

Setia  
eco | Cascadia



# ARTESIA

Double Storey Cluster Home  
Double Storey Semi-D



# ARTESIA

@ SETIA ECO CASCADIA

## Life as Inspiration *Art as Expression*

Step into Artesia, a premier gated and guarded precinct designed for those who value exclusivity and sophistication. Featuring high-end cluster and semi-detached residences, every home offers a sanctuary of elegance. Embracing a holiday-home lifestyle, Artesia's private clubhouse and thoughtfully curated communal spaces transform everyday living into a retreat of refinement, comfort, and effortless luxury.



## The Art of *Private Indulgence*

Nestled within the precinct, the residents-only clubhouse is a distinguished retreat crafted for elevated living. Offering a range of exclusive lifestyle facilities within an elegantly designed environment, it provides a refined setting for relaxation, recreation, and social connection. This exclusive facility enhances daily living with a sense of prestige and privacy.



Freehold  
Ownership



Mature  
Neighbourhood



Rich with  
Lush Landscape



Comprehensive  
Facilities



# ARTESIA



Phase 2

Clubhouse

Phase 3

Metamorphosis Park

Guardhouse

# BRAYDON

@ SETIA ECO CASCADIA

## Double Storey Cluster Home



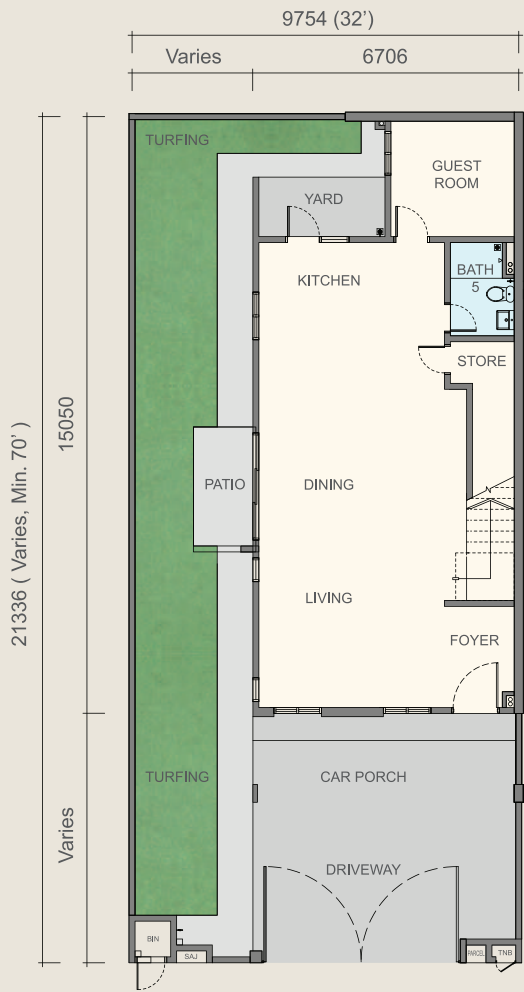
32'x70' / 9.754m x 21.336m  
42'x70' / 12.802m x 21.336m



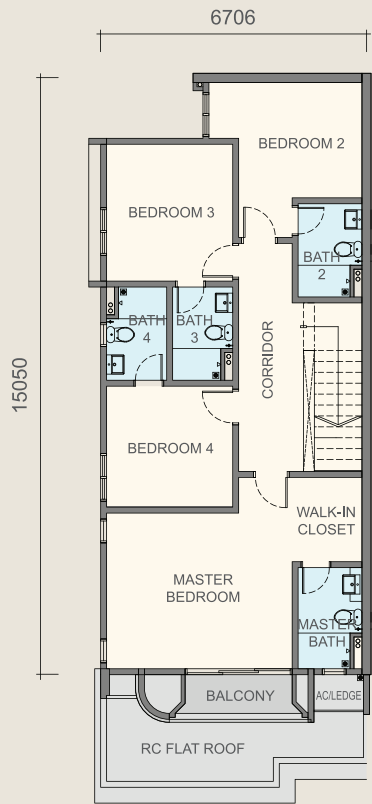
5 Bedrooms  
5 Bathrooms



2,372 sqft / 220.36 sqm



GROUND FLOOR PLAN



FIRST FLOOR PLAN

### SPECIFICATIONS

|                  |                                                                                                                                                                                                                                                                                                        |                                                                                 |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Structure        | : Reinforced concrete framework                                                                                                                                                                                                                                                                        |                                                                                 |
| Wall             | : Brickwall / Concrete wall panel                                                                                                                                                                                                                                                                      |                                                                                 |
| Roofing covering | : Reinforced concrete slab / Concrete roof tiles                                                                                                                                                                                                                                                       |                                                                                 |
| Roof framing     | : Lightweight roof truss                                                                                                                                                                                                                                                                               |                                                                                 |
| Ceiling          | : Asbestos free cement board / Plaster ceiling and paint / Skim coat and paint                                                                                                                                                                                                                         |                                                                                 |
| Windows          | : Aluminium frame window                                                                                                                                                                                                                                                                               |                                                                                 |
| Doors            | : Solid timber door / Plywood flush door / Plywood flush door with PVC lining / Timber fixed louver door / Aluminium frame sliding door / Aluminium frame slide folding door                                                                                                                           |                                                                                 |
| Ironmongery      | : Quality lockset                                                                                                                                                                                                                                                                                      |                                                                                 |
| Wall finishes    | : Kitchen<br>: Master bath, Bath 2, 3, 4, & 5                                                                                                                                                                                                                                                          | Full height tiles till ceiling height<br>Full height tiles till ceiling height  |
| Floor finishes   | : Ground floor<br>Foyer / Living / Dining / Kitchen / Store / Guest room<br>/ Bath 5 / Car porch / Driveway / Patio / Yard<br>Other areas<br><br>: First floor<br>Master bedroom / Walk-in closet<br>/ Bedroom 2, 3 & 4 / Corridor / Staircase / Balcony,<br>Master bath, Bath 2, 3 & 4<br>Other areas | Tiles<br>Tiles<br>Cement render<br><br>Tiles<br>Tiles<br>Tiles<br>Cement render |
| Fencing          | : Plastered low brickwall / Metal gate                                                                                                                                                                                                                                                                 |                                                                                 |
| Turfing          | : Cow grass                                                                                                                                                                                                                                                                                            |                                                                                 |

Note : All the above specifications are subject to changes to comply with the requirement of the Appropriate Authority or if the Vendor's Architect consider it necessary

|                                |                                                                                                                         |                                                                   |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Sanitary and plumbing fittings | : Kitchen sink<br>: Wash hand basin<br>: Toilet paper holder<br>: Shower<br>: Water closet<br>: Hand bidet<br>: Bib tap | 1 no.<br>5 nos.<br>5 nos.<br>5 nos.<br>5 nos.<br>4 nos.<br>4 nos. |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|

Corner lot /  
Intermediate lot /  
End lot

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                        |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Telephone and electrical installation | : Light point<br>: Wall light point<br>: Power point (13A)<br>: TV / Astro point<br>: Ceiling fan point<br>: Aircond point (15A)<br>: Booster pump point<br>: Centralised water heater point<br>: Instant water heater point<br>: Autogate point<br>: Gate lighting point<br>: Door bell point<br>: Telephone point<br>: Network point<br>: CCTV point<br>: EV charger point<br>: Solar panel point | 33 nos.<br>3 nos.<br>26 nos.<br>1 no.<br>7 nos.<br>7 nos.<br>1 no.<br>1 no.<br>1 no.<br>1 no.<br>2 nos.<br>1 no.<br>1 no.<br>1 no.<br>1 no.<br>1 no.<br>1 no.<br>1 no. |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# GRAYDON

@ SETIA ECO CASCADIA

## Double Storey Semi-D



52'x70' / 15.850m x 21.336m



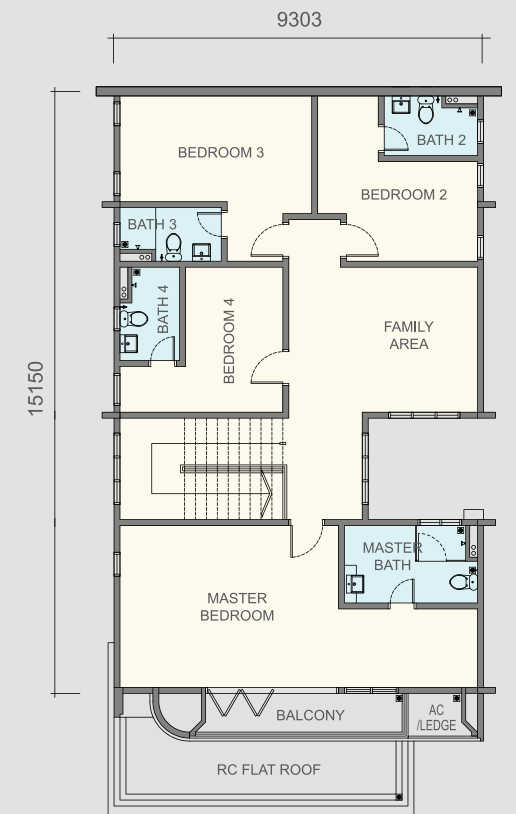
5+1 Bedrooms  
6 Bathrooms



3,292 sqft / 305.80 sqm



GROUND FLOOR PLAN



FIRST FLOOR PLAN

### SPECIFICATIONS

|                  |                                                                                                                                                                               |                                       |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| Structure        | : Reinforced concrete framework                                                                                                                                               |                                       |
| Wall             | : Brickwall / Concrete wall panel                                                                                                                                             |                                       |
| Roofing covering | : Reinforced concrete slab / Concrete roof tiles                                                                                                                              |                                       |
| Roof framing     | : Lightweight roof truss                                                                                                                                                      |                                       |
| Ceiling          | : Asbestos free cement board / Plaster ceiling and paint / Skim coat and paint                                                                                                |                                       |
| Windows          | : Aluminium frame window                                                                                                                                                      |                                       |
| Doors            | : Solid timber door / Plywood flush door / Plywood flush door with PVC lining / Timber fixed louvres door / Aluminium frame sliding door / Aluminium frame slide folding door |                                       |
| Ironmongery      | : Quality lockset                                                                                                                                                             |                                       |
| Wall finishes    | : Kitchen                                                                                                                                                                     | Full height tiles till ceiling height |
|                  | : Master bath, Bath 2, 3, 4, 5 & 6                                                                                                                                            | Full height tiles till ceiling height |
|                  |                                                                                                                                                                               |                                       |
| Floor finishes   | : Ground floor                                                                                                                                                                | Tiles                                 |
|                  | Foyer / Living / Dining / Kitchen / Store / Bedroom 5 / Utility / Bath 5 / Bath 6 / Car porch / Patio / Yard                                                                  | Tiles                                 |
|                  | Other areas                                                                                                                                                                   | Cement render                         |
|                  | : First floor                                                                                                                                                                 | Tiles                                 |
|                  | Master bedroom / Bedroom 2, 3 & 4 / Family area / Staircase / Balcony, Master bath, Bath 2, 3 & 4                                                                             | Tiles                                 |
|                  | Other areas                                                                                                                                                                   | Cement render                         |
| Fencing          | : Plastered low brickwall / Metal gate                                                                                                                                        |                                       |
| Turfing          | : Cow grass                                                                                                                                                                   |                                       |

Note : All the above specifications are subject to changes to comply with the requirement of the Appropriate Authority or if the Vendor's Architect consider it necessary

|                                       |                                  |         |
|---------------------------------------|----------------------------------|---------|
| Sanitary and plumbing fittings        | : Kitchen sink                   | 1 no.   |
|                                       | : Wash hand basin                | 6 nos.  |
|                                       | : Toilet paper holder            | 6 nos.  |
|                                       | : Shower                         | 6 nos.  |
|                                       | : Water closet                   | 6 nos.  |
|                                       | : Hand bidet                     | 5 nos.  |
|                                       | : Bib tap                        | 4 nos.  |
|                                       | : Long bath tub                  | 1 no.   |
|                                       |                                  |         |
|                                       |                                  |         |
| Telephone and electrical installation | : Light point                    | 38 nos. |
|                                       | : Wall light point               | 5 nos.  |
|                                       | : Power point (13A)              | 29 nos. |
|                                       | : TV / Astro point               | 2 nos.  |
|                                       | : Ceiling fan point              | 8 nos.  |
|                                       | : Wall fan point                 | 1 no.   |
|                                       | : Aircond point (15A)            | 9 nos.  |
|                                       | : Booster pump point             | 1 no.   |
|                                       | : Centralised water heater point | 2 nos.  |
|                                       | : Instant water heater point     | 1 no.   |
|                                       | : Autogate point                 | 1 no.   |
|                                       | : Gate lighting point            | 2 nos.  |
|                                       | : Door bell point                | 1 no.   |
|                                       | : Telephone point                | 2 nos.  |
|                                       | : Network point                  | 2 nos.  |
|                                       | : CCTV point                     | 4 nos.  |
|                                       | : EV charger point               | 1 no.   |
|                                       | : Solar panel point              | 1 no.   |

# ARTESIA

@ SETIA ECO CASCADIA

## Live seamlessly with Setia eGreenLiving

Imagine arriving home to a smart lock that welcomes you effortlessly. With just a tap on your mobile device, selected lights and electrical points respond instantly through the smart home system, bringing convenience right to your fingertips. As your electric vehicle charges at the EV-ready port, solar PV panels quietly harness clean energy, supporting a more sustainable way of life.

Beyond smart technology, Artesia enhances everyday comfort with thoughtfully integrated features. The rainwater harvesting system promotes responsible water usage, while the Box 366 parcel compartment ensures secure delivery collection at your convenience. A water pump system and hot & cold water piping further elevate daily living, providing greater comfort for your household.

Inspired by the principles of Setia eGreenLiving, Artesia seamlessly blends smart technologies with environmentally conscious solutions. Every feature is carefully designed to deliver a balanced lifestyle of convenience, efficiency, security, and sustainability.



Smart Home System



Smart Lock



Solar Panel PV



Box 366



Rainwater Harvesting System



EV Port Ready



Water Pump



Hot & Cold Water Piping

LEGEND  
● FACILITIES

A Metamorphosis Park C Main Guard House  
B Clubhouse



BRAYDON  
@ SETIA ECO CASCADIA

- Double Storey Cluster 32'x70'
- Double Storey Cluster 42'x70'

GRAYDON  
@ SETIA ECO CASCADIA

- Double Storey Semi-D 52'x70'

■ Bumiputera Lot



- 1 Guard House
- 2 TNB Substation
- 3 Clubhouse / Management Office
- 4 TNB Compact Sub

# Sophistication Within Every Surrounding

## ISKANDAR MALAYSIA



3.7KM



Aeon Bandar  
Dato' Onn

5KM



Sunway College  
Johor Bahru

5.5KM



KPJ Bandar  
Dato' Onn

7KM



Aeon Tebrau  
& Ikea

11.7KM



Kempas Baru  
(ETS Station)

19KM



CIQ

**Call 07 488 2255**

[www.setiaecocascadia.com](http://www.setiaecocascadia.com)

Setia Indah Sdn Bhd 198901008253 (185555-H)

SETIA ECO CASCADIA

Wisma S P Setia,

No. 1, Jalan Setia 3/6, Taman Setia Indah,

81100 Johor Bahru, Johor Darul Takzim, Malaysia

Stay Together. Stay Setia  
livelearnworkplay

**Setia**

Artesia (Braydon) Rumah Berkelompok 2 Tingkat • Keluasan Tanah: 32' x 70' • Keluasan Binaan: 2,372 sq.ft • (Graydon) Rumah Berkembar 2 Tingkat • Keluasan Tanah: 52' x 70' • Keluasan Binaan: 3,292 sq.ft • No. Lesen Pemaju: 8118/04-2028/0567(A) • Tempoh Sah Lesen: 16/4/2023 - 15/4/2028 • No. Permit Iklan & Jualan: 8118-82/08-2029/0588(N)-(S) • Tempoh Sah Permit: 7/8/2026 - 6/8/2029 • Tarikh Dijangka Siap: Dis 2029 • Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Johor Bahru • No. Rujukan: MJBH/U/2025/14/BGN/145/RP(7) • No. SIFUS: PTG/SIFUS/11/02/08/303/80/2026 • Hak Milik Tanah: Hak Milik Kekal • Bebanan Tanah: Tiada • Jumlah Unit: 76 unit (Braydon) • Harga Jualan: (Min.) RM 1,808,200 - (Mak.) RM 2,024,900 • Jumlah Unit: 12 unit (Graydon) • Harga Jualan: RM 2,539,700 • 15% Diskaun untuk Bumiputera • Sekatan Kepentingan Tanah: Tiada

Sekatan Kepentingan: (i) Tuan punya tanah tidak dibenarkan menawarkan atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. (ii) Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekalipun kepada orang Bumiputera/Syarikat Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. (iii) Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada bukan warganegara/syarikat asing tanpa persetujuan Pihak Berkuasa Negeri.

Developer: Setia Indah Sdn Bhd

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