

# RUMMAII

@ ROBIN COVE  
SETIA ECO PARK

INDULGE IN NATURE'S CHARMS

  
*Setia Eco Park*  
*Valley of Dreams*



  
**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.

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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



Artist's Impressions Only



# 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

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## LOUVRED AWNINGS

Shading the Terraces and Verandas

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## COURTYARDS & PATIOS

Perfect for Alfresco Activities

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## SPACIOUS LIVING

Double-volume Family Spaces

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## NATURE-EMBRACED

Serene Forest Views

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## LUXURIOUS GARDEN

Greenery Surrounding a Private Pool

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## FOR ALL GENERATIONS

Elderly-friendly Bathroom Features

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## 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.



Artist's Impressions Only

# 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.



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.



TYPE B1 • Artist's Impressions Only

# ELEVATING YOUR LIVING EXPERIENCE WITH GRANDEUR

Seamless indoor-outdoor living for endless relaxation.



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

<b>TYPE A</b>	59' x 133'	<b>TYPE B1</b>	59' x 115'
<b>TYPE B2</b>	59' x 115'   76' x 115'	<b>TYPE C1</b>	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



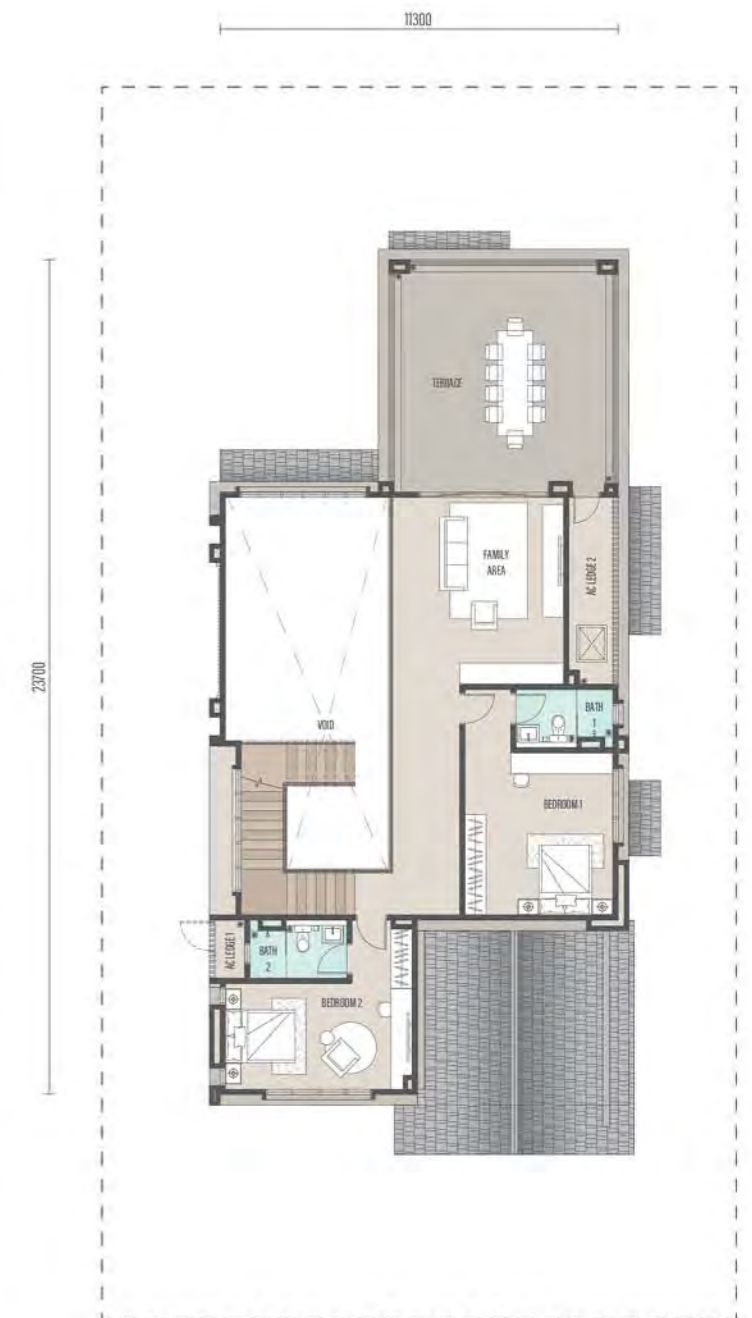
GROUND FLOOR



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	: Solid Timber Decorative Door
	: Bedrooms	: Solid Core Timber Door
	: Others	: Solid Core Timber Door/ Timber Flush 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
	: Bathrooms/ Toilet	: Porcelain Tiles
	: Others	: 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)	
	: Kitchen (A & B2 only)/ Wet Kitchen (B1 & C1 only)	: Porcelain Tiles
	: Master Bedroom/ Guest Room (B2 only)	: Porcelain Tiles
	: Other Bathrooms/ Toilet	: 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	: Ceramic Tiles
	: Others	: Cement Render
	: <b>First Floor</b>	
	: All Bedrooms	: Timber Strips
	: All Bathrooms	: Porcelain Tiles
	: Family Area/ Private Family Lounge (A only)	
	: / 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

	A	B1	B2	C1
Sanitary Wares & Plumbing Fittings				
: WC	6	6	6	6
: Wash Basin	7	7	6	7
: Shower	5	5	5	5
: Long Bath	2	1	2	2
: Kitchen Sink	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	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
Turfing	: 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.

# Setia



Call 603 3343 2228

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Stay Together. Stay Setia  
livelearnworkplay

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Developer: Bandar Eco-Setia Sdn. Bhd. (Company No: 200101030379 (566138-A)) • Developer's License No.: 9586/02-2029/1555(A) • Validity Period: 12/02/2024 to 11/02/2029 • Advertising & Sales Permit No: 9586-35/12-2026/1193(N)-(L) • Validity Period: 27/12/2024 -26/12/2026 • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA.BGN.600-3/4/142 • Completion Date: Dec 2026 • Total Units: 11 units • Price: RM3,981,000 (min), RM4,460,000 (max) • 7% Discount for Bumiputra

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