

Sapphire
BUNGALOW
Elan

A COLLECTION OF REFINED LIVING

Exquisitely envisioned for discerning homeowners, Sapphire Élan introduces a limited collection of 27 double-storey bungalow residences, crafted to embody privacy, prestige, and timeless architectural distinction.



A GRAND WELCOME HOME



A statement arrival that reflects security and prestige

Privately set within a gated and guarded enclave of quiet prestige, this exclusive precinct is conceived as a sanctuary of enduring elegance — where privacy, refinement, and peace of mind welcome you home from the very first arrival.



Freehold status



Premium gated community



Large land size

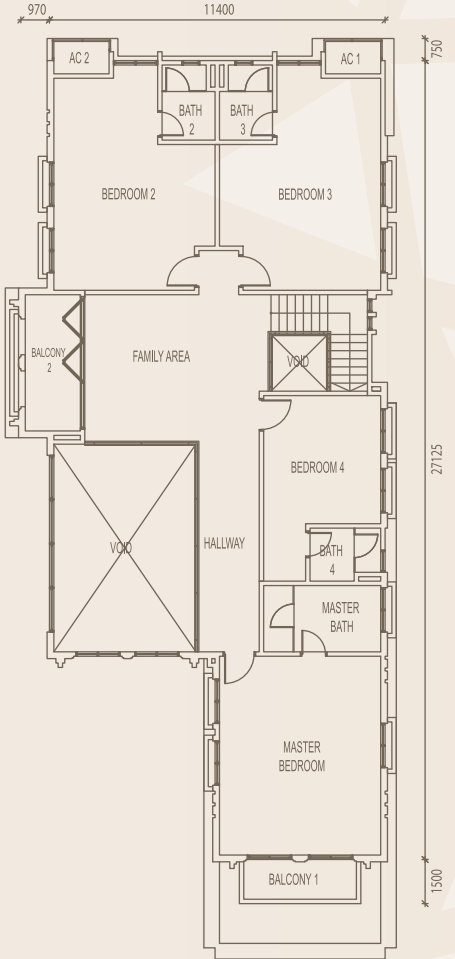
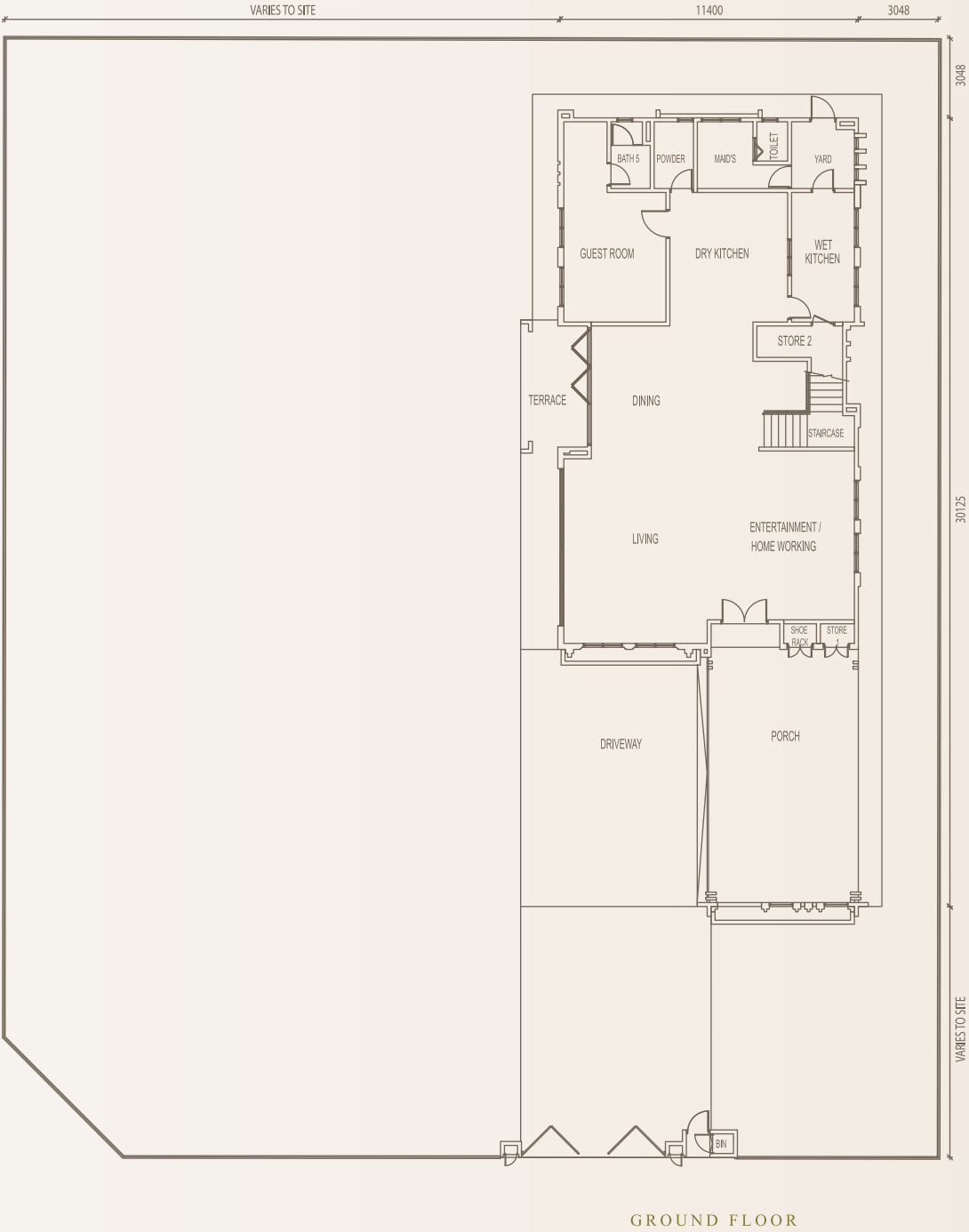
TIMELESS
EUROPEAN ELEGANCE

Inspired by European architectural elegance,
each residence is meticulously crafted with distinctive façade
detailing that reflects enduring sophistication.

Expansive glass openings invite generous natural daylight into the
interiors, enhancing spatial openness while promoting a healthier,
more comfortable living environment.



FLOOR PLAN



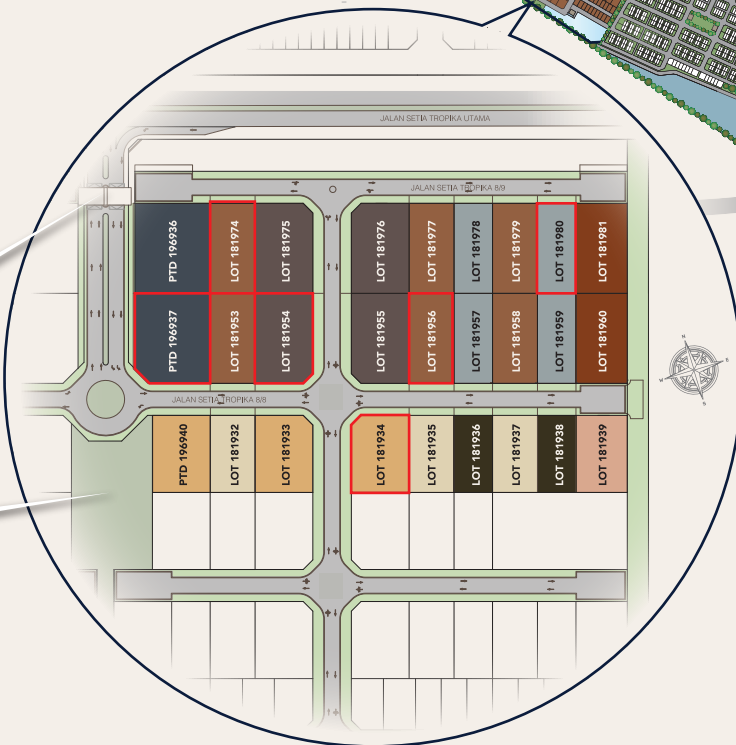
FIRST FLOOR

Land Size : 60' / 70' / 80' / 90' / 117' x 120' / 140'
18.29m / 21.34m / 24.39m / 27.43m / 35.66m x 36.6m / 42.7m
Estimated Built-up : 5,794 sqft / 538.33 sqm
5+1 Bedrooms 5+2 Bathrooms

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

ENTRANCE
ARCHWAY

CENTRAL
COMMUNITY
PARK

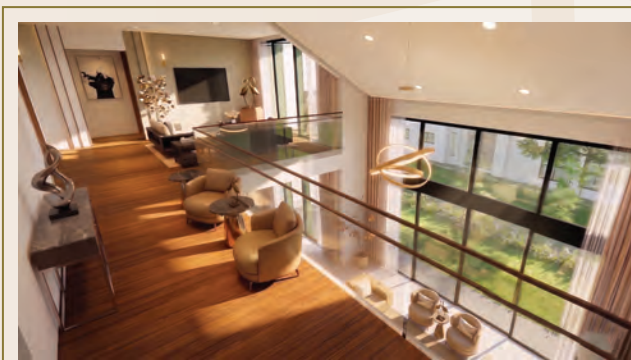


117' x 140'	90' x 120'
90' x 140'	80' x 120'
80' x 140'	70' x 120'
70' x 140'	60' x 120'
60' x 140'	Bumiputera Lot

SPECIFICATIONS

Structure	: Reinforced Concrete Framework		
Wall	: Brickwall, Wall Panels		
Roof Covering	: Roof Tiles, Reinforced Concrete Flat Roof		
Roof Framing	: Lightweight Roof Truss		
Ceiling	: Asbestos-free Ceiling Board, Skim Coat		
Windows	: Aluminium Frame Casement Window, Sliding Window, Top Hung Window, Fixed Glass Panel Window		
Doors	: Timber Door, Flush Door, Louvres Door, Glass Door, Grill Door, Aluminum Frame Sliding Glass Door, Aluminium Frame Sliding Folding Glass Door		
Ironmongery	: Quality Lockset		
Wall Finishes	: Master Bathroom, Bathrooms, Toilet, Dry Kitchen & Wet Kitchen, Other Areas	- Tiles - Plaster & Paint	
Floor Finishes	: <u>Ground Floor</u> Living, Dining, Entertainment Area, Guest Room, Bathroom, Powder Room, Toilet, Maid's Room, Dry Kitchen, Wet Kitchen, Terrace, Apron Store, Yard, Shoe Rack Area, Bin & Carporch Staircase Driveway Other Areas <u>First Floor</u> Master Bathroom, Bathrooms & Balcony Master Bedroom, Bedrooms, Family Area, Staircase & Hallway Other Areas	- Tiles - Concrete Imprint - Cement Render - Tiles - Timber Flooring - Cement Render	
Sanitary and Plumbing Fittings	: Wash Basin Water Closet (WC) Toilet Roll Holder Shower Hand Bidet Bib Tap Kitchen Sink Jacuzzi	- 8 nos. - 7 nos. - 7 nos. - 6 nos. - 6 nos. - 5 nos. - 2 nos. - 1 no.	
Electrical Installation	: Lighting Point Power Point (13A) Ceiling Fan Point Wall Fan Point TV Point Centralised Water Heater Air-cond Point (15A) Autogate Point Gate Lighting Point Door Bell Point Jacuzzi Point Booster Pump	- 60 nos. - 44 nos. - 9 nos. - 1 no. - 2 nos. - 2 nos. - 9 nos. - 1 no. - 2 nos. - 1 no. - 1 no. - 1 no.	
Internal Telecommunication Trunking and Cabling	: Telephone point Network point	- Provided - Provided	
	: * Fencing * Turfing * Gas Piping	: Provided : Provided : 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.





A LOCATION OF CONVENIENCE & PRESTIGE

Enjoy seamless connectivity to key destinations, education hubs, and lifestyle conveniences. Located within close proximity to Setia Tropika, this address offers the perfect balance of accessibility and exclusivity.

3.2km

to Kempas
Baru (ETS)

3.8km

to KPJ Bandar
Dato' Onn

4km

to Kempas
Medical Center

12km

to Johor Bahru
City Centre

16.4km

to Senai
International Airport

19km

to Johor
Premium Outlets

Setia eGreenLiving



Smart Home
System



Smart Lock



Solar Panel PV



Box 366



Rainwater
Harvesting System



Water Pump



Hot & Cold
Water Piping

Stay Together. Stay Setia
livelearnworkplay

Call 07 266 2255

www.setiatropika.com

Setia Indah Sdn Bhd 198901008253 (185555-H)

Setia Tropika Sales Gallery

Tropika Welcome Centre

No. 10 Jalan Setia Tropika 1/21, Taman Setia Tropika,

81200 Kempas Bahru Johor Bahru, Johor Darul Takzim, Malaysia

Sapphire Ekan (RS1, RS2, RS3, RS4, RS6, RS7, RS8, RS9, RS10), Double Storey Bungalow House • Standard Lot: 60/70/80/90' x 120' & 60/70/80/90' / 117' x 140' • Built-up: 5794 sqft • Housing Developer's License No.: 8118/04-2028/0567(A) • Validity Period: 16/04/2023 – 15/04/2028 • Advertising & Sales Permit No.: 8118-81/04-2028/0308(N)-(L) • Validity Period: 24/04/2026 – 23/04/2028 • Expected Date of Completion: June 2028 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2024/14/BGN/101/RP • Land Tenure: Freehold • Land Charge: Free From Encumbrances • Individual Title: Available • Total Units: 27 units • Price: (Min) RM5,087,988, (Max) RM7,421,929, 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 dipindahmilik 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

Setia