



CARISSA 1

2 - STOREY TERRACE HOMES

SERENITY IN EVERY CORNER

Step into a community of modern homes designed for those who value peace, space, and timeless beauty. Nestled among verdant landscapes, every home harmonizes refined design with lasting comfort — the perfect backdrop for your family's legacy.



MASTER PLAN



Cordelia Garden

- 1 Rayden
- 2 Arell

The Grove

- 3 Pine 3
- 4 Maple 3

The Bloom

- 5 Eugenia 1
- 6 Carissa 1

- 7 Future Development

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

SITE PLAN



SPECIFICATIONS

Structure	Reinforced Concrete Framework	
Wall	Brick Wall / Lightweight Block	
Roof Covering	Concrete Roof Tiles / Reinforce Concrete Slab	
Roof Framing	Quality Roof Truss	
Ceiling	Skim Coat / Plaster Ceiling Board / Fibre Plaster Board	
Windows	Fixed Glass Panel / Sliding Window / Casement Window / Top Hung Window	
Doors	Solid Timber Door / Aluminium Sliding Door / Flush Door	
Ironmongeries	Quality Lockset	
Wall Finishes	All Bath	: 1500mm Height Tiles
	Kitchen	: 1500mm Height Tiles
	External Wall	: Plaster with Paint
	Internal Wall	: Skim Coat with Paint
Floor Finishes	Living / Dining / Kitchen / Store / Staircase	: Tiles
	Car Porch / Foyer	: Tiles
	All Bedroom / All Bathroom	: Tiles
	Driveway / Terrace / Yard / Others	: Cement Render

Sanitary & Plumbing Fittings	Kitchen Sink	Corner Lot / End Lot with Land	1 no.	Intermediate / End Lot	1 no.
	Wash Basin	Corner Lot / End Lot with Land	3 nos.	Intermediate / End Lot	3 nos.
	Shower Rose	Corner Lot / End Lot with Land	3 nos.	Intermediate / End Lot	3 nos.
	Water Closet	Corner Lot / End Lot with Land	3 nos.	Intermediate / End Lot	3 nos.
	Toilet Roll Holder	Corner Lot / End Lot with Land	3 nos.	Intermediate / End Lot	3 nos.
	Soap Holder	Corner Lot / End Lot with Land	1 no.	Intermediate / End Lot	1 no.
Electrical Installations	Lighting Point	Corner Lot / End Lot with Land	19 nos.	Intermediate / End Lot	18 nos.
	Power Point (13A)	Corner Lot / End Lot with Land	24 nos.	Intermediate / End Lot	23 nos.
	Air-cond Point (15A)	Corner Lot / End Lot with Land	2 nos.	Intermediate / End Lot	2 nos.
	Water Heater Point (20A)	Corner Lot / End Lot with Land	3 nos.	Intermediate / End Lot	3 nos.
	TV Point	Corner Lot / End Lot with Land	1 no.	Intermediate / End Lot	1 no.
	Ceiling Fan Point	Corner Lot / End Lot with Land	6 nos.	Intermediate / End Lot	6 nos.
	Auto Gate Point	Corner Lot / End Lot with Land	1 no.	Intermediate / End Lot	1 no.
	Door Bell Point	Corner Lot / End Lot with Land	1 no.	Intermediate / End Lot	1 no.
	Gate Light Point	Corner Lot / End Lot with Land	2 nos.	Intermediate / End Lot	2 nos.
	Internal Telecommunication				
	Fibre Wall Point	Corner Lot / End Lot with Land	1 no.	Intermediate / End Lot	1 no.
	Telephone Point	Corner Lot / End Lot with Land	1 no.	Intermediate / End Lot	1 no.
* Fencing	Provided				
	* Turfing	Nil			
	* Gas Pipe	Nil			

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:
20' x 70'
6.096m x 21.336m

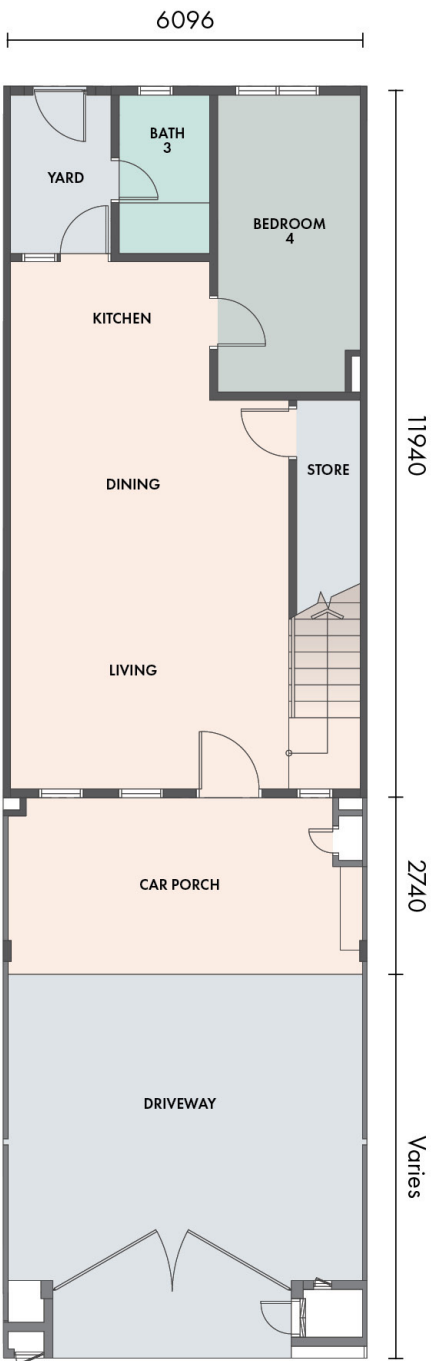


Built-up:
1,642 sq. ft.
152.58 m²

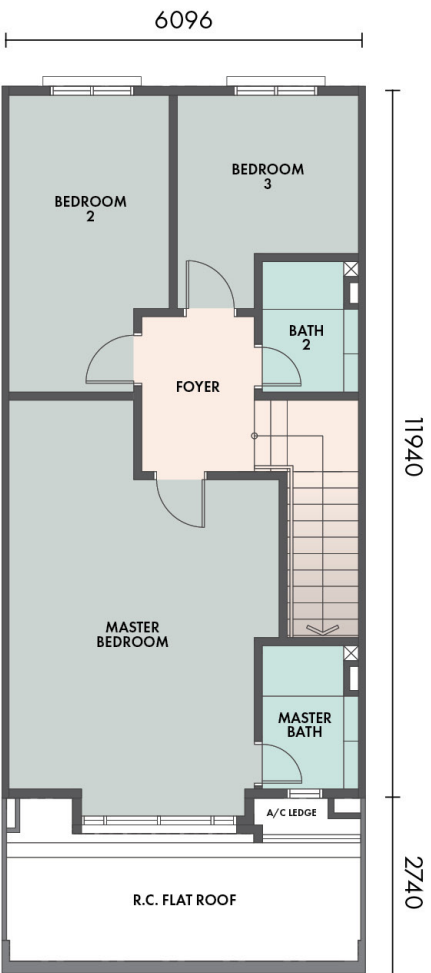


Layout:
4 Bedrooms
3 Bathrooms

Ground Floor



First Floor



Varies



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 (CARISSA 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: 20'x70' • 1,642 sq.ft. • Advertising & Sales Permit No: 10611-28/02-2028/0094(N)-(L) • Validity Date: 05/02/2026-04/02/2028 • No. of Units: 89 units • Min. price: RM 1,041,000 • Max. price: RM 1,410,000 • Reference No: MBIP(B)RP/6/31/2024(18) • Expected Date of Completion: April 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 dipindahmilik 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