



# Adonis 2

2-STOREY TERRACE HOMES



Where Timeless Elegance Meets  
Contemporary Living

# Welcome To The Sequel Of Timeless Living



They say opportunity knocks but once. But we say success leads to new opportunities. If you have missed your chance to own Adonis now here is the golden opportunity to consider its sequel in Adonis 2. Crafted in the same concept of Grecian architectural inspirations and poised within a township that embraces Nature. All designed to bring you timeless elegance and comfortable living for generations to come. Don't miss this opportunity to be a part of success!

## Gated, Private, Secure And More.

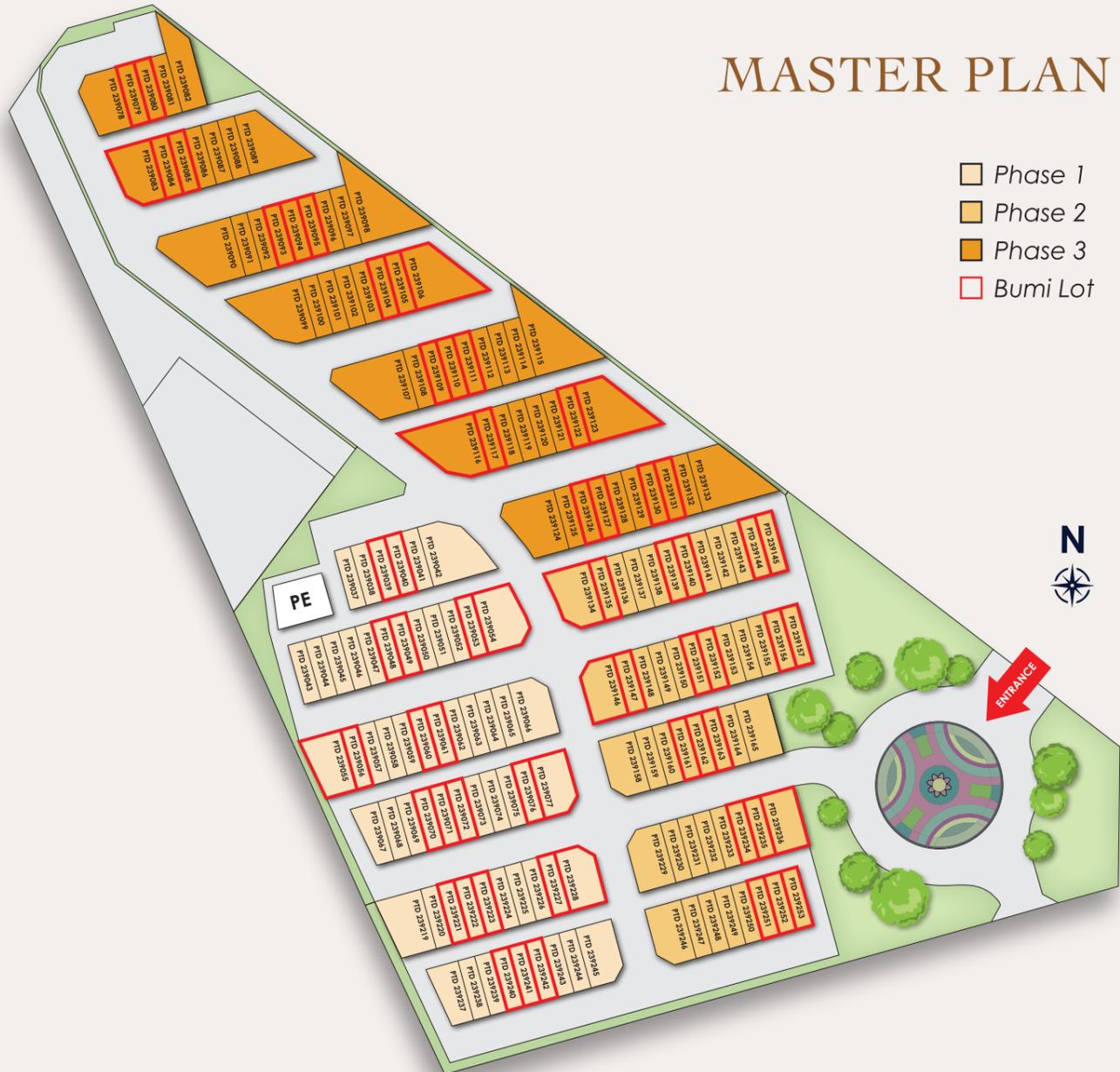
Immerse yourself in a new level of lifestyle that is comfortable, convenient and connected right here within a township that is blessed with an evergreen ambience all around. Adonis 2 fulfils all your home ownership dreams to beautifully incorporate a fine balance of live, learn, work and play. Welcome home to Adonis 2.

## Timeless Complements To An Exclusive Lifestyle



# MASTER PLAN

- Phase 1
- Phase 2
- Phase 3
- Bumi Lot



## Embrace Captivating Elegance

Adonis 2 is a culmination of passionate design and finesse in elegance crafted to optimise space and expand the boundaries of living comforts, all in the midst of an enchanting green environment.



## BUILDING DESCRIPTION

<b>A. Structure</b>	: Reinforced Concrete Framework	<b>K. Sanitary &amp; Plumbing Fittings</b>		
<b>B. Wall</b>	: Brickwall	Kitchen Sink	- 1 No	
<b>C. Roofing Covering</b>	: Reinforced Concrete Flat Roof, Roof Tiles	Wash Basin	- 3 Nos	
<b>D. Roof Framing</b>	: Quality roof truss	Bib Tap	- 5 Nos	
<b>E. Ceiling</b>	: Asbestos Free Ceiling Board, Skim Coat	W.c	- 3 Nos	
<b>F. Windows</b>	: Sliding Window, Casement Window, Top Hung Window, Fixed Glass Panel Window, Adjustable Glass Louvres Window	Toilet Roll Holder	- 3 Nos	
<b>G. Doors</b>	: Flush Door, Louvres Door, Aluminium Frame Glass Sliding Door	Shower Rose	- 3 Nos	
<b>H. Ironmongery</b>	: Provided	Hand Bidet	- 3 Nos	
<b>I. Wall Finishes</b>		<b>L. Electrical Installation</b>	Intermediate & End Unit	Corner Unit
Kitchen	- Full Height Tiles	Lighting Point	- 23 Nos	-24 Nos
Master Bath / Bathrooms	- Full Height Tiles	Power Point (13A)	- 24 Nos	- 24 Nos
Other Areas	- Plaster & Paint	Cooker Point (15A)	- 1 No	- 1 No
<b>J. Floor Finishes</b>		TV Point	- 2 Nos	- 2 Nos
Living / Dining	- Tiles	Ceiling Fan Point	- 7 Nos	- 7 Nos
Master Bedroom / Bedrooms	- Tiles	Water Heater Point(15A)	- 3 Nos	- 3 Nos
Guest Room	- Tiles	Air-Cond Point(15A)	- 5 Nos	- 5 Nos
Master Bath / Bathrooms	- Tiles	Autogate Point	- 1 No	- 1 No
Family Area	- Tiles	Door Bell Point	- 1 No	- 1 No
Kitchen	- Tiles	Gate Lighting Point	- 2 Nos	- 2 Nos
Balcony / Staircase / Store	- Tiles	USB Charger Point(2.1A)	- 2 Nos	- 2 Nos
Terrace	- Tiles	<b>M. Internal Telecommunication Trunking &amp; Cabling</b>		
Porch / Driveway	- Concrete Imprint	Telephone Point	- Provided	
Other Areas	- Cement Render	Network Point	- Provided	
		<b>N. *Fencing</b>	: Provided	
		<b>O. *Turfing</b>	: Nil	
		<b>P. *Gas Piping</b>	: 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

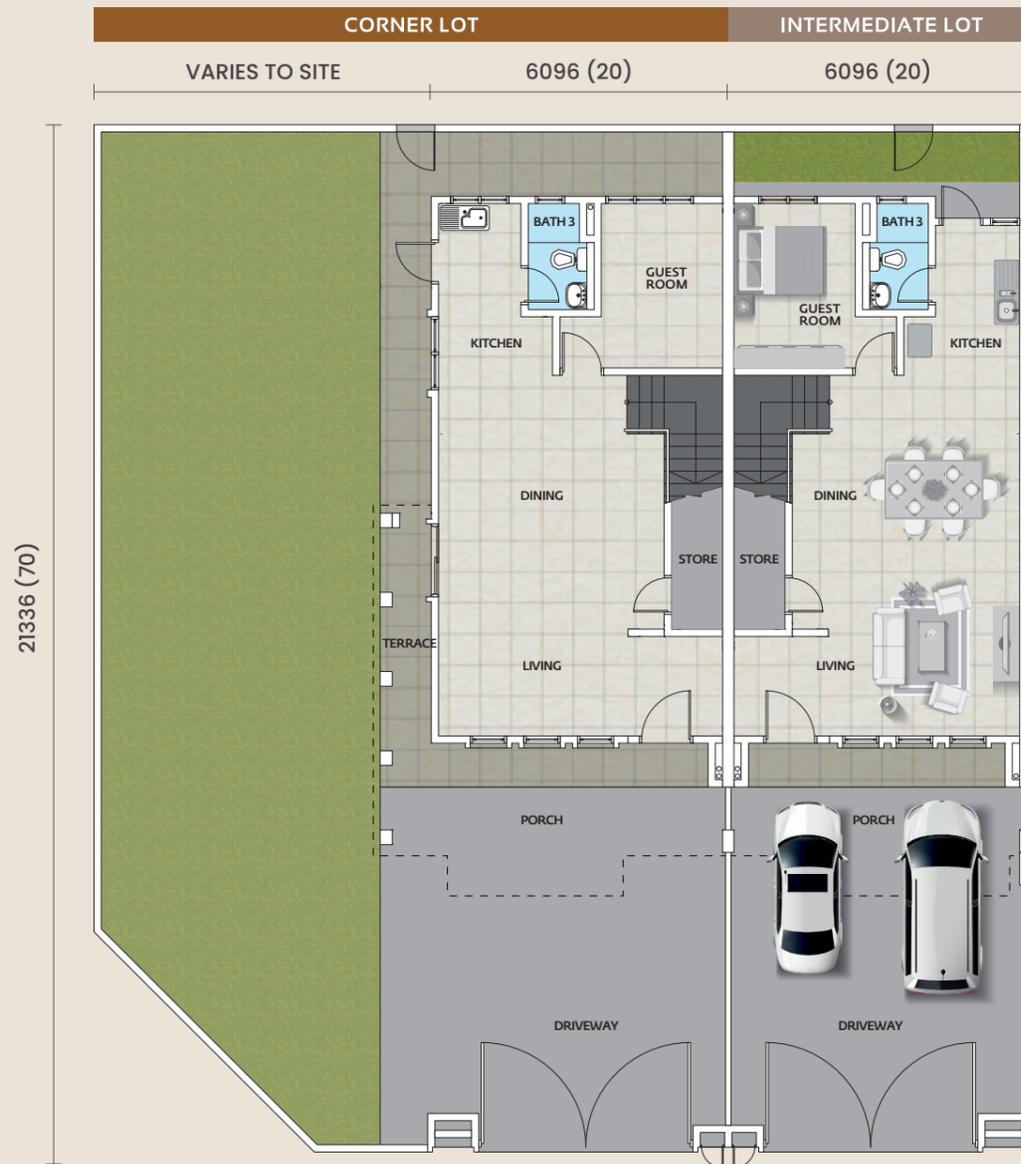


## Living Comforts Optimised

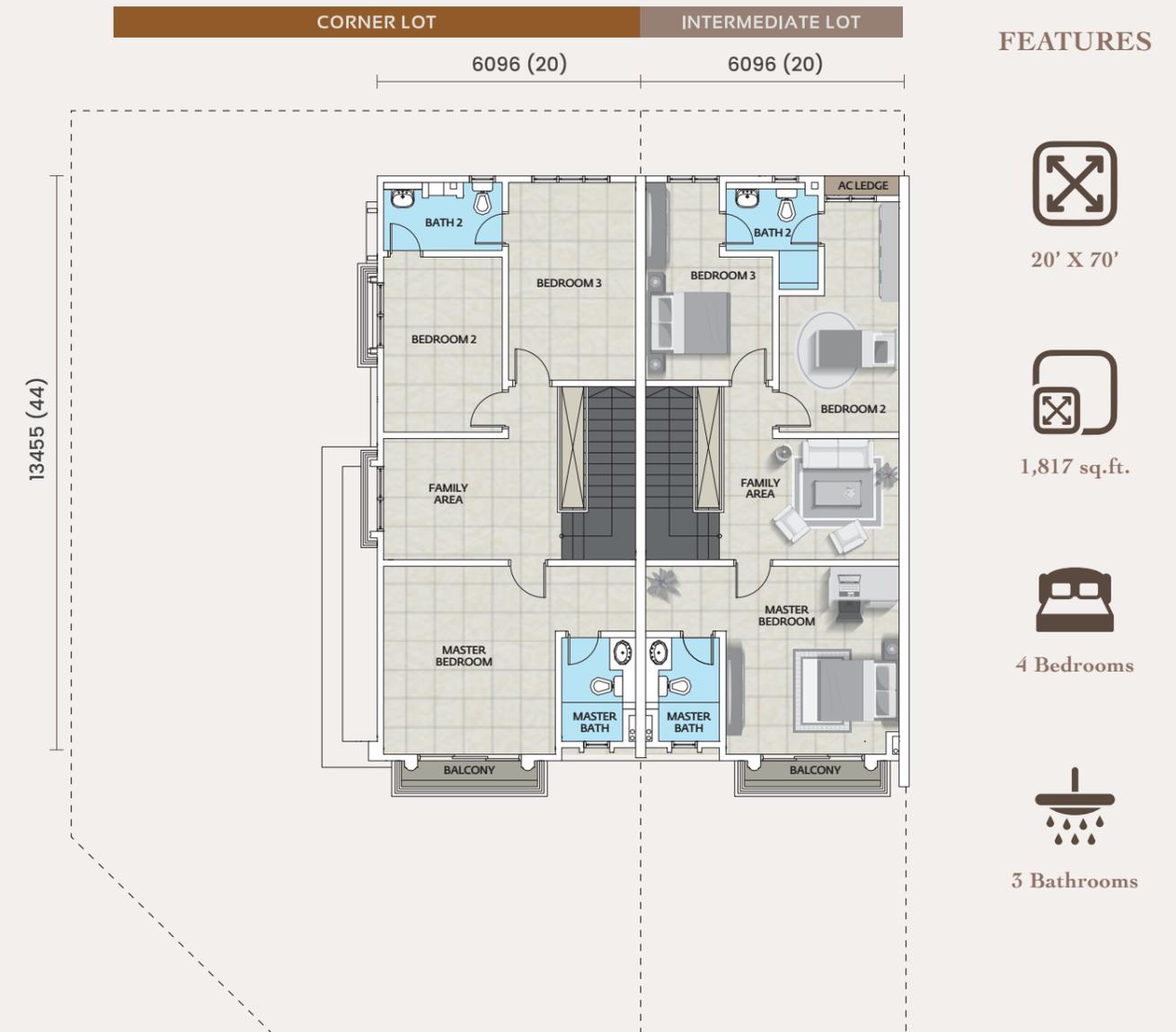
Adonis 2 welcomes you with spaciousness inside out. High ceilings for ideal natural light and ventilation, open plan concept brings new perspectives, Grecian windows exude timeless beauty, while a verdant green neighbourhood inspires wellbeing.



### GROUND FLOOR



### FIRST FLOOR



# Live Seamlessly Connected



## Setia eGreenLiving



Stay Together. Stay Setia  
livelearnworkplay

+607 382 9188

www.spsetia.com

Taman Gunong Hijau Sdn Bhd 197301002956 (16420-U)  
PTD 46378, Jalan Balau, Taman Rinting,  
81750 Masai, Johor Darul Takzim, Malaysia.  
F +607 386 1697

# Setia

Adonis (Phase 2) Double Storey Terrace Homes Standard Lot: 20' x 70' Built-up: 1,817 sq.ft. Housing Developer's License No.: 2387/12-2027/0183(A) Validity Period: 07/12/2022 - 06/12/2027 Advertising & Sales Permit No.: 2387-21/01-2026/0081(N)-(L) Validity Period: 23/01/2024 - 22/01/2026 Expected Date of Completion: July 2026 Approving Local Authority: Majlis Bandaraya Pasir Gudang Building Plan Reference No.: MBPG-JBGN/PB/7/2022 (PG)(8) Land Tenure: Freehold Land Charge: Nil Total Units: 48 units Price: (Min) RM 907,350 (Max) RM 1,225,325 15% Discount for Bumiputera Restriction In Interest: Nil

All art renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.

Developer: Taman Gunong Hijau Sdn Bhd  
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.