Kingfisher

PRESTIGE

2-STOREY BUNGALOW



A Close-Knit World of Quiet Prestige

Protected by Design, Private by Nature

At Kingfisher Prestige, exclusivity is felt in the company you keep.

A niche community of like-minded residents enjoys privacy shaped into every corner, with security thoughtfully planned for complete peace of mind. Here, children can roam freely, neighbours feel familiar, and life unfolds within a truly protected sanctuary.

Master Plan & Site Plan







Kingfisher PRESTIGE

LEGEND

- Bungalow Type A
- Bungalow Type B

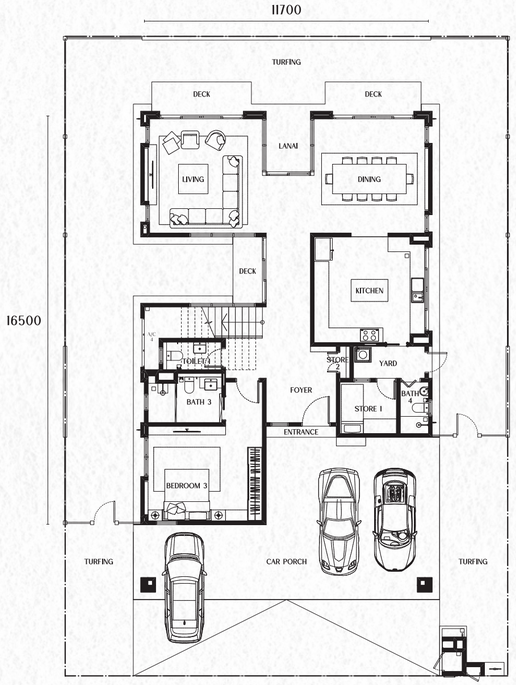
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BUNGALOW TYPE A

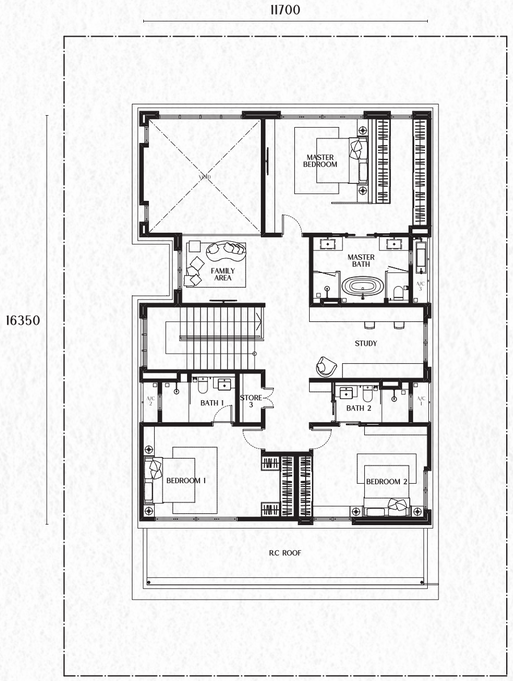
Approximate Built-up Area:
3,744 sq.ft. - 3,939 sq.ft.
347.74 sqm - 365.89 sqm

Land Area:
5,038 sq.ft. - 8,902 sq.ft.

4+1 Bedrooms | 5 Bathrooms + 1 Toilet



GROUND FLOOR



FIRST FLOOR





A Home That
Breathes with Nature





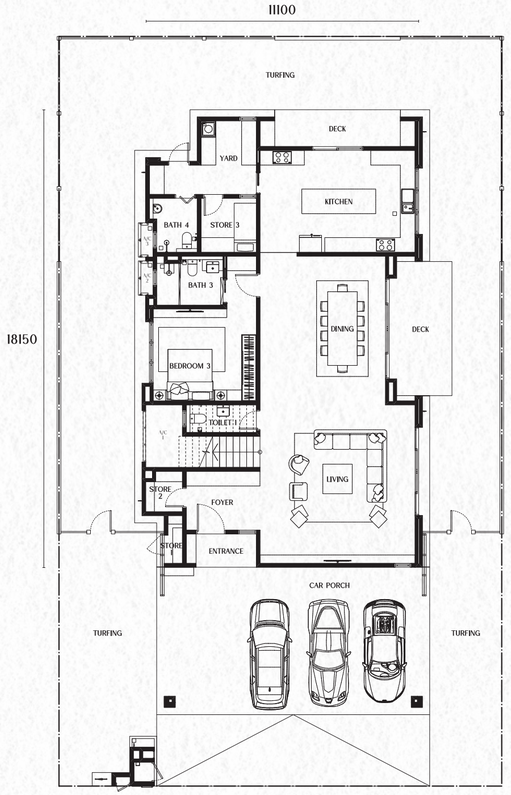
Nature's
Warmest Gift

BUNGALOW TYPE B

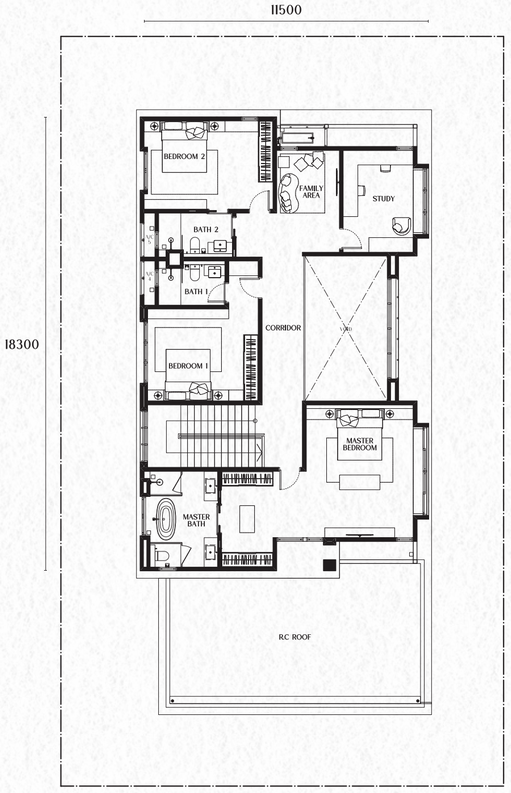
Approximate Built-up Area:
4,313 sq.ft.
400.68 sqm

Land Area:
5,909 sq.ft. - 8,676 sq.ft.

4+2 Bedrooms | 5 Bathrooms + 1 Toilet



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure	- Reinforced Concrete / Steel Structure	
Wall	- Masonry	
Roofing Material	- Metal Roof / Reinforced Concrete Flat Roof	
Roof Structure	- Steel Structure	
Ceiling	- Skim Coat / Plaster Ceiling / Aluminium Strip Ceiling	
Windows	- Aluminium Frame Glass Window	
Doors	- Entrance All Bedrooms Others	: Timber Door with Glass Panel : Timber Door : Timber Door / Timber Louvres Door / Aluminium Frame Glass Door / Aluminium Frame Sliding Glass Door / Aluminium Frame Bi-fold Door / Pocket Door
Ironmongery	- Quality Lockset with Accessories	
Wall Finishes	- Kitchen & Bathrooms Refuse Compartment Others (Internal) External	: Porcelain Tiles up to Ceiling Height : Ceramic Tiles : Plaster & Paint : Weather-Resistant Paint / Granite Slab (Type A, A1, A2, A3, A4, A5, A6 & A7 only) / Textured Coating (Type B, B1, B2, B3, B4 & B5 only)

Floor Finishes						
- **Ground Floor**	- Entrance / Foyer	: Porcelain Tiles	- **First Floor**	- All Bedrooms	: Timber Flooring
	- Living / Dining / Kitchen	: Porcelain Tiles		- All Bathrooms	: Porcelain Tiles
	- Bedroom 3	: Porcelain Tiles		- Study	: Timber Flooring
	- All Bathrooms & Toilet	: Porcelain Tiles		- Family Area	: Timber Flooring
	- All Stores, Yard & Deck	: Porcelain Tiles		- Staircase	: Timber Flooring
	- Lanai (Type A only)	: Porcelain Tiles		- Corridor	: Timber Flooring
	- Internal Corridor & Circulation	: Porcelain Tiles		- Store (Type A only)	: Porcelain Tiles
	- Car Porch / Driveway	: Porcelain Tiles / Textured Concrete		- Others	: Cement Render
	- Refuse Chamber	: Ceramic Tiles			
	- Staircase	: Timber Flooring			
	- Others	: Cement Render			

Sanitary Wares & Plumbing Fittings		
- Water Closet	6
Basin	7
Shower	5
Long Bath	1
Kitchen Sink	1

Telephone & Electrical Installations	Type A / A1 / A2 / A3 / A5 / A6	Type A4 / A7	Type B / B1 / B2 / B3 / B4 / B5
- Lighting Point	50	47	52
Power Point	43	43	43
Air Conditioning Point	8	8	8
Fan Point	8	8	8
Telephone Point	3	3	3
TV Point	3	3	3
Door Bell Point	1	1	1
Isolator Point	1	1	1
Data Point	6	6	6
Instant Water Heater Point	1	1	1
3-Phase Wiring (60A TNB Meter Cut-Off Fuse)	Provided	Provided	Provided

Fencing	- 1200mm / 1500mm High Fencing	
Compound Area	- Grass Turfing	

A Rare Perch Above the Everyday



14-TIME WINNER
THE EDGE MALAYSIA
Top Property Developers Awards
2005-2008, 2010-2013, 2016-2020
2022

19-TIME WINNER
FIABCI World Prix d'Excellence Awards (Gold)

19-TIME WINNER
Malaysia Property Award™

11-TIME WINNER
KINCENTRIC
Best Employer
MALAYSIA 2021
2013 Best of the Best - Malaysia
2011 Overall Best - Malaysia

Stay Together. Stay Setia
livelearnworkplay

FOR MORE INFORMATION
03 5030 2288

Bandar Eco-Setia Sdn. Bhd. 200101030379 (566138-A)

Setia Eco Park Sales Gallery, Annex Building Ground Floor
No.12, Persiaran Setia Dagang, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor, Malaysia
Tel: (603) 5030 2288 Email: eco-sales@spsetia.com **www.setiaecopark.com.my**

Setia Eco Park
Valley of dreams

Setia

Developer: Bandar Eco-Setia Sdn. Bhd. (Company No: 200101030379(566138-A)) • Developer's License No.: 9586/02-2029/1555(A) • Validity Period: 12/02/2024 – 11/02/2029 • Advertising & Sales Permit No: 9586-38/10-2028/0763(N)-(L) • Validity Period: 09/10/2026 – 08/10/2028 • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam(MBSA) • Building Plan No.: MBSA/BGN/BB/600-1(PB)SEK.U13/651-2026 • Expected Completion Date: October 2028 • Total Unit: 19 Units • Built-up: 3,743 sqft (min.) – 4,312 sqft (max.) • Price: RM4,610,000.00 (min.) • Maximum Price: RM5,600,000.00 (max.) • 7% Discount for Bumiputra

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

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