

Setia
Bayuemas



Setia
iHOME



Setia Bayuemas Welcome Centre
Persiaran Bayu Impian / KS9, Kota Bayuemas, 41200 Klang, Bandar Diraja, Selangor Darul Ehsan.
T 603 3325 1700 E bayuemas@spsetia.com W www.spsetia.com/setiabayuemas

Setia

Developer Name: Setia Bayuemas - Phase: Phase RP 4 Double Storey Terrace - Company Name: I&P Kota Bayuemas Sdn. Bhd. (202020100854) (a member of Setia) - Developer Address: Bandar Kirirara Welcome Centre, Eight Kirirara - Block B, Jalan BK 5A/1, Bandar Kirirara, 47180 Puchong, Selangor Darul Ehsan Tel: 03-80820600 - Developer's License No: 9796/01-2024/22(A) - Validity Period: 7/01/2022 - 6/01/2024 - Advertising and Sales Permit No: 9796-21/11-2024/1282(N)-11 - Validity Period: 29/11/2023 - 28/11/2025 - Approving Authority: Majlis Perbandaran Klang - Building Plan Approval No: (19) DLM MPK/BGN-600-5/1/0139(2022) - Expected Date of Completion: December 2025 - Land of encumbrance: Nil - Tenure of Land: Freehold - Restrictions in Interest: Nil - Number of Units: Type RT 1 62 Units (22' x 75') - Selling Price: Min. RM 838,000.00 - Max. RM 1,200,000.00 - Number of Units: Type RT 2 21 Units (22' x 75') - Selling Price: Min. RM 856,000.00 - Max. RM 1,154,000.00 - Discount: 7% for Bumiputra.

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LAELIA

III

THE JOY of LAKESIDE LIVING
DOUBLE STOREY TERRACE HOUSE

LIVING WITH A TOUCH OF

Inspiration

Welcome to Laelia III, where living transcends the ordinary. Embrace the symphony of nature where tranquility and urban convenience converge.

Discover a haven to express yourself. This is not just a place to live; it's a sanctuary crafted for inspired living, inviting joy, comfort, and a respite from the outside world.

LIVING WITH
A TOUCH OF

Nature

Experience a higher standard of living in a dream-come-true home within a 545-acre freehold development, nestled in the Royal Town of Klang. Here, you'll find the perfect balance of modern convenience and quiet surroundings.

Flourishing with tranquillity, our masterfully planned township includes an award-winning Bayuemas Lakepark right next door, allowing you to be close to nature right at your doorstep. Embrace serenity and urban convenience in one place – this is where memorable moments are made every day.



LAELIA
III



LIVING WITH SPACE AND

Light

Discover spacious and practical living at Laelia III. Step into your new haven, where every corner is thoughtfully designed for flexibility, blending spaciousness and functionality. Bathed in natural light, with elements seamlessly intertwined, you'll find your own unique space.





LIVING IN
YOUR OWN
Sanctuary

Work or rest, immerse yourself in inspired living spaces – a symphony of calm and sophistication, where every inch is thoughtfully designed to help you redefine your own oasis from the outside world.

LIVING IN
Serenity

Inviting personal spaces, a backdrop of tranquility crafted to help you leave the stresses of the outside world behind.



A soothing refuge. Unwind in spaces designed to effortlessly cater to your needs, fostering an environment that encourages true relaxation and rejuvenation.

LIVING IN
Comfort

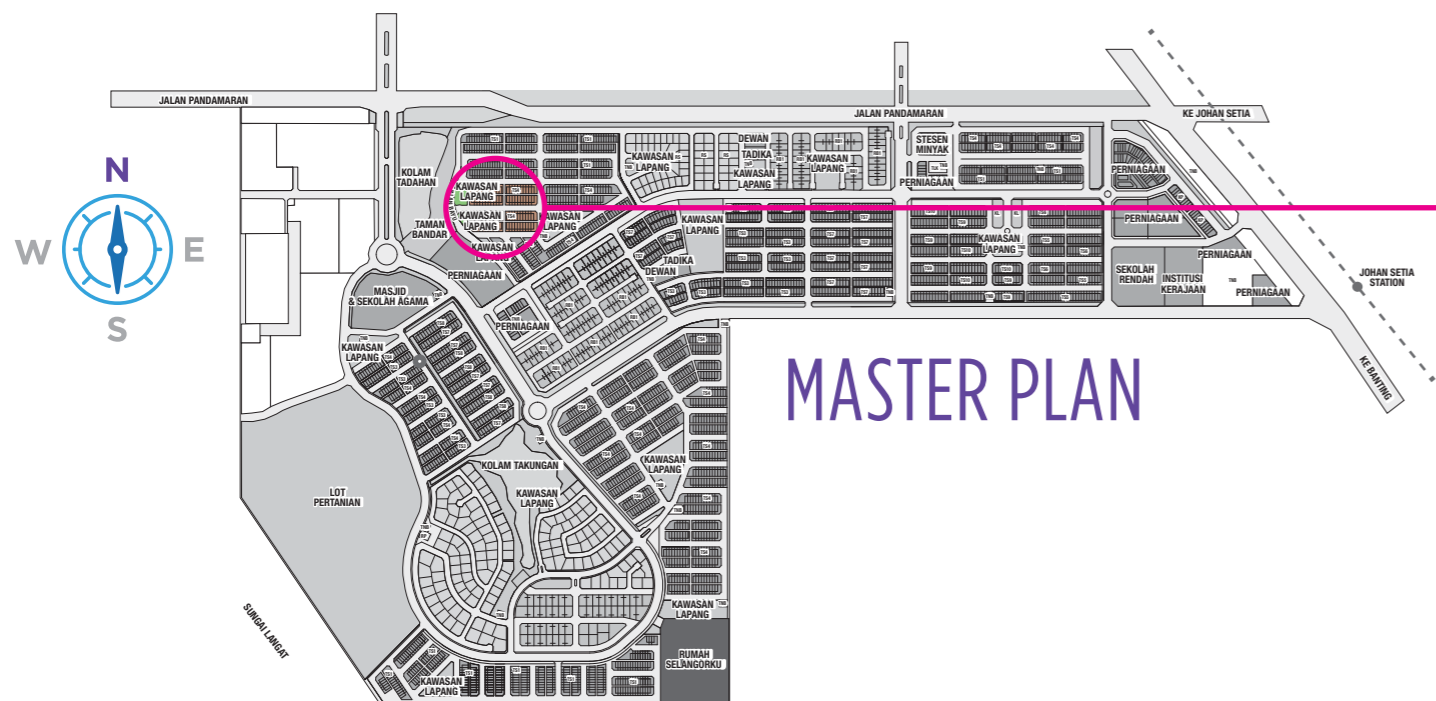


LIVING WITH *Joy*

At Laelia III, we understand that a home is the heart of the family. Unlike any other, it's a place where joy, comfort, and convenience come together to create the perfect setting for your family's story.

The home is the heart of the family and Laelia III will keep it beating strong.





MASTER PLAN



SITE PLAN

- Type A1
- Type A2
- Type B1
- Type B2
- Type C1
- Type C2
- Type D1
- Type D2
- Type E1
- Type E2
- Type F1

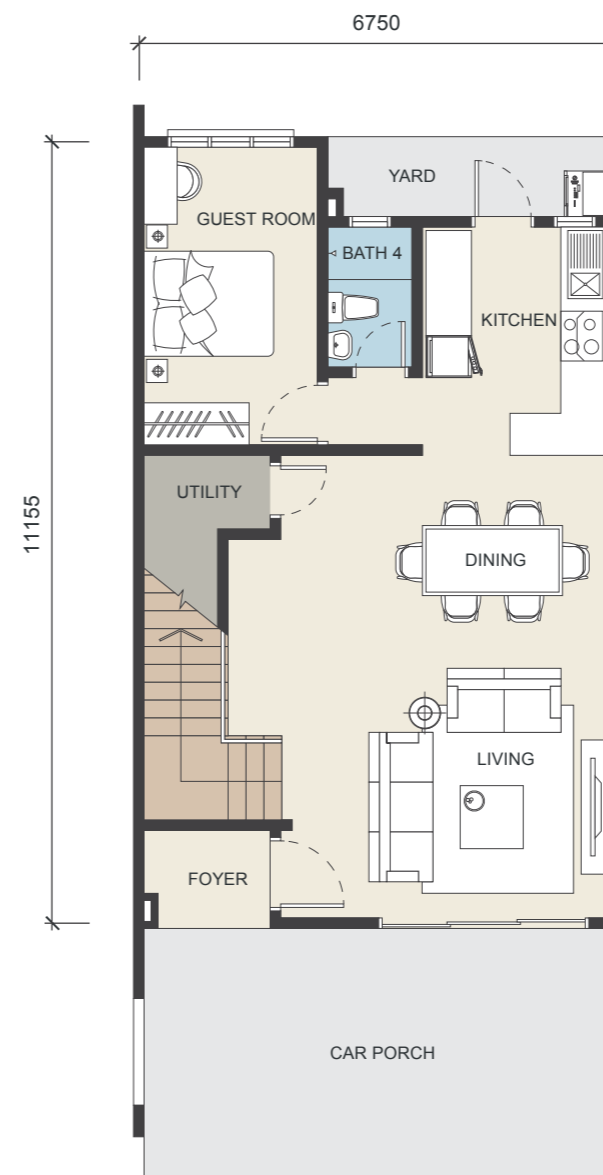
RT1



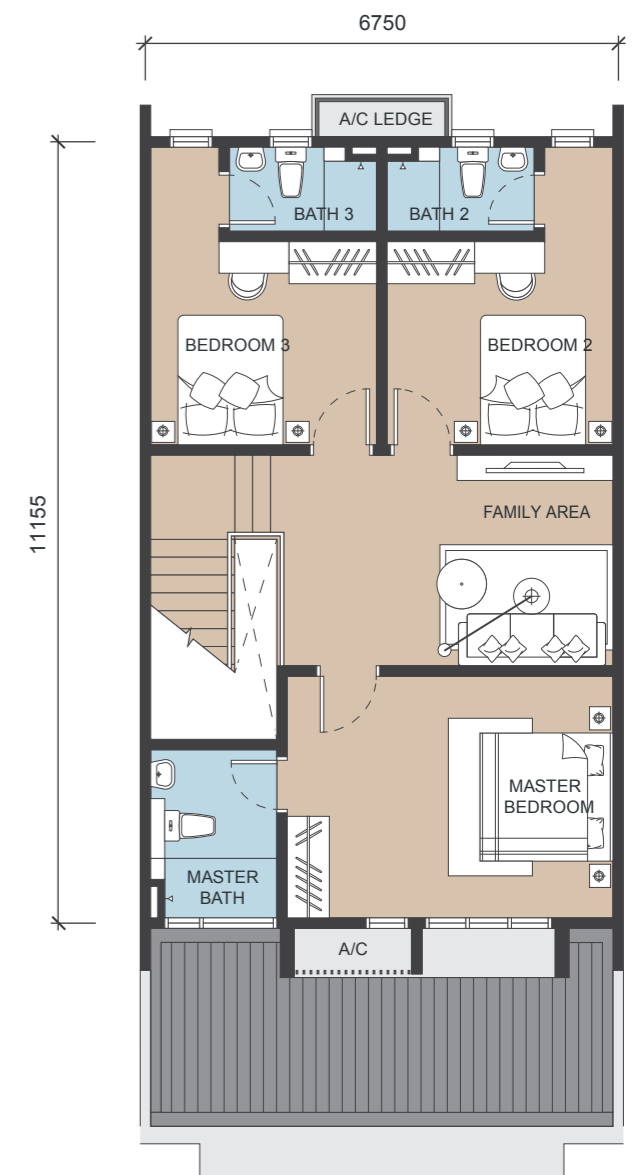
TYPE A1

DOUBLE STOREY (INTERMEDIATE LOT)
TERRACE HOUSE

Lot size - 22' x 75'
Built-up area - 1,850 sq.ft.



Ground Floor

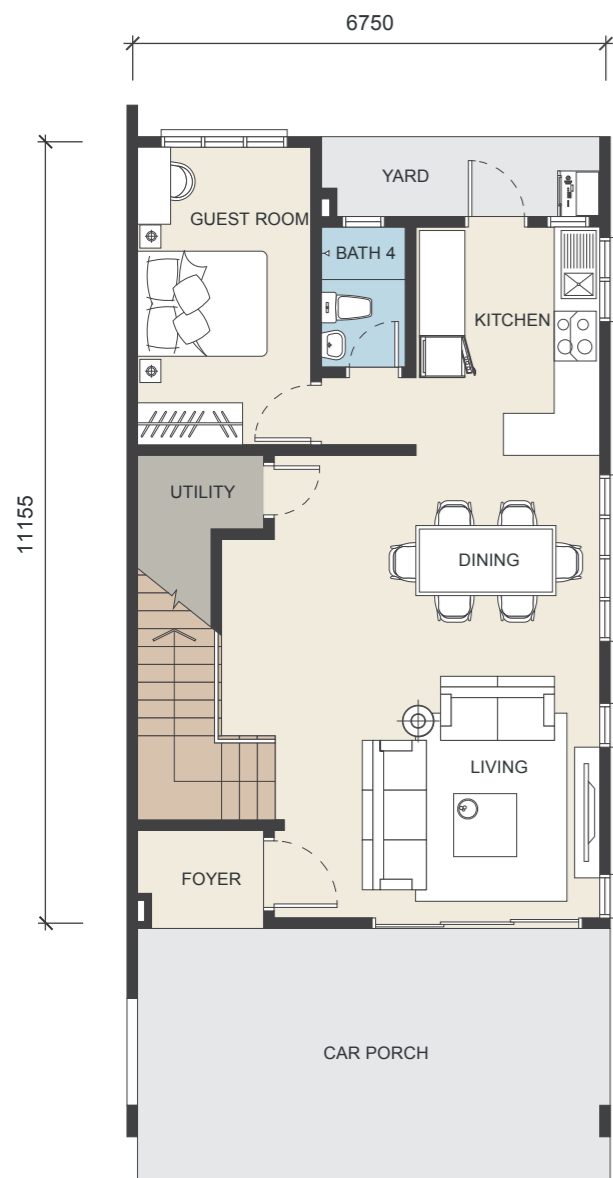


First Floor

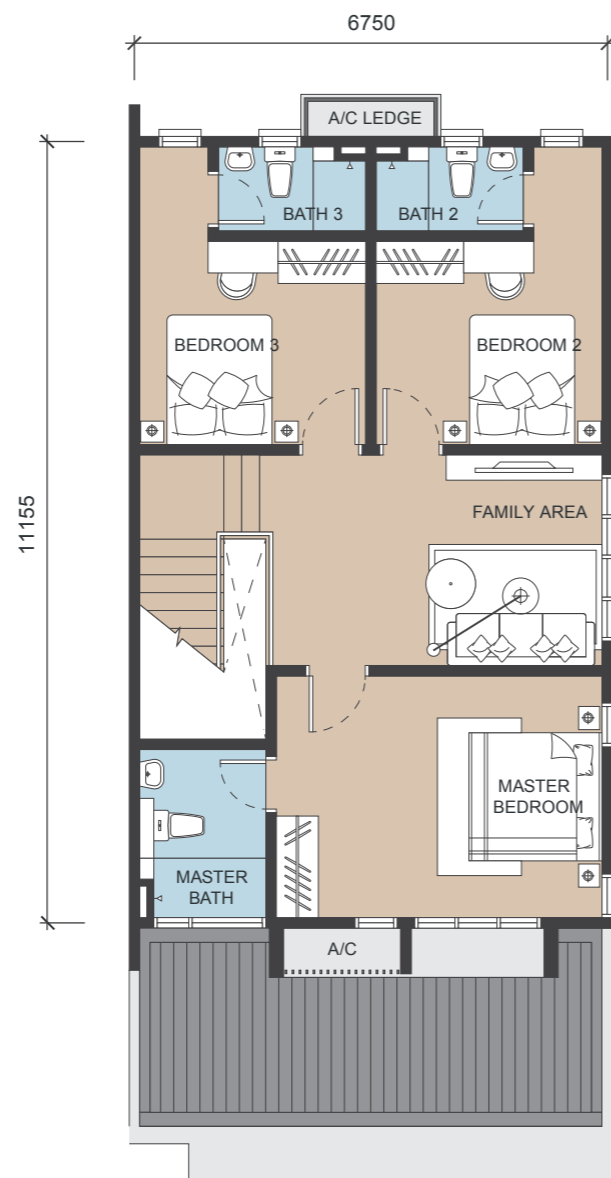
TYPE B1

DOUBLE STOREY (END LOT)
TERRACE HOUSE

Lot size - 22' x 75'
Built-up area - 1,850 sq.ft.



Ground Floor

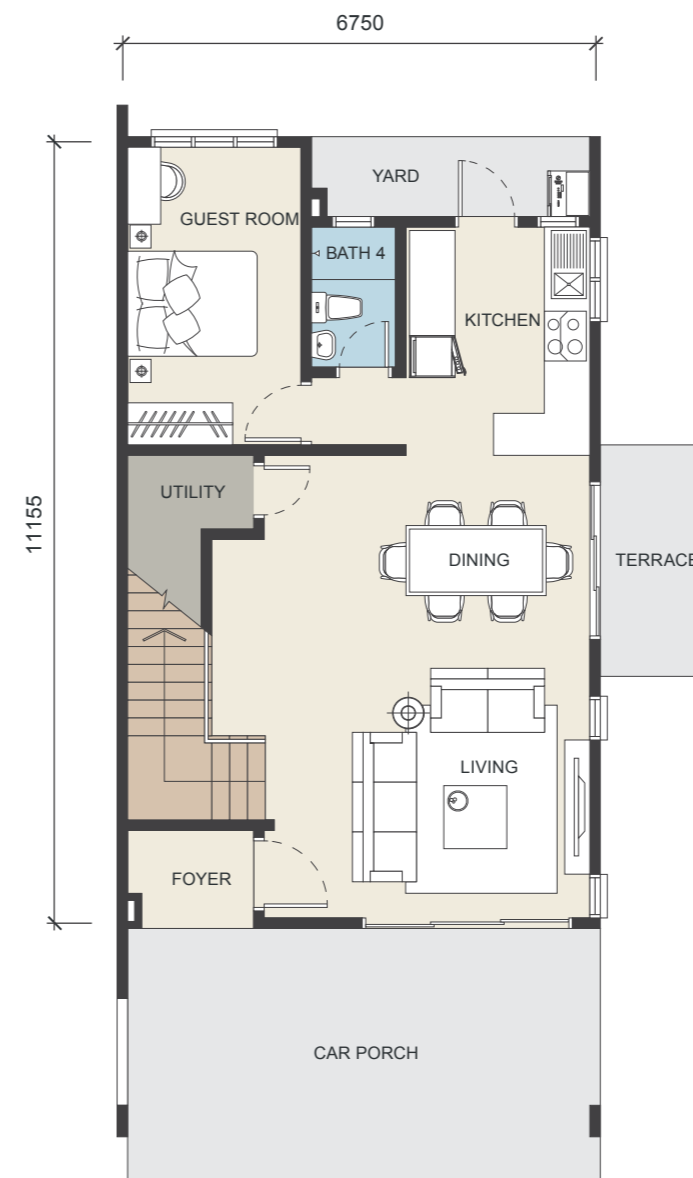


First Floor

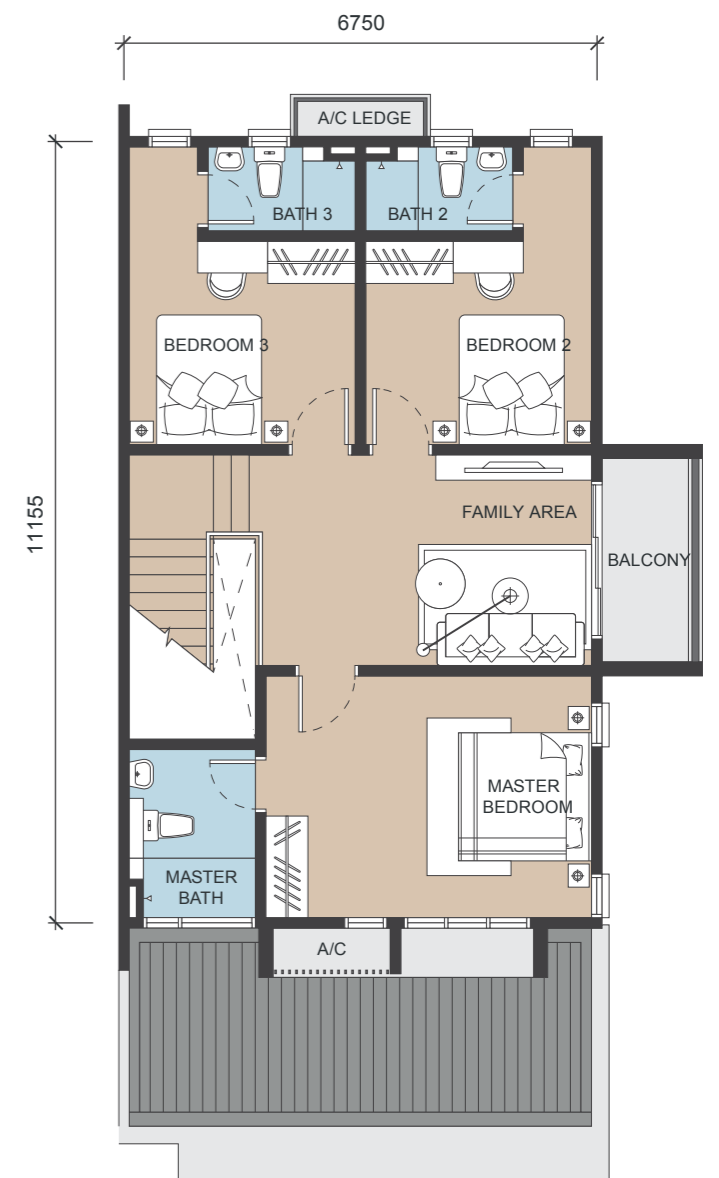
TYPE C1

DOUBLE STOREY (CORNER LOT)
TERRACE HOUSE

Lot size - 22' x 75'
Built-up area - 1,953 sq.ft.



Ground Floor



First Floor

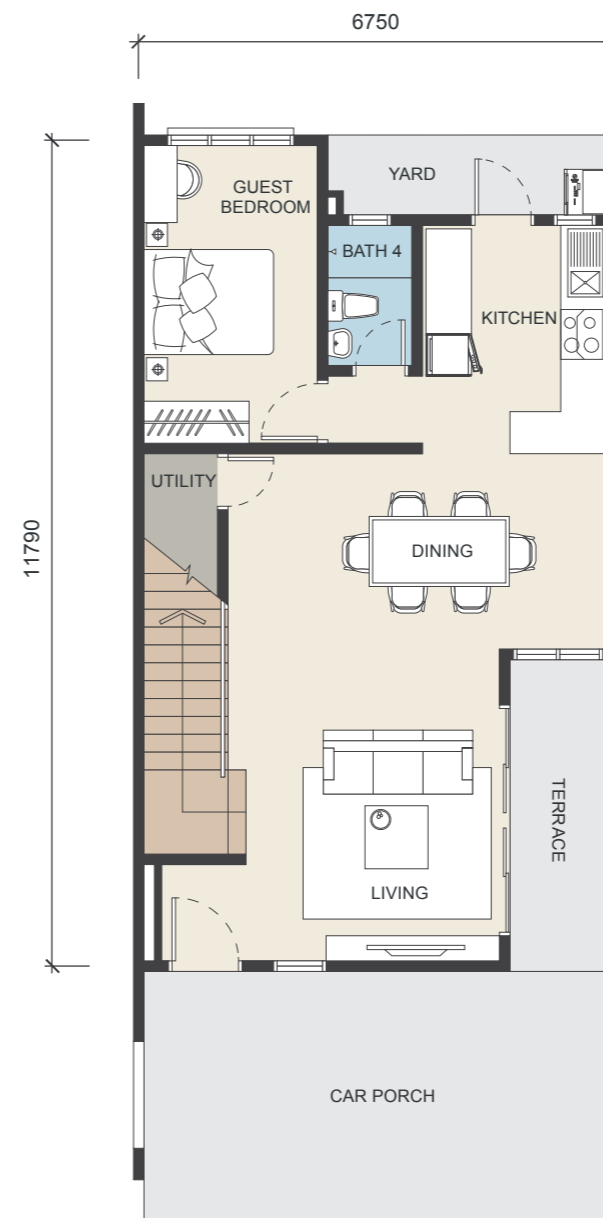
RT2



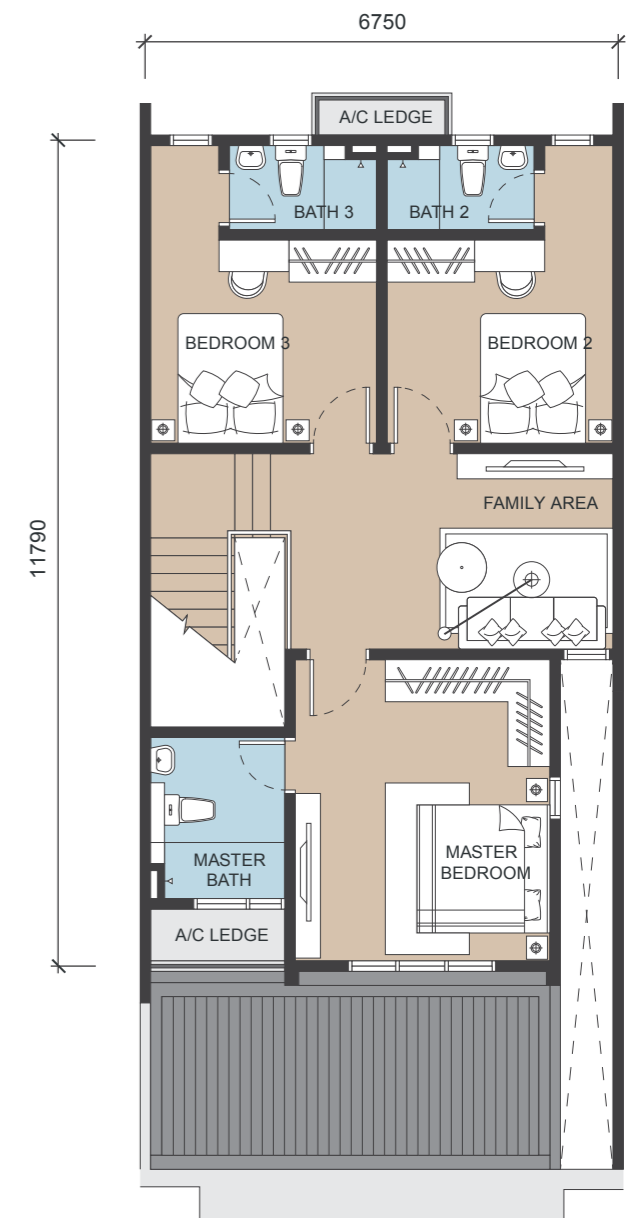
TYPE D1

DOUBLE STOREY (INTERMEDIATE LOT)
TERRACE HOUSE

Lot size - 22' x 75'
Built-up area - 1,888 sq.ft.



Ground Floor

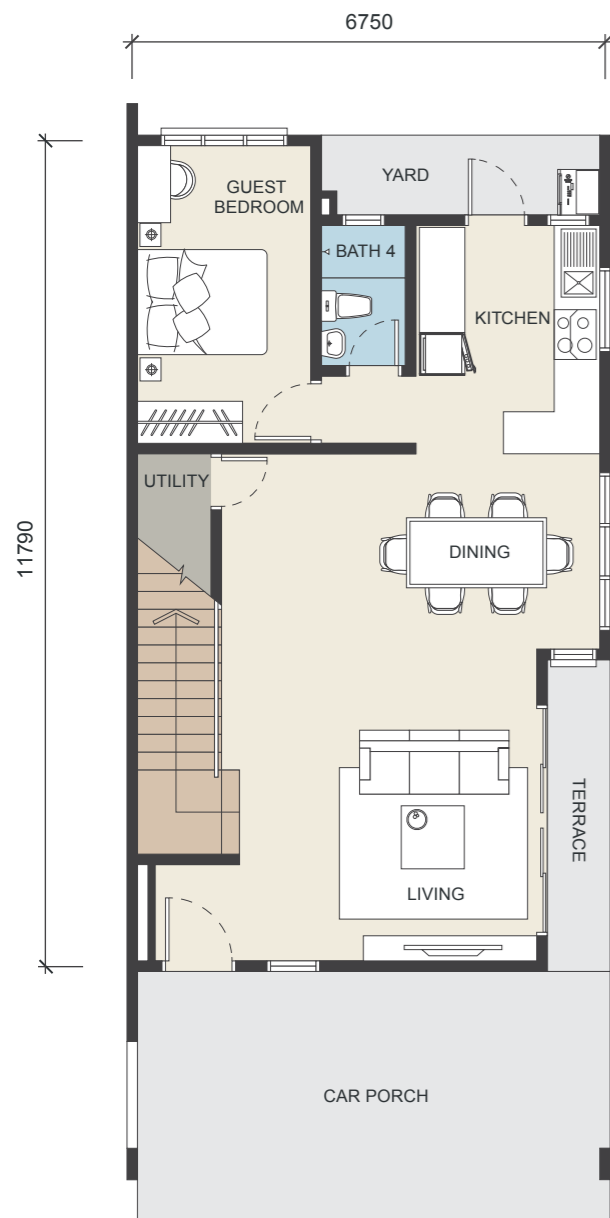


First Floor

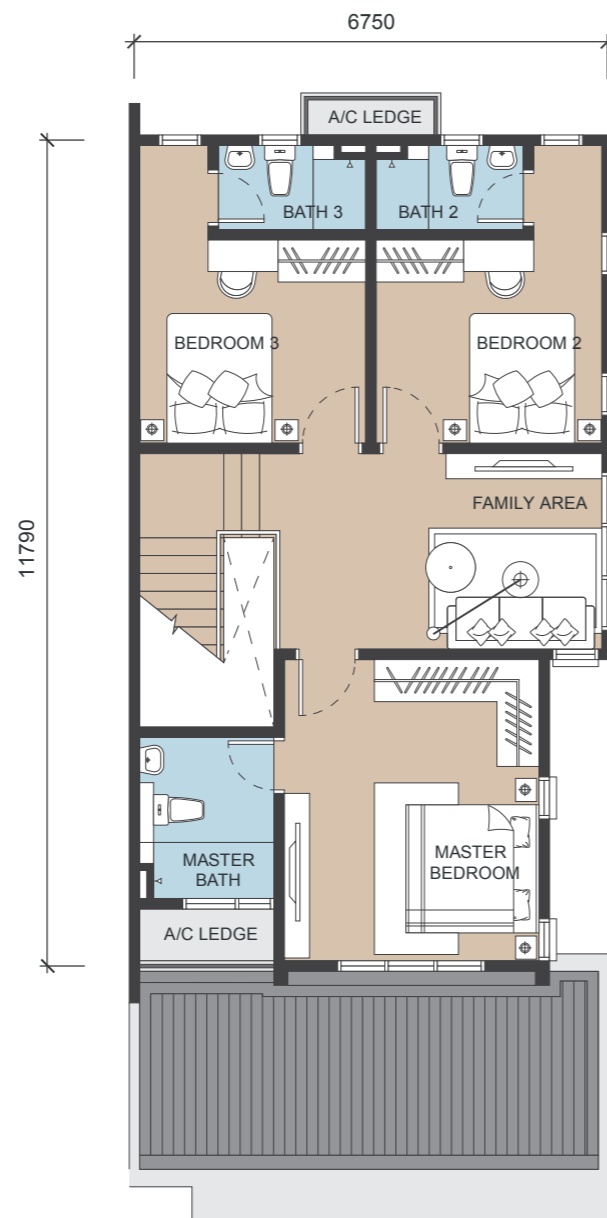
TYPE E1

DOUBLE STOREY (END LOT)
TERRACE HOUSE

Lot size - 22' x 75'
Built-up area - 1,915 sq.ft.



Ground Floor

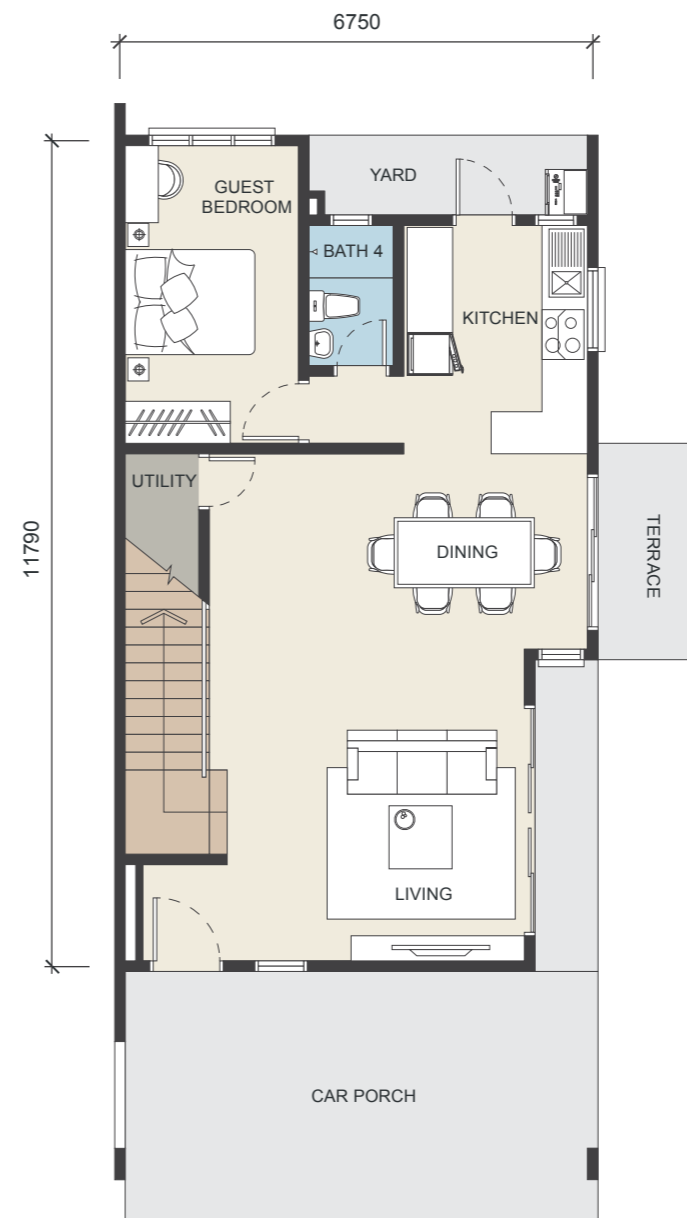


First Floor

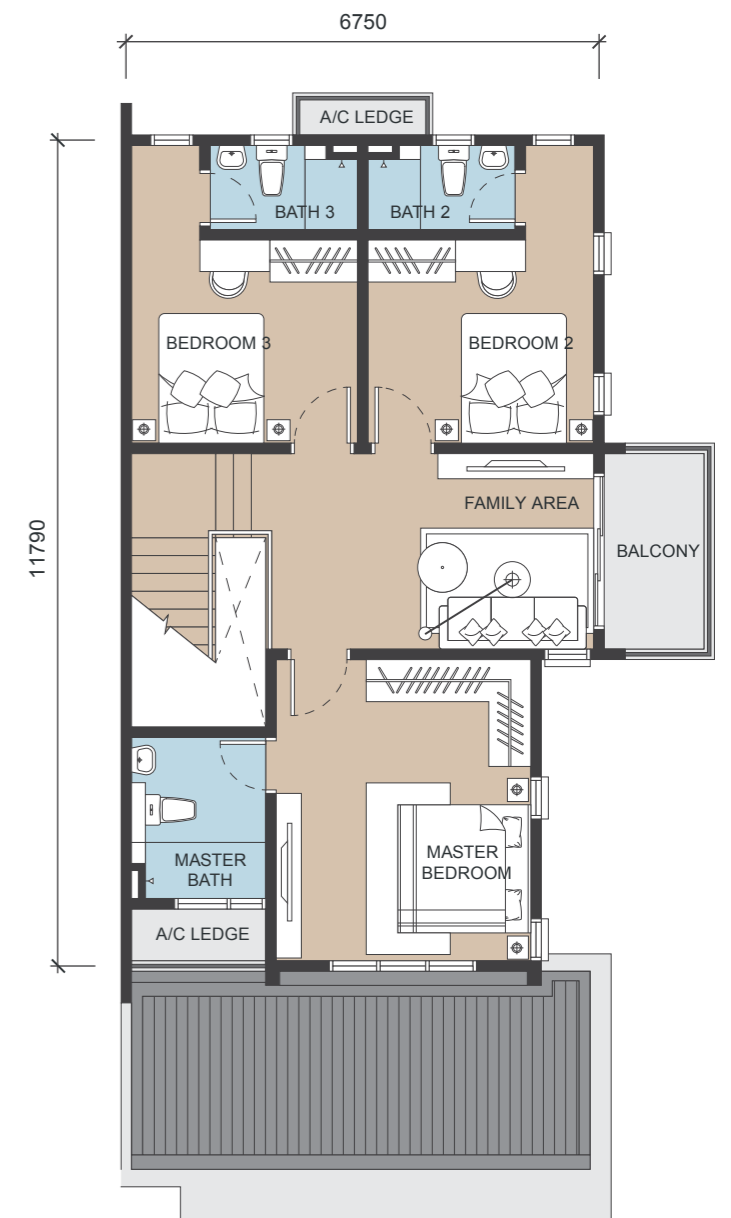
TYPE F1

DOUBLE STOREY (CORNER LOT)
TERRACE HOUSE

Lot size - 22' x 75'
Built-up area - 2,060 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

Structure	: Reinforced Concrete						
Wall	: Cement Sand Brick / Clay Brick (Party Wall)						
Roof Covering	: Main Roof	: Concrete Roof Tiles					
	: Car Porch	: Metal Deck					
Roof Framing	: Lightweight Steel Trusses						
Ceiling	: Plaster Ceiling / Skim Coat						
Windows	: Aluminium Frame Casement Window						
	: Aluminium Frame Top Hung Window						
	: Aluminium Frame Fixed Glass Window						
Doors	: Main Entrance	: Timber Door					
	: Other Doors	: Timber Door					
		: Timber Louvered Door					
		: Aluminium Frame Sliding Door					
Ironmongery	: Provided						
Wall Finishes	: Kitchen	: Tiles up to 1500mm					
	: Bathrooms	: Tiles up to Ceiling Height					
	: Others	: Plaster & Paint					
Floor Finishes	: Car Porch & Driveway	: Tiles & Concrete Finished					
	: Terrace (End/Corner)	: Tiles					
	: Living & Dining Area	: Tiles					
	: Family Area	: Laminated Timber Flooring					
	: Master Bedroom / Bedroom 2 & 3	: Laminated Timber Flooring					
	: Guest Room	: Tiles					
	: Kitchen	: Tiles					
	: Staircase	: Laminated Timber Flooring					
	: Bathrooms	: Tiles					
	: Balcony	: Tiles					
	: Utility	: Cement Render					
	: Driveway	: Concrete Broom Finished					
	: AC Ledge	: Cement Render					
Sanitary & Plumbing Fittings							
		RT1					
		RT2					
	: Pedestal Water Closet	4	4				
	: Wash Hand Basin	4	4				
	: Hand Bidet	4	4				
	: Shower Rose	4	4				
	: Paper Holder	4	4				
	: Kitchen Sink	1	1				
Electrical Installation		RT1A	RT1B	RT1C	RT2A	RT2B	RT2C
	: Lighting Point	27	28	29	27	27	29
	: Fan Point	7	7	7	7	7	7
	: Power Point	23	23	23	23	23	23
	: Door Bell Point	1	1	1	1	1	1
	: Water Heater Point	4	4	4	4	4	4
	: Air-Cond. Point	5	5	5	5	5	5
	: Internet Point	2	2	2	2	2	2
	: TV Point	-	-	-	-	-	-
	: Isolator for EV Charger	1	1	1	1	1	1
	: Autogate Point	1	1	1	1	1	1
	: Pump Point	1	1	1	1	1	1
	: Alarm System Point	1	1	1	1	1	1
Internal Telecommunication & Cabling	: Provided						
Fencing	: Provided						
Turfing	: NIL						

A TOWNSHIP THAT KEEPS YOU WELL CONNECTED

Strategically placed within the bustling Greater Klang Valley with convenient access to Shah Alam, Petaling Jaya, and Port Klang. Major highways offer residents fast connectivity to Kuala Lumpur City Centre and also neighbouring business districts.



Education

- 1 Sri KDU International School Klang
- 2 Regent International School (Klang)
- 3 Al Baghdadi Playtime Centre
- 4 UITM Shah Alam

Medical

- 9 Hospital Tunku Ampuan Rahimah
- 10 Manipal Hospital Klang
- 11 Columbia Asia Hospital Bukit Rimau
- 12 KPJ Selangor Specialist Hospital

Supermarket

- 5 AEON Mall Bukit Tinggi
- 6 GM Klang Wholesale City
- 7 NSK Trade City
- 8 Mydin @ Little India Klang

Nearby Amenities

- 13 Bayuemas Sports & Events Complex
- 14 Petubuhan Hospis, Klang
- 15 Petronas, Bayuemas
- 16 Bayuemas Park

Bayuemas Sales Gallery