



II aurora

DOUBLE STOREY
TERRACE HOMES

Setia Bayuemas, a Township thoughtfully realised.

Setia Bayuemas is a vision brought to life with clarity and purpose.

Spanning **over 32 acres** it is a community shaped by thoughtful planning, strong connectivity and a deep understanding of modern living.

Every street, every space, every precinct is part of a bigger idea to create a place that feels complete, connected and ready for what's next.

32+
acres
of integrated
township planning.

3,700+
homes and
growing community

1 visionary
masterplan
for modern living.



Aurora II marks the next evolution of living within Setia Bayuemas South. Thoughtfully refined with greater openness, softer landscapes and a calmer sense of flow.

Inspired by the natural harmony of light, space and balance, this phase introduces homes designed to feel brighter, airier and more connected to the way modern families live today. Clean architectural lines, generous natural light and uncluttered living spaces come together to create an environment that feels effortless, peaceful and quietly uplifting.

A BRIGHTER CHAPTER BEGINS


aurora II



Welcome to AURORA II.

Where living finds its balance.

There's a certain ease that comes from living in a home that feels just right.

Where space flows naturally, light enters gently and every detail is future ready.

Aurora II homes are equipped with Setia eGreenLiving features, combining modern convenience with sustainable design with this sense of balance in mind. A collection of modern homes shaped by clarity, calm and the rhythm of everyday living.

Setia
eGreenLiving

FUTURE
READY
HOMES



Solar PV
Conduit Ready



Green Switch



EV Port Ready



Smart Lock



Box 366



Industrialised
Building System
(IBS)

ONLY
69
UNITS



FLEXIBLE
LAYOUT
22' X 75'



ENVIRONMENTAL
FRIENDLY
GREEN HOMES



WALKING
DISTANCE TO
LINEAR PARK



FREEHOLD





aurora^{II}

The Height of
Serenity.



Aurora II lies within Bayuemas South - a precinct envisioned as a sanctuary of modern living.

Designed around openness, simplicity and natural flow, every home is crafted to feel calm, welcoming and effortlessly liveable. This refined collection of double-storey terrace homes brings a quiet clarity to everyday life, where thoughtful design and genuine comfort come as standard.

Where calm becomes a lifestyle.

LINEAR
PARC

The geometry *of* harmony.

Designed for the Way You Live

Every Aurora II home is shaped by thoughtful planning and spatial clarity.

From the moment you arrive, the home unfolds naturally, from entrance to living spaces, and into the more private areas beyond.

Open-plan living and dining areas encourage connection, while clearly defined zones provide comfort and privacy when needed.

It is a layout designed not just for today, but for the evolving needs of modern families.



Space to breathe.

Where Light Shapes Space

Large openings and well-positioned windows allow natural daylight to filter through the interiors, creating spaces that feel bright, airy and inviting. Throughout the day, light shifts and softens — bringing a sense of calm and warmth to every corner of the home.

It is this interplay of light and space that gives Aurora II its distinctive character.

A modern two-story house with a large outdoor pool and lounge area at sunset. The house has a light-colored facade and large windows. The pool is surrounded by a wooden deck and has several floating lounge mats. In the foreground, there is a large outdoor sofa with light-colored cushions and a round coffee table. The background shows other houses in the neighborhood and a bright sunset sky.

Room to live.

A Home That Lives for You.

For mornings filled with quiet routines.
For evenings spent together. For moments
that matter, both big and small.

Every space is created to support these
experiences. Practical, comfortable and
effortlessly liveable.

This is a home that adapts, evolves and
grows with you over time.

Master Plan



Masterplanned for Perfect Harmony

Aurora's planning reflects SP Setia's philosophy of holistic design, integrating open green spaces, seamless circulation and landscaped connections throughout.

Jogging and cycling paths weave through the neighbourhood, linking homes to a network of nearby parks, including a 2.3-acre Aurora Central Park, a 1.7-acre Aurora Neighbourhood Park, and a 1km Aurora Linear Park that stretches across the precinct. Tree-lined boulevards and landscaped gardens complete the picture, ensuring fresh air and natural shade at every turn. The result is a living environment that nurtures wellbeing while enhancing the aesthetic harmony of the neighbourhood.

Site Plan

Corner / End unit

- Type A
- Type A-M
- Type A1
- Type A2
- Type C
- Type C-M

Intermediate unit

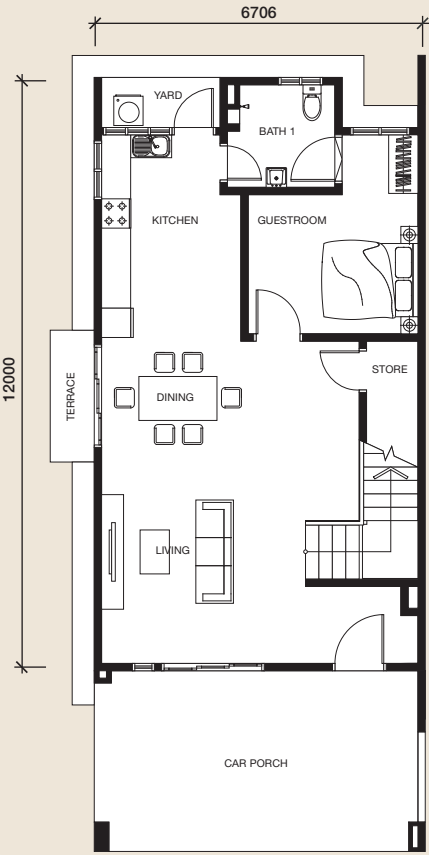
- Type B
- Type B-M



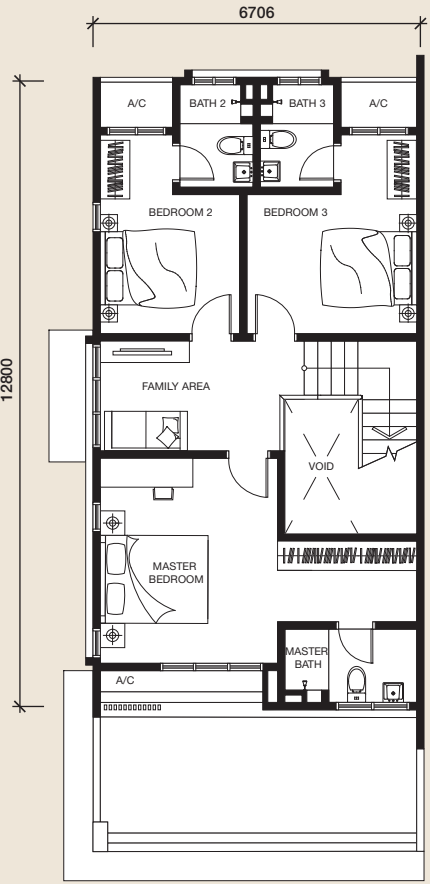
Floor Plans

CORNER/ END UNIT

-  Lot Size:
22' x 75'
-  Built-up:
1,967sq. ft.
182sq. m.
-  4 Bedrooms
-  4 Bathrooms



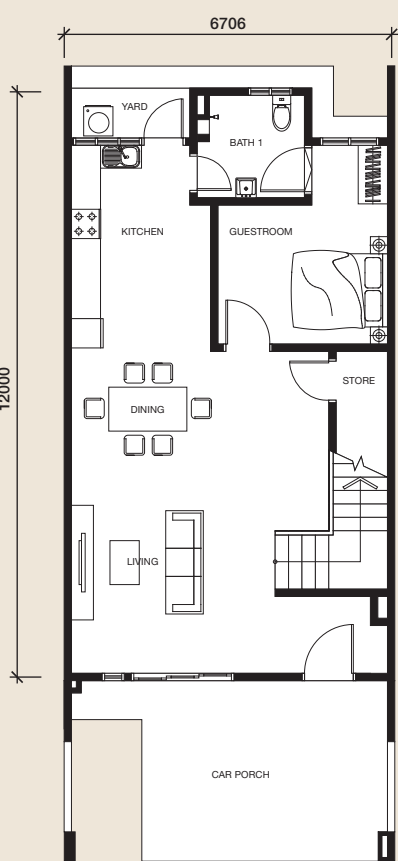
GROUND FLOOR



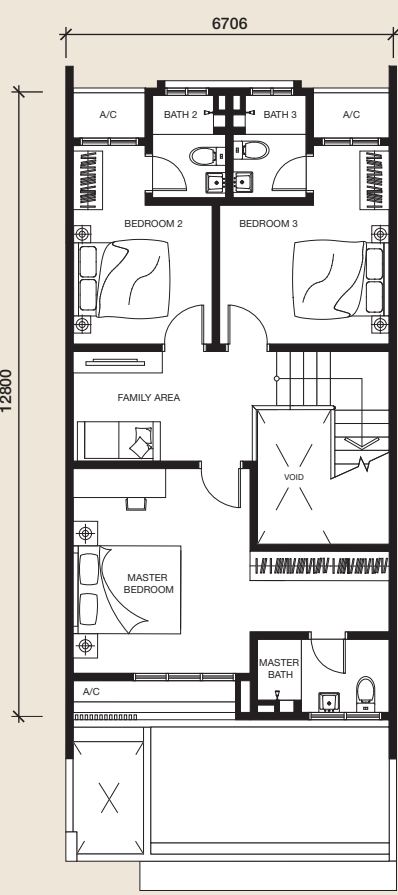
FIRST FLOOR

INTERMEDIATE UNIT

-  Lot Size:
22' x 75'
-  Built-up:
1,904sq. ft.
176sq. m.
-  4 Bedrooms
-  4 Bathrooms



GROUND FLOOR



FIRST FLOOR



A modern two-story house with a light beige facade and dark brown accents. The house features large windows and a covered carport. In the foreground, there is a swimming pool with a wooden deck and outdoor furniture. The garden is lush with greenery and purple flowers. The sky is blue with some clouds.

Simply, a better
way to live.

At Aurora II, every detail has been thoughtfully designed, from the architecture to the way spaces are experienced. It is a home that brings together comfort and calm in a way that feels natural and enduring.

A place not just to live, but to live well.

Specification

Structure		Reinforced Concrete					
Wall		Cement Sand Bricks/Clay Brick (Party Wall)					
Roof Covering		Tiles Roofing/Metal Deck Roof/RC Flat Roof					
Roof Framing		Steel Trusses					
Ceiling		Plaster Ceiling Skim Coat and Paint					
Window		Aluminium Frame Glass Window					
Door		Timber Door Aluminium Frame Sliding Door M.S. Grill Door					
Ironmongery		Provided					
Wall Finishes	External Walls	Plaster & Paint					
	Internal Walls	Plaster & Paint					
	Kitchen	5ft Height Tiles/Plaster & Paint					
	Bathrooms	Tiles					
Floor Finishes	Foyer & Living & Dining	Tiles					
	Guest Bedroom	Tiles					
	Kitchen	Tiles					
	Store	Cement Render					
	Master Bedroom/Bedroom 1 & 2	Timber Flooring					
	Family Area	Timber Flooring					
	Bathrooms	Tiles					
Sanitary & Plumbing Fitting		Type					
		A/A-M	A1	A2	B/B-M	C/C-M	
		Water Closet	4	4	4	4	4
		Wash Basin	4	4	4	4	4
		Shower	4	4	4	4	4
		Paper Roll Holder	4	4	4	4	4
		Hand Bidet	4	4	4	4	4
		Kitchen Sink	1	1	1	1	1
		Yard Bib Tap	1	1	1	1	1
		Electrical Installation	Light Point	33	33	33	31
Power Point	24		24	24	24	24	
Air Conditioner Electrical Point	6		6	6	6	6	
Water Heater Electrical Point	4		4	4	4	4	
Fan Point	7		7	7	7	7	
Fibre Wall Socket (FWS)	1		1	1	1	1	
SAT/TV Point	2		2	2	2	2	
Door Bell Point	1		1	1	1	1	
Booster Pump Electrical Point	1		1	1	1	1	
Auto Gate Point	2		2	2	2	2	
EV Charger Point	1		1	1	1	1	
Internal Telecommunication Trunking and Cabling		Provided					
Fencing		Provided					
Turfing		Not Provided					
Gas Piping		Not Provided					

Well-located.
Well-lived.

Connected to What Matters

Strategically located within Klang, Bayuemas South offers excellent connectivity to key destinations including Shah Alam, Port Klang, major highways such as KESAS & Pulau Indah Highway.

Surrounded by established townships, commercial centres, schools and lifestyle amenities, Aurora II places everything you need within easy reach.



Education		Supermarket		Medical		Nearby Amenities					
01	Orbix International School	3.0km	14	GM Klang Wholesale City	4.2km	21	Manipal Hospital Klang	6.5km	27	Setia Bayuemas Lake Park	2.0km
02	Collinz International School	4.4km	15	KSL Esplanade Mall	4.3km	22	Hospital Tengku Ampuan Rahimah	7.2km	28	Hospice Klang	6.0km
03	SMK Raja Mahadi	6.1km	16	AEON Bukit Tinggi Shopping Centre	4.6km	23	Sentosa Specialist Hospital Klang	7.9km	29	Pandamaran Sports Complex	7.0km
04	Kolej Komuniti Klang	8.4km	17	Mydin Klang	10.0km	24	Pantai Hospital Klang	8.5km	30	Royal Klang Club	10.0km
05	Malaya International School	8.5km	18	Klang Parade	12.3km	25	Columbia Asia Hospital Bukit Rimau	11.7km	31	I-City Shah Alam	18.0km
06	SMK Convent Klang	8.7km	19	Centro Mall	12.4km	26	KPJ Klang Specialist Hospital	13.0km			
07	Hin Hua High School	8.8km	20	Central I-City	15.8km						
08	Regent International School Klang	9.2km									
09	Wesley Methodist School Klang	9.6km									
10	SMK Tinggi Klang	11.0km									
11	Sri KDU International School Klang	11.9km									
12	SMK (P) Bukit Kuda	12.1km									
13	Chinese Taipei School KL	13.0km									

Setia

eGreenLiving

Smart Lock

Solar PV Conduit Ready

Green Switch

Box 366

EV Port Ready

Industrialised Building System (IBS)

Setia Bayuemas Welcome Centre
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