





MASTER OF WORLD-CLASS RESULTS

Since its incorporation in 1974, S P Setia is recognised as one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail developments.

S P Setia is the only Malaysian developer to have received fifteen FIABCI World Gold Prix d'Excellence Awards by the International Real Estate Federation (FIABCI), fourteen FIABCI Malaysia Property Awards, and ranked No.1 in The Edge Malaysia Top Property Developer Awards for a record-breaking fourteenth time.

The Group is well-established in the key economic centres of Malaysia, namely Klang Valley, Johor Bahru, Penang, and Sabah. Its international reach now includes six countries which are Vietnam, Australia, Singapore, China, the United Kingdom and Japan.



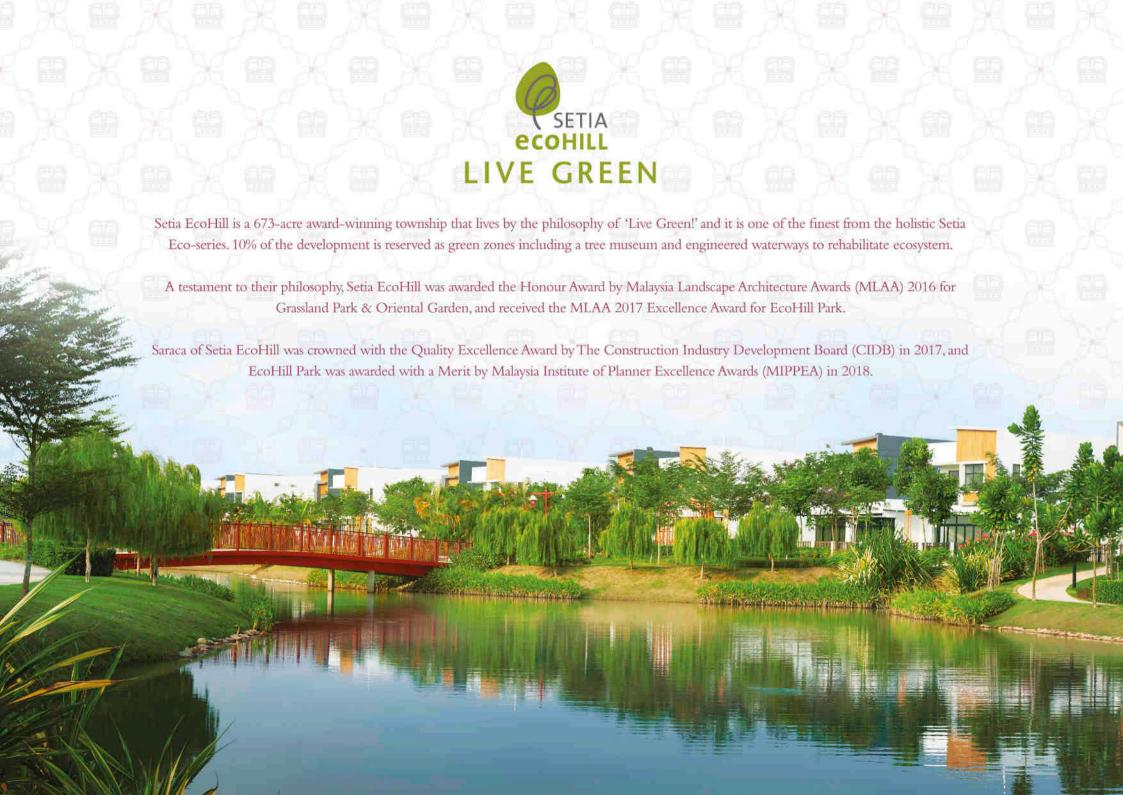
























9750 Varies Varies TERRACE 3 MASTER BEDROOM **I III III III** BEDROOM 2 BEDROOM 3 CAR PORCH **GROUND FLOOR**

A STAIR-FREE PARADISE

The top advantage of living in a single-storey landed home is the freedom to move about without climbing stairs. This design is ideal for families with senior members and members with differently-abled needs.

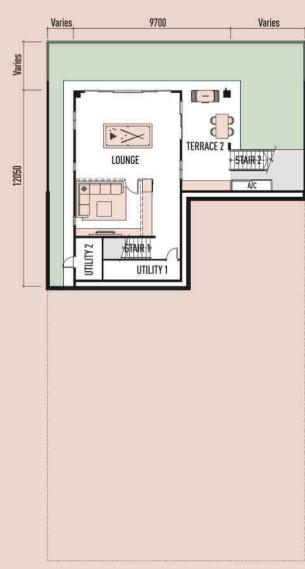
Come and experience hassle-free living with mobility convenience in this flexible and comfortable home.



SCAN HERE TO VIEW THE VIRTUAL SHOW UNIT







LOWER GROUND FLOOR

HILLSIDE BUNGALOW LIFE

Surrounded by a scenery rich in greenery, this double-storey bungalow comprises a spacious yet flexible lower ground floor which can be easily converted into a home office, theatre or lounge. This elegant abode faces the Oriental Garden, exposing residents to beautiful views every day.

REASONS TO MAKE REINEVILLE YOUR HOME



French Lifestyle

Scenic environment offering a lifestyle of class and exclusivity



Stair-free Convenience

Better mobility around the home for older folks and differently-abled residents



Guarded Sanctuary

24/7 security patrol, CCTV surveillance and perimeter motion detection fencing for ensured safety



Recreational Parks

Walking distance to award-winning Grassland Park & Oriental Garden



Doorstep Facilities & Amenities

Close proximity to shopping mall, commercial area, Tenby International School & Club 360





SITE PLAN



SPECIFICATIONS



1-Storey French-Inspired Bungalow



Structure	- Reinforced Concrete	
Wall	- Brickwall / Precast Concrete Panel Wall	
Roofing Material	- Roof Tiles	
Roof Framing	- Metal Truss	
Ceiling	- Skim Coat / Plaster Ceiling	
Windows	- Aluminium Framed Glass Window	
Doors	- Main Entrance	Timber Door
	- Others	Aluminium Framed Glass
		Sliding Door / Flush Door /
		Louvered Door
Ironmongery	- Provided	
Wall Finishes	- Kitchen	1500mm High Porcelain Tile
		2700mm High Porcelain Tile
	Others	Plaster / Skim Coat and Pair
		to Ceiling Height
Floor Finîshes	- Dining / Living / Linen 1 / Linen 2	Porcelain Tiles
	Kitchen	Porcelain Tiles
	Master Bedroom / Bedroom 2 / Bedroom 3	Timber Floor
	Master Bath, Bath 2 & Bath 3	Porcelain Tiles
	Terrace 1 / Terrace 2 / Terrace 3	Ceramic Tiles
	Car Porch	Porcelain Tiles
	Others :	Cement Render
Sanitary & Plumbing Fittings	- 3 WCs / 3 Wash Basins / 3 Showers / 1 Kitchen Sink	
Electrical Installation	- Power Point	20
	Lighting Point	24
	Air-Conditioning Point	3.
	Fan Point	5
	TV Point	1
	Instant Water Heater Point	2
	Electric Hot Water Storage System (For Master Bath Only)	1
	Water Pump	(1
	Door Bell Point	1
	Intercom Point	1
Internal Telecommunication	- Fibre Wall Socket	ī
Trunking and Cabling Fencing	- Fibre Wan Socket - Fencing, Refuse Chamber and Letter Box	:A
Turfing	- Provided	

SPECIFICATIONS



2-Storey French-Inspired Bungalow



Structure.	- Reinforced Concrete		
Wall	- Brickwall / Precast Concrete Panel Wall / Reinfor	- Brickwall / Precast Concrete Panel Wall / Reinforced Concrete Wall	
Roofing Material	- Roof Tiles		
Roof Framing	- Metal Truss		
Ceiling	- Skim Coat / Plaster Ceiling		
Windows	- Aluminium Framed Glass Window		
Doors	- Main Entrance	: Timber Door	
	- Others	: Aluminium Framed Glass	
		Sliding Door / Flush Door /	
		Louvered Door	
Ironmongery	- Provided		
Wall Finishes	- Kitchen	: 1500mm High Porcelain Tile	
	Master Bath, Bath 2 & Bath 3	: 2700mm High Porcelain Tile	
	Others	: Plaster / Skim Coat and Pair	
		to Ceiling Height	
Floor Finishes	- Foyer / Dining / Living / Lounge	Porcelain Tiles	
	Kitchen / Linen	: Porcelain Tiles	
	Stair 1	: Porcelain Tiles	
	Yard	: Porcelain Tiles	
	Master Bedroom / Bedroom 2 / Bedroom 3	: Timber Floor	
	Master Bath, Bath 2 & Bath 3	: Porcelain Tiles	
	Stair 2	: Porcelain Tiles	
	Terrace 1 / Terrace 2	: Ceramic Tiles	
	Balcony	: Ceramic Tiles	
	Car Porch	: Porcelain Tiles	
	Utility 1 / Utility 2	: Porcelain Tiles	
	Others	: Cement Render	
Sanitary & Plumbing Fitti	ngs - 3 WCs / 3 Wash Basins / 3 Showers / 1 Kitchen Si	nk	
Electrical Installation	- Power Point	24	
	Lighting Point	32	
	Air-Conditioning Point	5	
	Fan Point	17)	
	TV Point	1	
	Centralized Solar Water System	1	
	Water Pump	1	
	Door Bell Point	1	
	Intercom Point	ř	
Internal Telecommunication	on		
Trunking and Cabling	- Fibre Wall Socket	1	
Fencing	- Fencing, Refuse Chamber and Letter Box		
Turfing	- Provided		



LIFESTYLE & CONVENIENCE

From malls to local retail shops, the community of Setia EcoHill can explore these lifestyle amenities within reach thanks to the proximity to the neighbourhood's integrated commercial places.



SETIA ECOHILL WALK



With the Prancing Horse gracing the concourse of the mall, Setia EcoHill Walk is a scenic place for shopping, dining and hanging out with friends.

SETIA ECOHILL MALL



The first neighbourhood mall in the township comprising digital centres, F&B halls and fashion retail.

ECOHILL TAIPAN



A commercial place with a diverse mix of shops and services, providing the Semenyih community with convenience.

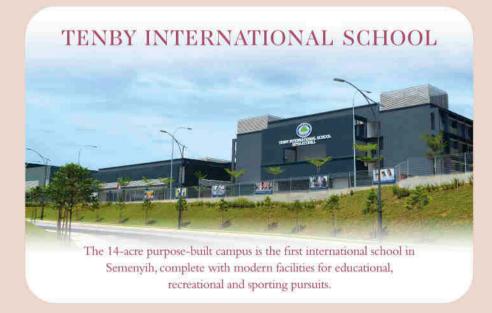


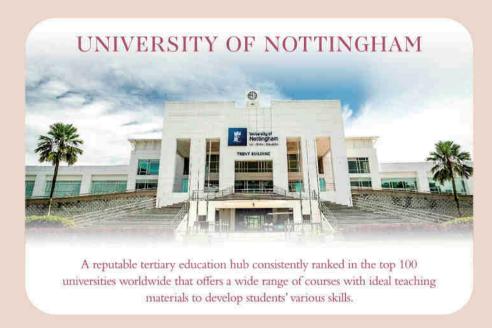


RECREATION & EDUCATION

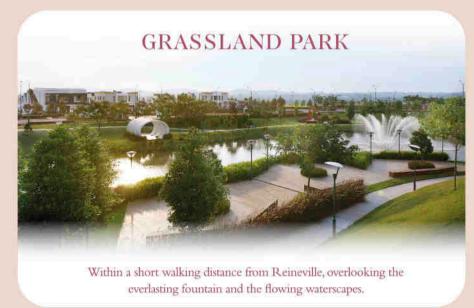
From the township's exclusive clubhouse to the lush green parks, Setia EcoHill is teeming with spaces for the residents to explore and relax. Reputable education institutions are also just a stone's throw away, making it easy for families with schooling children.

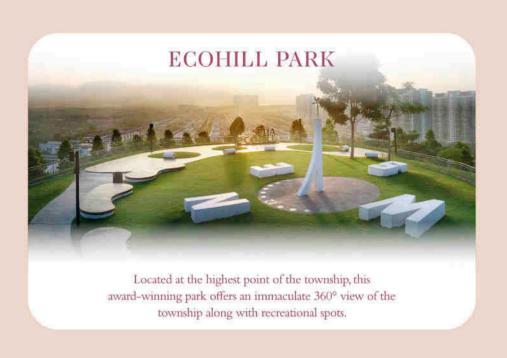


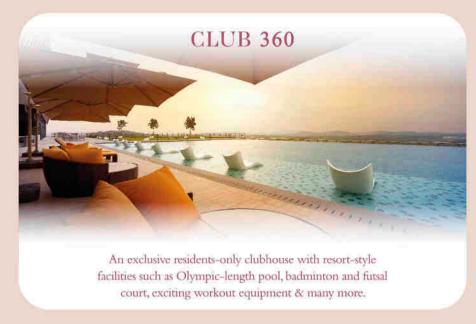








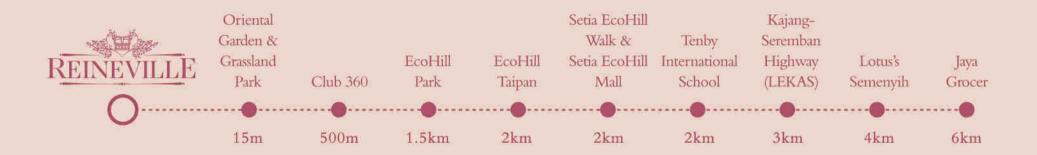


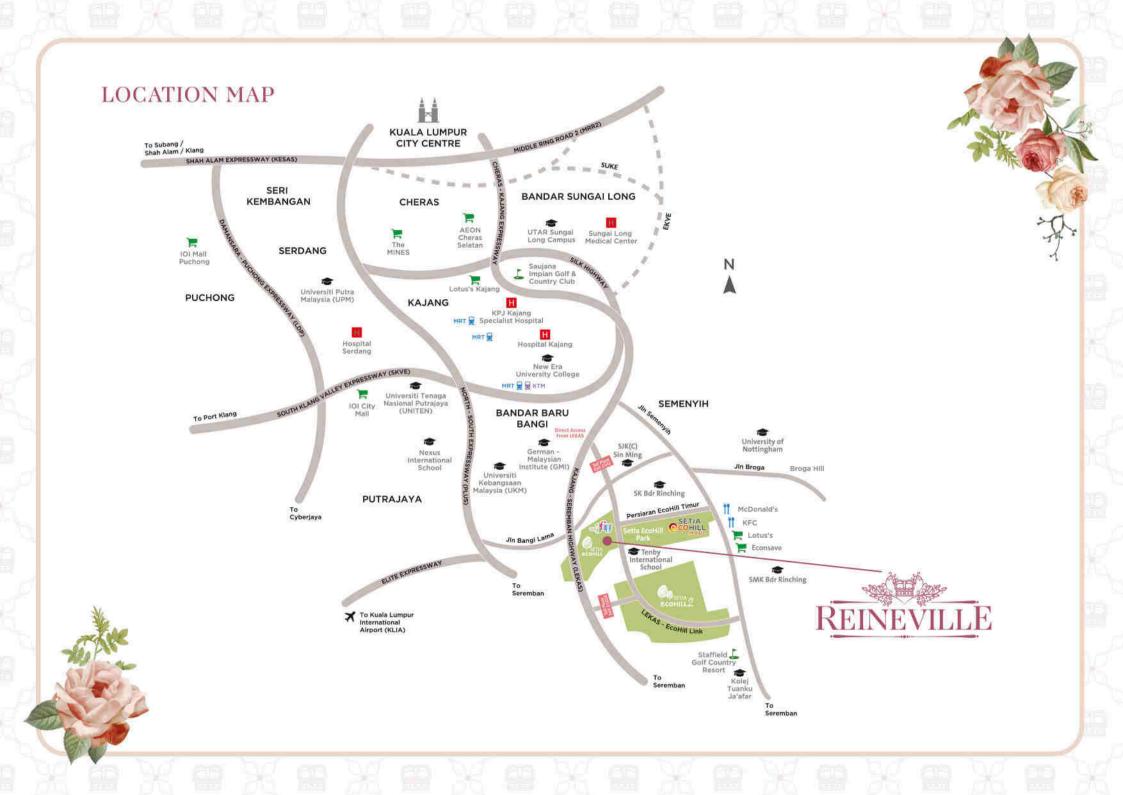


DOORSTEP CONVENIENCES

Situated in Setia EcoHill makes Reineville easily accessible via major highways and conveniently connected to various amenities.









Call 03 8724 2255

SETIA ECOHILL SDN BHD (201001019878) Setia Ecohill Welcome Centre Kelab 360, No 1, Pensiaran Ecohill Barat, Setia Ecohill, 43500 Semenyih, Selangor Danil Ensan. FAX 03 8724 2525 EMAIL ecohill@psetia.com



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Stay Together. Stay Setia

livelearnworkplay