

## SITE PLAN



### Legends

- Ophelia | Type G | Link Villa | 24' x 80'
- Azula | Type H | Link Villa | 22' x 75'
- Emeria | Type J | Semi-Detached Home | 36' x 80'
- Elia | Type K | Semi-Detached Home | 36' x 80'

## The Perfect Destination

Situated in the idyllic retreat of Setia Eco Templer and linked via a dedicated interchange, you'll enjoy the peaceful greenery of nature while benefiting from the urban conveniences of nearby townships.



Sports & Recreation	Education	Shopping	Accessibility
Templer Park 3km	Institut Kraf Negara (IKN) 2km	Tesco Rawang 2km	Rawang KTM Station 5km
Batu Caves 15km	Templer Park International School 3km	Jusco Rawang 3km	Subang Toll / Subang SkyPark Terminal 16km
KL City Centre 25km	IGB International School (IGBIS) 25km	KL City Centre 25km	35km

Call 603 6092 2288  
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Get there by:  
**waze**  
Setia Eco Templer

**Setia**

Developer License No: 14201-3/11-2020/031011-Validity Period 13.11.2019 - 12.11.2020; Advertising Permit No: 14201-3/11-2020/031011-Validity Period 13.11.2019 - 12.11.2020; Land Title: Leasehold 99 years (beginning 4 October 2116) - Land Restriction: Tanah ini tidak boleh dipindah milik, dijanjikan atau dipinda metanikan setelah mendapat iktin dari Pejabat Tanah dan Galian, dan Land Encumbrances: Amanah dan Bina-Agihan Authority. Muga Persekitaran Selenggara: Reference No: 188.2020.KA.MP.320-12/17/000252.0/01/01/2020 - Completion Date: November 2024 - No of Unit: 3-Dormy Terrace House Type R14 (15 Units), 2-Dormy Terrace House Type R15 (10 Units), 2-Dormy Semi-Detached Type R16 (24 Units) - Selling price: 2-Dormy Terrace House Type R14 (RM 340,000) - New (RM 340,000), 2-Dormy Terrace House Type R15 (RM 340,000) - New (RM 340,000), 2-Dormy Semi-Detached Type R16 (RM 340,000) - New (RM 340,000)

## MASTER PLAN



- ### Legends
- ◆ Bungalows
  - ◆ Semi-Detached Homes
  - ◆ Link Villas
  - ◆ Future Development
  - ◆ Rumah Selangorku
  - ◆ Shop Office

**Setia Eco Templer**  
THE LEGEND OF NINE CREEKS

# PERANAKAN STRAITS

WHERE HERITAGE LIVES ON

Reviving A Sense OF Cultural Belonging







# OPHELIA

2-Storey Link Villa

Built-up Area : 2,477 sq. ft.  
Land Size : 24' x 80'  
4+1 Bedrooms & 5 Bathrooms



# AZULA

2-Storey Link Villa

Built-up Area : 2,292 sq. ft.  
Land Size : 22' x 75'  
4+1 Bedrooms & 5 Bathrooms



# EMERIA

2-Storey Semi-Detached Home

Built-up Area : 2,797 sq. ft.  
Land Size : 36' x 80'  
4+1 Bedrooms & 5 Bathrooms



# ELIA

2-Storey Semi-Detached Home

Built-up Area : 2,781 sq. ft.  
Land Size : 36' x 80'  
4+1 Bedrooms & 5 Bathrooms



Ground Floor



First Floor



Ground Floor



First Floor



Ground Floor



First Floor



Ground Floor



First Floor

### SPECIFICATIONS

STRUCTURE	: Reinforced Concrete
WALL	: Brickwall
ROOF COVERING	: Clay Roof Tiles / Translucent Roof Tiles / Reinforced Concrete Flat Roof
ROOF FRAMING	: Family Area
CEILING	: Skim Coat / Plaster Ceiling / Cement Board Ceiling
WINDOWS	: Aluminium Frame Glass Window
DOORS	: Main Entrance - Solid Core Timber Door Bedrooms - Timber Flush Door Others - Aluminium Frame Sliding Glass Door Aluminium Frame Folding Perspex Door Aluminium Frame Glass Panel Door Timber Louvered Door Aluminium Louvered Door Timber Flush Door
IRONMONGERY	: Quality Lockset
WALL FINISHES	: Wet Kitchen - Ceramic Tiles (1500mm height) Dry Kitchen - Ceramic Tiles (Ceiling height) Master Bath - Porcelain Tiles (Ceiling height) All Other Baths - Porcelain Tiles (Ceiling height) Others - Plaster and Paint
PAINTING	: External - Weather-Resistant Paint Internal - Emulsion Paint
FLOOR FINISHES	: Living & Dining - Porcelain Tiles Dry & Wet Kitchen - Porcelain Tiles Store - Porcelain Tiles Utility - Porcelain Tiles Staircase - Porcelain Tiles Dry Yard - Porcelain Tiles Terrace - Porcelain Tiles Car Porch - Porcelain Tiles

Master Bedroom	- Porcelain Tiles
Guest Room	- Porcelain Tiles
All Bedrooms	- Porcelain Tiles
Family Area	- Porcelain Tiles
Master Bath	- Porcelain Tiles
All Other Baths	- Porcelain Tiles
Balcony	- Aluminium Frame Glass Window
Others	- Cement Render
TYPE	INTMD END
SANITARY	: Water Closet 5 5
INSTALLATIONS	: Wash Basin 5 5 Shower 5 5 Kitchen Sink 2 2
ELECTRICAL	: Light Points 35 nos. 36 nos. Power Points 30 nos. 30 nos.
INSTALLATIONS	: Kitchen 7 nos. 7 nos. Fan Points 6 nos. 6 nos. Telephone Points 2 nos. 2 nos. TV Point 1 nos. 1 nos. Astro Points 3 nos. 3 nos. External 2 nos. 2 nos. Intercom Point 1 nos. 1 nos. Doorbell Point 1 nos. 1 nos. Weather-Proof External 2 nos. 2 nos. Power Points 1 nos. 1 nos. Instant Water Heater Point 1 nos. 1 nos. 3-Phase Wiring (60amps TNB Meter Cut-Off Fuse) 1 nos. 1 nos. Centralized Solar Water Heater System 1 nos. 1 nos.
FENCING	: 1300mm-High Lightweight Hollow Block
TURFING	: Spot Turfing

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ROOF FRAMING	: Family Area
CEILING	: Skim Coat / Plaster Ceiling / Cement Board Ceiling
WINDOWS	: Aluminium Frame Glass Window
DOORS	: Main Entrance - Solid Core Timber Door Bedrooms - Timber Flush Door Others - Aluminium Frame Sliding Glass Door Aluminium Frame Folding Perspex Door Aluminium Frame Glass Panel Door Timber Louvered Door Aluminium Louvered Door Timber Flush Door
IRONMONGERY	: Quality Lockset
WALL FINISHES	: Kitchen - Ceramic Tiles (1500mm height) Master Bath - Porcelain Tiles (Ceiling height) All Other Baths - Porcelain Tiles (Ceiling height) Others - Plaster and Paint
PAINTING	: External - Weather-Resistant Paint Internal - Emulsion Paint
FLOOR FINISHES	: Living & Dining - Porcelain Tiles Kitchen - Porcelain Tiles Store - Porcelain Tiles Utility - Porcelain Tiles Staircase - Porcelain Tiles Dry Yard - Porcelain Tiles Terrace - Porcelain Tiles Car Porch - Porcelain Tiles Master Bedroom - Porcelain Tiles

Guest Room	- Porcelain Tiles
All Bedrooms	- Porcelain Tiles
Family Area	- Porcelain Tiles
Master Bath	- Porcelain Tiles
All Other Baths	- Porcelain Tiles
Balcony	- Aluminium Frame Glass Window
Others	- Cement Render
TYPE	INTMD END
SANITARY	: Water Closet 5 5
INSTALLATIONS	: Wash Basin 5 5 Shower 5 5 Kitchen Sink 1 1
ELECTRICAL	: Light Points 34 nos. 35 nos. Power Points 30 nos. 30 nos. Air Con Points 7 nos. 7 nos. Fan Points 6 nos. 6 nos. Telephone Points 2 nos. 2 nos. TV Point 1 nos. 1 nos. Astro Points 3 nos. 3 nos. Data Points 2 nos. 2 nos. Intercom Point 1 nos. 1 nos. Doorbell Point 1 nos. 1 nos. Weather-Proof External 2 nos. 2 nos. Power Points 1 nos. 1 nos. Instant Water Heater Point 1 nos. 1 nos. 3-Phase Wiring (60amps TNB Meter Cut-Off Fuse) 1 nos. 1 nos. Centralized Solar Water Heater System 1 nos. 1 nos.
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PAINTING	: External - Weather-Resistant Paint Internal - Emulsion Paint
FLOOR FINISHES	: Living & Dining - Porcelain Tiles Foyer - Porcelain Tiles Kitchen - Porcelain Tiles Dry & Wet Kitchen - Porcelain Tiles Guest Room - Porcelain Tiles All Other Baths - Porcelain Tiles Store - Porcelain Tiles Utility - Porcelain Tiles Staircase - Timber Flooring

Dry Yard	- Porcelain Tiles
Terrace	- Porcelain Tiles
Car Porch	- Porcelain Tiles
Master Bedroom	- Timber Flooring
All Bedrooms	- Timber Flooring
Master Bath	- Porcelain Tiles
Balcony	- Porcelain Tiles
Others	- Cement Render
SANITARY	: Water Closet 5 5
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Terrace	- Porcelain Tiles
Car Porch	- Porcelain Tiles
Master Bedroom	- Timber Flooring
All Bedrooms	- Timber Flooring
Family Area	- Timber Flooring
Master Bath	- Porcelain Tiles
Balcony	- Porcelain Tiles
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