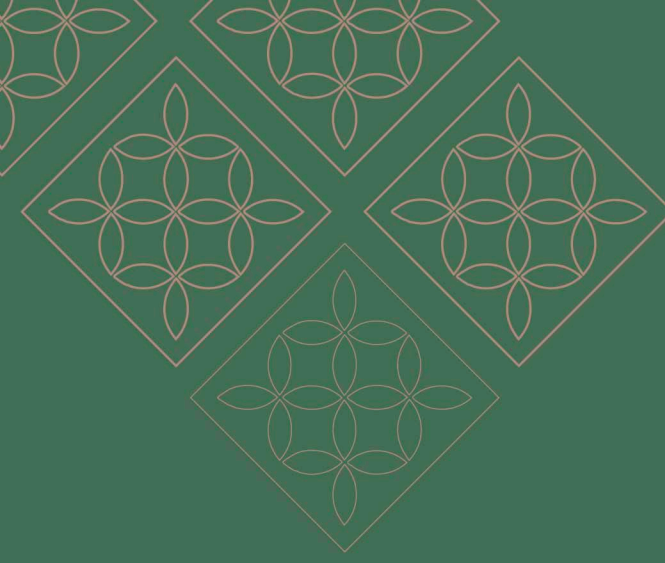


Damaira

TAPESTRY OF SERENE NATURE



BALINESE-INSPIRED  
2-STOREY SEMI-D HOMES



# The EMERGENCE OF A NEW PHASE



Leaves rustle as the breeze gently passes, inviting you to a collection of homes nestled within.

Damaira, the enchanting homes embracing the beauty of Balinese culture, features natural landscapes that blend seamlessly with the tropical climate of Setia Mayuri township.



# SEAMLESS CONNECTION WITH NATURE

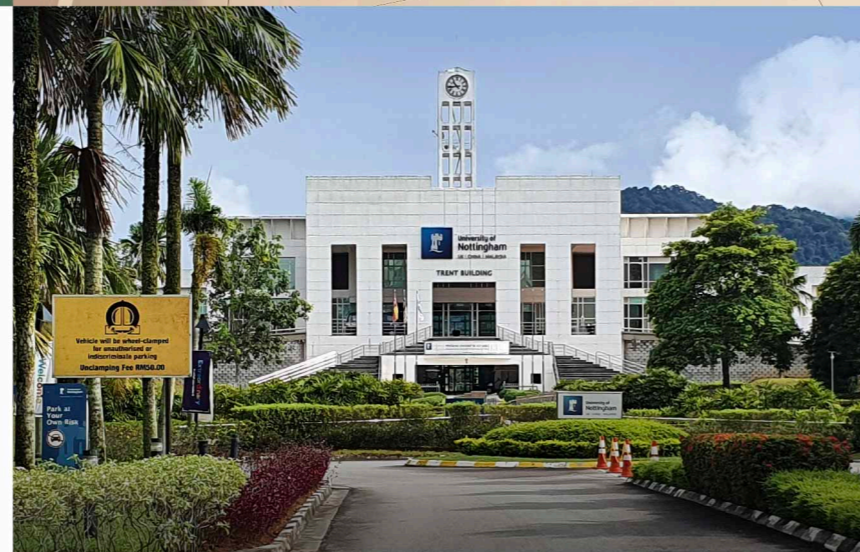
Just like the DNA of Setia Mayuri homes, Damaira is crafted with seamless nature-inspired living in mind, where open-plan layouts let you connect to the outdoors right at your doorstep, and natural light flows abundantly into every corner of your home.



Artist's Impression

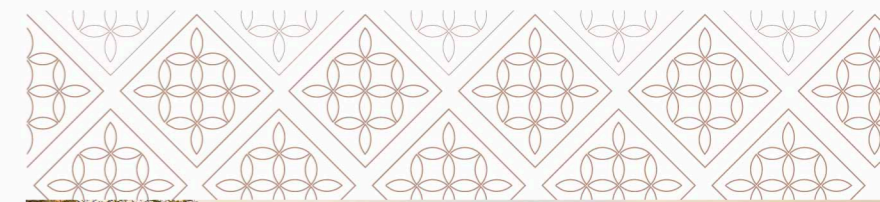
## UNIVERSITY OF NOTTINGHAM MALAYSIA

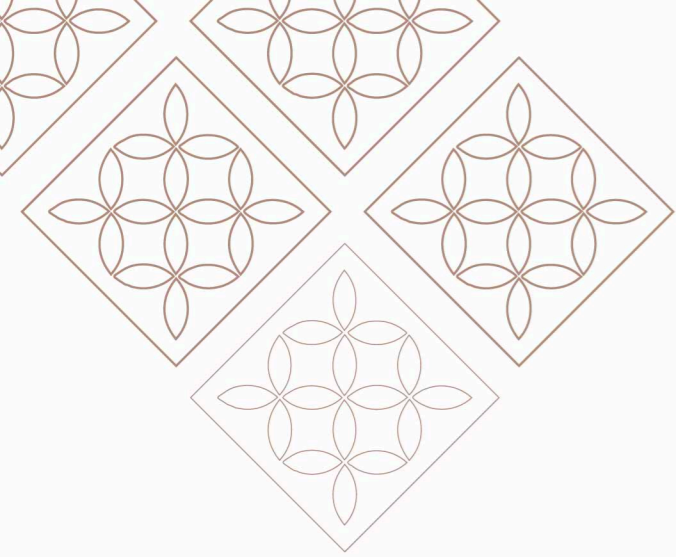
The University of Nottingham Malaysia is also just a short drive away, built for quality tertiary education.



## SETIA ECOHILL MALL & SETIA ECOHILL WALK

Just a short drive away from the Balinese homes are the neighbourhood's favourite hangout spots where residents can enjoy an array of leisure, conveniences and entertainment amidst the twinkling fairy lights.





# Tropical Getaway RIGHT AT HOME

Damaira is a blissful tropical enclave conceived as a resort home sanctuary, providing residents with an elevated living experience in our tropical landscapes.

Inspired by the charm of Balinese design and the elegance of colonial aesthetics, Damaira homes boast spacious interiors with a grand façade design and elaborate outdoor spaces.

Come forth and discover what it is like to live each day in resort bliss.





Artist's Impression

## FROM THE MESMERISING LAMANTARA PARK GROWS A WONDERFUL TALE...

Frangipani trees blossom gracefully in front of these regal residences, their delicate petals destined to enchant those who choose to call this tropical island home.

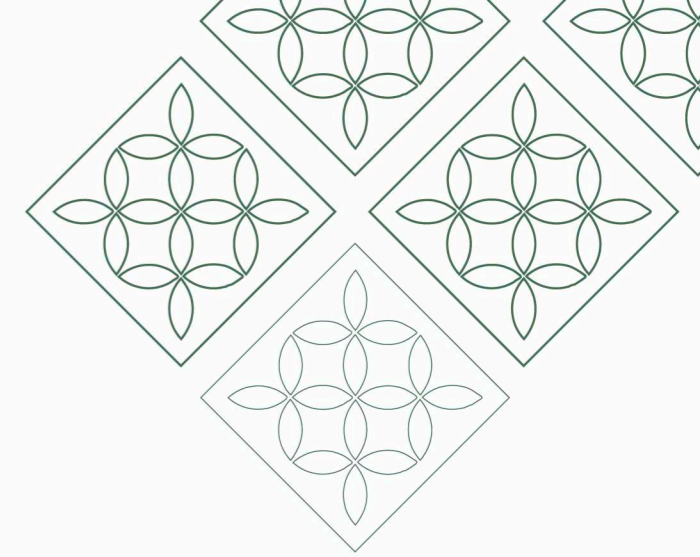
## LUXURY GLOWS FROM THE INSIDE OUT

Exploration goes beyond these stone sculptures and lush hedges; it can be as simple as exploring quiet reflection and self-indulgence.



# The CHARMING BALINESE DREAM

Adorning the journey home are structures inspired by the enchanting beauty of Bali. Step into Damaira, where the mesmerising essence of nature-centric living awaits.



# Designed For GREENER LIVING AND SUSTAINED LIVEABILITY

Embracing sustainability and a green lifestyle, these spacious residences feature an exquisite design, seamlessly integrating sustainable features to cater to various family sizes and living needs, paving the way toward a carbon-free development.

## Industrialised Building System (IBS)



Utilises prefabricated components for better quality control and environmentally friendly construction.

## Solar PV Ready



Ready for installation of solar panels to reduce electricity usage.

## Rainwater Harvesting System



Reuse rainwater to reduce tap water use for economic and environmental reasons and contributing to self-sufficiency.

## Green Switch



Master switch allowing you to turn all general lightings on or off with one click.

## Box 366



Contactless compartment for food deliveries and parcels.

## Smart Lock

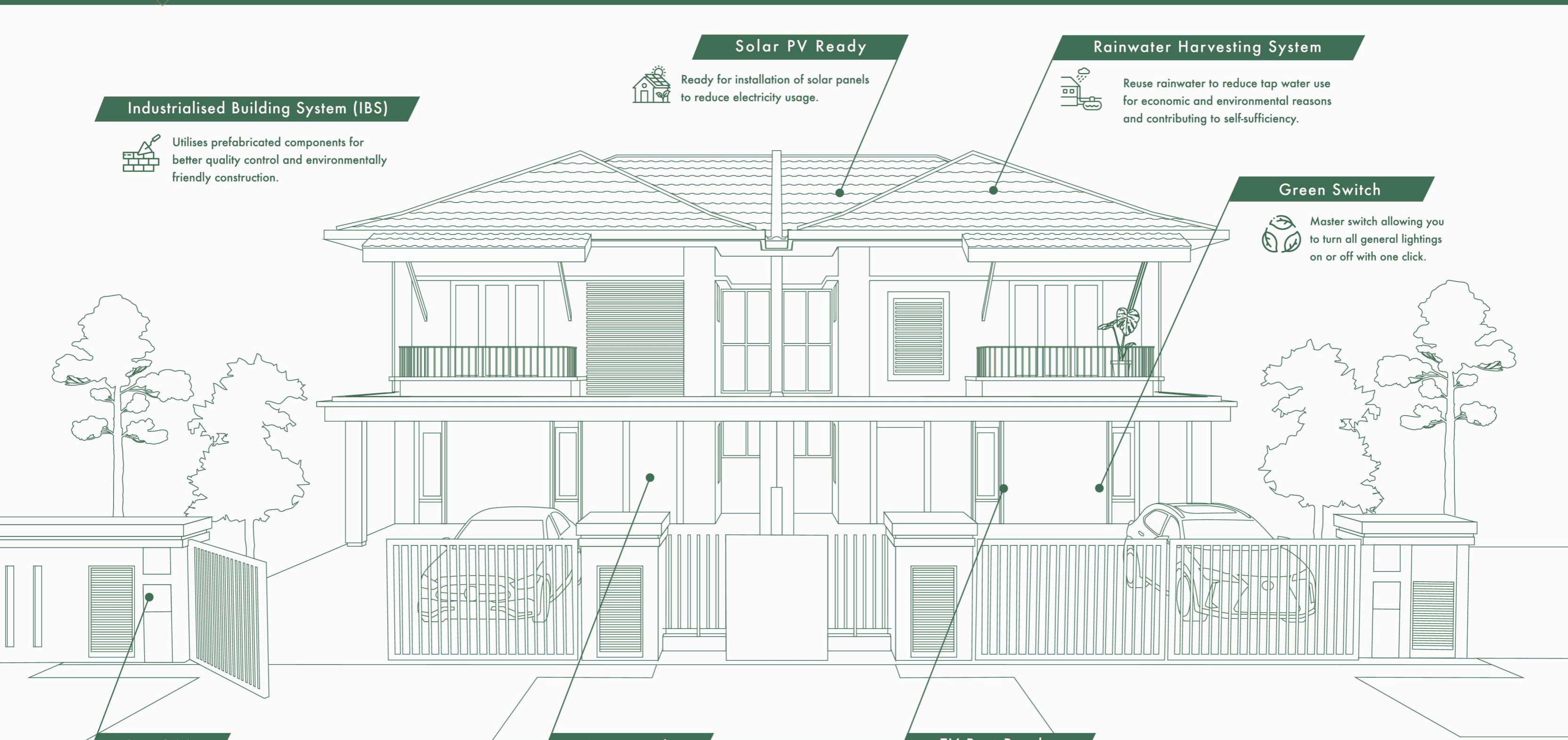
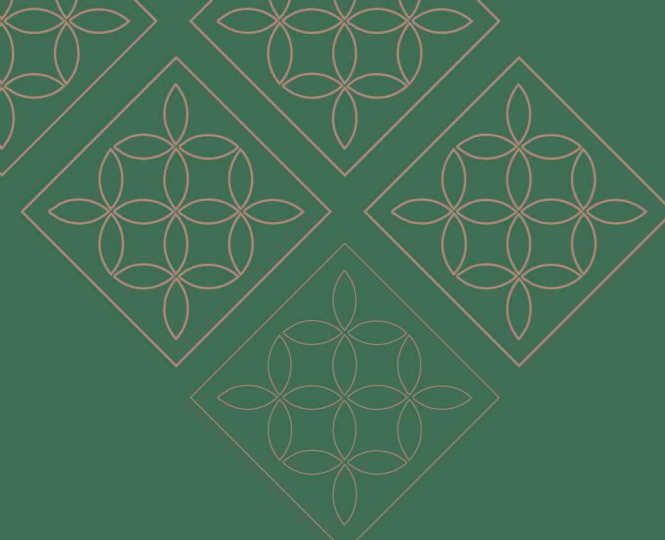


Digitised system ensuring enhanced safety and security of your home.

## EV Port Ready



Convenient charging station right at home for EV owners.



Delight  
IN THE EMBRACE  
OF NATURE




Damaira is enveloped by meticulously manicured landscapes and spacious gardens at home to encourage the community to spend time with their loved ones in the great outdoors.





*Nature,*  
THE HEART AND  
SOUL OF THIS  
ENCLAVE



At the core of Damaira lies nature's essence, reflected in thoughtfully designed large glass windows and an open concept. These elements celebrate the abundance of natural light and ensure enhanced ventilation throughout the spaces.





Artist's Impression



Artist's Impression

Type  
G  
&  
G1

4+1 Bedrooms &  
4 Bathrooms

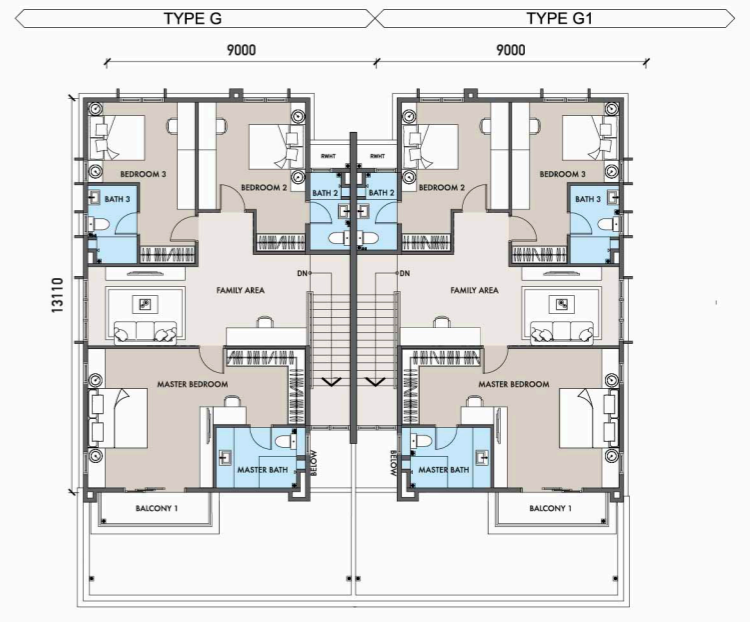
Built-up area:  
2,957 sq.ft.

Land size:  
40' x 80'

GROUND FLOOR



FIRST FLOOR



# Type G2 & G3

4+1 Bedrooms & 4 Bathrooms

Built-up area: 2,804 sq.ft.

Land size: 49' x 80'

GROUND FLOOR



FIRST FLOOR

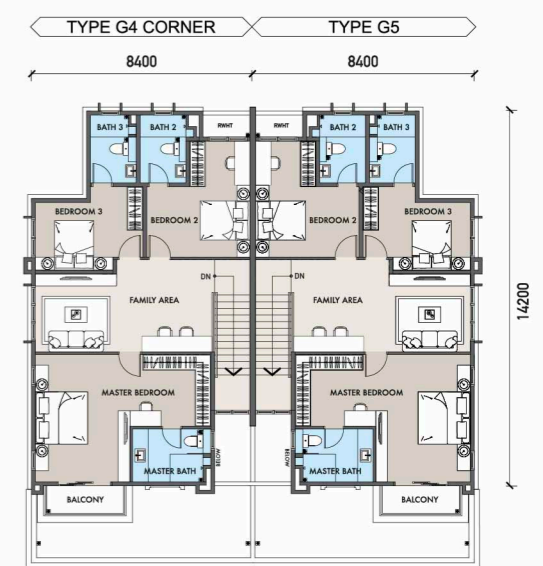
# Type G4 & G5

4+1 Bedrooms & 4 Bathrooms

Built-up area: 2,740 sq.ft.

Land size: 40' x 94'

GROUND FLOOR



FIRST FLOOR



Artist's Impression

# SPECIFICATIONS

Structure	- Reinforced Concrete			
Wall	- Brickwall/ Precast Concrete Panel Wall			
Roofing Material	- Roof Tiles			
Roof Framing	- Metal Truss			
Ceiling	- Skim Coat & Paint/ Plaster Ceiling & Paint			
Windows	- Aluminium Framed Glass Window			
Doors	- Main Entrance	- Timber Door		
	- Others	- Aluminium Framed Glass Sliding Door/ Timber Flush Door/ Aluminium Louver Door/ Timber Louver Door		
Ironmongery	- Provided			
Wall Finishes	- Kitchen	- 1500mm High Porcelain Tiles		
	- Master Bath	- 2700mm High Porcelain Tiles		
	- Bath 1/ Bath 2/ Bath 3	- 2700mm High Ceramic Tiles		
	- Others	- Plaster and Paint to Ceiling Height		
Floor Finishes	- Living/ Dining/ Kitchen	- Porcelain Tiles		
	- Utility 1/ Utility 2	- Ceramic Tiles		
	- Master Bedroom/ Bedroom 2/ Bedroom 3	- Laminated Floor		
	- Guest Room	- Porcelain Tiles		
	- Master Bath	- Porcelain Tiles		
	- Bath 1/ Bath 2/ Bath 3	- Ceramic Tiles		
	- Terrace	- Porcelain Tiles		
	- Apron	- Cement Render		
	- Car Porch	- Porcelain Tiles		
	- Staircase	- Laminated Floor		
	- Family Area	- Laminated Floor		
	- Others	- Cement Render		
Sanitary & Plumbing Fittings	- Type G, G1, G2, G3, G4 & G5	- 4 WCs/ 4 Wash Basins/ 4 Showers		
		1 Kitchen Sink		
			Type G / G1	Type G2 / G3
Electrical Installations	- Power Point		26	26
	- Lighting Point		30	30
	- Air-Conditioning Point		5	5
	- Fan Point		7	7
	- TV Point		2	2
	- Gate Light Point		2	2
	- Water Heater Point		4	4
	- Water Pump Point		1	1
	- Door Bell Point		1	1
	- Green Control Switch		1	1
	- EV Charger Point		1	1
	- Autogate Point		1	1
Internal Telecommunication Trunking and Cabling	- Fibre Wall Socket			
Fencing	- Fencing with Gate, Refuse Chamber, Delivery Compartment and Letter Box			
Turfing	- Provided			

# SITE PLAN



## CLOSE-KNIT YET HIGHLY PRIVATE NEIGHBOURHOOD

Artfully designed as a low-density residential phase,  
this private yet secure sanctuary ensures residents  
enjoy unparalleled peace of mind.



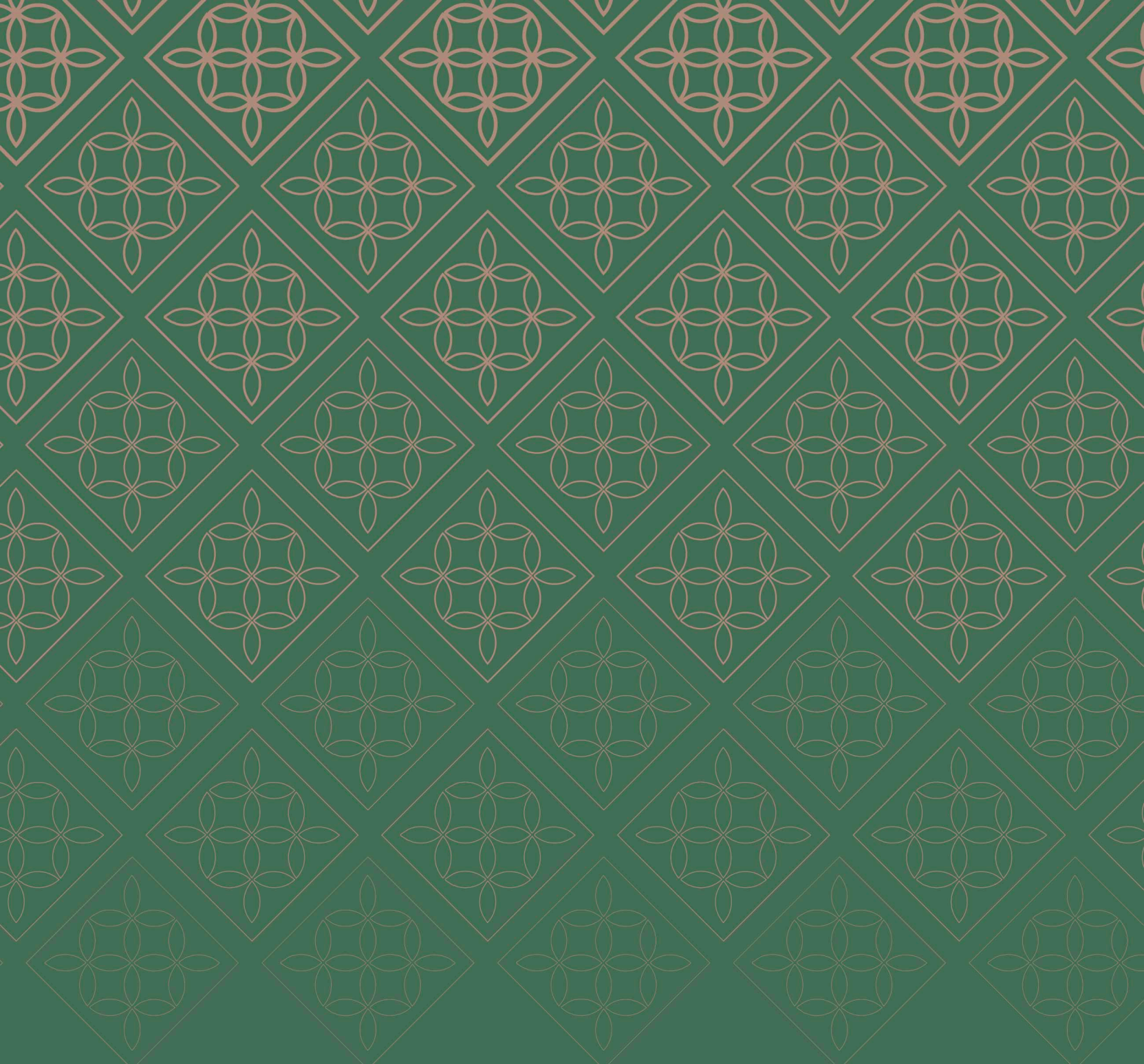
### LEGEND

- TYPE G
- TYPE G1
- TYPE G2
- TYPE G3
- TYPE G4
- TYPE G5

# STRATEGIC AND THRIVING LOCATION

Discover the alluring enchantment of Setia Mayuri through the convenience of major highways, Cheras-Kajang Expressway, SKVE (through SILK Highway) and LEKAS.





## Setia eGreenLiving



Solar PV



Digital Lockset



Green Switch



Rainwater  
Harvesting System



EV Charging Point



Box 366



Industrialised  
Building System (IBS)

Stay Together. Stay Setia  
**livelearnworkplay**

**Call 603 8724 2255**

**SETIA MAYURI SDN BHD**

No. 6, Jalan 3/1A, Setia Mayuri, 43500 Semenyih, Selangor Darul Ehsan.

F 603 8724 2525 E [setiamayuri@spsetia.com](mailto:setiamayuri@spsetia.com) [www.setiamayuri.com](http://www.setiamayuri.com)

**Setia**

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