





THE ROOMS ARE DESIGNED TO CAPTURE MAXIMAL SUNLIGHT FOR NATURAL DAYLIGHT, IMBUING THE HOME WITH AN EASY BRIGHTNESS THAT CORRESPONDS TO ITS VIBRANT OUTDOOR SURROUNDINGS.

OUR AIRY LAYOUT EMPHASISES FLOW AND VIEWS TO ENCOURAGE OPTIMAL LIVING, WHERE SPACES FEEL JUST THE RIGHT SIZE, AND ARE SUITABLE FOR A WIDE RANGE OF FUNCTIONALITIES.

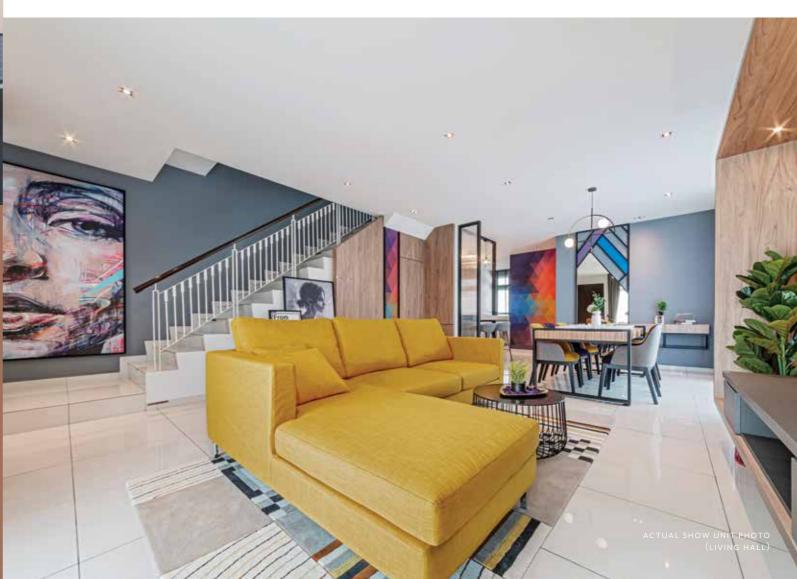
ILONM

EASILY ACCESSIBLE, ELEGANT AND CONTEMPORARY,

ILONA OFFERS A PEACEFUL HOME IN THE GARDEN

COMPLETE WITH EVERYTHING A CITY HOUSE HAS TO OFFER

in love with nature





award-winning master plan

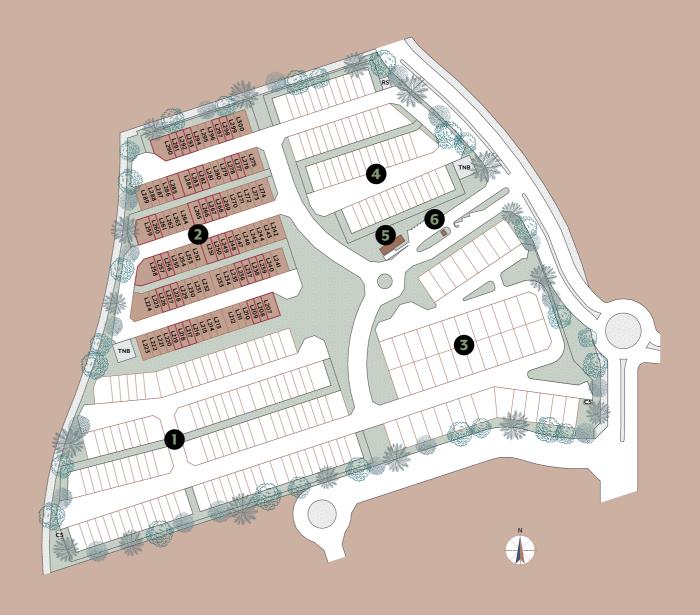
SETIA ECO GARDENS OFFERS DISCERNING HOMEOWNERS AN ECO-LIVING EXPERIENCE WITHIN 765 ACRE OF TRANQUIL RAINFOREST ENVIRONMENT.



site plan

CORDELIA GARDEN FEATURES GENEROUS GREEN SPACE AND CHARISMATIC AMENITIES FOR THE FULL FAMILY EXPERIENCE.

BE IN ONE OF OUR LUXURIOUS AND SOPHISTICATED RESIDENCES TO OPEN UP A LIFE OF PERFECTLY COMPOSED, PANORAMIC VIEWS.

















ILONA

2-STOREY TERRACE

20' X 65'

1,783 SF



OPEN LAYOUT KITCHEN

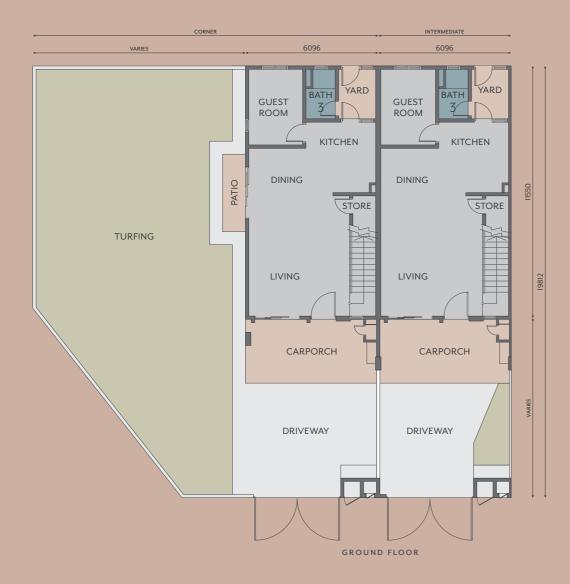
COMFORTABLE SEATING AREA

BUILT-IN SHOE RACK

20' BACKLANE GARDEN



FIRST FLOOR



specifications

STRUCTURE	Reinforced Concrete Framework		
WALL	Brickwall / Reinforced Concrete Wall		
ROOFING COVERING	Reinforced Concrete Slab / Concrete Roof Tiles		
ROOF FRAMING	Light Weight Steel Trusses		
CEILING	Asbestos Free Cement Board / Plaster Ceiling and Paint / Skim Coat and Paint		
WINDOWS	Aluminium Frame Window / M.S. Grille Window		
DOORS	Solid Timber Door / Plywood Flush Door / Aluminium Frame Sliding Door / Timber Fixed Louvres Door / M.S. Grille Door		
IRONMONGERY	Provided		
WALL FINISHES			
Kitchen	Full Height Tiles till Ceiling Height		
Bath 1 & 3	Full Height Tiles till Ceiling Height		
Bath 2	3,000 mm Height Tiles		
FLOOR FINISHES			
GROUND FLOOR			
Living / Dining / Guest Room /Store / Kitchen / Yard / Bath 3 / Car Porch / Patio	Tiles		
Driveway / Other Areas	Cement Render		
FIRST FLOOR			
Master Bedroom / Bedroom 2 & 3 / Hall / Staircase / Bath 1 & 2	Tiles		
Other Areas	Cement Render		
*FENCING	Provided		
*TURFING	Provided		
*GAS PIPING	Nil		

	Intermediate Lot	Odd Corner Lot/End Lot with Land /Odd End Lot with Land/Special Corner Lot	
TELEPHONE & ELECTRICA	AL INSTALLATION		
Light Point	21	22	
Power Point (13A)	18	18	
TV Point	2	2	
Astro Point	2	2	
Ceiling Fan Point	5	5	
Air-Cond Point	5	5	
Water Heater Point	3	3	
Autogate Point	1	1	
Gate Lighting Point	2	2	
Door Bell Point	1	1	
Telephone Point	1	1	
Network Point	2	2	

anitary & plumbing fittings	
itchen Sink	1
Vash Hand Basin	3
oilet Paper Holder	7
hower	3
Vater Closet	3
ITERNAL TELECOMMUNCATION RUNKING AND CABLING	Provided

Note :

Note:
The Developer shall, at its own cost and expense, install or
construct all of the items listed above in accordance with
the description set out save for the item or items marked
with an * which may be deleted if not applicable.



an oasis within a global network

A FIABCI WORLD PRIX WINNING ECO-TOWNSHIP, SETIA ECO GARDENS OFFERS A PURIFYING HOME LIFE WITHIN A TRANQUIL AND EXCLUSIVE RAINFOREST ENVIRONMENT AT THE HEART OF ISKANDAR MALAYSIA.

26.4 KM	Airport 27.4 KM	23.8 KM
Singapore	Senai International	Johor Bahru

Stay Together. Stay Setia livelearnworkplay Call +607 555 2525

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