**Press Release**
10 February 2026
For Immediate Release

# S P SETIA TO LAUNCH AURORA PHASE 1 AT SETIA BAYUEMAS SOUTH IN CONJUNCTION WITH CHINESE NEW YEAR

**SHAH ALAM, MALAYSIA** – S P Setia Bhd ("Setia" or "the Group") will debut its highly anticipated Aurora double-storey terrace home series on 14 February 2026. As the first phase within the new Setia Bayuemas South precinct—part of the freehold 545-acre Setia Bayuemas township in Klang—the launch marks a significant milestone in the Group's continued expansion in Selangor.

With a gross development value (GDV) of approximately RM76.7 million, the Aurora series, specifically its first phase called Phase RP10, comprises 82 units of double-storey terrace homes sized at 22' x 75', with built-ups from 2,101 sq ft to 2,181 sq ft, and prices ranging from RM880,000 onwards.

Chief Operating Officer Datuk Yuslina Mohd Yunus said, "Setia Bayuemas has long reflected our commitment to thoughtful planning, generous green spaces and community-centred living in the southern Klang Corridor. Aurora, the first residential precinct of Setia Bayuemas South, marks a major milestone as a refined extension of this established address.

With Aurora, we are not just expanding the township — we are elevating it. As the first expression of Setia Bayuemas South's refreshed vision, it brings a contemporary design language, integrated green technologies and a wellbeing-focused masterplan crafted for the next generation.

While Bayuemas stays rooted in the values that shaped its strong community, Aurora ushers in a vibrant, modern and connected environment for today's families."

She added that Aurora aims to support evolving family needs through future-proof infrastructure, smart fittings and green technology elements, ensuring a more sustainable living environment for the next generation of homeowners, aligning with Setia's philosophy of creating sustainable communities and enriching lifestyles.

Aurora marks the beginning of a seven-phase series, following the continued success of the Laelia series across four previous phases, which achieved a notable 91% take-up rate. Designed within the newly introduced Setia Bayuemas South precinct, Aurora complements the township's masterplan progression with enhanced liveability and sustainable community planning.

The units will be equipped with future-ready features including a Smart Lock, Green Switch, BOX 366, EV charger port provision, solar conduit preparation and Industrialised Building System (IBS) components for enhanced quality and efficiency. Meanwhile, the precinct will also feature major recreational offerings including Setia Bayuemas' second lake and a 1km linear park, providing nature centric, family friendly leisure spaces.

The development is surrounded by essential amenities, catering to every family need. Reputable educational institutions, including SJK(C) Wu Teck and SK Kampung Pendamar, are within a short distance. Healthcare needs are well-served by several hospitals such as Manipal Hospital Klang and Hospital Tengku Ampuan Rahimah. For retail and leisure, residents are close to popular destinations like AEON Bukit Tinggi Shopping Centre, KSL Esplanade Mall, and GM Klang Wholesale City.

Residents of Setia Bayuemas South will enjoy unparalleled connectivity via a network of major highways such as the Lebuhraya Shah Alam, LKSA, SKVE, and the ELITE Expressway, ensuring seamless access to key areas in the Klang Valley. The upcoming LRT 3 Johan Setia Station, slated to open in Q1 2026 and located approximately 3km away, will further enhance public transport accessibility.

In conjunction with the Aurora launch, S P Setia is ushering in the Lunar New Year with a vibrant family-friendly celebration at the Setia Bayuemas Welcome Centre on 14 February 2026, from 10am to 5pm. Guests can enjoy festive workshops, Chinese calligraphy, a God of Prosperity appearance, Dragon Candy Beard, and a Yee Sang tossing session, with complimentary food and beverages throughout the day. Highlight performances including a Traditional Lion Dance, 24 Festive Drums and a World Champion Acrobatic Lion Dance—promise plenty of photo-worthy moments. It's the perfect opportunity for visitors to soak in the CNY spirit while exploring the new Aurora homes and discovering the community energy of Setia Bayuemas South.

This launch and its accompanying celebration underscore S P Setia's steadfast commitment to delivering sustainable, high-quality homes while nurturing thriving, resilient communities, further elevating the benchmark for suburban living in Selangor.

For more information, unit viewing appointments and sales enquiries, please visit the Setia Bayuemas Sales Gallery, log on to https://spsetia.com/property/setia-bayuemas/ or call +603 3325 1700.

**END**