



# 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

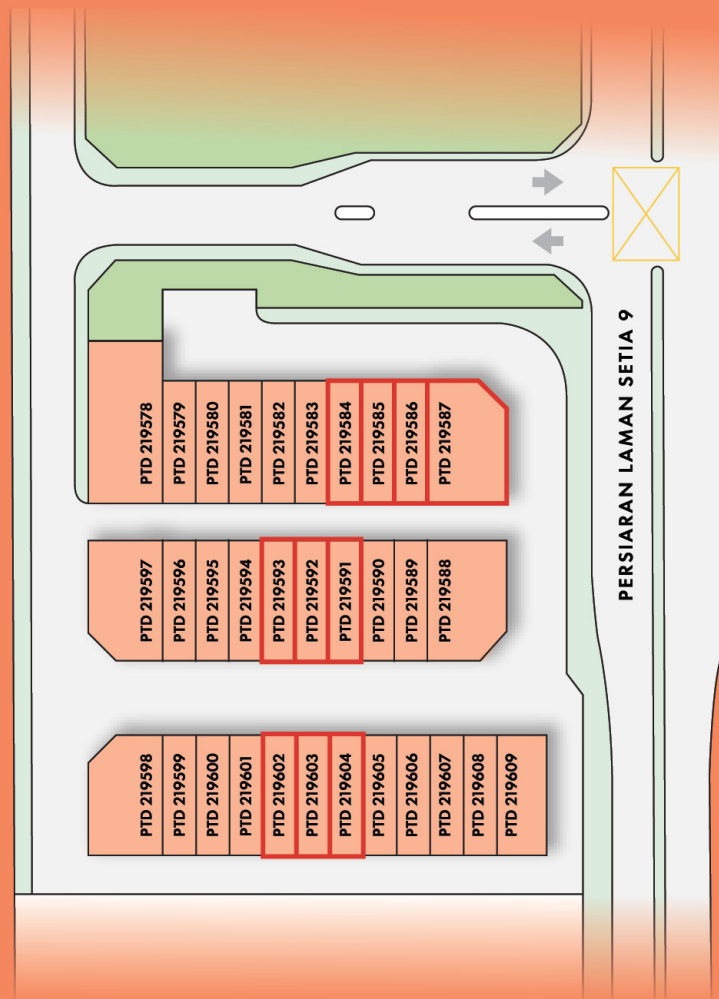
### The Bloom

- 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

<b>Structure</b>	Reinforced Concrete Framework	<b>Sanitary &amp; Plumbing Fittings</b>	Kitchen Sink : 1 no.	
<b>Wall</b>	Brick Wall / Light Weight Block		Wash Basin : 3 nos.	
<b>Roof Covering</b>	Concrete Roof Tile / Reinforced Concrete Slab		Toilet Roll Holder : 3 nos.	
<b>Roof Framing</b>	Quality Roof Truss		Shower Rose : 3 nos.	
<b>Ceiling</b>	Fibre Plaster Ceiling / Skim Coat / Plaster Ceiling Board	<b>Electrical Installations</b>	Wash Closet : 3 nos.	
<b>Windows</b>	Fixed Glass Panel / Sliding Window / Casement Window / Top Hung Window	Intermediate / End Unit		Corner / End Unit with Land
<b>Doors</b>	Solid Timber Door / Flush Door	Lighting Point	22 nos.	23 nos.
<b>Ironmongeries</b>	Quality Lockset	Power Point (13A)	21 nos.	21 nos.
<b>Wall Finishes</b>	All Baths : 1500mm Height Tiles	Air-cond Point (15A)	2 nos.	2 nos.
	Kitchen : 1500mm Height Tiles	Water Heater Point (20A)	3 nos.	3 nos.
<b>Floor Finishes</b>	Ground Floor	TV Point	1 no.	1 no.
	Living, Dining, Kitchen, Bedroom 3 : Tiles	Ceiling Fan Point	6 nos.	6 nos.
	Bath 2, Staircase, Store, Car Porch	Autogate Point	1 no.	1 no.
	Terrace (Corner Lot & End Lot with Land only) : Cement Render	Gate Lighting Point	2 nos.	2 nos.
	Driveway, Open Yard, Other Areas : Cement Render	Door Bell Point	1 no.	1 no.
	First Floor	<b>Internal Telecommunication</b>		
	Master Bedroom, Bedroom 1 & 2, Staircase & Common Area : Tiles	Fibre Wall Point	1 no.	1 no.
	Master Bath & Bath 1 : Tiles	Telephone Point	1 no.	1 no.
	Other Areas : Cement Render	<b>*Fencing</b>	Provided	
		<b>*Turfing</b>	Nil	
		<b>*Gas Piping</b>	Nil	

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'**

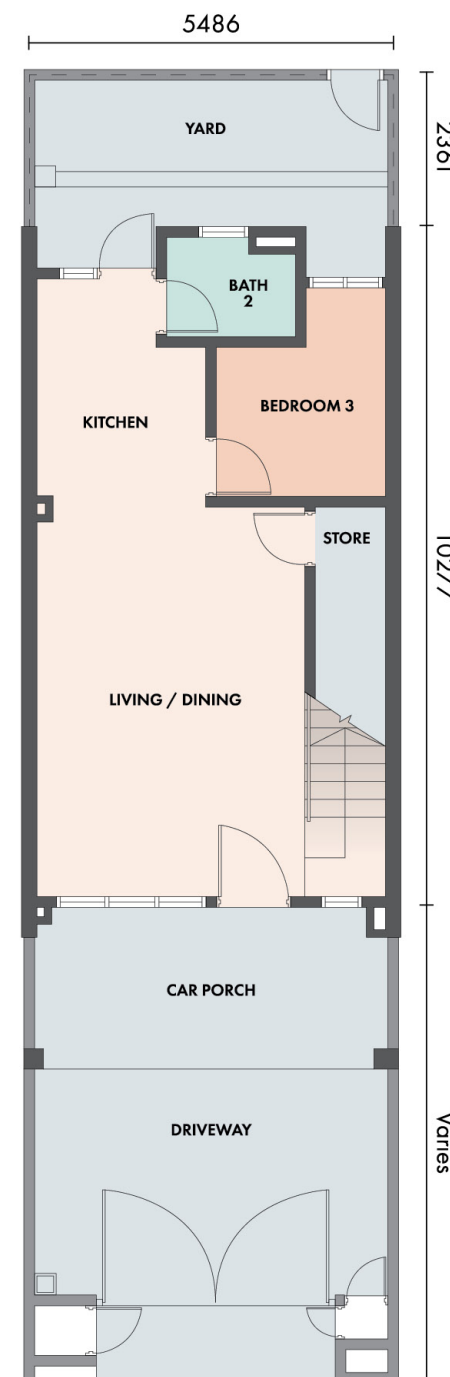


Built-up:  
**1,319 sq. ft.**

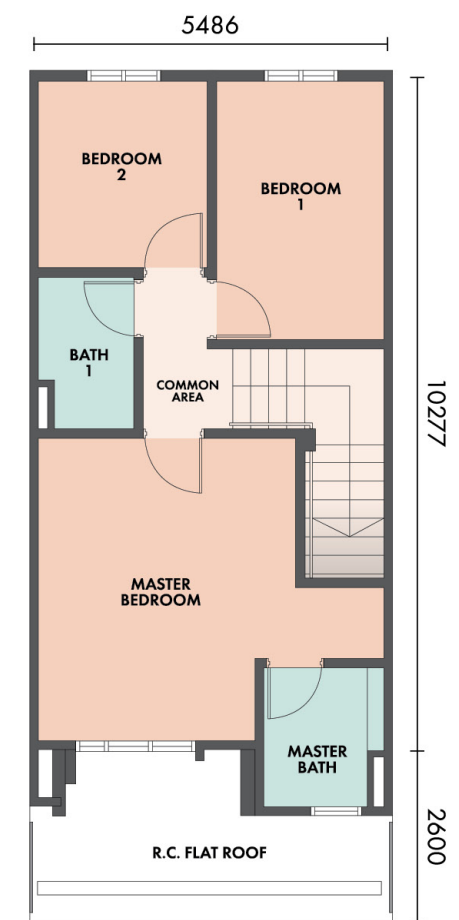


Layout:  
**4 Bedrooms,  
3 Bathrooms**

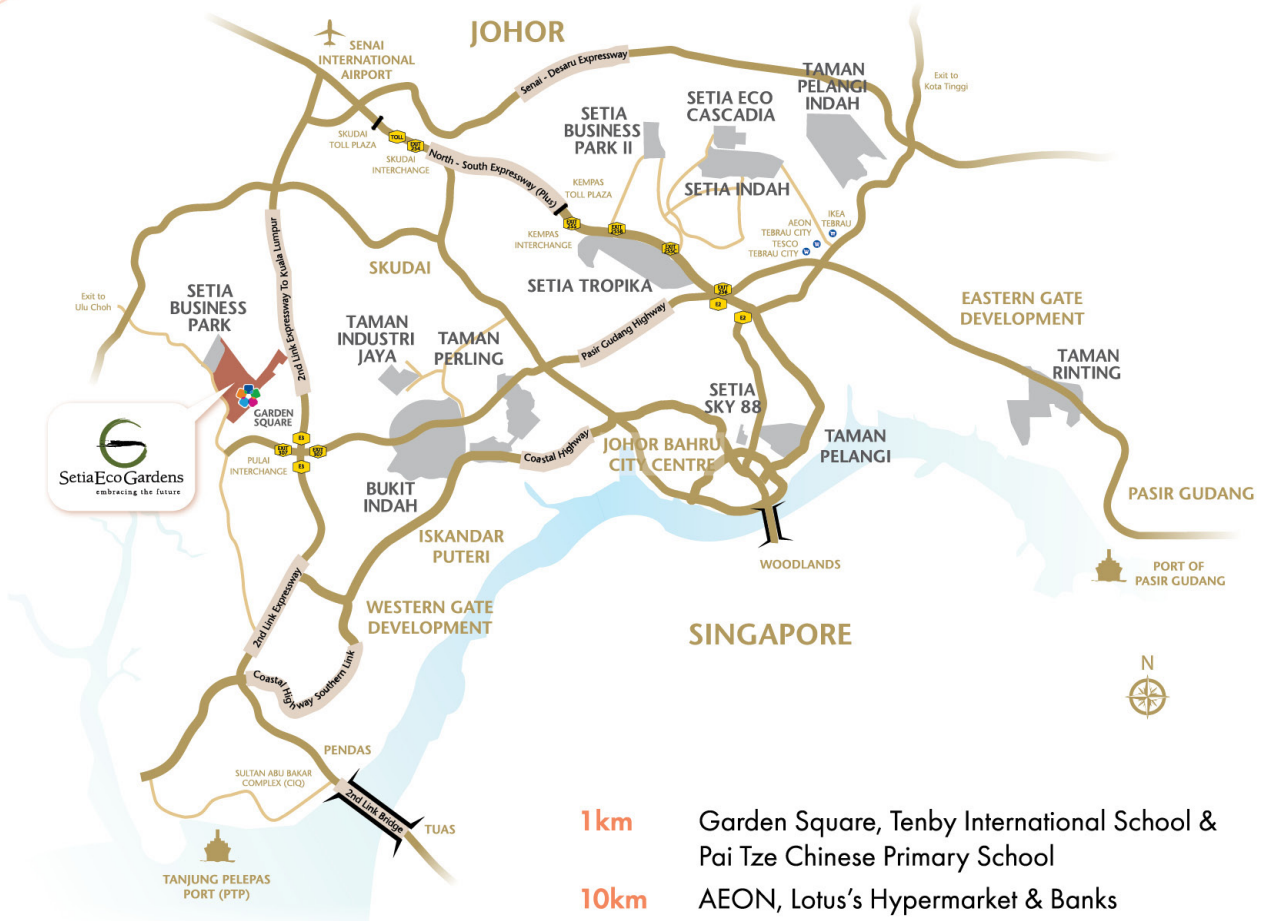
## Ground Floor



## 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**

Stay Together. Stay Setia  
livelearnworkplay

**07 279 2525**  
[www.setiaecogardens.com](http://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**