

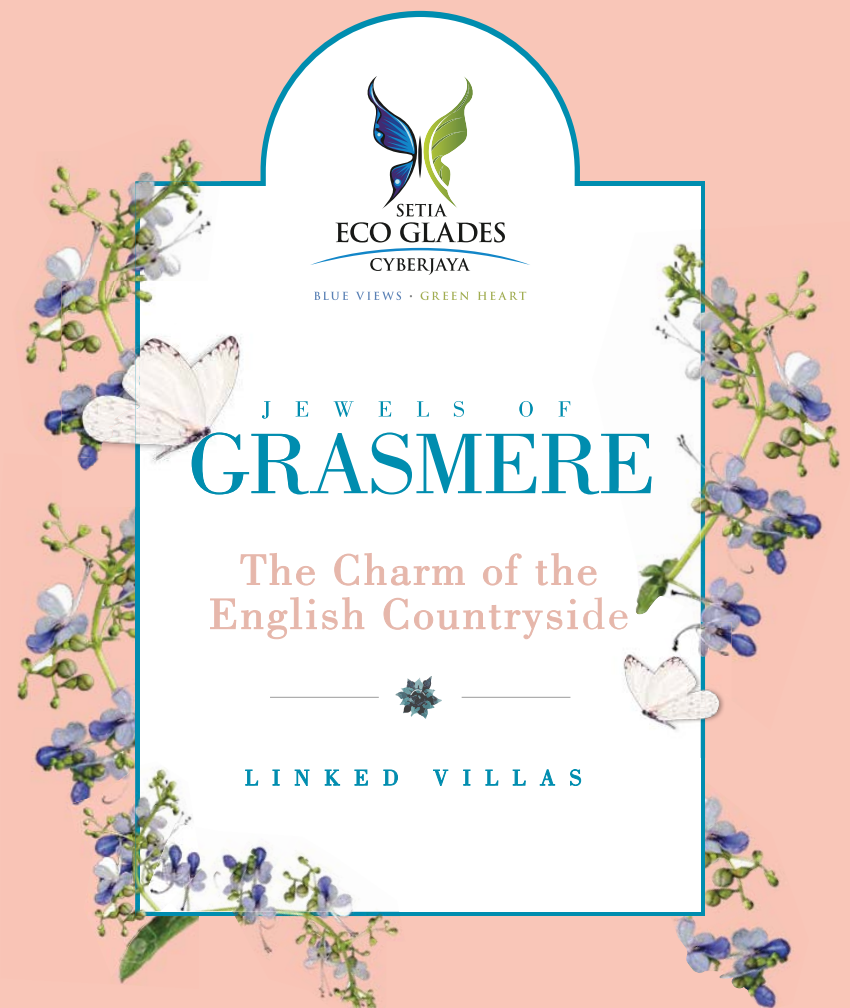
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SETIA ECO GLADES SDN BHD (767476-H)
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livelearnworkplay
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Developer License No: 12219-5/2019/0445 (L) - Validity Period: 20/06/2017 - 19/06/2019 - Advertising Permit No: 12219-6/2019/0445 (P) - Validity Period: 20/06/2017 - 19/06/2019 - Land Tenure: Freehold - Land Encumbrance: CMB INVESTMENT BANK BERHAD - Approved Authority: Majlis Perbandaran Sepang - Reference No: MP/SEPANG/056/2007/001131 - Completion Date: Sept 2020 - 2 Stories Linked Villas 2 x 80' (Type A) - Total Units: 32 units - Main (RM) : RM 1,578,000 - Max (RM) : RM 2,280,750 - Linked 2 Storey 22' x 80' (Type B) - Total Units: 88 units - Main (RM) : RM 1,409,080 - Max (RM) : RM 1,817,600

A joint venture project by:



A PAGE OF MEMORIES

Why do birds suddenly appear
Every time you are near?
Just like me, they long to be

Close To You



Artist's Impression

“

Time can make a feeling fade, but some memories just stay with you forever.

From a trip to the idyllic Lake District came a spark of inspiration. From placid peaceful lakes, rolling grassy meadows and winding country roads hedged with low stone walls, Grasmere had all the ingredients for the perfect countryside lifestyle that we wanted to recreate – one where life is simple, conversations are warm and neighbours are friends.

Thus, Jewels of Grasmere was born.

This is a memory I hold close to my heart.

”

Team Setia

Masterminds behind the concept of 'Jewels of Grasmere'.



2015
PROJECT OF THE YEAR
INSTITUTE OF LANDSCAPE
ARCHITECTS MALAYSIA



2016
BEST MASTER PLAN
INSTITUTE OF LANDSCAPE
ARCHITECTS MALAYSIA



2017
BEST LANDED DEVELOPMENT
THE STARPROPERTY.MY
AWARDS

A dream made possible
by TEAM SETIA

From the creators of Lepironia Gardens
and Isle of Kamares comes
Setia Eco Glades' latest work of art;
awash with old English charm
and filled with the delights of Mother
Nature, a new paradise is born.



Conceived from a fond memory and inspired
by a pilgrimage to the English countryside,
Jewels of Grasmere is a labour of love,
carefully designed to incorporate the
nuances and minute details that make
Grasmere so wonderfully unforgettable.

Prepare to venture into a landscape
modelled after the Lake District,
so famed for its calm and picturesque vistas
that it was impossible for us not to share it
with you. So go forth, and discover the many
wonders that await you.

Another Award-Winning Masterpiece

Another
EXQUISITE
MASTERPIECE
Emerges



THE BUND



Watch the children run freely across the vast emerald fields, as you lay back and feel the cool breeze caress your face.

A Page Out of a Fairytale

Deep within our soul, we all yearn for a life that is warm, soothing and free from the turmoil of life. Inner peace is a distant memory, all but forgotten.

Discover that feeling once more, here at The Bund.

Sink your toes into the warm sand of the manmade beach flanking the waterway, where you'll find a towering observatory overlooking the enclave. Ascend the stairs and admire the breath-taking view of the surroundings, as golden sunshine gently caresses your skin.

If there ever was a heaven on Earth, this is it.



The Bund

What better way to spend a peaceful evening than with warm sand between your toes and the cool wind in your hair? Listen to the calm lapping of waves against the shore as you luxuriate in the gorgeous paradise you call home.



Artist's Impression

Meadow Lake & The Wheel of Reveries

At the heart of the enclave lies a great lake, balancing the lush green hues of nature with clear blue waters. Lay upon its banks and feel the waves lapping gently at your ankles; allow its cool touch to cleanse your mind and soul, and find respite from the chaos of everyday life.

Like a jewel upon a crown, a majestic water wheel adorns the centre of the lake, turning slowly yet steadily for evermore.



Artist's Impression

Where Life is a Walk in the Park



It is our strong belief that home should be a sanctuary, untouched by the frantic lifestyle beyond its borders.

At Jewels of Grasmere, each house is flanked by pocket gardens and meandering paths, leading towards the great Meadow Park in the centre. Stretch your legs and take a stroll; stop by your neighbour's place and have a cup of tea.

Don't rush yourself, because you have all the time in the world.



A masterpiece of visionary planning and innovative design.

SITE PLAN



With the concrete jungle swiftly encroaching upon us in a time of rapid development, nothing is more soul-soothing than a spot of lush greenery.

- | | | |
|---------------------|-------------------------|-----------------------|
| 1 Lattice Pavilion | 6 Triple Arbor Entrance | 11 Playground |
| 2 Jetty | 7 Pathway | 12 Stepping Stones |
| 3 Waterfront Plaza | 8 Teacup Garden | 13 Hammock Clubhouse |
| 4 Wheel of Reveries | 9 Tree Ring Bench | 14 Bridge to the Bund |
| 5 Meadow Lake | 10 English Gate | |

GREENDALE

LINKED VILLAS



TYPE A

24' x 80'

A Home Within Nature's Embrace

Enjoy lush greenery right at your doorstep with pocket gardens surrounding your spacious yet cosy home. Fling open the doors, step outside and sink your toes into the soft grass. Life here is always close to the heart of nature.





GREENDALE LINKED VILLAS

TYPICAL LOT
Int: 24'x 80'
BUILT-UP
2,300sf - 2,470sf



33 units



Ground Floor



First Floor

Corner / End unit



Ground Floor



First Floor

Intermediate unit

LANGDALE

LINK VILLAS



TYPE B

22' x 80'

Laidback Living by the Waterfront

Wash your worries away in the reflections of the Meadow Lake. Wake up each day to the calm rippling of the water, and enjoy a breath-taking view of the Wheel of Reveries right from your window.





LANGDALE

LINKED VILLAS

TYPICAL LOT
Int: 22' x 80'
BUILT-UP
2,118sf - 2,306sf



84 units



Corner / End unit



First Floor



Ground Floor



First Floor

Intermediate unit

Specifications

GREENDALE

STRUCTURE	:	Reinforced Concrete	
WALL	:	Clay Brick	
ROOF	:	Clay Roof Tiles/ RC Flat Roof	
CEILING	:	Skim Coat/ Plaster Ceiling	
DOOR	:	Entrance Door	: Solid Timber Door
	:	All Bedroom Doors/Toilet	: Solid Core Timber Door
	:	Kitchen Door	: Aluminium Frame Glass Door
	:	Others	: Timber Louvered Door
	:	Powder-Coated Aluminium Frame Sliding Door	
WINDOW	:	Powder-Coated Aluminium Frame Window	
FLOOR FINISHES	:	Living, Dining, Foyer	: Porcelain Tiles
	:	Yard, Store & Kitchen	: Ceramic Tiles
	:	All Bedrooms & Staircase	: Timber Flooring
	:	All Bathrooms	: Ceramic Tiles
	:	Car Porch	: Homogenous Tiles
	:	Balcony & Terrace	: Ceramic Tiles
WALL FINISHES	:	A/C Ledge	: Cement Render
	:	Kitchen	: Ceramic Tiles
PAINTING	:	All Bathrooms	: Ceramic Tiles
	:	Internal	: Internal Emulsion Paint
IRONMONGERY	:	External	: Weather Shield Paint
	:	Quality Lockset	

	CORNER UNIT	INTERMEDIATE
SANITARY WARES		
Basin	5	5
Water Closet	5	5
Shower	5	5
Kitchen Sink	1	1

TELEPHONE & ELECTRICAL INSTALLATIONS		
Lighting Point	30	29
Power Point	27	25
Air-Cond Point	5	5
Instantaneous Water Heater Point	1	1
Door Bell Point	1	1
Ceiling Fan Point	5	5
SMATV Socket Outlet	3	2
Telephone Socket Outlet	3	2
Intercom Point	1	1
Centralized Solar Water Heating System		
3-Phase Wiring		

Specifications

LANGDALE

STRUCTURE	:	Reinforced Concrete	
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	:	Internal	: Internal Emulsion Paint
IRONMONGERY	:	External	: Weather Shield Paint
	:	Quality Lockset	

	CORNER UNIT	INTERMEDIATE
SANITARY WARES		
Basin	4	4
Water Closet	4	4
Shower	4	4
Kitchen Sink	1	1

TELEPHONE & ELECTRICAL INSTALLATIONS		
Lighting Point	29	28
Power Point	27	25
Air-Cond Point	5	5
Instantaneous Water Heater Point	1	1
Door Bell Point	1	1
Ceiling Fan Point	5	5
SMATV Socket Outlet	3	2
Telephone Socket Outlet	3	2
Intercom Point	1	1
Centralized Solar Water Heating System		
3-Phase Wiring		