Press Release
20 July 2026
For Immediate Release

S P SETIA LAUNCHES RM63.14M GDV AURORA II IN SETIA BAYUEMAS SOUTH, FOLLOWING SUCCESSFUL AURORA I LAUNCH

SHAH ALAM - S P Setia Berhad ("Setia" or "The Group") has launched Aurora II homes with a gross development value (GDV) of RM63.14 million in the freehold Setia Bayuemas South precinct in Klang on 18 July 2026. This follows the successful February launch of Aurora I, which has recorded commendable sales.

Aurora II comprises 69 units of double-storey terrace homes sized at 22' x 75', each featuring four bedrooms and four bathrooms, with prices starting from RM840,000. Aurora II homes have built ups of 1,904 sq ft for intermediate lots and 1,967 sq ft for corner and end units.

Datuk Yuslina Mohd Yunus, Chief Operating Officer of S P Setia, said, "The strong response to Aurora I, which achieved commendable sales within a short period after launch, reflects homebuyers' continued confidence in S P Setia and the enduring appeal of Setia Bayuemas as a preferred township destination in Southern Klang.

"Building on this momentum, Aurora II represents our continued commitment to delivering quality homes within a mature, well-connected and thriving township. As part of the freehold 545-acre Setia Bayuemas development, Aurora II offers homebuyers the opportunity to be part of an established community supported by comprehensive amenities, excellent connectivity and future growth potential.

"The recent opening of the Shah Alam LRT Line (LRT 3), with Johan Setia Station located less than 3km away, further enhances accessibility and strengthens the township's appeal. Combined with its strategic location, proven track record and integrated township ecosystem, Aurora II is well-positioned to attract discerning homebuyers seeking both lifestyle value and long-term investment potential," she said.

While residents benefit from Setia Bayuemas South's strategic location in the bustling Klang city, their Aurora II homes provide a haven of peace and serenity, designed with modern zen architectural elements including a minimalist zen façade, stone-effect entrance walls, timber accents and tropical pitch roofs. These are complimented with smart home capabilities and a suite of Setia eGreenLiving features including smart locks, green switches, Box 366, Electric Vehicle (EV) charger port provisioning, and solar PV conduit readiness.

Setia Bayuemas South is positioned for young, upwardly mobile dual-income professionals seeking a well-connected, lifestyle-oriented community. Residents will have access to green spaces such as the 1km Linear Park, Aurora Central Park, Aurora Neighbourhood Park and the upcoming Setia Bayuemas Lake Park Two, which provide recreational facilities and family-friendly leisure areas.

The township is well-served by nearby education, healthcare and retail amenities, with schools such as SK Kampung Pendamar, SJK(C) Wu Teck, Orbix International School, Collinz International School and Canary International School within a short drive, complemented by Bukit Tinggi Medical Centre, Hospital Tengku Ampuan Rahimah, AEON Mall Bukit Tinggi, KSL Esplanade Mall and GM Klang Wholesale City all located within a 10km radius. Beyond Klang city itself, Setia Bayuemas South residents enjoy seamless connectivity across the Klang Valley through a network of major highways such as the Shah Alam Expressway (KESAS), the West Coast Expressway (WCE), and the Lebuhraya Kemuning–Shah Alam (LKSA).

Aurora II reflects Setia's hallmarks of thoughtful master planning, design-led placemaking and future-ready homes, backed by over 50 years of experience in creating liveable, connected communities with long-term value.

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