

rumah selangor  ***ku***

@
Setia
Bayuemas

Pangsapuri
**Bayu
Impian**





**Located
in a Mature
Township**



**Healthy
Lifestyle**



**Community &
Neighbourhood
Spirit**



**Highway & Public
Transport Accessibility**

An Ideal Home

A quality home at an affordable price, conveniently located near the city, with complete facilities for an active lifestyle. Perfect for young families or individuals seeking a safe and comfortable community. Pangsapuri Bayu Impian offer 3-bedroom units with a practical layout and modern finishes, ideal for first-time eligible homeowners.

Located in Setia Bayuemas, Klang, this residence offers easy access to NKVE/KESAS highways, the nearest LRT/KTM stations, as well as educational, medical, and shopping centres (AEON Bukit Raja, KPJ Klang). Amenities such as a recreational park, on-site kindergarten, 24-hour security and disabled-friendly facilities make daily life more efficient and enjoyable.

**Block
A**

**Block
B**



Comprehensive Infrastructure Network

Location

Pangsapuri Bayu Impian is strategically located with excellent connectivity via major highways including KESAS, WCE, LKSA, ELITE, and the Federal Highway — linking you seamlessly to Shah Alam, KL, Petaling Jaya, and Port Klang. Nearby LRT Johan Setia and KTM stations, along with public buses and e-hailing services, making daily commuting easy without needing a personal vehicle.

Nearby Amenities

Enjoy everyday convenience with nearby schools, like SK & SMK Bukit Tinggi and SJK(C) Wu Teck, SJK(C) Hin Hua, plus quality healthcare at Columbia Asia Klang, KPJ Klang, and HTAR. Shop and dine at AEON Bukit Tinggi, Tesco Extra Klang, and GM Klang, all just minutes away. For leisure, unwind at Bayuemas Lake Park.

On-Site Facilities

Within the area, enjoy Bayuemas Recreational Park with a 1 km jogging track, children's playground and outdoor exercise area. Other facilities include a community hall, surau (prayer room), 24-hour security, retail/café units, ground-level disabled units and accessible walkways.



KINDERGARTEN & RECREATIONAL PARK



A registered kindergarten within the area and a park with jogging paths and a children's playground.



SHOPS & LAUNDRETTE



Shops and self-service laundrette located close to residential blocks.



Modern Lifestyle Facilities

DISABLED-FRIENDLY FACILITIES



Wheelchair-accessible lifts, ramped walkways, dedicated restrooms, and parking spaces.



24-HOUR SECURITY



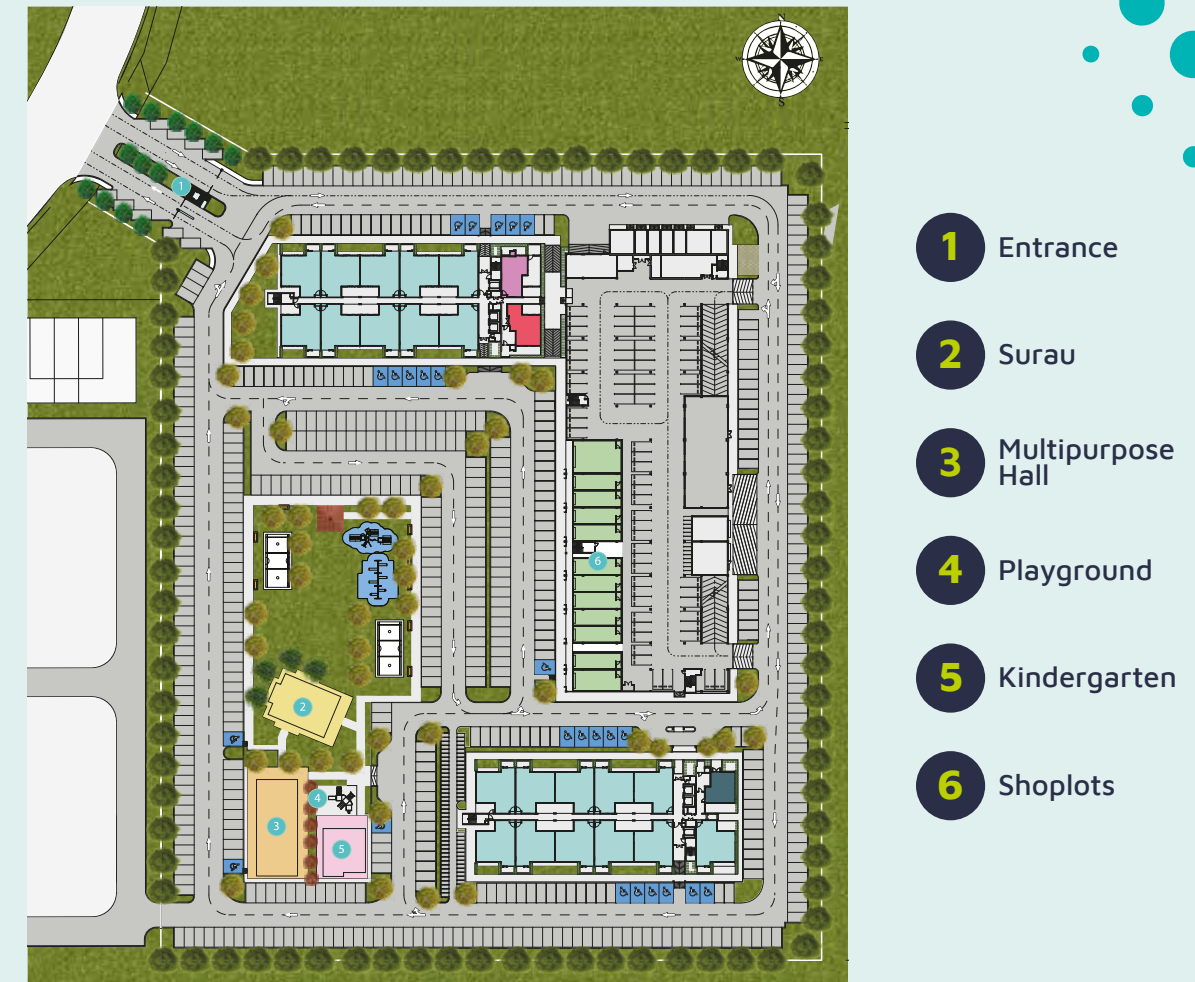
Gated entrance, and patrolling guards for maximum safety.



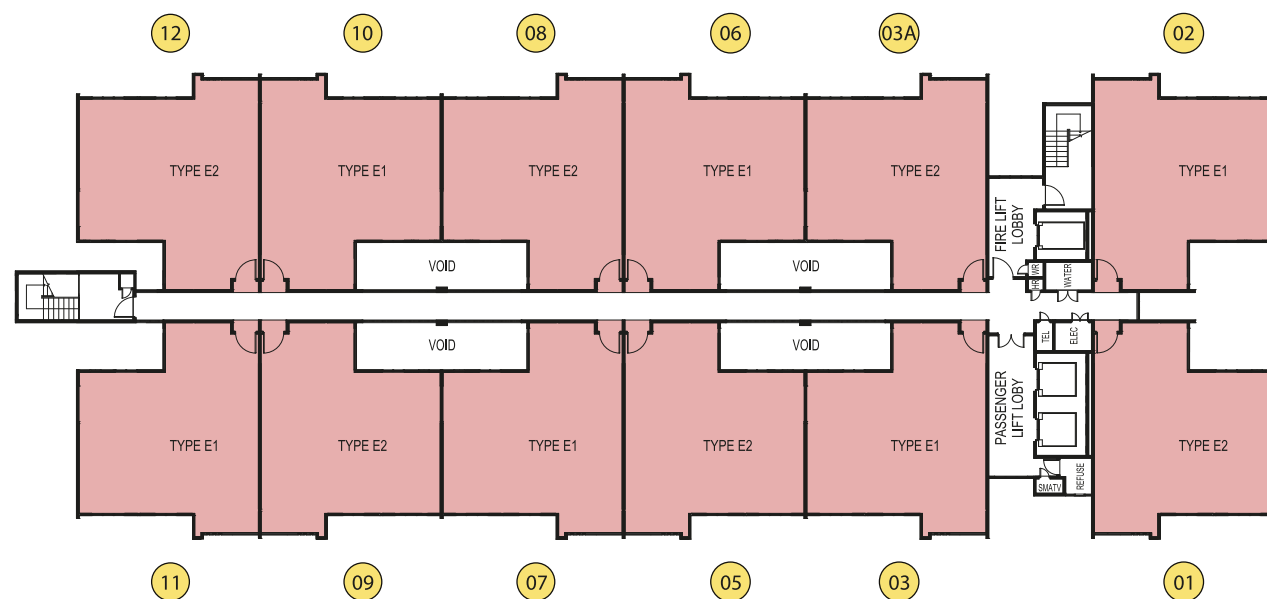
Master Plan



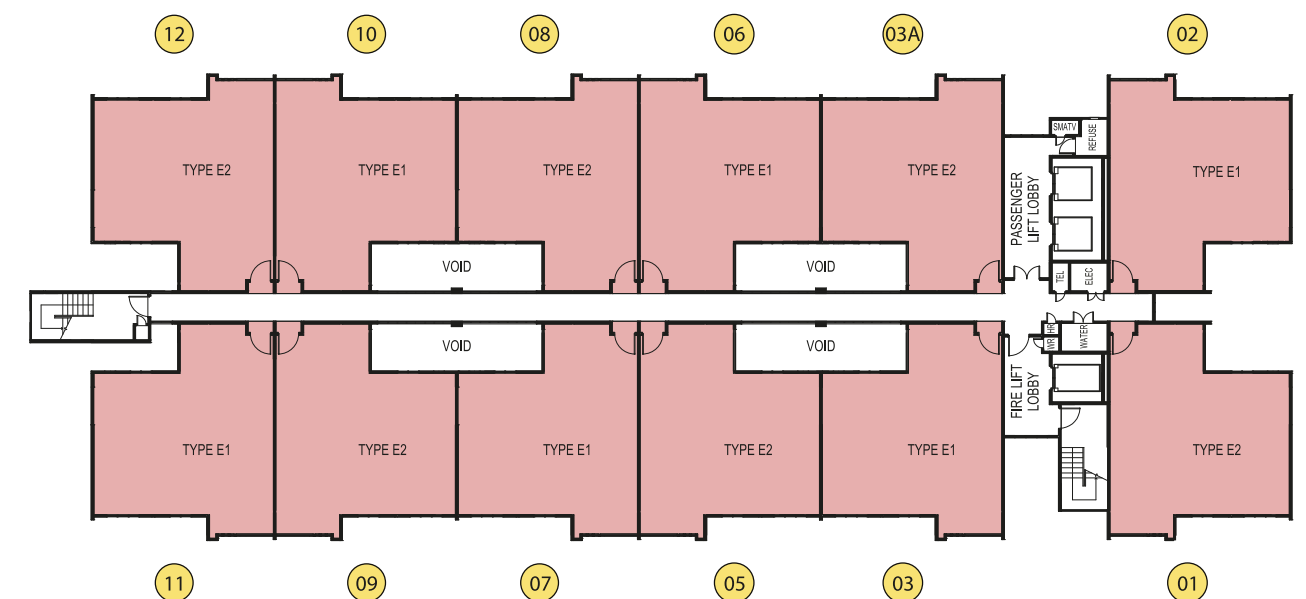
Site Plan



Floor Plan



Block A

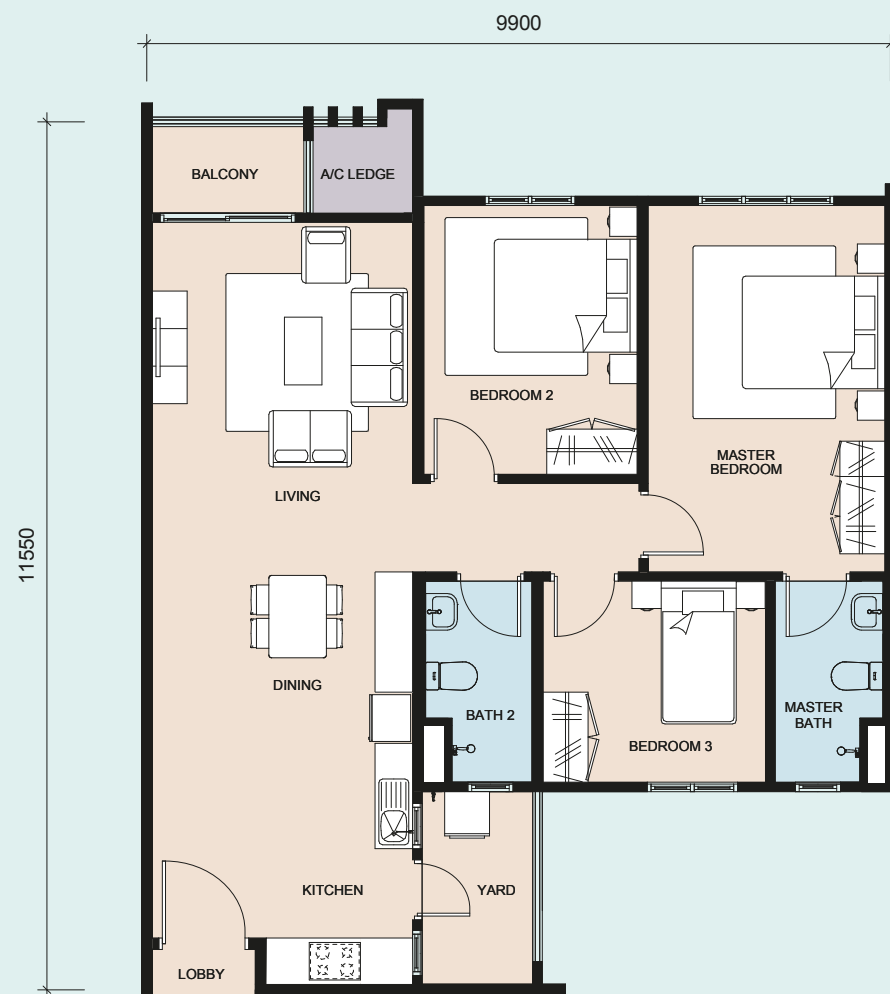


Block B



Practical Layout

Type **E1**



Type **E2**



Main Features



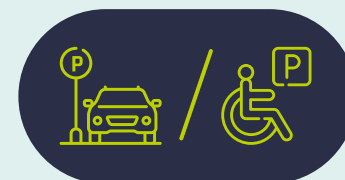
BUILT-UP
AREA
1,000 SQ. FT.



3
BEDROOMS



2
BATHROOMS

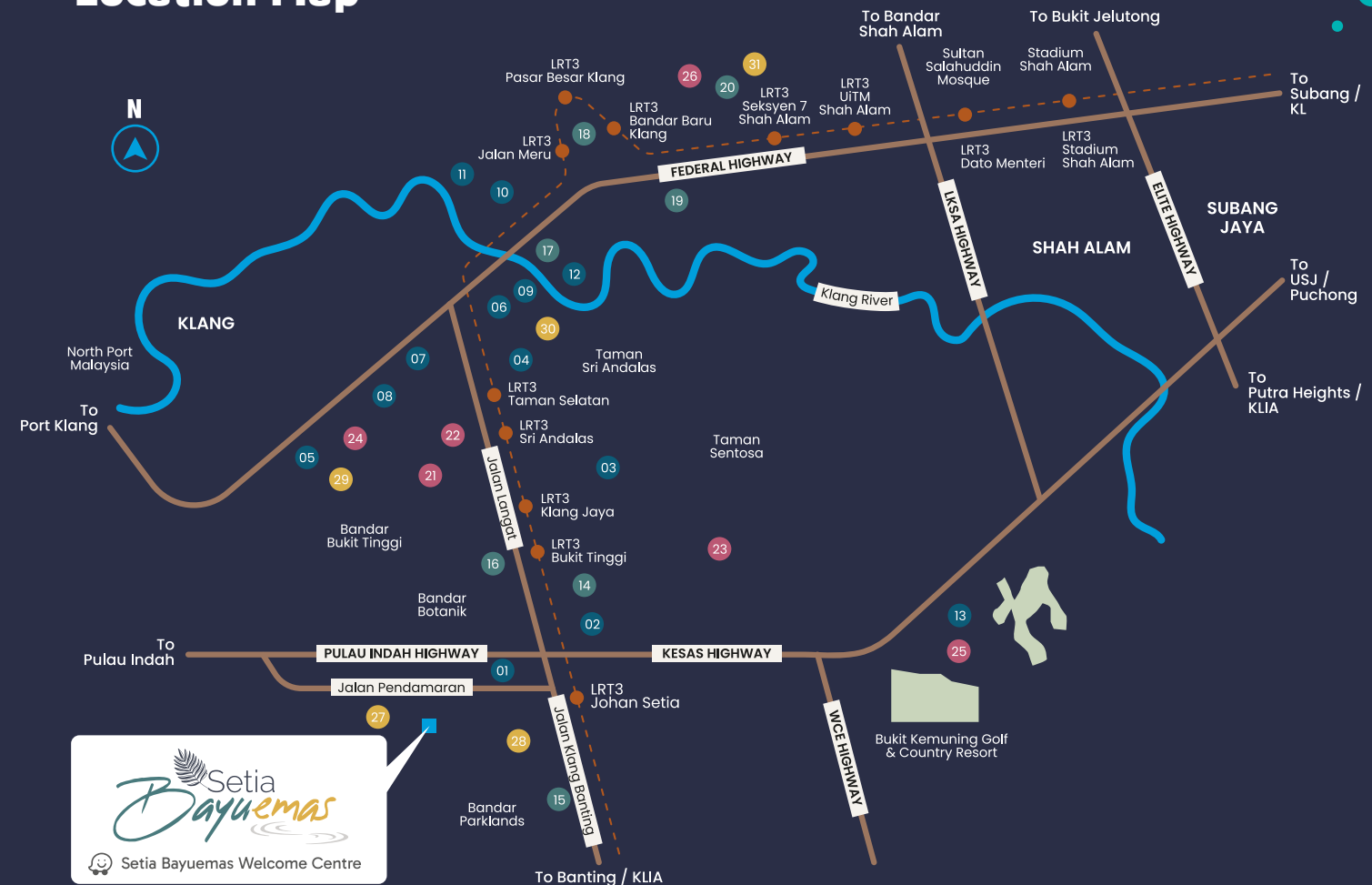


2
PARKING LOTS

Specifications

a) Structure		: Reinforced Concrete				
b) Wall		: RC Wall/Block Wall				
c) Roofing Covering	: Main Roof	: Reinforced Concrete Flat Roof/Metal Roofing				
d) Roof Framing		: Light Weight Steel Structure				
e) Ceiling		: Skim Coat and Paint				
		: Ceiling Board and Paint				
f) Windows		: Aluminium Frame Casement				
		: Aluminium Frame Top Hung				
g) Doors		: Main Entrance	: Timber Door			
		: Other Doors	: Timber Flush Door			
			: PVC Door			
			: Aluminium Frame Sliding Glass Door			
h) Ironmongery		: Provided				
i) Wall Finishes		: Internal and External	: Skim Coat and Paint			
		: Kitchen	: Tiles up to 1500mm height			
		: Bathrooms	: Tiles up to ceiling height			
j) Floor Finishes		: Lobby	: Tiles			
		: Living & Dining	: Tiles			
		: Master Bedroom	: Tiles			
		: Kitchen	: Tiles			
		: Bedroom 2	: Tiles			
		: Bedroom 3	: Tiles			
		: Master Bath	: Tiles			
		: Bath 2	: Tiles			
		: Balcony	: Tiles			
		: Yard	: Tiles			
		: A/C Ledge	: Cement Render			
k) Sanitary & Plumbing Fittings			Type E Disabled 1	Type E Disabled 2	Type E1	Type E2
			: Kitchen Sink	1	1	1
			: Water Closet	2	2	2
			: Wash Basin	2	2	2
			: Shower Rose	2	2	2
			: Tissue Roll Holder	2	2	2
			: Hand Bidet	2	2	2
			: Grab Handle	1	1	-
			: Grab Bar	1	1	-
l) Electrical Installation			Type E Disabled 1	Type E Disabled 2	Type E1	Type E2
			: Lighting Point	13	13	13
			: Ceiling Fan Point	4	4	4
			: Switch Socket Outlet	20	20	20
			: Air Conditioner Point	3	3	3
			: Water Heater Point	2	2	2
			: Door Bell Point	1	1	1
			: Fibre Wall Socket Point (FWS)	1	1	1
m)Internal Telecommunication Trunking and Cabling			: Provided			

Location Map



Education			Supermarket			Medical			Nearby Amenities		
01	Orbix International School	3.0km	14	GM Klang Wholesale City	4.2km	21	Manipal Hospital Klang	6.5km	27	Setia Bayuemas Lake Park	2.0km
02	Collinz International School	4.4km	15	KSL Esplanade Mall	4.3km	22	Hospital Tengku Ampuan Rahimah	7.2km	28	Hospice Klang	6.0km
03	SMK Raja Mahadi	6.1km	16	AEON Bukit Tinggi Shopping Centre	4.6km	23	Sentosa Specialist Hospital Klang	7.9km	29	Pandamaran Sports Complex	7.0km
04	Kolej Komuniti Klang	8.4km	17	Mydin Klang	10.0km	24	Pantai Hospital Klang	8.5km	30	Royal Klang Club	10.0km
05	Malaya International School	8.5km	18	Klang Parade	12.3km	25	Columbia Asia Hospital Bukit Rimau	11.7km	31	I-City Shah Alam	18.0km
06	SMK Convent Klang	8.7km	19	Centro Mall	12.4km	26	KPJ Klang Specialist Hospital	13.0km			
07	Hin Hua High School	8.8km	20	Central I-City	15.8km						
08	Regent International School Klang	9.2km									
09	Wesley Methodist School Klang	9.6km									
10	SMK Tinggi Klang	11.0km									
11	Sri KDU International School Klang	11.9km									
12	SMK (P) Bukit Kuda	12.1km									
13	Chinese Taipei School KL	13.0km									

Setia Bayuemas Welcome Centre

Persiaran Bayu Impian / K59, Kota Bayuemas, 41200 Klang, Selangor Darul Ehsan.
T 603 3325 1700 **E** bayuemas@spsetia.com **W** www.spsetia.com/setiabayuemas

Development Name: Pangsapuri Bayu Impian, Klang • Rumah Selangorku Type 'E' • Developer Name: I&P Kota Bayuemas Sdn. Bhd. (200201000854) (a member of Setia) • Developer Address: Setia Bayuemas Welcome Centre, Persiaran Bayu Impian/KS9, Kota Bayuemas, 41200 Klang, Selangor Darul Ehsan • Tel: 03-33251700 • Email: bayuemas@spsetia.com • Developer's License No: 9796/01-2029/1432(A) • Validity Period: 07/01/2024 – 06/01/2029 • Advertising and Sales Permit No: 9796-25/05-2028/0383(N)-S • Validity Period: 14/05/25 – 13/05/2028 • Approving Authority: Majlis Perbandaran Klang • Building Plan Approval No: (52) DLM MPK/BGN-600-5/10126(2022) • Expected Date of Completion: October 2028 • Land of encumbrance: Nil • Tenure of Land: Freehold • Restrictions in Interest: i. This land cannot be transferred, leased, or mortgaged without obtaining approval from the State Authority. ii. A restriction on transfer is imposed for 5 years from the date the transfer is registered from the developer to the transferee. iii. Within the 5-year period from the date of transfer, each subsequent application for transfer approval must be accompanied by a consent letter from the Selangor Housing and Property Board. iv. For transfers from the developer to the transferee that are not subject to subsequent transfer approval applications, a confirmation letter from the Selangor Housing and Property Board must be included. • Number of Units: 561 Units, Block A – 274 Units & Block B – 287 Units Type 'E' • Selling Price: RM 250,000.00 (112 Units) and RM 260,000.00 (449 Units).

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

5 EASY STEPS TO OWN A RUMAH SELANGORKU

STEP 01 Register via the Lembaga Perumahan dan Hartanah Selangor (LPHS) website ehartanah.lphs.gov.my

*Complete all requested documents and information.

STEP 02 Successful applicants will go through a process for a waiting list and a conditional home ownership

STEP 03 LPHS will provide a list of eligible applicants to the developer to contact. This process is for applicants to provide the required supporting documents.

STEP 04 Completed documents must be given to the developer and LPHS will review the successful application.

STEP 05 Successful applications will be contacted again by the developer for further processing.

Setia