



Le Jardin



Lumiere

32' X 75'

2.5-STOREY CLUSTER SEMI-D HOMES

Endless wonder. Infinite splendour.



FIND THE JOYS OF URBAN LIFE IN A TOWNSHIP THAT KNOWS YOU WELL

Accentuate your prestigious lifestyle with a home that redefines urban living. Le Jardin – Lumiere is an exceptional 2.5-storey Cluster Semi-D Homes that artistically merges modern and classical French architecture to create a warm and cosy family home that's breathtaking from every angle.



SETIA ALAM, THE TOWNSHIP THAT ELEVATES LIVING EXPERIENCES

Here in Setia Alam, it's not just about conveniences or exceptional architecture. We pride ourselves on offering families a place to enjoy life at its finest, creating meaningful communities, and preserving nature.



2,525 ACRES

One of the largest townships in Klang Valley



SUSTAINING

Comprising residential projects, commercial areas and more



AWARD-WINNING

Recipient of the FIABCI Best Master Plan award

NO. 1

14-TIME WINNER
THE EDGE
MALAYSIA
Top Property Developers Awards
2005-2008, 2010-2013, 2016-2020
2022



17-TIME WINNER
FIABCI World
Prix d' Excellence
Awards (Gold)



17-TIME WINNER
FIABCI Malaysia
Property Awards



11-TIME WINNER
KINCENTRIC
Best Employer
MALAYSIA 2021
Formerly an Aon Best Employers
2013 Best of the Best - Malaysia

CENTRE OF ATTRACTION

Be spoilt for choice, for everything is within your reach. Enjoy complete convenience when you plan your destination to a variety of amenities, highways and malls that are all within reach.



PROXIMITY TO SETIA CITY

Just a 10-minute drive to the vibrant commercial hub of Setia Alam where a diverse variety of businesses can be found.



AMENITIES WITHIN A 5KM RADIUS

Surrounded by amenities such as education hubs to banks, medical centres and malls.



ACCESS VIA MAJOR HIGHWAYS

Connected to a network of main roads such as New Klang Valley Expressway (NKVE), Federal Highway, West Coast Expressway (WCE) and Damansara-Shah Alam Elevated Highway (DASH)





ENDLESS WONDER.
INFINITE SPLENDOUR

Create exciting new memories in
an exceptional home

MODERN LIVING FOR MODERN FAMILIES

Settle down in a home that understands your family's modern needs. Our homes are fitted with not only modern technology, but also eco-friendly systems, for your peace of mind.



SOLAR PV READY

Solar panels generate electricity to power all general electrical points at home.



INDUSTRIALISED BUILDING SYSTEM (IBS)

Components produced at a controlled site for a more sustainable building solution.



RAINWATER HARVESTING SYSTEM

Sustainable water collection and storage methods that also save costs.



GREEN SWITCH

Master switch for all general lightings, controlled via one click.



ALARM SYSTEM

Tighter security for your peace of mind.



SMART HOME SYSTEM

Enjoy an easier and more convenient home life.



SMART LOCK

Secure lock set for the main door.



EV ISOLATOR POINT

Point ready to install.



BOX 366

Contactless delivery dropbox for parcels and food items.

Type B2-a1



REFINED INTERIOR SPACES

Elevate your living experience with a home design that's made for you, from well-crafted interiors, to naturally ventilated areas with great outdoor views.

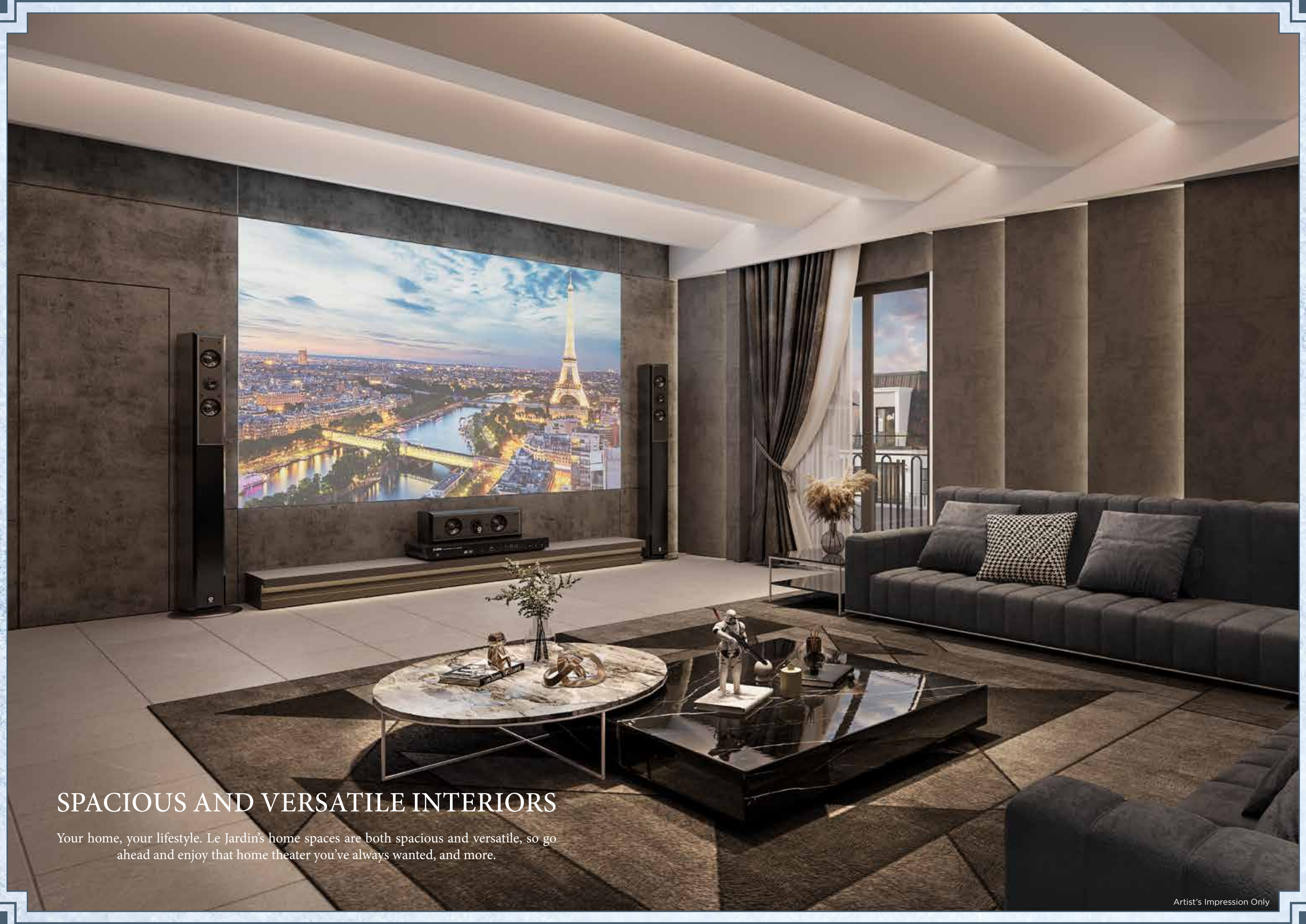
Artist's Impression Only



A COSY, YET ELEGANT ABODE

Tuck yourself in and enjoy the atmosphere. Our bedrooms are made to be both elegant and comfortable for both you and your loved ones.

Artist's Impression Only



SPACIOUS AND VERSATILE INTERIORS

Your home, your lifestyle. Le Jardin's home spaces are both spacious and versatile, so go ahead and enjoy that home theater you've always wanted, and more.

Artist's Impression Only

A modern home gym setup in a spacious room. In the foreground, a white Pilates reformer with a beige cushion is positioned on a dark, textured floor. To the right, a large, black multi-functional gym machine with the 'ATX' logo is visible. Further back, a rack of dumbbells is neatly arranged against a light-colored wall. Large windows with dark frames and horizontal blinds are on the left, offering a view of an outdoor balcony with a metal railing. The ceiling features track lighting, and the overall aesthetic is clean and contemporary.

MORE ROOM TO FIT ANY LIFESTYLE

Take advantage of the top floor to fulfill your needs. Turn it into a family gym, a personal space for yoga and more.

Artist's Impression Only

SITE PLAN



JALAN SETIA INDAH U13/13C

1 B2-a1	3 B2-b1(s)	5 A1-a1	7 A1-b2	9 B1-a1	11 B1-b2	13 A1-a1	15 A1-b2	17 B1-a1	19 B1-b2	21 A1-a1	23 A1-b2	25 B1-a1	27 B1-b2	29 A1-a1	31 A1-b2	33 B1-a1	35 B2-a4
PT 26688	PT 26689	PT 26690	PT 26691	PT 26692	PT 26693	PT 26694	PT 26695	PT 26696	PT 26697	PT 26698	PT 26699	PT 26700	PT 26701	PT 26702	PT 26703	PT 26704	PT 26705
PT 26723	PT 26722	PT 26721	PT 26720	PT 26719	PT 26718	PT 26717	PT 26716	PT 26715	PT 26714	PT 26713	PT 26712	PT 26711	PT 26710	PT 26709	PT 26708	PT 26707	PT 26706
B2-a2 35	B2-b2(s) 33	A1-a2 31	A1-b1 29	B1-a2 27	B1-b1 25	A1-a2 23	A1-b1 21	B1-a2 19	B1-b1 17	A1-a2 15	A1-b1 13	B1-a2 11	B1-b1 9	A1-a2 7	A1-b1 5	B1-a2 3	B2-a3 1

TD

PE

PE

JALAN SETIA INDAH U13/13D

36 B2-a1	34 B2-b1(s)	32 A1-a1	30 A1-b2	28 B1-a1	26 B1-b2	24 A1-a1	22 A1-b2	20 B1-a1	18 B1-b2	16 A1-a1	14 A1-b2	12 B1-a1	10 B1-b2	8 A1-a1	6 A1-b2	4 B1-a1	2 B2-a2
PT 26724	PT 26725	PT 26726	PT 26727	PT 26728	PT 26729	PT 26730	PT 26731	PT 26732	PT 26733	PT 26734	PT 26735	PT 26736	PT 26737	PT 26738	PT 26739	PT 26740	PT 26741
PT 26759	PT 26758	PT 26757	PT 26756	PT 26755	PT 26754	PT 26753	PT 26752	PT 26751	PT 26750	PT 26749	PT 26748	PT 26747	PT 26746	PT 26745	PT 26744	PT 26743	PT 26742
B2-a2 35	B2-b2(s) 33	A1-a2 31	A1-b1 29	B1-a2 27	B1-b1 25	A1-a2 23	A1-b1 21	B1-a2 19	B1-b1 17	A1-a2 15	A1-b1 13	B1-a2 11	B1-b1 9	A1-a2 7	A1-b1 5	B1-a2 3	B2-a1 1

JALAN SETIA INDAH U13/13A

JALAN SETIA INDAH U13/13E

PHASE II

LEGEND



TYPE A1

TYPE B1

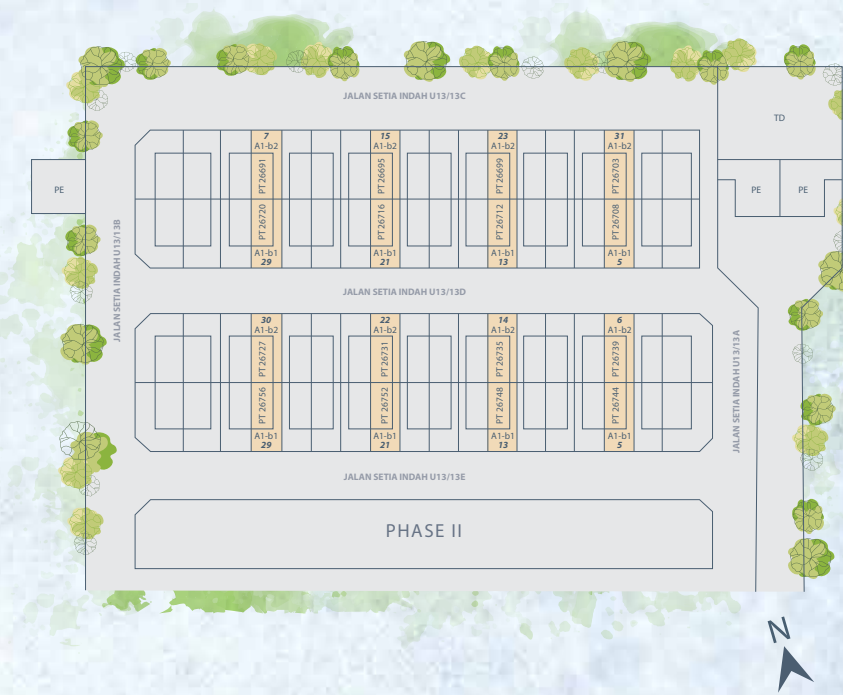
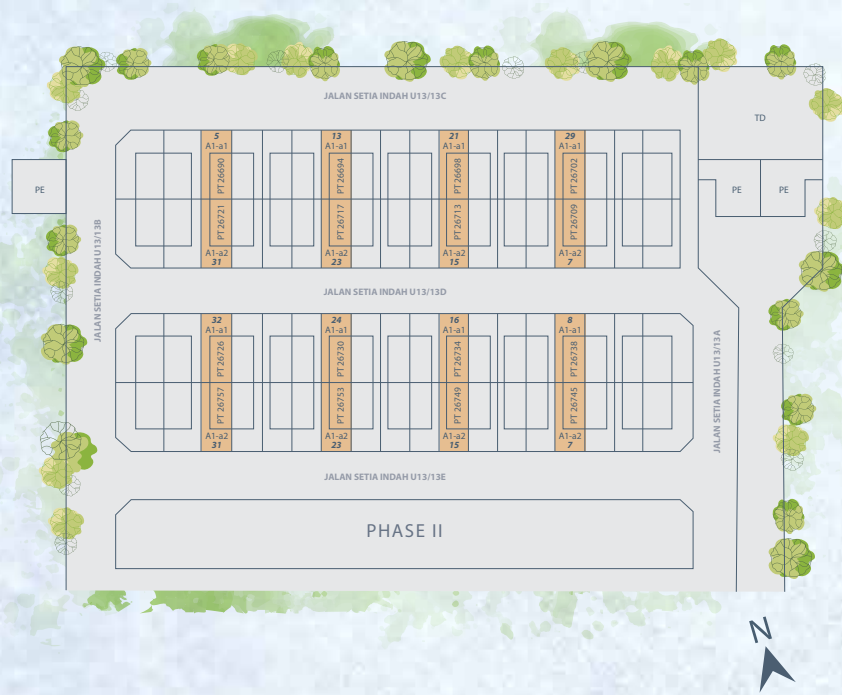
TYPE B2



2.5-STOREY CLUSTER SEMI-D HOMES



Artist's Impression Only



TYPE A1-a1 & TYPE A1-a2
BUILT-UP: 2,867 sqft



TYPE A1-b1 & TYPE A1-b2
BUILT-UP: 2,819 sqft



2.5-STOREY CLUSTER SEMI-D HOMES





TYPE B1-a1 & TYPE B1-a2
BUILT-UP: 2,874 sqft



TYPE B1-b1 & TYPE B1-b2
BUILT-UP: 2,829 sqft





TYPE B2-a1, TYPE B2-a2 (Corner Lot)
 TYPE B2-a3, TYPE B2-a4 (End Lot)
 BUILT-UP: 3,650 sqft

4+1 6 1



TYPE B2-b1(s) & TYPE B2-b2(s)
 BUILT-UP: 3,334 sqft

4+1 6 1



SPECIFICATIONS

Structure	Reinforced Concrete	
Wall	Masonry / Reinforced Concrete / Drywall and/or Precast Panel	
Roofing Material	Concrete Roof / Corrugated Metal Roofing Material	
Roof Framing	Metal Truss	
Ceiling	Concrete Slab / Plaster Ceiling	
Windows	Aluminium Framed Glass Window / M.S Grille (Type B2 Unit A Only)	
Doors	Main Entrance	Timber Door
	Side Entrance	Aluminium Framed Glass Sliding Door
	Back Entrance (Type B2 Unit A Only)	M.S Grille Door
	Others	Flush Door / Louvres Door
Ironmongery	Quality Ironmongery	
Wall Finishes	Kitchen / Wet Kitchen	1500mm High Porcelain Wall Tiles
	Bathroom	Porcelain Wall Tiles min. up to 2400mm
	Others	Plaster & Paint
Floor Finishes	Living / Dining / Foyer / Kitchen / Bedroom 4	Porcelain Tiles
	Wet Kitchen (Type B2 only)	Porcelain Tiles
	Store	Ceramic Tiles
	Car Porch	Porcelain Tiles
	Baths	Porcelain Tiles
	Terrace	Porcelain Tiles
	Courtyard (Type A1 Unit B & Type B1 Unit B Only)	Porcelain Tiles
	Bedrooms / Family Area / Multipurpose Area / Staircase	Laminated Flooring
Sanitary & Plumbing Fittings	6 WCs, 7 Wash Basins, 6 Showers, 2 Kitchen Sinks	Type B2 only
	5 WCs, 6 Wash Basins, 5 Showers, 2 Kitchen Sinks	Type A1 & Type B1 only

	<u>Type A1</u>		<u>Type B1</u>		<u>Type B2</u>	
	Unit A	Unit B	Unit A	Unit B	Unit A	Unit B
Electrical Installation						
13 Amp Plug Point	34	33	34	33	35	36
Lighting Point	43	45	43	45	49	46
Air-Conditioning Point	8	8	8	8	8	8
Fan Point	8	8	8	8	8	8
TV Point	3	3	3	3	3	3
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Booster Pump Point	1	1	1	1	1	1
Solar Heater Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
Telephone Point	2	2	2	2	2	2
Ventilation Fan Point	1	-	1	-	1	-
Water Heater Point (Bath 5)	-	-	-	-	1	1
Fencing	Masonry / Reinforce Concrete and Cement Plank Fencing with Refuse Chamber and Letter Box					
Painting	Emulsion Paint					
Turfing	Provided					



A decorative page border featuring a large, stylized floral motif in the center, surrounded by smaller flowers and leaves. Two dragonflies are positioned on the left and right sides of the border.



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Endless wonder. Infinite splendour.



Klang	11.2km
Subang Jaya	18.3km
Petaling Jaya	18km
Subang Airport	25km
Kuala Lumpur	30.6km
KLIA	55km

FOR MORE INFORMATION

603 5030 2255
www.setiaalam.com.my

Developer: **BANDAR SETIA ALAM SDN BHD** (200101030381)
Project Manager: **S P SETIA PROJECT MANAGEMENT SDN BHD** (246695-X)

Setia Alam Sales Gallery

Annex Building Ground Floor, No.12, Persiaran Setia Dagang, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor Darul Ehsan Malaysia.
Tel: (603) 5030 2255 Email: bsa-sales@spsetia.com

Developer: Bandar Setia Alam Sdn. Bhd. (Company No: 200101030381 (566140-D)) • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License: 9246/10-2028/1268(A) • Validity Period: 28/10/2023 -27/10/2028 • Advertising & Sales Permit No: 9246-125/09-2026/0828(N)-(L) • Validity Period: 10/09/2024 to 09/09/2026 • Land Tenure: Freehold • Land Encumbrances: Nil • Restrictions of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No: MBSA/BGN/BB/600-1(PB)/SEK.U13/0196-2023 • Expected Completion Date: June 2026 • 3 Storey Linked Semi-detached House Type A1 • Total Unit: 32 • Built-up: 2,819 sqft (min), 2,867 sqft (max) • Price: RM1,887,000 (min), RM1,955,000 (max) • 3 Storey Linked Semi-detached House Type B1 • Total Unit: 28 • Built-up: 2,829 sqft (min), 2,874 sqft (max) • Price: RM1,893,000 (Min), RM1,928,000 (Max) • 3 Storey Linked Semi-detached House Type B2 • Total Unit: 12 • Built-up: 3,334 sqft (min), 3,650 sqft (max) • Price: RM2,264,000 (Min), RM2,765,000 (Max) • 7% Discount for Bumiputra

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Setia