Press Release
17 March 2026
For Immediate Release

S P SETIA LAUNCHES RM181.4M GDV SUMMERA GROVE IN SETIA TROPIKA, NON-BUMI UNITS FULLY TAKEN UP

SHAH ALAM – S P Setia Bhd ("Setia" or "the Group") unveiled Summera Grove, a 15.28-acre collection of double-storey terrace homes, the newest addition to the mature freehold 740-acre Setia Tropika township in Johor Bahru.

Summera Grove's 130 non-Bumi units — with a combined Gross Development Value (GDV) of RM123.3 million — were fully taken up within a few hours of its launch on 14 March 2026, with buyers queueing as early as three days prior to secure their units.

With a total GDV of approximately RM181.43 million, Summera Grove comprises 203 units of double-storey terrace homes sized from 20' x 60' to 20' x 75', with built-ups from 1,706 sq ft to 1,894 sq ft and prices ranging from RM719,355 to RM1.43 million.

Summera Grove sits in Precinct 13 of Setia Tropika, a fully gated and guarded modern township with a central business district (CBD) that features a wide selection of retail and F&B options, as well as major banks and a dedicated Tropika Convention Hall.

Datuk Yuslina Mohd Yunus, Chief Operating Officer of Setia, said, "Setia Tropika demonstrates Setia's proven expertise in masterplanning integrated townships with established infrastructure. The strong response at Summera Grove's launch, where the 130 non-Bumi units were fully taken up within hours, underscores the sustained demand for well-planned, well-connected neighbourhoods in a mature township.

"As the latest residential offering within Setia Tropika, Summera Grove is designed to provide a calm, low-density living environment while remaining seamlessly connected to established amenities and a thriving CBD, demonstrating Setia's disciplined approach to township evolution rather than short-term development."

She added, "The development incorporates Setia e-GreenLiving features such as smart home locks, solar panels, EV charging conduits, strong Industrialised Building Systems (IBS) adoption and Box 366, our proprietary contactless delivery solution. These elements reflect Setia's proven capability to anticipate changing homeowner needs and to implement sustainable, future-ready solutions at scale."

Linked to the North-South Expressway via the Kempas Interchange, Summera Grove is situated just 3.5km from the Kempas Baru ETS station, 12km from Johor Bahru city centre, and 18km from Senai International Airport.

Key medical facilities are also a short drive away, with Kempas Medical Centre and the well-equipped KPJ Bandar Dato' Onn both within 10km from Setia Tropika. Perfect for new and growing families, Summera Grove offers convenient access to both everyday

essentials and lifestyle retail comforts with the nearby Lotus's Setia Tropika, while the higher-end Johor Premium Outlets is withing driving distance.

The launch of Summera Grove drives home S P Setia's commitment to thoughtfully-planned developments that deliver sustainable, high-quality homes accompanied by wide, open spaces and lifestyle amenities, setting a new standard for living in Johor.

For more information, unit viewing appointments and sales enquiries, visit the Tropika Welcome Centre, log on to https://spsetia.com/property/setia-tropika/ or call +607 237 2255.

END