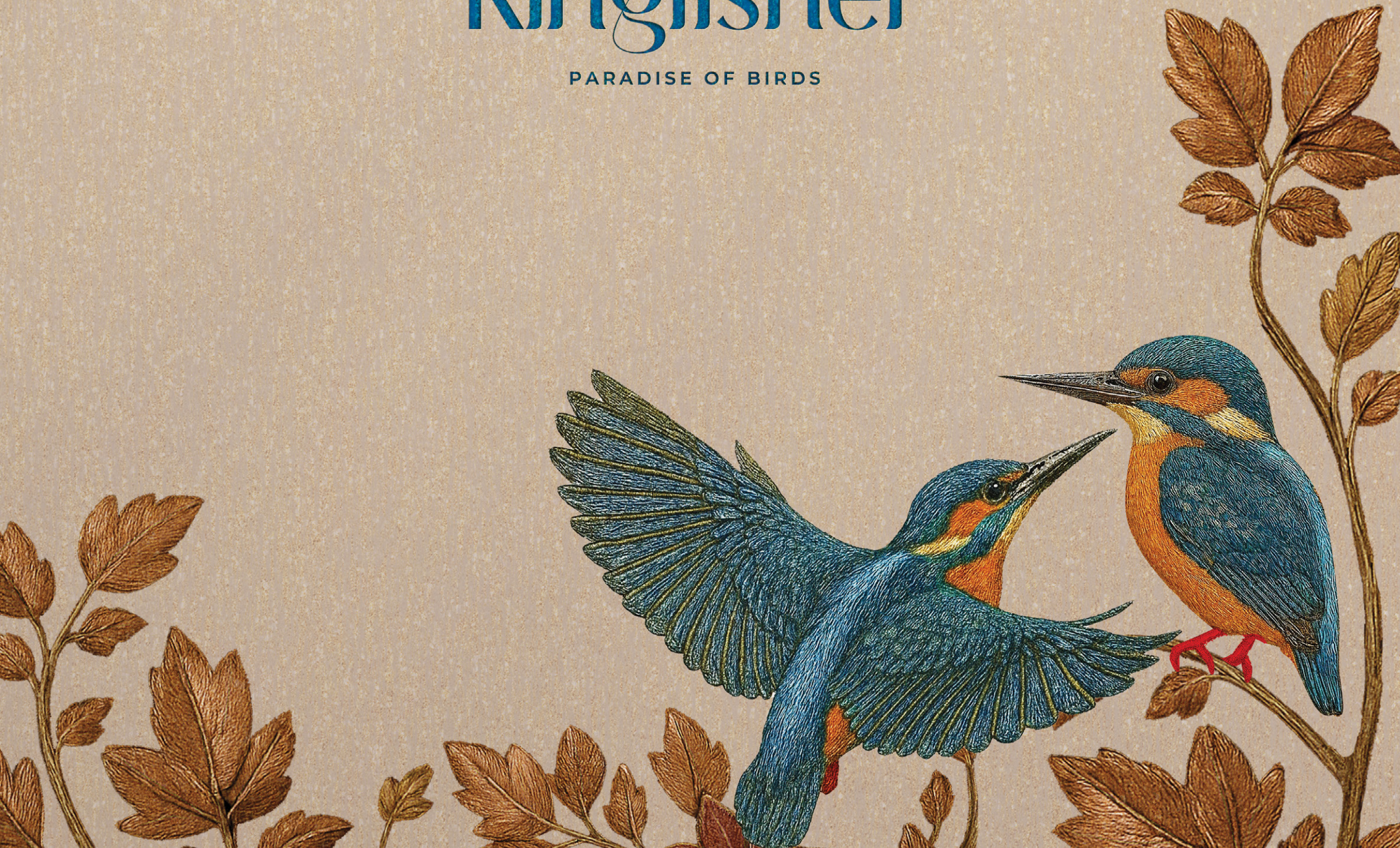




# Kingfisher

PARADISE OF BIRDS



A Noble Collection  
*in Paradise*

  
**Kingfisher**  
PARADISE OF BIRDS

From the success of *Paradise of Birds* comes another splendour, promising nothing less than precisely designed Bungalows and Semi-D homes. *Kingfisher* breathes new life and glory into this new circle of community, a noble one that will endure every ripple of change.

Artist's Impression

# MASTER PLAN



# SITE PLAN

## LEGEND

- Bungalow Type A
- Bungalow Type B1
- Bungalow Type B2
- Semi-D Type D1
- Semi-D Type D2

# Type A

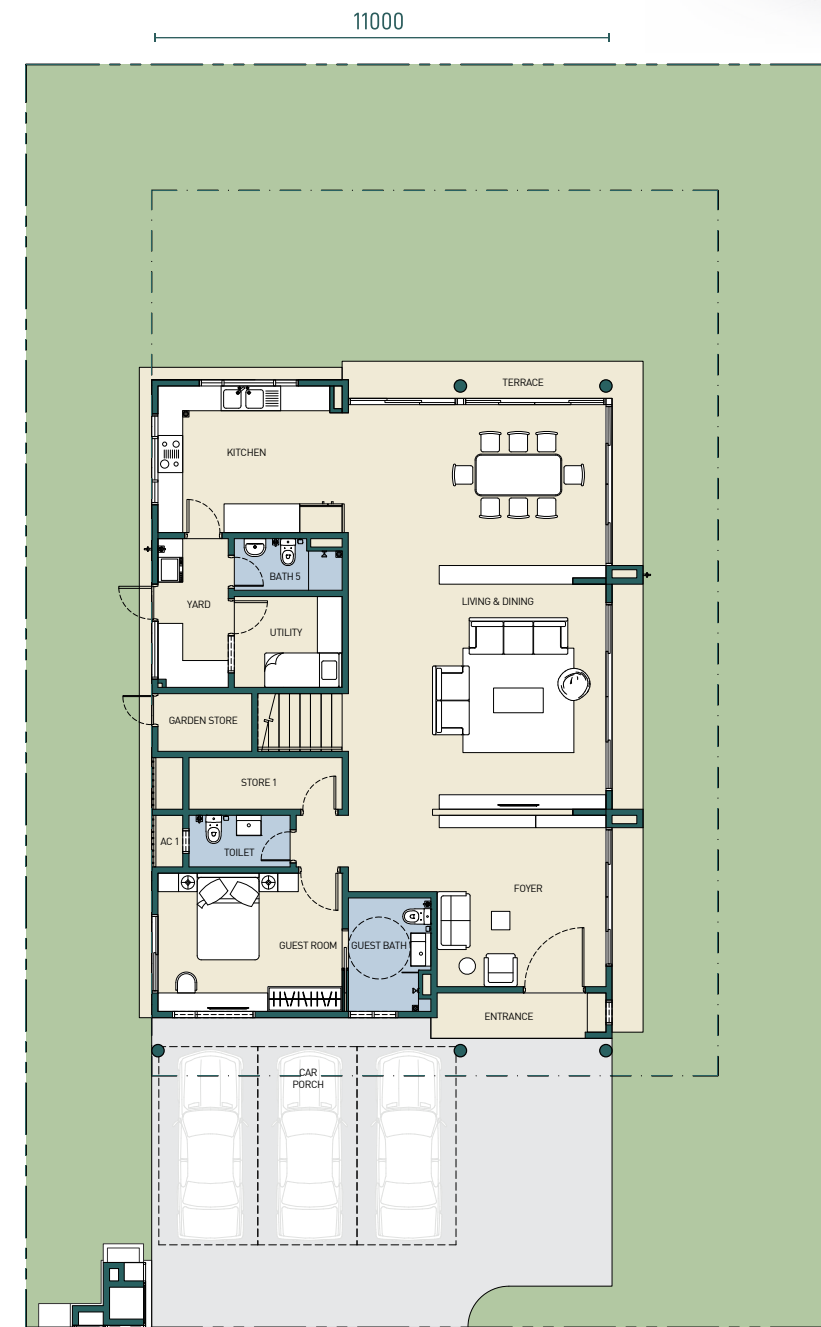
BUNGALOW  
Approximate built-up area:  
3,929 sq.ft.

Land area: 5,038 - 7,589 sq.ft.

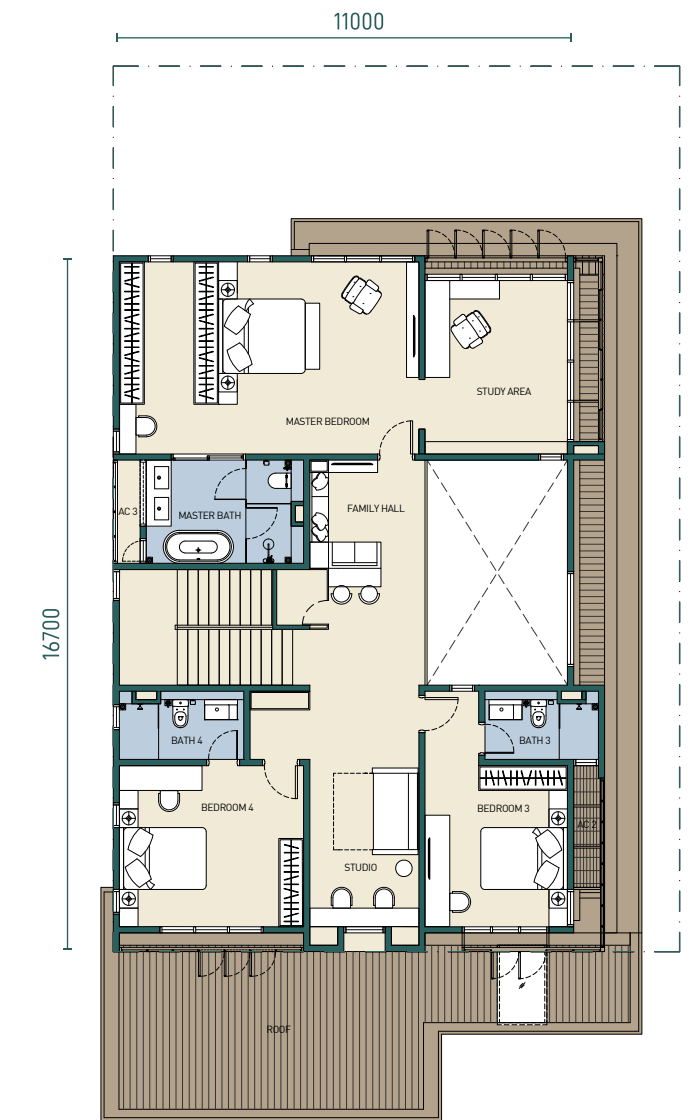
4 + 1 bedrooms & 5 bathrooms +  
1 toilet



Artist's Impression



Ground Floor



First Floor



# Type B1

**BUNGALOW**  
Approximate built-up area:  
4,754 – 4,755 sq.ft.

Land area: 6,997 – 8,547 sq.ft.

5 + 1 bedrooms & 6 bathrooms +  
1 toilet

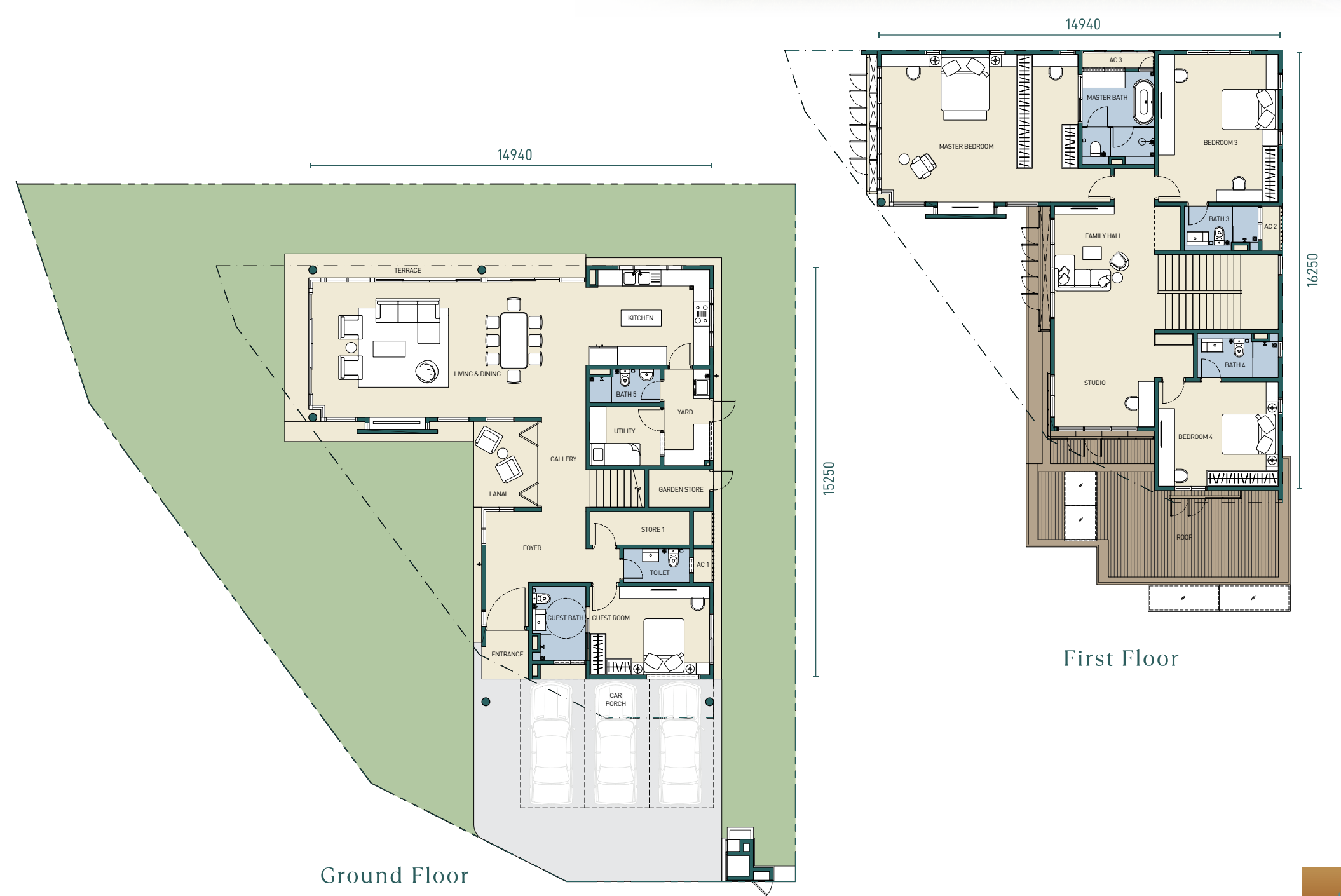
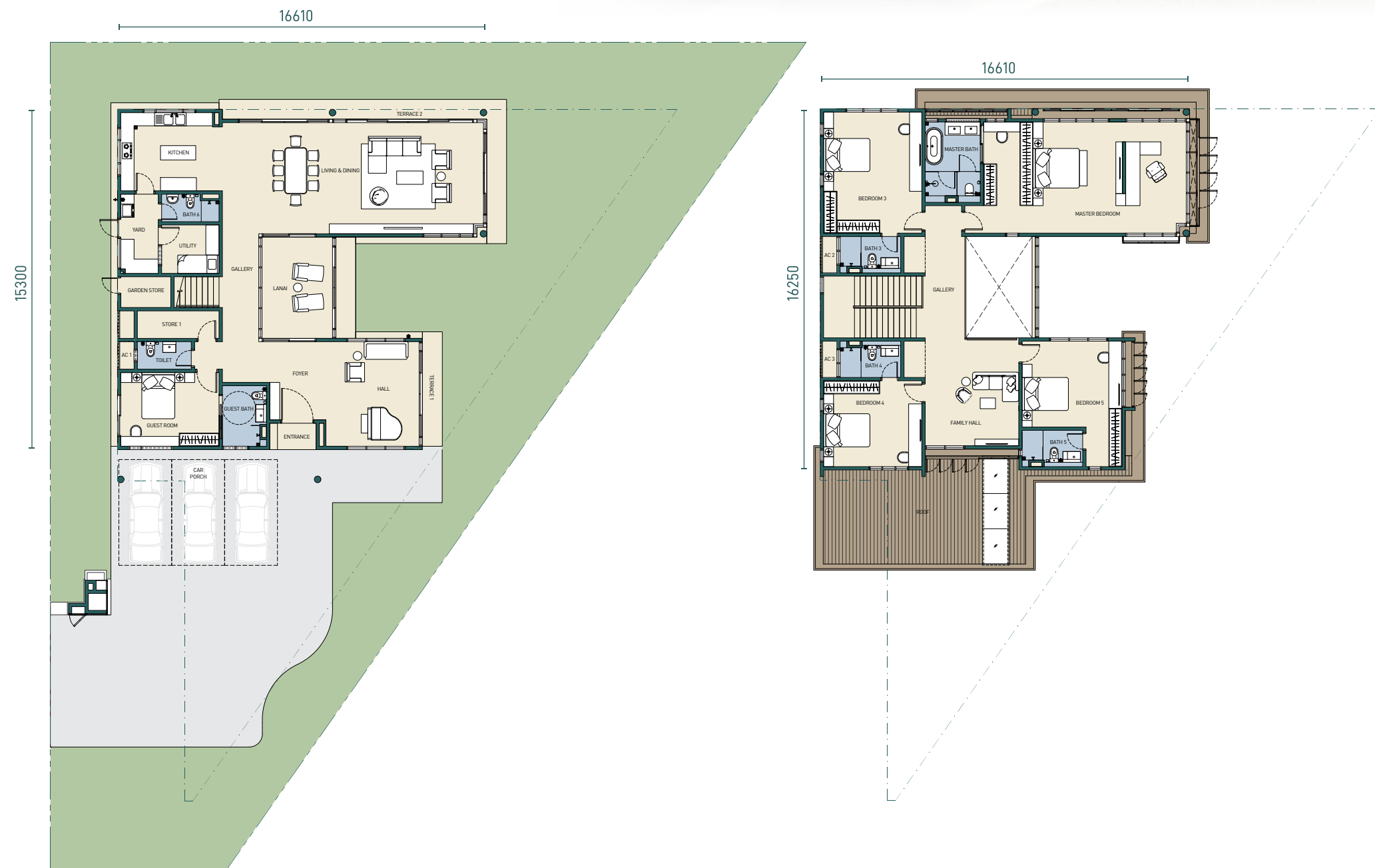


# Type B2

**BUNGALOW**  
Approximate built-up area:  
3,871 sq.ft.

Land area: 6,125 sq.ft.

4 + 1 bedrooms & 5 bathrooms +  
1 toilet



# Type C

**BUNGALOW**  
Approximate built-up area:  
**5,072 sq.ft.**

Land area: 6,770 - 9,731 sq.ft.

5 + 1 bedrooms & 6 bathrooms +  
1 toilet

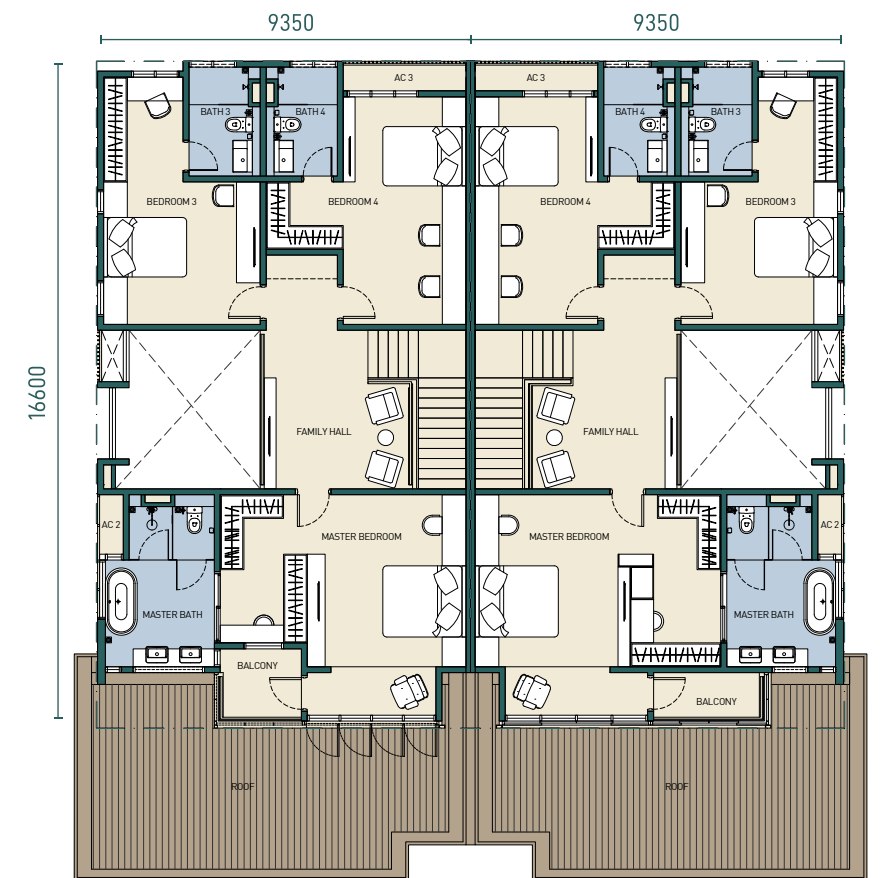
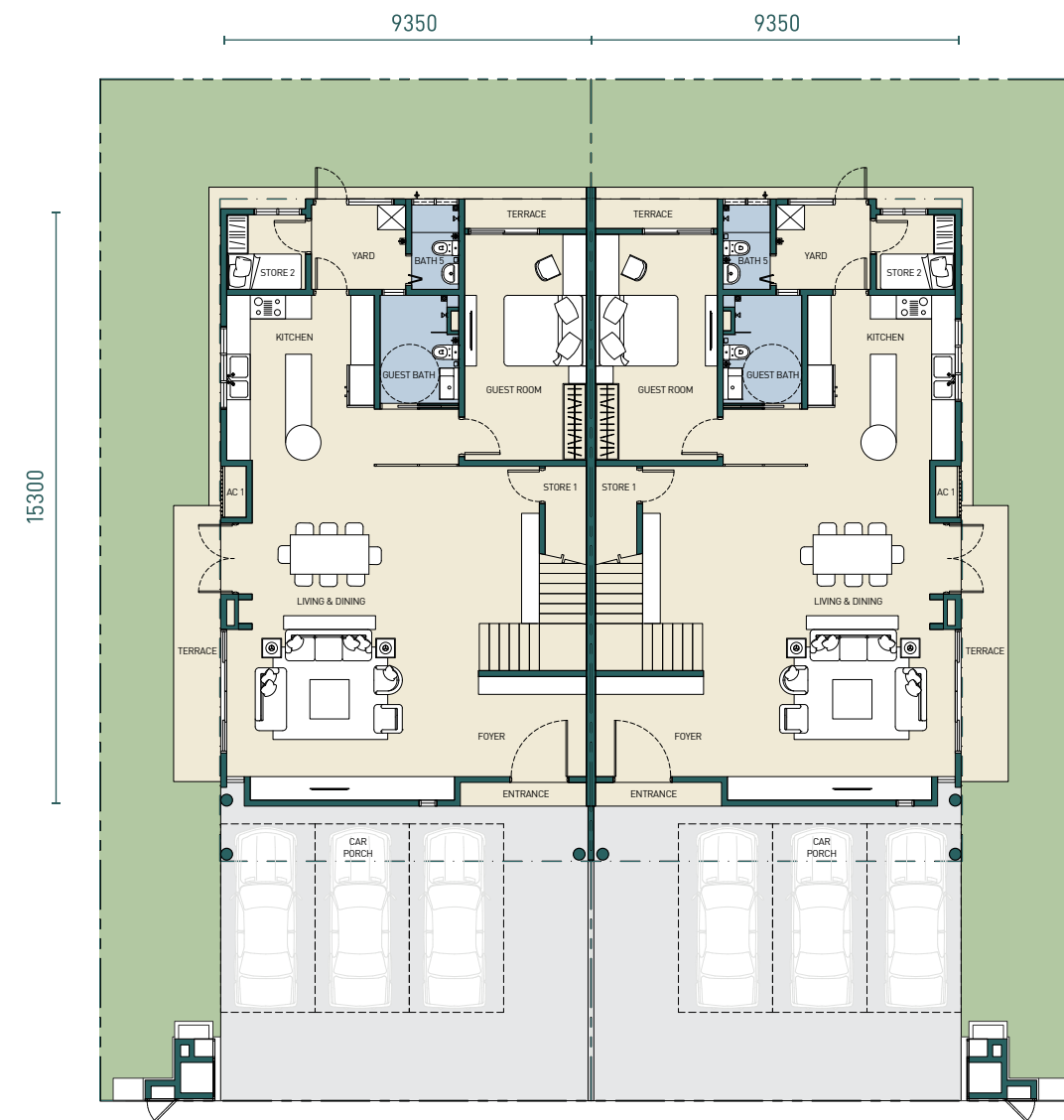
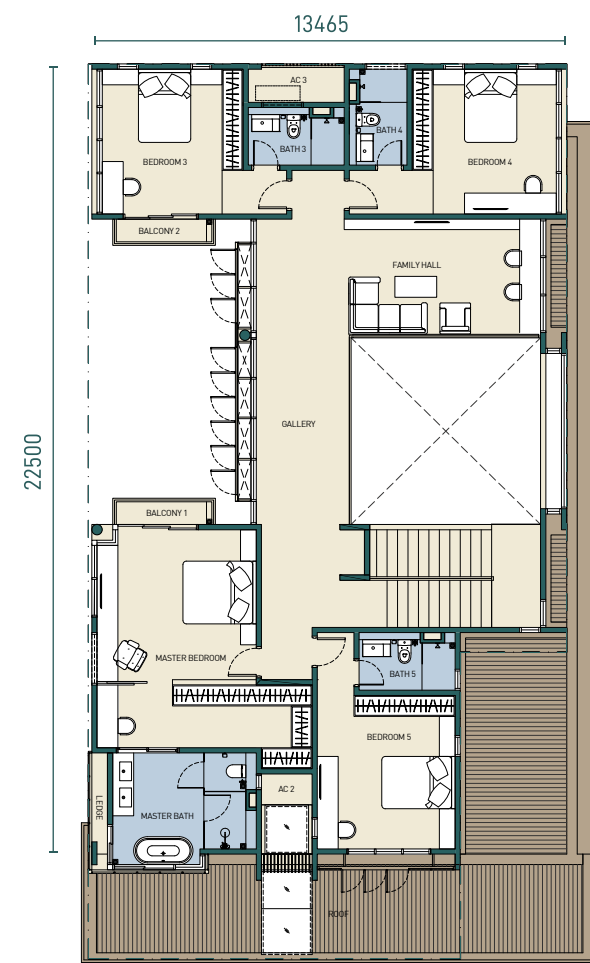
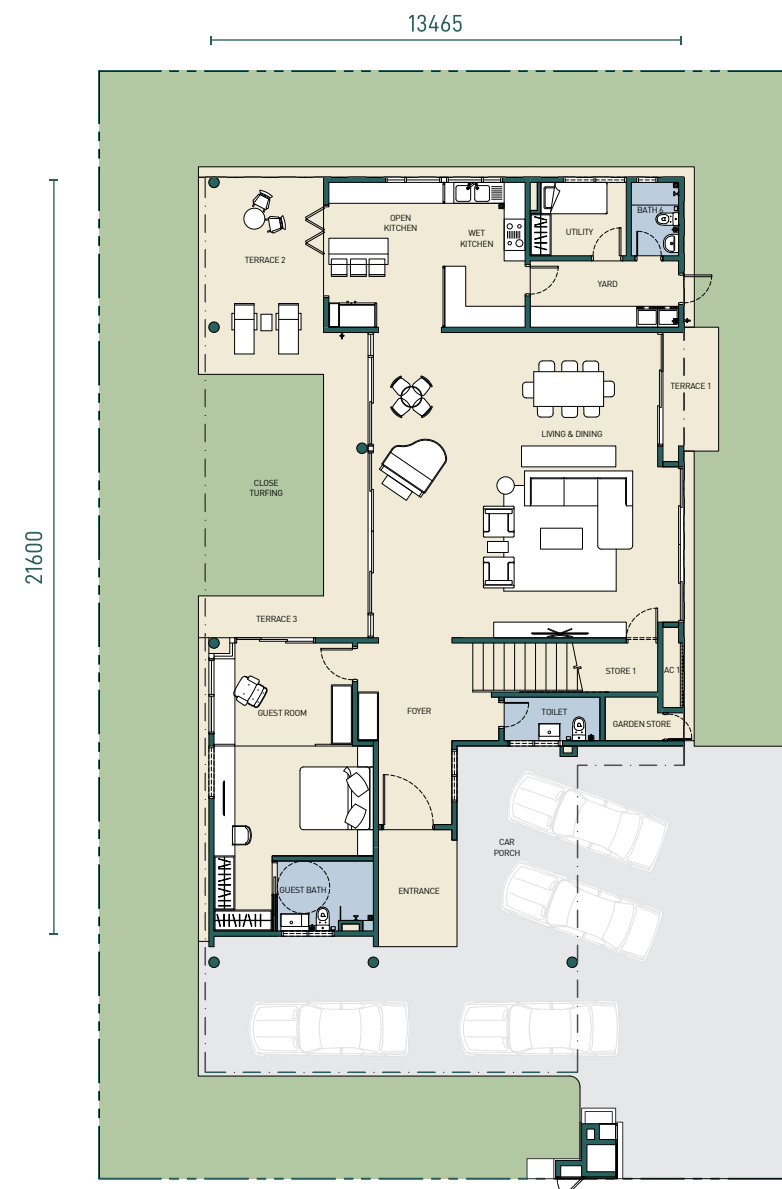


# Type D1 & D2

**SEMI-D**  
Approximate built-up area:  
**3,250 sq.ft.**

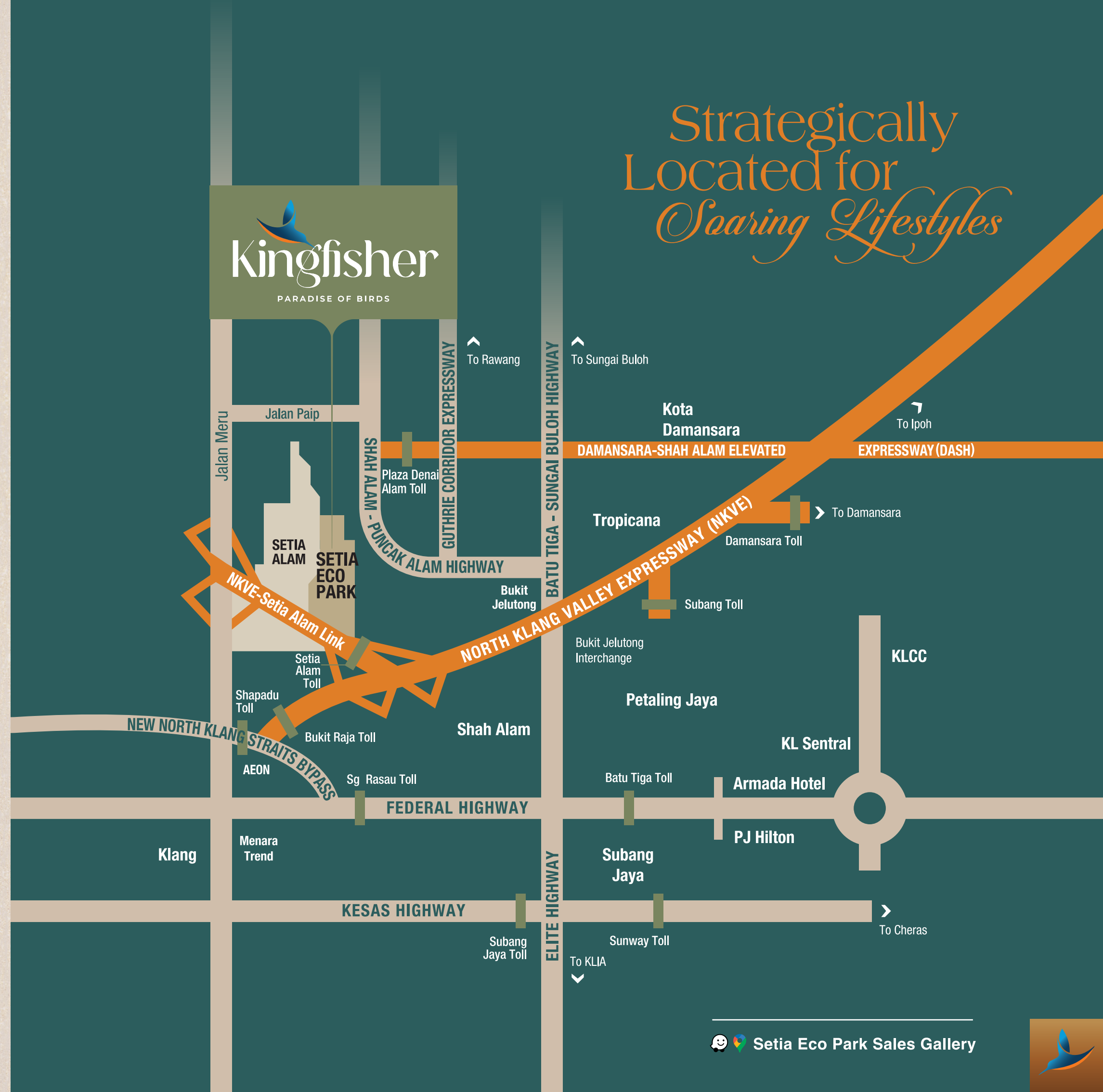
Land area: 3,498 - 5,124 sq.ft.

4 + 1 bedrooms & 5 bathrooms



# SPECIFICATIONS

Structure	- Reinforced Concrete / Steel Structure					
Wall	- Brick Wall					
Roofing Material	- Metal Deck Roof					
Roof Structure	- Steel Structure					
Ceiling	- Skim Coat / Plaster Ceiling / Fibre Cement Ceiling					
Window	- Aluminium Frame Glass Window / Frameless Glass Window					
Door	- Main Entrance : Solid Timber Decorative Door with Glass Panel - All Bedrooms : Solid Core Timber Door - Others : Solid Core Timber Door / Timber Flush Door / Aluminium Frame Sliding Door / Aluminium Louvres Door / Timber Louvres Doors / Aluminium Frame Folding Door (Type B2 & C only) / Aluminium Frame Bifold Door (Type D only)					
Ironmongery	- Quality Locksets					
Wall Finishes	- Bathrooms : Porcelain Tiles Up to Ceiling Height - Kitchen : Porcelain Tiles Up to Ceiling Height - Refuse Compartment : Porcelain Tiles - Others : Plaster & Paint Finish					
Floor Finishes	- <b>Ground Floor</b> - Entrance / Foyer : Porcelain Tiles - Hall (Type B1 only) : Porcelain Tiles - Lanai (Type B1 & B2 only) : Porcelain Tiles - Gallery (Type B1 & B2 only) : Porcelain Tiles - Living & Dining : Porcelain Tiles - Kitchen : Porcelain Tiles - Yard : Porcelain Tiles - Utility (Type A, B1, B2, C only) : Porcelain Tiles - All Stores : Porcelain Tiles - All Toilets & Bathrooms : Porcelain Tiles - Guest Room : Porcelain Tiles - Staircase : Timber Strips - Terrace : Porcelain Tiles - Car Porch : Porcelain Tiles - Others : Cement Render - <b>First Floor</b> - Staircase : Timber Strips - All Bedrooms : Timber Strips - All Bathrooms : Porcelain Tiles - Study Area (Type A only) : Timber Strips - Family Hall : Timber Strips - Gallery (Type B1 & C only) : Timber Strips - Studio (Type A & B2 only) : Timber Strips - Balcony (Type C & D only) : Porcelain Tiles - Others : Cement Render / Metal Grating (Type A)					
Sanitary Wares & Plumbing Fittings		Type A	Type B1	Type B2	Type C	Type D
- Wash Basin & Tap		7	8	7	8	6
- Water Closet		6	7	6	7	5
- Bib Tap		9	10	9	10	7
- Shower		5	6	5	6	5
- Long Bath		1	1	1	1	1
- Kitchen Sink & Tap		1	1	1	1	1
Telephone & Electrical Installation						
- Light Point		50	50	43	55	40
- Power Point		40	40	35	45	35
- Air-Cond Point		9	9	8	8	7
- Fan Point		8	8	8	7	5
- Telephone Point		3	3	3	3	3
- TV Point		3	3	3	3	3
- Door Bell Point		1	1	1	1	1
- Isolator Point		1	1	1	1	1
- Data Point		6	6	6	6	5
- Instant Water Heater Point		1	1	1	1	1
- 3-Phase Wiring (60A TNB Meter Cut-Out Fuse)		Provided	Provided	Provided	Provided	Provided
Fencing	- 1200mm / 1500mm High Fencing at Side & Back					
Compound Area	- Grass Turfing					




Strategically  
Located for  
*Soaring Lifestyles*



FOR MORE INFORMATION  
**03 5030 2288**

BANDAR ECO-SETIA SDN BHD 200101030379 (566138-A)

 Setia Eco Park Sales Gallery

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Tel: (603) 5030 2288 Email: [eco-sales@spsetia.com](mailto:eco-sales@spsetia.com) [www.setiaecopark.com.my](http://www.setiaecopark.com.my)

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**livelearnworkplay**



**Setia**

Developer: Bandar Eco-Setia Sdn. Bhd. (Company No: 200101030379 (566138-A)) • Developer's License No.: 9586/02-2029/1555(A) • Validity Period: 12/02/2024 to 11/02/2029 • Advertising & Sales Permit No.: 9586-37/12-2027/1070(N)-(L) • Validity Period: 31/12/2025 to 30/12/2027 • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA.BGN.600-3/4/650 • Completion Date: Dec 2027 • Total Units: 67 units • Price: RM2,920,000 (min), RM6,079,000 (max) • 7% Discount for Bumiputra  
**THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.**

**MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY**

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