



AMETHEA

THE BLOOMING LEGACY

By Setia Eco Park

2-STOREY SEMI-DETACHED HOMES



ANOTHER PRESTIGE
COLLECTION BY

Setia Eco Park



PRECINCT
ARUNDINA

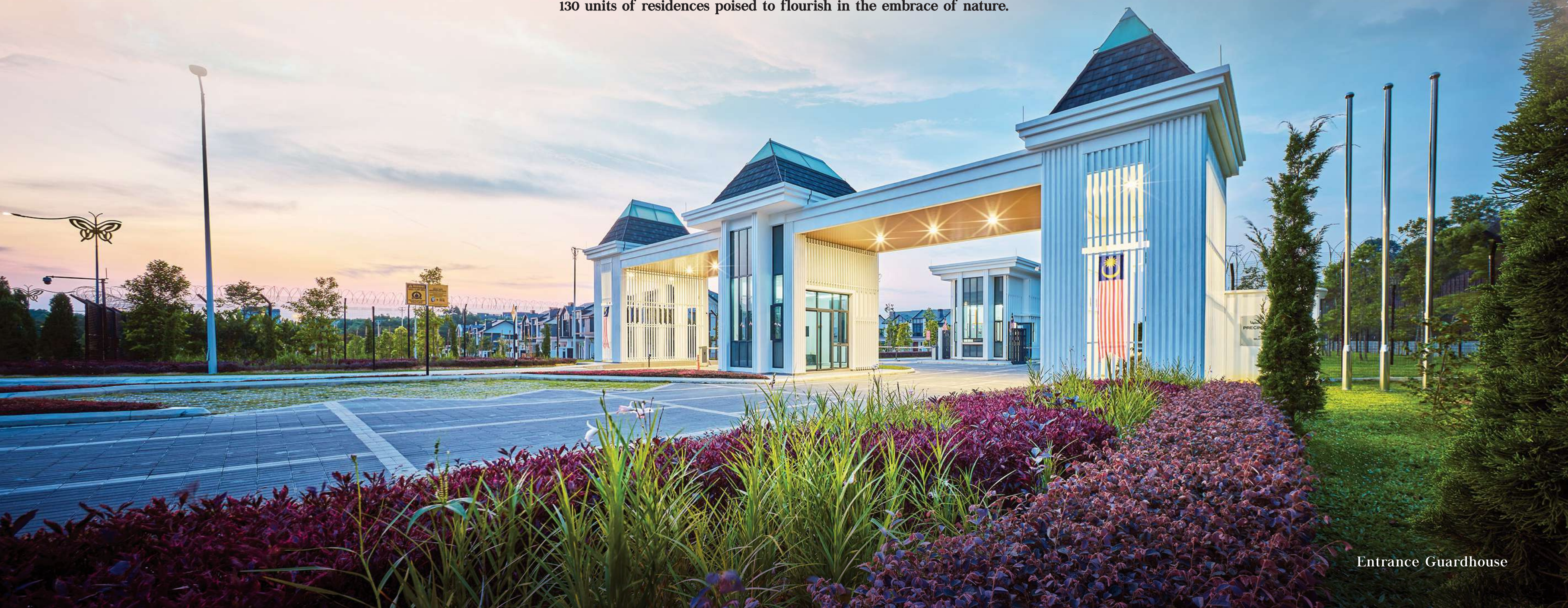
NATURE'S BEST GEM

EVERY EPILOGUE IS THE BEGINNING OF A NEW TALE

*Welcome to the final chapter,
another new phase of Precinct Arundina.*

Amethea at Amethyst Gardens is a low-density semi-detached collection radiating Tuscan
prestige, set within a lush environment of manicured landscapes and pristine lakes.

130 units of residences poised to flourish in the embrace of nature.



Entrance Guardhouse

IT BEGAN WITH A
RARE ORCHID FLOWER...

Now, it has bloomed and truly blossomed into a full collection,
hosting some of the best parks in town.

Explore the illustrious Central Park, where you will find the
enchanted Princess Anneliese Carriage and Bridge, connecting
one garden to another.

Central Park

Nestled within the landscapes of Amethyst Gardens, Amethea introduces 10 pocket gardens to the residents of this phase, each immaculately designed with smart placemaking to foster community spirit and a newfound admiration for nature.

ILLUMINATING IN THE
AMETHYST GARDENS

Mini Central Park
Artist's Impression



INDULGE IN CLUBHOUSE EXCLUSIVITY

FACILITIES PLAN

Not far from your residence at Amethea is the residents-only clubhouse, where recreational facilities are elevated to a new level of care and maintenance, ensuring a safe and enjoyable rejuvenation moment.



LEGEND

- | | | |
|----------------------------|---------------------------|---|
| 01. SPACE FOR HALL | 07. HALF BASKETBALL COURT | 13. OPEN LOUNGE |
| 02. GYM & AEROBIC ROOM | 08. SWIMMING POOL | 14. SPACE FOR CAFE |
| 03. SAUNA | 09. WADING POOL | 15. M&E AND SERVICES ROOM |
| 04. CHANGING ROOM | 10. MANAGEMENT OFFICE | 16. TENNIS COURT |
| 05. SPACE FOR KINDERGARTEN | 11. RECEPTION | 17. CHILDREN'S PLAYGROUND & MAZE GARDEN |
| 06. MUSOLLA | 12. CONCIERGE | 18. GLAMPING LAWN |



MAKING GET-TOGETHERS EXTRA SPECIAL

Gather your friends for a BBQ party or a glamping excursion right on the lawn of the clubhouse. With the accompaniment of fairy lights, tasty food, and wonderful friends, these are moments to be cherished for a lifetime.

A WALK IN THE PARK

Regal gazebos and lavish pavilions welcome you to bask in the day's sunlight and the night's star-lit skies with your loved ones. Not only are they photo-genic, but they are simply the perfect spots for quiet reflection.



Reception



Gym & Aerobic Room



THRIVING IN IRIDESCENCE

Lush greenery unfurls with vibrant vigour, beckoning you to wander down the meandering, tree-lined paths while relishing the gentle evening breeze.

Amethyst Garden
Artist's Impression

RECREATION MEETS ELEGANCE

In these enchanting parks, playtime and family time take on a fun and whimsical twist. Outdoor facilities, thoughtfully crafted, nurture the cognitive, social, and emotional well-being of the community.

Trellis Garden
Artist's Impression

Setia eGreenLiving

IMBUED WITH SUSTAINABILITY

Amethea semi-detached homes proudly incorporate Setia eGreenLiving features, designed to adapt to changes and contribute to the township's initiative in reducing its carbon footprint.



ADDED CONVENIENCE AND COMFORT

Beyond sustainable designs, Amethea integrates smart planning that celebrates the art of practical spatial design and enhanced comfort.



Smart Home Feature

Enhances energy efficiency and convenience for residents.



Solar PV

Generates energy through solar power to offset electricity consumption.



Digital Lockset

Smart and convenient access control with elevated security standards.



Optimised Car Porch Frontage

Refuse compartment relocated to maximise car porch space.



Spacious Kitchen Layout

Larger kitchen space compared to Phase 1, blending functionality with modern lifestyle.



Luxurious Master Bedroom (Type C)

Exclusive bathtub feature enhances lifestyle comfort.



North-South Orientation

Prioritised for resident comfort with enhanced natural light penetration.

MASTER PLAN

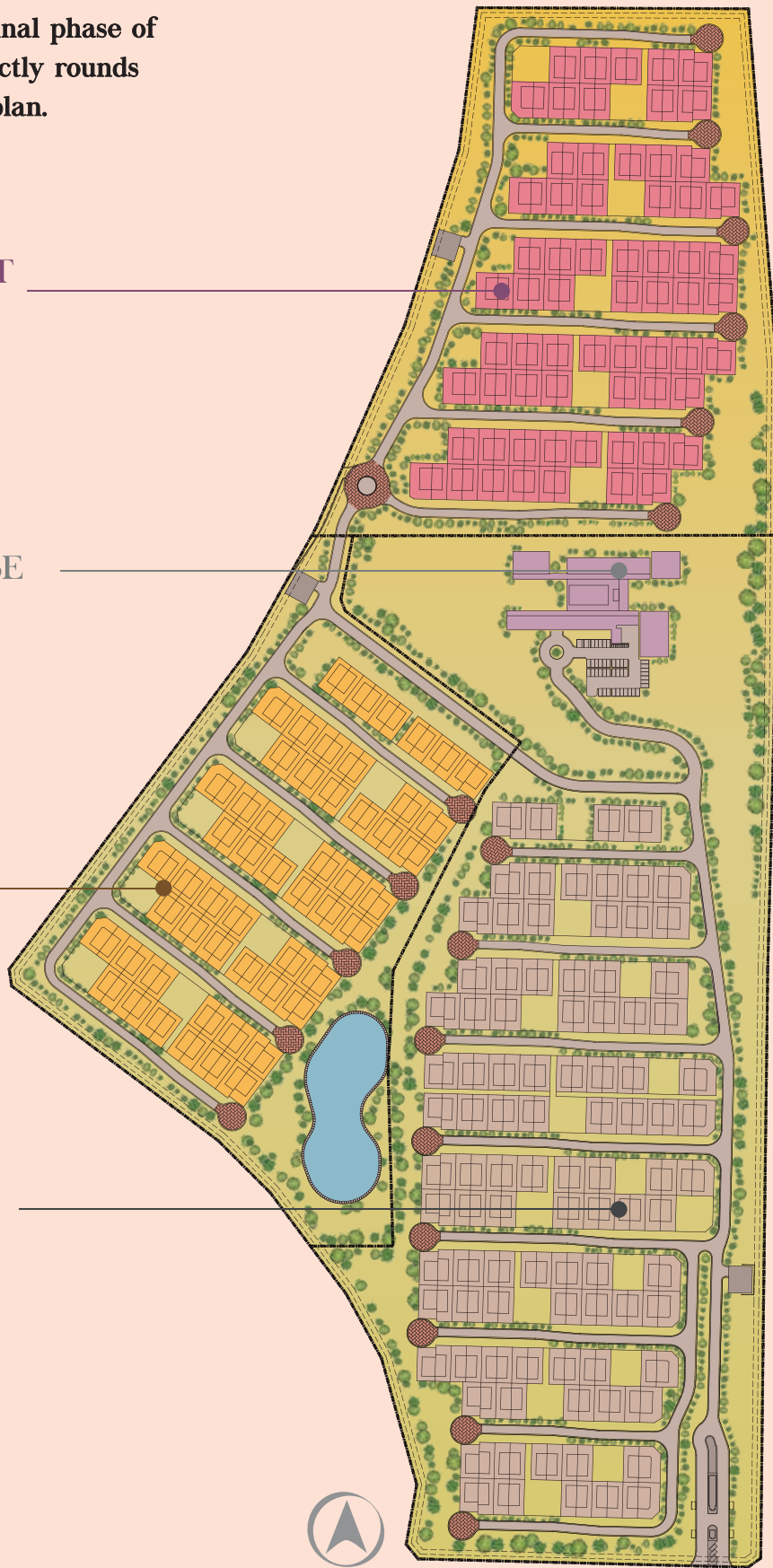
Amethyst Gardens, the final phase of Precinct Arundina, perfectly rounds out the timeless master plan.

AMETHYST GARDENS

CLUBHOUSE

GOLD GARDENS

PLATINUM GARDENS

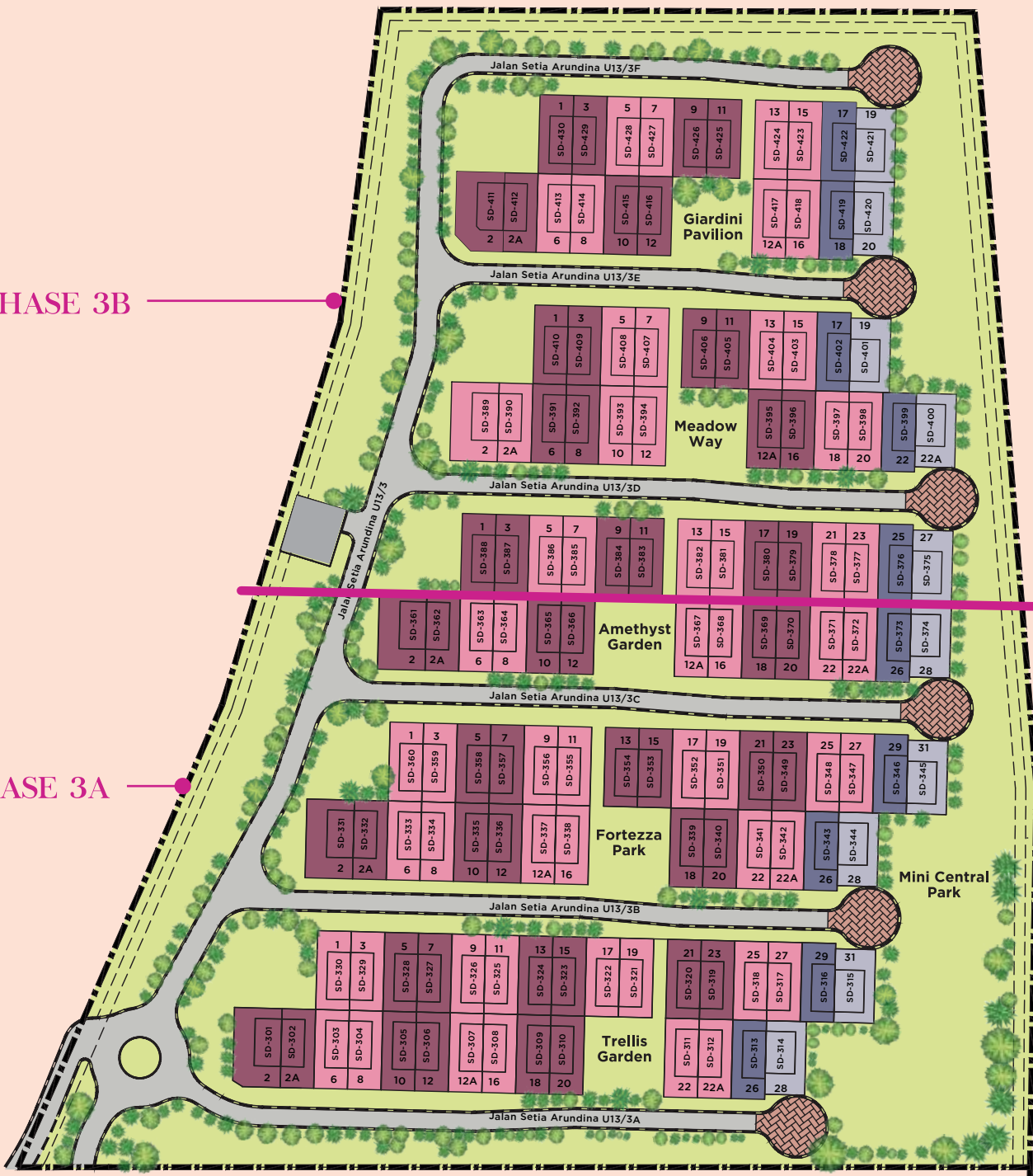


SITE PLAN

The residences follow a North-South orientation for optimal natural light and energy efficiency, ensuring comfort and sustainability.

PHASE 3B

PHASE 3A



- LEGEND :
- Type A-a (Small Arch)
 - Type A-b (Big Arch)
 - Type B
 - Type C



Artist's Impression

❖ — *Type A2E-a* — ❖

❖ — *Type A1E-a* — ❖



Artist's Impression

❖ — *Type A2E-b* — ❖

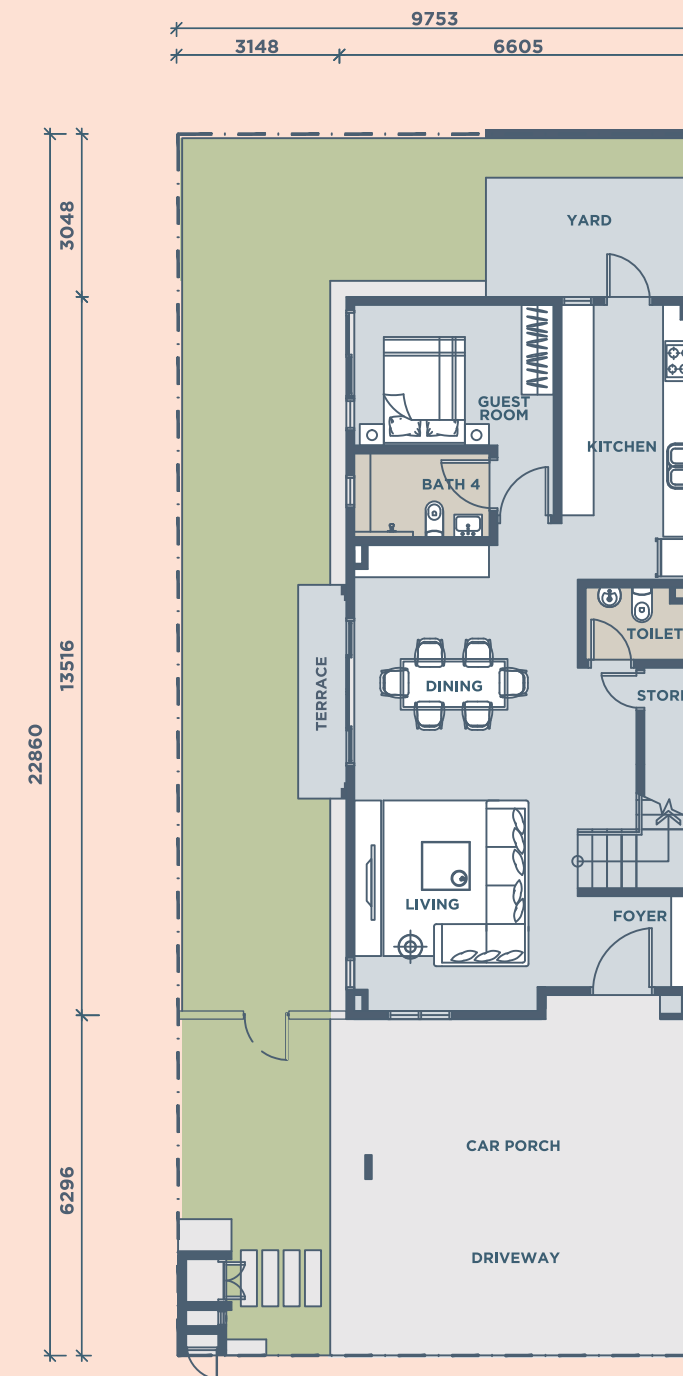
❖ — *Type A1E-b* — ❖

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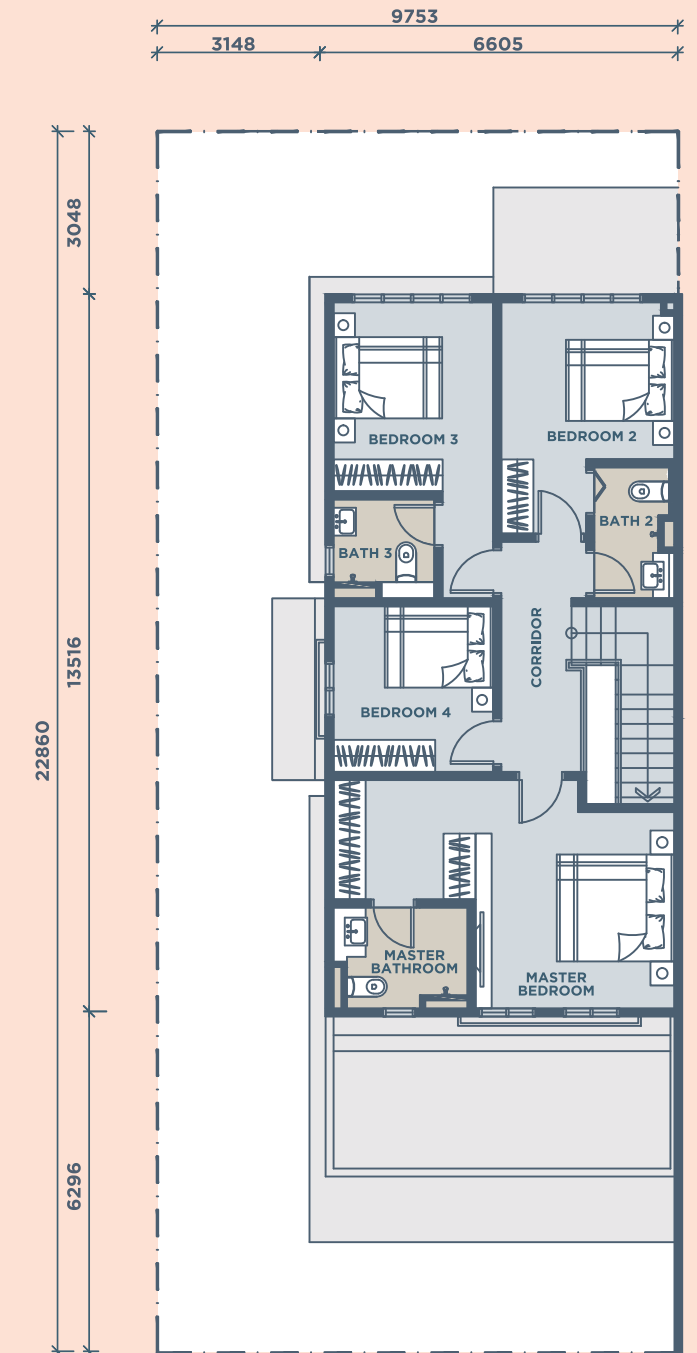
Type A

Built-up: 2,397 sqft
Land size: 32' x 75'

5 Bedrooms
4 Bathrooms + 1 Toilet



GROUND FLOOR



FIRST FLOOR



Artist's Impression

❖ — *Type B* — ❖

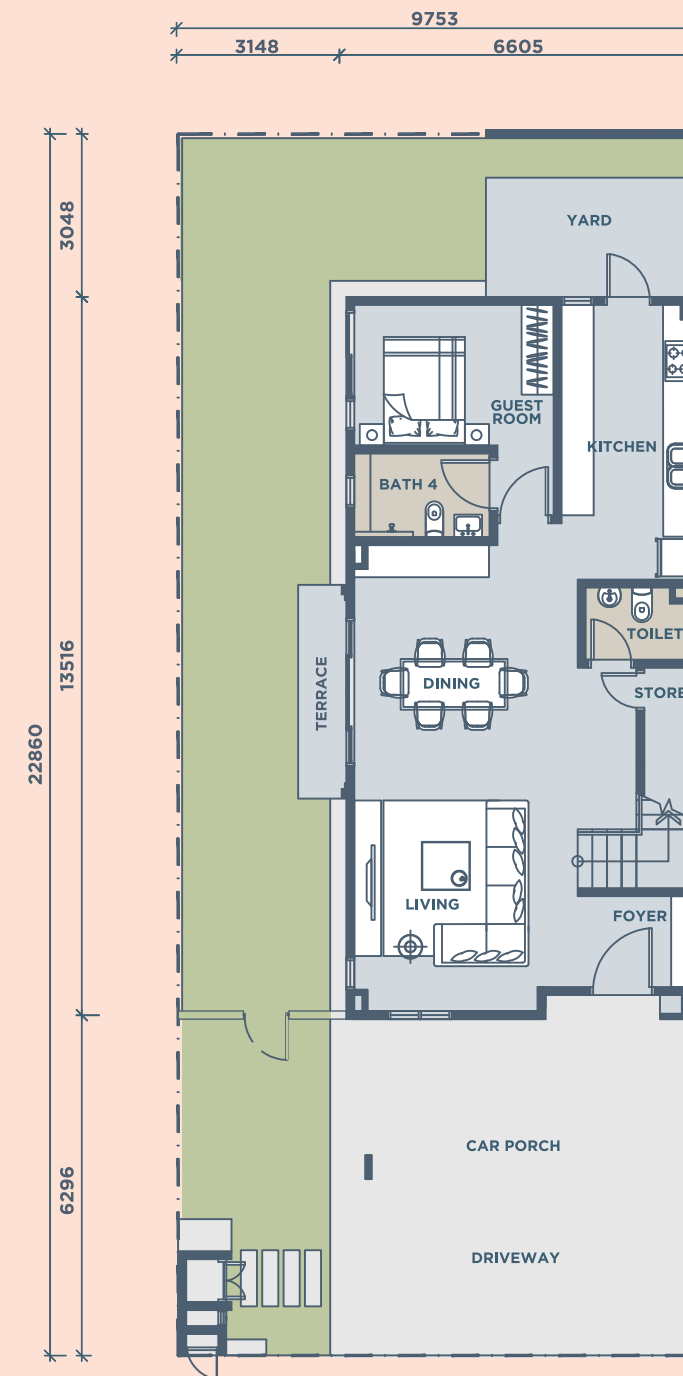
❖ — *Type C* — ❖

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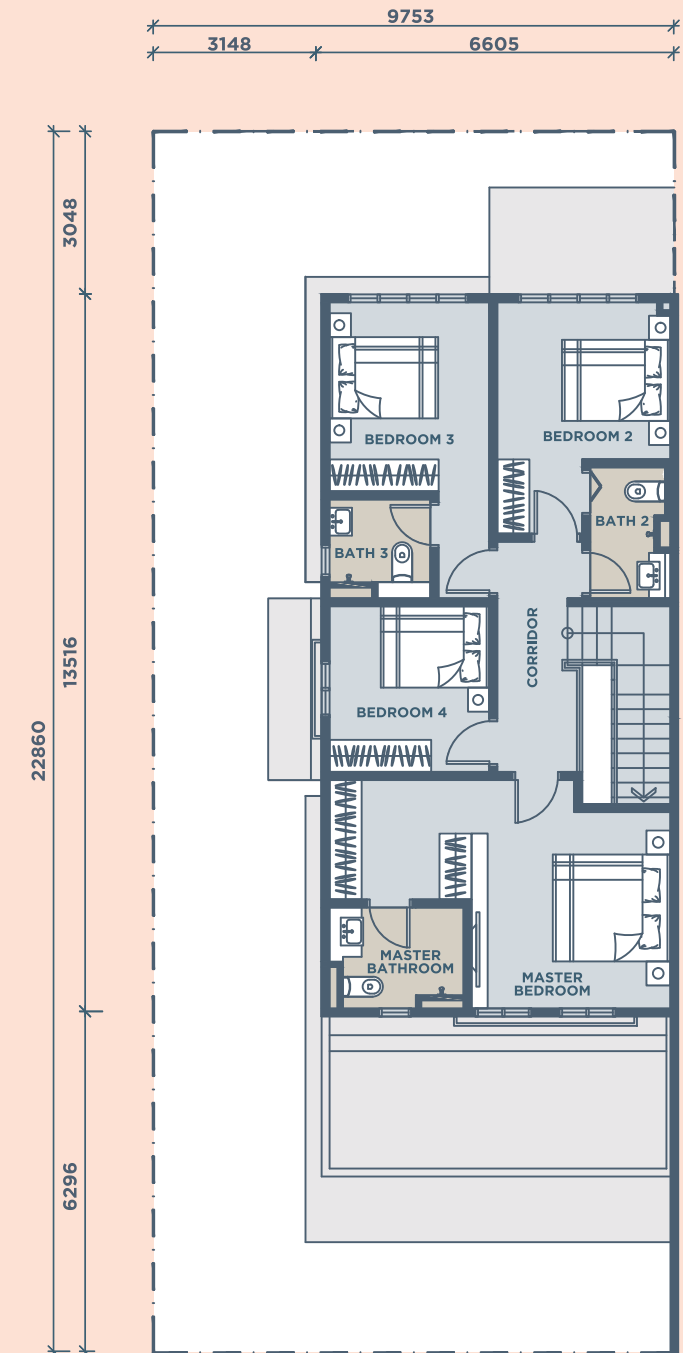
Type B

Built-up: 2,397 sqft
Land size: 32' x 75'

5 Bedrooms
4 Bathrooms + 1 Toilet



GROUND FLOOR



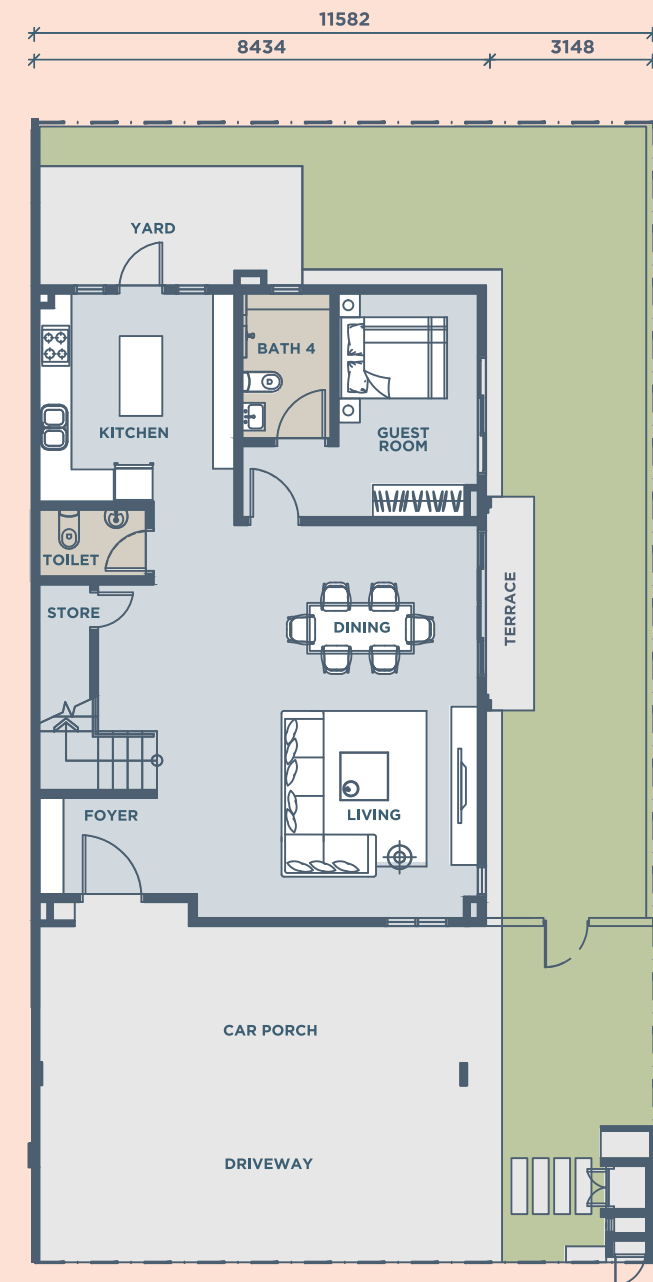
FIRST FLOOR

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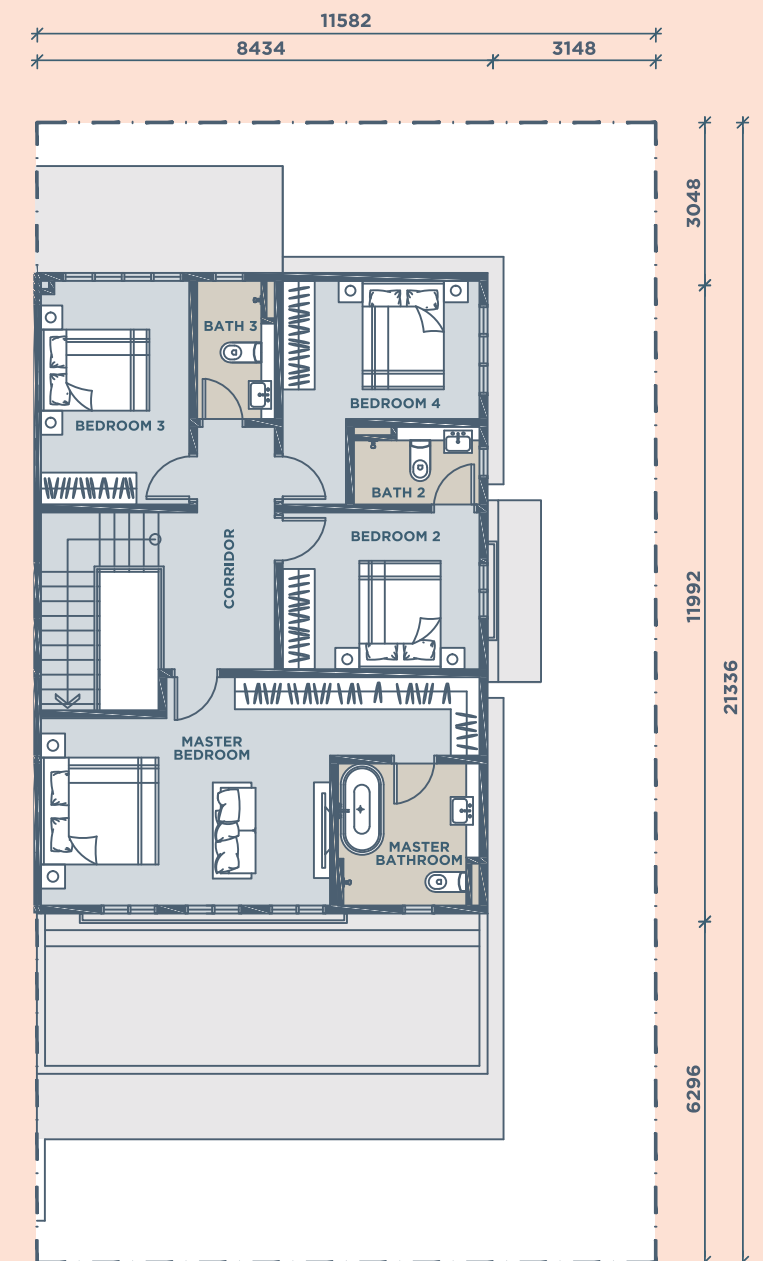
Type C

Built-up: 2,748 sqft
Land size: 38' x 70'

5 Bedrooms
4 Bathrooms + 1 Toilet



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure	: Reinforced Concrete				
Wall	: Brickwork/ Reinforced Concrete				
Roof Covering	: Roof Tiles/ Concrete Slab				
Roof Framing	: Metal Truss				
Ceiling	: Skim Coat/ Plaster Ceiling				
Windows	: Powder Coated Aluminium Frame Window				
Doors	Main Entrance				: Solid Core Timber Door
	Bedrooms				: Flush Door
	Others				: Flush Door/ Timber Louvres Door/ Aluminium Glass Door/ Powder Coated Aluminium Frame Sliding Door/ Aluminium Bifold Door (Where applicable for Type A & B only)
Ironmongery	: Quality Ironmongery				
Wall Finishes	Kitchen				: Ceramic Wall Tiles
	Master Bath				: Porcelain Wall Tiles
	All Other Baths				: Porcelain Wall Tiles
	Bath 2 (Type A & B only)				: Porcelain Wall Tiles (2.7m Height)
	Others				: Plaster & Paint
Floor Finishes	: <u>Ground Floor</u>				
	Foyer/ Living/ Dining				: Porcelain Tiles
	Kitchen				: Porcelain Tiles
	Yard				: Porcelain Tiles
	Guest Room				: Porcelain Tiles
	Bath 4 & Toilet				: Porcelain Tiles
	Store				: Porcelain Tiles
	Terrace				: Porcelain Tiles
	Car Porch				: Porcelain Tiles
	Driveway				: Porcelain Tiles
	Staircase				: Timber Strips, Plaster & Paint
	Others				: Cement Render
	<u>First Floor</u>				
Bedrooms				: Timber Strips	
Bath 2 & 3				: Porcelain Tiles	
Master Bedroom				: Timber Strips	
Master Bath				: Porcelain Tiles	
Corridor				: Timber Strips	
Sanitary & Plumbing Fittings	: 5WCs, 5 Wash Basins, 4 Showers, 1 Kitchen Sink, 1 Bathtub (Type C only) Centralized Solar Water Heater System				
Electrical Installation	: Light Point	A1E-a & A2E-a	A1E-b & A2E-b	B1E & B2E	C1E & C2E
		41	41	41	44
	Power Point	34	34	34	35
	Fan Point	7	7	7	7
	Air-Cond Point	7	7	7	7
	Isolator	2	2	2	2
	Bell Point	1	1	1	1
	3 Phase Wiring	Provided	Provided	Provided	Provided
Internal Telecommunication					
Trunking & Cabling	: Telephone Point	2	2	2	2
	Data Point	7	7	7	7
	Astro Point	2	2	2	2
	TV Point	1	1	1	1
Fencing	: 1200mm High Fencing at the Side and Back				
Turfing	: Spot Turfing				

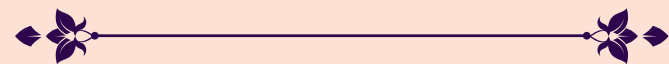
An Address Radiating
Charm and Elegance



Precinct Arundina is conveniently connected to major highways such as DASH and NKVE via the NKVE-Setia Alam Link, making every homecoming and journey to the city a total breeze.



AN AWARD-WINNING DEVELOPMENT



Sprawling on 791 acres of prime freehold land,
Setia Eco Park is truly the valley of dreams.
Amazing waterways and natural greenery can be
experienced when one settles in the realm of this
world-class township.

This is an enclave of sheer eco-consciousness
melded with luxurious living. Setia Eco Park has
brought the definition of luxury living to the next
level – one that will last forever.



Stay Together. Stay Setia
livelearnworkplay

Call 603 5030 2288

S P SETIA ECO-PROJECTS MANAGEMENT SDN. BHD. 199401003986 (0289665V)
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Setia Eco Park Sales Gallery, Annex Building Ground Floor
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Developer License No.: 19700/04-2028/0592(A) • Validity Period: 06/04/2023 - 05/04/2028 • Advertising & Sales Permit No.: 19700-6/04-2028/0313(N)-(S) • Validity Period: 23/04/2025 - 22/04/2028 • Land Tenure: Freehold • Encumbrances: RHB Islamic Bank Berhad • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA.BGN.600-3/4/71 • Expected Completion Date: June 2028 • Total Units: 74 • Price: RM1,954,500.00 (Min), RM2,841,500.00 (Max) • 7% Discount for Bumiputra

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT
MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUHKPKT.GOV.MY

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Setia