



SetiaEco Gardens
embracing the future

The New Chapter

ILONA

2-STOREY TERRACE
20' X 65'



CORDELIA
GARDEN



ARTIST'S IMPRESSION

ILONA

EASILY ACCESSIBLE, ELEGANT AND CONTEMPORARY,
ILONA OFFERS A PEACEFUL HOME IN THE GARDEN
COMPLETE WITH EVERYTHING A CITY HOUSE HAS TO OFFER.

in love with nature



ACTUAL SHOW UNIT PHOTO
(MASTER BEDROOM)

THE ROOMS ARE DESIGNED TO CAPTURE MAXIMAL SUNLIGHT FOR
NATURAL DAYLIGHT, IMBUING THE HOME WITH AN EASY BRIGHTNESS
THAT CORRESPONDS TO ITS VIBRANT OUTDOOR SURROUNDINGS.

OUR AIRY LAYOUT EMPHASISES FLOW AND VIEWS TO ENCOURAGE
OPTIMAL LIVING, WHERE SPACES FEEL JUST THE RIGHT SIZE,
AND ARE SUITABLE FOR A WIDE RANGE OF FUNCTIONALITIES.



ACTUAL SHOW UNIT PHOTO
(LIVING HALL)



award-winning master plan

SETIA ECO GARDENS OFFERS DISCERNING HOMEOWNERS AN ECO-LIVING EXPERIENCE WITHIN 765 ACRE OF TRANQUIL RAINFOREST ENVIRONMENT.



site plan

CORDELIA GARDEN FEATURES GENEROUS GREEN SPACE AND CHARISMATIC AMENITIES FOR THE FULL FAMILY EXPERIENCE.

BE IN ONE OF OUR LUXURIOUS AND SOPHISTICATED RESIDENCES TO OPEN UP A LIFE OF PERFECTLY COMPOSED, PANORAMIC VIEWS.



- | | | | | | | |
|-----------|------------|-------------|------------|------------------------|-----------------|----------------------|
| 1
KYRA | 2
ILONA | 3
RAYDEN | 4
ARELL | 5
MANAGEMENT OFFICE | 6
GUARDHOUSE | ○
BUMIPUTERA UNIT |
|-----------|------------|-------------|------------|------------------------|-----------------|----------------------|

ILONA

2-STOREY TERRACE

20' X 65'

1,783 SF

4 + 3

OPEN LAYOUT KITCHEN

COMFORTABLE SEATING AREA

BUILT-IN SHOE RACK

20' BACKLANE GARDEN



specifications

STRUCTURE	Reinforced Concrete Framework
WALL	Brickwall / Reinforced Concrete Wall
ROOFING COVERING	Reinforced Concrete Slab / Concrete Roof Tiles
ROOF FRAMING	Light Weight Steel Trusses
CEILING	Asbestos Free Cement Board / Plaster Ceiling and Paint / Skim Coat and Paint
WINDOWS	Aluminium Frame Window / M.S. Grille Window
DOORS	Solid Timber Door / Plywood Flush Door / Aluminium Frame Sliding Door / Timber Fixed Louvres Door / M.S. Grille Door
IRONMONGERY	Provided
WALL FINISHES	
Kitchen	Full Height Tiles till Ceiling Height
Bath 1 & 3	Full Height Tiles till Ceiling Height
Bath 2	3,000 mm Height Tiles
FLOOR FINISHES	
GROUND FLOOR	
Living / Dining / Guest Room / Store / Kitchen / Yard / Bath 3 / Car Porch / Patio	Tiles
Driveway / Other Areas	Cement Render
FIRST FLOOR	
Master Bedroom / Bedroom 2 & 3 / Hall / Staircase / Bath 1 & 2	Tiles
Other Areas	Cement Render
*FENCING	Provided
*TURFING	Provided
*GAS PIPING	Nil

	Intermediate Lot	Odd Corner Lot/End Lot with Land /Odd End Lot with Land/Special Corner Lot	SANITARY & PLUMBING FITTINGS
TELEPHONE & ELECTRICAL INSTALLATION			
Light Point	21	22	Kitchen Sink 1
Power Point (13A)	18	18	Wash Hand Basin 3
TV Point	2	2	Toilet Paper Holder 3
Astro Point	2	2	Shower 3
Ceiling Fan Point	5	5	Water Closet 3
Air-Cond Point	5	5	INTERNAL TELECOMMUNICATION TRUNKING AND CABLING Provided
Water Heater Point	3	3	
Autogate Point	1	1	
Gate Lighting Point	2	2	
Door Bell Point	1	1	
Telephone Point	1	1	
Network Point	2	2	

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.



an oasis within a global network

A FIABCI WORLD PRIX WINNING ECO-TOWNSHIP, SETIA ECO GARDENS OFFERS A PURIFYING HOME LIFE WITHIN A TRANQUIL AND EXCLUSIVE RAINFOREST ENVIRONMENT AT THE HEART OF ISKANDAR MALAYSIA.

Singapore	Senai International Airport	Johor Bahru
26.4 KM	27.4 KM	23.8 KM

Stay Together. Stay Setia
livelearnworkplay

Call +607 555 2525

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MON-FRI: 9am-6pm SAT, SUN & PH: 10am-6pm

Setia

ILONA (RT3) • Double-Storey Terrace House • Standard Lot: 20' x 65' - 1,785 sq. ft. • No. of Units: 94 units • Min. Price: RM757,000 • Max. Price: RM1,049,000 • Housing Developer's License No.: 10611-17/11-2021/01117(L) • Validity Date: 22/11/2019-21/11/2021 • Advertising & Sales Permit No.: 10611-17/11-2021/01117(P) • Validity Date: 22/11/2019-21/11/2021 • Expected Date of Completion: Nov 2022 • Tenure of Land: Freehold • Land Charge: Public Bank Berhad • Approving Authority: Majlis Bandaraya Iskandar Puteri • Reference No.: MBIP(JB)RP/6/6/2019(42) • 15% Bumiputera Discount • Restriction in Interest: Nil • 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 INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.