



The New Chapter

KYRA

2-STOREY TERRACE
22' X 70'





ARTIST'S IMPRESSION

KYRA

FRAMING THE GREENERY WITH AN EASE THAT CHARACTERISES THE DISTINGUISHED, KYRA IS A FAMILY HOME THAT ADDS WONDERFUL MEMORIES TO YOUR HERITAGE.

kingly and ravishing



ACTUAL SHOW UNIT PHOTO
(FAMILY HALL)

EVERY SPACIOUS ROOM ADAPTS TO THE CHARACTER OF ITS DWELLER.
METICULOUS CRAFTSMANSHIP INFORMS EVERY CORNER, BUILT TO EMBRACE AND ENCHANT BY PROVIDING BEAUTIFUL TEXTURES FOR THE BEST COMFORT AT HOME.
EVERY MOMENT IS UNHINDERED BY THE CONFINES OF SPACE, AND THE LAYOUT IS CREATED SO THAT POSSIBILITIES OF INTERIOR DESIGN ARE ENDLESS.



ACTUAL SHOW UNIT PHOTO
(LIVING HALL)



award-winning master plan

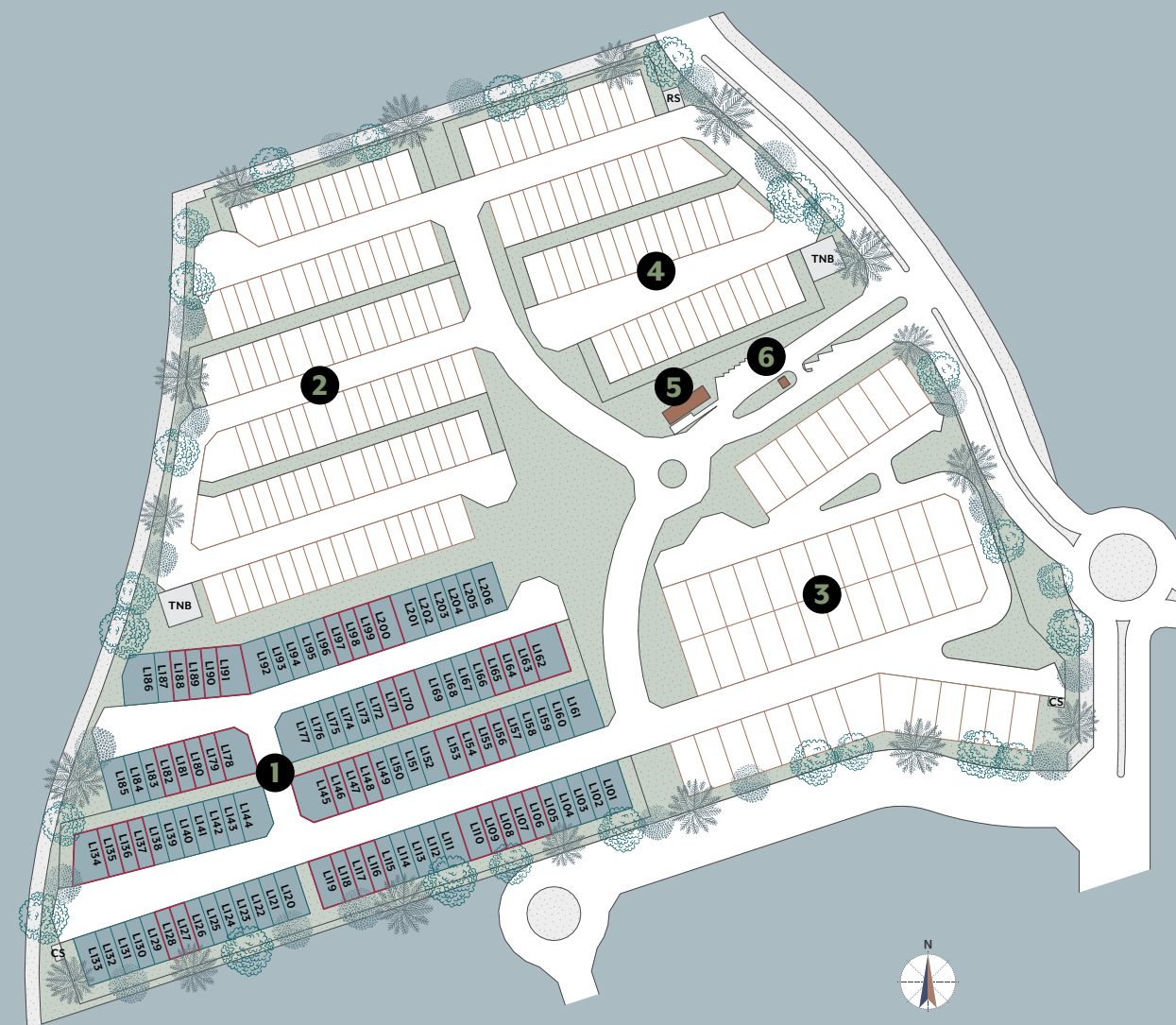
SETIA ECO GARDENS OFFERS DISCERNING HOMEOWNERS AN ECO-LIVING EXPERIENCE WITHIN 765 ACRE OF TRANQUIL RAINFOREST ENVIRONMENT.



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.



- | | | | | | | |
|-----------|------------|-------------|------------|---------------------------|-----------------|--------------------|
| 1 KYRA | 2 ILONA | 3 RAYDEN | 4 ARELL | 5 MANAGEMENT OFFICE | 6 GUARDHOUSE | BUMIPUTERA UNIT |
|-----------|------------|-------------|------------|---------------------------|-----------------|--------------------|

2-STOREY TERRACE

2,101 SF

4  + 4 

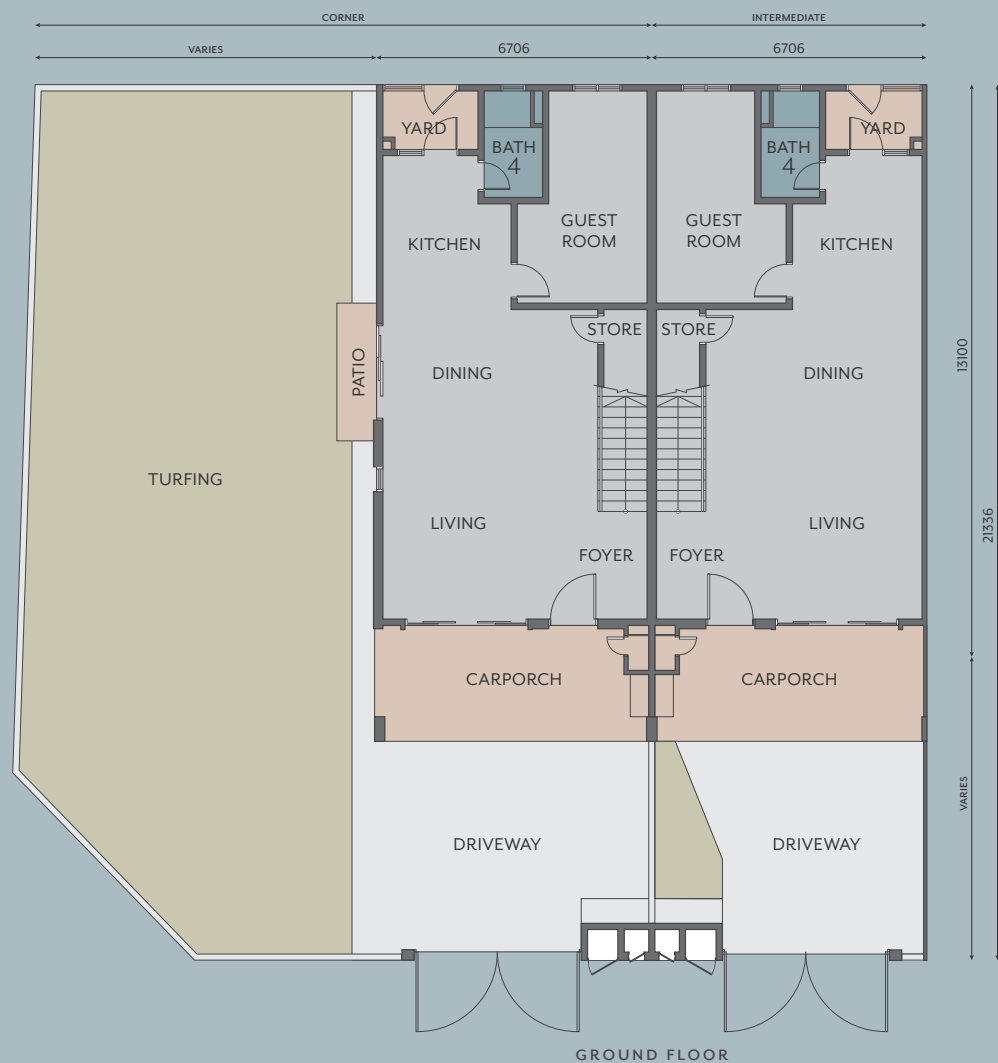
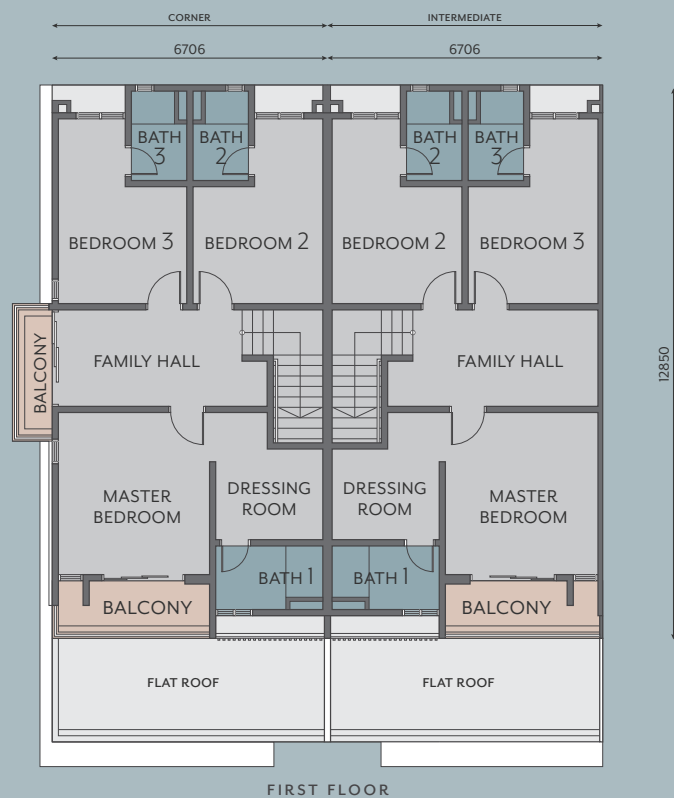
DRESSING AREA IN
MASTER BEDROOM

BEDROOM 2&3 WITH
ATTACHED BATHS

COMFORTABLE SEATING AREA

BUILT-IN SHOE RACK

20' BACKLANE GARDEN



| | |
|--|--|
| 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, 2, 3 & 4 | Full Height Tiles till Ceiling Height |
| FLOOR FINISHES | |
| GROUND FLOOR | |
| Living / Dining / Guest Room / Foyer / Store / Kitchen / Yard / Bath 4 / Car Porch / Patio | Tiles |
| Driveway / Other Areas | Cement Render |
| FIRST FLOOR | |
| Master Bedroom / Bedroom 2 & 3 / Family Hall / Dressing Room / Staircase / Balcony / Bath 1, 2 & 3 | Tiles |
| Other Areas | Cement Render |
| *FENCING | Provided |
| *TURFING | Provided |
| *GAS PIPING | Nil |

| Intermediate Lot | Corner Lot / End Lot with Land / Odd End Lot with Land | SANITARY & PLUMBING FITTINGS |
|-------------------------------------|---|-------------------------------|
| TELEPHONE & ELECTRICAL INSTALLATION | | Kitchen Sink 1 |
| Light Point 26 | 28 | Wash Hand Basin 4 |
| Power Point (13A) 24 | 24 | Toilet Paper Holder 4 |
| TV Point 3 | 3 | Shower 4 |
| Astro Point 3 | 3 | Water Closet 4 |
| Ceiling Fan Point 6 | 6 | INTERNAL TELECOMMUNICATION |
| Air-Cond Point 6 | 6 | TRUNKING AND CABLING Provided |
| Water Heater Point 4 | 4 | |
| Autogate Point 1 | 1 | |
| Gate Lighting Point 2 | 2 | |
| Door Bell Point 1 | 1 | |
| Telephone Point 2 | 2 | |
| Network Point 3 | 3 | |

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 determined as applicable.

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a green lung by the city

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.

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

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MON-FRI: 9am-6pm SAT, SUN & PH: 10am-6pm

Setia

KYRA (RTI) • Double-Storey Terrace House • Standard Lot: 22' x 70' • 2,101 sq. ft. • No. of Units: 106 units • Min. Price: RM884,000 • Max. Price: RM1,117,000 • Housing Developer's License No.: 10611-16/11-2021/01108(L) • Validity Date: 21/11/2019-20/11/2021 • Advertising & Sales Permit No.: 10611-16/11-2021/01108(P) • Validity Date: 21/11/2019-20/11/2021 • Expected Date of Completion: Nov 2022 • Tenure of Land: Freehold • Land Charge: Public Bank Berhad • Approving Authority: Majlis Bandaraya Iskandar Puteri • Reference No.: MBIP(B)/RP/6/7/2019(34) • 15% Bumiputera Discount • Restriction in Interest: Nil • All renderings contained herein are artist impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance doubt on the specifications, please always refer to the sale and purchase agreement.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.