



**SETIA SURIA**  

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**RADIATING HARMONY**  
**22' X 65' | TERRACE HOMES**

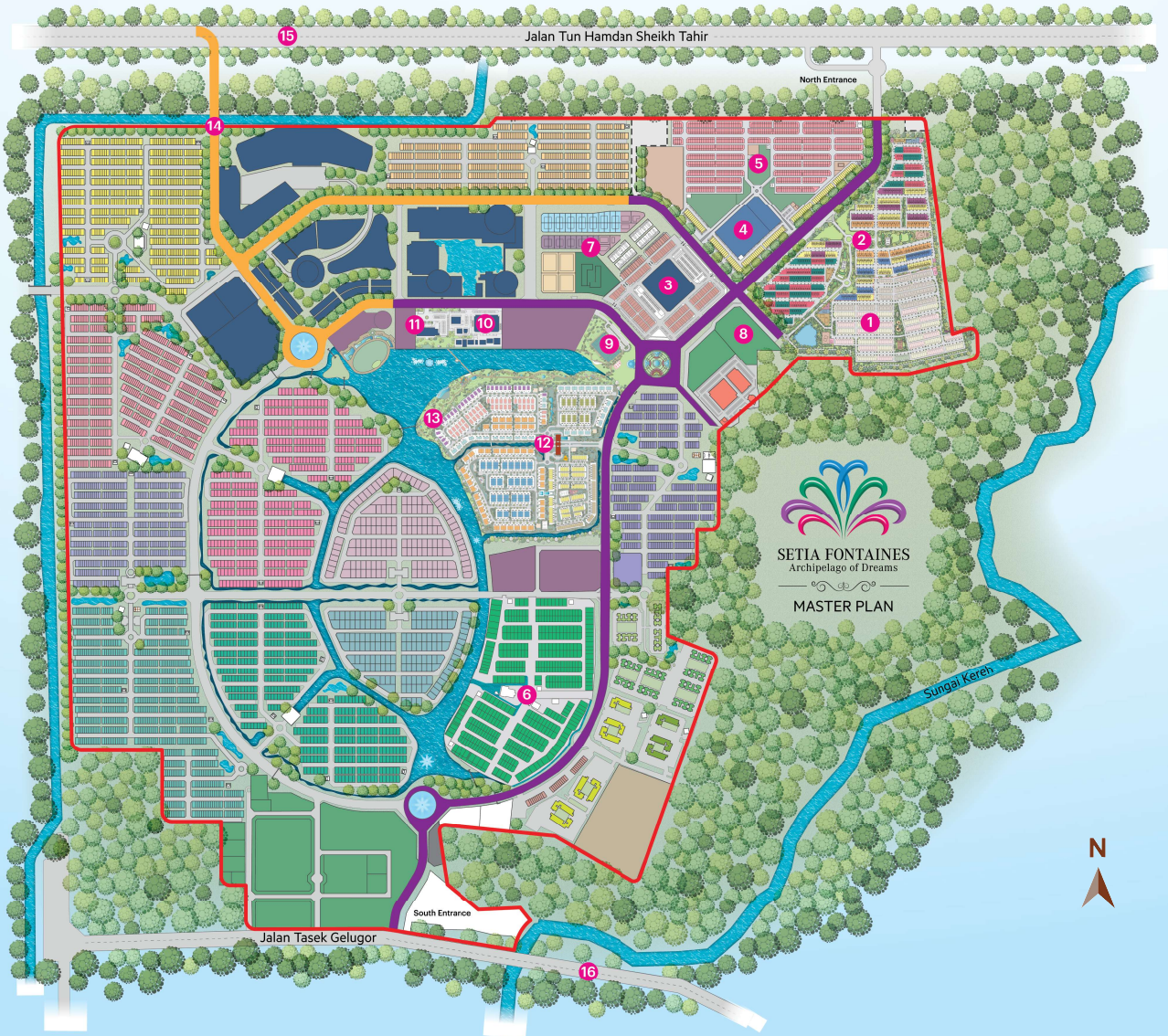
# Setia Suria Introduces a Charming Single Storey Terrace Home

Nestled in the lively heart of Northern Seberang Perai. Here, you'll find a home that blends comfort with practicality, offering easy access to all essentials while providing a quiet, cozy space to relax.

Embrace the warmth of community living and enjoy the simple joys of life at Setia Suria – where your ideal home comes to life.



# MASTER PLAN



## LEGEND

- |                              |                                   |                                  |
|------------------------------|-----------------------------------|----------------------------------|
| 1 Amansara South             | 7 Flagship Centre                 | 13 Heritage Park                 |
| 2 Amansara North             | 8 Proposed Chinese Primary School | 14 Proposed Flyover              |
| 3 City Centre Business Hub   | 9 Townpark                        | 15 Jalan Tun Hamdan Sheikh Tahir |
| 4 City Centre Business Hub 2 | 10 Waterfront Lifestyle Centre    | 16 Jalan Tasek Gelugor           |
| 5 Setia Suria                | 11 Setia Experience Centre        |                                  |
| 6 Precinct 7                 | 12 NusaCinta                      |                                  |

# SITE PLAN

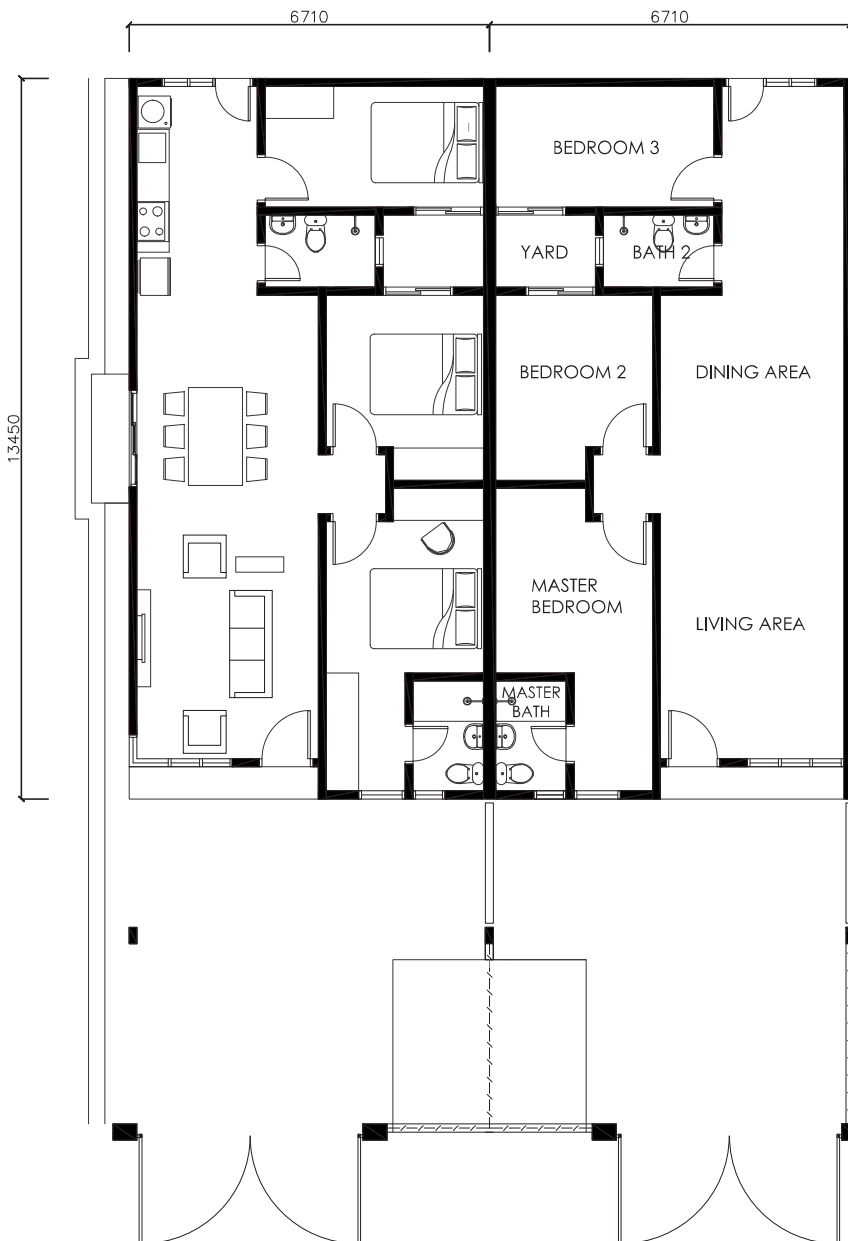


**LEGEND**

- Single-Storey Terrace House Phase 1 & 2 | 22' x 65'
- Single-Storey Terrace House Phase 3 & 4 | 22' x 65'
- Double-Storey Shop Office
- Future Development
- Bumi Lot
- Bicycle Lanes
- Walkway



CORNER & END LOT    INTERMEDIATE LOT



# SETIA SURIA

## Single Storey Terrace Homes

Land size : 22' x 65'  
Built up : From 1,189sqft





	<b>EASY CONNECTIVITY</b>			<b>HEALTHCARE</b>			<b>EDUCATIONAL INSTITUTES</b>	
	North-South Highway	5KM		Proposed Bertam Specialist	5KM		Universiti Sains Malaysia (USM)	1KM
	KTM Tasek Gelugor	7KM		Hospital Kepala Batas	6.6KM		Institut Latihan Perindustrian	1KM
	BORR	15KM		Seberang Jaya Hospital	21KM		Maktab Rendah Sains MARA (MRSM)	1.6KM
	Penang Bridge (1st Link)	26KM		Bagan Specialist Centre	22KM		SMK Sains Kepala Batas	2KM
				KPJ Bandar Perda	28KM		Universiti Teknologi MARA (UiTM)	3KM
	<b>GROCERIES &amp; SHOPPING</b>			<b>F&amp;B</b>			SJK(C) Pei Yu	6KM
	City Centre Business Hub	500M		McDonald's	4KM		Kolej Matrikulasi Pulau Pinang	8KM
	Mydin	1KM		Bertam Kiosk	4KM		SJK(C) Mah Hua	9KM
	Sunshine Bertam	4KM		Pizza Hut	5KM		SJK(C) Nung Min	10KM
	Tesco	6KM		Domino's Pizza	5KM		SJK(C) Kai Chee	16KM
	Sunway Carnival Mall	22KM		Secret Recipe	5KM			
	Pacific Megamall	24KM		KFC	5KM			

## SETIA EXPERIENCE CENTRE

2296, Lingkaran Setia, Bandar Setia Fontaines  
13200 Kepala Batas, Pulau Pinang.

☎ 04 - 576 2255

🌐 [www.setiafontaines.com](http://www.setiafontaines.com)



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   : [setiafontaines](https://www.setiafontaines.com)



<https://bit.ly/wazeToSF>

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DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732/05-2028/0714(R) • Validity Date: 19/05/2023 – 18/05/2028 • Advertising and Sales Permit No.: 19732-7/12-2026/1110(N)-(L) • Validity Date: 05/12/2024 – 04/12/2026 • Building Plan Approving Authorities: Majlis Bandaraya Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/162 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: December 2026 • Single Storey Terrace • Total units: 154 unit • Price: RM499,320 (min) – RM783,600 (max) • Bumiputera Discount: 5%