



# DAMARAN

THE GRAND RESORT ENCLAVE



## THE TOWNSHIP OF GRANDEUR



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 15 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.



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**livelearnworkplay**



## SANCTUARY OF RESORT BLISS



Setia Mayuri is perfectly situated between Semenyih and Broga which offers unmatched vistas of the Broga Hills.

Charming and elegant, the ancient Sanskrit word for peacock - Mayur - inspired the name of Setia Mayuri. Mirroring the peacock's effortless beauty, Setia Mayuri is a 209-acre Balinese resort-inspired enclave that is easily accessible via major highways.

With just four to five units per acre, the low-density township is a 5-star family retreat home in a tropical setting which reflects the township's tagline – Your Everyday Holiday Home. Intricately crafted Bali-style pavilions, notably in the Lamantara Park, with beautiful native plants, provide the residents with a place for quiet reflection.

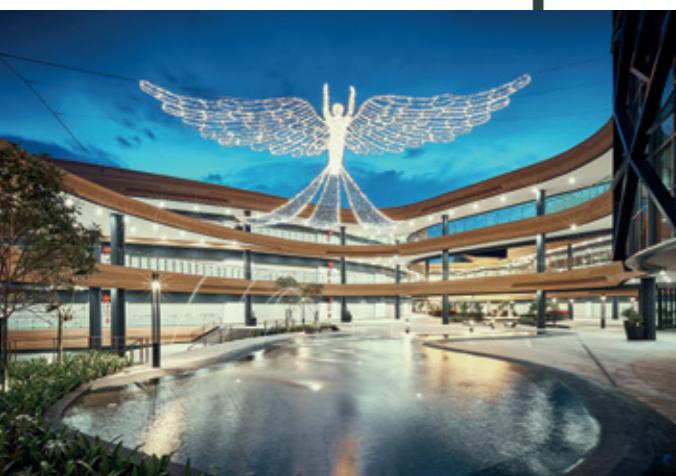
Fronting this serene township is Baris Place, a niche commercial boulevard featuring retail and conveniences that complement modern lifestyles.



## BARIS PLACE



Named after the striking linear terrace blocks, Baris Place is a collection of 2 and 3-storey shop units fronting Jalan Broga. The highly visible shop offices boast practical layouts and modern designs to cater to various business needs.



## SETIA ECOHILL MALL & SETIA ECOHILL WALK



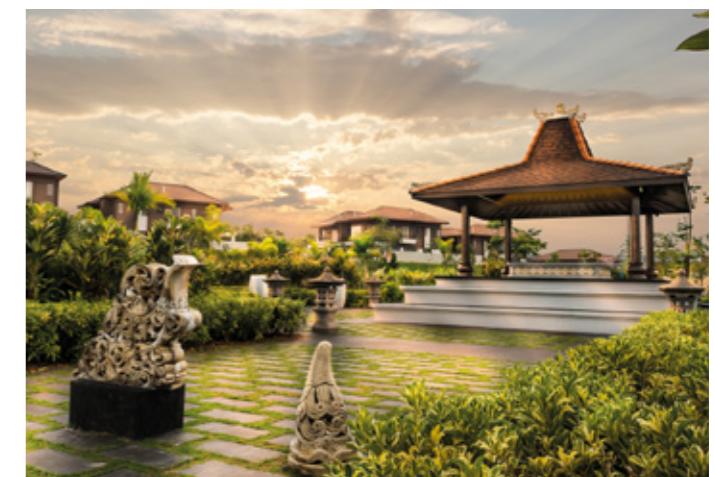
Just a short drive away from the Balinese homes are the neighbourhood's favourite hangout spots where residents can enjoy an array of leisure, conveniences and entertainment amidst the twinkling fairy lights.

## NEIGHBOURHOOD TOWN PARK

### 4.77 ACRES OF LAMANTARA PARK



Comprising a mix of Balinese pavilion, Balinese terrace, children's playground and a 3-lane perimeter jogging track, the Lamantara Park is an outdoor recreational space designed exclusively for Setia Mayuri residents. The open lawns invite quiet reflection and nurture treasured family moments.



## TENBY INTERNATIONAL SCHOOL



Tenby International School offers world-class education and has established a large community comprising over 4500 students from 60 countries.



## UNIVERSITY OF NOTTINGHAM MALAYSIA



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



## CLUB 360



For a day of sophisticated repose, Club 360 is a 360,000 sqft lifestyle hub for residents to relax by the pool and workout in the gym. Badminton courts are on the preferred list for those who enjoy group workouts, including the gym's private classes such as yoga and Zumba.



## TROPICAL GETAWAY RIGHT AT HOME

Damaran 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, Damaran 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 and experience the future of luxury living in our upcoming parcel, the Chant of Amandari.



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



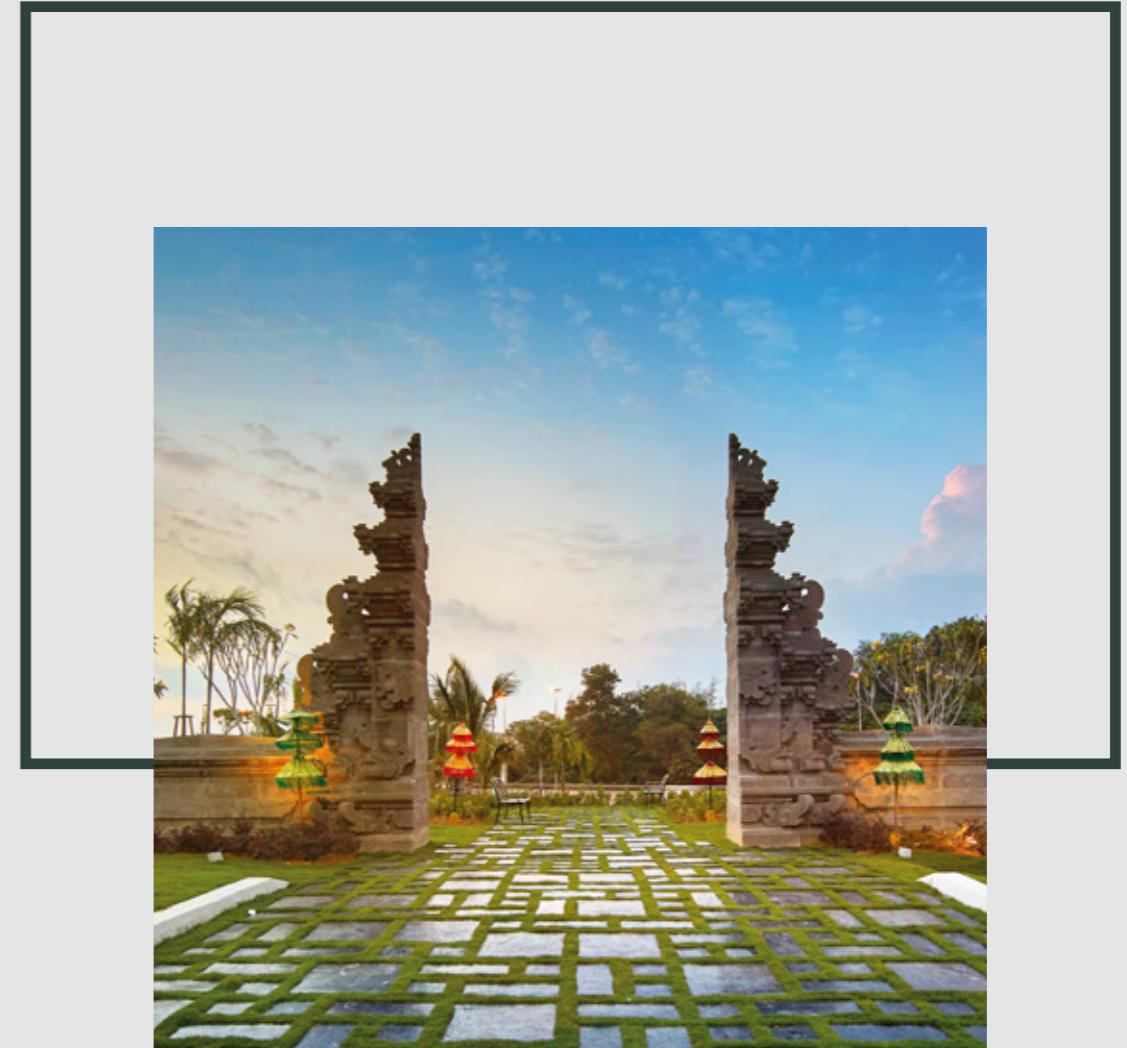
As the fourth night of the full moon falls, yellow rays emit from the serene Lamantara Park signifying the bloom of frangipani flowers.

28 frangipani trees blossom gracefully in front of these regal residences. These delicate yellow, red and pink petals are destined to enlighten those who choose to call this tropical island their 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.



## RECREATION MEETS WELLNESS

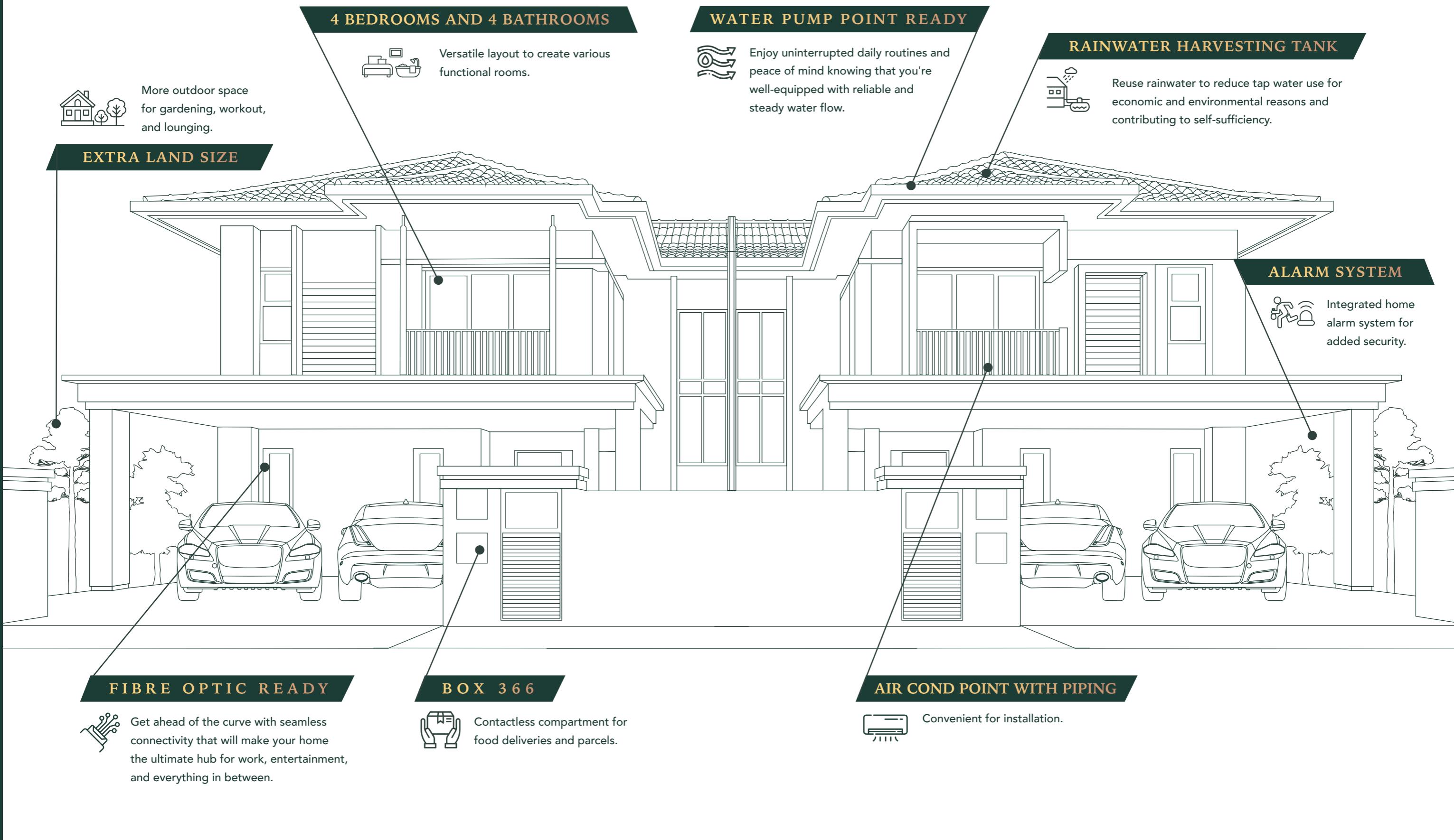


When it comes to serenity, the outdoor spaces also provide the residents with facilities and exquisite features for quiet reflection and active pursuits.



# FUNCTIONAL SPACES AND FEATURES

Damaran homes are more than just resort residences; they are designed with sustainability and safety in mind to provide residents with a conducive and comfortable living space.





## GREAT AND GRAND OUTDOORS

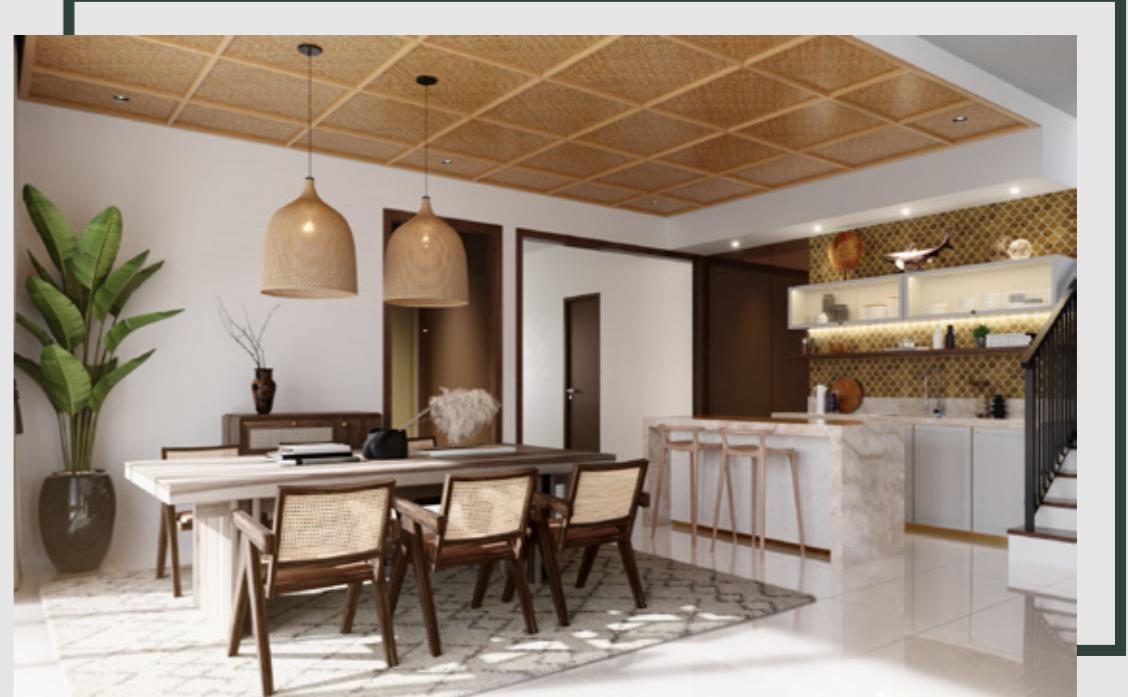
With a large garden and outdoor patio, residents are free to create their desired outdoor spaces for family and friends leisure time and casual gatherings.



## MODERN BALINESE DESIGN



From the wooden accents to the neutral shades and unique louvers, these residences are a modern definition of a tropical-inspired living.



# TYPE A

4 Bedrooms & 4 Bathrooms  
Built-up area: 2,426 sq.ft.  
Land size: 50' x 80'



Ground Floor



First Floor

# TYPE B

4 Bedrooms & 4 Bathrooms  
Built-up area: 2,285 sq.ft.  
Land size: 40' x 80'



Ground Floor



First Floor

# TYPE G

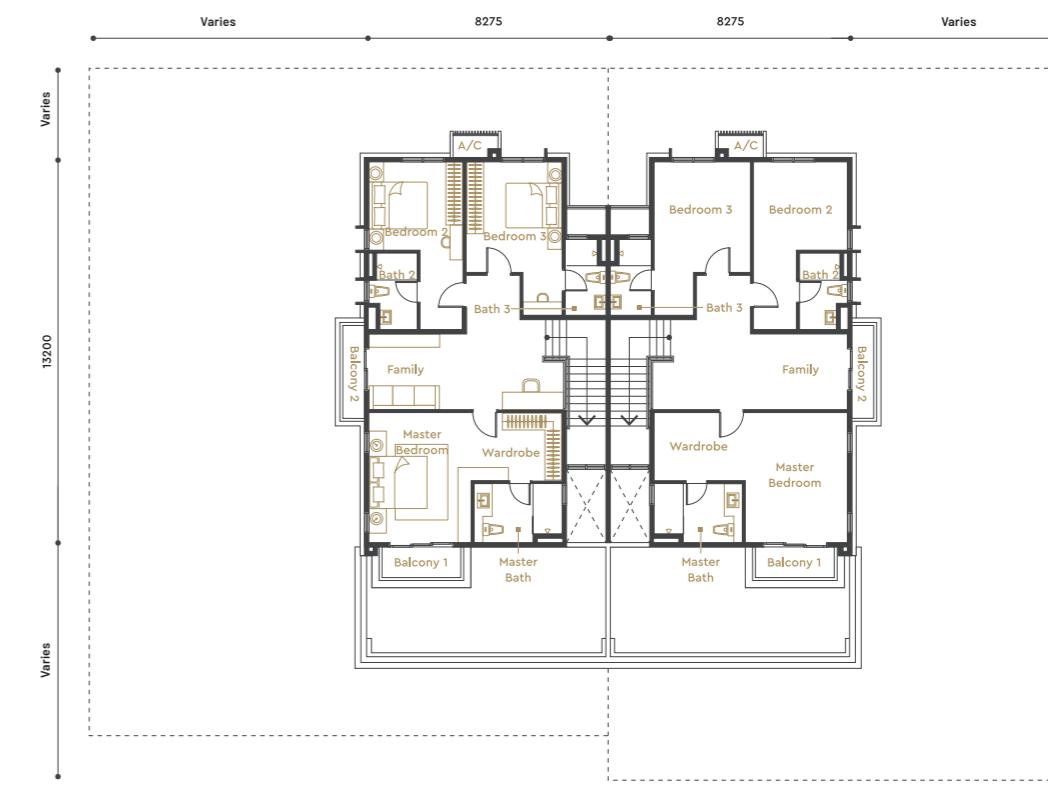
4+1 Bedrooms & 4 Bathrooms

Built-up area: 2,505 sq.ft.

Land size: 50' x 80'



Ground Floor



First Floor

## SPECIFICATIONS

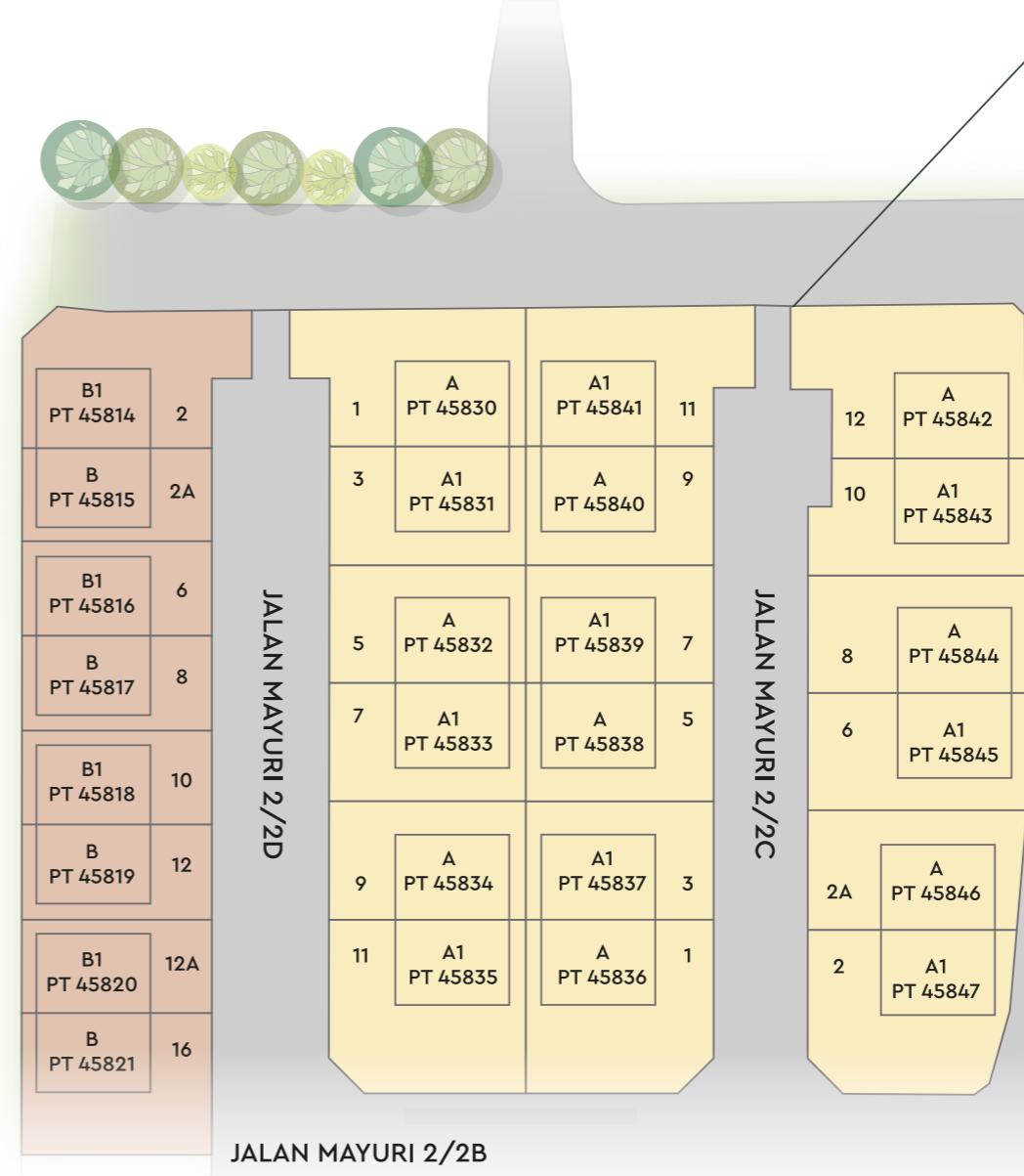
## TYPE A & B

## TYPE G

Structure	<ul style="list-style-type: none"> <li>- Reinforced Concrete</li> </ul>				
Wall	<ul style="list-style-type: none"> <li>- Brickwall / Precast Concrete Panel Wall</li> </ul>				
Roofing Material	<ul style="list-style-type: none"> <li>- Clay Roof Tile / Reinforced Concrete Slab</li> </ul>				
Roof Framing	<ul style="list-style-type: none"> <li>- Metal Truss</li> </ul>				
Ceiling	<ul style="list-style-type: none"> <li>- Skim Coat / Plaster Ceiling</li> </ul>				
Windows	<ul style="list-style-type: none"> <li>- Aluminium Framed Glass Window</li> </ul>				
Doors	<ul style="list-style-type: none"> <li>- Main Entrance</li> <li>- Others</li> <li>- Timber Door</li> <li>- Aluminium Framed Glass Sliding Door / Timber Flush Door / Aluminium Louvre Door / Timber Louvre Door</li> </ul>				
Ironmongery	<ul style="list-style-type: none"> <li>- Provided</li> </ul>				
Wall Finishes	<ul style="list-style-type: none"> <li>- Kitchen</li> <li>- Master Bath</li> <li>- Bath 2 / Bath 3 / Bath 4</li> <li>- Others</li> <li>- 1500mm High Ceramic Tiles</li> <li>- Porcelain Tiles to Ceiling Height</li> <li>- Ceramic Tiles to Ceiling Height</li> <li>- Plaster and Paint to Ceiling Height</li> </ul>				
Floor Finishes	<ul style="list-style-type: none"> <li>- Foyer / Living / Dining / Kitchen</li> <li>- Utility</li> <li>- Master Bedroom / Bedroom 2 / Bedroom 3</li> <li>- Bedroom 4 (Type B / B1 only)</li> <li>- Guestroom (Type A / A1 only)</li> <li>- Master Bath</li> <li>- Bath 2 / Bath 3 / Bath 4</li> <li>- Apron / Terrace</li> <li>- Car Porch</li> <li>- Staircase</li> <li>- Family Area</li> <li>- Balcony (Type A / A1 only)</li> <li>- Others</li> <li>- Porcelain Tiles</li> <li>- Ceramic Tiles</li> <li>- Laminated Timber Floor</li> <li>- Porcelain Tiles</li> <li>- Porcelain Tiles</li> <li>- Ceramic Tiles</li> <li>- Porcelain Tiles</li> <li>- Porcelain Tiles</li> <li>- Laminated Timber Floor</li> <li>- Laminated Timber Floor</li> <li>- Porcelain Tiles</li> <li>- Cement Render</li> </ul>				
Sanitary & Plumbing Fittings	<ul style="list-style-type: none"> <li>- Type A &amp; A1 : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink</li> <li>- Type B &amp; B1 : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink</li> </ul>				
Electrical Installations	-	Type A	Type A1	Type B	Type B1
Power Point		24	24	24	24
Lighting Point		32	32	31	31
Air-conditioning Point		5	5	5	5
Fan Point		7	7	7	7
TV Point		2	2	2	2
Gate Light Point		2	2	2	2
Water Heater Point		4	4	4	4
Water Pump Point		1	1	1	1
Door Bell Point		1	1	1	1
Auto Gate Point		1	1	1	1
Internal Telecommunication Trunking and Cabling					
Fibre Wall Socket		1	1	1	1
Fencing	<ul style="list-style-type: none"> <li>- Fencing with Gate, Refuse Chamber, Delivery Compartment and Letter Box</li> </ul>				
Turfing	<ul style="list-style-type: none"> <li>- Provided</li> </ul>				

Structure	<ul style="list-style-type: none"> <li>- Reinforced Concrete</li> </ul>		
Wall	<ul style="list-style-type: none"> <li>- Brickwall / Precast Concrete Panel Wall</li> </ul>		
Roofing Material	<ul style="list-style-type: none"> <li>- Clay Roof Tile / Reinforced Concrete Slab</li> </ul>		
Roof Framing	<ul style="list-style-type: none"> <li>- Metal Truss</li> </ul>		
Ceiling	<ul style="list-style-type: none"> <li>- Skim Coat / Plaster Ceiling</li> </ul>		
Windows	<ul style="list-style-type: none"> <li>- Aluminium Framed Glass Window</li> </ul>		
Doors	<ul style="list-style-type: none"> <li>- Main Entrance</li> <li>- Others</li> </ul>		
	<ul style="list-style-type: none"> <li>- Timber Door</li> <li>- Aluminium Framed Glass Sliding Door /</li> <li>- Timber Flush Door / Aluminium Louvre Door /</li> <li>- Timber Louvre Door</li> </ul>		
Ironmongery	<ul style="list-style-type: none"> <li>- Provided</li> </ul>		
Wall Finishes	<ul style="list-style-type: none"> <li>- Wet Kitchen</li> <li>- Master Bath</li> <li>- Bath 1 / Bath 2 / Bath 3</li> <li>- Others</li> </ul>		
	<ul style="list-style-type: none"> <li>- 1500mm High Ceramic Tiles</li> <li>- Porcelain Tiles to Ceiling Height</li> <li>- Ceramic Tiles to Ceiling Height</li> <li>- Plaster and Paint to Ceiling Height</li> </ul>		
Floor Finishes	<ul style="list-style-type: none"> <li>- Foyer / Living / Dining /</li> <li>- Wet Kitchen / Dry Kitchen</li> <li>- Utility 1 / Utility 2</li> <li>- Yard</li> <li>- Master Bedroom / Bedroom 2 / Bedroom 3</li> <li>- Guestroom</li> <li>- Master Bath</li> <li>- Bath 1 / Bath 2 / Bath 3</li> <li>- Apron / Terrace</li> <li>- Car Porch</li> <li>- Staircase</li> <li>- Family Area</li> <li>- Balcony 1 / Balcony 2</li> <li>- Others</li> </ul>		
	<ul style="list-style-type: none"> <li>- Porcelain Tiles</li> <li>- Ceramic Tiles</li> <li>- Porcelain Tiles</li> <li>- Laminated Timber Floor</li> <li>- Porcelain Tiles</li> <li>- Porcelain Tiles</li> <li>- Ceramic Tiles</li> <li>- Porcelain Tiles</li> <li>- Porcelain Tiles</li> <li>- Porcelain Tiles</li> <li>- Laminated Timber Floor</li> <li>- Laminated Timber Floor</li> <li>- Porcelain Tiles</li> <li>- Cement Render</li> </ul>		
Sanitary & Plumbing Fittings	<ul style="list-style-type: none"> <li>- Type G &amp; G1 : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink</li> </ul>		
Electrical Installations	-	Type G	Type G1
Power Point	25	25	
Lighting Point	33	33	
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	
Auto Gate Point	1	1	
Internal Telecommunication Trunking and Cabling			
Fibre Wall Socket	1	1	
Fencing	<ul style="list-style-type: none"> <li>- Fencing with Gate, Refuse Chamber, Delivery Compartment and Letter Box</li> </ul>		
Turfing	<ul style="list-style-type: none"> <li>- Provided</li> </ul>		

# SITE PLAN



## Legend

- Type A
- Type B
- Type G

## 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 Mayuri Welcome Centre



### Operation Hours

Weekday: 9am to 6pm

Weekend & Public Holiday: 10am to 6pm

[Click Here For More Info](#)



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**Call 603 8925 2255**

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**Setia**