



CARISSA 1

2 - STOREY TERRACE HOMES



SetiaEco Gardens
embracing the future

the
BLOOM
SETIA ECO GARDENS

SERENITY IN EVERY CORNER

Step into a community of modern homes designed for those who value peace, space, and timeless beauty. Nestled among verdant landscapes, every home harmonizes refined design with lasting comfort — the perfect backdrop for your family's legacy.



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 Carissa 1

- 7 Future Development

- a Eco Greens Park
- b Tenby International School
- c Pai Tze Chinese Primary School
- d Garden Square
- e Eco Square

SITE PLAN



○ Bumiputera Lot



SPECIFICATIONS

Structure	Reinforced Concrete Framework
Wall	Brick Wall / Lightweight Block
Roof Covering	Concrete Roof Tiles / Reinforce Concrete Slab
Roof Framing	Quality Roof Truss
Ceiling	Skim Coat / Plaster Ceiling Board / Fibre Plaster Board
Windows	Fixed Glass Panel / Sliding Window / Casement Window / Top Hung Window
Doors	Solid Timber Door / Aluminium Sliding Door / Flush Door
Ironmongeries	Quality Lockset
Wall Finishes	All Bath : 1500mm Height Tiles Kitchen : 1500mm Height Tiles External Wall : Plaster with Paint Internal Wall : Skim Coat with Paint
Floor Finishes	Living / Dining / Kitchen / Store / Staircase : Tiles Car Porch / Foyer : Tiles All Bedroom / All Bathroom : Tiles Driveway / Terrace / Yard / Others : Cement Render

Sanitary & Plumbing Fittings	Corner Lot / End Lot with Land	Intermediate / End Lot
Kitchen Sink	1 no.	1 no.
Wash Basin	3 nos.	3 nos.
Shower Rose	3 nos.	3 nos.
Water Closet	3 nos.	3 nos.
Toilet Roll Holder	3 nos.	3 nos.
Soap Holder	1 no.	1 no.
Electrical Installations	Corner Lot / End Lot with Land	Intermediate / End Lot
Lighting Point	19 nos.	18 nos.
Power Point (13A)	24 nos.	23 nos.
Air-cond Point (15A)	2 nos.	2 nos.
Water Heater Point (20A)	3 nos.	3 nos.
TV Point	1 no.	1 no.
Ceiling Fan Point	6 nos.	6 nos.
Auto Gate Point	1 no.	1 no.
Door Bell Point	1 no.	1 no.
Gate Light Point	2 nos.	2 nos.
Internal Telecommunication		
Fibre Wall Point	1 no.	1 no.
Telephone Point	1 no.	1 no.
* Fencing	Provided	
* Turfing	Nil	
* Gas Pipe	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:
20' x 70'
6.096m x 21.336m

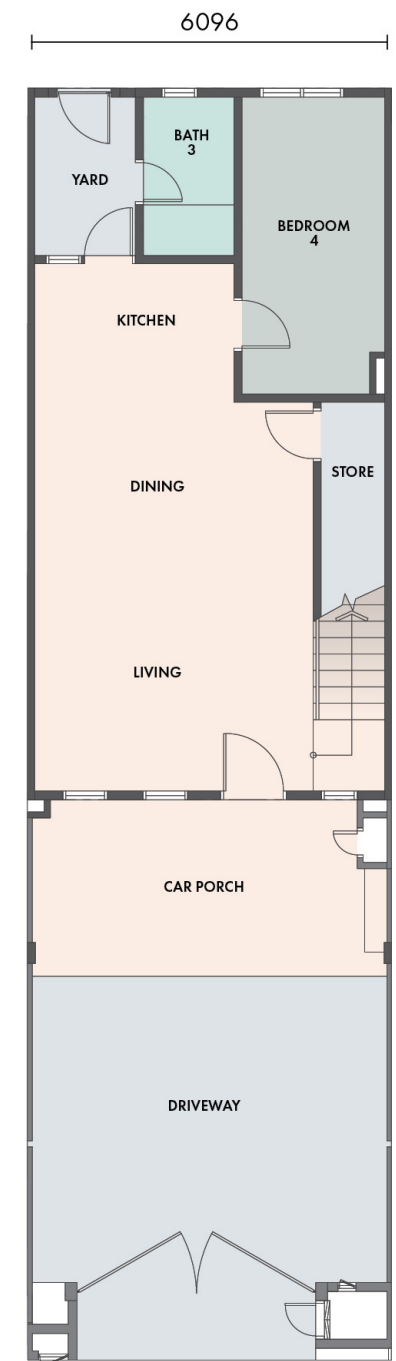


Built-up:
1,642 sq. ft.
152.58 m²

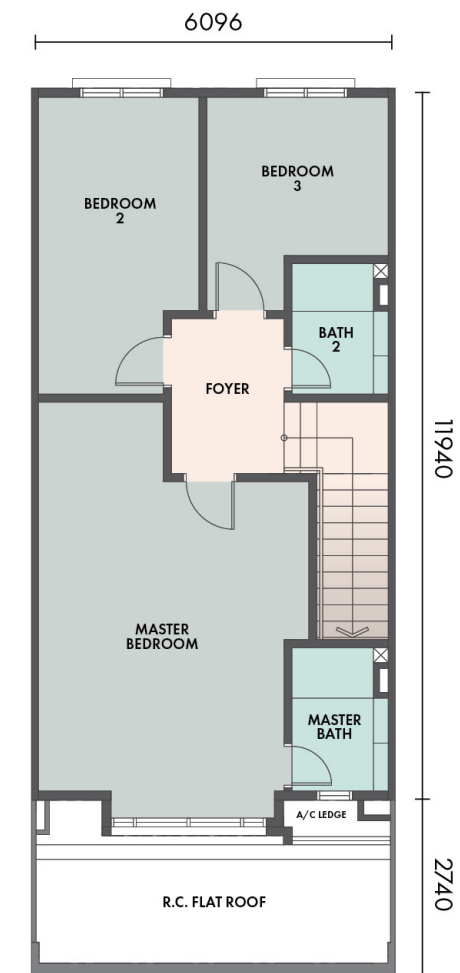


Layout:
4 Bedrooms
3 Bathrooms

Ground Floor



First Floor



11940

2740

Varies

11940

2740



- 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 (CARISSA 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: 20'x70' • 1,642 sq.ft. • Advertising & Sales Permit No: 10611-28/02-2028/0094(N)-(L) • Validity Date: 05/02/2026-04/02/2028 • No. of Units: 89 units • Min. price: RM 1,041,000 • Max. price: RM 1,410,000 • Reference No: MBIP(B)RP/6/31/2024(18) • Expected Date of Completion: April 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