

TRANSIT • TREND • TRANSFORM

TRIO

SERVICED APARTMENT
FREEHOLD



TRANSFORMING COMMUNITY CULTIVATING AN ICONIC & WHOLESOME LIFESTYLE

Never before in Klang is there a mixed development that achieves such sophistication in contemporary quality, design and sustainability. Paving the way for a perfect new experience in lavish living amidst modern amenities and all the conveniences of an urban lifestyle.



Freehold
Integrated
Development



The Tallest
Tower in
Bukit Tinggi



Walking
Distance to
LRT3 Station



Unobstructed
Vista of Majestic
Bukit Tinggi



Convenience
at Doorstep



TRIO

KESAS
Highway

AEON

Jalan Langat

Bandar
Bukit Tinggi 2

Port Klang

Pandamaran

Bandar
Bukit Tinggi

SJK(C)
Hin Hua

Giant

TESCO
Extra

Première Hotel

Hospital
Besar Klang

Upcoming LRT3 Station
(Station 23 Klang Jaya)



Upcoming LRT3 Station
(Station 23 Klang Jaya)



NEW GENERATION, CONNECTED

Enjoy better accessibility at TRIO by Setia as the upcoming LRT3 system gives Klang Valley's public transportation a swift, much-needed boost. Immerse in the lifestyle vibrancy of modern living concept with ultimate conveniences under one roof.



AN EMPHASIS ON LIVEABILITY

Rest your mind in these tranquil surroundings and enrich your soul with refreshing social activity all within the comforts at your doorsteps.

UPGRADED LIFESTYLE

With uncompromising consideration for privacy, safety and accessibility, this modern residential landmark of verdant inspiration is set to create a new take on life and balance with all the conveniences of a contemporary lifestyle.



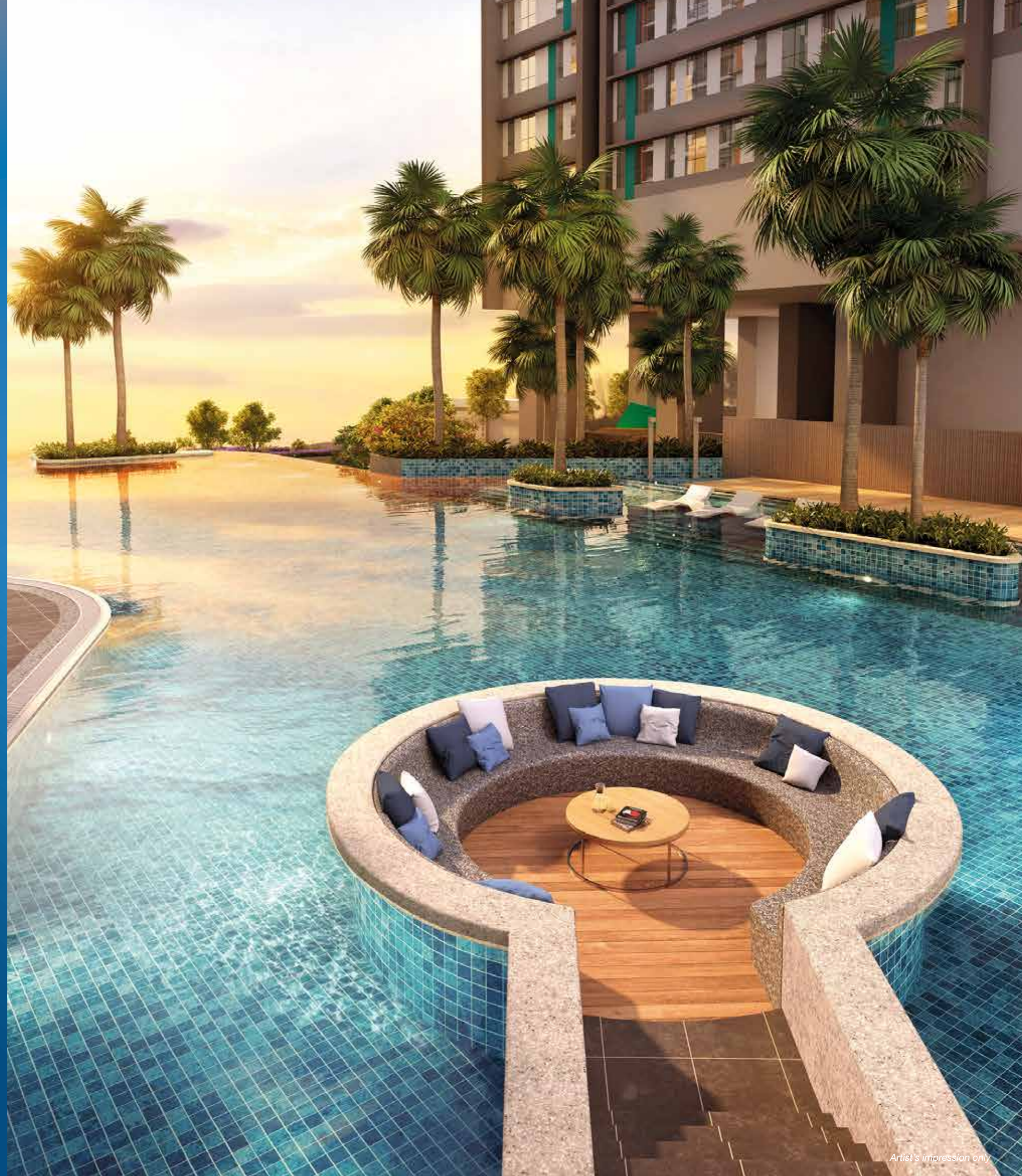
Over 15 facilities exclusive for residents' use



24 Hours Multi-tier Security System



Flexible space from 624 sq.ft. - 1,313 sq.ft.



EQUIPPED FOR EVERYDAY EXCITEMENT



REFRESH

- 1 Indoor Games Room
- 2 Wading Pool
- 3 Playground



REJUVENATE

- 4 Sunken Deck
- 5 Swimming Pool
- 6 Sauna & Changing Room
- 7 Yoga Deck
- 8 Gymnasium



RELAX

- 9 Residents Community Garden
- 10 Shaded Pavilion
- 11 Multi-purpose Hall
- 12 BBQ Area
- 13 Plaza Area
- 14 Viewing Deck
- 15 Surau



SENSE OF WELLBEING

An ode to living a stylish & fulfilling life, one that brings together urban habitats with serene facilities and beautiful nature. Private sky facilities for residents only. Relax in resort-living lifestyle facilities such as swimming pool, gym, sauna, sunken deck, yoga deck and more.





MODERN & VERSATILE ON THE INSIDE

Every unit is meticulously planned with convenient built-up areas catering to your size requirements. The exquisite modern design features in these units compliment your needs for multi-generation living.



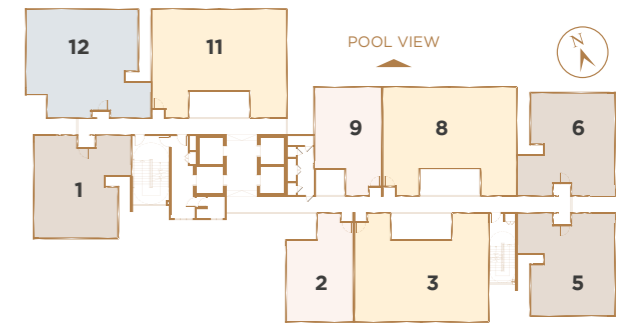
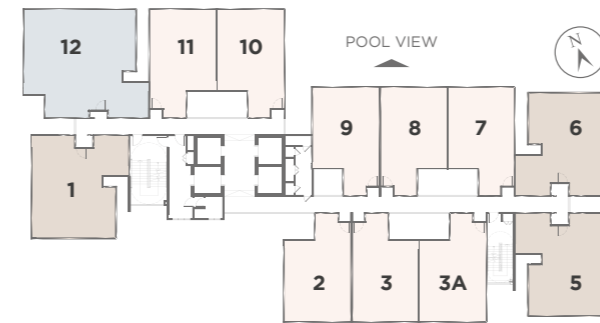
BLOCK A UNIT PLAN

TYPE A1
656 sq. ft.

TYPE B1
915 sq. ft.

TYPE C1
1,216 sq. ft.

TYPE F
1,313 sq. ft.

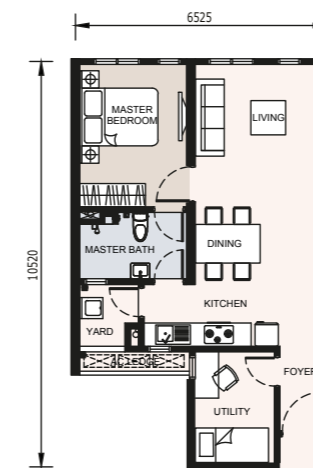


TYPICAL STOREY PLAN

37TH - 46TH TYPICAL STOREY PLAN

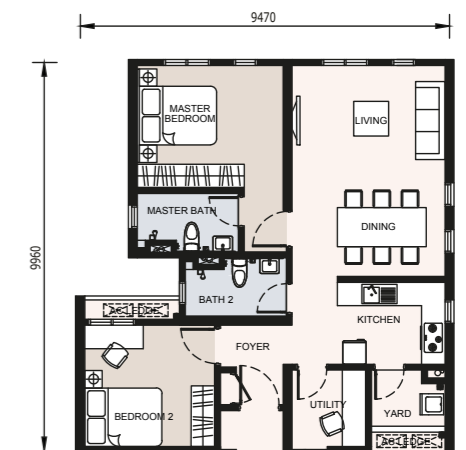
TYPE A1 656 sq. ft.

1+1 Bedrooms . 1 Bathroom



TYPE B1 915 sq. ft.

2+1 Bedrooms . 2 Bathrooms



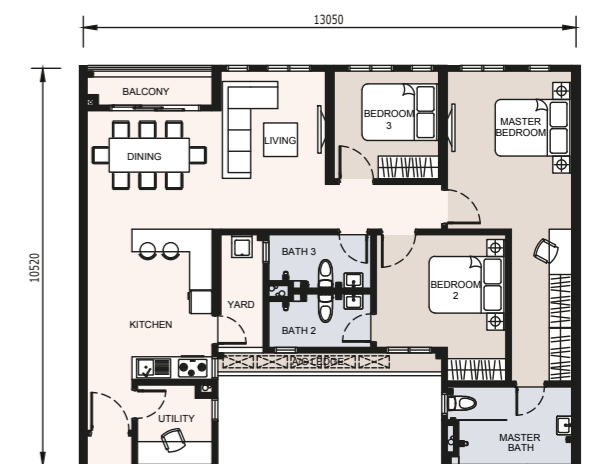
TYPE C1 1,216 sq. ft.

3 Bedrooms . 2 Bathrooms . 1 Balcony



TYPE F 1,313 sq. ft.

3+1 Bedrooms . 3 Bathrooms . 1 Balcony



BLOCK B UNIT PLAN

- TYPE A2
624 sq. ft.
- TYPE B2
861 sq. ft.
- TYPE C2
1,108 sq. ft.
- TYPE D
1,248 sq. ft.
- TYPE E
1,248 sq. ft.

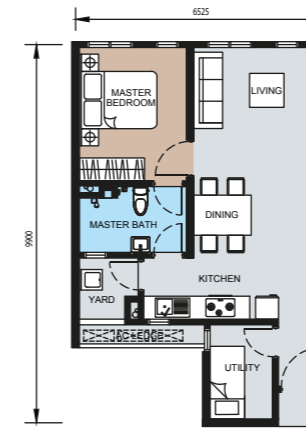


POOL VIEW

TYPICAL STOREY PLAN

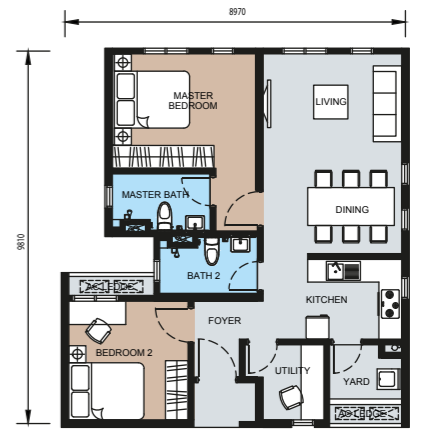
TYPE A2 624 sq. ft.

1+1 Bedrooms . 1 Bathroom



TYPE B2 861 sq. ft.

2+1 Bedrooms . 2 Bathrooms



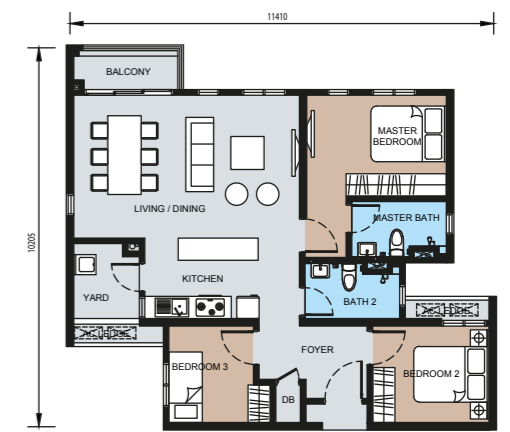
TYPE C2 1,108 sq. ft.

3 Bedrooms . 2 Bathrooms . 1 Balcony



TYPE C3 1,011 sq. ft.

3 Bedrooms . 2 Bathrooms . 1 Balcony



BLOCK C UNIT PLAN

- TYPE A2
624 sq. ft.
- TYPE B2
861 sq. ft.
- TYPE C3
1,011 sq. ft.
- TYPE D
1,248 sq. ft.
- TYPE E
1,248 sq. ft.

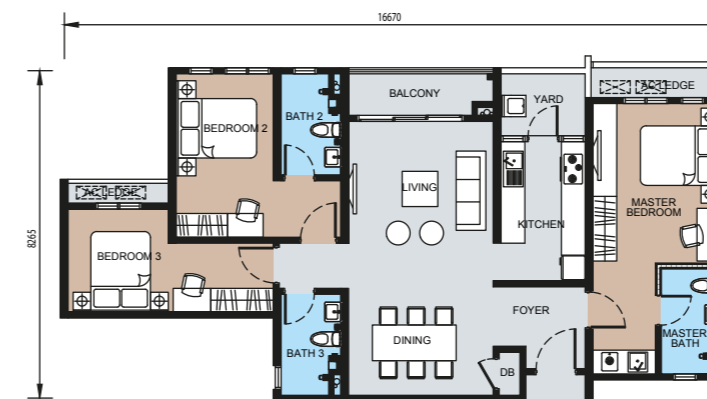


POOL VIEW

TYPICAL STOREY PLAN

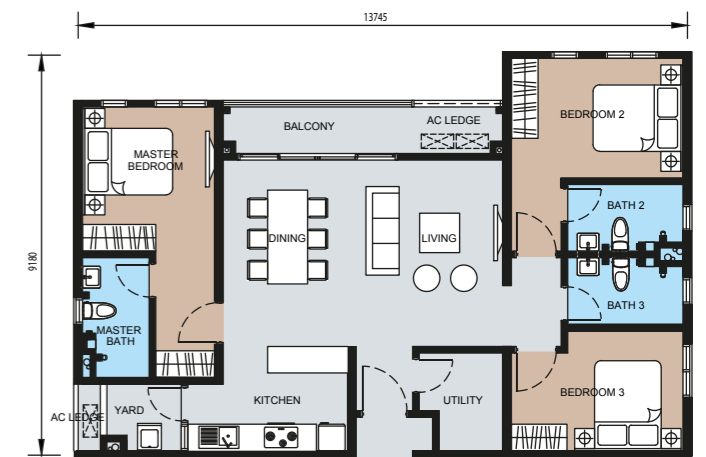
TYPE D 1,248 sq. ft.

3 Bedrooms . 3 Bathrooms . 1 Balcony



TYPE E 1,248 sq. ft.

3+1 Bedrooms . 3 Bathrooms . 1 Balcony



SPECIFICATION

STRUCTURE	Reinforced Concrete										
WALL	Concrete Wall / Brick Wall / Drywall And / Or Precast Panels										
ROOFING COVERING	Concrete Slab										
ROOFING FRAMING	Reinforced Concrete										
CEILING	Bathrooms	: Plaster Ceiling									
	Other Areas	: Skim Coat & Paint To Underside Of Reinforced Concrete Slab / Plaster Ceiling Where Applicable									
WINDOWS	Aluminium Framed Glass Windows										
DOORS	Main Entrance	: Fire Rated Door									
	Others	: Painted Plywood Flush Door									
	Balcony	: Sliding Glass Door									
IRONMONGERIES	Quality Ironmongery										
WALL FINISHES	Internal Walls	: Plaster & Paint / Skim Coat & Paint									
	Bathrooms	: Porcelain Tiles To Plaster Ceiling Height									
	Balcony / Yard	: Plaster & Paint / Skim Coat & Paint									
	Kitchen	: Porcelain Tiles To 1.5m									
FLOOR FINISHES	Living / Dining	: Porcelain Tiles									
	Bedrooms / Utility	: Porcelain Tiles									
	Bathrooms	: Porcelain Tiles									
	Balcony / Yard	: Porcelain Tiles									
	Kitchen	: Porcelain Tiles									
SANITARY AND PLUMBING FITTINGS	Water Closet	A1	A2	B1	B2	C1	C2	C3	D	E	F
	Basin	1	1	2	2	2	2	2	3	3	3
	Shower	1	1	2	2	2	2	2	3	3	3
	Kitchen Sink	1	1	1	1	1	1	1	1	1	1
ELECTRICAL INSTALLATION	Lighting Point	10	10	13	13	16	16	16	22	20	21
	Fan Point	2	2	3	3	4	4	4	4	4	4
	13 Amp Power Point	13	13	14	14	15	15	15	18	15	16
	Door Bell Point	1	1	1	1	1	1	1	1	1	1
	A/C Point c/w Concealed Piping	2	2	2	2	2	2	2	2	2	2
	Instant Water Heater Point	1	1	2	2	2	2	2	3	3	3
	SMATV Point	2	2	2	2	2	2	2	2	2	2
	Electrical Distribution Board	1	1	1	1	1	1	1	1	1	1
	Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1
Intercom Handset	1	1	1	1	1	1	1	1	1	1	

All areas and / or measurements stated in this brochure are approximates only and are subject to final survey, and the above plans are subject to change(s) as may be required by the relevant authorities.

Stay Together. Stay Setia
livelearnworkplay

Call +603 3162 3322
www.triobys Setia.com.my

TRIO SALES GALLERIA
No. Lot 82623, Jalan Langat / KS06, Bandar Bukit Tinggi 1,
41200 Klang Bandar Diraja, Selangor Darul Ehsan, Malaysia.
E trio_sales@spsetia.com.my

Setia

Ganda Anggun Sdn. Bhd. 200101001750 (537506-W) No. Lot 82623, Jalan Langat / KS06, Bandar Bukit Tinggi 1, 41200 Klang Bandar Diraja, Selangor. T.+603 3162 3322 F. +603 3162 3323 W.www.spsetia.com
Developer License No.: 14690-1/03-2021/02100(L) Validity Period: 22/03/2020-21/03/2021. Advertisement & Sale Permit No.: 14690-1/03-2021/02100(P) Validity Period: 22/03/2020-21/03/2021. Land Tenure: Freehold. Land Authority Approving Plan: MPK/BGN-600-4/1/0124(2016)-P, Majlis Perbandaran Klang, Expected Date Of Completion: Dec 2021. Encumbrances: AmBank Islamic Bhd. Type Of Development: Serviced Apartment. Development Name: Trio, Carpark – 2 - 4 units. Total Unit: 788. Block A: Type A – 656sqft, Type B – 915 sqft, Type C – 1,216 sqft, Type F – 1,313sqft. Block B: Type A – 624 sqft, Type B – 861 sqft, Type C – 1,108 sqft, Type D – 1,248 sqft, Type E – 1,248 sqft. Block C: Type A – 624 sqft, Type B – 861 sqft, Type C – 1,011 sqft, Type D – 1,248 sqft, Type E – 1,248 sqft. Block A: RM412,000 (Min) – RM1,051,200 (Max). Block B: RM405,000 (Min) – RM975,600 (Max). Block C: RM476,000 (Min) – RM1,125,600 (Max). 7% Discount for Bumiputera. DISCLAIMER: All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.