



EUGENIA 1

2 - STOREY TERRACE HOMES

THE LIFE YOU ENVISION

Crafted enclave of modern landed homes designed for those who value serenity, space, and timeless elegance. Surrounded by greenery and curated landscapes, every home offers a harmonious balance of style, comfort, and enduring quality — a sanctuary where your legacy begins.



Artist's impression.

MASTER PLAN



the
BLOOM
SETIA ECO GARDENS



Setia Eco Gardens
Sales Gallery

Cordelia Garden

- ① Rayden
- ② Arell

The Grove

- ③ Pine 3
- ④ Maple 3

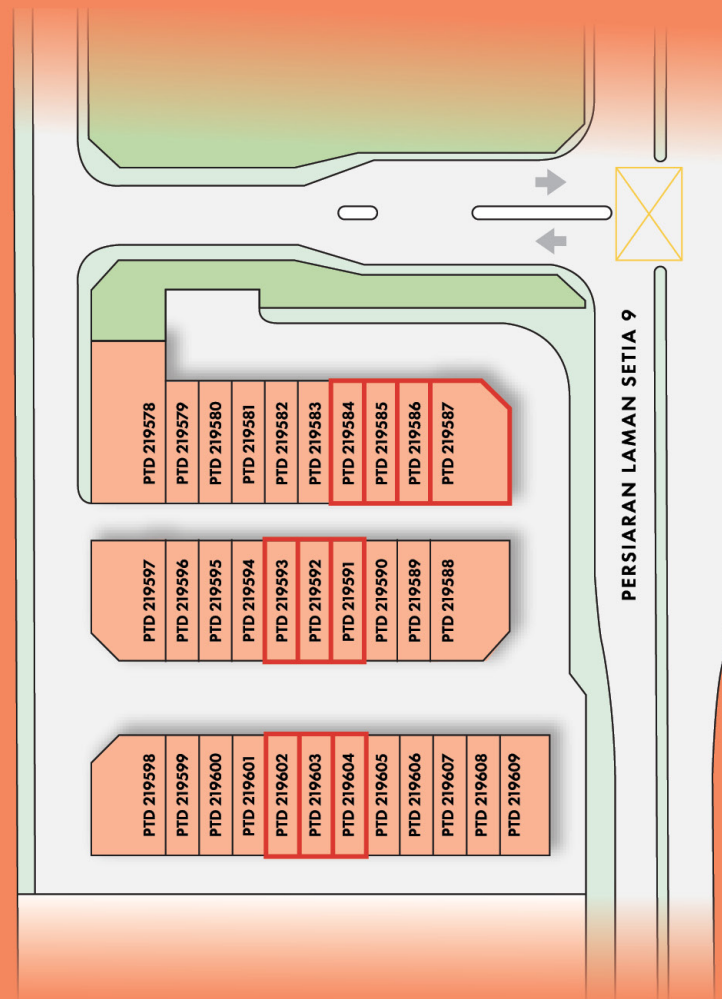
The Bloom

- ⑤ Eugenia 1

- ⑥ Future Development

- Ⓐ Eco Greens Park
- Ⓑ Tenby International School
- Ⓒ Pai Tze Chinese Primary School
- Ⓓ Garden Square
- Ⓔ Eco Square

SITE PLAN



Bumiputera Lot

SPECIFICATIONS

Structure	Reinforced Concrete Framework	Sanitary & Plumbing Fittings	Kitchen Sink : 1 no.	Intermediate / End Lot	Corner / End Lot with Land
Wall	Brick Wall / Lightweight Block		Wash Basin : 3 nos.	22 nos.	23 nos.
Roof Covering	Concrete Roof Tile / Reinforced Concrete Slab		Toilet Roll Holder : 3 nos.	21 nos.	21 nos.
Roof Framing	Quality Roof Truss		Shower Rose : 3 nos.	2 nos.	2 nos.
Ceiling	Fibre Plaster Ceiling / Skim Coat / Plaster Ceiling Board	Electrical Installations	Wash Closet : 3 nos.	Water Heater Point (20A) : 3 nos.	3 nos.
Windows	Fixed Glass Panel / Sliding Window / Casement Window / Top Hung Window			TV Point : 1 no.	1 no.
Doors	Solid Timber Door / Flush Door			Ceiling Fan Point : 6 nos.	6 nos.
Ironmongeries	Quality Lockset			Autogate Point : 1 no.	1 no.
Wall Finishes	Kitchen, All Baths : 1500mm Height Tiles			Gate Lighting Point : 2 nos.	2 nos.
Floor Finishes	Ground Floor : Tiles	Internal Telecommunication		Door Bell Point : 1 no.	1 no.
	Living, Dining, Kitchen, Bedroom 3 : Tiles				
	Bath 2, Staircase, Store : Tiles			Fibre Wall Point : 1 no.	1 no.
	Car Porch : Tiles			Telephone Point : 1 no.	1 no.
	Terrace (Corner Lot & End Lot with Land only) : Cement Render	*Fencing	Provided		
	Driveway, Open Yard, Other Areas : Cement Render	*Turfing	Nil		
First Floor		*Gas Piping	Nil		
	Master Bedroom, Bedroom 1 & 2 : Tiles				
	Staircase & Common Area : Tiles				
	Master Bath & Bath 1 : Tiles				
	Other Areas : Cement Render				

Note: The developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.

FLOOR PLAN



Lot Size:
18' x 65'
5.486m x 19.812m

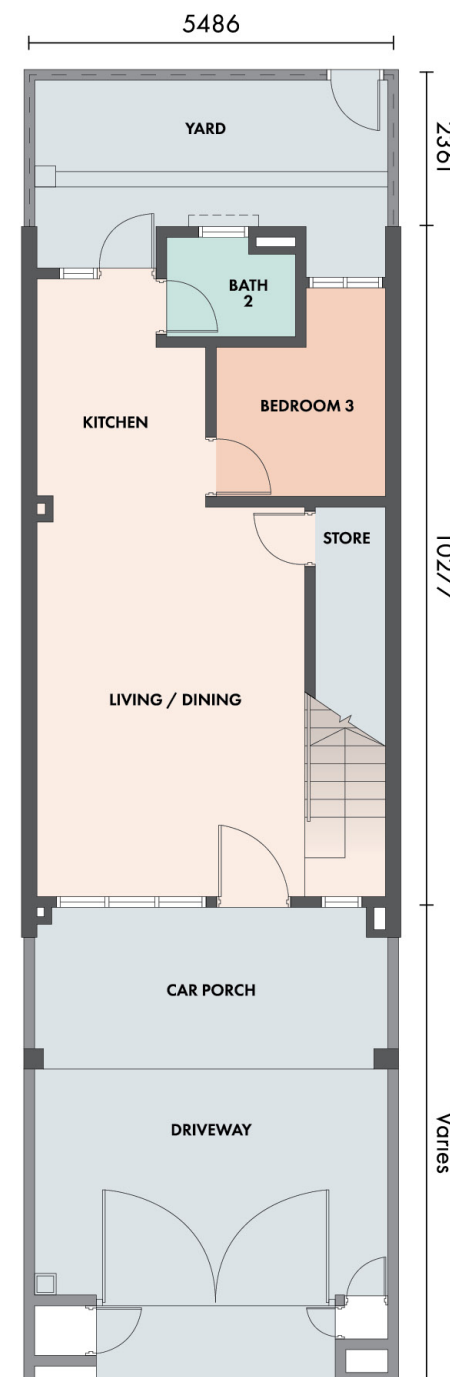


Built-up:
1,319 sq. ft.
122.57 m²

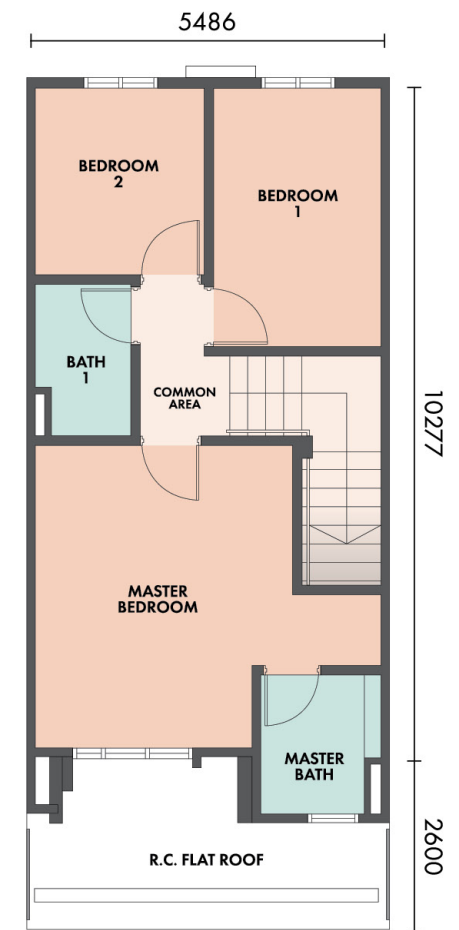


Layout:
4 Bedrooms, 3 Bathrooms

Ground Floor

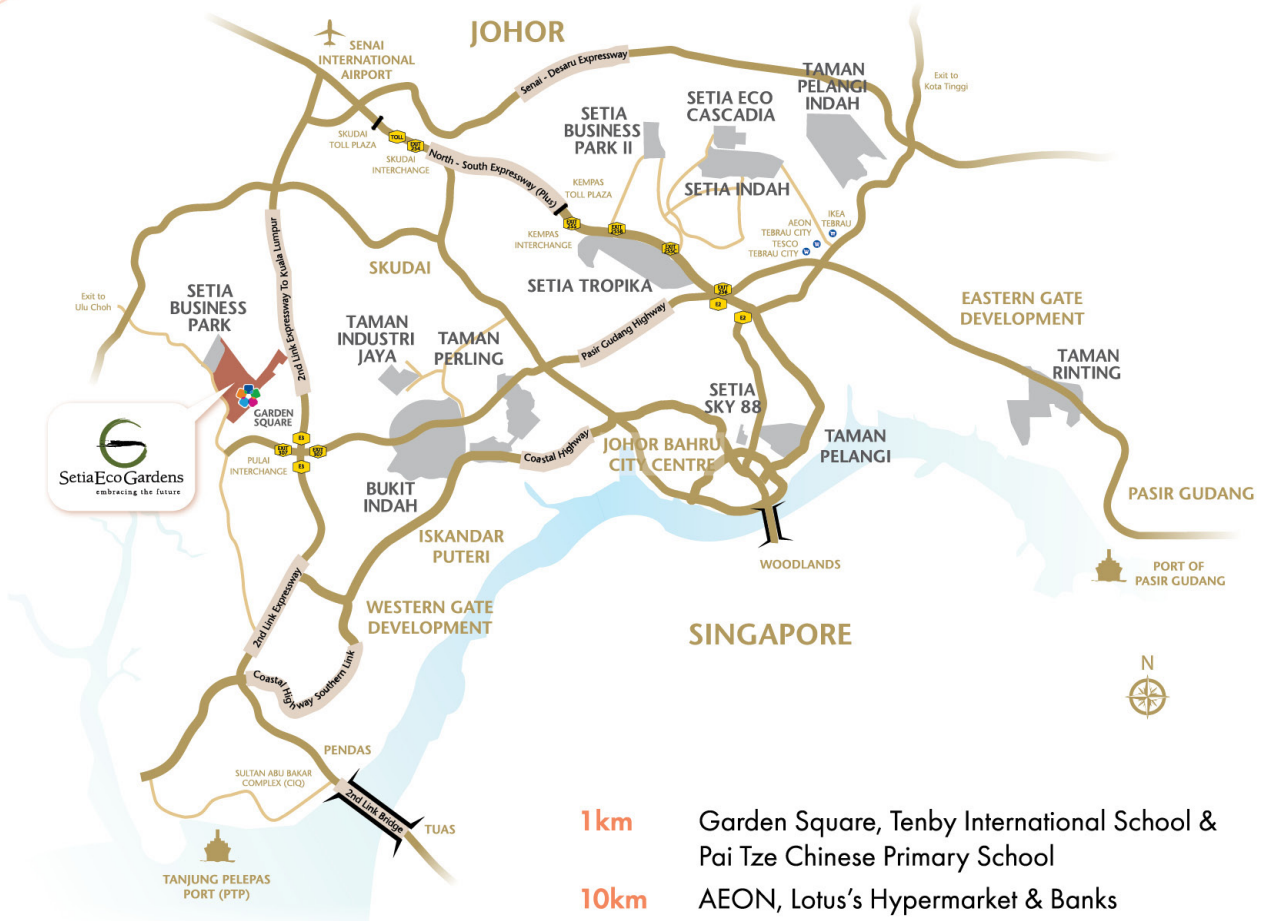


First Floor



Varies





- 1km** Garden Square, Tenby International School & Pai Tze Chinese Primary School
- 10km** AEON, Lotus's Hypermarket & Banks
- 13km** Legoland Malaysia
- 20km** Singapore via Second Link Expressway
- 26km** Senai International Airport
- 27km** Johor Bahru



Setia eGreenLiving



Smart Lock



Solar PV Conduit Ready



Green Switch



Box 366

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07 279 2525
www.setiaecogardens.com

Kesas Kenangan Sdn Bhd 200601026062 (745817-H)
Pejabat Tapak, Lot 2110, K.M 5.5, Jalan Gelang Patah-Ulu Choh,
81550 Johor Bahru, Johor Darul Takzim



TAMAN LAMAN SETIA (EUGENIA 1) • Developer: Kesas Kenangan Sdn. Bhd. 200601026062 (745817-H) • Housing Developer's License: 10611/03-2028/0340(A) • Validity Date: 06/03/2023-05/03/2028 • Double Storey Terrace House • Standard Lot: 18'x65' • 1,319 sq.ft. • Advertising & Sales Permit No: 10611-27/01-2028/0034(A)-(L) • Validity Date: 14/01/2026-13/01/2028 • No. of Units: 32 units • Min. price: RM826,000 • Max. price: RM 1,132,000 • Reference No: MBIP(JB)RP/6/32/2024(17) • Expected Date of Completion: Feb 2028 • Tenure of Land: Freehold • Land Charge: Public Bank Berhad • Approving Authority: Majlis Bandaraya Iskandar Puteri • Sekatan Kepentingan: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada bukan warganegara / syarikat asing tanpa persetujuan pihak berkuasa negeri. All renderings contained herein are artist impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance doubt on the specifications, please always refer to the sale and purchase agreement.

IKLAN TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY