



SETIA SURIA

RADIATING HARMONY



SETIA FONTAINES
Archipelago of Dreams

A Township Inspired by Time, Designed for Today

In the heart of Northern Seberang Perai, a new address rises.
One that honours the past while shaping the future.

Setia Fontaines is more than a township. It is a place where
heritage, nature and modern living come together in harmony.



A Vision Across 1,691 Acres

Masterfully planned, Setia Fontaines unfolds as a self-sustaining township with thoughtfully curated spaces, from residential enclaves to vibrant commercial hubs.

Designed with connectivity, community and convenience in mind, every element works together to create a complete lifestyle destination.



100-acre Heritage Park



Largest musical fountain in Northern region

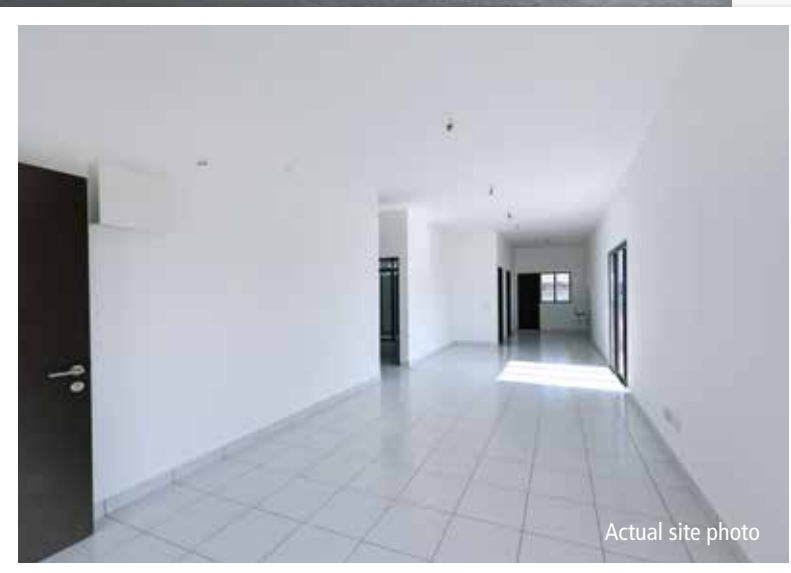
Simple Living, Thoughtfully Designed




SINGLE-STOREY TERRACE HOMES

Welcome to Setia Suria. A collection of single-storey terrace homes crafted for those who value space, functionality and ease.

Ideal for young families, first-time homeowners and those seeking a grounded, connected lifestyle.



Actual site photo

Design may vary by intermediate/end/corner units

Designed Around You

Every home is planned with efficiency and comfort in mind:



3 bedrooms
2 bathrooms



Practical,
well-zoned layout



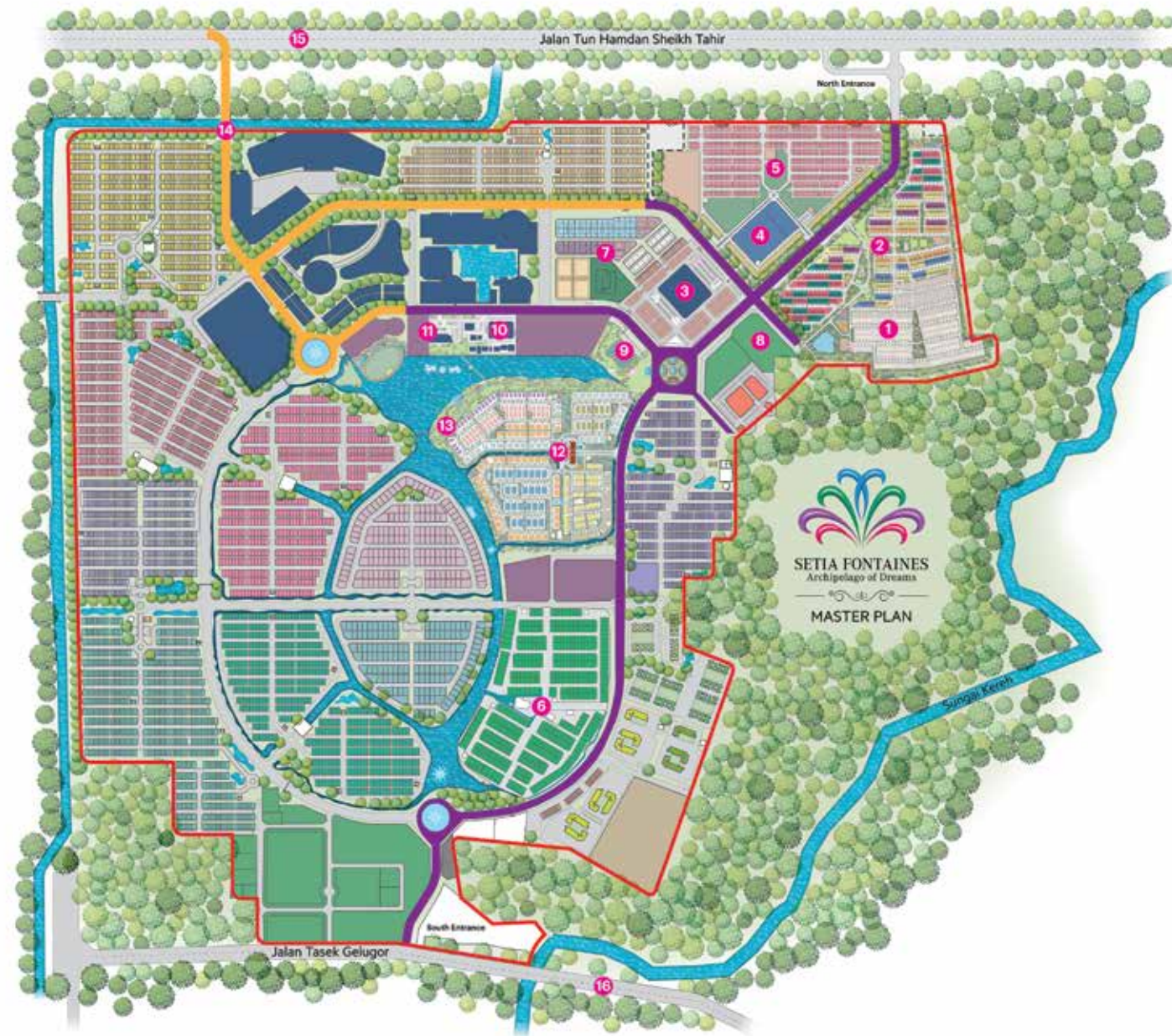
Comfortable living
and dining areas



Open kitchen
concept



MASTER PLAN



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

SITE PLAN



LEGEND

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

FLOOR PLAN

SINGLE-STOREY TERRACE HOMES

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



Corner Unit

Intermediate Unit

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework																									
WALL	: Brick / Lightweight Concrete Blocks / Precast Concrete Panel																									
ROOFING COVERING	: Concrete Roof Tiles : Metal Deck Roofing at Car porch																									
ROOF FRAMING	: Lightweight Steel Trusses																									
CEILING	: Plasterboard Ceiling with Paint																									
WINDOWS	: Aluminium Framed Glass Window : M.S. Frame Louvers Window																									
DOORS	Entrance : Solid Timber Core Door All Bedrooms : Timber Flush Door Courtyard : Aluminium Framed Glass Sliding Door All Bathrooms : PVC Door Dining : Aluminium Framed Glass Sliding Door (Corner / End Unit with compound) Kitchen : MS Metal Door																									
IRONMONGERY	: Approved Quality Lockset																									
WALL FINISHES	External wall : Cement Plaster and Paint Internal wall : Cement Plaster / Skim Coat and Paint Bathroom wall : Tiles at 1500mm height / Plaster / Skim Coat and Paint Kitchen wall : Tiles at 1500mm height / Plaster / Skim Coat and Paint																									
FLOOR FINISHES	Car porch, Apron : Cement Render Living, Dining, Kitchen, All Bedrooms, All Bathrooms & Foyer : Tiles Terrace (Corner & End Unit with Compound) : Cement Render																									
SANITARY FITTINGS	<table><tr><th></th><th>Corner Unit / End Unit with Compound</th><th>Intermediate Unit / End Unit without Compound</th></tr><tr><td>Shower</td><td>: 2</td><td>2</td></tr><tr><td>Water Closet</td><td>: 2</td><td>2</td></tr><tr><td>Water Tap</td><td>: 5</td><td>5</td></tr><tr><td>Water Tap (External)</td><td>: 3</td><td>2</td></tr><tr><td>Basin</td><td>: 2</td><td>2</td></tr><tr><td>Kitchen Sink (with tap)</td><td>: 1</td><td>1</td></tr></table>			Corner Unit / End Unit with Compound	Intermediate Unit / End Unit without Compound	Shower	: 2	2	Water Closet	: 2	2	Water Tap	: 5	5	Water Tap (External)	: 3	2	Basin	: 2	2	Kitchen Sink (with tap)	: 1	1			
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ELECTRICAL SUPPLY	: 1-phase power supply																									
FENCING & GATE	: Chain link / Brickwall with MS grille / MS gate																									



EASY CONNECTIVITY

North-South Expressway	5KM
KTM Tasek Gelugor	7KM
BORR	15KM
Penang Bridge (1st Link)	26KM



HEALTHCARE

Hospital Kepala Batas	6.6KM
Seberang Jaya Hospital	21KM
Bagan Specialist Centre	22KM
KPJ Bandar Perda	28KM



EDUCATIONAL

Universiti Sains Malaysia (USM)	1KM
Institut Latihan Perindustrian	1KM
Maktab Rendah Sains MARA (MRSM)	1.6KM
SMK Sains Kepala Batas	2KM
Universiti Teknologi MARA (UiTM)	3KM
SJK(C) Pei Yu	6KM
Kolej MATrikulasi Pulau Pinang	8KM
SJK(C) Mah Hua	9KM
SJK(C) Nung Min	10KM
SJK(C) Kai Chee	16KM



GROCERIES & SHOPPING

City Centre Business Hub	500M
Mydin	1KM
Sunshine Bertam	4KM
Tesco	6KM
Sunway Carnival Mall	22KM
Pacific Megamall	24KM



F&B

McDonald's	4KM
Bertam Kiosk	4KM
Pizza Hut	5KM
Domino's Pizza	5KM
Secret Recipe	5KM
KFC	5KM



Call +604 576 2255

Setia Experience Centre (SEC)
2296, Lingkaran Setia, Bandar Setia Fontaines,
13200 Kepala Batas, Pulau Pinang, Malaysia

www.setiafontaines.com

SetiaFontaines

Setia

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%

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 or contract. Whilst every care has been taken in providing this information, the owner, the developer and managers cannot be held liable for variations. All pictures and illustrations are artist's impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the relevant approving authorities.