

rumah selangor  ***ku***

@
Setia
Bayuemas

Pangsapuri
**Bayu
Impian**





**Located
in a Mature
Township**



**Healthy
Lifestyle**



**Community &
Neighbourhood
Spirit**



**Highway & Public
Transport Accessibility**

An Ideal Home

A quality home at an affordable price, conveniently located near the city, with complete facilities for an active lifestyle. Perfect for young families or individuals seeking a safe and comfortable community. Pangsapuri Bayu Impian offer 3-bedroom units with a practical layout and modern finishes, ideal for first-time eligible homeowners.

Located in Setia Bayuemas, Klang, this residence offers easy access to NKVE/KESAS highways, the nearest LRT/KTM stations, as well as educational, medical, and shopping centres (AEON Bukit Raja, KPJ Klang). Amenities such as a recreational park, on-site kindergarten, 24-hour security and disabled-friendly facilities make daily life more efficient and enjoyable.

**Block
A**

**Block
B**



Comprehensive Infrastructure Network

Location

Pangsapuri Bayu Impian is strategically located with excellent connectivity via major highways including KESAS, WCE, LKSA, ELITE, and the Federal Highway — linking you seamlessly to Shah Alam, KL, Petaling Jaya, and Port Klang. Nearby LRT Johan Setia and KTM stations, along with public buses and e-hailing services, making daily commuting easy without needing a personal vehicle.

Nearby Amenities

Enjoy everyday convenience with nearby schools, like SK & SMK Bukit Tinggi and SJK(C) Wu Teck, SJK(C) Hin Hua, plus quality healthcare at Columbia Asia Klang, KPJ Klang, and HTAR. Shop and dine at AEON Bukit Tinggi, Tesco Extra Klang, and GM Klang, all just minutes away. For leisure, unwind at Bayuemas Lake Park.

On-Site Facilities

Within the area, enjoy Bayuemas Recreational Park with a 1 km jogging track, children's playground and outdoor exercise area. Other facilities include a community hall, surau (prayer room), 24-hour security, retail/café units, ground-level disabled units and accessible walkways.



KINDERGARTEN & RECREATIONAL PARK



A registered kindergarten within the area and a park with jogging paths and a children's playground.



SHOPS & LAUNDRETTE



Shops and self-service laundrette located close to residential blocks.



Modern Lifestyle Facilities

DISABLED-FRIENDLY FACILITIES



Wheelchair-accessible lifts, ramped walkways, dedicated restrooms, and parking spaces.



24-HOUR SECURITY



Gated entrance, and patrolling guards for maximum safety.



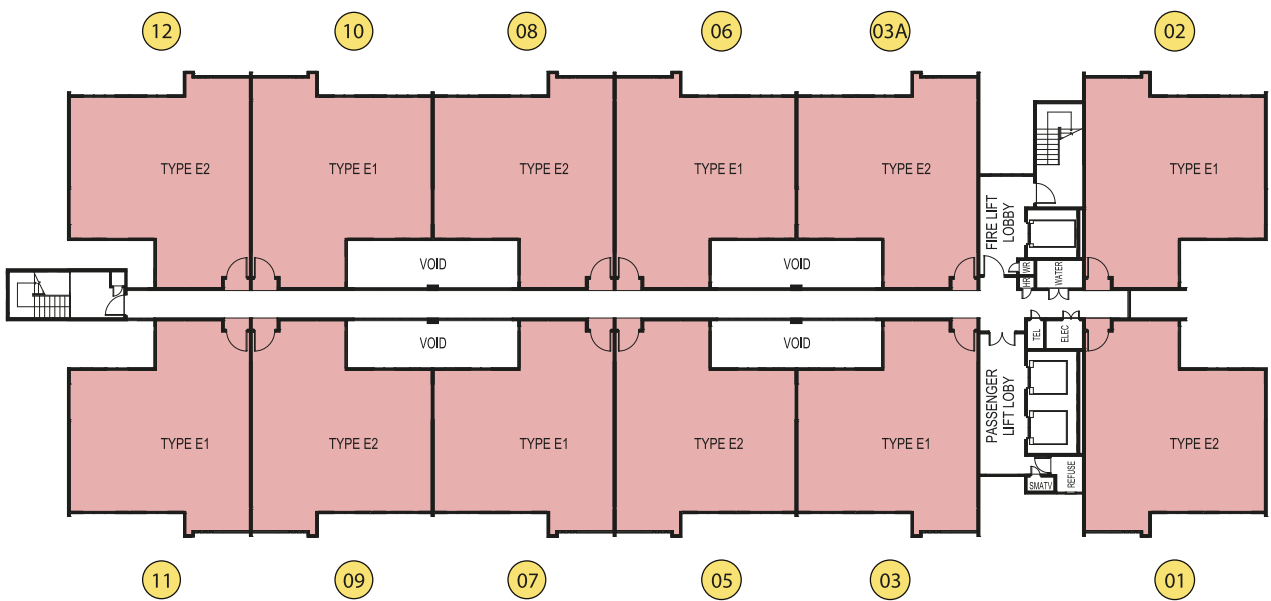
Master Plan



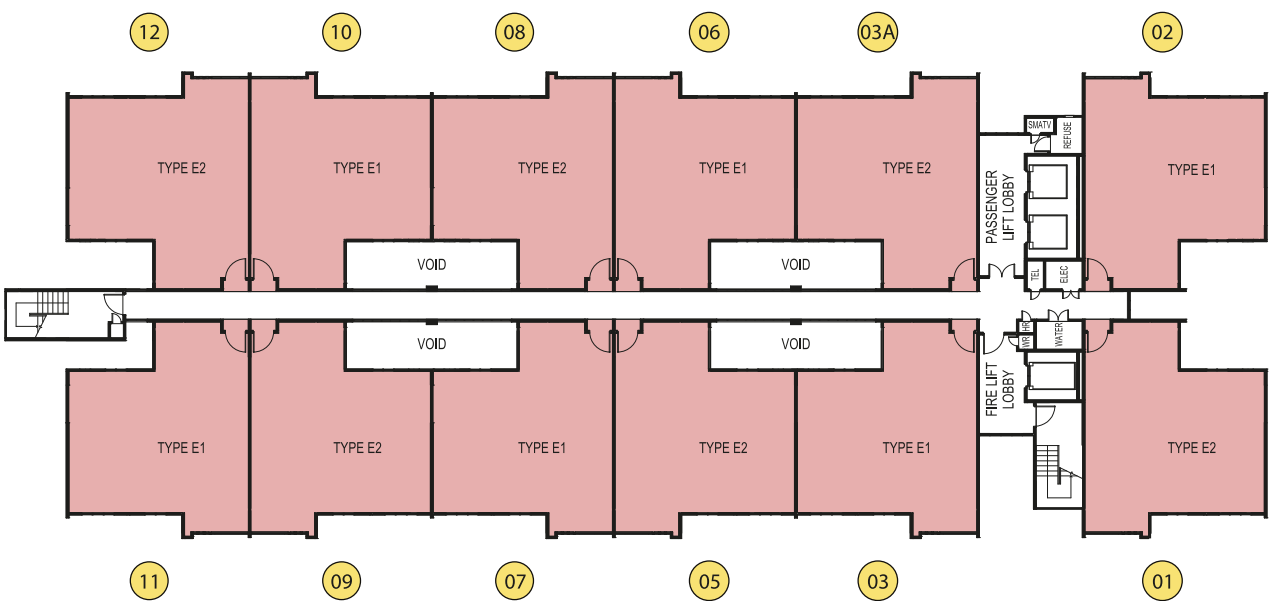
Site Plan



Floor Plan



Block A

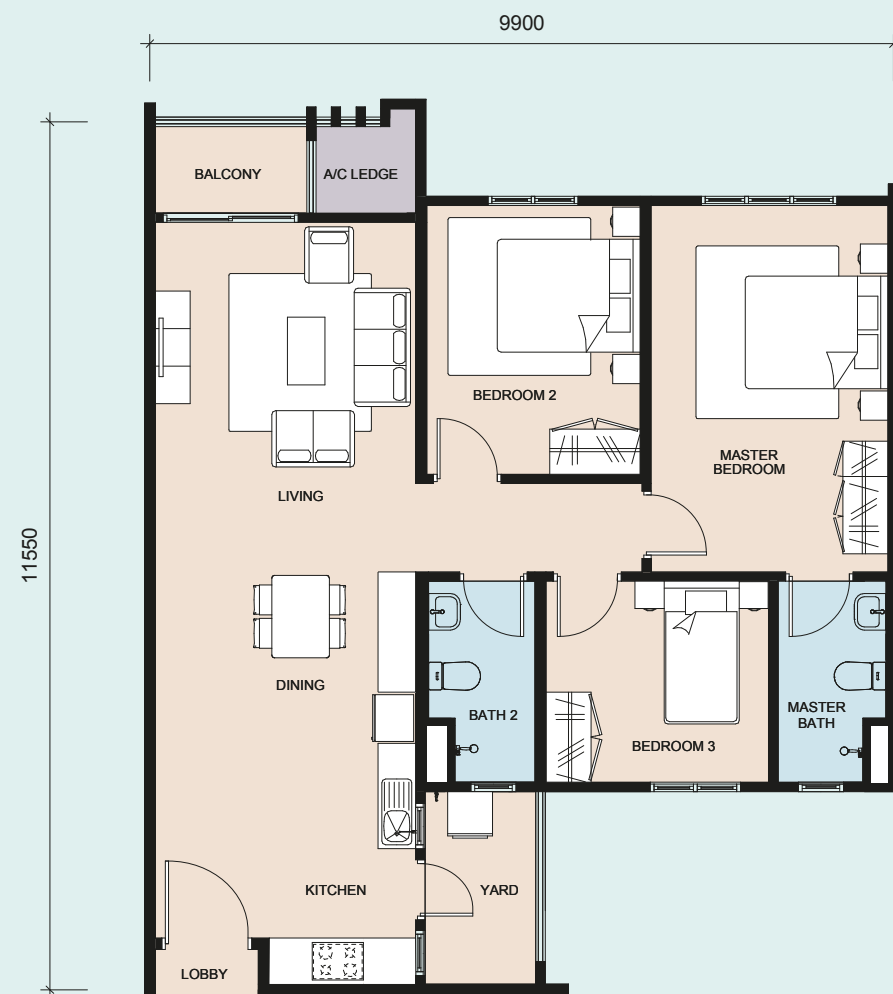


Block B



Practical Layout

Type **E1**



Type **E2**



Main Features



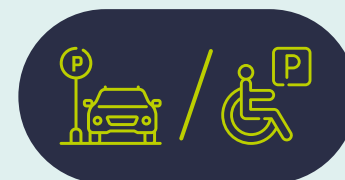
BUILT-UP
AREA
1,000 SQ. FT.



3
BEDROOMS



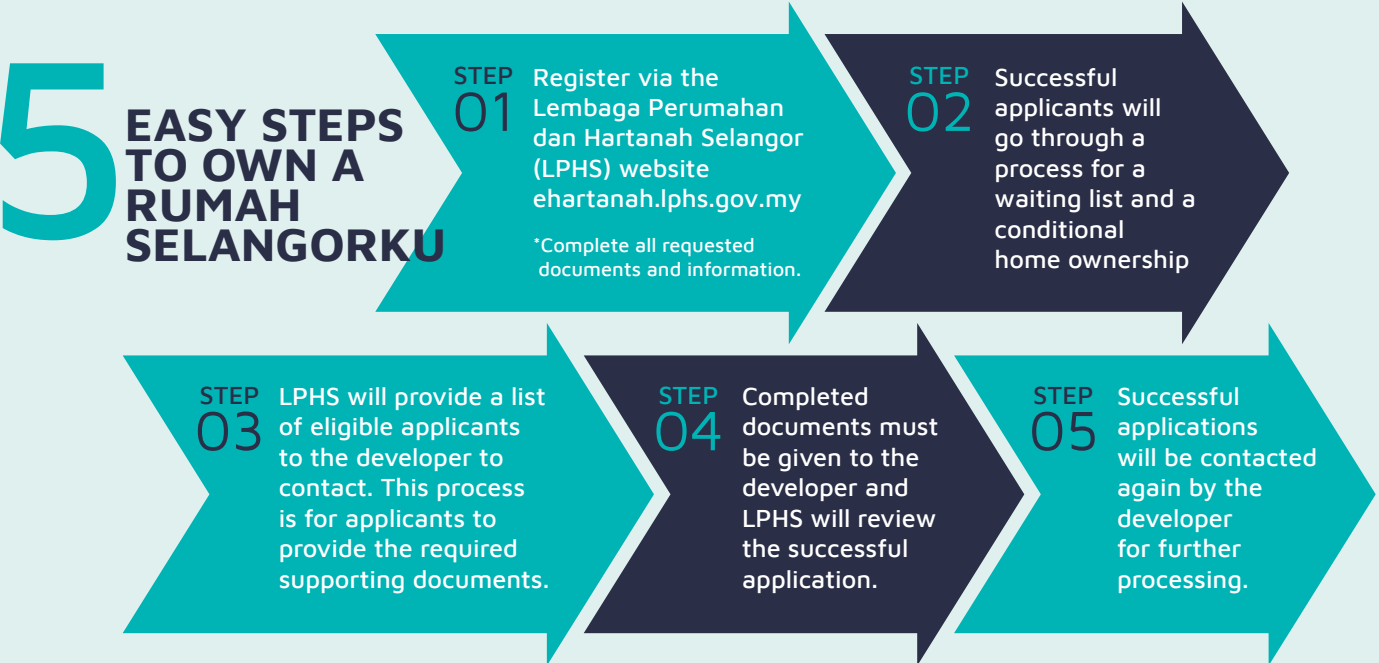
2
BATHROOMS



2
PARKING LOTS

Specifications

| | | | | | | |
|---|--------------------------------|---|-------------------|---------|---------|----|
| a) Structure | | : Reinforced Concrete | | | | |
| b) Wall | | : Cement Sand Bricks / Clay Bricks / Block Wall | | | | |
| c) Roofing Covering | : Main Roof | : Reinforced Concrete Flat Roof | | | | |
| | | : Metal Roofing | | | | |
| d) Roof Framing | : Light Weight Steel Structure | | | | | |
| e) Ceiling | | : Skim Coat and Paint | | | | |
| | | : Ceiling Board and Paint | | | | |
| f) Windows | | : Aluminium Frame Casement | | | | |
| | | : Aluminium Frame Top Hung | | | | |
| g) Doors | : Main Entrance | : Timber Door | | | | |
| | : Other Doors | : Timber Flush Door | | | | |
| | | : PVC Door | | | | |
| | | : Aluminium Frame Sliding Glass Door | | | | |
| h) Ironmongery | | : Provided | | | | |
| i) Wall Finishes | : Internal and External | : Skim Coat and Paint | | | | |
| | : Kitchen | : Tiles up to 1500mm height | | | | |
| | : Bathrooms | : Tiles up to ceiling height | | | | |
| j) Floor Finishes | : Lobby | : Tiles | | | | |
| | : Living & Dining | : Tiles | | | | |
| | : Master Bedroom | : Tiles | | | | |
| | : Kitchen | : Tiles | | | | |
| | : Bedroom 2 | : Tiles | | | | |
| | : Bedroom 3 | : Tiles | | | | |
| | : Master Bath | : Tiles | | | | |
| | : Bath 2 | : Tiles | | | | |
| | : Balcony | : Tiles | | | | |
| | : Yard | : Tiles | | | | |
| | : A/C Ledge | : Cement Render | | | | |
| k) Sanitary & Plumbing Fittings | | Type E Disabled 1 | Type E Disabled 2 | Type E1 | Type E2 | |
| | | : Kitchen Sink | 1 | 1 | 1 | 1 |
| | | : Water Closet | 2 | 2 | 2 | 2 |
| | | : Wash Basin | 2 | 2 | 2 | 2 |
| | | : Shower Rose | 2 | 2 | 2 | 2 |
| | | : Tissue Roll Holder | 2 | 2 | 2 | 2 |
| | | : Hand Bidet | 2 | 2 | 2 | 2 |
| | | : Grab Handle | 1 | 1 | - | - |
| | | : Grab Bar | 1 | 1 | - | - |
| l) Electrical Installation | | Type E Disabled 1 | Type E Disabled 2 | Type E1 | Type E2 | |
| | | : Lighting Point | 13 | 13 | 13 | 13 |
| | | : Ceiling Fan Point | 4 | 4 | 4 | 4 |
| | | : Switch Socket Outlet | 20 | 20 | 20 | 20 |
| | | : Air Conditioner Point | 3 | 3 | 3 | 3 |
| | | : Water Heater Point | 2 | 2 | 2 | 2 |
| | | : Door Bell Point | 1 | 1 | 1 | 1 |
| | | : Fibre Wall Socket Point (FWS) | 1 | 1 | 1 | 1 |
| m)Internal Telecommunication Trunking and Cabling | | : Provided | | | | |



Location Map



| | | | | | | | |
|---|--|--|--|--|--|--|--------|
|  12KM Port Klang |  15KM Kota Kemuning |  22KM Shah Alam |  23KM Subang Jaya |  30KM Puchong |  47KM Kuala Lumpur City Centre |  52KM KLIA | |
|  Education | |  Supermarket | |  Medical | |  Nearby Amenities | |
| 01 Orbix International School | 3.0km | 14 GM Klang Wholesale City | 4.2km | 21 Manipal Hospital Klang | 6.5km | 27 Setia Bayuemas Lake Park | 2.0km |
| 02 Collinz International School | 4.4km | 15 KSL Esplanade Mall | 4.3km | 22 Hospital Tengku Ampuan Rahimah | 7.2km | 28 Hospice Klang | 6.0km |
| 03 SMK Raja Mahadi | 6.1km | 16 AEON Bukit Tinggi Shopping Centre | 4.6km | 23 Sentosa Specialist Hospital Klang | 7.9km | 29 Pandamaran Sports Complex | 7.0km |
| 04 Kolej Komuniti Klang | 8.4km | 17 Mydin Klang | 10.0km | 24 Pantai Hospital Klang | 8.5km | 30 Royal Klang Club | 10.0km |
| 05 Malaya International School | 8.5km | 18 Klang Parade | 12.3km | 25 Columbia Asia Hospital Bukit Rimau | 11.7km | 31 I-City Shah Alam | 18.0km |
| 06 SMK Convent Klang | 8.7km | 19 Centro Mall | 12.4km | 26 KPJ Klang Specialist Hospital | 13.0km | | |
| 07 Hin Hua High School | 8.8km | 20 Central I-City | 15.8km | | | | |
| 08 Regent International School Klang | 9.2km | | | | | | |
| 09 Wesley Methodist School Klang | 9.6km | | | | | | |
| 10 SMK Tinggi Klang | 11.0km | | | | | | |
| 11 Sri KDU International School Klang | 11.9km | | | | | | |
| 12 SMK (P) Bukit Kuda | 12.1km | | | | | | |
| 13 Chinese Taipei School KL | 13.0km | | | | | | |

Setia Bayuemas Welcome Centre

Persiaran Bayu Impian / KS9, Kota Bayuemas, 41200 Klang, Bandar Diraja, Selangor Darul Ehsan.

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Development Name: Pangsapuri Bayu Impian, Klang • Rumah Selangorku Type 'E' • Developer Name: I&P Kota Bayuemas Sdn. Bhd. (200201000854) (a member of Setia) • Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan Tel: 03-80829600 • Email: bayuemas@spsetia.com • Developer's License No: 9796/01-2029/1432(A) • Validity Period: 07/01/2024 – 06/01/2029 • Advertising and Sales Permit No: 9796-25/05-2028/0383(A)-(S) • Validity Period: 14/05/25 – 13/05/2028 • Approving Authority: Majlis Perbandaran Klang • Building Plan Approval No: (52) DLM MPK/BGN-600-5/1/0126(2022) • Expected Date of Completion: August 2028 • Land of encumbrance: Nil • Tenure of Land: Freehold • Restrictions in Interest: i. This land cannot be transferred, leased, or mortgaged without obtaining approval from the State Authority. ii. A restriction on transfer is imposed for 5 years from the date the transfer is registered from the developer to the transferee. iii. Within the 5-year period from the date of transfer, each subsequent application for transfer approval must be accompanied by a consent letter from the Selangor Housing and Property Board. iv. For transfers from the developer to the transferee that are not subject to subsequent transfer approval applications, a confirmation letter from the Selangor Housing and Property Board must be included. • Number of Units: 528 Units, Block A – 274 Units & Block B – 254 Units Type 'E' • Selling Price: RM 250,000.00 (79 Units) and RM 260,000.00 (449 Units)

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Setia