

Longevia

Sustainable Bungalow Collection

LIVING SPACES DESIGNED FOR GENERATIONS

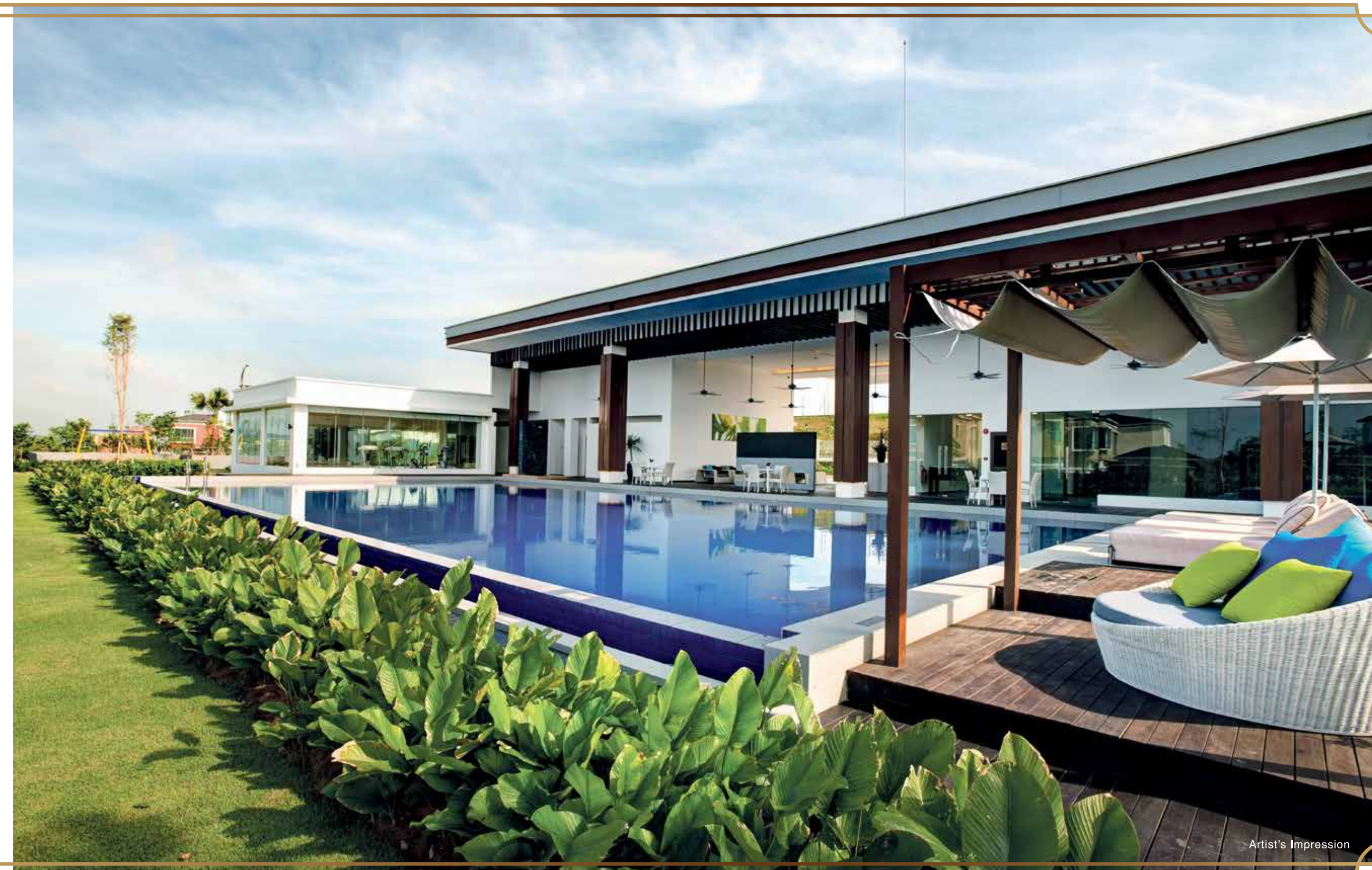
THE TWELVE RESIDENCES OF GRANDEUR

SETIA  TROPIKA
the ultimate lifestyle



A TOWNSHIP OF ENDURANCE DESIGNS HOUSES FIT FOR EVERY GENERATION

Nestled in the lush green area of Setia Tropika is the incredible Longevia, a low-density collection of just 12 bungalow units. The private neighbourhood blurs the line between the indoors and the outdoors, giving the residents biblical views of natural greenery and the access to exceptional recreational facilities such as the jogging loops and garden pavilions.

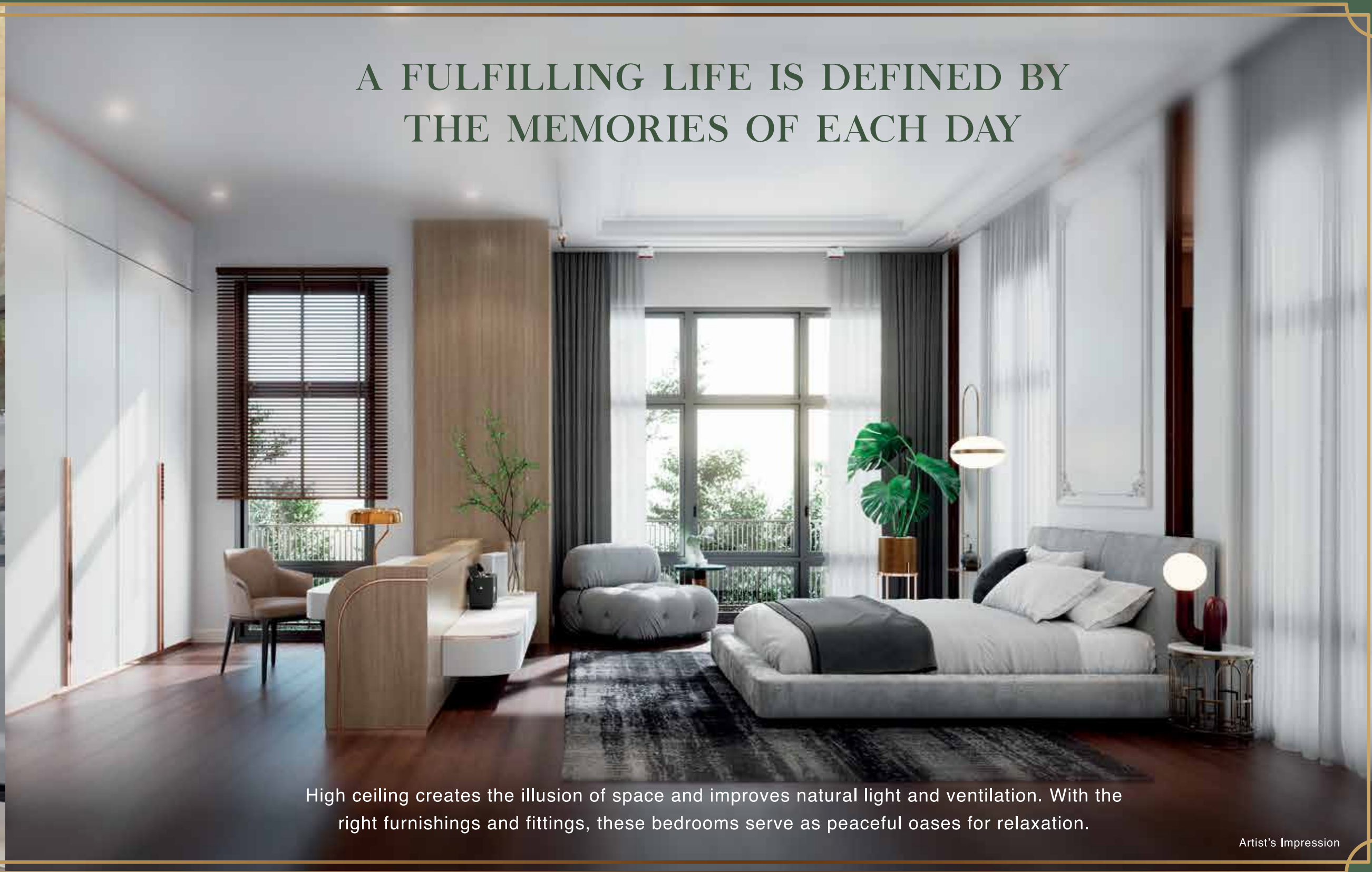


Artist's Impression



Artist's Impression

A FULFILLING LIFE IS DEFINED BY
THE MEMORIES OF EACH DAY



High ceiling creates the illusion of space and improves natural light and ventilation. With the right furnishings and fittings, these bedrooms serve as peaceful oases for relaxation.

Artist's Impression



HOMES GRAND IN SIZE, MAGNIFICENT IN PURPOSE

Just as the name reflects, Longevia homes are designed for every family size and signify longevity, to provide families with a place that endure the test of time and a heritage worth passing down for generations.

Seamless interiors for
unobstructed views

Wireless smart
home system

Rainwater
harvesting system

Gated and
guarded community

Wide perimeter
garden

Private
clubhouse



Artist's Impression



Artist's Impression

SEAMLESS SPACES INVITE ENDLESS CONVERSATION

60' x 120' | 70' x 120' | 90' x 120'

Built-up area: 6,401 sqft

- 5 Bedrooms
- 6 Baths + 1 Powder Room
- 1 Family Hall
- Spacious Car Porch

The aesthetic design of these regal bungalows is also part of the inspiration behind the name of this collection. Open-plan interiors allow residents to enjoy seamless interaction while ceiling height windows are designed for unobstructed views and more natural light.



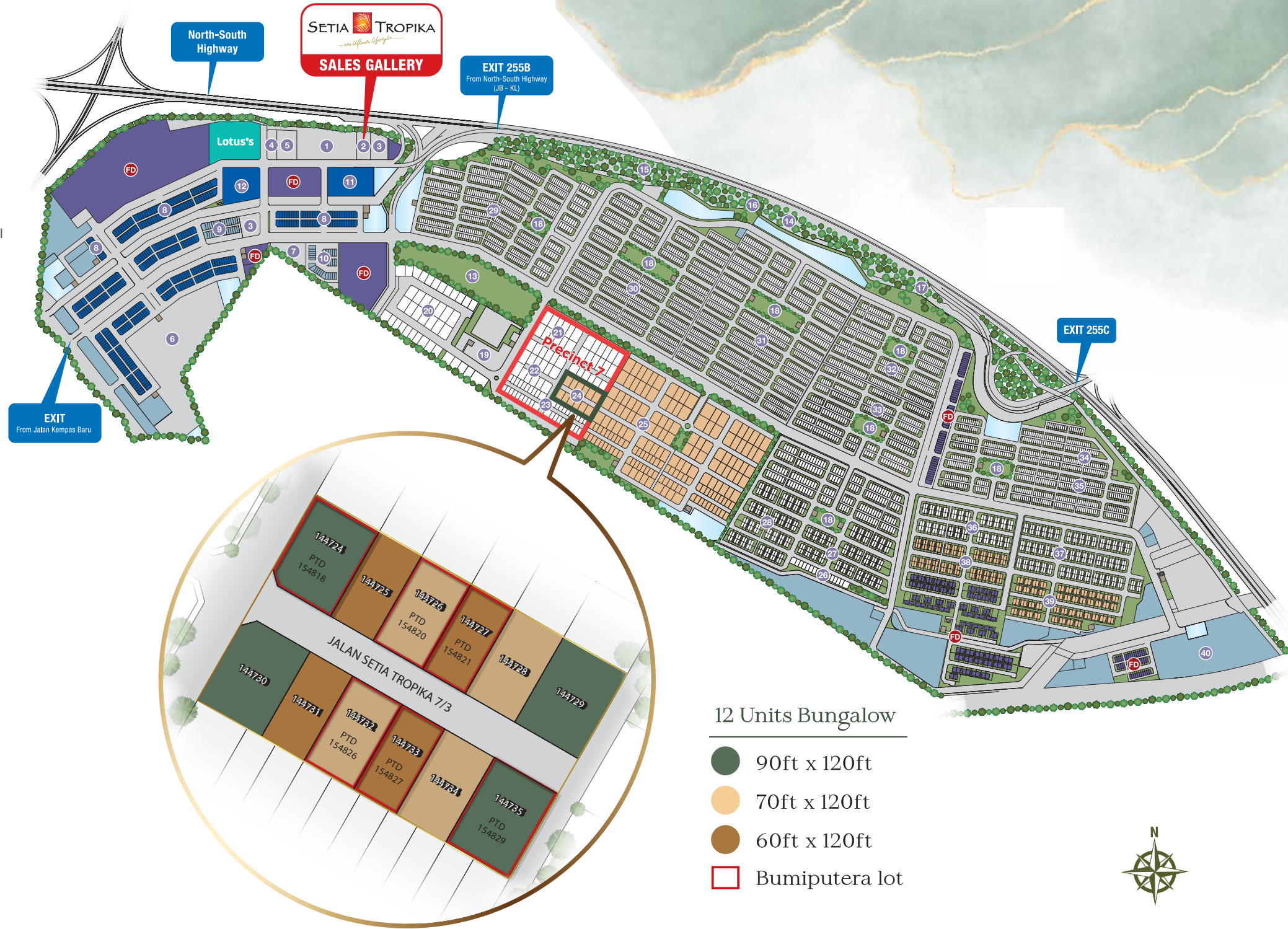
Ground Floor



First Floor

LEGEND

1. Show Village
 2. Tropika Welcome Centre
Setia Sales Gallery
(S P Setia, Customer Relations)
 3. Retail, F&B and services
 4. McDonald's
 5. Office Tower
 6. KDN Complex
(Ministry of Home Affairs Complex)
 7. Petronas
 8. Livistonia V, Livistonia VI, Livistonia VII
 9. Livistonia VIII
 10. Livistonia IX
 11. Sky Gardens Residences
 12. Sky Peak Residences
 13. Town Park
 14. Linear Park
 15. Surau
 16. Basketball Court
 17. Spice Garden
 18. Pocket Park
 19. The Pool House
 20. Fenix Villas
 21. Beach Resort Villas @ The Resort
 22. Ski Resort Villas @ The Resort
 23. Twin Villas @ The Resort
 24. Longevia Bungalows @ Fenix Villas
 25. Exclusive Bungalows @ Fenix Villas
 26. The Movint @ Caranday
 27. The Glamor @ Caranday
 28. The Glitz @ Caranday
 29. Licuala Garden Precinct
 30. Areca Green Precinct
 31. Caryota Square Precinct
 32. Dictyo Alba Precinct
 33. Alexandre Avenue Precinct
 34. Elata Vita @ Elata Haven
 35. Elata Nova @ Elata Haven
 36. Cycas @ Palmyra Sanctuary
 37. Calidora @ Palmyra Sanctuary
 38. Calliandra @ Palmyra Sanctuary
 39. Alocasia @ Palmyra Sanctuary
 40. Proposed International School
- FD. Future Development



SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Frame	SANITARY & PLUMBING FITTINGS
WALL	: Brickwall / Drywall / Precast Panel	W.C. : 7 nos
ROOFING COVERING	: Clay Roof Tiles	Wash Basin : 8 nos
ROOF FRAMING	: Quality Roof Truss	Shower Head : 6 nos
CEILING	: Plaster Ceiling Board, Cement Board Ceiling, Skim Coat	Toilet Roll Holder : 7 nos
WINDOW	: Aluminium Framed Top Hung Window, Casement Window With Top Hung Window Above, Aluminium Framed Fixed Glass Panel	Kitchen Sink : 1 nos
DOOR	: Plywood Flush Door, Solid Timber Door, Plywood Flush Door With Louvers Panel, Aluminium Glass Panel Door, Aluminium Glass Folding Door & Sliding Door	Bib Tap : 10 nos
IRONMONGERY	: Quality Lock Set	Bathtub : 1 nos
WALL FINISHES	: Emulsion Paint On Internal Walls Weather Resistant Paint On External Walls	ELECTRICAL INSTALLATIONS
	Bathroom & Powder Room - Porcelain Tiles To Ceiling Height	Light Point : 42 nos
	Kitchen - Porcelain Tiles To Ceiling Height	Fan Point : 8 nos
	Others - Cement Render & Paint	13A Power Point : 42 nos
FLOOR FINISHES	: Living, Dining & Bedroom 5 - Porcelain Tiles	Television Point : 3 nos
	Dry Kitchen & Wet Kitchen - Porcelain Tiles	Auto Gate Point : 1 nos
	Car Porch - Porcelain Tiles	A/C Power Point : 9 nos
	Entrance & Foyer - Porcelain Tiles	Gate Pillar Light Point : 2 nos
	Yard & Patio - Porcelain Tiles	Data Point : 4 nos
	Bedroom 1, 2, 3 & 4 - Timber Floor	FENCING : Plastered Low Brick Wall, Metal Gate
	Staircase - Timber Floor	TURFING : Carpet Grass
	Family Hall & Hallway - Timber Floor	
	All Baths - Porcelain Tiles	
	All Utilities - Porcelain Tiles	
	All Baths - Porcelain Tiles	
	Others - Cement Render	

Stay Together. Stay Setia
livelearnworkplay

Call 07 237 2255

SETIA INDAH SDN BHD 198901008253 (18555-H)

Tropika Welcome Centre Sales Gallery

No. 10 Jalan Setia Tropika 1/21, Taman Setia Tropika, 81200 Johor Bahru, Johor.

F 607 237 2225 E st-sales@spsetia.com.my www.setiatropika.com

 Tropika Welcome Centre

Setia

Developer: Setia Indah Sdn Bhd • Longevia (RS1,RS2,RS4) Double Storey Bungalow • Standard Lot: 60' / 70' / 90' x 120' • Built-up: 6,401 sqft • Housing Developer's License No.: 8118/04-2028/0567(R) • Validity Period: 16/04/2023 – 15/04/2028 • Advertising & Sales Permit No.: 8118-73/02-2025/0212(N)-(L) • Validity Period: 28/02/2023 – 27/02/2025 • Expected Date of Completion: March 2025 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2022/14/BCN/16/RP • Land Tenure: Freehold • Land Charge: Free From Encumbrances • Individual Title: Available • Total Units: 12 units • Price: (Min) RM4,398,588. (Max) RM5,084,141 • 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.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.