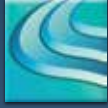


Setia
eco | Cascadia

Living in Nature's Miracle



CLYMER

@ SETIA ECO CASCADIA

DOUBLE STOREY TERRACE HOUSE

ALLUVIA

@ SETIA ECO CASCADIA

Live By The Fall

Make your way through the immaculately landscaped surroundings of Setia Eco Cascadia before entering Alluvia, your private and luxurious residential enclave that redefines living.

Natural elements and architecture are intertwined to form a connection that's a perfect fusion for discerning contemporary lifestyles.



Your Personal Sanctuary

The grand entrance at the guard house is not only impressive visually, it boasts a state-of-the-art security system that's designed by security professionals that monitor entry/exit points, digital surveillance and protected by perimeter fencing complete with high definition cameras for intruder detection.

The Neighbourhood Garden

You can practically take a daily stroll in your backyard as there's a 20 feet rear garden that's connected throughout the neighbourhood and free from traffic.

Lush greenery and manicured walkways adds to the overall experience.

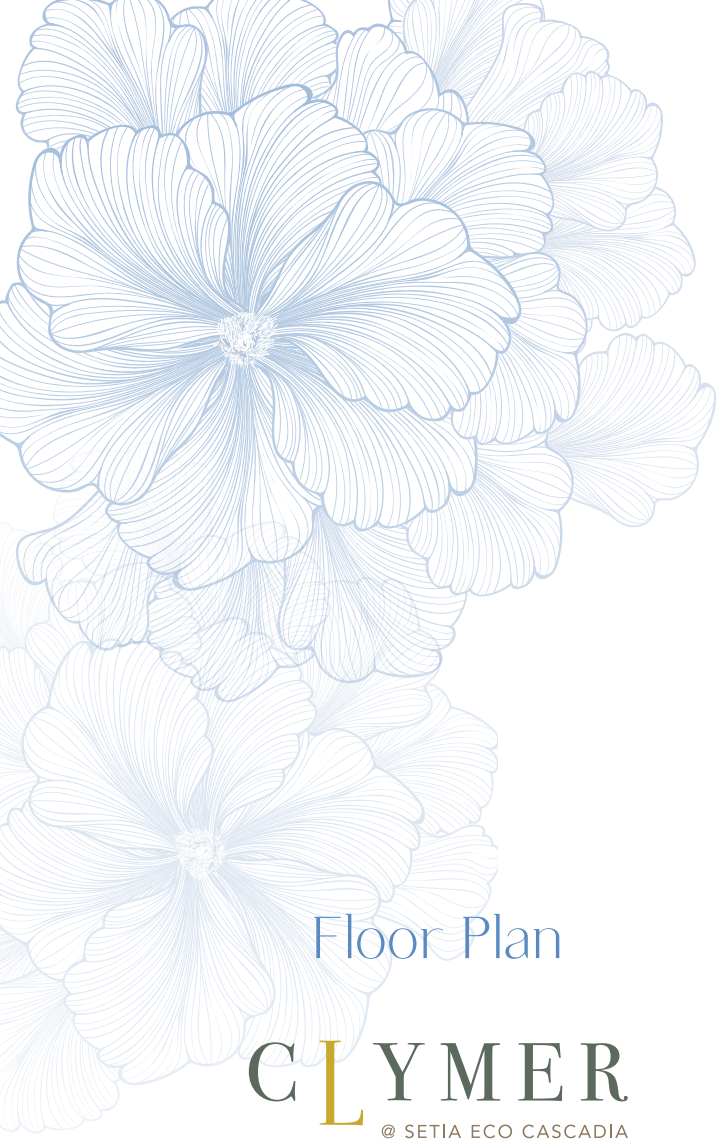


Your Personal Clubhouse

The clubhouse is like an extension of your home. You can choose to meet with your guests here to retain the privacy of your home. Or work up a sweat at the gym, followed by a swim at the pool.

Keep your kids occupied at the playground while you unwind with a book or get into your yoga pose. After all, it is your personal clubhouse.



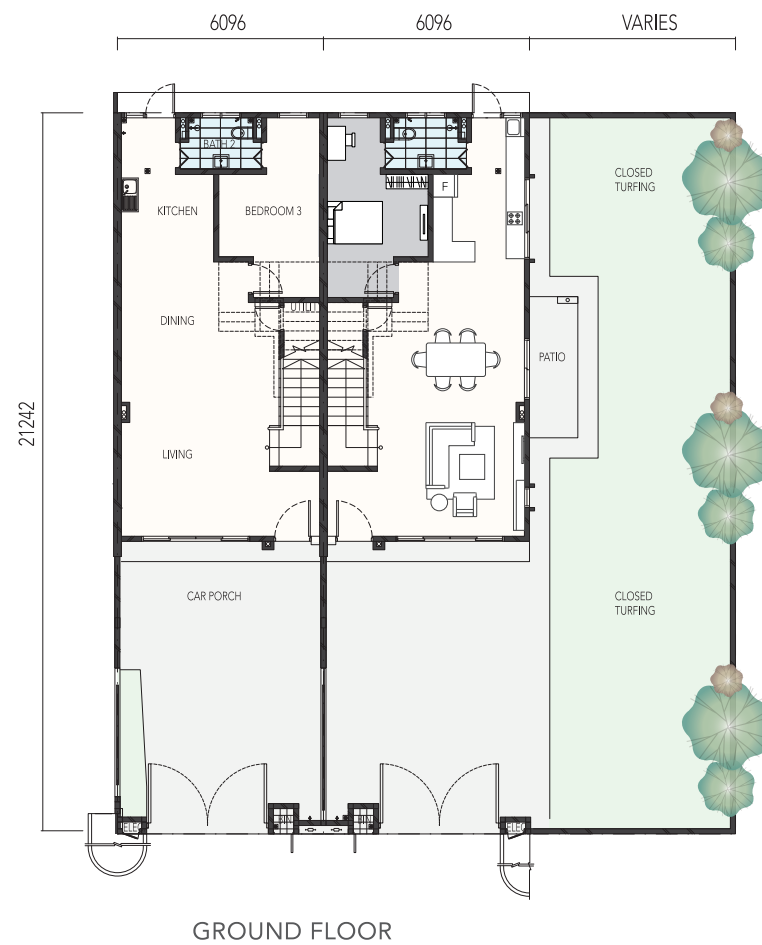
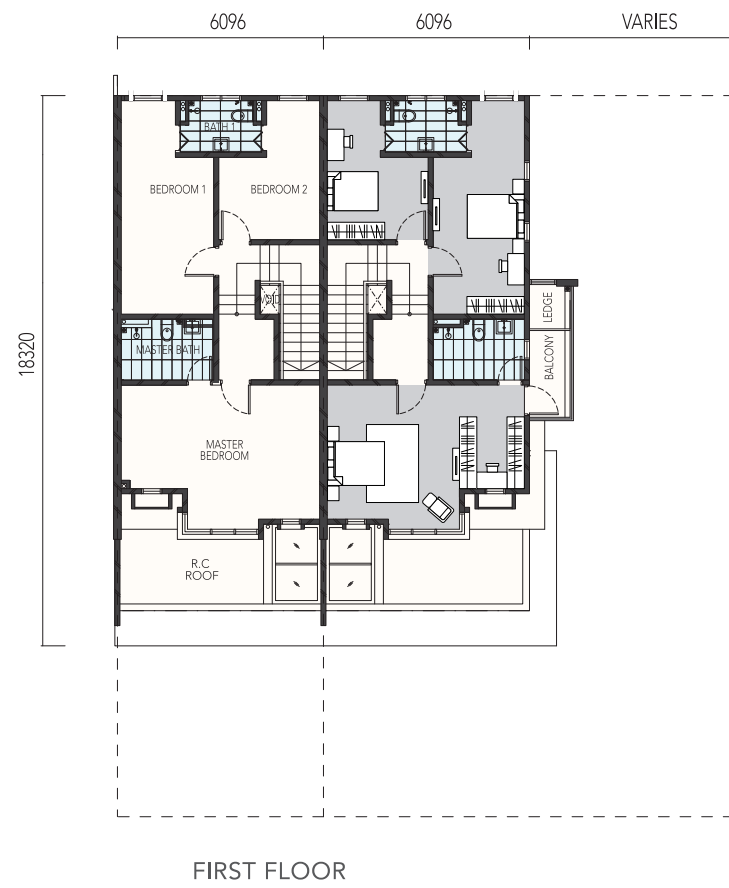


Floor Plan

CLYMER
@ SETIA ECO CASCADIA

20' x 70'

Build-up : 1821sq.ft.
4 Bedrooms + 3 Bathrooms



SPECIFICATIONS

- Structure : Reinforced Concrete Frame
- Wall : Brickwall and / or Drywall and / or Precast Panels
- Roof Covering : Concrete Roof Tiles
Reinforced Concrete Flat Roof

- Roof Framing : Quality Roof Truss
- Ceiling : Plaster Ceiling Board
Skim Coat
- Window : Aluminium Frame Glass Window
- Doors : Generally Plywood Flush Doors
Aluminium Frame Glass Door
Solid Door for Entry

- Ironmongery : Selected Quality Lock Set
- Wall Finishes : Emulsion Paint on Internal Plastered Walls
Weather Resistant Paint on External Walls
Porcelain Tiles to 3000mm Height to Master Bathroom, Bath 1 & 2
Porcelain Tiles to Ceiling Height at Kitchen
Paint on Timber & Steel

- Floor Finishes : Generally all in Porcelain Tiles
Cement Render to Others

- Sanitary & Plumbing Fittings :

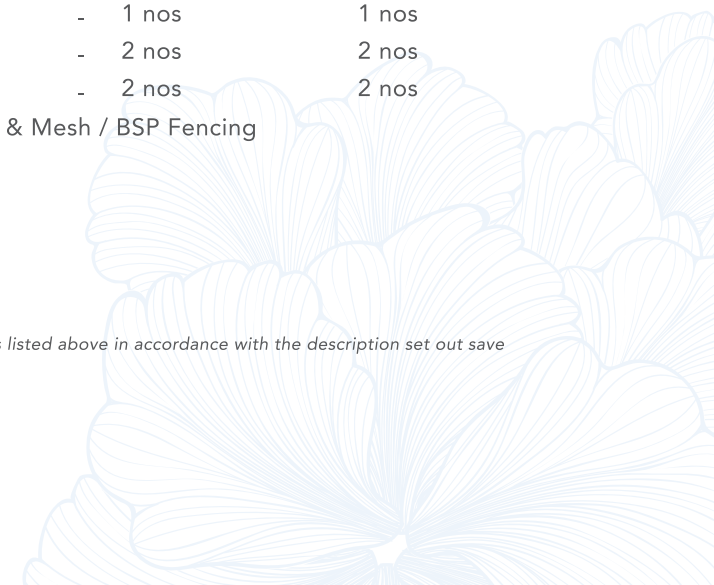
W.C	-	3 nos
Wash Basin	-	3 nos
Shower Head	-	3 nos
Toilet Roll Holder	-	3 nos
Kitchen Sink	-	1 nos
Bib Tap	-	5 nos

- Electrical Installation :

	<u>Corner / End Lot</u>	<u>Intermediate Lot</u>
Light Point	- 25 nos	23 nos
Fan Point	- 6 nos	6 nos
13A Power Point	- 19 nos	19 nos
Television Point	- 2 nos	2 nos
Water Heater Point	- 3 nos	3 nos
Auto Gate Point	- 1 nos	1 nos
A/C Power Point	- 5 nos	5 nos
Bell Chime Point	- 1 nos	1 nos
Gate Pillar Light Point	- 2 nos	2 nos
Data Point	- 2 nos	2 nos

- Fencing : Plastered Low Brick Wall & Mesh / BSP Fencing
Metal Gate
- Turfing : Cow Grass

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 *which may be deleted if not applicable.





Exclusively Yours FREEHOLD

An Alluvia home is an exclusive lifestyle investment with only 97 units of Clymer houses available.

The exterior design blends harmoniously with its interior space, exuding a classic appeal. Contemporary and cosy all at once, be inspired in your new home.



Artist's Impression



CLYMER | DOUBLE STOREY TERRACE HOUSE
20' x 70' | 97 Units



Artist's Impression



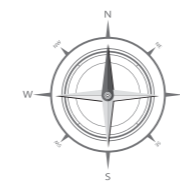
Ergonomic friendly layout



Rooms utilise good natural ventilation as well as natural light

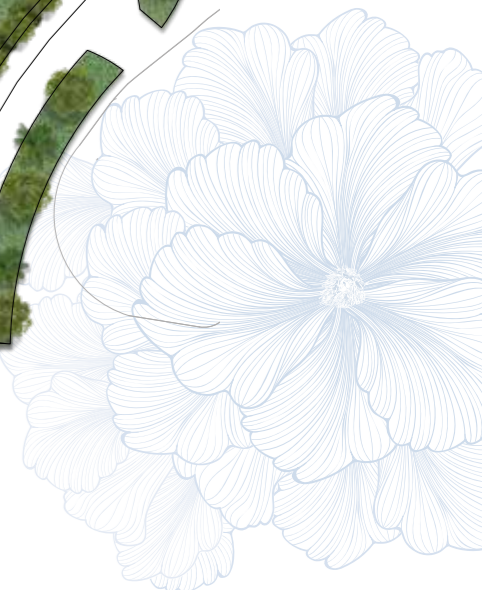


Flexible Master Bedroom layout to customize your own ceiling-height wardrobe.

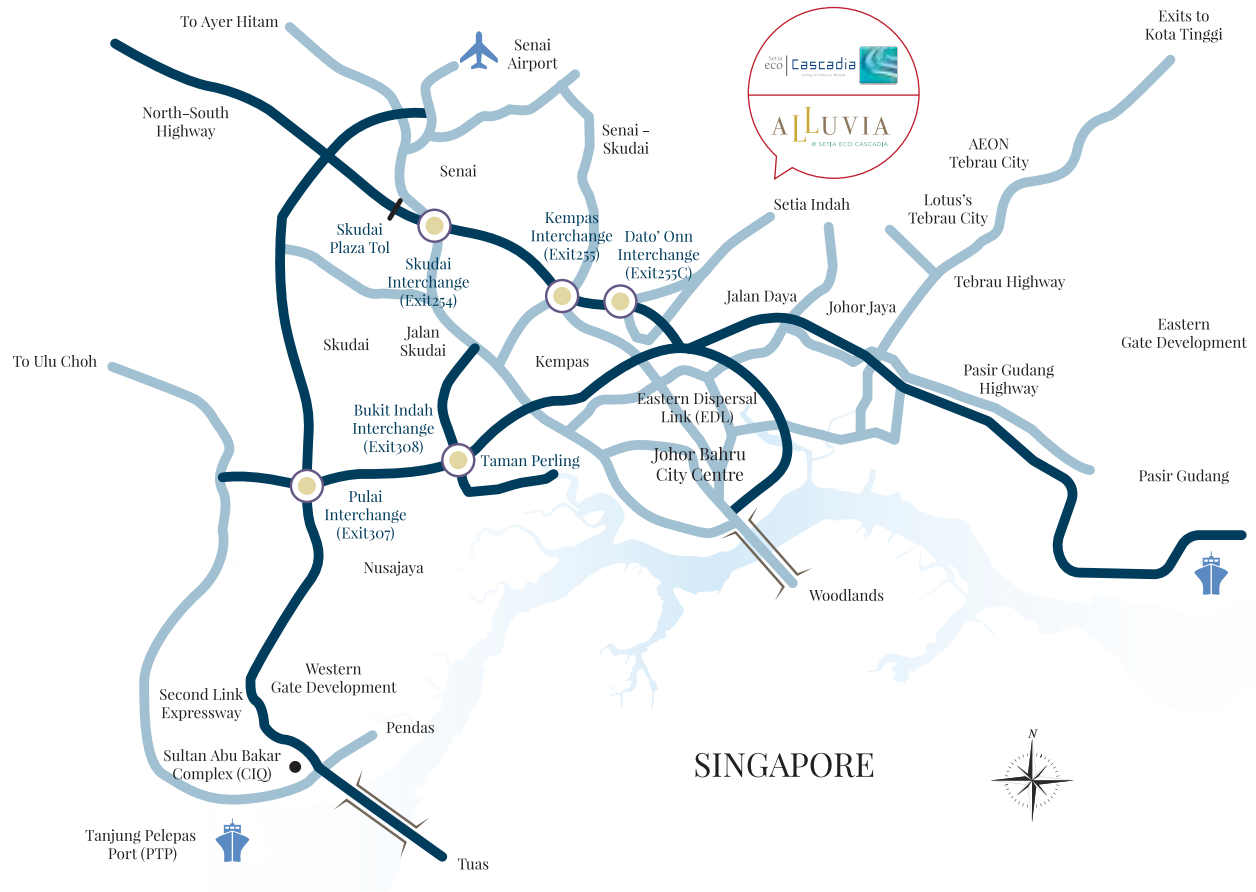


□ Bumiputera Lots

Guard House

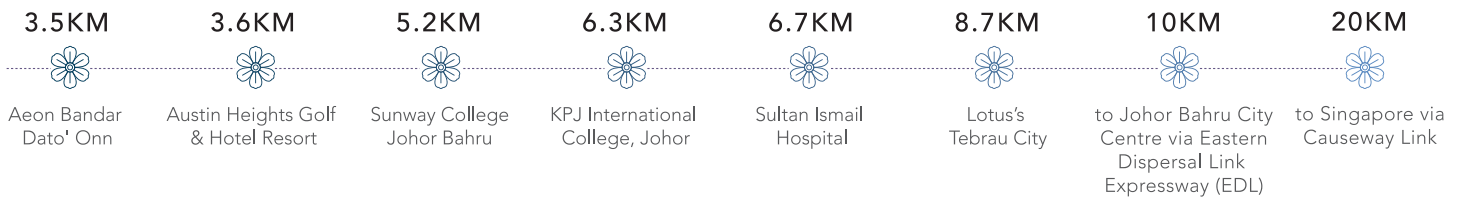


ISKANDAR MALAYSIA



Easy Accessibility & Convenience

Clymer is located in one of the most vibrant address in the Tebrau region with easy accessibility with an extensive road network system to all nearby major amenities such as shopping centres, medical centres, educational facilities and golf clubs, most within a 10 minutes drive away only.



Stay Together. Stay Setia
livelearnworkplay

Call 07 351 2255

www.setiaecocascadia.com

SETIA INDAH SDN BHD 198901008253 (185555+H)
SETIA ECO CASCADIA
Wisma S P Setia,
No. 1, Jalan Setia 3/6, Taman Setia Indah,
81100 Johor Bahru, Johor Darul Takzim, Malaysia
F +607 357 9923

Setia

Clymer (Alluvia) Double Storey Terrace Home Standard Lot: 20' x 70' Built-up: 1,821 sq.ft. Housing Developer's License No.: 8118/04-2028/0567(A) Validity Period: 16/04/2023 – 15/04/2028 Advertising & Sales Permit No.: 8118-72/01-2026/0071(N)-(S) Validity Period: 19/01/2023 – 18/01/2026 Expected Date of Completion: February 2026 Approving Local Authority: Majlis Bandaraya Johor Bahru Building Plan Reference No.: MBBJ/U/2021/14/BGN/17/RP Land Tenure: Freehold Land Charge: Nil Total Units: 97 units Price: (Min) RM836,970 (Max) RM 1,200,370 15% Discount for Bumiputera Restriction In Interest: Nil

All art renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.

Developer: Setia Indah Sdn Bhd

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.