

SEHATI  
collection

ONE HEART • ONE COMMUNITY • ONE NATURE

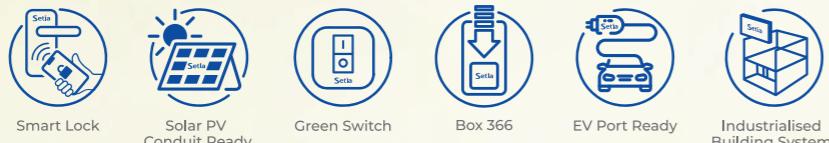


## BANYAN

DOUBLE STOREY TERRACE HOMES

20' x 70'

Setia  
eGreenLiving



SETIA ECOHILL 2 SDN BHD (199801010090)

Setia Ecohill Welcome Centre

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**Enjoy greener living amongst beautiful flora and fauna in their natural habitats.**

Setia EcoHill 2 is an award-winning, freehold masterpiece from S P Setia's. The 1,010-acre township offers a fantastic living environment that is inspired by nature, featuring lush swathes of undulating landscapes.

Carefully manicured within an exotic emerald embrace, each landscape environment will offer residents a unique experience that encapsulates the elements of nature present at Setia EcoHill 2.

The township proudly preserves over 90% of Bukit Tempurung's original landscape and has created new recreational opportunities throughout its unique topography.

Setia EcoHill 2's Adventure Park was crowned Gold in the EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2020. The exciting park claimed further acclaim in the Malaysia Landscape Architecture Awards 2018, with the Landscape Development Award (Honour) Developer Category.

In 2019, its thematic landscapes had won—along with the hearts of many—the Excellence Award for the MLAA Landscape Master Plan Awards.

**BANYAN**  
DOUBLE STOREY TERRACE HOMES

**20' x 70'**

Banyan is a part of the SEHati Collection, which is a guarded community secured with alarm system and round-the-clock security patrols, providing homebuyers with utter peace of mind.

This double-storey collection is surrounded by ample conveniences, including quality education at Tenby International School, Setia EcoHill Walk and fitness facilities, as well as event venues at Club360, Setia EcoHill's community clubhouse.



**Guarded & Secured  
Community**



**Freehold  
Individual Title**



**Award-winning  
Development**



Delight in complete privacy and indulge in an exquisite selection of living features. Live your best life, undisturbed, in fresh green surroundings. Not only does Banyan provide high-quality homes of style and substance, it is also a place where communities can form and grow into something truly special.

Start and end each day in this extraordinary enclave.





#### CORNER/END LOT

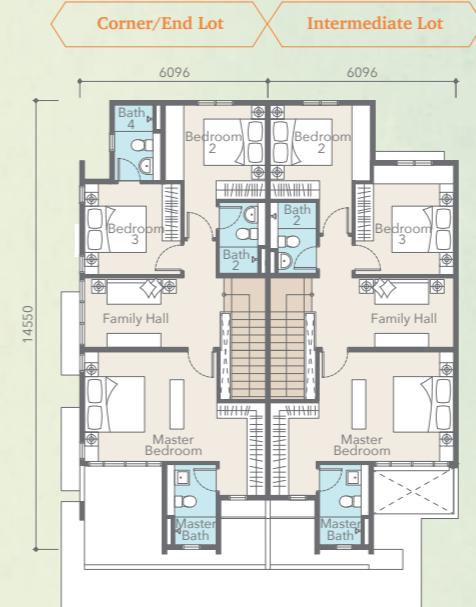
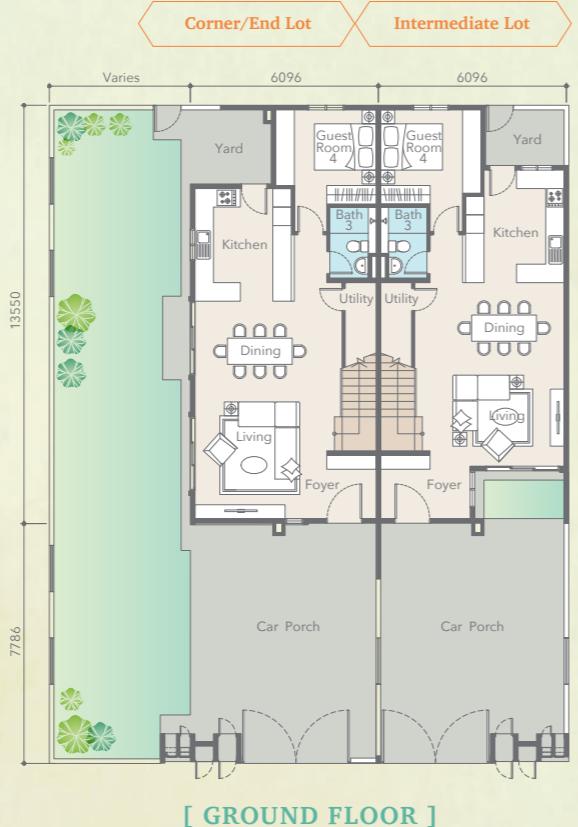
Built-up  
1,901sq.ft.

- 4 Bedrooms
- 4 Bathrooms

#### INTERMEDIATE LOT

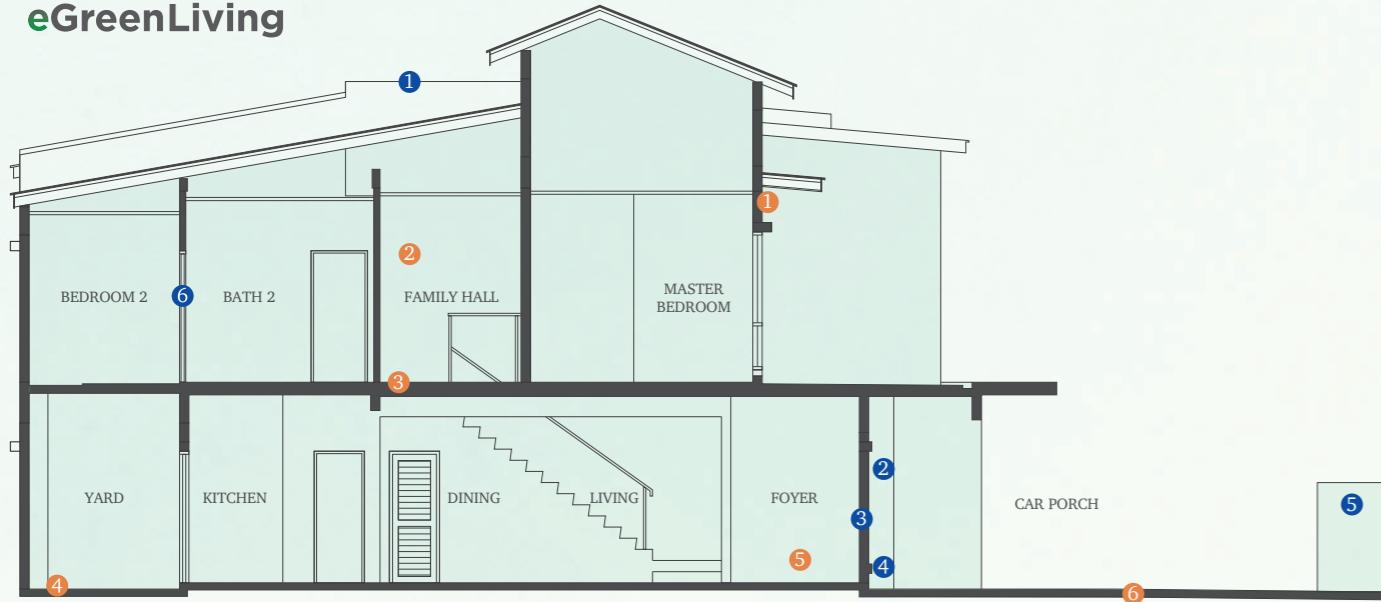
Built-up  
1,777sq.ft.

- 4 Bedrooms
- 3 Bathrooms



#### SIMPLICITY MEETS SERENITY

1. Minimalist and uncluttered
2. Well-thought layouts
3. Open living and dining spaces
4. Bedrooms connected by family hall
5. Efficient spatial quality
6. Priority in comfortability
7. Warm and neutral finishing
8. Ample natural lighting



**Legend**

**[STANDARD FEATURES]**

① **ALARM SYSTEM**  
Secure, intrusion detection, peace of mind.

② **WATER PUMP POINT**  
Improve water pressure, ready for water pump installation.

③ **LAMINATED TIMBER FLOORING**  
Elegant, durable, natural wood aesthetic.

④ **BACKYARD WITH TILES**  
Low maintenance, stylish outdoor space.

⑤ **FRONT GARDEN**  
Welcoming façade, pocket of peace.

⑥ **25 FT LENGTH CAR PORCH**  
Spacious, sheltered parking, multiple vehicles.

**[iHOME FEATURES]**

① **SOLAR PV CONDUIT**  
Energy efficient, green power source.

② **SMART DIGITAL LOCK**  
Keyless entry, enhanced security.

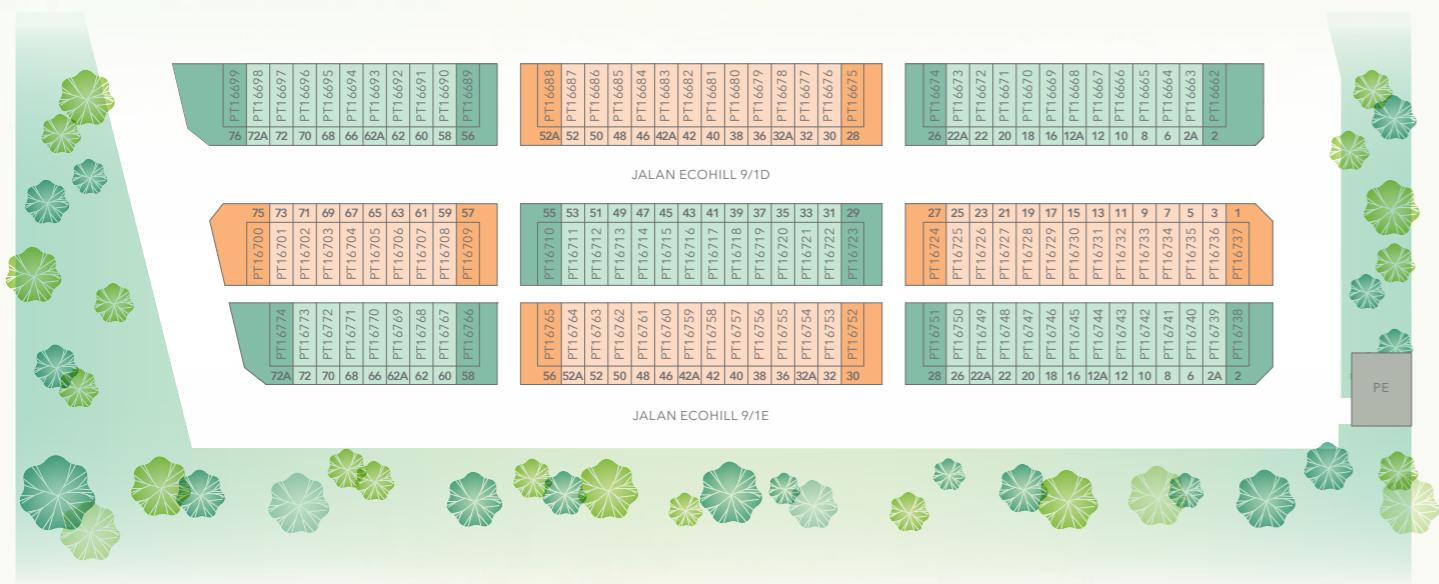
③ **GREEN SWITCH**  
Eco-friendly, energy-saving, sustainable design.

④ **EV CHARGING POINT**  
Eco-conscious, convenient EV charging.

⑤ **BOX 366**  
Contactless drop box for food and parcel deliveries.

⑥ **INDUSTRIALISED BUILDING SYSTEM (IBS)**  
High-quality with a commitment to environmental, social and governance aspects of the development.

**SITE PLAN**



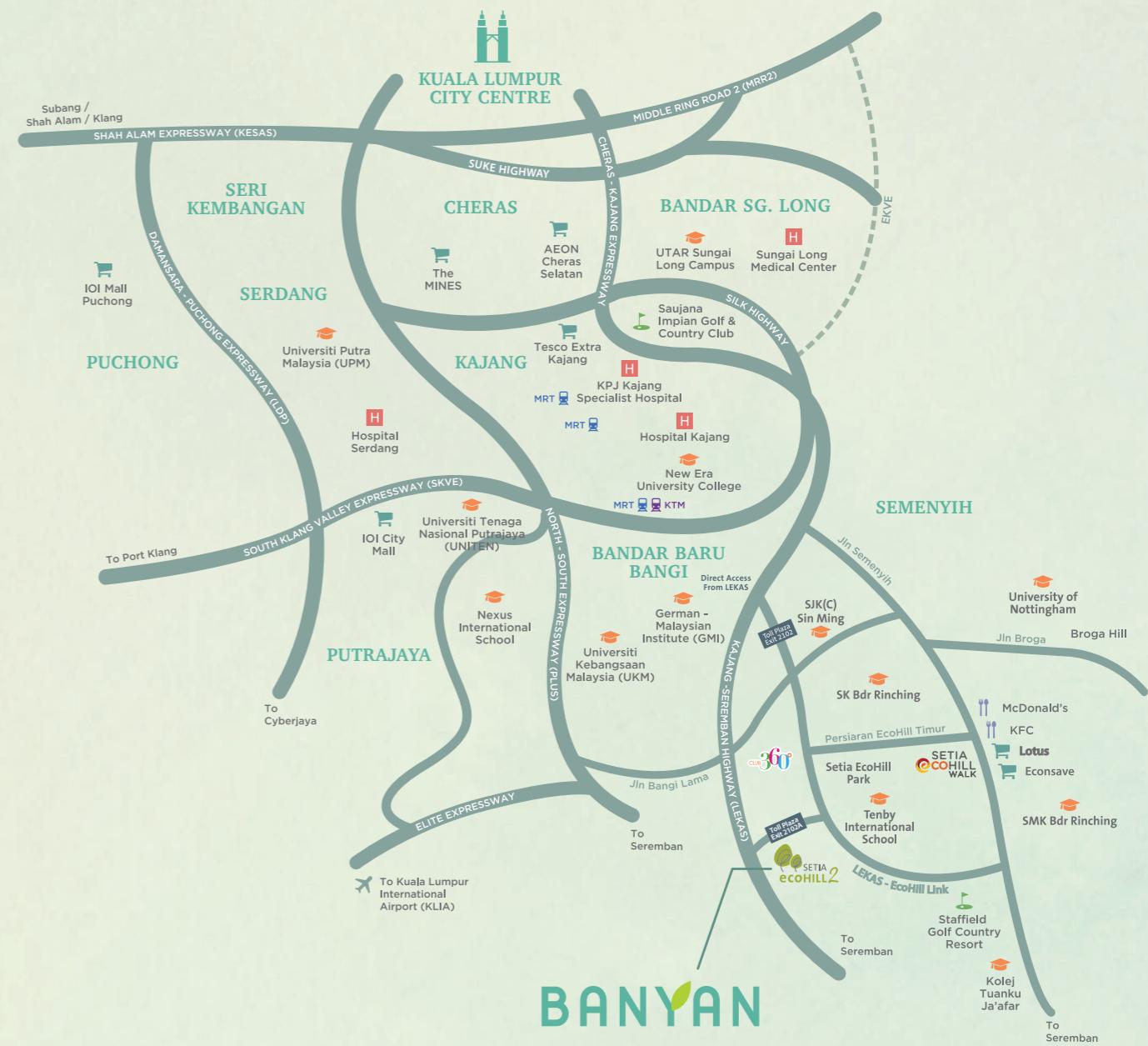
**SPECIFICATIONS**

<b>STRUCTURE</b>	Reinforced Concrete	
<b>WALL</b>	Brickwall / Precast Concrete Panel Wall / Masonry Wall	
<b>ROOFING MATERIAL</b>	Reinforced Concrete Slab / Metal Deck Roof / Roof Tiles (Type F1a, F1c, F1d, F2a, F2c & F2d only)	
<b>ROOF FRAMING</b>	Metal Truss	
<b>CEILING</b>	Skim Coat / Plaster Ceiling	
<b>WINDOWS</b>	Aluminium Framed Glass Window	
<b>DOORS</b>	Main Entrance : Timber Door Others : Aluminium Framed Glass Sliding Door / Flush Door / Louvre Door	
<b>IRONMONGERY</b>	Provided	
<b>WALL FINISHES</b>	Kitchen : 1500mm High Ceramic Wall Tiles Master Bath / Bath 2 / Bath 3 / Bath 4 (Corner/End Lot only) : 2700mm High Ceramic Wall Tiles Others : Plaster & Paint to Ceiling Height	
<b>FLOOR FINISHES</b>	Foyer / Living / Dining / Kitchen / Guest Room 4 : Porcelain Tiles Yard : Ceramic Tiles Master Bath / Bath 2 / Bath 3 / Bath 4 (Corner/End Lot only) : Ceramic Tiles Utility : Ceramic Tiles Staircase / Family Hall : Laminated Timber Floor Master Bedroom / Bedroom 2 / Bedroom 3 : Laminated Timber Floor Terrace (Corner/End Lot only) : Porcelain Tiles Apron : Porcelain Tiles (Corner/End Lot only) / Ceramic Tiles (Intermediate Lot only) Car Porch : Porcelain Tiles Others : Cement Render	
<b>SANITARY &amp; PLUMBING FITTINGS</b>	<b>Intermediate Lot</b>	<b>Corner / End Lot</b>
WC	3	4
Wash Basin	3	4
Shower	3	4
Kitchen Sink	1	1
<b>ELECTRICAL INSTALLATIONS</b>	<b>Intermediate Lot</b>	<b>Corner / End Lot</b>
13 Amp Plug Point	22	22
Lighting Point	21	22
Air-Conditioning Point	2	2
Fan Point	7	7
TV Point	1	1
Gate Light Point	1	1
Water Heater Point	3	4
Door Bell Point	1	1
Auto Gate Point	1	1
<b>INTERNAL TELECOMMUNICATION TRUNKING AND CABLING</b>	<b>Intermediate Lot</b>	<b>Corner / End Lot</b>
Fibre Wall Socket	1	1
<b>FENCING</b>	Fencing, Refuse Chamber and Letter Box	
<b>TURFING</b>	Provided	



**Nestled in the  
soothing embrace  
of nature.**

Banyan, Setia EcoHill 2 is strategically located in Semenyih, Selangor. It is well connected with the city center via Kajang Seremban Highway. The LEKAS-EcoHill Link and other connecting roads provide convenient ways to nearby suburbs, where public amenities and useful infrastructure are readily available.



Award-winning 18-acre Adventure Park

17-acre South Creek Community Park