



QUEENSVILLE



Recline In Grace  
And Let Tranquillity  
*Embrace* You



02

Unfold The *Charm* Of  
**Victorian  
Living**



You Deserve To Be  
Treated Like Royalty

Every *Arrival* Is  
**A Royal  
Moment**



Artist's Impression



Artist's Impression

Homecoming to Queensville is a journey that is nothing short of majestic. Every turn is designed to immerse you in English grandeur.

Welcome to your realm of refined living.

# Dwell In Splendour With Nature



Step into a world fit for the discerning few, where layouts are designed to be open for families to enjoy sweeping views of their garden and, most of all, seamless interaction with one another.

# 04



Artist's Impression

## Setia eGreenLiving



Solar PV



Digital Lockset



Green Switch



Rainwater  
Harvesting System



EV Charging Point



Box 366



Industrialised  
Building System  
(IBS)



# TYPE G1

## Single-Storey Zero-Lot Bungalow

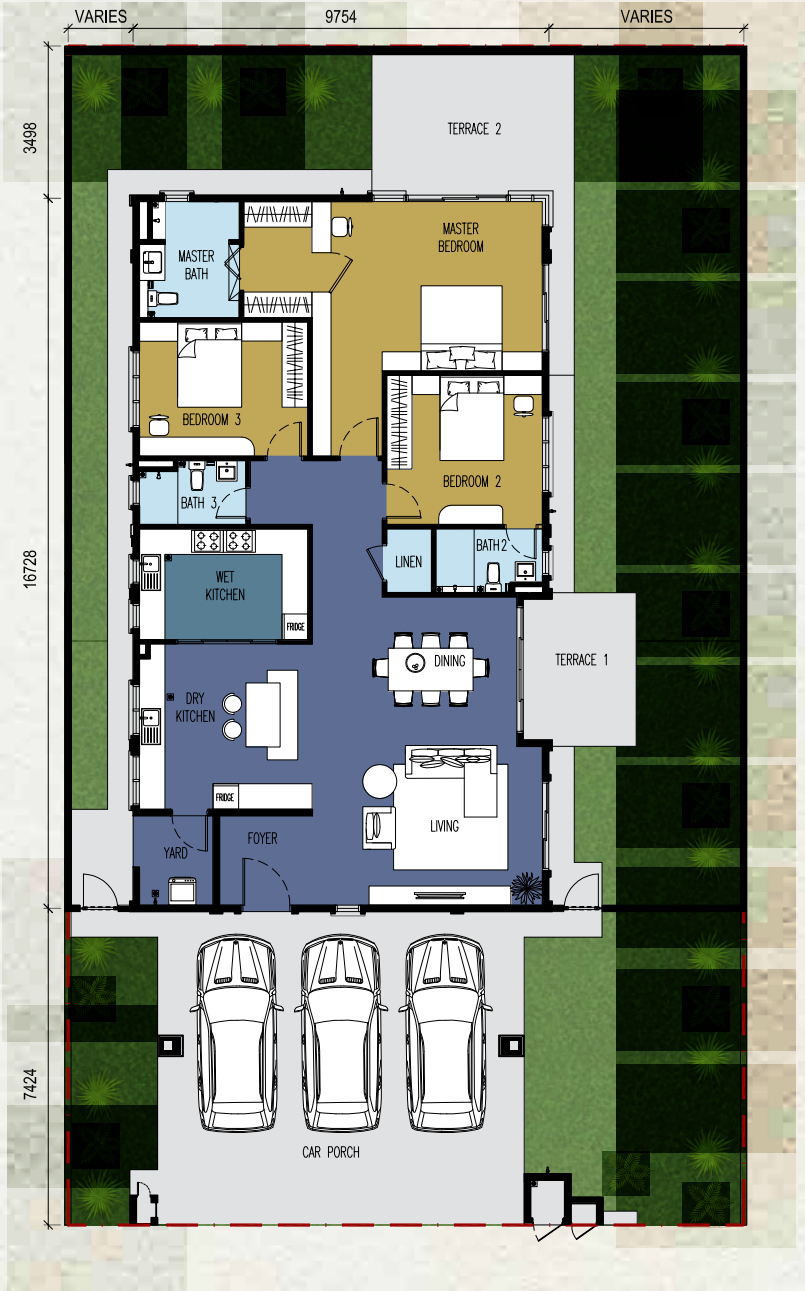
Artist's Impression



05

# Floor Plan

Land Size: 52' x 90' | Built-up: 2,348 sqft | 3 Bedrooms 3 Bathrooms





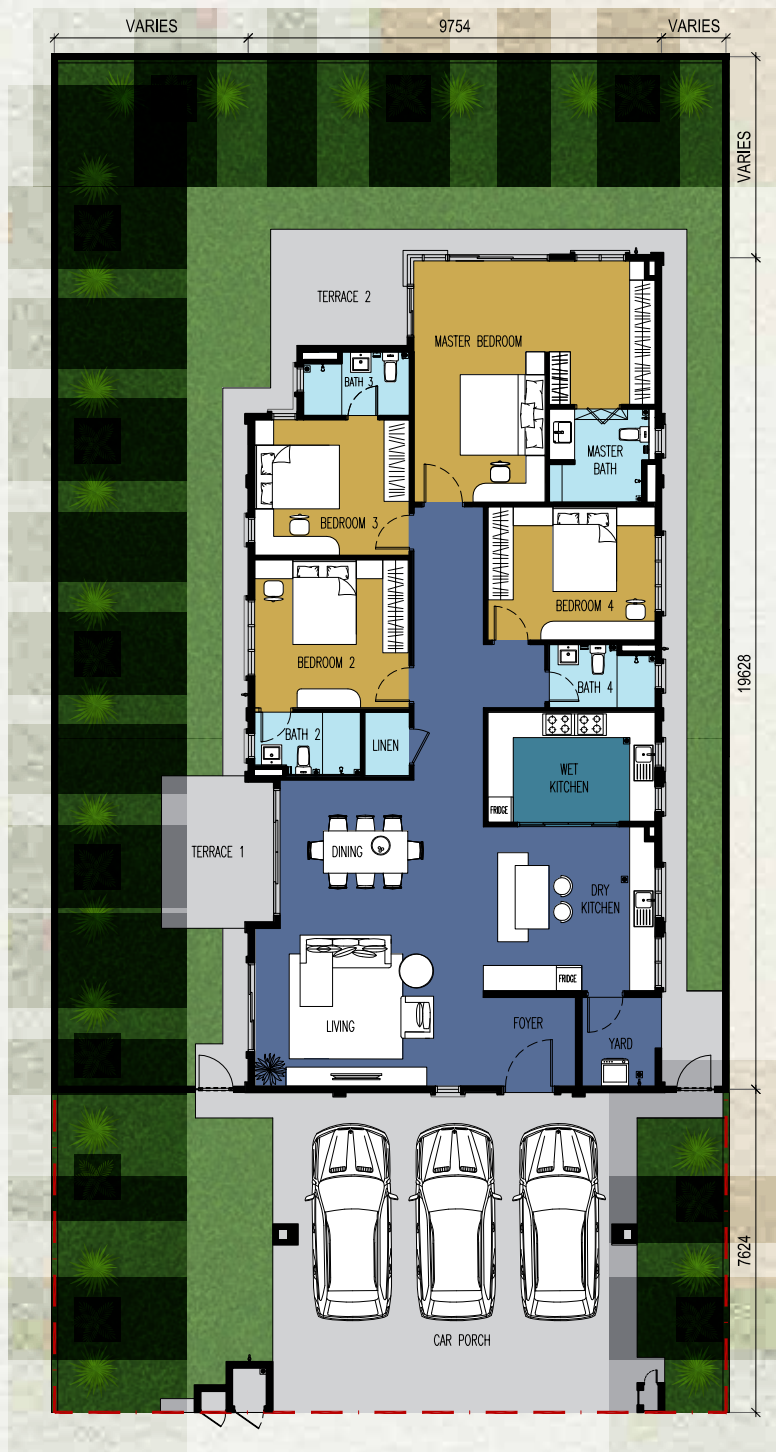
## TYPE G2

Single-Storey Zero-Lot Bungalow

Artist's Impression

# Floor Plan

Land Size: 52' x 105' | Built-up: 2,559 sqft |  4 Bedrooms  4 Bathrooms



# Site Plan

Just 37 distinguished homes, elegantly positioned within a cul-de-sac to ensure serenity and privacy.



# 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 / Bi-Fold Door |         |
| Ironmongery                  | : Provided                                                     |                                                      |         |
| Wall Finishes                | : Dry Kitchen & Wet Kitchen                                    | : 1500mm High Porcelain Tiles                        |         |
|                              | : Master Bath / Bath 2 / Bath 3 / Bath 4 (Type G2)             | : 2700mm High Porcelain Tiles                        |         |
|                              | : Others                                                       | : Plaster / Skim Coat & Paint to Ceiling Height      |         |
| Floor Finishes               | : Foyer / Living / Dining / Dry Kitchen / Linen                | : Porcelain Tiles                                    |         |
|                              | : Wet Kitchen                                                  | : Porcelain Tiles                                    |         |
|                              | : Yard                                                         | : Porcelain Tiles                                    |         |
|                              | : Master Bedroom / Bedroom 2 / Bedroom 3 / Bedroom 4 (Type G2) | : Timber Floor                                       |         |
|                              | : Master Bath / Bath 2 / Bath 3 / Bath 4 (Type G2)             | : Porcelain Tiles                                    |         |
|                              | : Terrace / Apron                                              | : Porcelain Tiles                                    |         |
|                              | : Car Porch                                                    | : Porcelain Tiles                                    |         |
|                              | : Refuse Chamber                                               | : Ceramic Tiles                                      |         |
|                              | : Parcel & Letter Collection Panel                             | : Ceramic Tiles                                      |         |
|                              | : Others                                                       | : Cement Render                                      |         |
|                              |                                                                | Type G1                                              | Type G2 |
| Sanitary & Plumbing Fittings | : WCs                                                          | 3                                                    | 4       |
|                              | : Wash Basins                                                  | 3                                                    | 4       |
|                              | : Showers                                                      | 3                                                    | 4       |
|                              | : Kitchen Sink                                                 | 1                                                    | 1       |
|                              |                                                                | Type G1                                              | Type G2 |
| Electrical Installations     | : Power Point                                                  | 21                                                   | 23      |
|                              | : Lighting Point                                               | 25                                                   | 26      |
|                              | : Gate Light Point                                             | 2                                                    | 2       |
|                              | : Air-conditioning Point                                       | 4                                                    | 5       |
|                              | : Fan Point                                                    | 5                                                    | 6       |
|                              | : TV Point                                                     | 1                                                    | 1       |
|                              | : Water Heater Point                                           | 2                                                    | 3       |
|                              | : Water Pump Point                                             | 1                                                    | 1       |
|                              | : Door Bell Point                                              | 1                                                    | 1       |
|                              | : Intercom Point                                               | 1                                                    | 1       |
|                              | : Electric Hot Water Storage System (Master Bath only)         | 1                                                    | 1       |
|                              | : EV Charging Point                                            | 1                                                    | 1       |
| Internal Telecommunication   | : Fibre Wall Socket                                            | 1                                                    | 1       |
| Trunking and Cabling         | : Provided                                                     |                                                      |         |
| Fencing                      | : Fencing, Refuse Chamber, Letter Box, Parcel Compartment      |                                                      |         |
| Turfing                      | : Provided                                                     |                                                      |         |

# A Grand Location

Queensville is proudly part of Setia EcoHill, offering the community direct access to the LEKAS-EcoHill Link, which connects to major highways such as LEKAS, SILK, and SKVE.



Brought to you by an award-winning developer:



**11-TIME WINNER**  
KINCENTRIC  
Best Employer  
MALAYSIA 2021  
Formerly Anso Best Employers  
2013 Best of the Best - Malaysia  
2011 Overall Best - Malaysia

**Call 603 8724 2255**

SETIA ECOHILL SDN BHD (903607-T)  
Setia Ecohill Welcome Centre  
Kelab 360, No. 1, Persiaran Ecohill Barat, Setia Ecohill, 43500 Semenyih, Selangor Darul Ehsan.  
F 603 8724 2525 E ecohill@spsetia.com www.setiaecohill.com



Setia EcoHill  
Welcome Centre

Stay Together. Stay Setia  
livelearnworkplay



SETIA  
ecohill  
**Setia**

No. Lesen Pemaju: 13243/11-2028/1350(A) | Tempoh Sah: 26/11/2023 - 25/11/2028 | Permit Iklan dan Jualan: 13243-28/08-2027/0680(N)-L | Tempoh Sah: 15/08/2025 - 14/08/2027 | Jenis Hakmilik Tanah: Pegangan Bebas | Bebanan Tanah: GADAIAN kepada Alliance Investment Bank Berhad | Penguasa Kebenaran: Majlis Perbandaran Kajang (MPKJ) | No. Rujukan Pelan Bangunan: Bil.(39)jdmlMPKJ2/P/10/2024 | Jangka Siap: Jul 2027 | Jumlah Unit: 37 unit | Keluasan Binaan: 2,348 kps - 2,559 kps | Harga Jualan: RM1,764,000 (Min.) - RM2,353,000 (Maks.) | Jenis Hartanah: Rumah Seesebuah 1 Tingkat | Sekatan-sekatan Kepentingan: Tiada | Diskaun bagi Bumiputrah: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUHKPKT.CO.VM

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 and contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustration and pictures are artist's impression only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant Approving Authorities. All plans/information contained herein is not final and shall be based on the approved Building Plans by the appropriate authorities.

