

CLASSIC HOMES IN HARMONIOUS STYLE

CHORUS

22' X 70'
DOUBLE-STORY TERRACE HOMES



Master of WORLD-CLASS RESULTS

Since its incorporation in 1974, S P Setia is recognised as one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail developments.

S P Setia has a record-breaking list of accolades under its belt:

- The only Malaysian developer to have received seventeen FIABCI World Gold Prix d'Excellence Awards by the International Real Estate Federation (FIABCI),
 - Seventeen FIABCI Malaysia Property Awards,
 - 14th-time No.1 in The Edge Malaysia Top Property Developers Awards.

The Group is well established in the key economic centres of Malaysia, namely Klang Valley, Johor Bahru, Penang, and Sabah. Its international reach now includes six countries which are Vietnam, Australia, Singapore, China, the United Kingdom and Japan.

Guardian of GREEN SERENITY

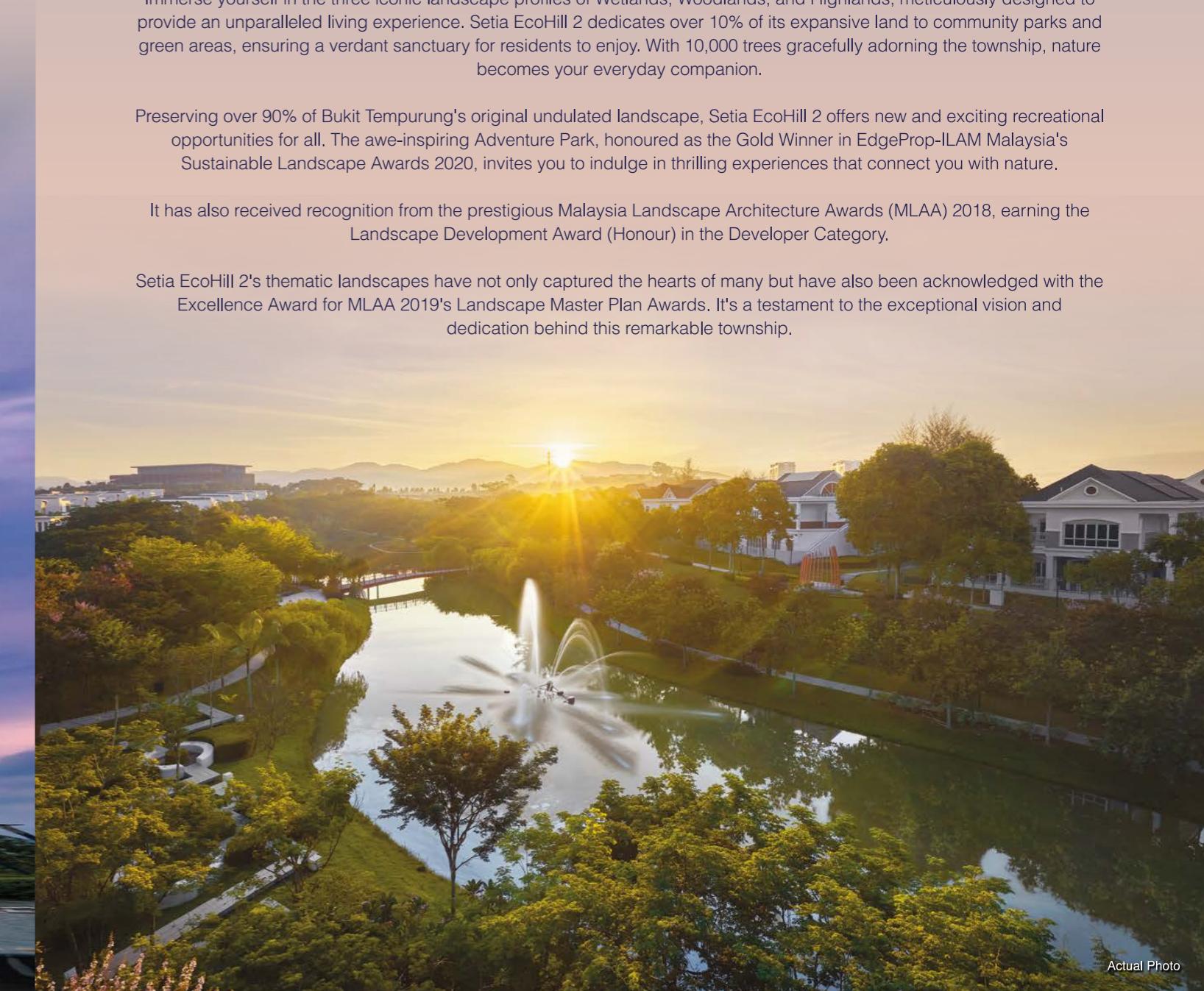
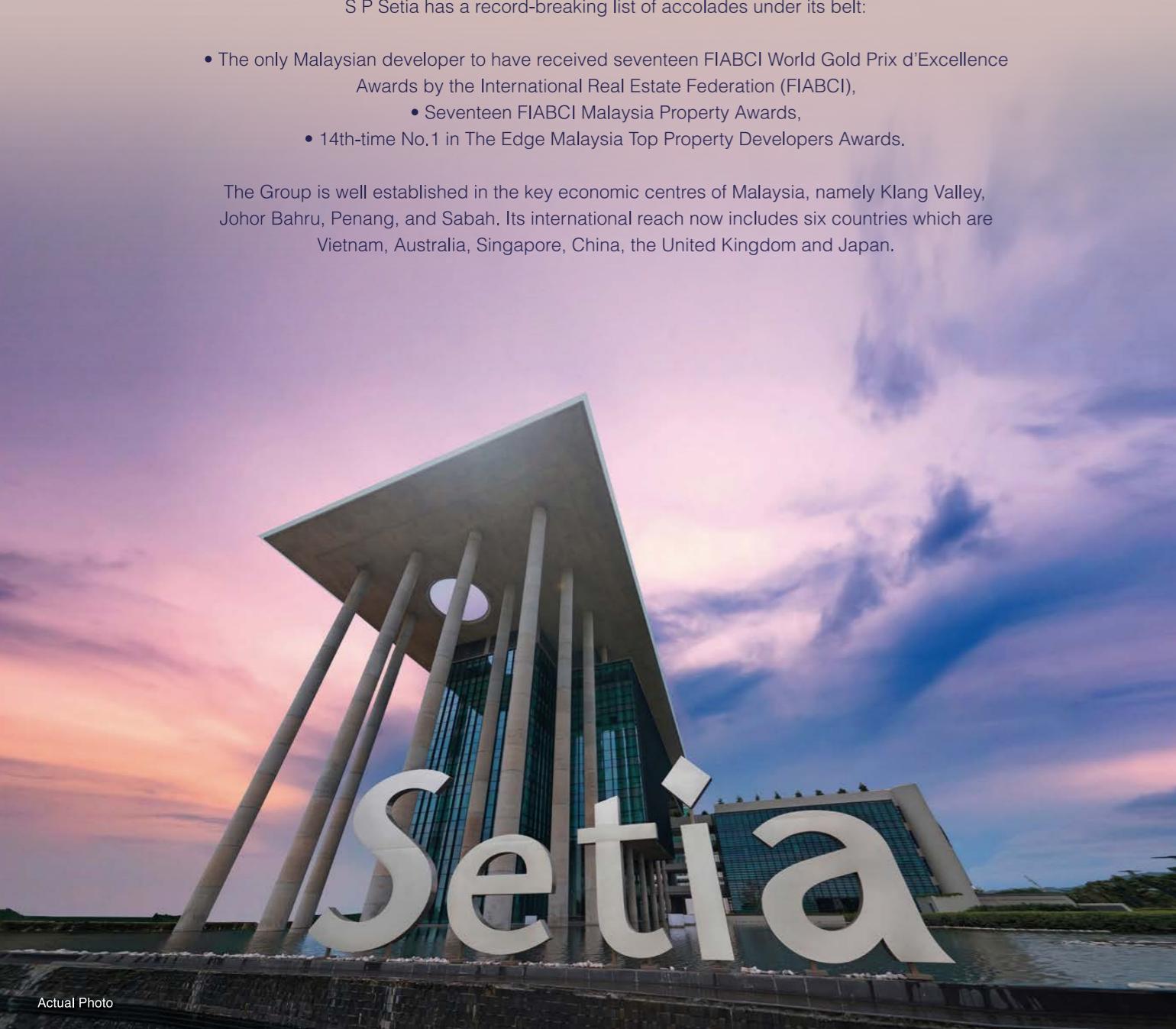
Inspire your every day with the symphony of greenery and breathtaking landscapes of Setia EcoHill 2 in Semenyih. Embrace the beauty of nature within this sprawling 1,010-acre masterpiece from S P Setia's renowned Eco-series, where a harmonious living environment awaits.

Immerse yourself in the three iconic landscape profiles of Wetlands, Woodlands, and Highlands, meticulously designed to provide an unparalleled living experience. Setia EcoHill 2 dedicates over 10% of its expansive land to community parks and green areas, ensuring a verdant sanctuary for residents to enjoy. With 10,000 trees gracefully adorning the township, nature becomes your everyday companion.

Preserving over 90% of Bukit Tempurung's original undulated landscape, Setia EcoHill 2 offers new and exciting recreational opportunities for all. The awe-inspiring Adventure Park, honoured as the Gold Winner in EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2020, invites you to indulge in thrilling experiences that connect you with nature.

It has also received recognition from the prestigious Malaysia Landscape Architecture Awards (MLAA) 2018, earning the Landscape Development Award (Honour) in the Developer Category.

Setia EcoHill 2's thematic landscapes have not only captured the hearts of many but have also been acknowledged with the Excellence Award for MLAA 2019's Landscape Master Plan Awards. It's a testament to the exceptional vision and dedication behind this remarkable township.



A CONNECTED *Melody*

The integrated township of Setia EcoHill 2 connects residents to their everyday conveniences and doorstep amenities in just a short walk and drive.

Let nature's tunes and songs inspire the way we live and our pace of life.

Chorus at Setia EcoHill 2 is a cohesive collection of terrace homes designed for families to live their dream lifestyle in the embrace of nature.

CLUB 360

STARBUCKS RESERVE

5.0 KM

SETIA ECOHILL PARK

5.4 KM

TENBY INTERNATIONAL SCHOOL

5.9 KM

ECOHILL TAIPAN

6.0 KM

SETIA ECOHILL WALK

6.1 KM

UNIVERSITY OF NOTTINGHAM

10.0 KM

2.0 KM

17-ACRE SOUTH CREEK TOWN PARK

2.5 KM

PETRONAS PETROL STATION

3.0 KM

18-ACRE ADVENTURE PARK

3.0 KM

JAYA GROCER SEMENYIH

3.0 KM

STARBUCKS RESERVE

3.0 KM

The Charming

SONGS AND SOUNDS OF
MUSICAL GARDEN

As the name of the collection goes, Chorus is a charming neighbourhood inspired by the interesting elements of music. From the high notes of a soprano comes an upbeat interactive playscape; from the low bass comes a calming walking trail for leisure strolls.

And just like every song, the chorus speaks volume for the song title and brings the essence of the song to life.

Discover a new sense of rhythm in life when you make Chorus your home.





FAMILY-FRIENDLY OUTDOOR *Adventures*

Whether it is a morning walk in the park or an evening playtime with the little ones, there is an array of interesting stops and pavilions for the residents to rest and relax. Football field, playground, jogging track and cycling track around the Musical Garden are a welcoming spot for all ages to engage in active pursuits.

Experience the great outdoors with the enclave's amazing placemaking design.



2.
A MELODIOUS
Homecoming

The guarded sanctuary is equipped with professional security systems, including a single entry and exit, 24-hour surveillance and patrol to ensure the residents enjoy peace of mind.

Speed bumps dot around the neighbourhood to reduce speeding and to keep the residents safe when exploring the outdoors.



Artist's Impression

Exquisite FORM AND FUNCTION

With a contemporary design approach in mind, Chorus breaks away from the conventional linked house setting with its intentional earthy toned façade design that features a modernist box frame enhanced by a darker backwall. Chorus's dynamic silhouette is also formed by adding interchanging single pitched roof between units as a soft touch towards the façade to break the monotonous design.



Artist's Impression



Fully Extended
Homes



Next to 3.5-acre
Musical Garden



Freehold
Individual Title



Modern
Contemporary
Design

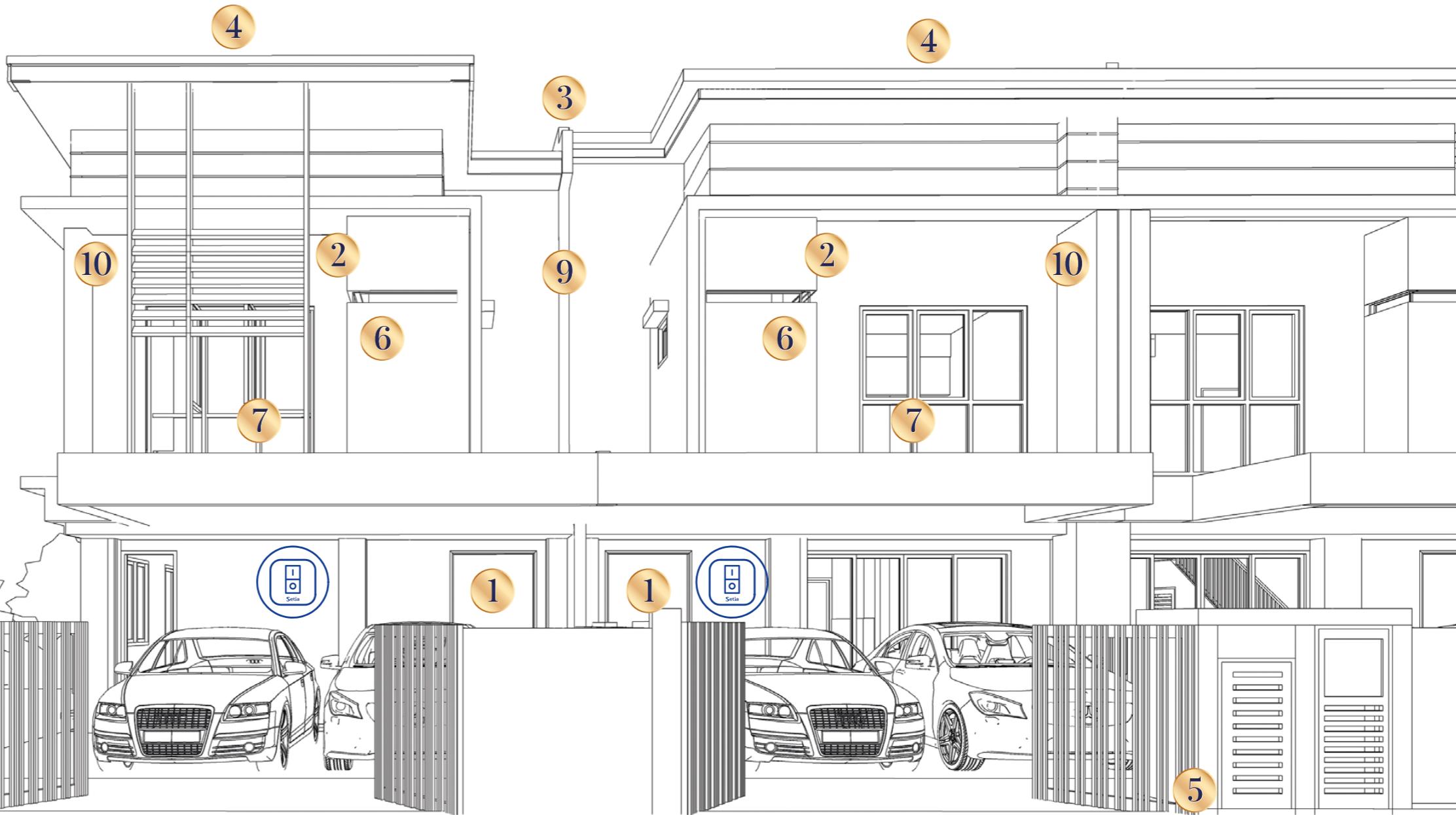


4 Bedrooms +
4 Bathrooms



EXCLUSIVE GREEN SWITCH

Residents can switch off all general lightings in just one click on the master switch, otherwise known as the Green Switch.



Sustainable LIVING MADE MODERN

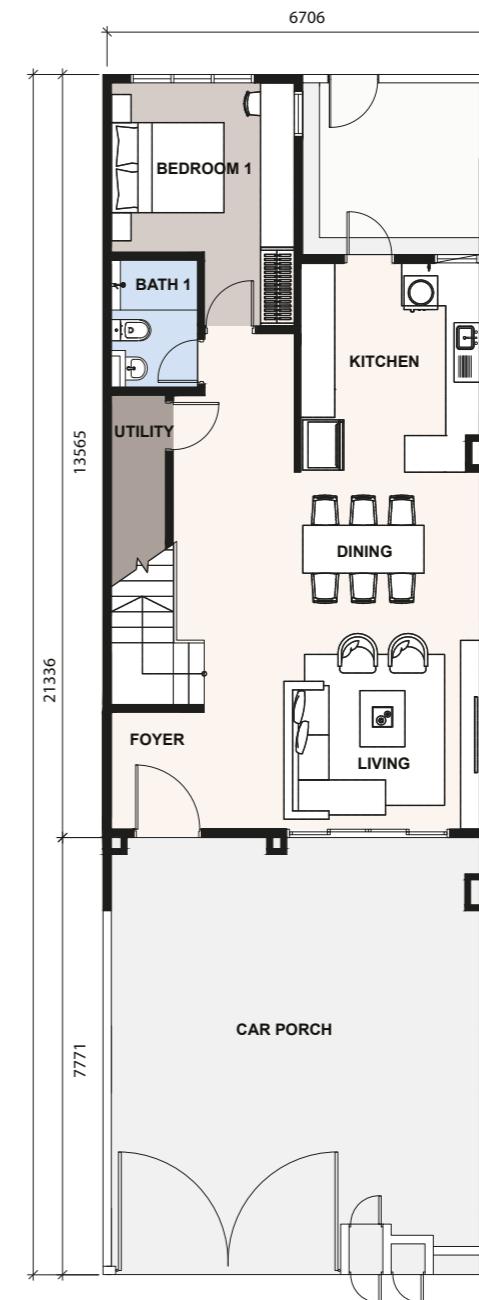
The desirable classic comfort of a home is enhanced with sustainable features to help families achieve balance in everyday life and to contribute to preserving nature.

- 1 Smart Digital Lockset for Main Door
- 2 Alarm System
- 3 Backyard Garden (10 ft)
- 4 Fully Extended
- 5 Auto Gate Power Point
- 6 Water Pump Power Point
- 7 Laminated Timber Flooring for Staircase & First Floor
- 8 Side Garden (Corner & End Lot)
- 9 Water Heater Points for All Bathrooms
- 10 Air-Conditioning Point

Chorus 1



Built-up Size: 2,080 Sqft
 4 Bedrooms | 4 Bathrooms
 2 Store Rooms | 1 Family Area



GROUND FLOOR

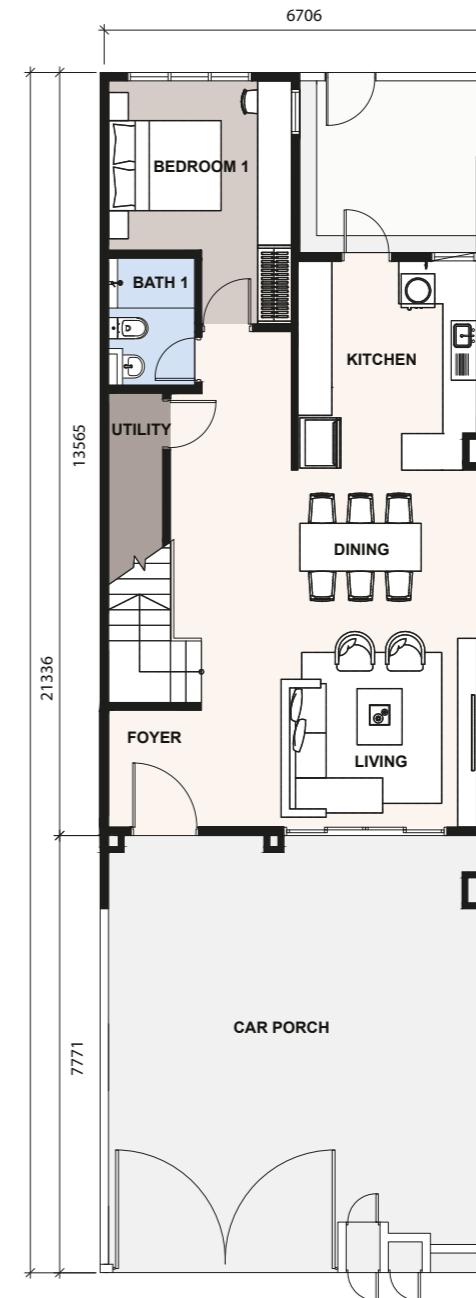


FIRST FLOOR

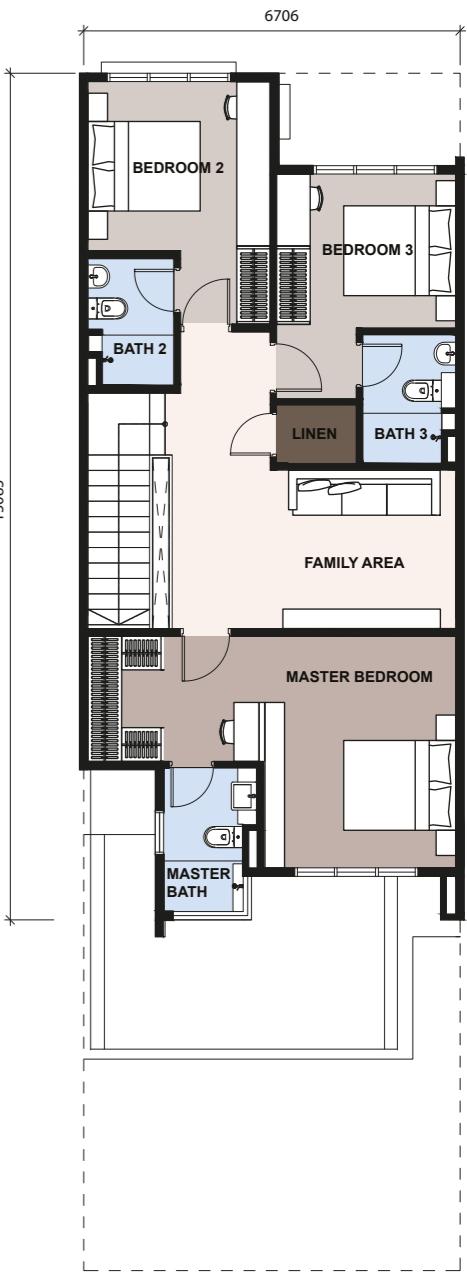
Chorus 2



Built-up Size: 2,080 Sqft
 4 Bedrooms | 4 Bathrooms
 2 Store Rooms | 2 Family Area



GROUND FLOOR

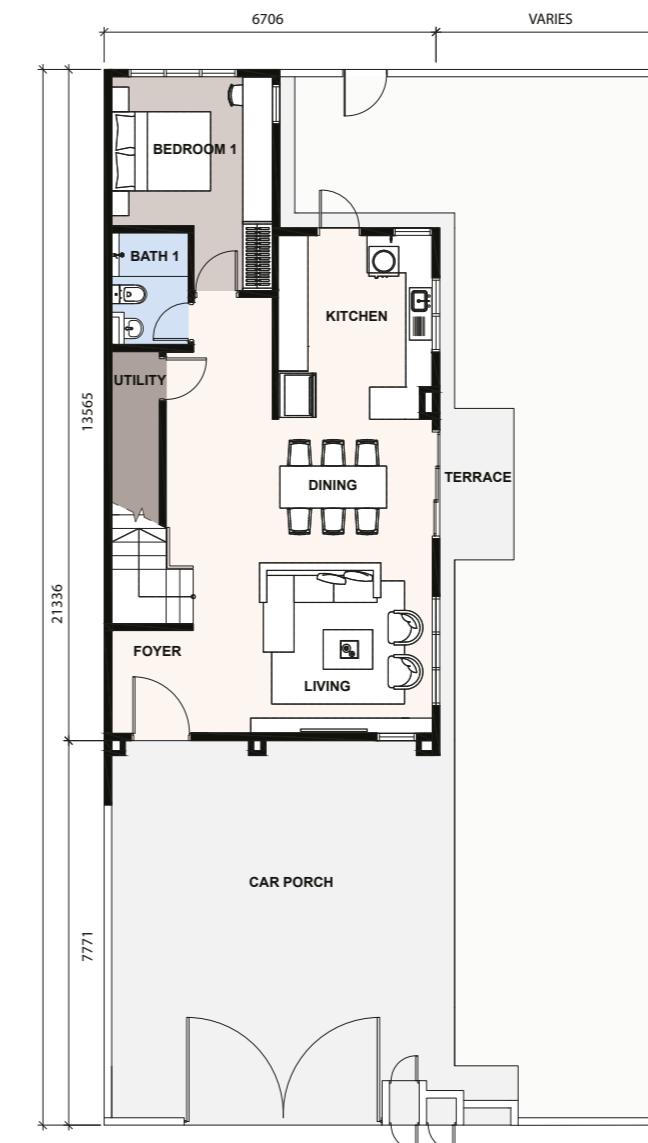


FIRST FLOOR

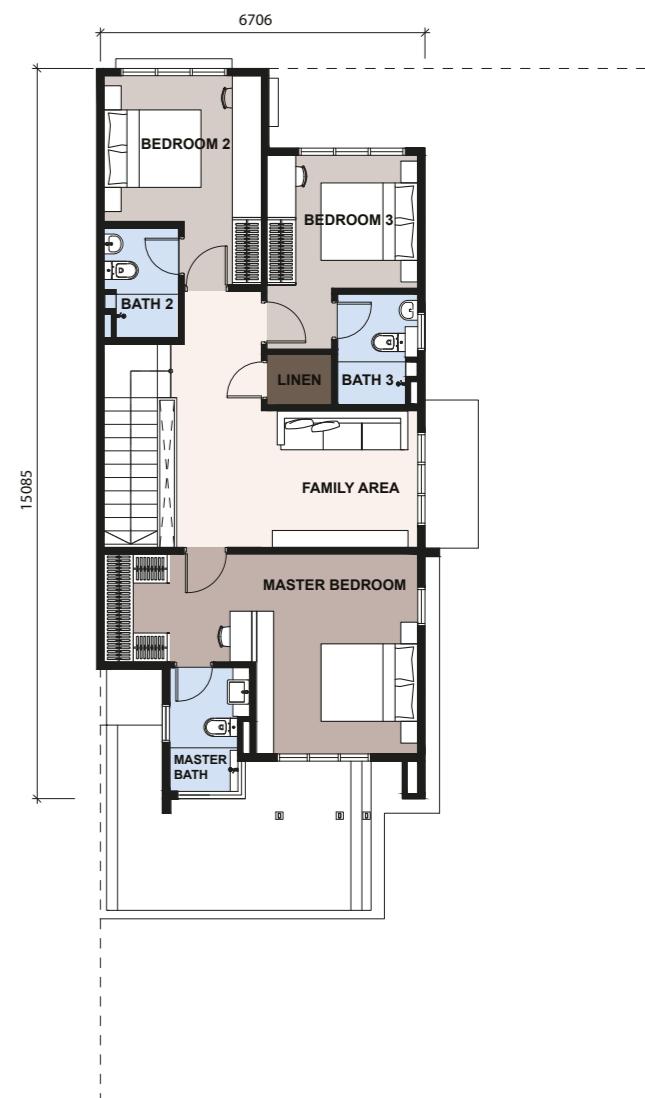
Chorus 3



Built-up Size: 2,159 Sqft
 4 Bedrooms | 4 Bathrooms
 2 Store Rooms | 2 Family Area



GROUND FLOOR



FIRST FLOOR

Site Plan



Specifications

Structure	- Reinforced Concrete
Wall	- Brickwall / Precast Concrete Panel Wall
Roofing Material	- Metal Deck Roof / Reinforced Concrete Slab
Roof Framing	- Metal Truss
Ceiling	- Skim Coat / Plaster Ceiling
Windows	- Aluminium Framed Glass Window
Doors	<ul style="list-style-type: none"> - Main Entrance : Timber Door Others : Aluminium Framed Glass Sliding Door / Flush Door / Louvred Door
Ironmongery	- Provided
Wall Finishes	<ul style="list-style-type: none"> - Kitchen : 1500mm High Ceramic Tiles Master Bath / Bath 1 / Bath 2 / Bath 3 : 2700mm High Ceramic Tiles Others : Plaster and Paint to Ceiling Height
Floor Finishes	<ul style="list-style-type: none"> - Foyer / Living / Dining / Kitchen : Porcelain Tiles Utility : Ceramic Tiles Terrace (Chorus 3 only) : Porcelain Tiles Master Bedroom / Bedroom 2 / Bedroom 3 : Laminated Timber Floor Linen : Laminated Timber Floor Family Area (Chorus 2 & 3 only) : Laminated Timber Floor Bedroom 1 : Porcelain Tiles Master Bath / Bath 1 / Bath 2 / Bath 3 : Ceramic Tiles Car Porch : Porcelain Tiles Staircase : Laminated Timber Floor Others : Cement Render
Sanitary & Plumbing Fittings	- 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink

	Chorus 1 (Intermediate Unit)	Chorus 2 (Intermediate Unit)	Chorus 3 (Corner/ End Unit)
Electrical Installation	<ul style="list-style-type: none"> - Power Point 22 Lighting Point 25 Air-Conditioning Point 3 Fan Point 6 TV Point 1 Gate Light Point 1 Water Heater Point 4 Water Pump Point 1 Door Bell Point 1 Auto Gate Point 1 	<ul style="list-style-type: none"> 22 25 3 7 1 1 4 1 1 1 	<ul style="list-style-type: none"> 22 25 3 7 1 1 4 1 1 1
Internal Telecommunication Trunking and Cabling	- Fibre Wall Socket 1	1	1
Fencing	- Fencing, Refuse Chamber and Letter Box		
Turfing	- Provided		



Call 603 8724 2255

SETIA ECOHILL 2 SDN BHD (199801010090)

Setia Ecohill Welcome Centre

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 Setia Ecohill
Welcome Centre

Stay Together. Stay Setia
livelearnworkplay

 **Setia**
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