Setia Eco Gardens
embracing the future
The New Chapter
RAYDEN
2-STOREY SEMI-DETACHED
35' X 80'
CORDELIA
GARDEN

ARTIST'S IMPRESSION

RAYDEN

THE ATMOSPHERE EFFORTLESSLY TURNS TRANQUIL
AS INTERIOR PLEASANTLY BECOMES SANCTUARY,
BOTH GRAND AND HOMELY.

finally, home.

award-winning master plan

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

CORDELIA GARDEN

1 ILONA
2 KYRA
3 RAYDEN
4 ARELL

THE GROVE PRECINCT

6 PINE 1
7 PINE 2
8 PINE 3
9 MAPLE 1
10 MAPLE 2
11 MAPLE 3

ECO RESIDENCES

5 ACERO

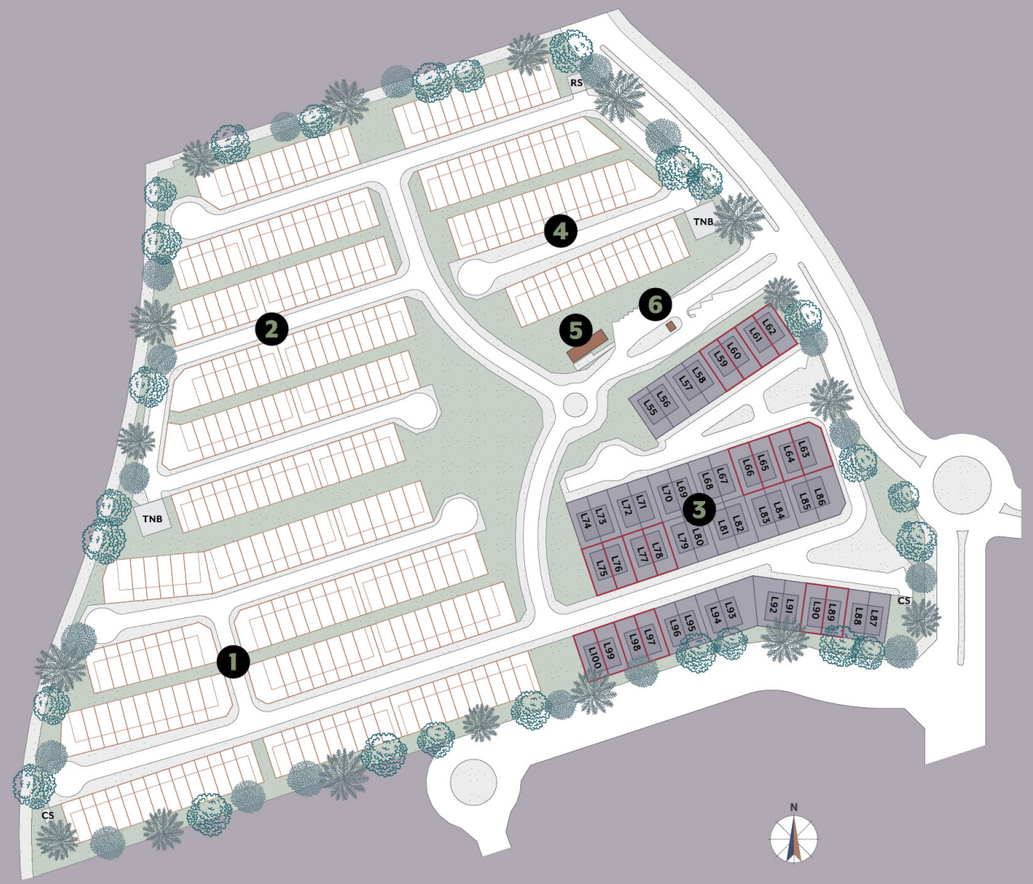
12 FUTURE DEVELOPMENT

a ECO GREENS PARK
b TENBY INTERNATIONAL SCHOOL
c PAI TZE CHINESE PRIMARY SCHOOL
d GARDEN SQUARE

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

RAYDEN

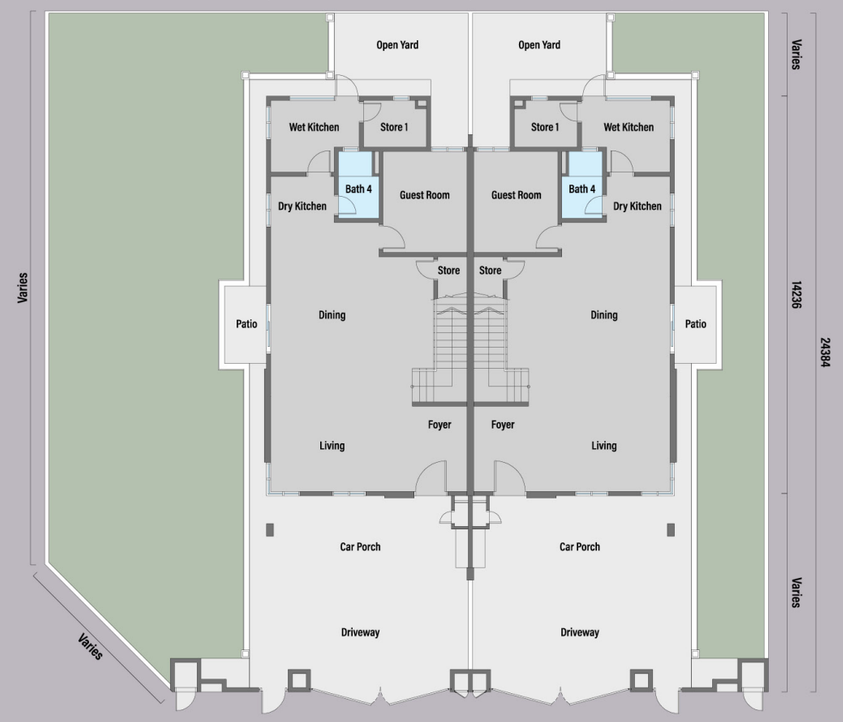
2-STOREY SEMI-DETACHED

LOT SIZE:
35’ x 80’

BUILT-UP:
2,643 sf

4 BEDROOMS
4 BATHROOMS
1 STORE ROOM

FIRST FLOOR



GROUND FLOOR

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 1,2,3 & 4	Full Height Tiles till Ceiling Height
FLOOR FINISHES	
GROUND FLOOR	
Foyer / Living / Dining / Dry Kitchen / Wet Kitchen / Store 1 / Guest Room / Bath 4 / Store / Car Porch / Driveway / Patio / Apron	Tiles
Open Yard / Other Areas	Cement Render
FIRST FLOOR	
Master Bedroom / Bedroom 2 & 3 / Family Hall / Staircase	Tiles
Balcony 1 / Bath 1, 2 & 3	Tiles
Other Areas	Cement Render
*FENCING	Provided
*TURFING	Nil
*GAS PIPING	Nil

	Intermediate Lot / Special Intermediate / Corner / End Lot
TELEPHONE & ELECTRICAL INSTALLATION	
Light Point	31
Power Point (13A)	30
TV Point	2
Ceiling Fan Point	5
Aircond Point	6
Booster Pump Point	1
Boiler Point	2
Water Heater Point	1
Autogate Point	1
Gate Lighting Point	2
Door Bell Point	1
Telephone Point	1
Network Point	2

SANITARY & PLUMBING FITTINGS	
Kitchen Sink	1
Wash Hand Basin	4
Toilet Paper Holder	4
Shower	4
Water Closet	4
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	Provided

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.

a green lung by the city

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

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Alternative rainwater source for gardening / cleaning.

Solar PV System
Save electricity bill with the heat of mother nature.

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Manage your family home access & eliminate the inconvenience of carring keys.

Smart Home Wiring Ready
Neutral cable provided to certain switches.

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livelearnworkplay

Call +607 555 2525

Kesas Kenangan Sdn Bhd 200601026062 (745817-H)
Setia Eco Gardens Sales Gallery
Pejabat Tapak, Lot 2110, KM5.5, Jalan Gelang Patah-Ulu Choh, 81550 Johor Bahru, Johor Darul Takzim, Malaysia.
E: seg-sales@spsetia.com W: setiaecogardens.com
MON–FRI: 9am–6pm SAT, SUN & PH: 10am–6pm

Setia

Developer: Kesas Kenangan Sdn. Bhd. 200601026062 (745817-H) · Housing Developer's License: 10611/03-2028/0340(A) · Validity Date: 06/03/2023 – 05/03/2028 · Rayden · Double Storey Semi Detached House · Standard Lot: 35'x80' · 2,643 sq.ft. · Advertising & Sales Permit No: 10611-25/06-2027/0564(N)-(S) · Validity Date: 25/06/2024-24/06/2027 · No. of Units: 46 units · Min price: RM 1,574,000 · Max price: RM 1,800,000 · Reference No: MBIP(JB)RP/6/8/2019 JLD.2(5) · Expected Date of Completion: June 2027 · Tenure of Land: Freehold · Land Charge: Public Bank Berhad · Approving Authority: Majlis Bandaraya Iskandar Puteri · 15% Discount for Bumiputera · 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.
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