



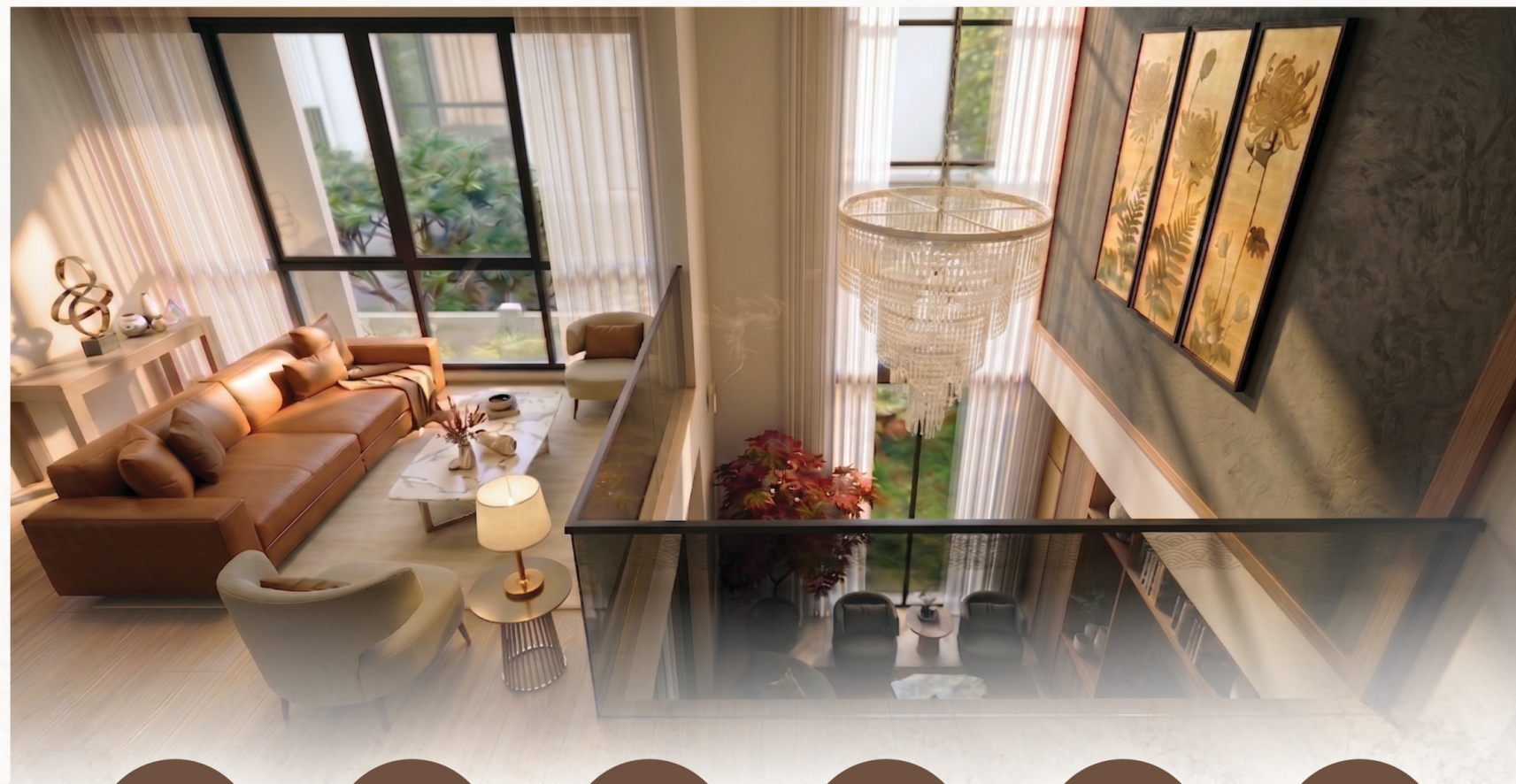
AUREA

EXCLUSIVE 2-STOREY BUNGALOW



THE RISE OF A MAJESTIC ICON

AUREA rises as a statement of timeless elegance, where refined architecture meets modern functionality. Thoughtfully crafted with spacious layouts, asymmetrical facades, and a private neighbourhood setting, every detail reflects exclusivity, comfort, and distinguished living.



Private
Neighbourhood



Spacious
Layout



Asymmetrical
Designs



Prime
Location



Car Porch
Fits up to 3 Cars



Medieval
Concept Design



REWIND & RELAX
IN A PRIVATE ENCLAVE

Setia
eGreenLiving



Smart Home
System



Smart
Lock



Solar
Ready



Rainwater
Harvesting
System



Box
366



EV Port
Point Ready



ENRICHED LIFESTYLE WITH PREMIUM FEATURES

Step into a home designed to elevate everyday living. From generous open spaces to premium finishes and natural light-filled interiors, **AUREA** creates a harmonious environment where sophistication, warmth, and comfort come together effortlessly.

MASTER PLAN & SITE PLAN

Bumiputera Units



- Cordelia Garden**

1 Rayden 2 Arell

The Grove

3 Pine 3 4 Maple 3
- The Bloom**

5 Eugenia 1 6 Carissa 1

Eco Residences

7 Aurea

- 8 Future Development

a Eco Greens Park

b Tenby International School
- c Pai Tze Chinese Primary School

d Garden Square

e Eco Square



FLOOR PLAN



55' x 90'
16.764m x 27.432m



3,567 sq. ft.
331.42 m²

5 Bedrooms
6 Bathrooms
1 Powder Room



Ground Floor



First Floor

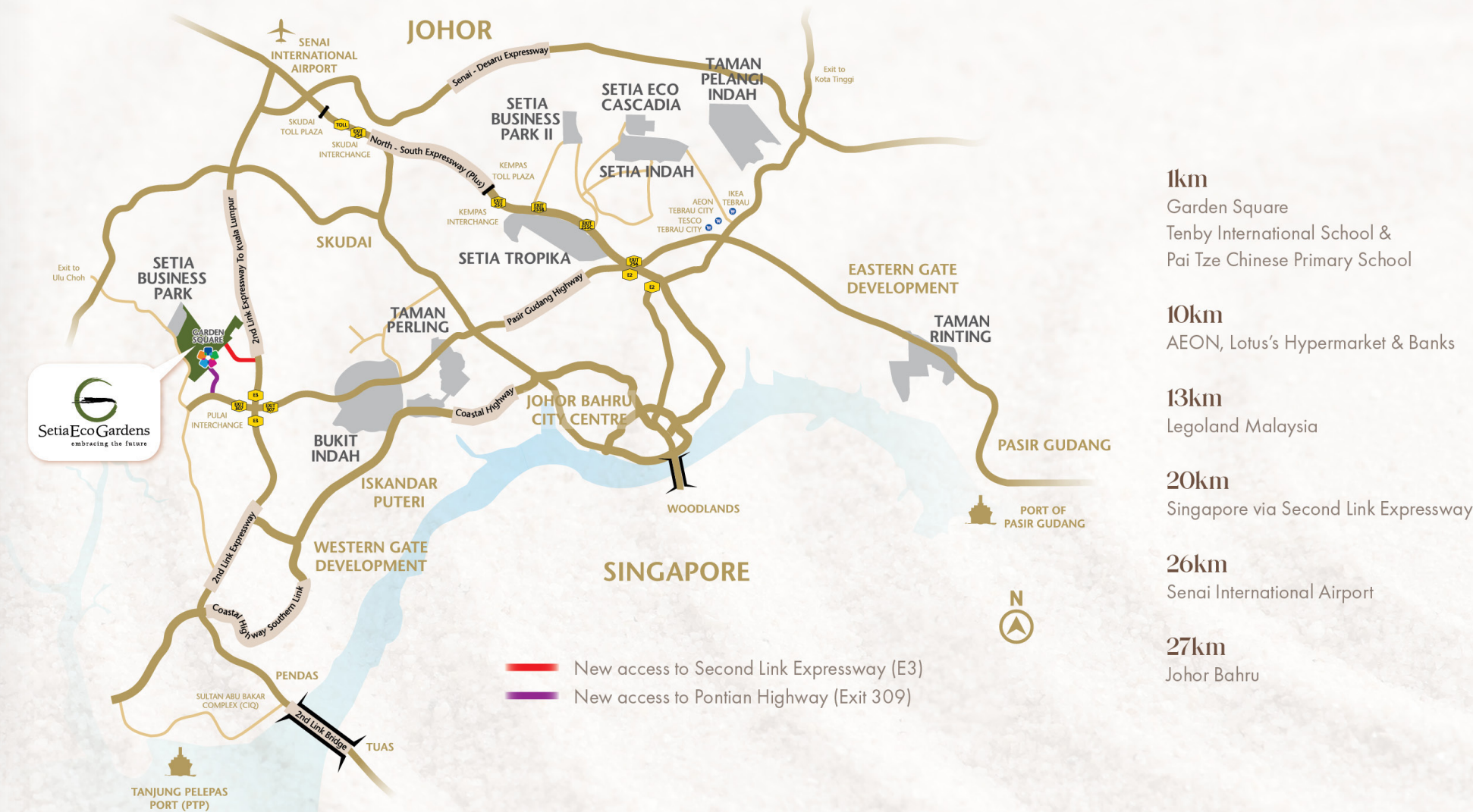
SPECIFICATIONS

Structure	Reinforced Concrete Framework	
Wall	Brickwall, Light-weight Blockwall	
Roofing Covering	Roof Tiles, Reinforced Concrete Flat Roof	
Roof Framing	Lightweight Roof Truss	
Ceiling	Asbestos-free Ceiling, Skim Coat	
Windows	Aluminium Frame Casement Window, Sliding Window, Top Hung Window, Fixed Glass Panel Window	
Doors	Timber Door, Flush Door, Louvres Door, Grill Door, Aluminium Frame Sliding Glass Door	
Ironmongery	Quality lockset	
Wall Finishes	Dry Kitchen & Wet Kitchen, Master Bath, Bath 2, 3, 4, 5 & 6, Powder Room & Bin	Tiles
	Other Areas	Plaster & Paint
Floor Finishes	<u>Ground Floor</u>	
	Living, Dining, Foyer, Guest Room, Dry Kitchen, Wet Kitchen, Powder Room, Bath 5 & 6, Yard, Shoe Rack Area, Store 1, 2, 3 & 4, Terrace, Apron, Bin, Car Porch & Driveway	Tiles
	Staircase	Timber
	Other areas	Cement Render
	<u>First Floor</u>	
	Master Bedroom, Bedroom 2, 3 & 4, Wardrobe, Study, Family Area & Staircase	Timber
	Master Bath & Bath 2, 3 & 4	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.

Sanitary & Plumbing Fittings	Wash Basin	8 nos.
	W.C.	7 nos.
	Toilet Roll Holder	7 nos.
	Hand Bidet	7 nos.
	Shower Rose	6 nos.
	Bib Tap	3 nos.
	Kitchen Sink	1 no.
	Bathtub	1 no.
Electrical Installation	Lighting Point	47 nos.
	Power Point (13A)	35 nos.
	Ceiling Fan Point	8 nos.
	Wall Fan Point	1 no.
	Water Heater Point	1 no.
	Air-cond Point (15A)	9 nos.
	Autogate Point	1 no.
	Gate Lighting Point	2 nos.
	Door Bell Point	1 no.
	Booster Pump	1 no.
Internal Telecommunication	Telephone Point	Provided
	Network Point	Provided
*Fencing	Provided	
*Turfing	Provided	
*Gas piping	Nil	

LOCATION MAP





Stay Together. Stay Setia
livelearnworkplay

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 • Pemaju: Kesas Kenangan Sdn Bhd 200601026062 (745817-H) • No. Lesen Pemaju: 10611/03-2028/0340(A) • Tempoh Sah: 06/03/2023-05/03/2028 • AUREA • Rumah Banglo Dua Tingkat • Saiz Lot: 55'x 90' • 3,567 kps • No. Permit Iklan dan Jualan: 10611-29/07-2028/0557(N)-(L) • Tempoh Sah: 28/07/2026-27/07/2028 • Jumlah Unit: 22 Unit • Harga Min.: RM 3,312,000 • Harga Maks.: RM 3,732,000 • No. Rujukan: MBIP(JB)RP/6/32/2025(19) • Tarikh Dijangka Siap: Okt. 2028 • Hak Milik Tanah: Pegangan Kekal • Bebanan Tanah: Public Bank Berhad • Pihak Berkuasa yang Meluluskan: 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 INITELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY