

DOUBLE STOREY TERRACE HOUSE





# SUMMERA GROVE



Well-positioned within an established and thriving neighbourhood, the location offers the ease of everyday accessibility within a well-planned environment. With key destinations, essential amenities, and major road networks close at hand, residents enjoy seamless connectivity and lasting convenience, an address that supports both lifestyle comfort and long-term value.

-   
**3.5km**  
 to Kempas Baru (ETS)
-   
**5km**  
 to Kempas Medical Center
-   
**9km**  
 to KPJ Bandar Dato' Onn
-   
**12km**  
 to Johor Bahru City Centre
-   
**18km**  
 to Senai International Airport
-   
**20km**  
 to Johor Premium Outlets

**Setia eGreenLiving**

-   
 Smart Lock
-   
 Solar Panel PV
-   
 Green Switch Ready
-   
 Box 366

Stay Together. Stay Setia  
 livelearnworkplay

**Call 07 237 2255**  
[www.setiatropika.com](http://www.setiatropika.com)  
 Setia Indah Sdn Bhd 198901008253 (18555541)  
 Setia Tropika Sales Gallery  
 Tropika Welcome Centre  
 No. 10 Jalan Setia Tropika 1/21, Taman Setia Tropika,  
 81200 Kempas Johor Bahru, Johor Darul Takzim, Malaysia  
 Fax: 07 237 2225 Web: www.setiatropika.com



Summera Grove (Cassia:20'x60'&Cassia:20'x65'&Camellia:20'x70'&Camellia:20'x75'). Double Storey Terrace House • Standard Lot: 20' x 60'/65'/70'/75' • Built-up: 1706 sqft /1894 sqft • Housing Developer's License No.: 8118/04-2028/0567(A) • Validity Period: 16/04/2023 – 15/04/2028 • Advertising & Sales Permit No.: 8118-80/03-2028/0178(N)-(L) • Validity Period: 06/03/2026 – 05/03/2028 • Expected Date of Completion: Jan 2028 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2024/14/BGN/127/RP • Land Tenure: Freehold • Land Charge: Free From Encumbrances • Individual Title: Available • Total Units: 203 units • Price: (Min) RM995,647. (Max) RM1,686,000. • 15% Discount For Bumiputera • Restriction In Interest: Nil  
 All art renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.  
 Sekatan Kepentingan: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahtugaskan dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.  
 IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY  
 Developer: Setia Indah Sdn Bhd

Tropical Silhouettes  
Contemporary *Soul*

SETIA TROPIKA  
**SUMMERA  
GROVE**

**Homecoming isn't just a destination**  
*~ it's the perfect balance of progress, peace, and belonging*

A gated and guarded community, a private enclave where safety and serenity come together in perfect harmony. Shady trees and a quiet boulevard welcome you home to a peaceful neighbourhood that feels instantly familiar. Here, every day unfolds in comfort and calm, surrounded by warmth, harmony, and a true sense of belonging.



Welcome to Summera Grove, an exquisitely curated enclave of double-storey terrace homes, where everyday living is elevated by considered design, enduring comfort, and a deep sense of belonging.

Set within an exclusive gated and guarded precinct, Summera Grove presents a private sanctuary where families may grow, connect, and flourish, embraced by tranquillity, security, and effortless peace of mind.



Seamless Access  
via North-South  
Expressway



Thoughtfully Planned  
for Sustainable  
Community Living



Well-Planned  
Integrated  
Township



Convenient Access  
to Everyday  
Essentials



## CASSIA

SUMMERA GROVE

Intermediate Lot  
20' x 60' | 1,706 sq.ft.

- 4 Bedrooms
- 3 Bathrooms

## CASSIA II

SUMMERA GROVE

Intermediate Lot  
20' x 65' | 1,706 sq.ft.

- 4 Bedrooms
- 3 Bathrooms



## CAMELLIA

SUMMERA GROVE

Intermediate Lot  
20' x 70' | 1,894 sq.ft.

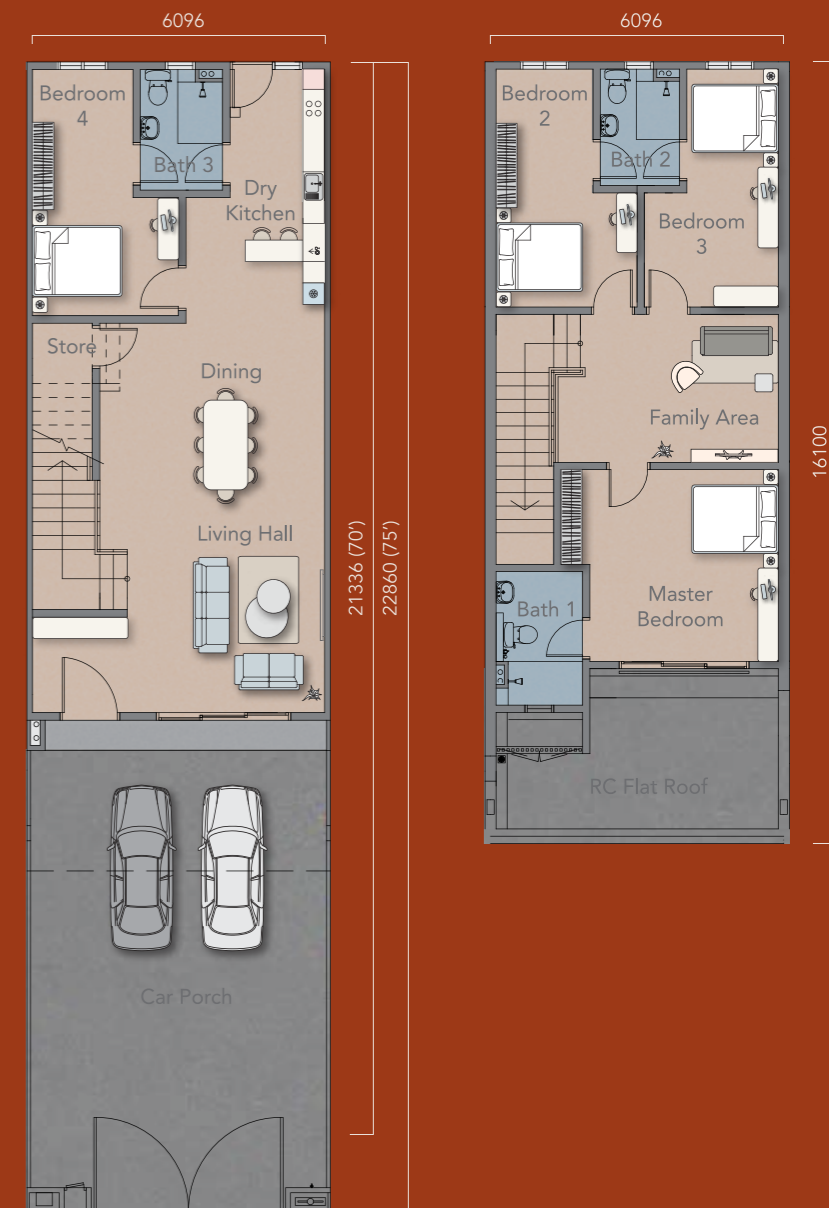
- 4 Bedrooms
- 3 Bathrooms

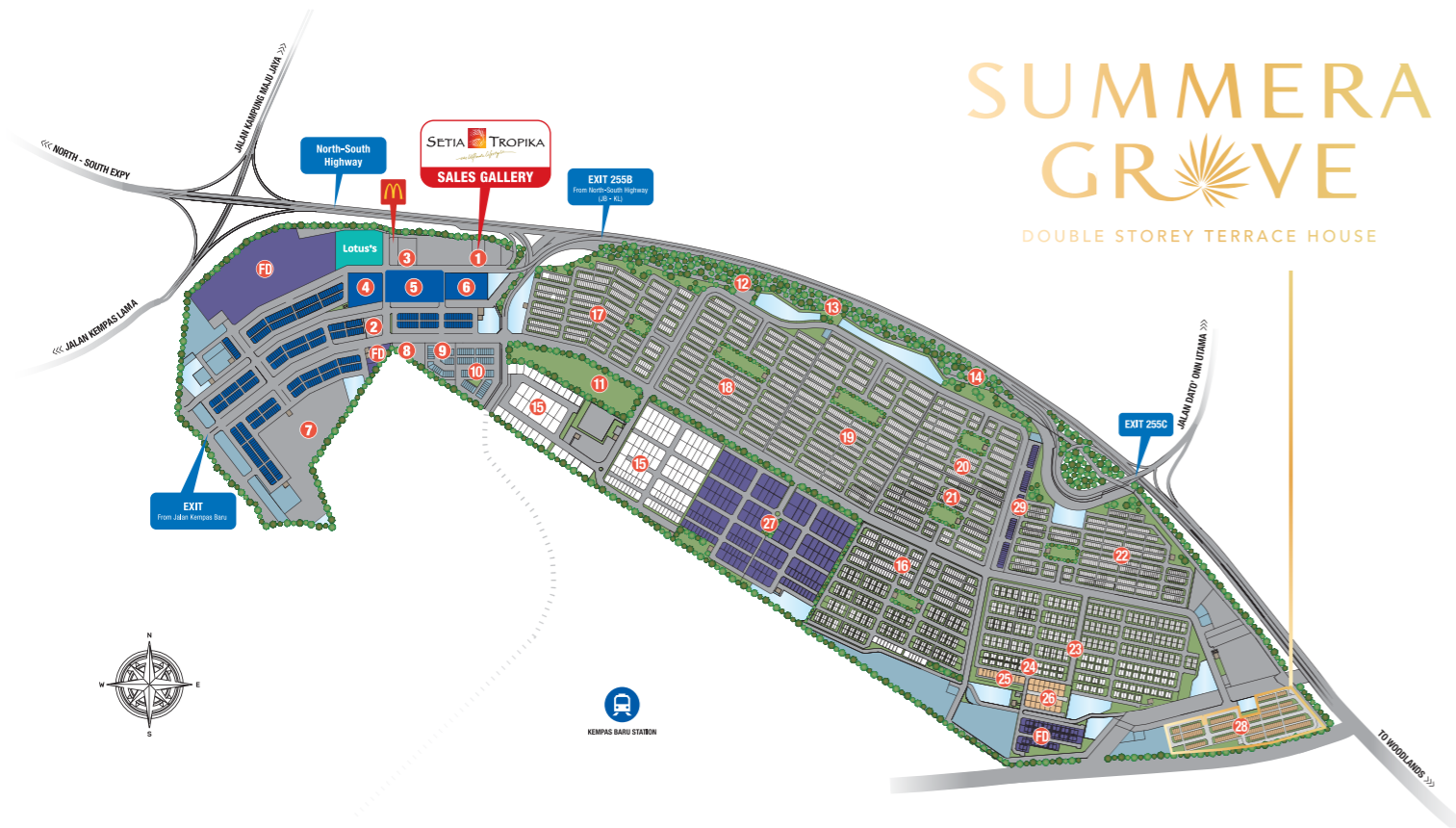
## CAMELLIA II

SUMMERA GROVE

Intermediate Lot  
20' x 75' | 1,894 sq.ft.

- 4 Bedrooms
- 3 Bathrooms





# SUMMERA GROVE

DOUBLE STOREY TERRACE HOUSE

- |   |  |                               |                                   |
|---|--|-------------------------------|-----------------------------------|
| 1. Tropika Welcome Centre<br>Setia Sales Gallery<br>(S P Setia, Customer Relations) | 7. KDN Complex<br>(Ministry of Home Affairs Complex) | 15. Fenix Villas              | 23. Palmyra Sanctuary             |
| 2. Retail, F&B & Services   | 8. Petronas  | 16. Caranday Precinct         | 24. Aurinia @ Palmyra Sanctuary   |
| 3. Wisma OKA  | 9. Livistonia IX                                     | 17. Licuala Garden Precinct   | 25. Angelonia @ Palmyra Sanctuary |
| 4. Sky Peak Residences  | 10. Tropika Square                                   | 18. Areca Green Precinct      | 26. Heliconia @ Palmyra Sanctuary |
| 5. Sky Valley Residences  | 11. Town Park  | 19. Caryota Square Precinct   | 27. Imperial Villa                |
| 6. Sky Gardens Residences   | 12. Surau  | 20. Dictyo Alba Precinct      | 28. Summera Grove                 |
|   | 13. Basketball Court                                 | 21. Alexandre Avenue Precinct | 29. Residensi RMBJ LILI           |
|   | 14. Spice Garden                                     | 22. Elata Haven Precinct      | FD. Future Development            |

<b>CASSIA</b> SUMMERA GROVE	<b>CASSIA II</b> SUMMERA GROVE	<b>CAMELLIA</b> SUMMERA GROVE	<b>CAMELLIA II</b> SUMMERA GROVE
20' x 60'   32 Units	20' x 65'   39 Units	20' x 70'   102 Units	20' x 75'   30 Units



## Specifications

Structure	:	Reinforced Concrete Framework
Wall	:	Brickwall / Concrete Wall
Roofing Covering	:	Concrete Roof Tiles / Reinforced Concrete Flat Roof
Roof Framing	:	Metal Roof Truss
Ceiling	:	Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat
Windows	:	Aluminium Frame Glass Window
Doors	:	Timber Door, HDF Door, Aluminium Frame Sliding Glass Door (End Lot with Land and Corner Lot Only)
Ironmongery	:	Selected Lockset
Wall Finishes	:	Kitchen Master Bath, Bath 2 & 3
		- Full Height Porcelain Tiles - Full Height Porcelain Tiles
Floor Finishes	:	<u>Ground Floor</u>
		Living, Dining, Kitchen, Bedroom 4, Store Bath 3 Car Porch, Driveway Terrace (End Lot with Land and Corner Lot Only) Other Areas
		- Porcelain Tiles - Porcelain Tiles - Concrete Imprint - Porcelain Tiles - Cement Render
	:	<u>First Floor</u>
		Master Bedroom, Bedroom 2 & 3, Family Area (only for 20x70/75) Master Bath, Bath 2 Staircase Other Areas
		- Porcelain Tiles - Porcelain Tiles - Porcelain Tiles - Porcelain Tiles - Cement Render
Sanitary & Plumbing Fittings	:	Kitchen Sink Wash Basin Toilet Roll Holder Shower Rose Water Closet
		- 1 no. - 3 nos. - 3 nos. - 3 nos. - 3 nos.

		Intermediate Lot / End Lot (20' x 60'/65')	End Lot with Land / Corner Lot / Odd Corner Lot (20' x 60'/65')	Intermediate Lot / End Lot (20' x 70'/75')	End Lot with Land / Corner Lot / Odd Corner Lot (20' x 70'/75')
Electrical Installation	:	Lighting Point - 23 nos.	25 nos.	24 nos.	26 nos.
		Power Point (13A) - 21 nos.	22 nos.	22 nos.	23 nos.
		Ceiling Fan Point - 6 nos.	6 nos.	7 nos.	7 nos.
		Water Heater Point - 3 nos.	3 nos.	3 nos.	3 nos.
		Air Conditioner Point - 5 nos.	5 nos.	5 nos.	5 nos.
		Autogate Point - 1 no.	1 no.	1 no.	1 no.
		Gate Lighting Point - 1 no.	1 no.	1 no.	1 no.
		Door Bell Point - 1 no.	1 no.	1 no.	1 no.
		Internet Data Point - 1 no.	1 no.	1 no.	1 no.
Internal Telecommunication Trunking & Cabling	:	Fibre Wall Socket - 1 no.	1 no.	1 no.	1 no.
*Fencing	:	Low Brick Wall with Mild Steel Grille, Mild Steel Gate, Electric Meter Compartment, Mail Box, Parcel Box and Food & Beverage Compartment			
*Turfing	:	Not in List			
*Gas Piping	:	Not in List			

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.