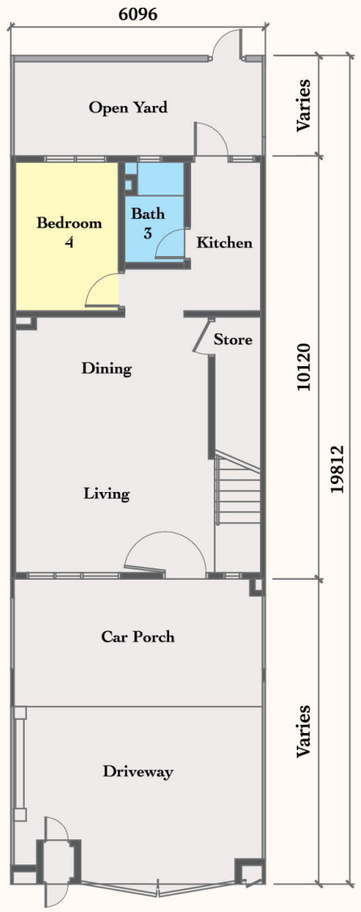
SetiaEcoGardens
embracing the future

MAPLE 3

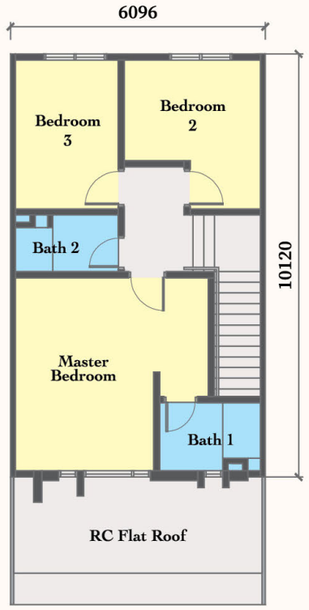
2-Storey Terrace Homes

THE GROVE
Precinct

Floor Plan



Ground Floor



First Floor

20' x 65'

1,588 sq. ft.

4 Bedrooms

3 Bathrooms

Embrace a lifestyle that blossoms in this nature-inspired haven - a charming home designed with timeless elegance and practical features to meet your expectations today and for years to come.

Specifications

Structure	Reinforced concrete framework	
Wall	Brickwall	
Roofing Covering	Reinforced concrete slab / Concrete roof tiles	
Roof Framing	Quality roof truss	
Ceiling	Asbestos free cement board / Plaster ceiling board / Skim coat	
Windows	Aluminium frame window	
Doors	Solid timber door / Flush door / Aluminium frame sliding door (Corner lot & End lot with land only)	
Ironmongery	Quality lockset	
Wall Finishes	Kitchen, Bath 1, Bath 2, Bath 3	1500mm height tiles
Floor Finishes	**Ground Floor**	
	Living, Dining, Kitchen, Bedroom 4	Tiles
	Bath 3, Staircase, Store	Tiles
	Car Porch	Tiles
	Terrace (Corner lot & End lot with land only)	Tiles
	Driveway, Open yard, Other areas	Cement render
	First Floor	
	Master bedroom, Bedroom 2 & 3, Staircase	Tiles
	Bath 1 & Bath 2	Tiles
	Other areas	Cement render
Sanitary & Plumbing Fittings	Kitchen sink	1 no.
	Wash hand basin	3 nos.
	Toilet roll holder	3 nos.
	Shower rose	3 nos.
	Water closet	3 nos.

Electrical Installation	**Intermediate / Odd End Unit**	**Corner / Odd Corner / Odd End lot with land / End Lot with Land**
Lighting point	19 nos.	20 nos.
Power point (13A)	19 nos.	19 nos.
TV point	2 nos.	2 nos.
Ceiling fan point	5 nos.	5 nos.
15A power point (Aircond)	2 nos.	2 nos.
Water heater point	3 nos.	3 nos.
Autogate point	1 no.	1 no.
Gate lighting point	2 nos.	2 nos.
Door bell point	1 no.	1 no.
Internal Telecommunication Trunking & Cabling		
Network point	2 nos.	2 nos.
Telephone point	1 no.	1 no.

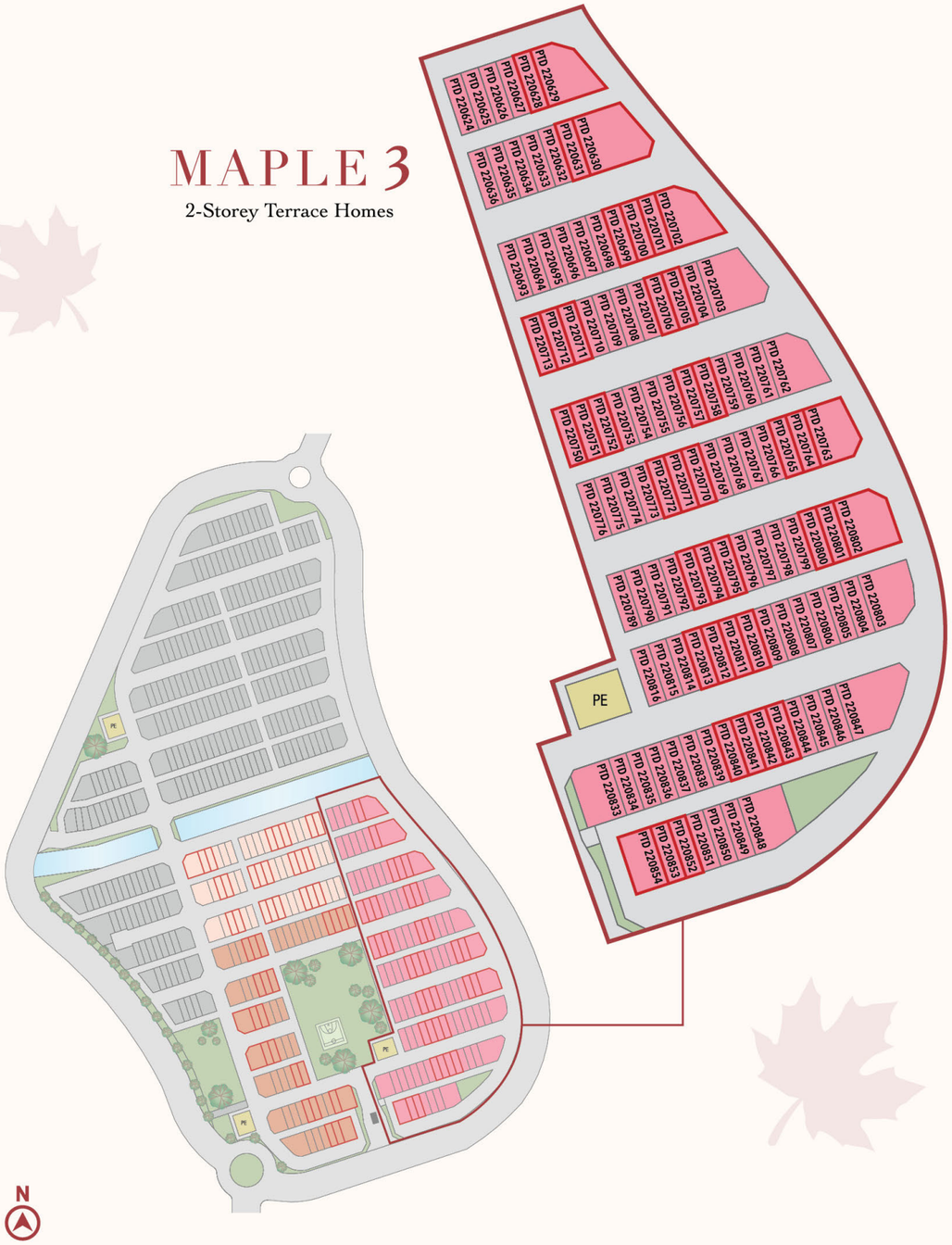
***Fencing**	BSP fencing, M.S. gate, Refuse chamber & Letter box	
***Turfing**	Nil	
***Gas piping**	Nil	

Note : The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.

Site Plan

MAPLE 3

2-Storey Terrace Homes



Maple Phase 1

Maple Phase 2

Maple Phase 3

Guardhouse

Bumiputera Unit

Award-winning Township

Embrace the eco-friendly and sustainable lifestyle woven into this esteemed, award-winning township within Iskandar Malaysia's premier development. Explore the master plan and envision yourself seamlessly integrated into this vibrant community.

Cordelia Garden

1. Ilona
2. Kyra
3. Rayden
4. Arell

The Grove Precinct

6. Pine 1
7. Pine 2
8. Pine 3
9. Maple 1
10. Maple 2
11. Maple 3

Eco Residences

5. Acero

12. Future Development

a. Eco Greens Park
b. Tenby International School
c. Pai Tze Chinese Primary School
d. Garden Square

Prime Location, Great Accessibility.

Setia Eco Gardens, a FIABCI World Prix-winning eco-township, offers a rejuvenating lifestyle amidst the serene and exclusive embrace of a rainforest sanctuary at the heart of Iskandar Malaysia.

1km	1km	10km	13km	20km	26km	27km
Garden Square	Tenby International School & Pai Tze Chinese Primary School	AEON, Lotus's Hypermarket & Banks	Legoland Malaysia	Johor via Singapore (2nd Link Expressway)	Senai International Airport	Johor Bahru

Stay Together. Stay Setia
livelearnworkplay

07 555 2525
www.setiaecogardens.com

Kesas Kenangan Sdn Bhd 200601026062 (745817-H)
Pejabat Tapak, Lot 2110, K.M 5.5, Jalan Gelang Patah-Ulu Choh,
81550 Johor Bahru, Johor Darul Takzim

Setia

Developer: Kesas Kenangan Sdn. Bhd. 200601026062 (745817-H) • Housing Developer's License: 10611/03-2028/0340(A) • Validity Date: 06/03/2023-05/03/2028 • **Maple 3** • Double Storey Terrace House • Standard Lot: 20'x65' • 1,588 sq.ft. • TAMAN LAMAN SETIA • Advertising & Sales Permit No: 10611-26/10-2026/0914 (A) - (L) • Validity Date: 09/10/2024-08/10/2026 • No. of Units: 111 units • Min price: RM 864,000, Max price: RM 1,241,000 • Reference No: MBIP(JB)RP/6/10/2022(21) • Expected Date of Completion: October 2026 • Tenure of Land: Freehold • Land Charge: Public Bank Berhad • Approving Authority: Majlis Bandaraya Iskandar Puteri • 15% Discount for Bumiputera • Restriction in Interest: Nil. All renderings contained herein are artist impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance doubt on the specifications, please always refer to the sale and purchase agreement.

Sekatan Kepentingan: (i) Tuan punya tanah tidak dibenarkan menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. (ii) Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. (iii) Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada bukan warganegara/syarikat asing tanpa persetujuan Pihak Berkuasa Negeri. Developer: Kesas Kenangan Sdn Bhd

IKLAN TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY