

Setia
Bayuemas



LAELIA

IV

The Joy of Lakeside Living
2 STOREY TERRACE HOUSE

Living is Embracing Life's
Simple Pleasures





Laelia IV welcomes you to your own personal oasis, where a life of contentment awaits at every turn. Nestled within an enclave amidst nature, discover peace, tranquility, and a living space designed for the entire family.

As the final chapter of this exclusive enclave unfolds, elevate your living experience and embrace the joy of life's simple moments here at Laelia IV.



FREEHOLD



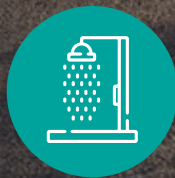
**EXCLUSIVE
95 UNITS**



**LANDSCAPED
POCKET PARKS**



**4
BEDROOMS**



**4
BATHROOMS**



HAPPINESS IS JUST A STEP AWAY

Embark on an endless journey of joy at Setia Bayuemas, a contemporary township nestled within the vibrant freehold land of the Royal Town of Klang.

Crafted for the modern family, immerse yourself in an enclave surrounded by verdant greenery and blossoming gardens. Step into the exhilarating embrace of our vibrant community, where every moment resonates with the essence of happiness we proudly call home.



LIVE BLISSFULLY IN NATURE'S EMBRACE

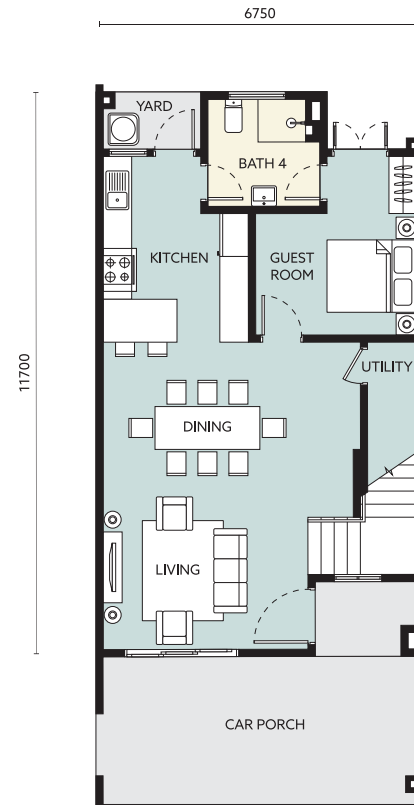
Laelia IV presents the final chapter in this exclusive enclave, with charming 2-storey terrace houses meticulously designed to offer a fusion of contemporary luxury and serene natural surroundings. Bathed in abundant natural light, each aspect of Laelia IV draws inspiration from the beauty of nature, thoughtfully crafted to elevate your living experience. Welcome to your personal oasis, where blissful living awaits at every turn.



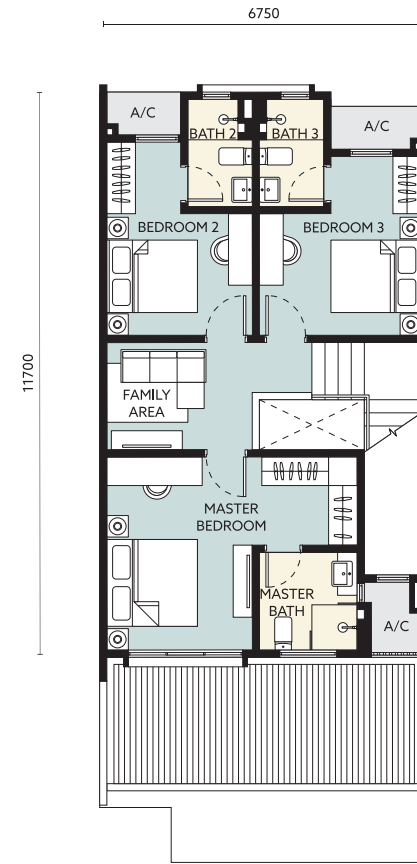
TYPE A

INTERMEDIATE LOT

Standard Lot Size - 22' x 75'
Built-up Area - 1,856 sq.ft.



Ground Floor

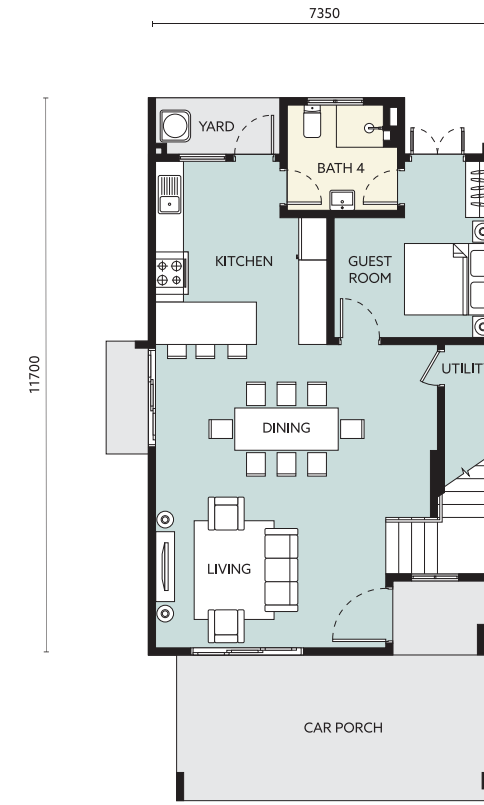


First Floor

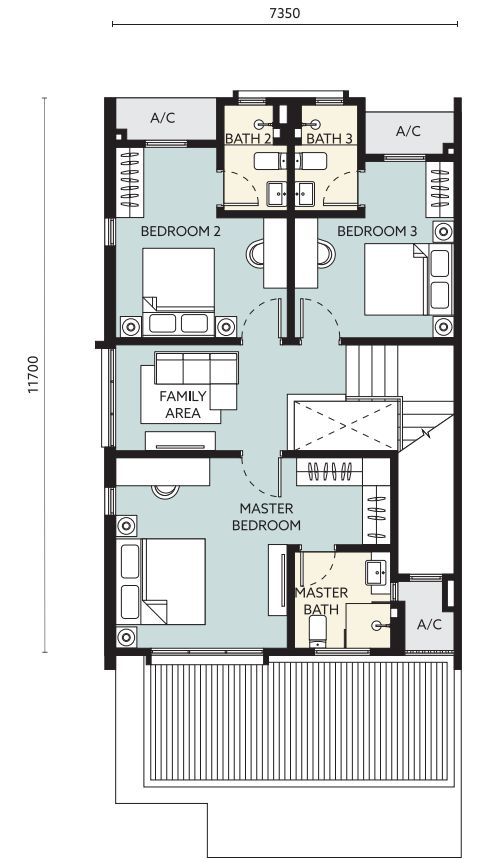
TYPE B

END / CORNER LOT

Standard Lot Size - 22' x 75'
Built-up Area - 2,006 sq.ft.



Ground Floor

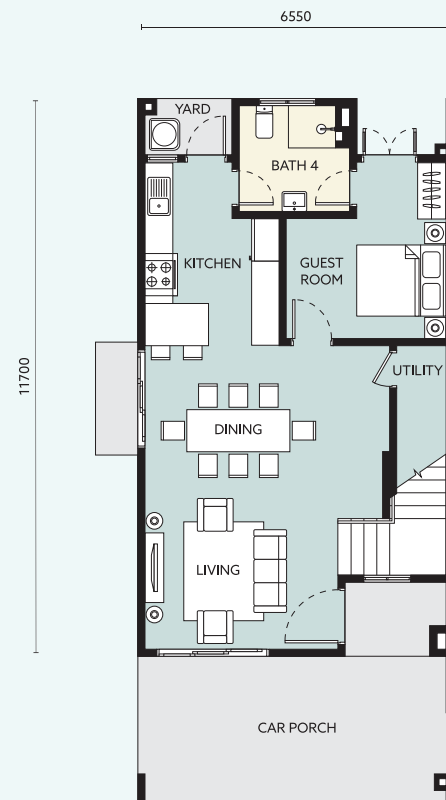


First Floor

TYPE C

END / CORNER LOT

Standard Lot Size - 22' x 75'
Built-up Area - 1,805 sq.ft.



Ground Floor



First Floor

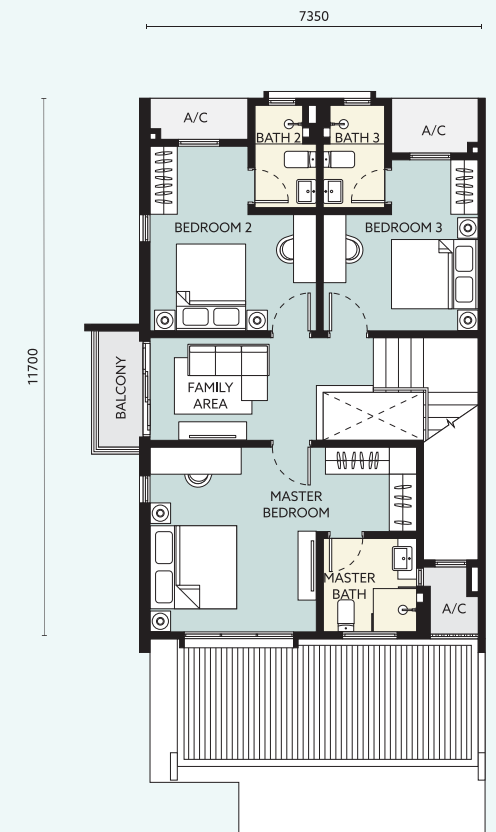
TYPE B1

END / CORNER LOT

Standard Lot Size - 22' x 75'
Built-up Area - 2,038 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

a) Structure		: Reinforced Concrete				
b) Wall		: Cement Sand Bricks / Clay Bricks (Party Wall)				
c) Roofing Covering	: Main Roof	: Concrete Tile Roofing				
	: Main Entrance	: Metal Roofing				
d) Roof Framing		: Light Weight Steel Structure				
e) Ceiling	: Skim Coat and Paint					
	: Plaster Ceiling and Paint					
f) Windows		: Aluminium Framed Casement				
		: Aluminium Framed Top Hung				
		: Aluminium Framed Fixed Glass				
g) Doors	: Main Entrance	: Timber Door				
	: Other Doors	: Timber Flush Door				
		: Timber Louvred Door				
		: Aluminium Framed Sliding Glass Door				
h) Ironmongery		: Provided				
i) Wall Finishes	: Internal and External	: Plaster and Paint				
	: Kitchen	: Tiles up to 1500mm Height				
	: Bathrooms	: Tiles up to Ceiling Height				
j) Floor Finishes	: Driveway	: Concrete Finished				
	: Car Porch	: Tiles and Concrete Finished				
	: Living / Dining	: Tiles				
	: Kitchen	: Tiles				
	: Guest Room	: Tiles				
	: Yard	: Tiles				
	: Bath 4	: Tiles				
	: Staircase	: Laminated Timber Flooring				
	: Bedrooms	: Laminated Timber Flooring				
	: Family Area	: Laminated Timber Flooring				
	: Bathrooms	: Tiles				
	: Balcony (Type B1 / B1-M)	: Tiles				
k) Sanitary & Plumbing Fittings		A / A-M	B / B-M	B1 / B1-M	C / C-M	
		: Kitchen Sink	1	1	1	1
		: Water Closet	4	4	4	4
		: Wash Basin	4	4	4	4
		: Shower Rose	4	4	4	4
		: Paper Roll Holder	4	4	4	4
		: Hand Bidet	4	4	4	4
l) Electrical Installation		A / A-M	B / B-M	B1 / B1-M	C / C-M	
		: Lighting Point	30	31	32	31
		: Fan Point	7	7	7	7
		: Switch Socket Outlet	22	22	22	22
		: Air Conditioner Point	5	5	5	5
		: Internet Point	2	2	2	2
		: Water Heater Point	4	4	4	4
		: Door Bell Point	1	1	1	1
		: EV Charger Isolator	1	1	1	1
		: Autogate Point	1	1	1	1
		: Booster Pump Point	1	1	1	1
m) Internal Telecommunication and Cabling		: Provided				
n) Fencing		: Provided				
o) Turfing		: Not Provided				
p) Gas Piping		: Not Provided				

A TOWNSHIP
THAT KEEPS YOU
WELL CONNECTED

Experience unparalleled connectivity in the bustling Greater Klang Valley. Located with easy access to Shah Alam, Petaling Jaya, and Port Klang. Major highways provide connectivity to Kuala Lumpur City Centre and neighbouring business districts. Stay connected to everything that matters.



Education

- 1 Sri KDU International School Klang
- 2 Regent International School (Klang)
- 3 AI Baghdadi Playtime Centre
- 4 UITM Shah Alam

Supermarket

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

Medical

- 9 Hospital Tunku Ampuan Rahimah
- 10 Manipal Hospital Klang
- 11 Columbia Asia Hospital Bukit Rimau
- 12 KPJ Selangor Specialist Hospital

Nearby Amenities

- 13 Bayuemas Sports & Events Complex
- 14 Petabuhan Hospis, Klang
- 15 Petronas, Bayuemas
- 16 Bayuemas Park

Setia
eGreenLiving



Setia Bayuemas Welcome Centre

Persiaran Bayu Impian / KS9, Kota Bayuemas, 41200 Klang, Bandar DiRaja, Selangor Darul Ehsan.
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Setia

Development Name: Setia Bayuemas, Klang • Phase: Phase RP 3 Double Storey Terrace • Developer 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: 7/01/2024 – 6/01/2029 • Advertising and Sales Permit No: 9796-23/08-2026/0748(N)-(L) • Validity Period: 19/08/2024 – 18/08/2026 • Approving Authority: Majlis Perbandaran Klang • Building Plan Approval No: (15) DLM MPK/BGN-600-5/1/0079(2023) • Expected Date of Completion: September 2026 • Land of encumbrance (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Units: 95 Units (22' x 75') • Selling Price: Min. RM 853,000.00 – Max. RM 1,642,000.00 • Discount: 7% for Bumiputra.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT