

AMBROSIA *II*

DOUBLE STOREY
SEMI-DETACHED HOUSE

Embrace the Art *of* Living Space

A Township Where You Belong

Discover the enchanting township of Bayuemas, Klang, Selangor where serene landscapes and meticulous planning create an oasis of luxury. This exclusive community offers an exquisite balance of tranquillity, security, and unparalleled convenience, all nestled within nature's embrace. Elevate your lifestyle and experience true sophistication with Ambrosia II at Setia Bayuemas, where luxury meets the art of living spaces.





*Stylishly Splendid,
Spaciously Serene*

Welcome to Ambrosia II, a collection of meticulously designed semi-detached residences, curated to redefine spacious living. Thoughtfully crafted to prioritize natural ventilation and abundant lighting, these homes seamlessly marry functionality with aesthetics, creating an unparalleled haven of comfort and enjoyment.

A life of refinement awaits at Ambrosia II, every moment simply a testament to the artistry of living spaces.

Comfort That Expands Beyond Four Walls

Ambrosia II boasts a customizable open lawn, perfect for hosting personalized gatherings and creating cherished moments beneath the open sky. The homes are designed to connect with the outdoors, featuring sliding doors in the living and dining areas, and a large balcony in the master bedroom for unobstructed views.

This seamless blend of indoor and outdoor spaces allows residents to enjoy the natural environment and bring the outdoors in. With high ceilings and expansive windows inviting fresh air and light to gracefully flow throughout your home, every corner exudes a sense of spaciousness and serenity. Welcome to a life without boundaries.



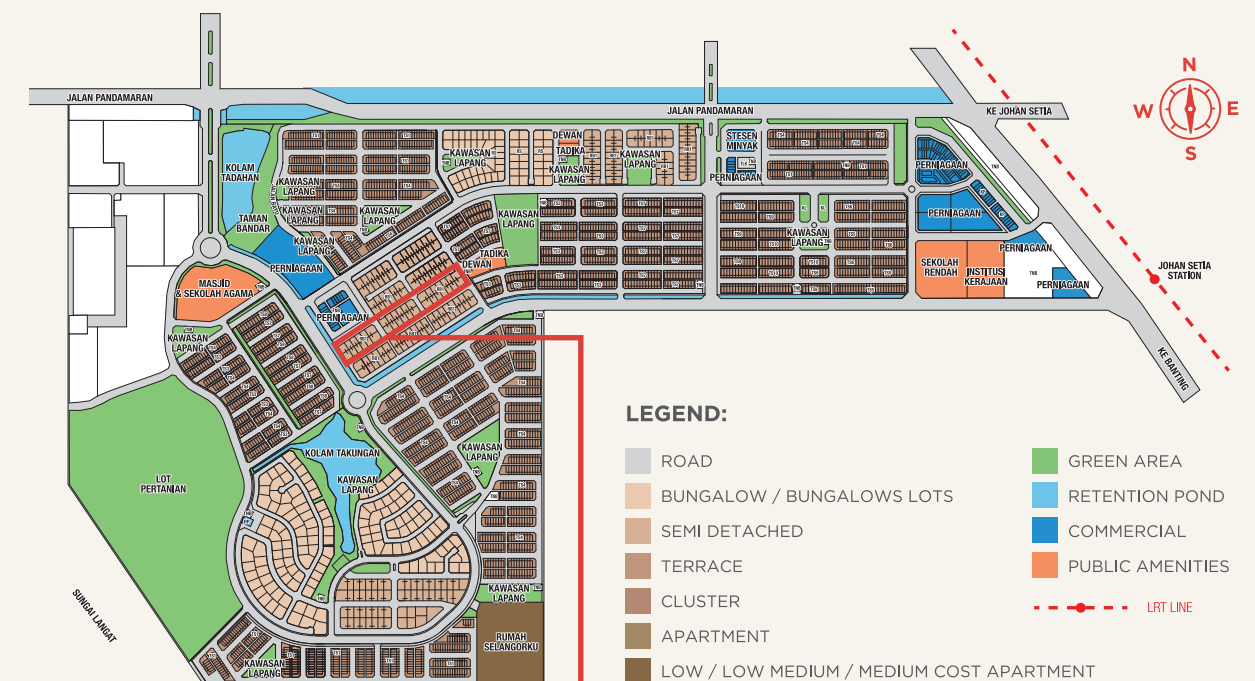


There's Always Room for More

There's always room for more at Ambrosia II, where every detail of the interior design is meticulously crafted to offer more than just space – more aesthetics, more comfort, and more opportunities to create precious memories. Step inside to discover spacious layouts that seamlessly blend functionality with style, while the interiors that exude modern elegance helps elevate your living experience.



A Site to Behold



Site Plan

Legend:  TYPE A  TYPE A(Mirror)

Floor Plan

TYPE
A

50' x 70' | 2,891 sq.ft.

 5 Bedrooms  5 Bathrooms



Ground Floor

First Floor

TYPE
A (Mirror)

50' x 70' | 2,891 sq.ft.

 5 Bedrooms  5 Bathrooms



Ground Floor

First Floor

Specifications

A) STRUCTURE		Reinforced Concrete		
B) WALL		Cement Sand Brick / Clay Brick (Party Wall)		
C) ROOF COVERING	Main Roof	Concrete Roof Tiles		
	Car Porch	Metal Deck		
D) ROOF FRAMING		Light Weight Steel Trusses		
E) CEILING		Plaster Ceiling / Skim Coat		
F) WINDOWS		Aluminium Frame Casement		
		Aluminium Frame Top Hung		
		Aluminium Frame Fixed Glass		
G) DOORS	Main Entrance	Timber Door		
	Other Doors	Timber Door		
		Aluminium Frame Glass Sliding Door		
		Aluminium Frame Folding Door		
H) IRONMONGERY		Provided		
I) WALL FINISHES	Bathrooms	Tiles up to Ceiling Height		
	Kitchen	Tiles up to 1500mm High / Plaster & Paint		
	Others	Plaster & Paint		
J) FLOOR FINISHES	Driveway	Concrete Imprint		
	Yard	Tiles		
	Lobby, Living, Dining & Kitchen	Tiles		
	Bedroom 5	Tiles		
	Home Office	Tiles		
	Utility	Tiles		
	Linen	Cement Render		
	Master Bath, Bath 2, 3, 4 & 5	Tiles		
	Refuse Compartment	Tiles		
	Family Lounge & Hallway	Laminated Flooring		
	Master Bedroom, Bedroom 2, 3 & 4	Laminated Flooring		
	Staircase	Laminated Flooring		
	Balcony	Tiles		
K) SANITARY AND PLUMBING FITTINGS				
		TYPE		
		A		
		A(Mirror)		
	Kitchen	Sink with Tap	1	1
	Bathrooms	Water Closet	5	5
		Wash Basin with Tap	5	5
		Shower Rose	5	5
		Hand Bidet	5	5
		Paper Roll Holder	5	5
	Yard	Bib Tap	1	1
L) ELECTRICAL INSTALLATION		Lighting Point	42	42
		Power Point	30	30
		Fan Point	8	8
		TV Point	3	3
		Telephone Point	1	1
		Auto Gate Point	1	1
		Door Bell Point	1	1
		Air Conditioner Point	7	7
		Water Heater Point	4	4
		Booster Pump Point	Provided	Provided
M) INTERNAL TELECOMMUNICATION & CABLING		Provided		
N) FENCING		Provided		
O) TURFING		Not Provided		
P) GAS PIPING		Not Provided		

Location Map



Education

- 1 Sri KDU International School Klang
- 2 Regent International School (Klang)
- 3 Al Baghdadi Playtime Centre, Kota Bayuemas
- 4 Orbix International School

Supermarket

- 5 AEON Mall Bukit Tinggi
- 6 GM Klang Wholesale City
- 7 HeroMarket Pier8
- 8 Mydin @ Little India Klang

Medical

- 9 Tengku Ampuan Rahimah Hospital
- 10 Manipal Hospital Klang
- 11 Columbia Asia Hospital Bukit Rimau
- 12 Sentosa Specialist Hospital Klang

Nearby Amenities

- 13 Hospice Klang
- 14 Petronas, Kota Bayuemas
- 15 Setia Bayuemas Lake Park

Setia eGreenLiving

- Smart Lock
- Solar PV Conduit Ready
- Green Switch
- Rainwater Harvesting System
- Box 366
- EV Port Ready

Setia Bayuemas Welcome Centre
Persiaran Bayu Impian / KS9, Kota Bayuemas, 41200 Klang, Bandar DiRaja, Selangor Darul Ehsan.
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Developer Name: Setia Bayuemas, Klang • Phase: Phase A19B Double Storey Semi-Detached • Company Name: I&P Kota Bayuemas Sdn. Bhd. (200201000854) (a member of Setia) • Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan Tel: 03-80829600 • Email: bayuemas@spsetia.com • Developer's License No: 9796/01-2029/1432(A) • Validity Period: 07/01/2024 - 06/01/2029 • Advertising and Sales Permit No: 9796-24/11-2026/1042(N)-(L) • Validity Period: 13/11/2024 - 12/11/2026 • Approving Authority: Majlis Perbandaran Klang • Building Plan Approval No: (8) DLM MPK/BGN-600-5/1/0111(2023) • Expected Date of Completion: November 2026 • Land of encumbrance: Nil • Tenure of Land: Freehold • Restrictions in Interest: Nil • Number of Units: 38 Units Type A (50' x 70') • Selling Price: Min. RM 1,750,000.00 – Max. RM 2,077,000.00 • Discount: 7% for Bumiputera.

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