# 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**

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

**19-TIME WINNER**
**Malaysia Property Award™**

**11-TIME WINNER**
KINCENTRIC
**Best** Employer
**MALAYSIA 2021**
Formerly an Aon Best Employers
**2013 Best of the Best - Malaysia**
**2011 Overall 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.



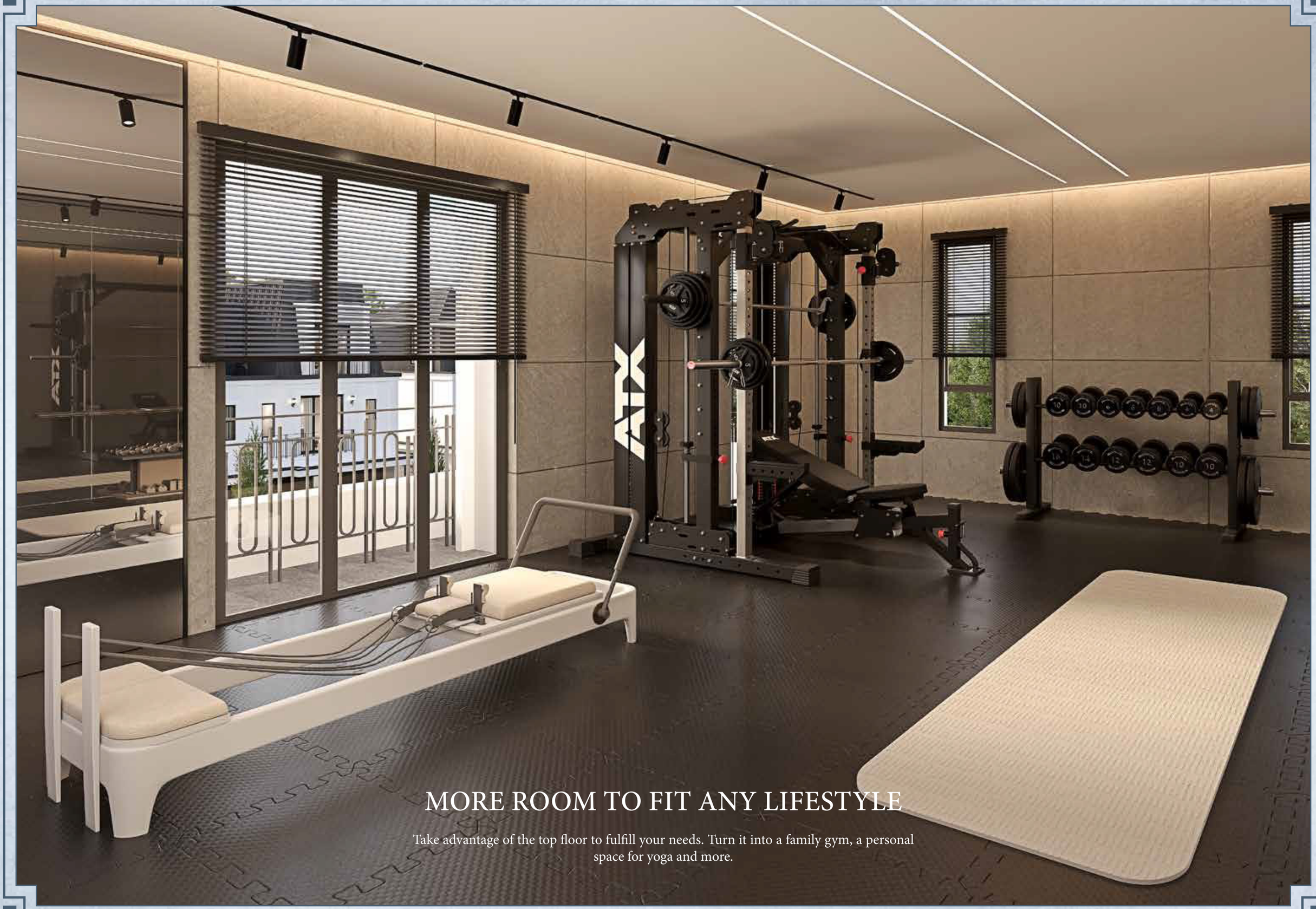
## A COSY, YET ELEGANT ABODE

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



# 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.



## 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.

# SITE PLAN



JALAN SETIA INDAH U13/13C

| 1 | 3 | 5 | 7 | 9 | 11 | 13 | 15 | 17 | 19 | 21 | 23 | 25 | 27 | 29 | 31 | 33 | 35 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B2-a1 | B2-b1(s) | A1-a1 | A1-b2 | B1-a1 | B1-b2 | A1-a1 | A1-b2 | B1-a1 | B1-b2 | A1-a1 | A1-b2 | B1-a1 | B1-b2 | A1-a1 | A1-b2 | B1-a1 | 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 | B2-b2(s) | A1-a2 | A1-b1 | B1-a2 | B1-b1 | A1-a2 | A1-b1 | B1-a2 | B1-b1 | A1-a2 | A1-b1 | B1-a2 | B1-b1 | A1-a2 | A1-b1 | B1-a2 | B2-a3 |
| 35 | 33 | 31 | 29 | 27 | 25 | 23 | 21 | 19 | 17 | 15 | 13 | 11 | 9 | 7 | 5 | 3 | 1 |

JALAN SETIA INDAH U13/13D

| 36 | 34 | 32 | 30 | 28 | 26 | 24 | 22 | 20 | 18 | 16 | 14 | 12 | 10 | 8 | 6 | 4 | 2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B2-a1 | B2-b1(s) | A1-a1 | A1-b2 | B1-a1 | B1-b2 | A1-a1 | A1-b2 | B1-a1 | B1-b2 | A1-a1 | A1-b2 | B1-a1 | B1-b2 | A1-a1 | A1-b2 | B1-a1 | 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 | B2-b2(s) | A1-a2 | A1-b1 | B1-a2 | B1-b1 | A1-a2 | A1-b1 | B1-a2 | B1-b1 | A1-a2 | A1-b1 | B1-a2 | B1-b1 | A1-a2 | A1-b1 | B1-a2 | B2-a1 |
| 35 | 33 | 31 | 29 | 27 | 25 | 23 | 21 | 19 | 17 | 15 | 13 | 11 | 9 | 7 | 5 | 3 | 1 |

JALAN SETIA INDAH U13/13E

PHASE II

PE

TD

PE

PE

JALAN SETIA INDAH U13/13B

JALAN SETIA INDAH U13/13A

## LEGEND

TYPE A1

TYPE B1

TYPE B2

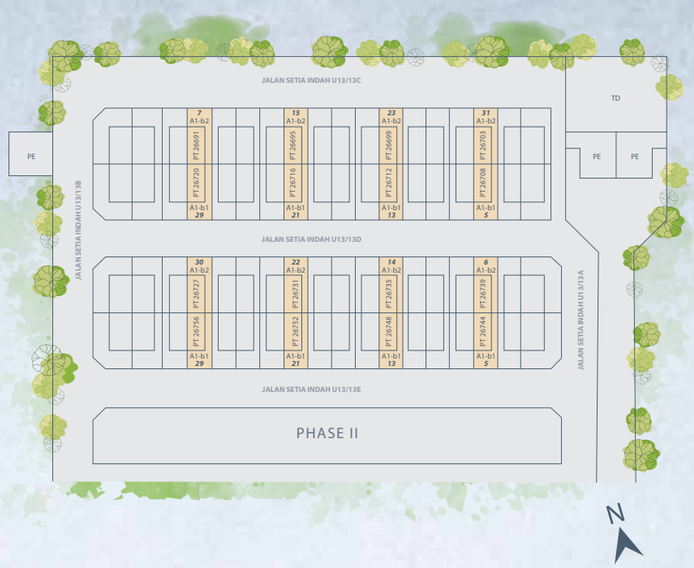
N

# 2.5-STOREY
# CLUSTER SEMI-D HOMES








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

4 5 1




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

4 5 1



# 2.5-STOREY
# CLUSTER SEMI-D HOMES











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

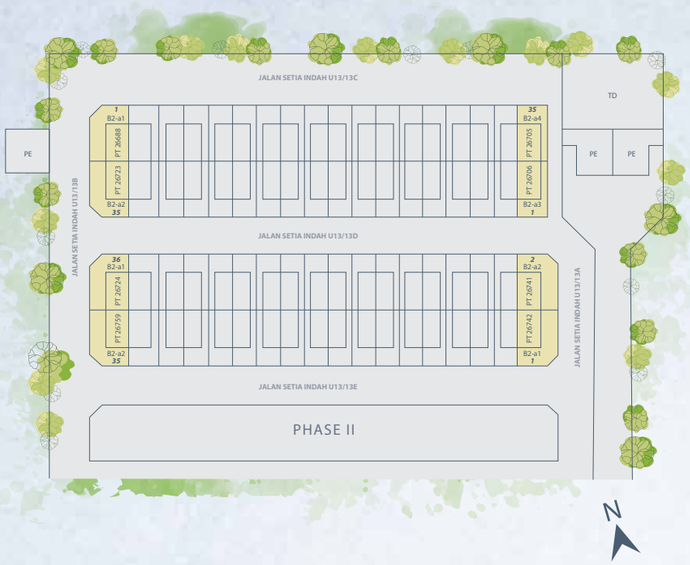
4 5 1



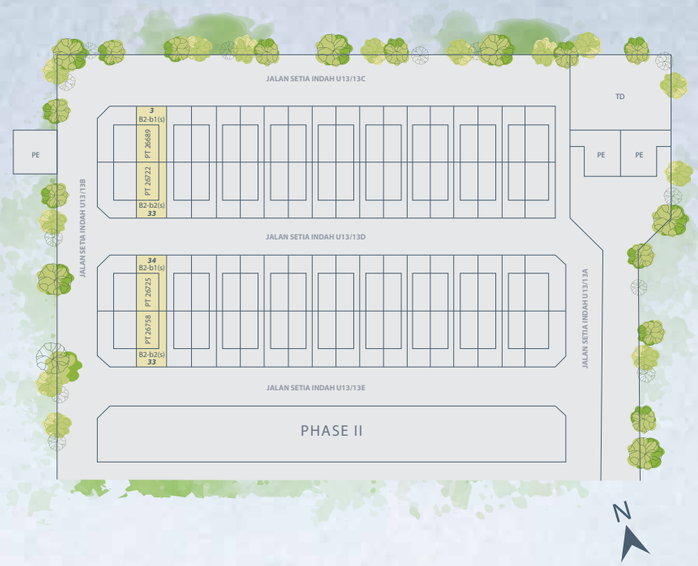

## TYPE B1-b1 & TYPE B1-b2
## BUILT-UP: 2,829 sqft

4 5 1








## 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

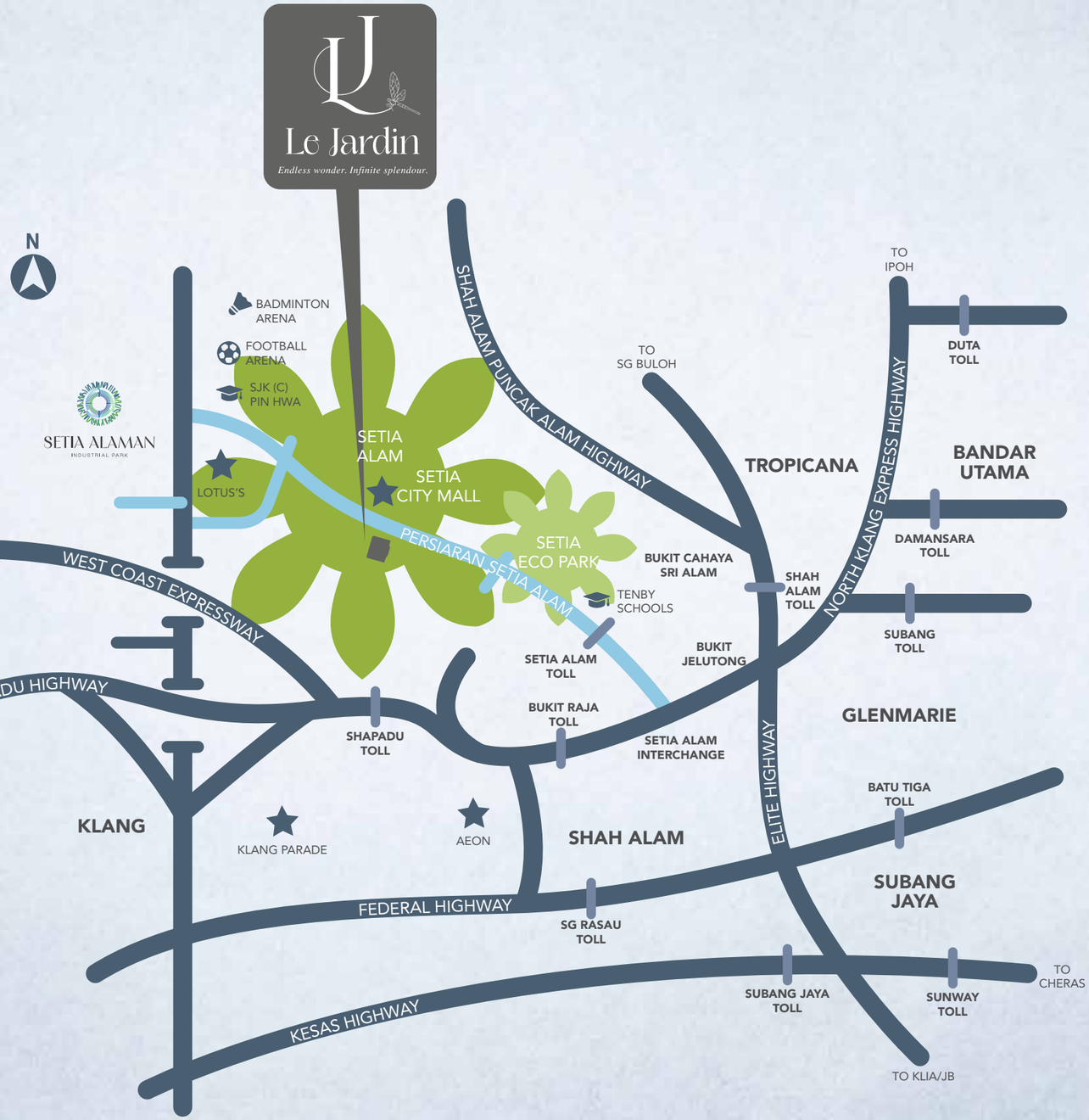
| | | |
|---|---|---|
| Structure | Reinforced Concrete | |
| Wall | Masonry / Reinforced Concrete / Drywall and/or Precast Panel | |
| Roofing Material | Concrete Roof / Corrugated Metal Roofing Material | |
| Roof Framing | Metal Truss | |
| Ceiling | Concrete Slab / Plaster Ceiling | |
| Windows | 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<br>(Type A1 Unit B & Type B1 Unit B Only) | Porcelain Tiles |
| | Bedrooms / Family Area / Multipurpose Area / Staircase | Laminated Flooring |
| | Others | Cement Render |
| 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 |

| | Type A1 | | Type B1 | | Type B2 | |
|---|---|---|---|---|---|---|
| | **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 |

# WELL-CONNECTED TO VARIOUS CONVENIENCES

Getting to and heading out from Le Jardin is easy as it's connected to major highways. It's also complemented by a wide variety of educational, health and lifestyle centres that adds to every family's convenience.




- Education
- Leisure, Retail & Entertainment
- Football Arena
- Badminton Arena
- Highway

| | |
|---|---|
| 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(R) • Validity Period: 28/10/2023-27/10/2028 • Advertising & Sales Permit No: 9246-125/09-2027/0686(R)-(L) • Validity Period: 10/09/2026 - 09/09/2027 • 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: September 2026 • 3 Storey Linked Semi-detached House Type A1 • Total Unit: 32, Balance Unit: 25 • 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, Balance Unit: 2 • Built-up: 2,829 sqft (min), 2,874 sqft (max) • Price: RM1,893,000 (Min), RM1,904,000 (Max) • 7% Discount for Bumiputra

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT
DEVELOPMENT INFORMATION AND APPROVED ADVERTISEMENTS CAN BE CHECKED ON THE PORTAL TEDUH.KPKT.GOV.MY

NO.1 14-TIME WINNER THE EDGE MALAYSIA Top Property Developers Awards 2005-2008, 2010-2013, 2016-2020 2022

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

19-TIME WINNER Malaysia Property Award™

11-TIME WINNER KINCENTRIC Best Employer MALAYSIA 2021 2013 Best of the Best - Malaysia 2011 Overall Best - Malaysia

Setia Alam

livelearnworkplay Malaysia | United Kingdom | Australia | Vietnam | China

Setia