

2-STOREY
SEMI-DETACHED HOMES
38' X 80'

HARUMI^{RESIDENCES}

SERENITY MEETS MODERNITY

Setia

Master Of World-Class Results

Since its incorporation in 1974, S P Setia has been a household name in the property development industry. The Group 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 is the only Malaysian developer to have received 17 FIABCI World Gold Prix d'Excellence Awards from the International Real Estate Federation (FIABCI) and 17 FIABCI Malaysia Property Awards to date. In 2022, S P Setia was ranked No.1 in The Edge Malaysia Top Property Developers Awards for a record-breaking 14th time, the only developer to have achieved this feat since the inception of the awards.

The Group is well-established in Malaysia's three key economic centres, namely Klang Valley, Johor Bahru and Penang, and has a project in Sabah. Its international reach now includes six countries: Vietnam, Australia, Singapore, China, the United Kingdom, and Japan.

Award-Winning Developer



17-TIME WINNER
FIABCI World
Prix d' Excellence
Awards (Gold)



17-TIME WINNER
FIABCI Malaysia
Property Awards



11-TIME WINNER
KINCENTRIC
Best Employer
MALAYSIA 2021
Formerly an Aon Best Employers
2013 Best of the Best - Malaysia
2011 Overall Best - Malaysia

Stay Together. Stay Setia
livelearnworkplay



Setia

Hills Of Semenyih



Life by the hills of Semenyih is a beautiful adventure when it is experienced at Setia EcoHill. Inspired by S P Setia's LiveLearnWorkPlay philosophy, the 673-acre award-winning township is one of the finest from the holistic Setia Eco-series.



As a green township, Setia EcoHill reserves more than 10% of the area (over 80 acres) as parkland and green spaces to create vibrant and diverse community in a landscaped, sustainable environment. This is one of the many ways this township contributes to sustainability.

Setia EcoHill is designed as an eco-township with the ideal setting for the community to create a self-sustaining lifestyle.

'Live Green!' is the philosophy that this township centres on, and its DNA is clearly reflected in its designs. The reserved green zones include a tree museum and engineered waterways to rehabilitate the original ecosystem.



Splendour Of A Springtime Wonder

As the name goes, Harumi Residences is the herald of spring 'Haru', where flowers blossom and life flourishes. Step into a realm of Japanese-inspired homes and experience an immersive lifestyle in the embrace of nature.



Private
garden



Guarded
community



Near award-
winning park



4+1
bedrooms



Double-volume
space



Open-plan
concept



500 m
Club 360

1.5 km
EcoHill Park

2 km
EcoHill Taipan &
Setia EcoHill Walk
Tenby International
School

3 km
Kajang-Seremban
Highway (LEKAS)

4 km
Lotus's
Semenyih

6 km
Jaya Grocer

Modern Legacy Written In Spring

Harumi Residences composes a harmonious ensemble of Semi-D homes, thoughtfully designed to provide spacious living for multigenerational families. Drawing inspiration from the vitality of spring, these homes beckon residents to explore the nearby parks conveniently accessible on foot or by cycling.



Crafted For The Best Comfort

Featuring an open-plan concept, conversations flow as seamlessly as the natural ventilation. Giving the space an incredibly voluminous illusion, the open-plan concept makes configuring spaces more flexible and versatile.



TYPE D1

2-STOREY
SEMI-DETACHED
HOMES 38' X 80'

BUILT-UP :
2,791 SQFT

4 + 1 BEDROOMS
5 BATHROOMS



Spring Into
A Modern Lifestyle



GROUND FLOOR



FIRST FLOOR

TYPE **D2**

2-STOREY
SEMI-DETACHED
HOMES 38' X 80'

BUILT-UP :
2,616 SQFT

4 BEDROOMS
4 BATHROOMS



A Unique Home
With A Familiar Touch



GROUND FLOOR



FIRST FLOOR

Practical Design For The Best Of Minimalist Living



① Ready with air-cond point and piping

② Centralised intercom system connecting to security room

③ 3-phase power supply

④ Laminated timber flooring for staircase

⑤ An innovative front garden design

⑥ Gateless concept that fits up to 4 cars via tandem parking

⑦ 10ft side garden

⑧ 22ft ceiling height at dining area (Type D1)

⑨ Rainwater harvesting system

⑩ Home alarm system

⑪ Water heater power point at all bathrooms

⑫ Full-height window

Minimalist living at Harumi Residences is seamlessly integrated with eco-friendly features and sustainable practices to ensure these residences not only endure changes but also adapt to the evolving needs of every resident.

Future-Proofing Homes



Industrialised Building System (IBS)

Sustainable building solution with components produced at a controlled site



Smart Lock

Highly secured keyless doors for peace of mind



Solar PV

To generate electricity to power all general electrical appliances



Green Switch

The master switch to switch off and on all general lightings and fans



Rainwater Harvesting System

Storing rainwater for various uses



Box 366

Contactless parcel and food delivery drop box



EV Port Ready

For charging EVs at home



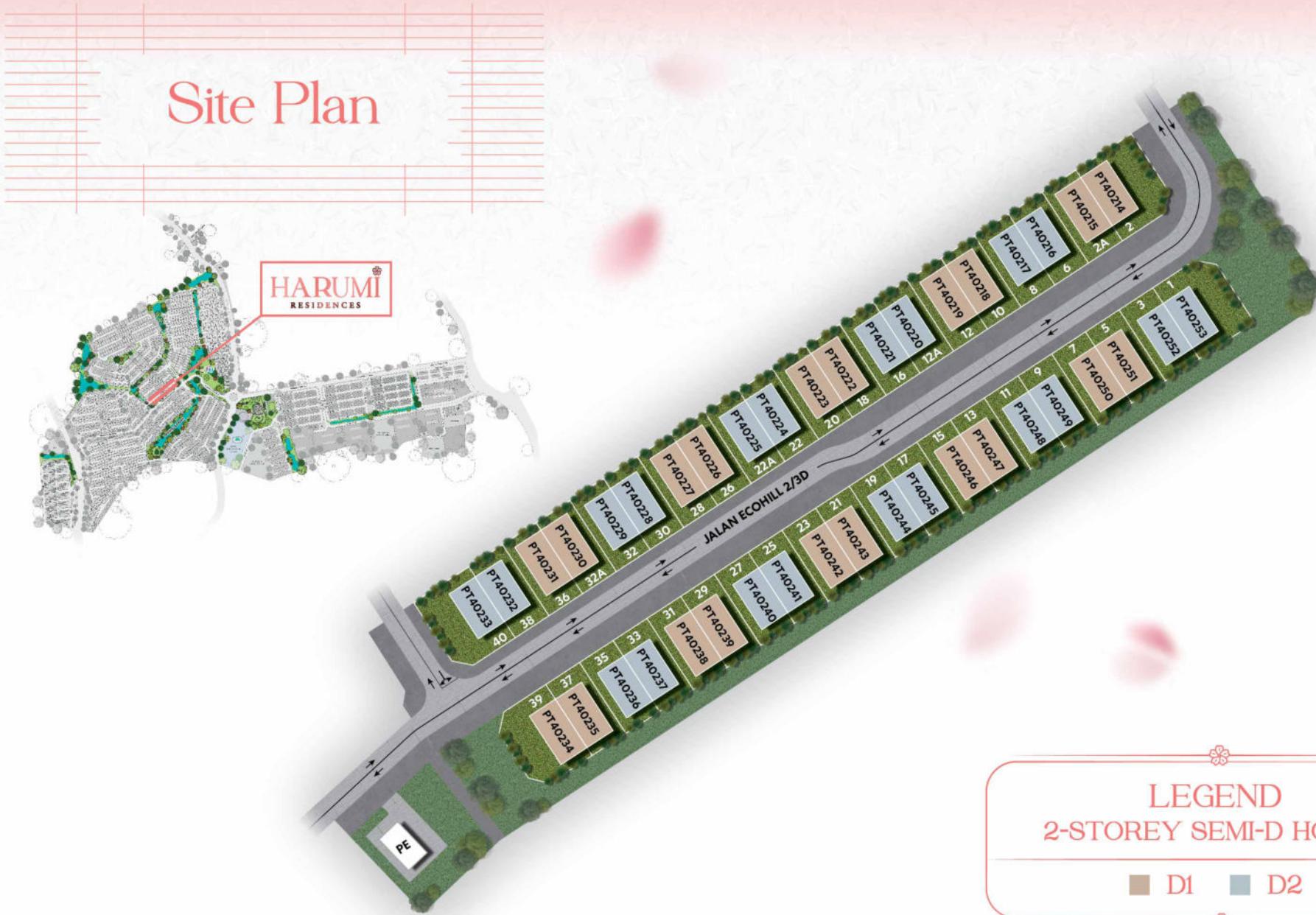


When it comes to privacy and comfort, Harumi Residences embodies the essence of luxury across its five bedrooms, each thoughtfully designed with its own en-suite bathroom. Contemporary living experience just got more comfortable and indulgent in these homes.

Specifications

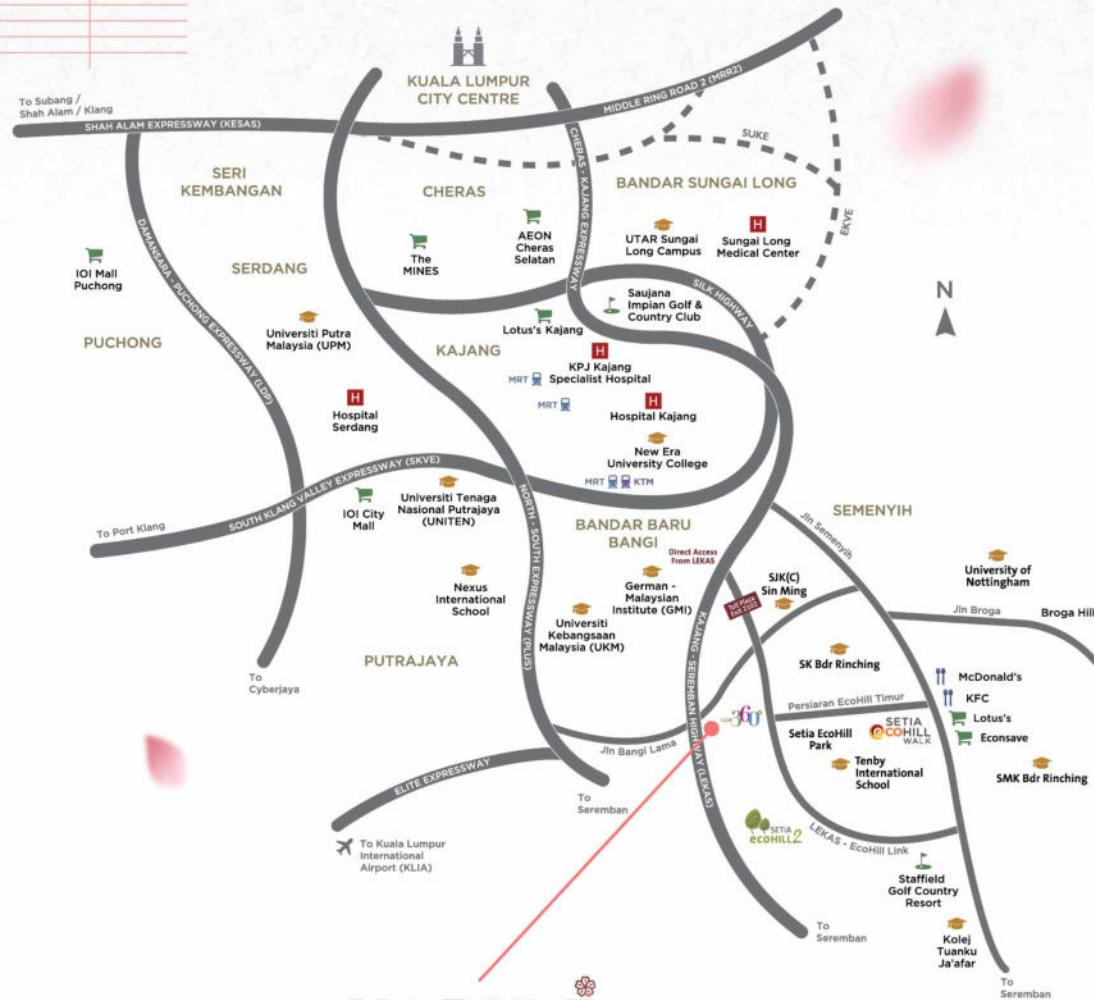
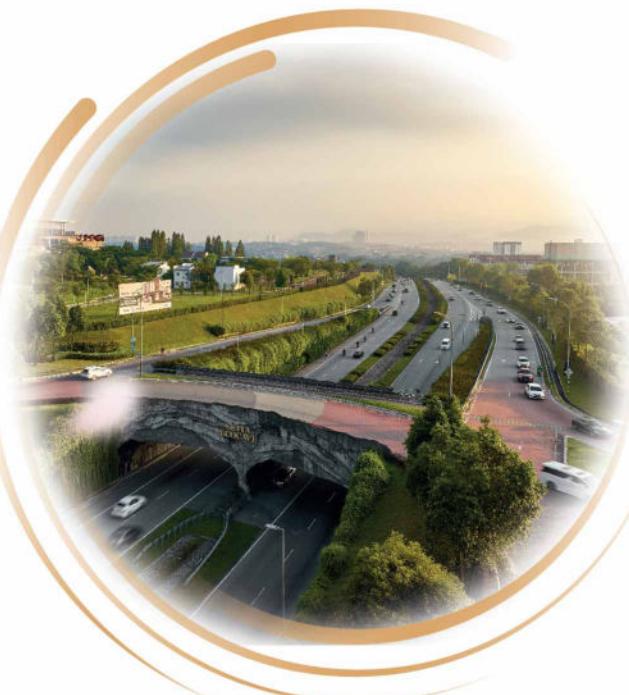
Structure	- Reinforced Concrete		
Wall	- Brickwall / Masonry Wall / Precast Concrete Panel Wall		
Roofing Material	- Roof Tiles Metal Roof (Type D1 Only)		
Roof Framing	- Metal Truss		
Ceiling	- Skim Coat / Plaster Ceiling		
Windows	- Aluminium Framed Glass Window		
Doors	- Main Entrance Others	: Timber Door : Aluminium Framed Glass Sliding Door / Flush Door / Louvered Door	
Ironmongery	- Provided		
Wall Finishes	- Kitchen Master Bath / Bath 4 Bath 2 / Bath 3 Bath 5 (Type D1 Only) Others	: 1500mm High Porcelain Tiles : 2700mm High Porcelain Tiles : 2700mm High Ceramic Tiles : 2700mm High Ceramic Tiles : Plaster / Skim Coat and Paint to Ceiling Height	
Floor Finishes	- Foyer / Living / Dining / Bedroom 4 Kitchen Yard (Type D1 Only) Utility 1 Utility 2 / Bath 5 (Type D1 Only) Linen (Type D2 Only) Master Bedroom / Bedroom 2 / Bedroom 3 / Family Area Master Bath / Bath 4 Bath 2 / Bath 3 Terrace 1 / Terrace 2 Car Porch / Apron Others	: Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Ceramic Tiles : Ceramic Tiles : Porcelain Tiles : Laminated Timber : Porcelain Tiles : Ceramic Tiles : Porcelain Tiles : Porcelain Tiles : Cement Render	
Sanitary & Plumbing Fittings	- Type D1 Only : 5 WCs / 6 Wash Basins / 5 Showers / 1 Kitchen Sink Type D2 Only : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink		
Electrical Installations	- Power Point - Lighting Point - Air-Conditioning Point - Fan Point - TV Point - Instant Water Heater Point - Isolator Booster Pump - Door Bell Point - Isolator For EV Charger - Intercom Point	D1 23 30 6 6 1 5 1 1 1 1 1	D2 22 29 6 7 1 4 1 1 1 1 1
Internal Telecommunication	- Fibre Wall Socket	1	1
Trunking and Cabling			
Fencing	- Fencing, Refuse Chamber and Letter Box		
Turfing	- Provided		

Site Plan



When Traveling Becomes A Breeze

Nestled within the integrated community of Setia EcoHill, Harumi Residences offers residents a myriad of lifestyle amenities, entertainment options, and everyday conveniences. Travel seamlessly on the LEKAS-EcoHill Link, and the city centre and established neighbouring towns are just a brief drive away.



HARUMI
RESIDENCES



Setia
eGreenLiving



Stay Together. Stay Setia
livelearnworkplay

Call 603 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.
F 603 8724 2525 E ecohill@spsetia.com www.setiaecohill.com

 **Setia EcoHill**
Welcome Centre

No lesen Pemaju: 13243/11-2028/1350(R) | Tempoh Sah: 26/11/2023 – 25/11/2028 | Permit Iklan dan Jualan: 13243-26/09/2026/0773(R)-(L) | Tempoh Sah: 26/09/2025 – 25/09/2026 | Jenis Hakmilik Tanah: Pegangan Bebas | Bebanan Tanah: GADAIAN kepada Alliance Investment Bank Berhad | Pengguna Kebenaran: Majlis Perbandaran Kajang (MPK) | No Rujukan Pelan Bangunan: Bil. (18) MPK 2/P/18/2022 | Jangka Siap: Julai 2025 | Jumlah Unit: 40 unit | Keluasan Binaan: Harumi D1: 2,791 kps; Harumi D2: 2,616 kps | Harga Minima: RM 1,478,000 | Harga Maksima: RM 1,859,000 | Jenis Hartanah: Rumah Berkembar 2 Tingkat | Sekatan-sekatan Kepentingan: Tiada | Diskaun bagi Bumiputra: 7%

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 and contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustration and pictures are artist's impression only. 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.

 **SETIA**
ecoHILL **Setia**