




CASAVILLE



*Enrich your life with
absolute comfort*



Single Storey Bungalow
52' x 90'

Setia

MASTER OF WORLD-CLASS RESULTS

With a rich history dating back to 1974, S P Setia Berhad has established itself as a dominant force in the property development industry. As one of Malaysia's leading listed real estate players, the Group has built an impressive portfolio that encompasses a diverse range of projects, including townships, eco-sanctuaries, luxury enclaves, high-rise residences, and commercial developments.

Setting the bar for excellence, S P Setia is the proud recipient of 17 FIABCI World Gold Prix d'Excellence Awards, making it the only Malaysian developer to achieve such recognition from the esteemed International Real Estate Federation (FIABCI). Additionally, the Group has garnered 17 FIABCI Malaysia Property Awards to date. In 2022, S P Setia secured the coveted No.1 spot in The Edge Malaysia Top Property Developers Awards for an unprecedented 14th time, a testament to its unwavering commitment to delivering exceptional projects.

Harnessing its expertise, S P Setia has cemented its presence in Malaysia's key economic centers, namely the Klang Valley, Johor Bahru, Penang, and Sabah. Moreover, the Group has expanded its international footprint, with notable projects in Vietnam, Australia, Singapore, China, the United Kingdom, and Japan.

With a steadfast commitment to excellence and an unwavering focus on delivering quality developments, S P Setia Berhad continues to lead the industry, driving growth and setting new benchmarks for success.



LIVE GREEN

Setia EcoHill is a 673-acre award-winning township that lives by the philosophy of 'Live Green!' and it is one of the finest from the holistic Setia Eco-series. 10% of the development is reserved as green zones including a tree museum and engineered waterways to rehabilitate ecosystem.

A testament to their philosophy, Setia EcoHill was awarded the Honour Award by Malaysia Landscape Architecture Awards (MLAA) 2016 for Grassland Park & Oriental Garden, and received the MLAA 2017 Excellence Award for EcoHill Park.

Saraca of Setia EcoHill was crowned with the Quality Excellence Award by The Construction Industry Development Board (CIDB) in 2017, and EcoHill Park was awarded with a Merit by Malaysia Institute of Planner Excellence Awards (MIPPEA) in 2018.

Setia EcoHill Walk, the premier integrated shopping destination in Semeniyh, garnered the esteemed Landscape Masterplan Honour Award in the Developer Category during the 2022 Malaysia Landscape Architects Awards.



No Lesen Pemaju: 13243/11-2028/1350(R) | Tempoh Sah: 26/11/2023 - 25/11/2028 | Permit Iklan dan Jualan: 13243-27/03-2026/0260(N)-(L) | Tempoh Sah: 25/03/2024 - 24/03/2026 | Jenis Hakmilik Tanah: Pegangan Bebas | Bebanan Tanah: GADAIAN kepada Alliance Investment Bank Berhad | Penguasa Kebenaran: Majlis Perbandaran Kajang (MPKJ) | No Rujukan Pelan Bangunan: Bil.(19) dlm.MPKJ 2/P/40/2022 | Jangka Siap: Apr 2026 | Jumlah Unit: 38 unit | Keluasan Binaan: Casaville 1: 1,994 kps; Casaville 2: 2,075 kps | Harga Minima: RM 1,644,000 | Harga Maksima: RM 1,837,000 | Jenis Hartanah: Rumah Sesebuah 1 Tingkat | Sekatan-sekatan Kepentingan: Tiada | Diskaun bagi Bumiputra: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

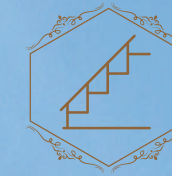


Enrich your life with *absolute comfort*

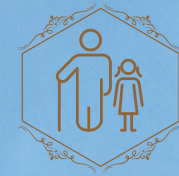
Spacious and elegant single storey bungalow located in the coveted address of Setia EcoHill. Designed with comfort in mind, for family to nurture love and grow together. A home dreamt by many.



Classy English
Concept



Stair-Free
Home



Children & Elderly
Friendly



Next to
Award-Winning Park



24-hour
Security



Nearby
Commercial Area





*Beautifully
landscaped gardens
and wide open space to
relax and unwind*



Create a garden of your dream, mini playground for children to run and play, or a spot for BBQ and hi-teas for family gathering. An open 18-foot canvas ready for your masterpiece ideas.



*Where Elegance
Meets Comfort
- Spacious Bedroom -*



Walk into the calm and breezy family area or wrap yourself in the comfortable cocoon of warm bedrooms. All ready to rejuvenate and revitalize your spirit. Come home to unwind within the comfort of spaces that you love.

*Combining Convenience
with Quality
- Stunning Living Spaces -*



Smart ideas brings forth exquisite design to complement an elegant home. Living spaces flawlessly laid out to highlight every cozy nooks and enticing corners.



Championing Sustainable Environment



Striving to ensure a sustainable environment is part of our main priority. Advanced green technology coupled with pristine gardens and greeneries goes hand-in-hand in creating the haven of Casaville.

- **Smart Lock**
Manage your family home access & eliminate the inconvenience of carrying keys.
- **Solar PV**
Save electricity bill with the heat of mother nature.
- **Green Switch**
1 hassle-free switch to off your home lights & fan.
- **Rainwater Harvesting System**
Alternative rainwater source for gardening / cleaning.
- **Box 366**
Enjoy safe food & parcel delivery with dedicated compartment.
- **EV Port**
Readily available to embrace a greener future.
- **Industrialised Building System (IBS)**
Construction method that improve efficiency and increase the quality of the final product.



FLOOR PLAN

CASAVILLE F1

Land size : 52' x 90' | Built-up : 1,994 sq.ft |  : 3 Bedrooms |  : 3 Bathrooms



FLOOR PLAN

CASAVILLE F2

Land size : 52' x 90' | Built-up : 2,075 sq.ft |  : 3 Bedrooms |  : 3 Bathrooms



SITE PLAN



Located in the coveted nucleus of Setia EcoHill, Casaville is dotted with lush parks, serene lakes and surrounded by tranquility while facilities are aplenty. A choice home not to be missed.



Legend

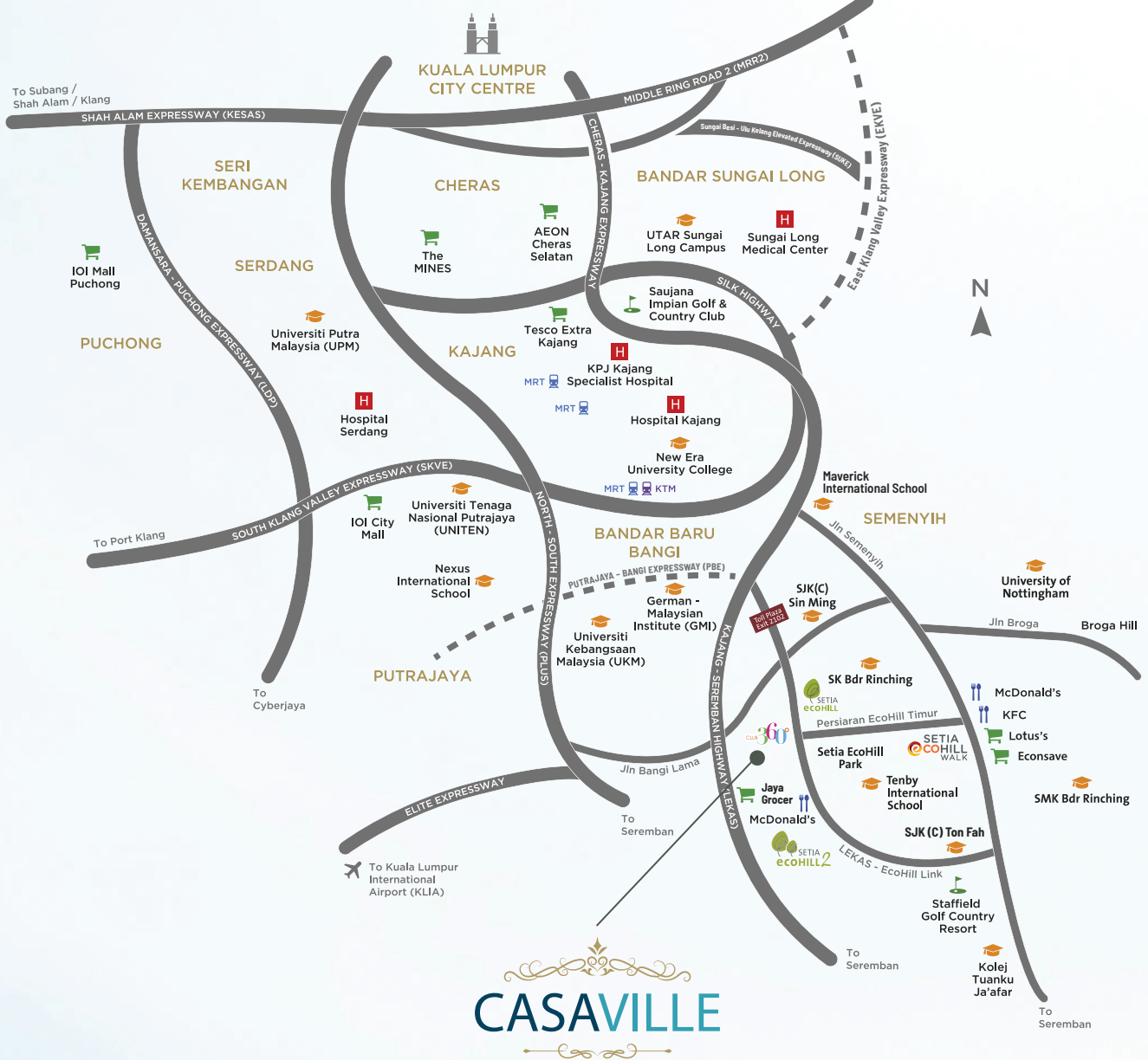
CASAVILLE F1 CASAVILLE F2

SPECIFICATIONS



STRUCTURE	Reinforced Concrete		
WALL	Brickwall / Precast Concrete Panel Wall		
ROOFING MATERIAL	Roof Tiles		
ROOF FRAMING	Metal Truss		
CEILING	Skim Coat / Plaster Ceiling		
WINDOWS	Aluminium Framed Glass Window		
DOORS	Main Entrance	: Timber Door	
	Others	: Aluminium Framed Glass Sliding Door / Flush Door / Louvered Door	
IRONMONGERY	Provided		
WALL FINISHES	Dry Kitchen / Wet Kitchen	: 1500mm High Porcelain Tiles	
	Master Bath / Bath 2 / Bath 3	: 2700mm High Porcelain Tiles	
	Others	: Plaster / Skimcoat and Paint to Ceiling Height	
FLOOR FINISHES	Foyer / Living / Dining / Dry Kitchen	: Porcelain Tiles	
	Wet Kitchen	: Porcelain Tiles	
	Yard (Type F2 only)	: Porcelain Tiles	
	Master Bedroom / Bedroom 2 / Bedroom 3	: Timber Floor	
	Master Bath / Bath 2 / Bath 3	: Porcelain Tiles	
	Terrace / Apron	: Homogeneous Tiles	
	Car Porch	: Homogeneous Tiles	
	Linen 1 & 2	: Porcelain Tiles	
	Others	: Cement Render	
SANITARY & PLUMBING FITTINGS	3 WCs / 3 Wash Basins / 3 Showers / 1 Kitchen Sink		
ELECTRICAL INSTALLATIONS		CASAVILLE F1	CASAVILLE F2
	Power Point	21	23
	Lighting Point	26	24
	Air-conditioning Point	4	4
	Fan Point	5	5
	TV Point	1	1
	Water Heater Point	2	2
	Water Pump Point	1	1
	Door Bell Point	1	1
	Intercom Point	1	1
	Electric Hot Water Storage System (Master Bath only)	1	1
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		CASAVILLE F1	CASAVILLE F2
	Fibre Wall Socket	1	1
FENCING	Fencing, Refuse Chamber and Letter Box		
TURFING	Provided		





Setia
eGreenLiving



Smart Lock



Solar PV



Green Switch



Rainwater Harvesting System



Box 366



EV Port Ready



Industrialised Building System (IBS)

Stay Together. Stay Setia
livelearnworkplay

Call 03 8724 2255

SETIA ECOHILL SDN BHD (201001019878 (903607-T))
Setia EcoHill Welcome Centre
Kelab 360, No.1, Persiaran Ecohill Barat, Setia Ecohill,
43500 Semenyih, Selangor Darul Ehsan.
FAX 03 8724 2525 EMAIL ecohill@spsetia.com

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