1	D2	E1	F1
<b>Floor Finishes</b>	<b>First Floor / Lower Ground Floor*7</b>											
	Bedrooms	-	-	TS	TS	TS	TS	TS	TS	TS	TS	TS
	Master Bathroom	-	-	PT	PT	PT	PT	PT	PT	PT	PT	PT
	Bathrooms	-	-	PT	PT	PT	PT	PT	PT	PT	PT	PT
	Family Area / Study*8 / Entertainment*7	-	-	TS	TS	PT	TS	TS	PT	TS	TS	TS
	Staircase	-	-	TS	TS	TS	TS	TS	TS	TS	TS	TS
	Balcony	-	-	PT	PT	-	-	-	-	PT	PT	-
	Store	-	-	-	-	PT	-	-	PT	-	TS	-
	Terrace / External Staircase	-	-	-	-	PT	-	-	PT	-	-	-
	Secret Garden	-	-	-	-	-	PT	PT	-	-	-	-
	Others	-	-	CR	CR	CR	CR	CR	CR	CR	CR	CR
	Viewing Deck	-	-	-	-	-	-	-	CD	-	-	-
<b>Sanitary Ware &amp; Plumbing Fittings</b>	WC	6	6	6	6	6	6	6	6	6	6	6
	Wash Basin	7	7	8	8	8	8	8	8	8	8	8
	Shower	5	5	5	5	5	5	5	5	5	5	5
	Long Bath	1	1	2	2	2	2	2	2	2	2	2
	Kitchen Sink	2	2	2	2	2	2	2	2	2	2	2
<b>Telephone &amp; Electrical Installation</b>	Light Point	73	73	89	82	88	75	75	114	88	88	90
	Power Point	57	61	71	57	69	58	59	69	63	74	75
	Air-conditioner Point	8	8	10	9	9	9	9	10	9	10	8
	Ceiling Fan Point	8	8	9	9	9	9	9	11	9	9	11
	Wall Fan Point	1	1	1	1	1	1	1	1	1	1	1
	Telephone Point	2	2	3	3	3	3	3	3	4	3	3
	TV Point	5	3	3	4	5	4	4	3	6	4	4
	Astro Point	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Point	1	1	1	1	1	1	1	1	1	1	1
	Intercom Point	1	1	1	1	1	1	1	1	1	1	1
	Isolator Point	2	2	2	2	2	2	2	2	2	2	2
	Data Point	6	6	7	7	6	7	7	8	8	8	7
	Kitchen Hood Point	1	1	1	1	1	1	1	1	1	1	1
	Instant Water Heater Point	1	1	1	1	1	1	1	1	1	1	1
	Centralised Solar Water Heater Piping System	1	1	1	1	1	1	1	1	1	1	1
	Weather Proof Power Point	2	2	2	2	2	2	2	2	2	2	2
	3 Phase Wiring (TNB meter cut off fuse)	1	1	1	1	1	1	1	1	1	1	1
<b>Fencing</b>	1,200mm High Fencing at Side and Back											
<b>Compound Area</b>	Grass Turfing											

PW = Pebblewash  
PT = Porcelain Tiles  
TS = Timber Strips  
HT = Homogeneous Tiles  
CR = Cement Render  
CD = Composite Timber Decking

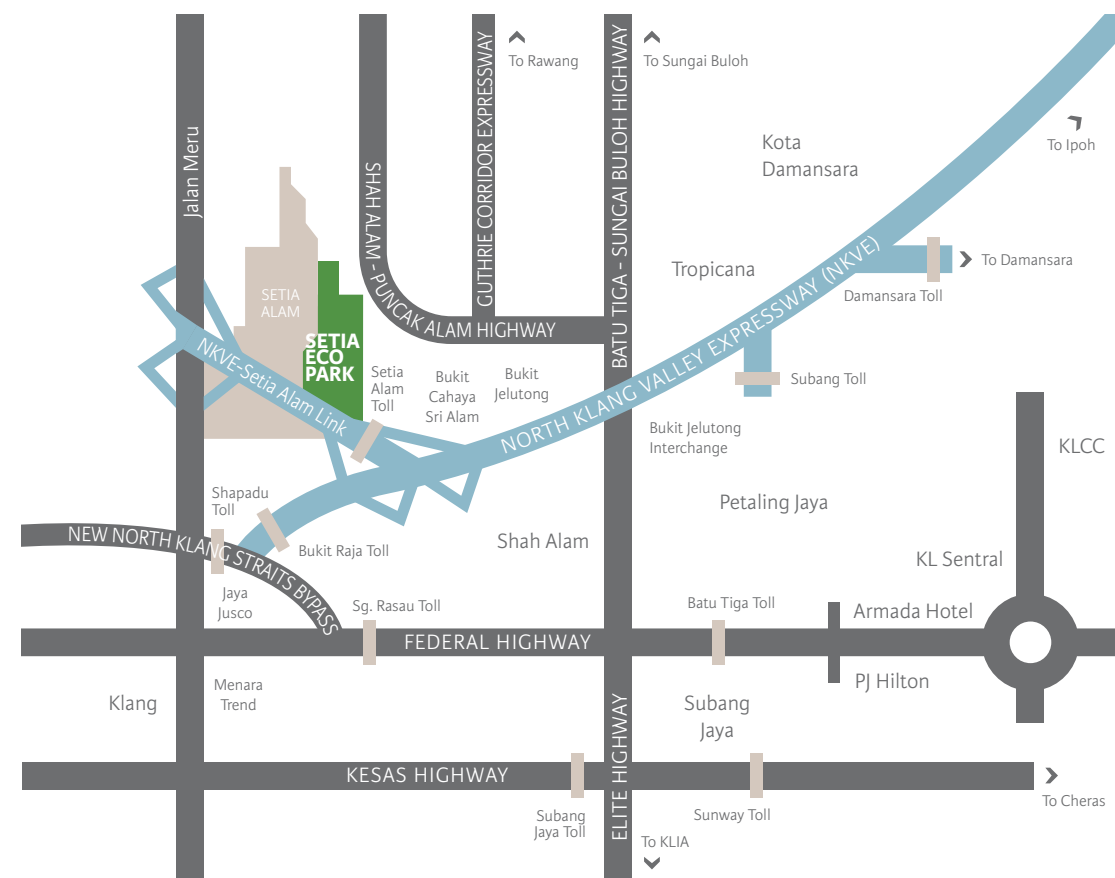
\*1 Only for Type A1, B2, C2, D1, D2 & E1 (units with Viewing Deck)  
\*2 Only for Type A1, A2 & C1  
\*3 Only for Type B2, B3, C2, C3, D1, D2, E1 & F1  
\*4 Only for Type B2, B3, C2, C3 & F1  
\*5 Only for Type A1, B2, B3, C1, C2, C3 & D1  
\*6 Only for Type A1 & A2  
\*7 Only for Type C1 & D1  
\*8 Only for Type B2, D1, D2 & E1



# AWARD-WINNING DEVELOPMENT

Setia Eco Park is just minutes from key destinations via the dedicated NKVE-Setia Alam Link (Exit 102). It also has a centralised neighbourhood shopping village and Residents' Clubhouse.

A short drive away is the award-winning township of Setia Alam which offers a plethora of lifestyle amenities, education, medical care and shopping.



## SETIA ECO PARK SALES GALLERY

Your dream home is just a drive away.

Enter our GPS Coordinates: 3.1074, 101.4772

Bandar Eco-Setia Sdn Bhd (56698-A)

5A Jalan Setia Nusantara U13/17, Setia Eco Park, Seksyen U13, 40170 Shah Alam, Selangor DE, Malaysia

t. 603 3343 2228 f. 603 3343 7228 e. eco-sales@spsetia.com.my

[www.setiaecopark.com.my](http://www.setiaecopark.com.my)

Developer's License No: 9586-29/12-2021/01202(L) • Validity Period: 12/12/2019 to 11/12/2021 • Advertising Permit No: 9586-29/12-2021/01202(P) • Validity Period: 12/12/2019 to 11/12/2021 • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No: MBSA/BGN/BB/600-1(PS)/SEK-U13/0067-2019 • Completion Date: December 2021 • Total Unit: 33 Units • 1-STOREY VILLA: 1 unit (Type A1: RM6,921,960); 3 units (Type A1-D: RM6,359,640 - RM7,083,840); 1 unit (Type A2: RM7,078,200); 2 units (Type A2-D: RM6,714,360 - 6,718,200); 2-STOREY VILLA: 1 unit (Type B2-D: RM7,301,160); 2 units (Type B2a: RM6,318,480 - RM7,133,400); 1 unit (Type B3: RM6,096,960); 1 unit (Type C1-D: RM7,462,320); 2 units (Type C2: RM5,342,040 - RM5,971,920); 2 units (Type C2a: RM5,581,320 - RM5,880,240); 2 units (Type C2a-D: RM6,316,320 - RM7,607,160); 1 unit (Type C3 - RM5,851,560); 3 units (Type D1-D: RM6,897,360 - RM9,401,400); 2 units (Type D1a-D: RM5,945,520 - RM7,947,840); 2 units (Type D2-D: RM7,058,160 - RM7,490,640); 2 units (Type D2a-D: RM7,014,720 - RM7,495,200); 3 units (Type E1a: RM6,704,760 - RM8,943,120); 2 units (Type F1: RM5,984,640 - RM6,209,160); 2 units (Type F1a: RM5,892,360 - RM5,985,120).

All visuals are only conceptual representations of Forest Hill Villas and shall under no circumstance be deemed to be an exact representation of the actual development when completed. Nothing contained herein shall constitute or be construed to constitute part of the formal Sale and Purchase agreement or a representation or warranty on the part of the Developer, unless expressly and specifically incorporated in the formal Sale and Purchase Agreement together with its enclosures prior to signing the same. The Developer shall not be held responsible for any error or inaccuracy not be liable for any losses and/or damages that may be suffered or sustained resulting from any reliance on this visualisation or any part thereof.



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**Setia**