

Setia
Bayuemas
SOUTH



RAJOURA

DOUBLE
STOREY
TERRACE
HOMES

Setia
Bayuemas



A scenic view of a park with a lake, trees, and a clear blue sky. The foreground shows a grassy area with some plants near the water's edge. The middle ground is dominated by a dense line of tall, slender trees with green foliage. The background shows a clear blue sky and more trees in the distance. The water in the lake is calm and reflects the surrounding greenery and sky.

32 acres

dedicated to parks, lakes &
green corridors

>3,700

homes envisioned
across future phases

1 visionary
masterplan

by **SP Setia**

Setia Bayuemas has long been one of Klang's most cherished townships, known for its thoughtful master planning, lush open spaces, and sense of community.

Now, a new chapter begins. One that embraces contemporary lifestyles, natural harmony, and refined living, all within the trusted foundation of SP Setia's legacy of excellence.

The evolution
of an enduring
address.



3 distinct precincts

Inspired by the rhythm of sun, sea, and land.

Welcome to **Bayuemas South**, the master-planned, refined extension of Setia Bayuemas. Drawing inspiration from the coastal lifestyle, Bayuemas South brings together three distinct precincts in one visionary concept:



aurora

Radiant with the warmth and joy of the sun.

Together, they create a new dimension of living — a district defined by connection, tranquility, and design sophistication.

The next chapter of Setia Bayuemas



The dawn of refined living.

The first phase of Bayuemas South, vibrant, radiant, and full of optimism.



aurora

Aurora is the first precinct of Bayuemas South, a vibrant address inspired by the energy of the sun. Designed for those who embrace life with positivity and purpose, every home here reflects warmth, brightness, and openness. With landscaped parks, tree-lined streets, and an inviting sense of space, Aurora celebrates living in full colour - cheerful, connected, and effortlessly modern





Your daily

escape

Every detail built on Setia's hallmark of quality.

The double-storey terrace homes of Aurora are crafted with contemporary sensibilities from foundation to finish, each component reflects Setia's commitment to craftsmanship and longevity, ensuring comfort, confidence, and enduring value.

Every space is designed for joy, movement, and meaningful moments.



Contemporary façade with sun-inspired tones



Large windows for natural light and ventilation



Flexible, open-plan layouts for family adaptability



Modern, timeless design language

Wake up to a brighter day, everyday.

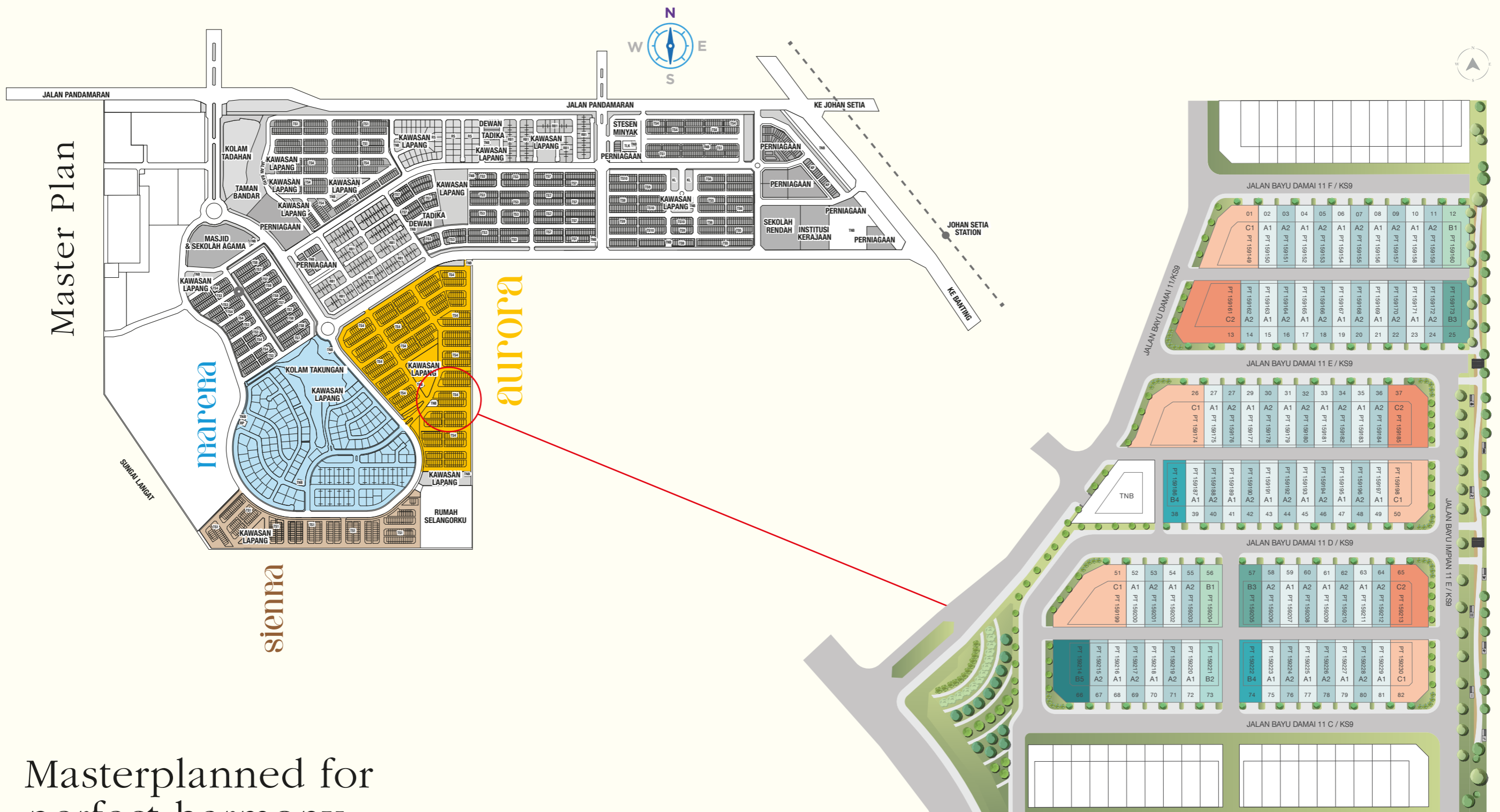


Aurora homes are thoughtfully planned to celebrate the way families live today. Open, flexible layouts make room for laughter-filled gatherings and quiet personal moments alike. Large windows welcome natural light into every corner, while cross-ventilation keeps the interiors cool and comfortable throughout the day.

The result is a home that feels alive, bright in the mornings, calm in the evenings, and always in tune with the rhythm of life.

Inspired comfort living





Master Plan

Site Plan

Masterplanned for perfect harmony

A masterplan that connects homes, greenery, and community spaces in perfect harmony.

Aurora's planning reflects SP Setia's philosophy of holistic design. Integrating open green spaces, seamless circulation, and landscaped connections.

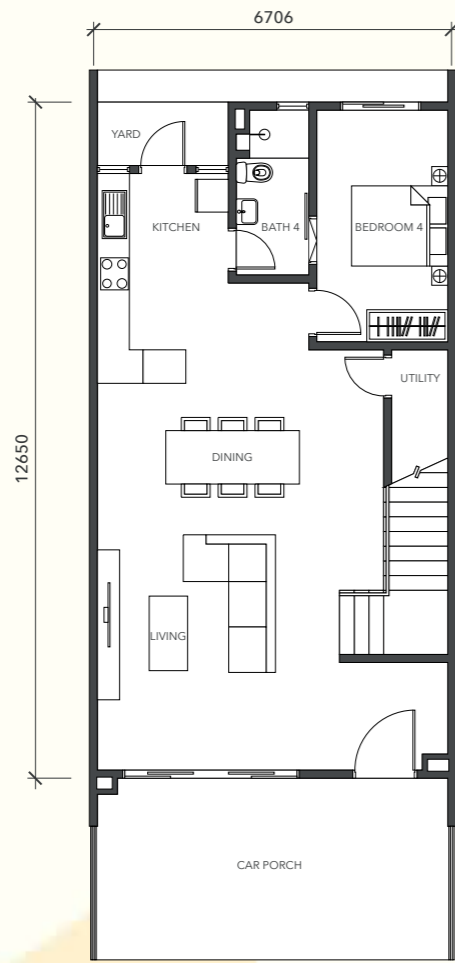
Jogging and cycling paths connect homes to the 12-acre Central Lake Park, while tree-lined boulevards and landscaped gardens ensure fresh air and natural shade. The result is a living environment that nurtures wellbeing while enhancing the aesthetic harmony of the precinct.

- Type A1
- Type A2
- Type C1
- Type B1
- Type B2
- Type C2
- Type B3
- Type B4
- Type B5

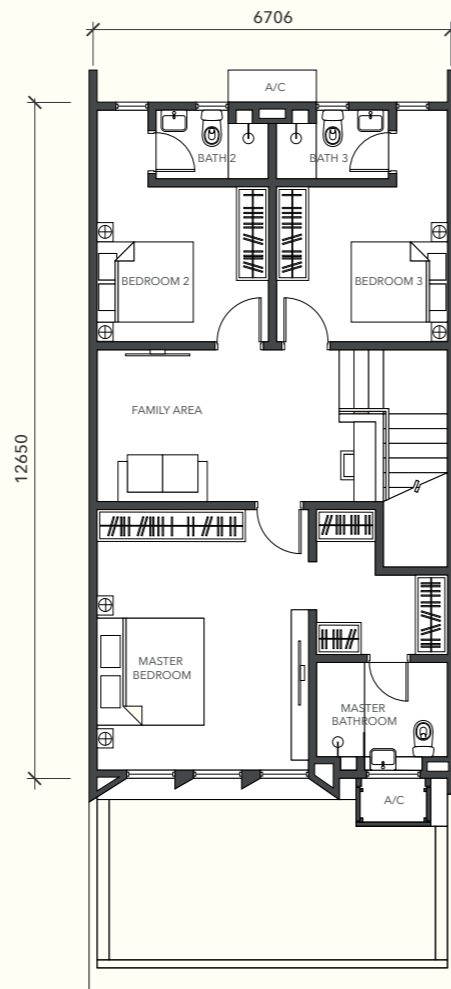
TYPE A¹

DOUBLE STOREY TERRACE

LAND AREA
22' x 75'
BUILT-UP
2,105 sf



GROUND FLOOR



FIRST FLOOR

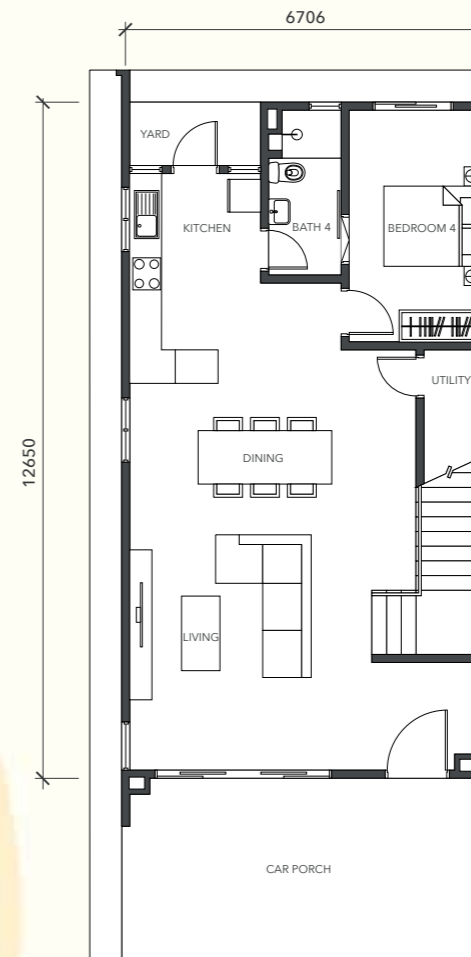
Live beautifully.

Homes that embrace flexibility, light, and everyday joy.

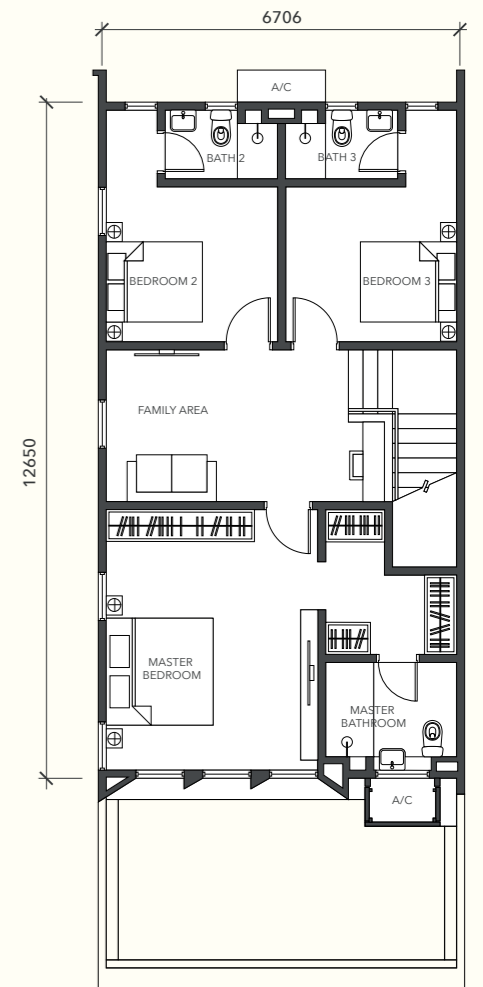
TYPE B¹

DOUBLE STOREY TERRACE

LAND AREA
22' x 75'
BUILT-UP
2,101 sf



GROUND FLOOR



FIRST FLOOR



Aurora sets the tone for Bayuemas South.

Vibrant, modern, and beautifully balanced. It's a neighbourhood where the elements of sun, space, and serenity come together in perfect harmony. A place built for families to grow, for moments to unfold, and for life to shine.



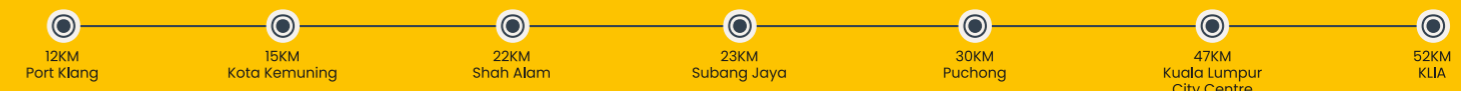
A place to **grow**

Close to everything. Comfortably away from it all.

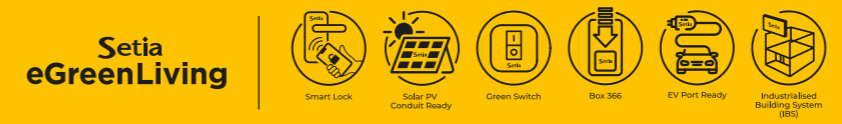
Your well-connected sanctuary in the southern corridor of Klang.

Bayuemas South lies within Klang's fast-growing southern corridor — an address that connects seamlessly to the region's educational, commercial, and leisure destinations.

Setia Bayuemas enjoys strategic connectivity through KESAS, ELITE, SKVE, and WCE highways — with the upcoming Johan Setia LRT enhancing accessibility even further.



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 7.8km	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		
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: Setia Bayuemas, Klang • Phase: Phase RP10 Double Storey Terrace • Developer Name: 1&P Kota Bayuemas Sdn. Bhd. (202021000854) (a member of Setia) • Developer Address: Setia Bayuemas Welcome Centre, Persiaran Bayu Impian/KS9, Kota Bayuemas, 41200 Klang, Selangor Darul Ehsan Tel: 03-33251700 • Email: bayuemas@spsetia.com • Developer's License No: 9736/01-2029/1432(A) • Validity Period: 07/01/2024 - 06/01/2029 • Advertising and Sales Permit No: 9796-26/12-2022/1008(N)-LI • Validity Period: 03/12/2025 - 02/12/2027 • Approving Authority: Majlis Bandaraya Diraja Klang • Building Plan Approval No: (40) dtm MPK/BGN-600-5/1/00712024 • Expected Date of Completion: January 2028 • Land of encumbrance (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Units: 82 Units (22 x 75') • Selling Price: Min. RM 880,000.00 - Max. RM 1,424,000.00 • Discount: 7% for Bumiputera

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