



SETIA FONTAINES
Archipelago of Dreams



NusaCinta
The **Lovely Island** of Penang

BE ENTHRALLED WITH
THE CAPTIVATING VIEW OF
THE SETIA EXPERIENCE CENTRE
AND MUSICAL FOUNTAIN FROM
THE HERITAGE PARK.

FIND THE KEY TO THE HEART IN THE PERFECT PLACE.



The Sea of Flowers opens the door to a beautiful world of new possibilities.

Sea Of Flowers
Artist's Impression Only

SEA OF FLOWERS A RADIANT GEM OF NATURE'S MAGNIFICENCE

Retreat and refresh
from the humdrum
of life in the
Sea of Flowers and
be captivated by
its fascinating biodiversity
and vibrant beauty.



Heritage Park
Sea Of Flowers
Artist's Impression Only

AN ENDURING LEGACY FOR FUTURE GENERATIONS

A 1,691-acre mega township located in the heart of North Seberang Perai, Penang, Setia Fontaines is being masterfully planned as a great place to Live, Learn, Work and Play.

A VISION FOR HARMONIOUS LIVING

Setia Fontaines is deeply inspired by Ecosophy, a unique concept of ecological wisdom at the core of the development. Through meticulous planning and hard work, a fertile landscape has been created that is in harmony with the environment's feng shui, bringing out the best in nature.



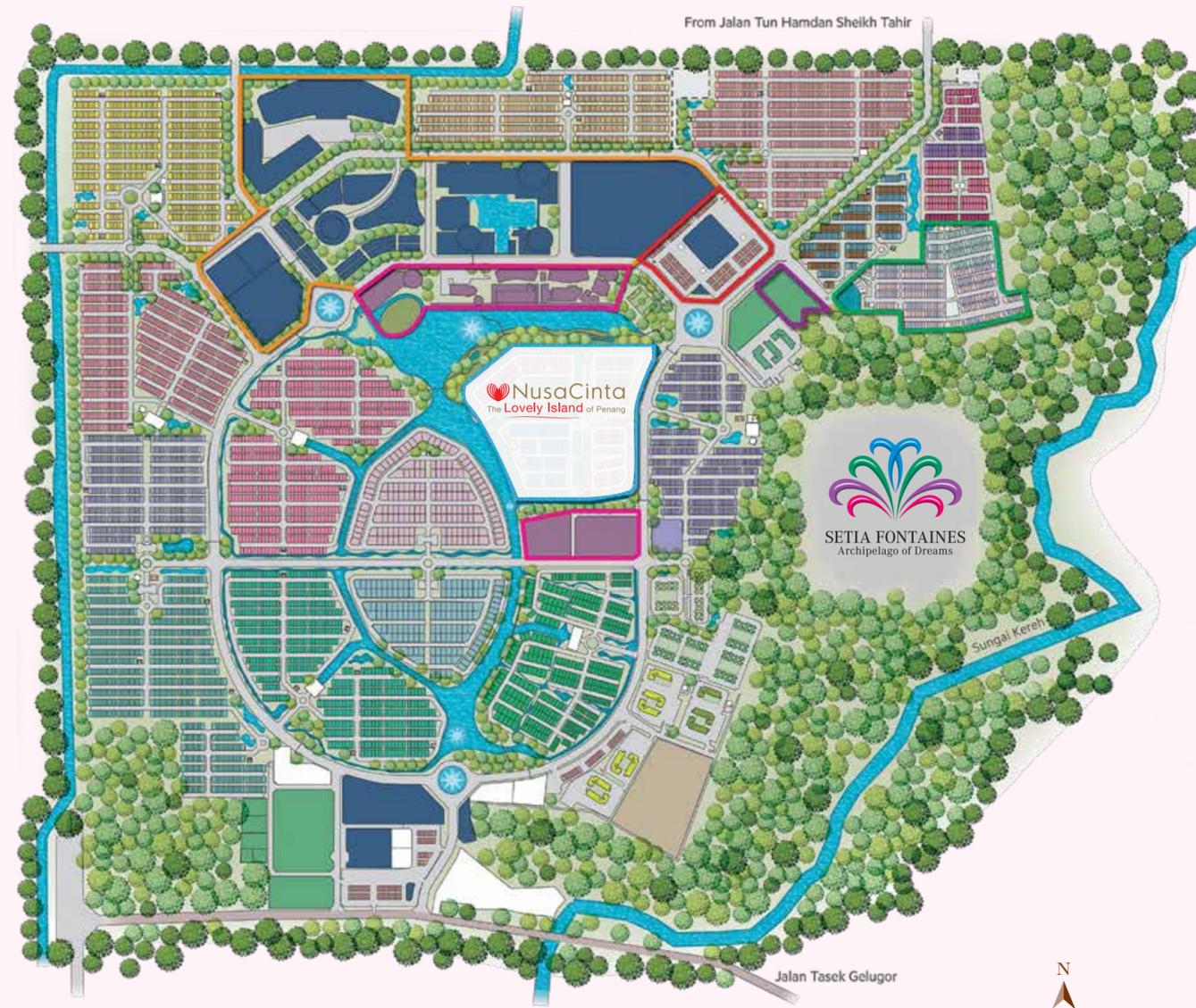
Wetland of Nusantara
Artist's Impression Only

Cocos Avenue
Artist's Impression Only

Serenity Plaza
Artist's Impression Only

Bioswale
Artist's Impression Only

MASTER PLAN



- | | | | |
|---|-----------------------------|---|-------------------------|
|  | City Centre Business Hub |  | NusaCinta |
|  | Setia Fontaines City Centre |  | Proposed Chinese School |
|  | Amansara South |  | Setia IWC |

AN ARCHIPELAGO OF DREAMS BY AWARD-WINNING DEVELOPER S P SETIA



Conceived by award-winning developer S P Setia, Setia Fontaines is envisioned to be a vibrant enclave for preserving Penang's wealth of historical, cultural and natural treasures.

The township is being thoughtfully developed as a place deeply inspired by the island's heritage for the world to appreciate, and as a gift for the generations to come.

Come and create a unique love story that brings out the best in life at NusaCinta - The Lovely Island of Penang.



NUSACINTA

Express Love in Lovely Ways



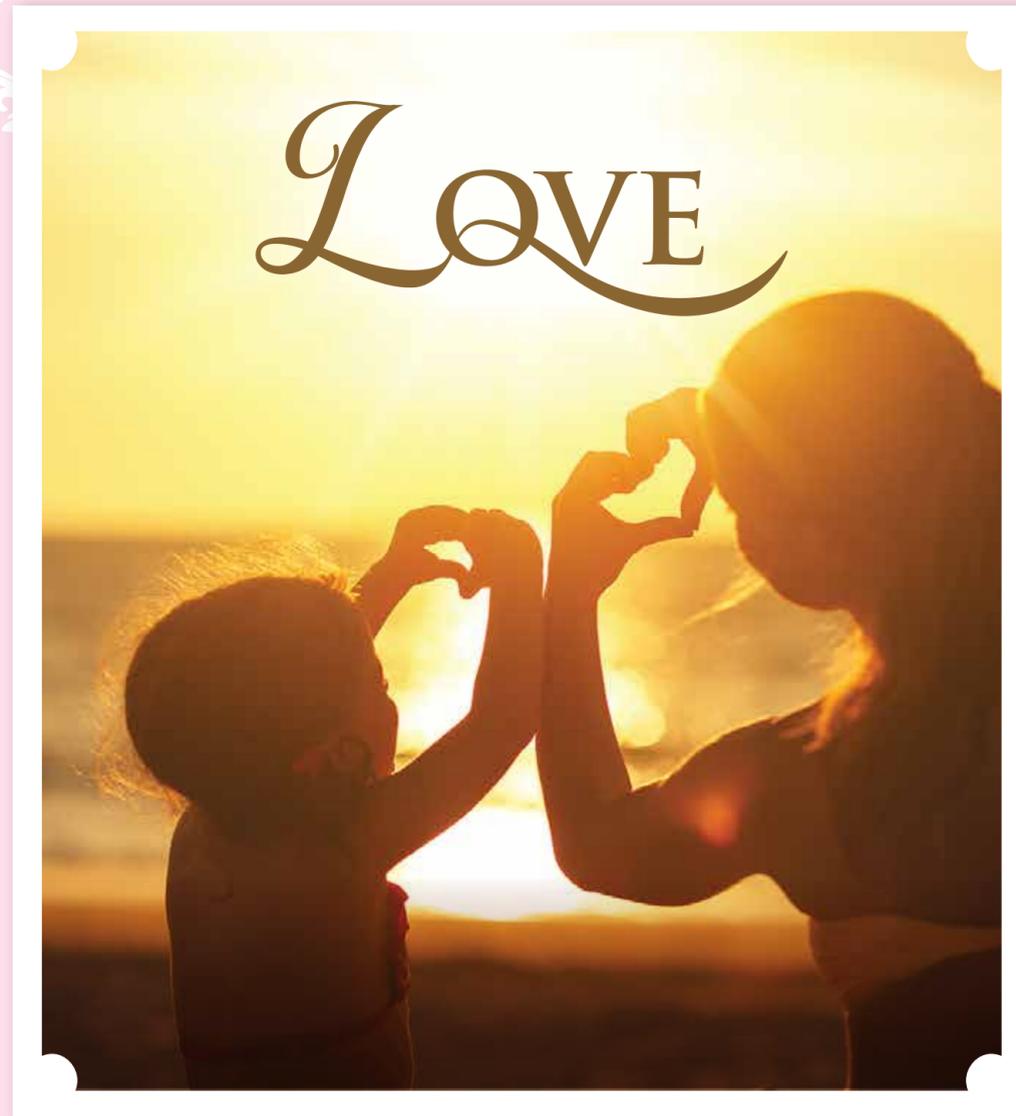
These well-crafted homes perfectly capture the meaning of love for life, with abundant opportunities for wholesome living, a happy family and a healthy environment.

LOVE

FEEL THE CONNECTION,
ENJOY THE FEELING

NUSACINTA

The Place That Defines



Love is an intense feeling of deep affection that is expressed in fulfilling one's greatest desires.



Precious moments together in the warm sunshine build closeness in every relationship.

WELCOME HOME



Revel in enchanting surroundings that are perfect for writing an enduring love story.





Club House & Fountain of Happiness
Artist's Impression Only

NUSACINTA

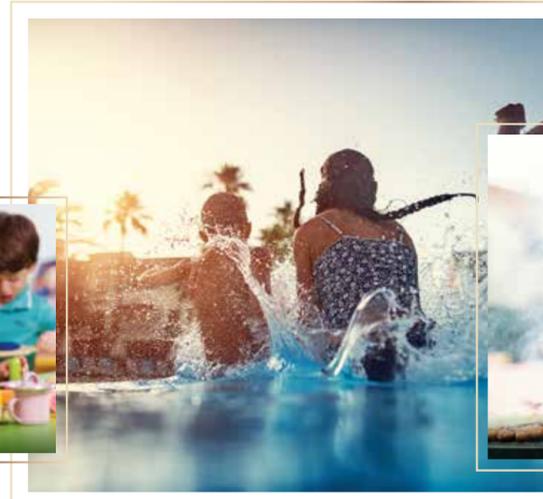
Beautiful spaces fulfilling a vibrant lifestyle.



Kids Corner



Gymnasium



ENJOY EXCLUSIVE PRIVILEGE AND LUXURY

Relish different lifestyle facilities for every need, be it health, relaxation, gastronomy or leisure.

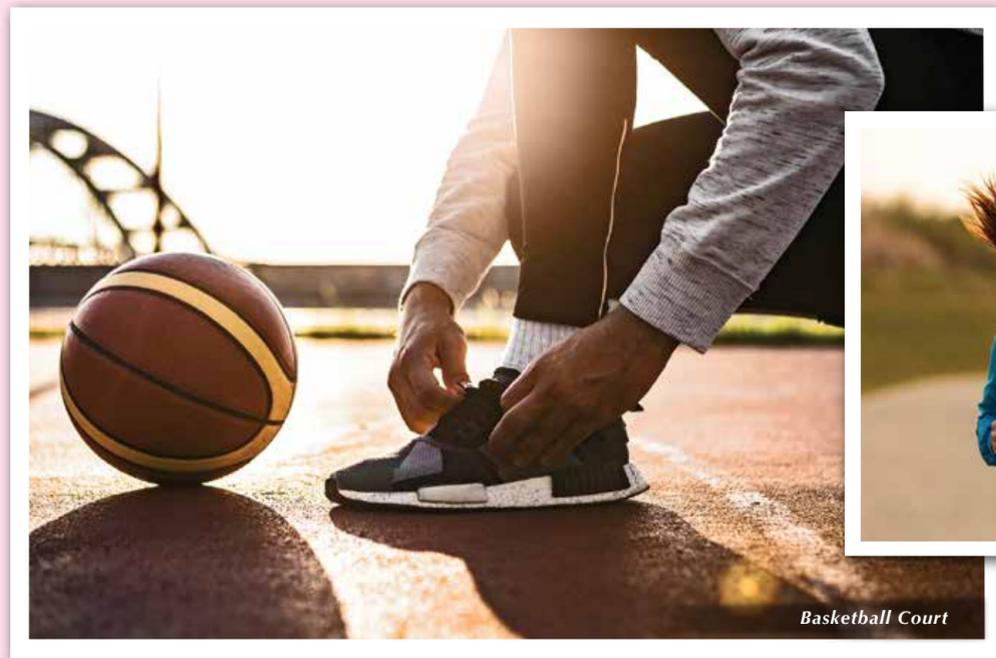
CLUB HOUSE FACILITIES

BBQ Area | Swimming Pool | Gymnasium
Library | Kids Corner | Multipurpose Hall

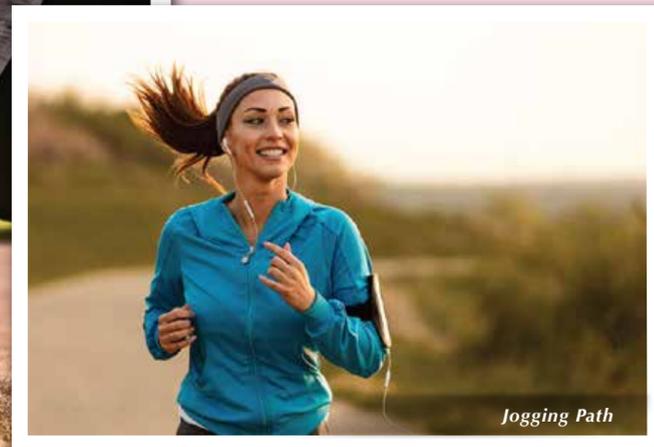


Fountain Of Completing Love
Artist's Impression Only

Inspired by the beautiful islands of Nusantara, the lush landscapes and suburban settings of NusaCinta will lift one's passion for living to new heights.



Basketball Court



Jogging Path



A PORTRAIT OF SUBLIME AFFECTION



Savour the moments of intimacy in picture-perfect surroundings that make for wonderful memories.

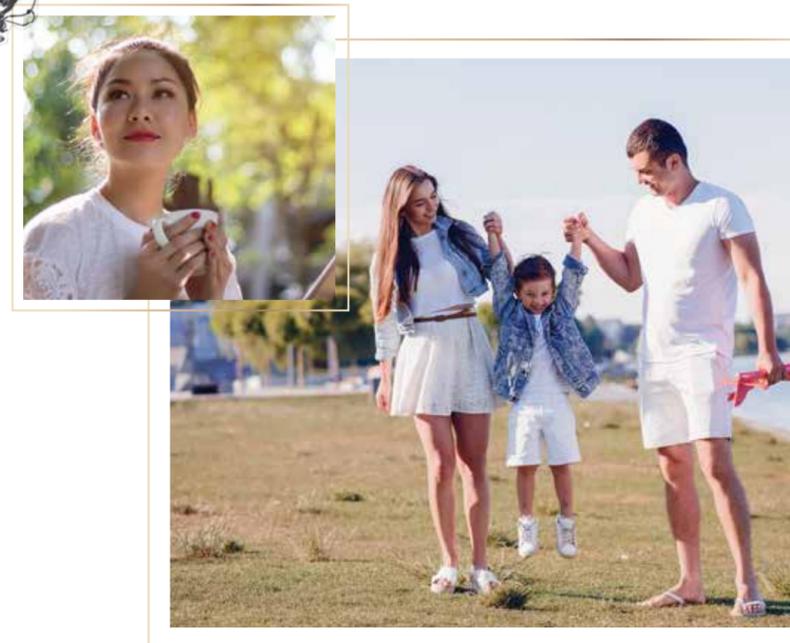
NUSACINTA FACILITIES & FOUNTAINS

Entrance Boulevard | Club House | Fountain of Happiness | Fountain of Jimbanee | Fountain of Completing Love
Fountain de Flow of Love | Fountain of Rinjani | Canal of Nusantara | Aroma Garden | Playground of Irama
Basketball Court | Futsal Court | Fitness Corner | Community Garden | Gateway to Heritage Park | Surau



FOUNTAIN OF JIMBANEE

Indulge in wholesome living
with verdant parks and beautiful fountains
just outside the door.



AN ISLAND PARADISE CLOSE TO THE HEART

Enjoy peaceful moments of bliss in solitude or
with loved ones that lead closer to self-discovery
and a greater appreciation for the gifts of life.



Princess Pink Room
Artist's Impression Only

THE PRIVILEGE OF A SPECIAL FEW

Embrace the "Destinee" of living in a home with an exclusive view of Heritage Park.



Spacious With The View To The Greens
Artist's Impression Only



Bigger Space For The Chef To Whip Up Something Delicious
Artist's Impression Only



The Chef's Corner
Artist's Impression Only

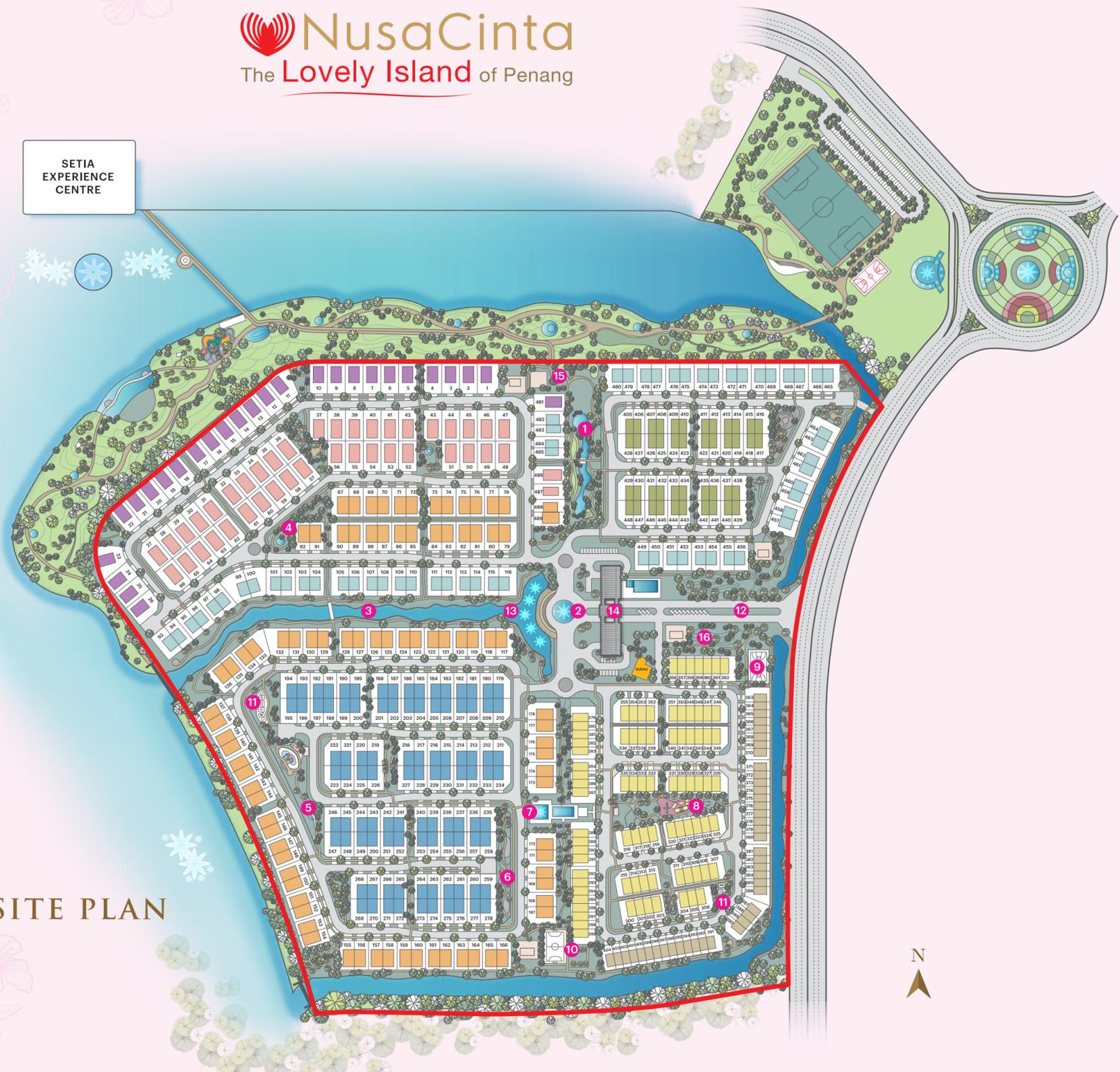


A SANCTUARY OF WARMTH AND GROWTH

With plenty of space for comfort and accessibility as well as great flexibility to personalise living arrangements, NusaCinta's homes are places where life and love can truly flourish.

NusaCinta
The **Lovely Island** of Penang

SETIA
EXPERIENCE
CENTRE



SITE PLAN



Fountain de Flow of Love
Artist's Impression Only

DISCOVER THE
SECRET HAVEN FOR
A LIFETIME'S BLISS.

LEGEND

- | | |
|------------------------------|---------------------------|
| KISMETEE (1 Storey Bungalow) | FAITH (1 Storey Semi-D) |
| DESTINEE (2 Storey Bungalow) | GRACE (2 Storey Semi-D) |
| CHEER (1 Storey Link Semi-D) | AMITY (1 Storey Terrace) |
| WISH (2 Storey Link Semi-D) | VERITY (2 Storey Terrace) |

FACILITIES & FOUNTAINS

1. Fountain of Jimbanee
2. Fountain of Happiness
3. Canal of Nusantara
4. Fountain of Completing Love
5. Fountain de Flow of Love
6. Aroma Garden
7. Fountain of Rinjani
8. Playground of Irama
9. Basketball Court
10. Futsal Court
11. Fitness Corner
12. Entrance Boulevard
13. Fountain of Celebration
14. Club House
15. Gateway to Heritage Park
16. Community Garden

- | | | | | |
|---|----------------------------|----------------------------------|---|---|
| 1 st
Island
Collection | Gated &
Guarded Enclave | Nusantara-Inspired
Landscapes | 13.4-acre of
Green Open Space | 30 Features
& Facilities |
| 30 Species
of Plants & Flowers | 4km of
Jogging Path | 1.3km of
Water Ways | 1.6km Walking
Distance to
Setia IWC | 50ft-
wide
Internal Road |
| Underground
Cabling | Private
Garden* | 4.8m
High Ceiling* | Flexible
Layout | 2/3 Car Porch with
Full Roof Covering* |

* Terms and conditions apply.

CENTRALITY AND CONVENIENCE, CLOSE TO THE HEART

NusaCinta promises close proximity and good access to a wide array of amenities. Its strategic location and high convenience is another reason to fall in love.



LOCATION MAP



EASY CONNECTIVITY

North-South Highway	5KM
KTM Tasek Gelugor	7KM
BORR	15KM
Proposed 3rd Link	19KM
Penang Bridge (1st Link)	26KM

HEALTHCARE

Proposed Bertam Specialist	5KM
Hospital Kepala Batas	6.6KM
Seberang Jaya Hospital	21KM
Bagan Specialist Centre	22KM
KPJ Bandar Perda	28KM

EDUCATIONAL INSTITUTES

Universiti Sains Malaysia (USM)	1KM
Institut Latihan Perindustrian	1KM
Maktab Rendah Sains MARA (MRSM)	1.6KM
SMK Sains Kepala Batas	2KM
Universiti Teknologi MARA (UITM)	3KM
SJK(C) Pei Yu	6KM
Kolej Matrikulasi Pulau Pinang	8KM
SJK(C) Mah Hua	9KM
SJK(C) Nung Min	10KM
SJK(C) Kai Chee	16KM

GROCERIES & SHOPPING

City Centre Business Hub (Future Commercial Hub)	500M
Mydin	1KM
Sunshine Bertam	4KM
Tesco	6KM
Sunway Carnival Mall	22KM
Pacific Megamall	24KM

F&B

McDonald's	4KM
Bertam Kiosk	4KM
Pizza Hut	5KM
Domino's Pizza	5KM
Secret Recipe	5KM
KFC	5KM

Stay Together. Stay Setia
livelearnworkplay

Malaysia | Vietnam | Australia | Singapore | China | United Kingdom

SETIA EXPERIENCE CENTRE (SEC)

2296, Lingkaran Setia, Bandar Setia Fontaines, 13200 Kepala Batas, Pulau Pinang, Malaysia.

Call +604 5762255

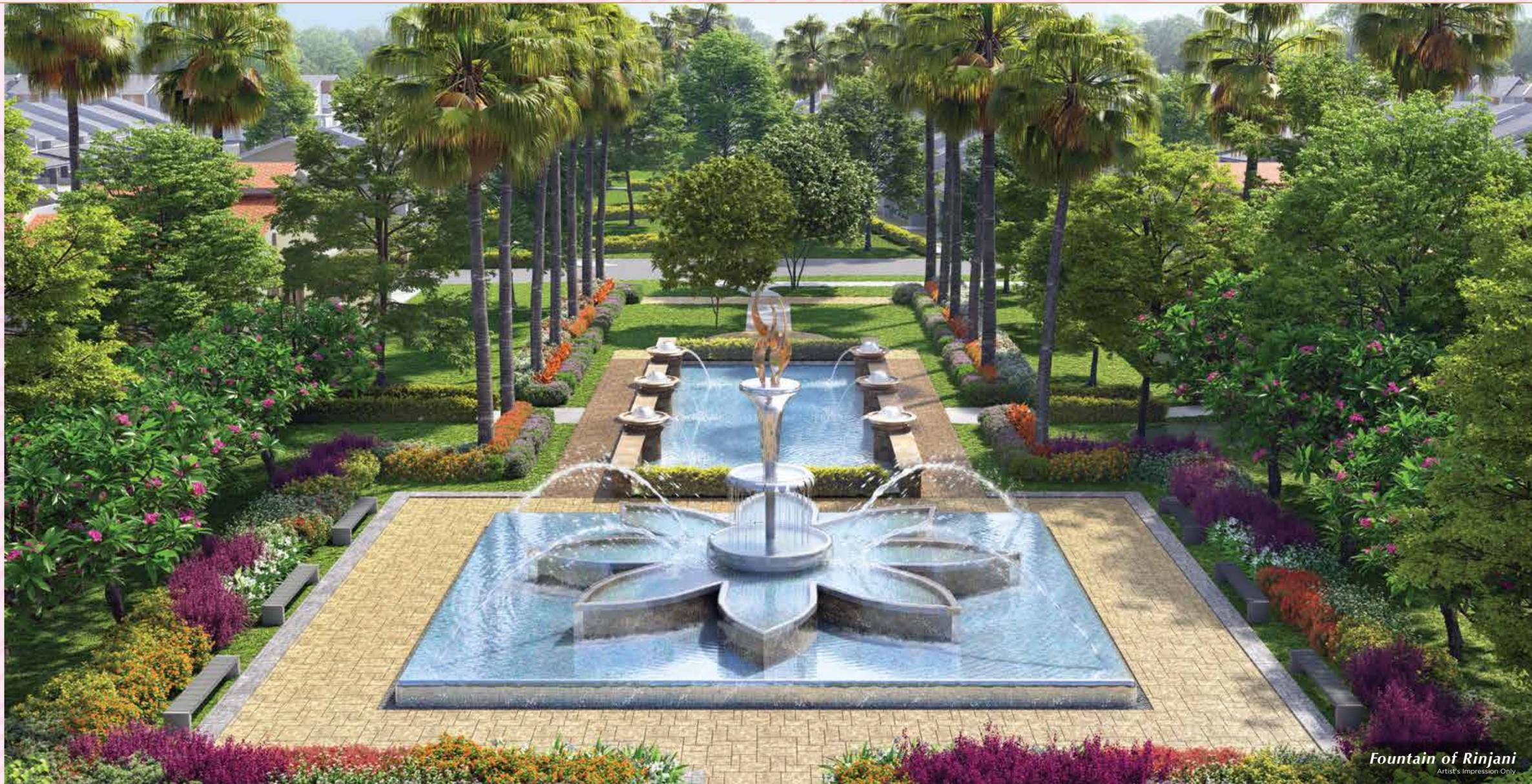
www.setiafontaines.com SetiaFontaines

Setia

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PHASE 2:
DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-3/05-2023/0440 (L) • Validity Date: 19/05/2021 - 18/05/2023 • Advertising and Sales Permit No.: 19732-3/05-2023/0440 (P) • Validity Date: 19/05/2021 - 18/05/2023 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPS/140/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2024 • Single Storey Semi Detached - Total units: 26 unit • Price: RM678,000 (min) - RM770,600 (max) • Double Storey Semi Detached - Total units: 24 unit • Price: RM962,900 (min) - RM1,076,300 (max) • Single Storey Bungalow - Total units: 40 unit • Price: RM813,500 (min) - RM881,700 (max) • Double Storey Bungalow - Total units: 26 unit • Price: RM1,252,900 (min) - RM1,641,600 (max) • Bumiputera Discount: 5%

All plans, layouts, designs, specifications and information contained herein are subject to change as required by the relevant authorities and/or the developer's architect and cannot form part of an offer or contract. Whilst every care has been taken in preparing and providing this information at the time, the vendor, proprietor, developer & its authorised employees and/or agents cannot be held liable for any variations. All illustrations, drawings, designs, sketches, models, images, visuals and pictures are artist's impressions only. The items are subject to variations, modifications, changes and substitutions as may be recommended by the company's consultant and architect and/or relevant approving authorities.



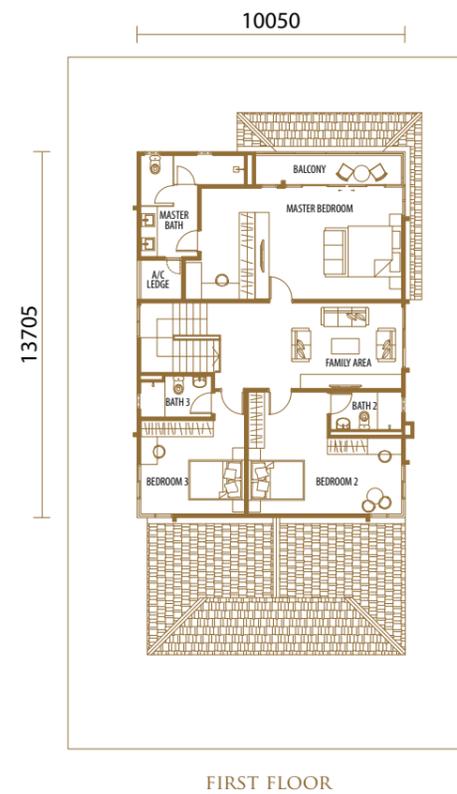
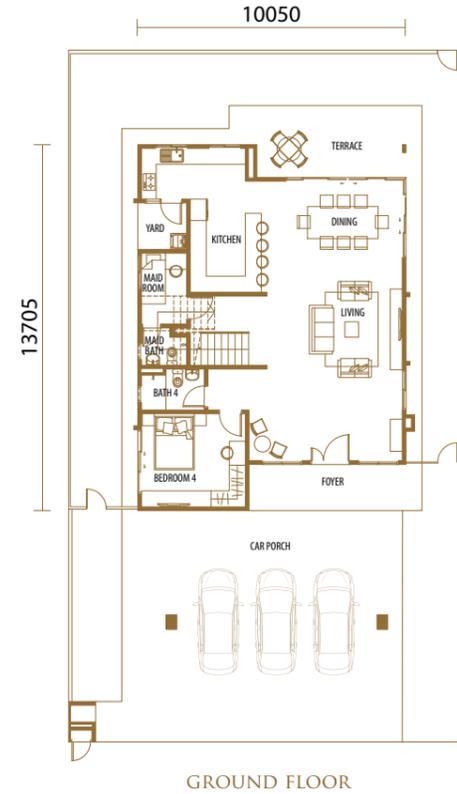
Fountain of Rinjani
Artist's Impression Only

— — — — —
THE STORY DOES NOT END HERE,
IT IS ONLY THE BEGINNING.

www.setiafontaines.com



DESTINEE 缘份
FLOOR PLAN



SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door Other Areas	Solid Timber Door Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen Bathrooms Other Areas	Tiles Tiles Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen Bedrooms, Family Area, Terrace, Yard Bathrooms, Staircase, Balcony Car Porch Other Areas	Tiles Tiles Tiles Concrete Imprint Cement Render
Sanitary And Plumbing Fittings	Shower Set Water Closet Water Tap Basin Kitchen Sink	5 5 12 6 1
Electrical Installation	Lighting Point 13 A Power Point Ceiling Fan Point Water Heater Point Air Cond Point	34 22 6 4 4
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

DESTINEE 缘份
DOUBLE STOREY BUNGALOW

From RM **1.0mil***

Land Size **50' x 85'** | Built-Up Size **3,443 sq. ft.**



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WISH 心愿

DOUBLE STOREY LINK SEMI-D

From RM **618,000***

Land Size **32' x 70'** | Built-Up Size **2,197 sq. ft.**



FLEXIBLE KITCHEN DESIGN



SPACIOUS FAMILY AREA



INDIVIDUAL COMPARTMENTS FOR REFUSE BIN, WATER & ELECTRICAL METERS



PRIVATE GARDEN



MULTI-USAGE COMPARTMENT AREA



3 BATHROOMS



2 CARPARKS WITH FULL ROOF COVERING



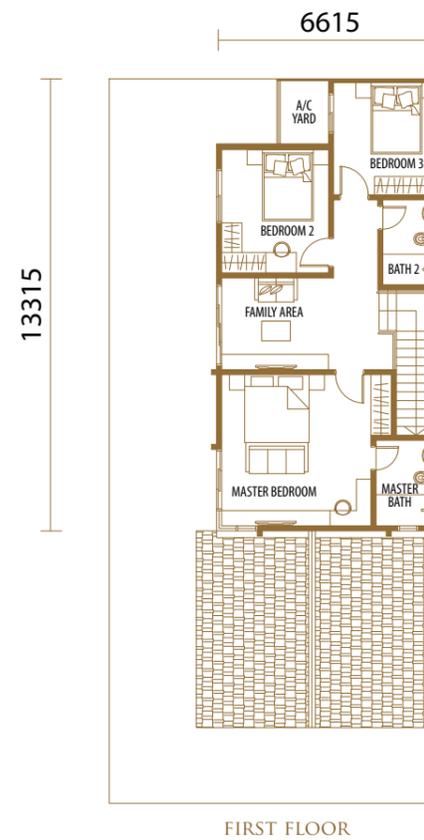
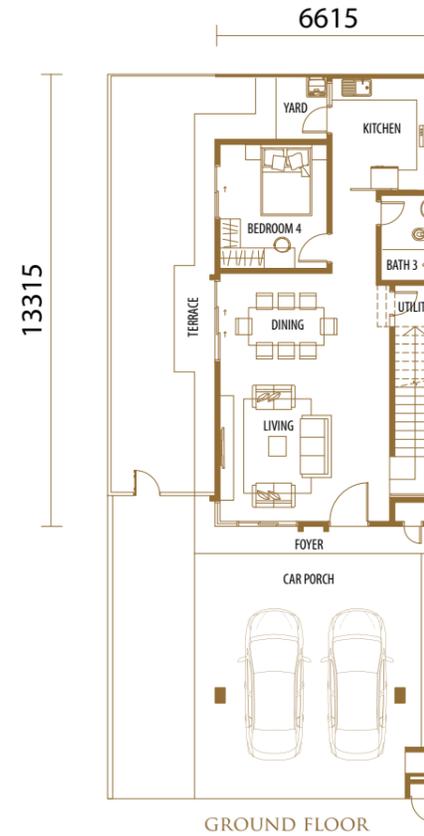
4 BEDROOMS



UTILITY ROOM

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WISH 心愿 FLOOR PLAN



SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen, Family Area	Tiles
	Bedrooms, Terrace, Utility	Tiles
	Bathrooms, Staircase, Yard	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	3
	Water Closet	3
	Water Tap	6
	Basin	3
	Kitchen Sink	1
Electrical Installation	Lighting Point	20
	13 A Power Point	15
	Ceiling Fan Point	6
	Water Heater Point	3
	Air Cond Point	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

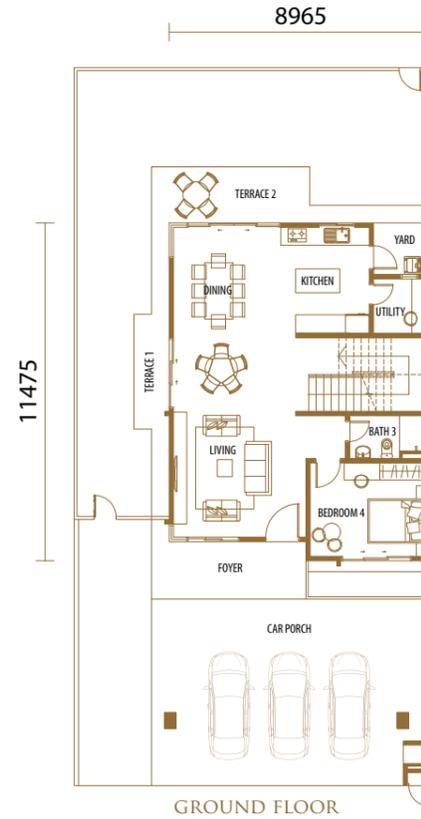
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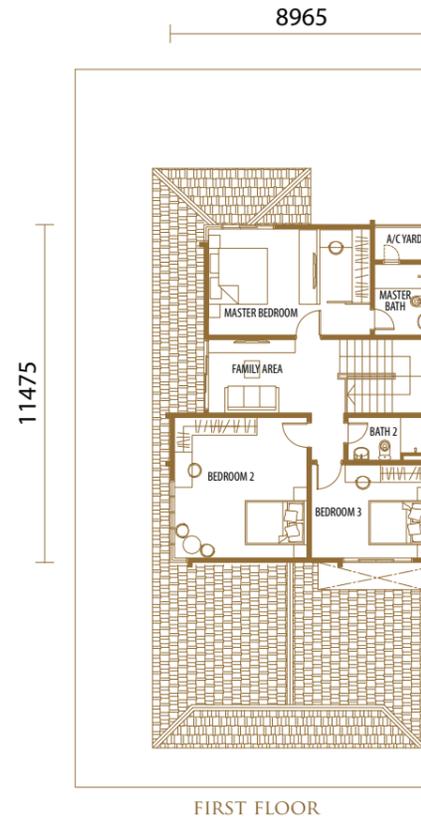


GRACE 优雅
FLOOR PLAN



SPECIFICATIONS

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Ceiling	Concrete Slab / Plaster Ceiling With Paint	
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Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen, Family Area	Tiles
	Bedrooms, Terrace, Utility, Yard	Tiles
	Bathrooms, Staircase	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	3
	Water Closet	3
	Water Tap	9
	Basin	3
	Kitchen Sink	1
Electrical Installation	Lighting Point	22
	13 A Power Point	16
	Ceiling Fan Point	6
	Water Heater Point	3
	Air Cond Point	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	



GRACE 优雅
DOUBLE STOREY SEMI-D

From RM 765,000*

Land Size 40' x 80' | Built-Up Size 2,759 sq. ft.



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DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-3/05-2023/0440 (I) • Validity Date: 19/05/2021 - 18/05/2023 • Advertising and Sales Permit No.: 19732-3/05-2023/0440 (P) • Validity Date: 19/05/2021 - 18/05/2023 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2024 • Single Storey Semi Detached - Total units: 26 unit • Price: RM678,000 (min) - RM770,600 (max) • Double Storey Semi Detached - Total units: 24 unit • Price: RM962,900 (min) - RM1,076,300 (max) • Single Storey Bungalow - Total units: 40 unit • Price: RM813,500 (min) - RM881,700 (max) • Double Storey Bungalow - Total units: 26 unit • Price: RM1,252,900 (min) - RM1,641,600 (max) • Bumiputera Discount: 5%

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NusaCinta
The **Lovely Island** of Penang



Artist's Impression Only

VERITY 真情

DOUBLE STOREY TERRACE

From **RM 477,000***

Land Size **22' x 70'** | Built-Up Size **2,015 sq. ft.**



BRIGHT & AIRY SPACE FOR FAMILY AREA*



BACKYARD WITH SCENIC WATERWAYS



2 CARPARKS WITH FULL ROOF COVERING



MULTI-USAGE COMPARTMENT AREA



INDIVIDUAL COMPARTMENTS FOR REFUSE BIN, WATER & ELECTRICAL METERS



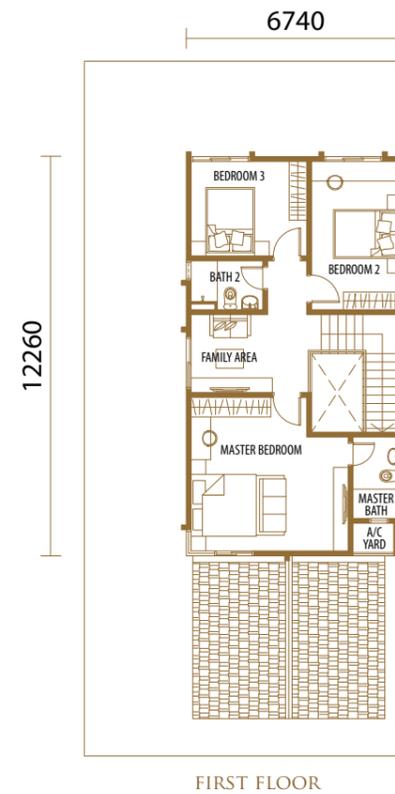
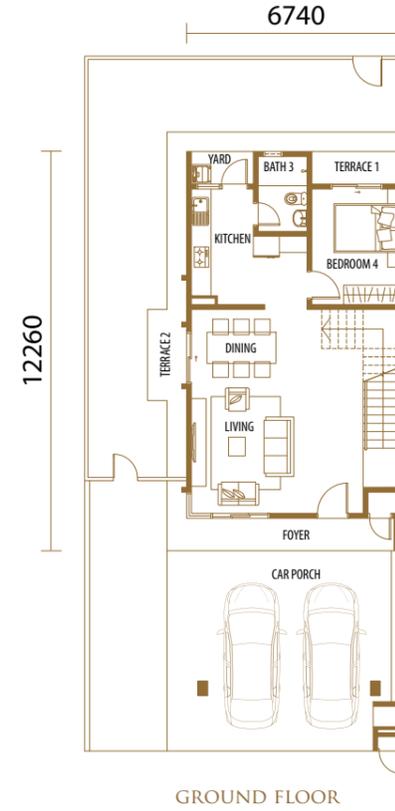
4 BEDROOMS



3 BATHROOMS

* Terms and conditions apply.

VERITY 真情 FLOOR PLAN



The Lounge & Diners
Artist's Impression Only

SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door Other Areas	Solid Timber Door Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen Bathrooms Other Areas	Tiles Tiles Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen, Family Area Bedrooms, Terrace 1 Bathrooms, Staircase, Yard Terrace 2 (Corner Lot) Car Porch Other Areas	Tiles Tiles Cement Render Concrete Imprint Cement Render
Sanitary And Plumbing Fittings		Corner Lot Standard Lot
	Shower Set	3 3
	Water Closet	3 3
	Water Tap	7 6
	Basin	3 3
	Kitchen Sink	1 1
Electrical Installation	Lighting Point 13 A Power Point Ceiling Fan Point Water Heater Point Air Cond Point	21 20 15 15 6 6 3 3 2 2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/12-2022/03613(I) • Validity Date: 23/12/2021 - 22/12/2022 • Advertising and Sales Permit No.: 19732-2/12-2022/03613(P) • Validity Date: 23/12/2021 - 22/12/2022 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: November 2023 • Single Storey Terrace - Total units: 84 unit • Price: RM448,400 (min) - RM620,100 (max) • Double Storey Terrace - Total units: 42 unit • Price: RM558,000 (min) - RM698,300 (max) • Single Storey Cluster - Total units: 100 unit • Price: RM583,500 (min) - RM675,000 (max) • Double Storey Cluster - Total units: 44 unit • Price: RM739,000 (min) - RM825,000 (max) • Single Storey Semi Detached - Total units: 64 unit • Price: RM678,000 (min) - RM1,138,400 (max) • Double Storey Semi Detached - Total units: 36 unit • Price: RM919,500 (min) - RM1,393,500 (max) • Single Storey Bungalow - Total units: 2 unit • Price: RM813,500 (min) - RM1,327,400 (max) • Double Storey Bungalow - Total units: 1 unit • Price: RM1,252,900 (min) - RM1,771,900 (max) • Bumiputera Discount: 5%

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Artist's Impression Only

KISMETEE
幸福
FLOOR PLAN



Kitchen - A Rustic Kitchen for the Chef
Artist's Impression Only

KISMETEE 幸福
SINGLE STOREY BUNGALOW

From
RM 696,000*

Land Size 50' x 85' | Built-Up Size 2,080 sq. ft.



3 CARPARKS WITH FULL ROOF COVERING



OPEN KITCHEN CONCEPT



RAINWATER HARVESTING SYSTEM



GARDEN VIEW & ACCESS FOR ALL BEDROOMS



INDIVIDUAL COMPARTMENTS FOR REFUSE BIN, WATER & ELECTRICAL METERS



CEILING HEIGHT*



3 BEDROOMS



3 BATHROOMS

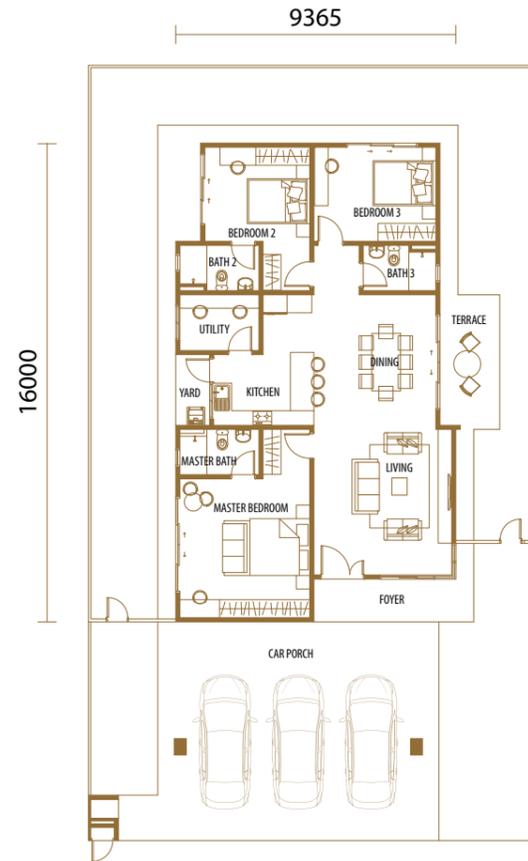


UTILITY ROOM



PRIVATE GARDEN

* Terms and conditions apply.



SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen	Tiles
	Bedrooms, Terrace	Tiles
	Bathrooms, Utility, Yard	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	3
	Water Closet	3
	Water Tap	10
	Basin	3
	Kitchen Sink	1
Electrical Installation	Lighting Point	19
	13 A Power Point	15
	Ceiling Fan Point	5
	Water Heater Point	3
	Air Cond Point	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/12-2022/03613(I) • Validity Date: 23/12/2021 - 22/12/2022 • Advertising and Sales Permit No.: 19732-2/12-2022/03613(P) • Validity Date: 23/12/2021 - 22/12/2022 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: November 2023 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) - RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) - RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) - RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM730,000 (min) - RM825,000 (max) • Single Storey Semi Detached • Total units: 64 unit • Price: RM678,000 (min) - RM1,138,400 (max) • Double Storey Semi Detached • Total units: 36 unit • Price: RM919,500 (min) - RM1,393,500 (max) • Single Storey Bungalow • Total units: 2 unit • Price: RM813,500 (min) - RM1,327,400 (max) • Double Storey Bungalow • Total units: 1 unit • Price: RM1,252,900 (min) - RM1,771,900 (max) • Bumiputera Discount: 5%

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-3/05-2023/0440 (L) • Validity Date: 19/05/2021 - 18/05/2023 • Advertising and Sales Permit No.: 19732-3/05-2023/0440 (P) • Validity Date: 19/05/2021 - 18/05/2023 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2024 • Single Storey Semi Detached • Total units: 26 unit • Price: RM678,000 (min) - RM770,600 (max) • Double Storey Semi Detached • Total units: 24 unit • Price: RM962,900 (min) - RM1,076,300 (max) • Single Storey Bungalow • Total units: 40 unit • Price: RM813,500 (min) - RM881,700 (max) • Double Storey Bungalow • Total units: 26 unit • Price: RM1,252,900 (min) - RM1,641,600 (max) • Bumiputera Discount: 5%

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Artist's Impression Only

CHEER
愉悦
FLOOR PLAN



Bright & Airy Living Spaces
for the Whole Family
Artist's Impression Only

CHEER 愉悦
SINGLE STOREY LINK SEMI-D

From
RM **481,000***

Land Size | Built-Up Size
37' x 70' | **1,657 sq. ft.**



SPACIOUS BUILD-UP



CEILING HEIGHT*



BEDROOMS WITH
GARDEN VIEW



INTERNAL
COURTYARD



2 CARPARKS WITH
FULL ROOF COVERING



3 BEDROOMS



2 BATHROOMS



PRIVATE GARDEN



INDIVIDUAL COMPARTMENTS
FOR REFUSE BIN, WATER
& ELECTRICAL METERS



SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen	Tiles
	Bedrooms	Tiles
	Bathrooms, Yard	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	2
	Water Closet	2
	Water Tap	5
	Basin	2
	Kitchen Sink	1
Electrical Installation	Lighting Point	14
	13 A Power Point	12
	Ceiling Fan Point	5
	Water Heater Point	2
	Air Cond Point	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/12-2022/03613(I) • Validity Date: 23/12/2021 - 22/12/2022 • Advertising and Sales Permit No.: 19732-2/12-2022/03613(P) • Validity Date: 23/12/2021 - 22/12/2022 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: November 2023 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) - RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) - RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) - RM675,000 (max) • Double Storey Cluster • Total units: 44 unit • Price: RM739,000 (min) - RM825,000 (max) • Single Storey Semi Detached • Total units: 64 unit • Price: RM678,000 (min) - RM1,138,400 (max) • Double Storey Semi Detached • Total units: 36 unit • Price: RM919,500 (min) - RM1,393,500 (max) • Single Storey Bungalow • Total units: 2 unit • Price: RM813,500 (min) - RM1,327,400 (max) • Double Storey Bungalow • Total units: 1 unit • Price: RM1,252,900 (min) - RM1,771,900 (max) • Bumiputera Discount: 5%

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Artist's Impression Only



The Rustic & Country Feel
Artist's Impression Only

FAITH 诚意

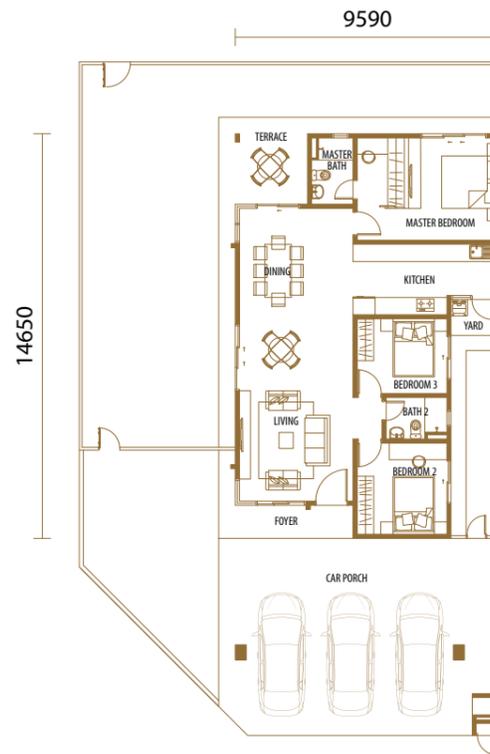
FLOOR PLAN

FAITH 诚意

SINGLE STOREY SEMI-D

From RM **591,000***

Land Size **40' x 80'** | Built-Up Size **1,944 sq. ft.**



SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickworks With Plaster	
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Lightweight Steel Trusses / Steel Trusses	
Ceiling	Concrete Slab / Plaster Ceiling With Paint	
Windows	Aluminium Frame Glass Windows	
Doors	Main Door	Solid Timber Door
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Kitchen	Tiles
	Bathrooms	Tiles
	Other Areas	Plaster And Paint
Floor Finishes	Foyer, Dining, Living, Kitchen	Tiles
	Bedrooms, Terrace	Tiles
	Bathrooms, Yard	Tiles
	Car Porch	Concrete Imprint
	Other Areas	Cement Render
Sanitary And Plumbing Fittings	Shower Set	2
	Water Closet	2
	Water Tap	8
	Basin	2
	Kitchen Sink	1
Electrical Installation	Lighting Point	15
	13 A Power Point	12
	Ceiling Fan Point	5
	Water Heater Point	2
	Air Cond Point	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home	
Fencing	Fibre Cement Board / Brickwall	

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AMITY 友谊

FLOOR PLAN



AMITY 友谊

SINGLE STOREY TERRACE

From
RM **383,000***

Land Size **24' x 70'** | Built-Up Size **1,413 sq. ft.**



SPACIOUS BUILD-UP



CEILING HEIGHT*



INTERNAL
COURTYARD



OPEN KITCHEN
CONCEPT



2 CARPARKS WITH
FULL ROOF COVERING



PRIVATE GARDEN



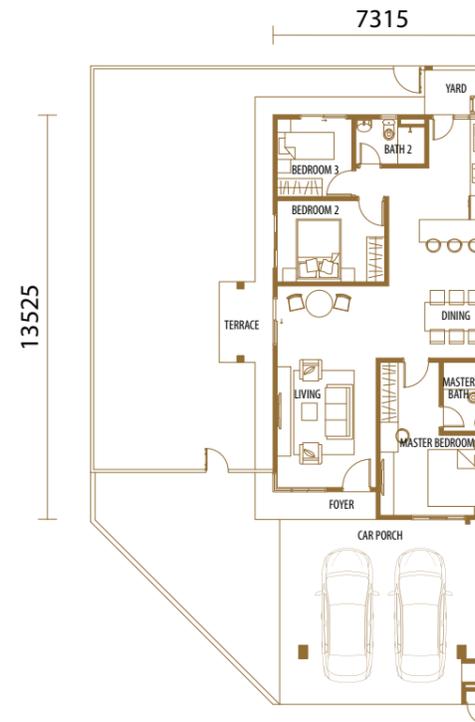
3 BEDROOMS



2 BATHROOMS



INDIVIDUAL COMPARTMENTS
FOR REFUSE BIN, WATER
& ELECTRICAL METERS



SPECIFICATIONS

Structure	Reinforced Concrete Frame		
Wall	Brickworks With Plaster		
Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Roof		
Roof Framing	Lightweight Steel Trusses / Steel Trusses		
Ceiling	Concrete Slab / Plaster Ceiling With Paint		
Windows	Aluminium Frame Glass Windows		
Doors	Main Door	Solid Timber Door	
	Other Areas	Timber Flush Door / Aluminium Frame Sliding Door	
Ironmongery	Approved Quality Lockset		
Wall Finishes	Kitchen	Tiles	
	Bathrooms	Tiles	
	Other Areas	Plaster And Paint	
Floor Finishes	Foyer, Dining, Living, Kitchen	Tiles	
	Bedrooms	Tiles	
	Bathrooms, Yard	Tiles	
	Terrace (Corner Lot)	Cement Render	
	Car Porch	Concrete Imprint	
	Other Areas	Cement Render	
Sanitary And Plumbing Fittings			
		Standard Lot	
		End / Corner Lot	
	Shower Set	2	2
	Water Closet	2	2
	Water Tap	6	7
	Basin	2	2
	Kitchen Sink	1	1
Electrical Installation			
	Lighting Point	15	16
	13 A Power Point	12	12
	Ceiling Fan Point	5	5
	Water Heater Point	2	2
	Air Cond Point	2	2
Internal Telecommunication Trunking And Cabling	Fiber To The Home		
Fencing	Fibre Cement Board / Brickwall		

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-2/12-2022/03613(I) • Validity Date: 23/12/2021 - 22/12/2022 • Advertising and Sales Permit No.: 19732-2/12-2022/03613(P) • Validity Date: 23/12/2021 - 22/12/2022 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: November 2023 • Single Storey Terrace • Total units: 84 unit • Price: RM448,400 (min) - RM620,100 (max) • Double Storey Terrace • Total units: 42 unit • Price: RM558,000 (min) - RM698,300 (max) • Single Storey Cluster • Total units: 100 unit • Price: RM583,500 (min) - RM675,000 (max) • Double Storey Cluster • Total units: 48 unit • Price: RM739,000 (min) - RM825,000 (max) • Single Storey Semi Detached • Total units: 64 unit • Price: RM678,000 (min) - RM1,138,400 (max) • Double Storey Semi Detached • Total units: 36 unit • Price: RM919,500 (min) - RM1,393,500 (max) • Single Storey Bungalow • Total units: 2 unit • Price: RM813,500 (min) - RM1,327,400 (max) • Double Storey Bungalow • Total units: 1 unit • Price: RM1,252,900 (min) - RM1,771,900 (max) • Bumiputera Discount: 5%

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732-3/05-2023/0440 (I) • Validity Date: 19/05/2021 - 18/05/2023 • Advertising and Sales Permit No.: 19732-3/05-2023/0440 (P) • Validity Date: 19/05/2021 - 18/05/2023 • Building Plan Approving Authorities: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/135 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: October 2024 • Single Storey Semi Detached • Total units: 26 unit • Price: RM678,000 (min) - RM770,600 (max) • Double Storey Semi Detached • Total units: 24 unit • Price: RM962,900 (min) - RM1,076,300 (max) • Single Storey Bungalow • Total units: 40 unit • Price: RM813,500 (min) - RM881,700 (max) • Double Storey Bungalow • Total units: 26 unit • Price: RM1,252,900 (min) - RM1,641,600 (max) • Bumiputera Discount: 5%

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.

* Terms and conditions apply.