

# RUMMAII

@ ROBIN COVE  
SETIA ECO PARK

INDULGE IN NATURE'S CHARMS

# Setia



PARADISE OF BIRDS  
7 SPLENDOURS OF SETIA ECO PARK

FREEHOLD BUNGALOW HOMES



WELCOME TO  
A NATURE-EMBRACED  
PARADISE





# BIRD'S-EYE VIEW OF SERENE LIVING

From an elevated perspective, Robin Cove reveals its true beauty—an expansive community gracefully nestled within the greenery of Setia Eco Park. Breathtaking mountain backdrops, tranquil lakes, and masterfully designed homes form a landscape that epitomises peaceful living. Experience a sense of calm and serenity from above, where nature and luxury coexist in perfect harmony.

## RUMMAII

@ ROBIN COVE  
SETIA ECO PARK



**PARADISE OF BIRDS**  
7 SPLENDOURS OF SETIA ECO PARK



EMBRACE PEACE IN A  
SOOTHING TROPICAL RETREAT



The meticulously designed garden neighbourhood within Robin Cove offers more than just green spaces; it provides a sanctuary for the senses. Immaculately landscaped gardens feature lush, curated greenery that invites peaceful strolls and moments of quiet retreat. These private gardens are crafted for those with an eye for detail, ensuring that nature is both a backdrop and an integral part of daily life.

LUXURIOUSLY  
LANDSCAPED FOR  
THE DISCERNING





# HARMONIOUS BLEND OF LUXURY AND NATURAL BEAUTY

Robin Cove seamlessly integrates natural elements into its architectural design, creating a harmonious blend where luxury meets the organic beauty of the environment. The presence of local wildlife brings a sense of tranquility and liveliness, adding a unique rhythm to daily life. Here, nature is not just admired—it is lived. Every aspect of the surroundings is enriched by the gentle sights and sounds of the natural world, creating a truly extraordinary living experience.



## SPACIOUS PORCH

Fits Up to 6 Cars

---

## LOUVRED AWNINGS

Shading the Terraces and Verandas

---

## COURTYARDS & PATIOS

Perfect for Alfresco Activities

---

## SPACIOUS LIVING

Double-volume Family Spaces

---

## NATURE-EMBRACED

Serene Forest Views

---

## LUXURIOUS GARDEN

Greenery Surrounding a Private Pool

---

## FOR ALL GENERATIONS

Elderly-friendly Bathroom Features

---

## EXTRA OUTDOOR SPACE

Opportunity for Future Extension

# STYLE WITH SUBSTANCE

Here, luxury is more than just aesthetic. Every home is designed with thoughtful attention to detail, blending timeless style with practical functionality. From expansive porches that accommodate family gatherings to elegant louvred awnings that provide comfort in all seasons, these homes reflect a commitment to quality and craftsmanship that goes beyond surface beauty.





## LIVE THE MOST MAGNIFICENT LIFE

Life at Robin Cove is a celebration of serene luxury, where each day unfolds amidst the beauty of nature. Imagine enjoying quiet moments by the lake, enveloped in the soothing sounds of the surrounding wildlife. Here, the allure of the outdoors invites you to connect with your surroundings, fostering a sense of peace and well-being. This is a lifestyle that transcends the ordinary, offering a harmonious blend of tranquillity and elegance, making every moment an enriching experience.



A LUXURIOUS  
ENCLAVE SURROUNDED  
BY TRANQUIL NATURE



Robin Cove is an exclusive enclave where tranquility and luxury meet. Surrounded by serene forest views and expansive green spaces, it offers residents an escape from the bustling world while still providing the comforts of modern living. This is a place where nature's beauty envelops you, creating a peaceful retreat that soothes the soul.



TYPE C1 • Artist's Impressions Only

YOUR DREAM  
HOME AWAITS



Elegance meets functionality with ample parking and green spaces.

Each home is a masterpiece of architectural elegance. The modern facades, adorned with natural elements, offer a glimpse into the luxurious lifestyle that awaits inside. Designed to inspire and impress, these homes are more than just places to live—they are statements of refined taste and success. Step into a world of dreamlike beauty and impeccable design.



Artist's Impressions Only

The double-volume living spaces at Robin Cove elevate your everyday life, offering a sense of grandeur and openness that is rarely found. These expansive areas flood the home with natural light, creating an atmosphere of airiness and luxury that is perfect for both relaxation and entertaining. Experience the true meaning of spacious living.



# ELEVATING YOUR LIVING EXPERIENCE WITH GRANDEUR

Seamless indoor-outdoor living for endless relaxation.



TYPE B1 • Artist's Impressions Only



TYPE A • Artist's Impressions Only



The heart of any home is where meals are shared and memories are made. At Robin Cove, the dining and kitchen areas are designed with sophistication in mind, offering a space that is both functional and elegant. Whether you are hosting a formal dinner or enjoying a quiet meal with family, this space elevates every dining experience with its seamless blend of style and practicality.

Host special dining occasions by your private pool.\*

\*conceptual interior design

A DINING EXPERIENCE  
STEEPED IN  
SOPHISTICATION



Artist's Impressions Only

LUXURY LIVING  
DESIGNED FOR UNMATCHED  
FAMILY COMFORT

Enjoy breathtaking views from your elevated lanai space



# MASTER PLAN



MASTERFULLY  
PLANNED FOR  
LUXURIOUS LIVING

# SITE PLAN

ELEGANTLY DESIGNED  
TO REFLECT  
TRUE OPULENCE



### LEGEND

TYPE A 59' x 133'

TYPE B1 59' x 115'

TYPE B2 59' x 115' | 76' x 115'

TYPE C1 82' x 115'



# TYPE A

LAND SIZE: 59' X 133'  
BUILT-UP SIZE: 4,300 SQFT.

4+1 Bedrooms, 5 Bathrooms,  
1 Toilet & 4 Car Parks



# TYPE B1

LAND SIZE: 59' X 115'  
BUILT-UP SIZE: 4,000 SQFT.

4+1 Bedrooms, 5 Bathrooms,  
1 Toilet & 6 Car Parks



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



# TYPE B2

LAND SIZE: 59' X 115' | 76' X 115'  
BUILT-UP SIZE: 4,100 SQFT.

4+1 Bedrooms, 5 Bathrooms,  
1 Toilet & 6 Car Parks



# TYPE C1

LAND SIZE: 82' X 115'  
BUILT-UP SIZE: 4,400 SQFT.

4+1 Bedrooms, 5 Bathrooms,  
1 Toilet & 6 Car Parks



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

## SPECIFICATIONS

Structure	: Reinforced Concrete/ Steel Structure (B1, & C1 only)				
Wall	: Brickwork				
Roofing Material	: Metal Roof Tiles/ R.C. Flat Roof, Metal Deck Roof (C1 only), Glass Canopy (A only)				
Roof Framing	: Metal Truss				
Ceiling	: Skim Coat/ Plaster Ceiling/ Composite Timber Ceiling				
Windows	: Powder Coated Aluminium Frame Window				
Doors	Main Entrance/ Foyer (B1 & C1 only)	: Solid Timber Decorative Door			
	Bedrooms	: Solid Core Timber Door/ Solid Core Door			
	Others	: Solid Core Timber Door/ Timber Flush Door/ Solid Core Door Timber Louvered Door/ Aluminium Frame Sliding Door/ Aluminium Grille Door/ Aluminium Frame Bifold Door (B1 & C1 only)			
Ironmongery	: Quality Ironmongery				
Wall Finishes	Kitchen (A & B2 only)/ Wet Kitchen (B1 & C1 only)	: Porcelain Tiles			
	All Bathrooms/ Toilet	: Porcelain Tiles			
	Others/ Wall Finishes (External)(A & B2 only)	: Plaster & Paint			
Painting	: Emulsion Paint Internally & Weather Resistant Paint Externally				
Floor Finishes	: <b>Ground Floor</b>				
	Arrival (B1 & C1 only) / Foyer/ Entrance (A only)	: Porcelain Tiles			
	Living/ Dining/ Family Area (A only)	: Porcelain Tiles			
	Kitchen (A & B2 only)/ Wet Kitchen (B1 & C1 only)	: Porcelain Tiles			
	Master Bedroom/ Guest Room (B2 only)	: Porcelain Tiles			
	Other Bathrooms/ Toilet / Master Bathroom	: Porcelain Tiles			
	Utility 1 (A only)/ Laundry (A only)/ Store/ Yard	: Porcelain Tiles			
	Staircase	: Timber Strips			
	Terrace/ Deck (B2 only)	: Porcelain Tiles			
	Car Porch/ Driveway	: Porcelain Tiles			
	Refuse Compartment (A & B2 only)	: Ceramic Tiles			
	Others	: Cement Render			
	: <b>First Floor</b>				
	All Bedrooms	: Timber Strips			
	All Bathrooms	: Porcelain Tiles			
	Family Area (B1,B2 & C only)/ Private Family Lounge (A only)	: Timber Strips			
	Staircase / Corridor (A only)	: Timber Strips			
	Study (B2 & C1 only)	: Timber Strips			
	Balcony/ AC Ledge (B2 only)/ AC Ledge 3 (A only)	: Porcelain Tiles			
	Terrace (B1 only)	: Porcelain Tiles			
	Others	: Cement Render			
Sanitary Wares & Plumbing Fittings	WC	A	B1	B2	C1
	Wash Basin	6	6	6	6
	Shower	7	7	6	7
	Long Bath	5	5	5	5
	Kitchen Sink	2	1	2	2
		1	1	1	1
Telephone & Electrical Installation	Light Point	49	50	50	51
	Power Point	46	42	43	48
	Air-Cond Point	8	7	8	8
	Fan Point/ Ceiling Fan Point	7	6	7	6
	Telephone Point	3	3	3	3
	TV Point	3	3	3	3
	Door Bell Point	1	1	1	1
	Isolator Point	1	1	1	1
	Data Point	7	6	7	7
	Instant Water Heater Point	1	1	1	1
	3-Phase Wiring	Provided	Provided	Provided	Provided
Fencing	: 1200mm High Fencing				
Compound Area	: Spot Turfing				

## LOCATION MAP



 SETIA ECO PARK SALES GALLERY

## PRESTIGE MEETS PRIME LOCATION

Setia Eco Park is situated just minutes from key destinations via the dedicated NKVE-Setia Alam Link (Exit 102). It also has a centralised neighbourhood shopping village and residents' clubhouse.

A short drive away is the award-winning township of Setia Alam, which offers a plethora of life-enriching amenities, including shopping, entertainment, education, healthcare and much more.



# Setia Eco Park

Valley of Dreams

## DECADES OF SUSTAINED GROWTH : 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.



Call 603 5030 2288

**BANDAR ECO-SETIA SDN BHD** 200101030379 (566138-A)  
Setia Eco Park Sales Gallery, Annex Building Ground Floor,  
No.12, Persiaran Setia Dagang, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor, Malaysia  
E:eco-sales@spsetia.com www.setiaecopark.com.my

Stay Together. Stay Setia  
livelearnworkplay

Developer: Bandar Eco-Setia Sdn. Bhd. (Company No: 200101030379 (566138-A)) • Developer's License No.: 9588/02-2029/1555(A) • Validity Period: 12/02/2024 to 11/02/2029 • Advertising & Sales Permit No: 9588-05/12-2026/1193(N)-(L) • Validity Period: 27/12/2024 - 28/12/2026 • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA.BGN.600-3/4/142 • Completion Date: June 2027 • Total Units: 11 units • Price: RM3,981,000 (min), RM4,460,000 (max) • 7% Discount for Bumiputera

Developer: Bandar Eco-Setia Sdn. Bhd. (Company No: 200101030379 (566138-A)) • Developer's License No.: 9588/02-2029/1555(A) • Validity Period: 12/02/2024 to 11/02/2029 • Advertising & Sales Permit No: 9588-06/05-2027/0384(N)-(L) • Validity Period: 09/05/2026 - 08/05/2027 • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA.BGN.600-3/4/151 • Completion Date: June 2027 • Total Units: 29 units • Price: RM3,867,000 (min), RM5,629,000 (max) • 7% Discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

Disclaimer: All information contained herein is subject to changes without notification as may be required by relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All pictures and illustrations are artist's impression only unless stated otherwise. The items are subject to variation, modifications and substitutions as may be recommended by the relevant Approving Authorities. All plans/information contained herein is not final and shall be based on the approved Building Plans by the appropriate authorities.