

BERONIA
DOUBLE STOREY TERRACE HOUSE

20' x 70'



SETIA ECOHILL 2 SDN BHD (199801010090)

Setia Ecohill Welcome Centre

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Developer License No: 14421-13/01-2022/008(L) | Validity Period: 04/01/2020 – 03/01/2022 | Advertising & Sales Permit No: 14421-13/01-2022/008(P) | Validity Period: 04/01/2020 – 03/01/2022 | Land Tenure: Freehold | Land Encumbrances: RHB Bank Berhad (6171-M) & RHB Islamic Bank Berhad (680329-V) | Approving Authority: Majlis Perbandaran Kajang (MPKj) | Building Plan Reference No: MPKj 2/P/20/2019 | Expected Completion Date: September 2022 | Total Unit: 105 units | Built-up: Setia Ecohill 2 - Barrus 1 & 2 (Intermediate Lot): 1,784 sq ft; Setia Ecohill 2 - Barrus 1 & 2 (Corner Lot): 1,805 sq ft | Minimum Price: RM 626,000; Maximum Price: RM 925,000 | Type of Property: Double Storey Terrace House | Restriction of Interest: Nil | 7% Discount for Bumiputra

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA





Life is greener here in the natural landscapes of Setia EcoHill 2 in Semenyih. Sprawling over 1,010 acres of undulated land, Setia EcoHill 2 is one of the award-winning masterpieces from SP Setia's Eco-series that promises a conducive living environment inspired by nature.

Comprising three iconic landscape profiles, Wetlands, Woodlands, and Highlands, Setia EcoHill 2 dedicates more than 10% of its land to community parks and green areas with 10,000 trees planted around the township for a verdant environment.

The township preserves more than 90% of Bukit Tempurung's original landscape and has created new recreational opportunities with its natural undulated altitudes.

Adventure Park was crowned the Gold Winner in EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2020. The exhilarating park bagged another award for Malaysia Landscape Architecture Awards (MLAA) 2018's Landscape Development Award (Honour) Developer Category.

Not only do Setia EcoHill 2's thematic landscapes win the hearts of many, but they too, won the Excellence Award for MLAA 2019's Landscape Master Plan Awards.



BERONIA
**LIVING SIMPLY
AND SUSTAINABLY.**
20'X70'




**GUARDED
WITH GATED**
COMMUNITY



**FLEXIBLE
LAYOUT**
20'x70'

Spacious 20' x 70' living and a private little Eden of your own to call home. Introducing Beronia, a new double-storey terrace freehold development in Setia Ecohill 2 that's just the perfect mix of contemporary living and your very own private garden. This gated and guarded community is the ideal place to start a family and settle into a life of serenity, wonder and joy.

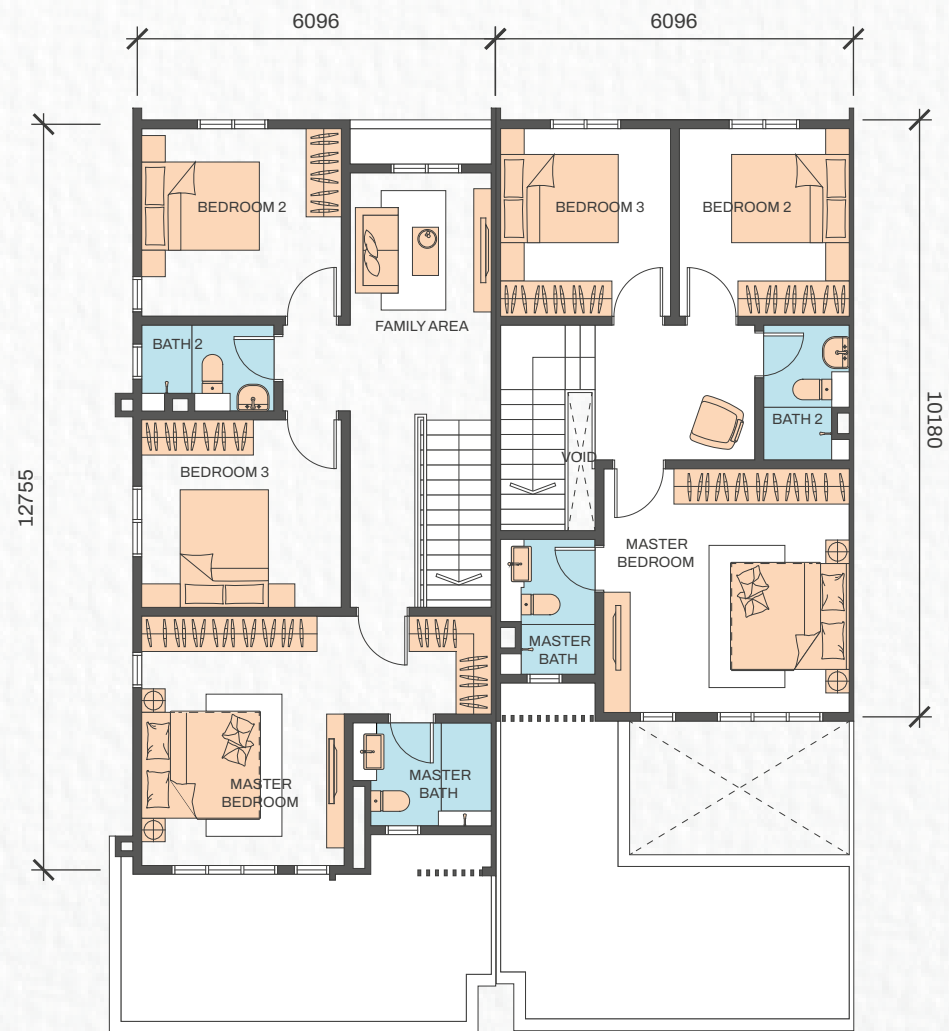
FLOOR PLAN

LAND SIZE: 20' X 70'

	CORNER/ END LOT	INTERMEDIATE LOT
BUILT-UP:	1885 SQ.FT.	1599 SQ.FT.
BEDROOMS:	4	3
BATHROOMS:	3	3



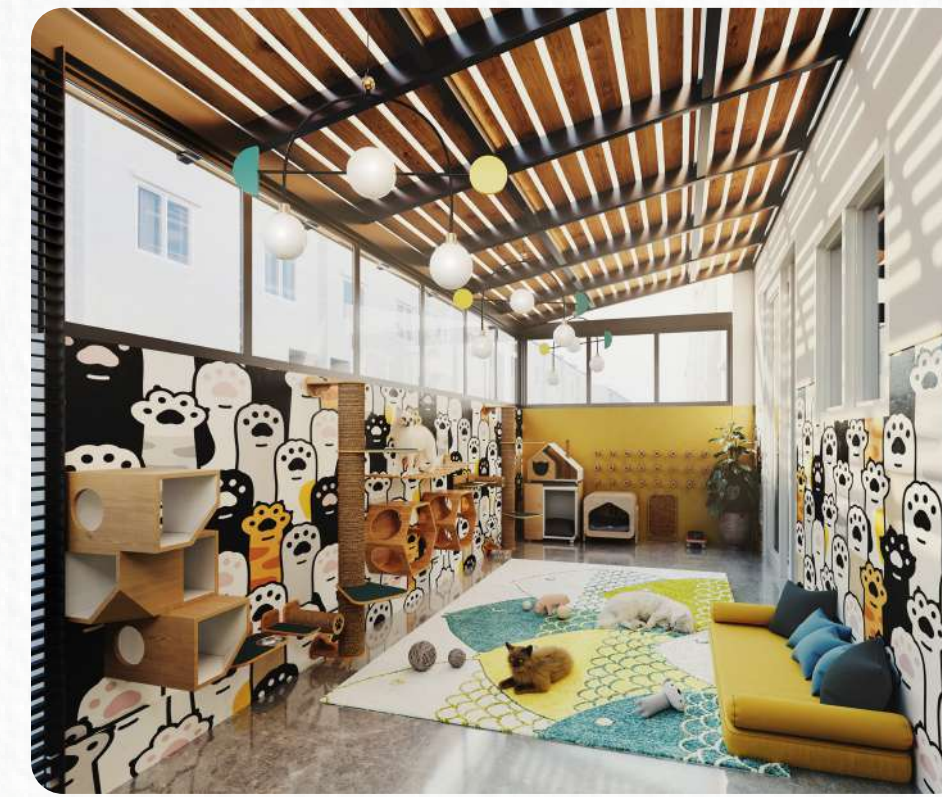
GROUND FLOOR



FIRST FLOOR

AN "EVERYTHING GARDEN" AT YOUR BACKYARD

Flexible usage of your back land according to that creative imagination and needs.



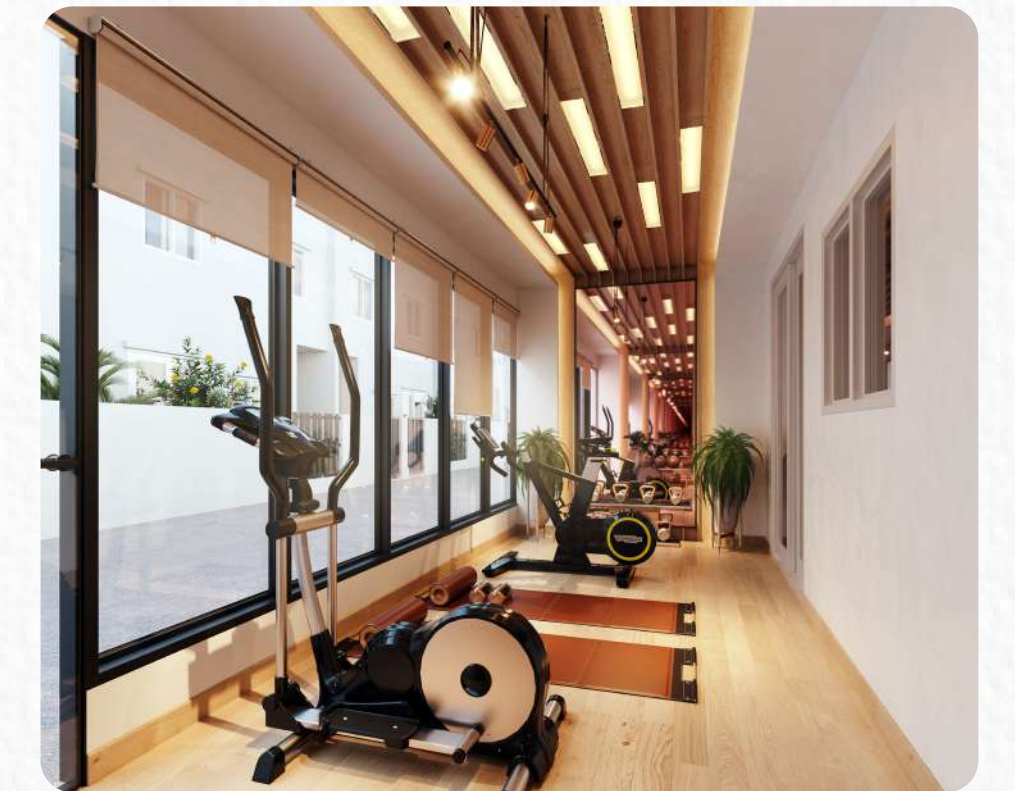
PETS WONDERLAND



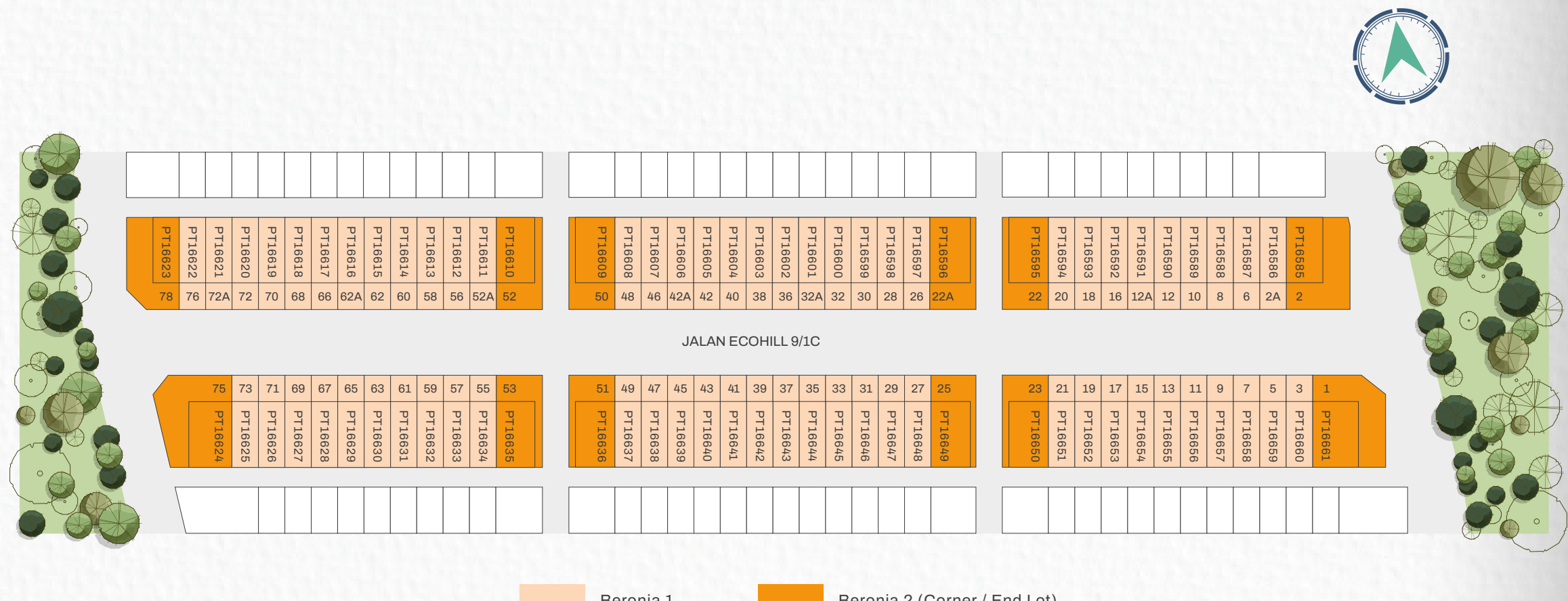
EDIBLE GARDEN



ALFRESCO KITCHEN



GYMNASIUM



Beronia 1
 Beronia 2 (Corner / End Lot)



Award-winning 18-acre Adventure Park



17-acre South Creek Town Park

BERONIA

SETIA
 ecoHILL 2

PROPERTY SPECIFICATION

Structure	Reinforced Concrete	
Wall	Brickwall	
Roofing Material	Reinforced Concrete Slab/ Metal Deck Roofing	
Roof Framing	Metal Truss	
Ceiling	Skim Coat and Paint/ Plaster Ceiling and Paint	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance	: Timber Door
	Others	: Aluminium Framed Glass Sliding Door/ Flush Door/ PVC Door/ Louvre Door
Ironmongery	Provided	
Wall Finishes	Kitchen	: 1500mm High Ceramic Wall Tiles
	Master Bathroom	: 2400mm High Ceramic Wall Tiles
	Bathroom 2, Bathroom 3	: 2400mm High Ceramic Wall Tiles
	Others	: Plaster & Paint to Ceiling Height
Floor Finishes	Living / Dining / Kitchen	: Ceramic Tiles
	Master Bedroom Bedroom 2/ Bedroom 3)	: Ceramic Tiles
	Master Bath/ Bath 2/ Bath 3	: Ceramic Tiles
	Staircase	: Ceramic Tiles
	Car Porch/ Terrace	: Porcelain Tiles
	Utility/ Refuse Chamber	: Ceramic Tiles
	Bedroom 4 Family Area / Yard (Corner & End Unit Only)	: Ceramic Tiles
	Yard (Intermediate Unit)/ Others	: Cement Render
Sanitary & Plumbing Fittings	3 WCs, 3 Wash Basins, 3 Showers, 1 Kitchen Sink	
Electrical Installations	Intermediate Unit	Corner / End Unit
	13 Amp Plug Point	18
	Lighting Point	22
	Air-Conditioning Point	2
	Fan Point	6
	TV Point	1
	Gate Light Point	1
	Door Bell Point	1
	Water Heater Point	3
	Water Pump Point	1
	Auto Gate Point	1
	Isolator Point	1
Internal Telecommunication	Fibre Wall Socket	1
Trunking and Cabling		
Fencing	Fencing with Gate, Refuse Chamber and Letter Box	
Turfing	Provided	