





MASTER OF WORLD-CLASS RESULTS

Since its incorporation in 1974, S P Setia is recognised as one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail developments.

S P Setia is the only Malaysian developer to have received fifteen FIABCI World Gold Prix d'Excellence Awards by the International Real Estate Federation (FIABCI), fourteen FIABCI Malaysia Property Awards, and ranked No.1 in The Edge Malaysia Top Property Developer Awards for a record-breaking fourteenth time.

The Group is well-established in the key economic centres of Malaysia, namely Klang Valley, Johor Bahru, Penang, and Sabah. Its international reach now includes six countries which are Vietnam, Australia, Singapore, China, the United Kingdom and Japan.



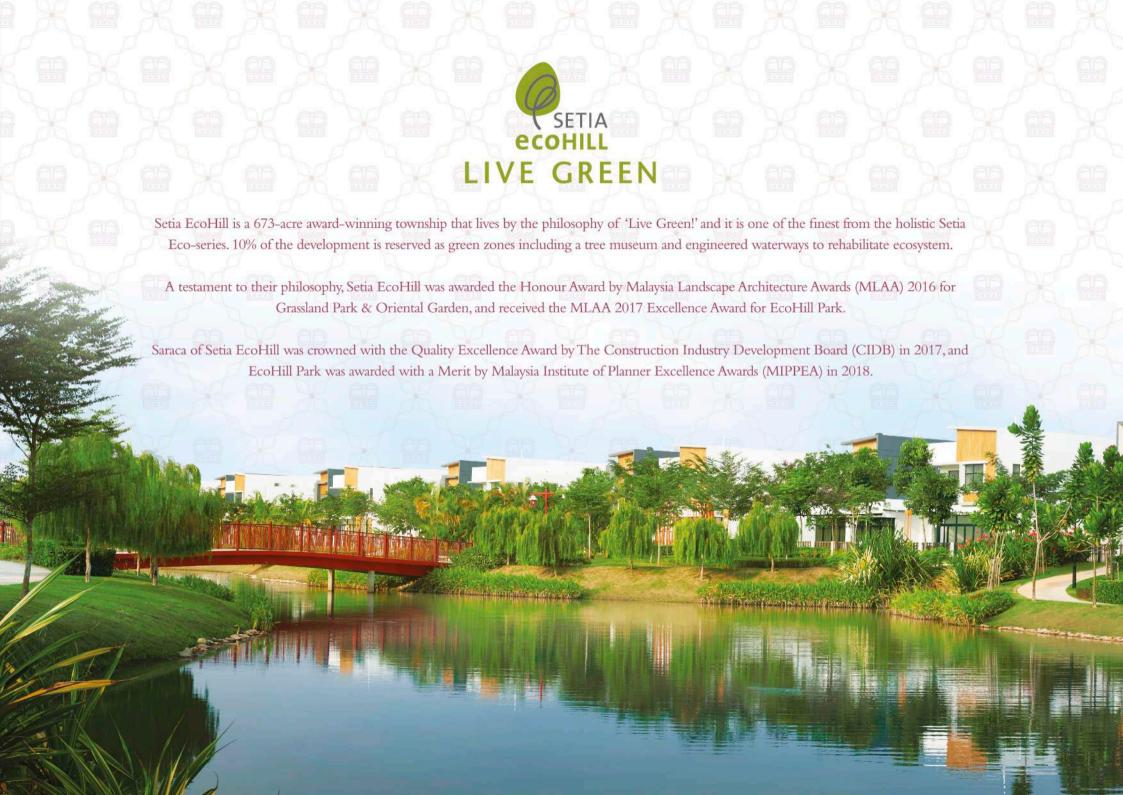
























9750 Varies Varies TERRACE 3 MASTER BEDROOM #### BEDROOM 2 BATH 3 BEDROOM 3 CAR PORCH

GROUND FLOOR

A STAIR-FREE PARADISE

The top advantage of living in a single-storey landed home is the freedom to move about without climbing stairs. This design is ideal for families with senior members and members with differently-abled needs.

Come and experience

hassle-free living with mobility

convenience in this flexible and comfortable home.



SCAN HERE TO VIEW THE VIRTUAL SHOW UNIT







LOWER GROUND FLOOR

HILLSIDE BUNGALOW LIFE

Surrounded by a scenery rich in greenery, this double-storey bungalow comprises a spacious yet flexible lower ground floor which can be easily converted into a home office, theatre or lounge. This elegant abode faces the Oriental Garden, exposing residents to beautiful views every day.

REASONS TO MAKE REINEVILLE YOUR HOME



French Lifestyle

Scenic environment offering a lifestyle of class and exclusivity



Stair-free Convenience

Better mobility around the home for older folks and differently-abled residents



Guarded Sanctuary

24/7 security patrol, CCTV surveillance and perimeter motion detection fencing for ensured safety



Recreational Parks

Walking distance to award-winning Grassland Park & Oriental Garden



Doorstep Facilities & Amenities

Close proximity to shopping mall, commercial area, Tenby International School & Club 360





SITE PLAN



SPECIFICATIONS



1-Storey French-Inspired Bungalow



Structure	- Reinforced Concrete	
Wall	- Brickwall / Precast Concrete Panel Wall	
Roofing Material	- Roof Tiles	
Roof Framing	- Metal Truss	
Ceiling	- Skim Coat / Plaster Ceiling	
Windows	- Aluminium Framed Glass Window	
Doors	- Main Entrance	Timber Door
	- Others :	Aluminium Framed Glass
		Sliding Door / Flush Door /
		Louvered Door
Ironmongery	- Provided	
Wall Finishes	- Kitchen	1500mm High Porcelain Tile
	Master Bath, Bath 2 & Bath 3	2700mm High Porcelain Tile
	Others :	Plaster / Skim Coat and Pain
		to Ceiling Height
Floor Finishes	- Dining / Living / Linen 1 / Linen 2	Porcelain Tiles
	Kitchen :	Porcelain Tiles
	Master Bedroom / Bedroom 2 / Bedroom 3	Timber Floor
	Master Bath, Bath 2 & Bath 3	Porcelain Tiles
	Terrace 1 / Terrace 2 / Terrace 3	Ceramic Tiles
	Car Porch	Porcelain Tiles
	Others :	Cement Render
Sanitary & Plumbing Fittings	- 3 WCs / 3 Wash Basins / 3 Showers / 1 Kitchen Sink	
Electrical Installation	- Power Point	20
	Lighting Point	24
	Air-Conditioning Point	4
	Fan Point	5
	TV Point	1
	Instant Water Heater Point	2
	Electric Hot Water Storage System (For Master Bath Only)	1
	Water Pump	1
	Door Bell Point	1
	Intercom Point	1
Internal Telecommunication	Ed. Will C. L.	WT
Trunking and Cabling	- Fibre Wall Socket	1
Fencing	- Fencing, Refuse Chamber and Letter Box	
Turfing	- Provided	

SPECIFICATIONS



2-Storey French-Inspired Bungalow



Structure	- Reinforced Concrete	
Wall	- Brickwall / Precast Concrete Panel Wall / Reinforced Concrete Wall	
Roofing Material	- Roof Tiles	
Roof Framing	- Metal Truss	
Ceiling	- Skim Coat / Plaster Ceiling	
Windows	- Aluminium Framed Glass Window	
Doors	- Main Entrance	: Timber Door
	- Others	: Aluminium Framed Glass
		Sliding Door / Flush Door /
		Louvered Door
Ironmongery	- Provided	
Wall Finishes	- Kitchen	: 1500mm High Porcelain Tile
	Master Bath, Bath 2 & Bath 3	: 2700mm High Porcelain Tile
	Others	: Plaster / Skim Coat and Pain
		to Ceiling Height
Floor Finishes	- Foyer / Dining / Living / Lounge	: Porcelain Tiles
	Kitchen / Linen	: Porcelain Tiles
	Stair 1	: Porcelain Tiles
	Yard	: Porcelain Tiles
	Master Bedroom / Bedroom 2 / Bedroom 3	: Timber Floor
	Master Bath, Bath 2 & Bath 3	: Porcelain Tiles
	Stair 2	: Porcelain Tiles
	Terrace 1 / Terrace 2	: Ceramic Tiles
	Balcony	: Ceramic Tiles
	Car Porch	: Porcelain Tiles
	Utility 1 / Utility 2	: Porcelain Tiles
	Others	: Cement Render
Sanitary & Plumbing Fitti	ngs - 3 WCs / 3 Wash Basins / 3 Showers / 1 Kitchen Si	ink
Electrical Installation	- Power Point	24
	Lighting Point	32
	Air-Conditioning Point	5
	Fan Point	7
	TV Point	1
	Centralized Solar Water System	1
	Water Pump	1
	Door Bell Point	1
	Intercom Point	1
Internal Telecommunicati	on	
Trunking and Cabling	- Fibre Wall Socket	1
Fencing	- Fencing, Refuse Chamber and Letter Box	
Turfing	- Provided	



LIFESTYLE & CONVENIENCE

From malls to local retail shops, the community of Setia EcoHill can explore these lifestyle amenities within reach thanks to the proximity to the neighbourhood's integrated commercial places.



SETIA ECOHILL WALK



With the Prancing Horse gracing the concourse of the mall, Setia EcoHill Walk is a scenic place for shopping, dining and hanging out with friends.

SETIA ECOHILL MALL



The first neighbourhood mall in the township comprising digital centres, F&B halls and fashion retail.

ECOHILL TAIPAN



A commercial place with a diverse mix of shops and services, providing the Semenyih community with convenience.



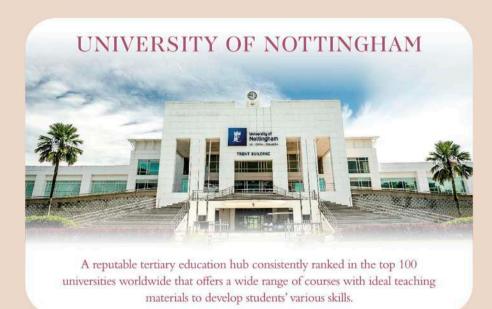


RECREATION & EDUCATION

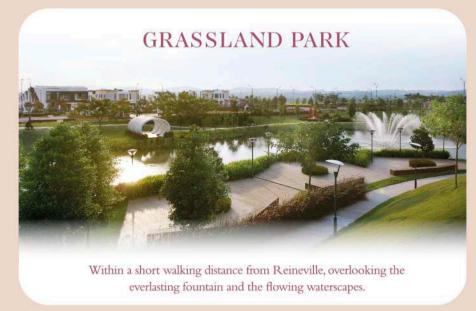
From the township's exclusive clubhouse to the lush green parks, Setia EcoHill is teeming with spaces for the residents to explore and relax. Reputable education institutions are also just a stone's throw away, making it easy for families with schooling children.

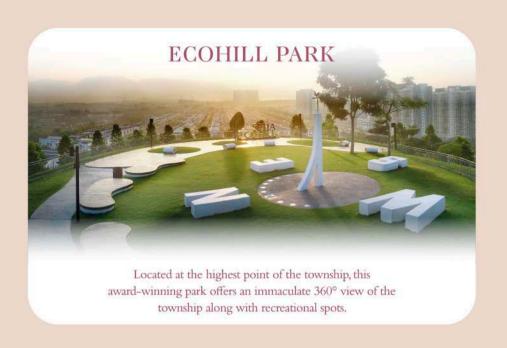


The 14-acre purpose-built campus is the first international school in Semenyih, complete with modern facilities for educational, recreational and sporting pursuits.







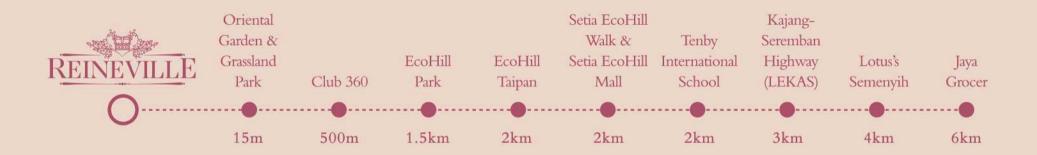


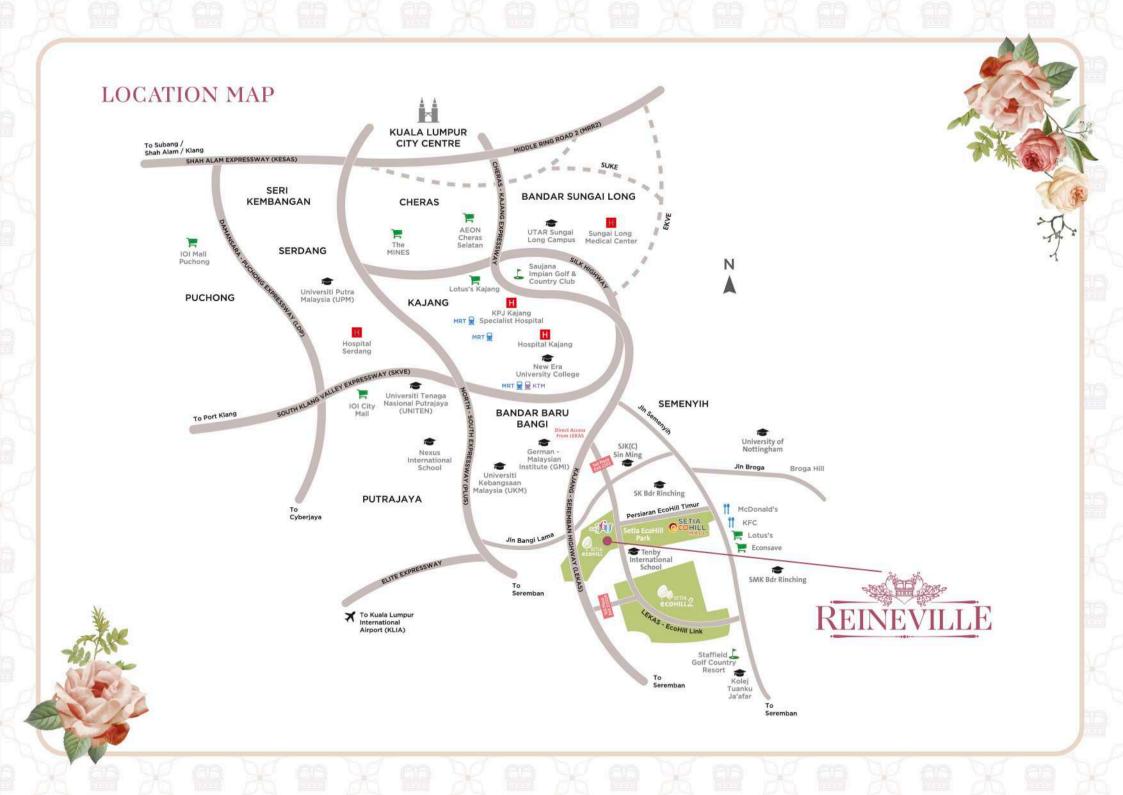


DOORSTEP CONVENIENCES

Situated in Setia EcoHill makes Reineville easily accessible via major highways and conveniently connected to various amenities.









Call 03 8724 2255

SETIA ECOHILL SDN BHD (201001019878) Setia Ecohill Welcome Centre Kelab 360, No. 1, Persiaran Ecohill Barat, Setia Ecohill, 43500 Semenyih, Selangor Darul Etsan. FAX 03 8724 2525 EMAIL ecohill@spsetia.com



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Developer License No.: 13243/11-2028/1350(R) | Validity Period: 26/11/2023 - 25/11/2028 | Advertising & Sales Permit No.: 13243-25/11-2024/0381 (N)-(L) | Validity Period: 0/12/2022 - 30/11/2024 | Land Tenure: Freehold | Land Encumbrances: Nii | Approving Authority: Majlis Perbandaran Kajang (MPKj) | Building Plan Reference No.: MPKj 2/P/49/2021 | Expected Completion Date: November 2024 | Total Unit: Reineville 1B1 and 1B2: 1983 sqft; Reineville 2B1 and 2B2: 3.531 sqft | Type of Property: 1 & 2-Storey Bungalow | Restriction of Interest: Nii | 75 Discount for Bumputra

Stay Together. Stay Setia

livelearnworkplay