



EUGENIA 1

2 - STOREY TERRACE HOMES

THE LIFE YOU ENVISION

Crafted enclave of modern landed homes designed for those who value serenity, space, and timeless elegance. Surrounded by greenery and curated landscapes, every home offers a harmonious balance of style, comfort, and enduring quality — a sanctuary where your legacy begins.



MASTER PLAN



Setia Eco Gardens
Sales Gallery

Cordelia Garden

- ① Rayden
- ② Arell

The Grove

- ③ Pine 3
- ④ Maple 3

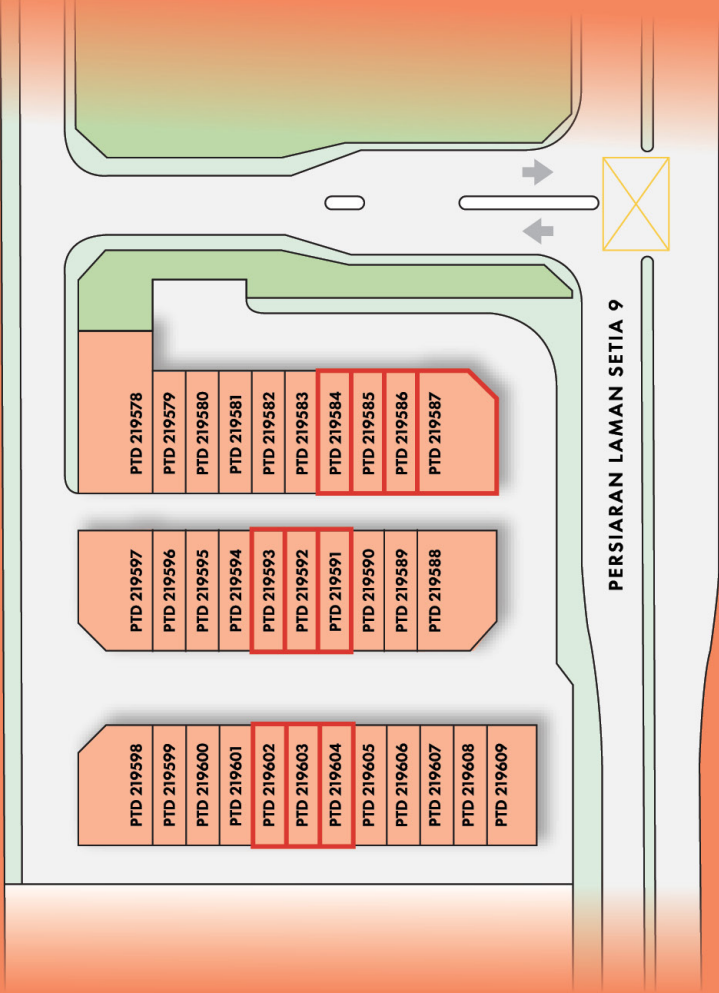
The Bloom

- ⑤ Eugenia 1

- ⑥ Future Development

- a Eco Greens Park
- b Tenby International School
- c Pai Tze Chinese Primary School
- d Garden Square
- e Eco Square

SITE PLAN



Bumiputera Lot

SPECIFICATIONS

Structure	Reinforced Concrete Framework	Sanitary & Plumbing Fittings	Kitchen Sink : 1 no.	
Wall	Brick Wall / Lightweight Block		Wash Basin : 3 nos.	
Roof Covering	Concrete Roof Tile / Reinforced Concrete Slab		Toilet Roll Holder : 3 nos.	
Roof Framing	Quality Roof Truss		Shower Rose : 3 nos.	
Ceiling	Fibre Plaster Ceiling / Skim Coat / Plaster Ceiling Board		Wash Closet : 3 nos.	
Windows	Fixed Glass Panel / Sliding Window / Casement Window / Top Hung Window	Electrical Installations	Intermediate / End Lot	Corner / End Lot with Land
Doors	Solid Timber Door / Flush Door		22 nos.	23 nos.
Ironmongeries	Quality Lockset		21 nos.	21 nos.
Wall Finishes	Kitchen, All Baths : 1500mm Height Tiles		2 nos.	2 nos.
Floor Finishes	Ground Floor		3 nos.	3 nos.
	Living, Dining, Kitchen, Bedroom 3 : Tiles		1 no.	1 no.
	Bath 2, Staircase, Store : Tiles		6 nos.	6 nos.
	Car Porch : Tiles		1 no.	1 no.
	Terrace (Corner Lot & End Lot with Land only) : Cement Render		1 no.	1 no.
	Driveway, Open Yard, Other Areas : Cement Render		2 nos.	2 nos.
	First Floor		1 no.	1 no.
	Master Bedroom, Bedroom 1 & 2, Staircase & Common Area : Tiles	Internal Telecommunication		
	Master Bath & Bath 1 : Tiles			
	Other Areas : Cement Render			

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.

FLOOR PLAN



Lot Size:
18' x 65'
5.486m x 19.812m



Built-up:
1,319 sq. ft.
122.57 m²



Layout:
4 Bedrooms, 3 Bathrooms





Setia eGreenLiving



**Smart
Lock**



**Solar PV
Conduit Ready**



**Green
Switch**



**Box
366**

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07 279 2525
www.setiaecogardens.com

Kesas Kenangan Sdn Bhd 200601026062 (745817-H)
Pejabat Tapak, Lot 2110, K.M 5.5, Jalan Gelang Patah-Ulu Choh,
81550 Johor Bahru, Johor Darul Takzim

Setia

TAMAN LAMAN SETIA (EUGENIA 1) • 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
• Double Storey Terrace House • Standard Lot: 18'x65' • 1,319 sq.ft. • Advertising & Sales Permit No: 10611-27/01-2028/0034(A)-(L) • Validity Date: 14/01/2026-13/01/2028 • No. of Units: 32 units • Min. price: RM826,000 • Max. price: RM 1,132,000 • Reference No: MBIP(JB)RP/6/32/2024(17) • Expected Date of Completion: Feb 2028 • Tenure of Land: Freehold • Land Charge: Public Bank Berhad • Approving Authority: Majlis Bandaraya Iskandar Puteri • Sekatan Kepentingan: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahtemilkan dengan apa cara sekalipun kepada bukan warganegara / syarikat asing tanpa persetujuan pihak berkuasa negeri.

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT
PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL
TEDUH.KPKT.GOV.MY**