



ECO  
ARDENCE



EMBER  
CLUSTER SEMI-D

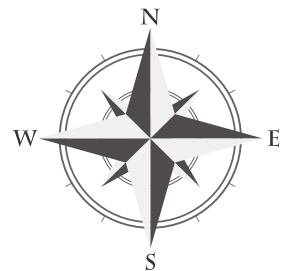


## RESORT-STYLE LIVING AT YOUR DOORSTEP

Why leave the compounds of Ember with the availability of resort-style facilities at the exclusive clubhouse? Bask in the warm rays of the sun, or rejuvenate in the cool waters of the pool. Sweat it out at the gym after a hard day's work, or gather your friends & family with a private party at the entertainment room. The clubhouse isn't just a place for an idyllic escape – It's also a community haven that's close to home.

- Exclusive Clubhouse
- Swimming Pool
- Children's Pool
- Gym Room
- Steam Room
- BBQ Pit
- Entertainment Room
- Multipurpose Court
- Campsite
- Playground
- Gazebo
- Jogging & Cycling Track

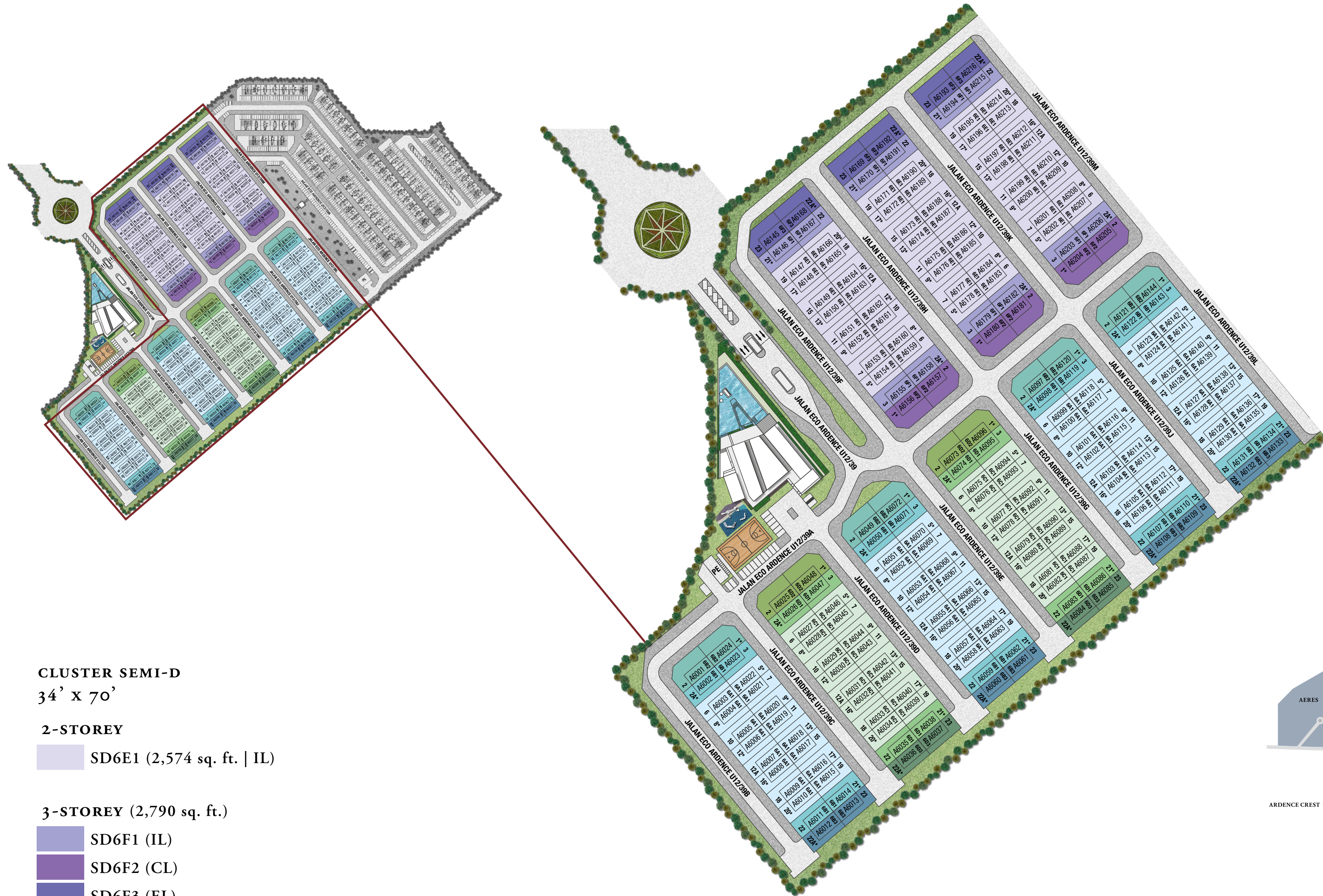




## YOUR CRADLE OF PASSION

Eco Ardence is an eco-themed, gated & guarded, mixed-development township, spanning a massive 533 acres. It is your enclave for Art, Culture & Commerce, where you can create, express and innovate in absolute comfort, privacy and security. The re-imagining of your life starts here.

# SITE PLAN



## LEGEND

### CLUSTER SEMI-D 32' x 70'

#### 2-STOREY

- SD6A1 (2,344 sq. ft. | IL)
- SD6C1 (2,390 sq. ft. | IL)

#### 3-STOREY (2,689 sq. ft.)

- SD6B1 (IL)
- SD6B2 (CL)
- SD6B3 (EL)

#### 3-STOREY (2,735 sq. ft.)

- SD6D1 (IL)
- SD6D2 (CL)
- SD6D3 (EL)

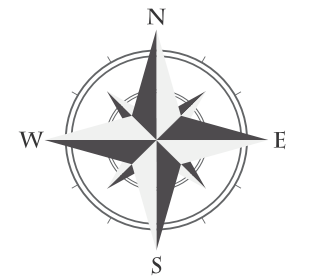
### CLUSTER SEMI-D 34' x 70'

#### 2-STOREY

- SD6E1 (2,574 sq. ft. | IL)

#### 3-STOREY (2,790 sq. ft.)

- SD6F1 (IL)
- SD6F2 (CL)
- SD6F3 (EL)



# EMBER

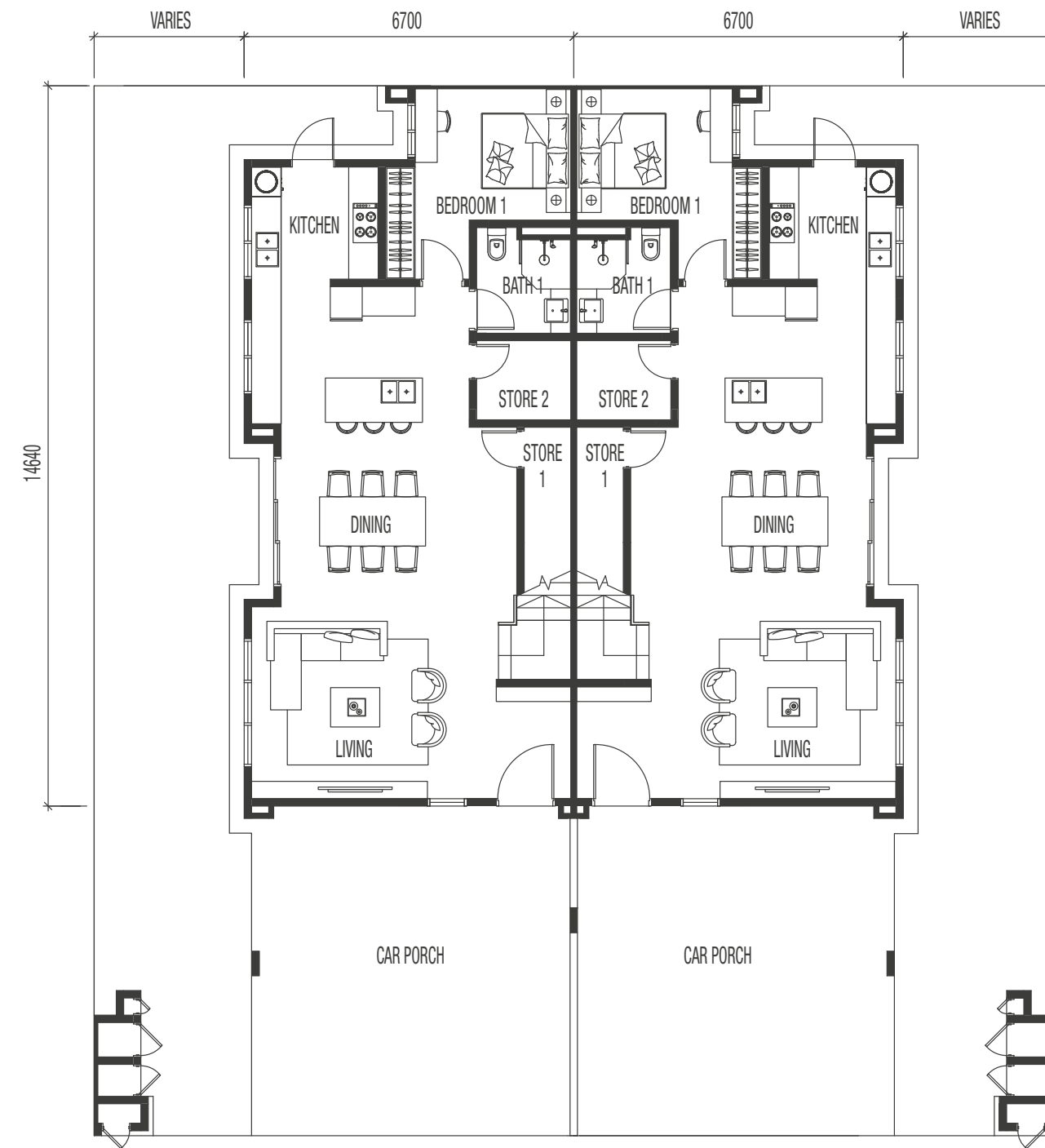
## TYPE A

2-Storey Cluster Semi-D | 32' x 70'

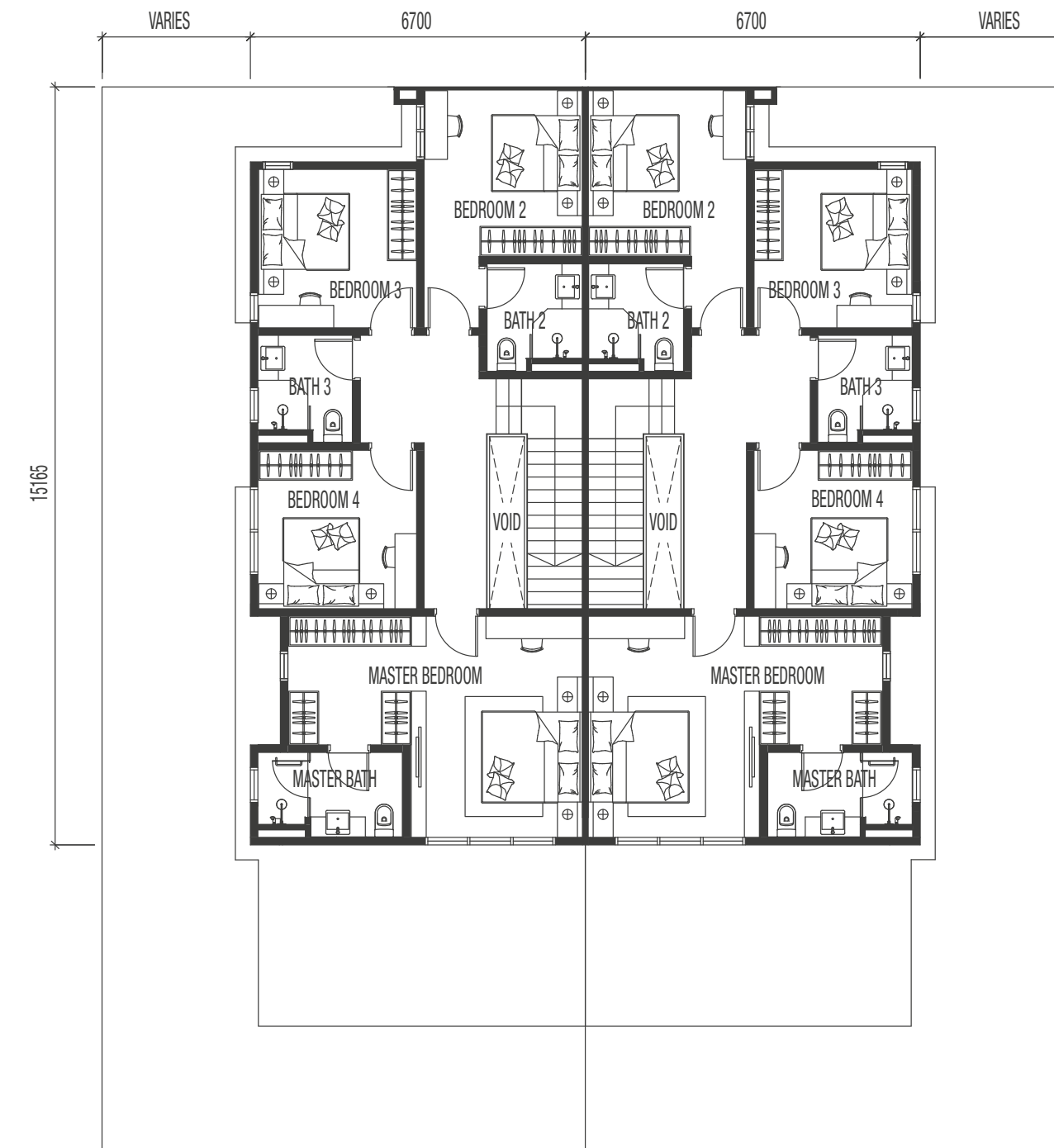
Built-up 2,344 sq.ft.



# FLOOR PLANS



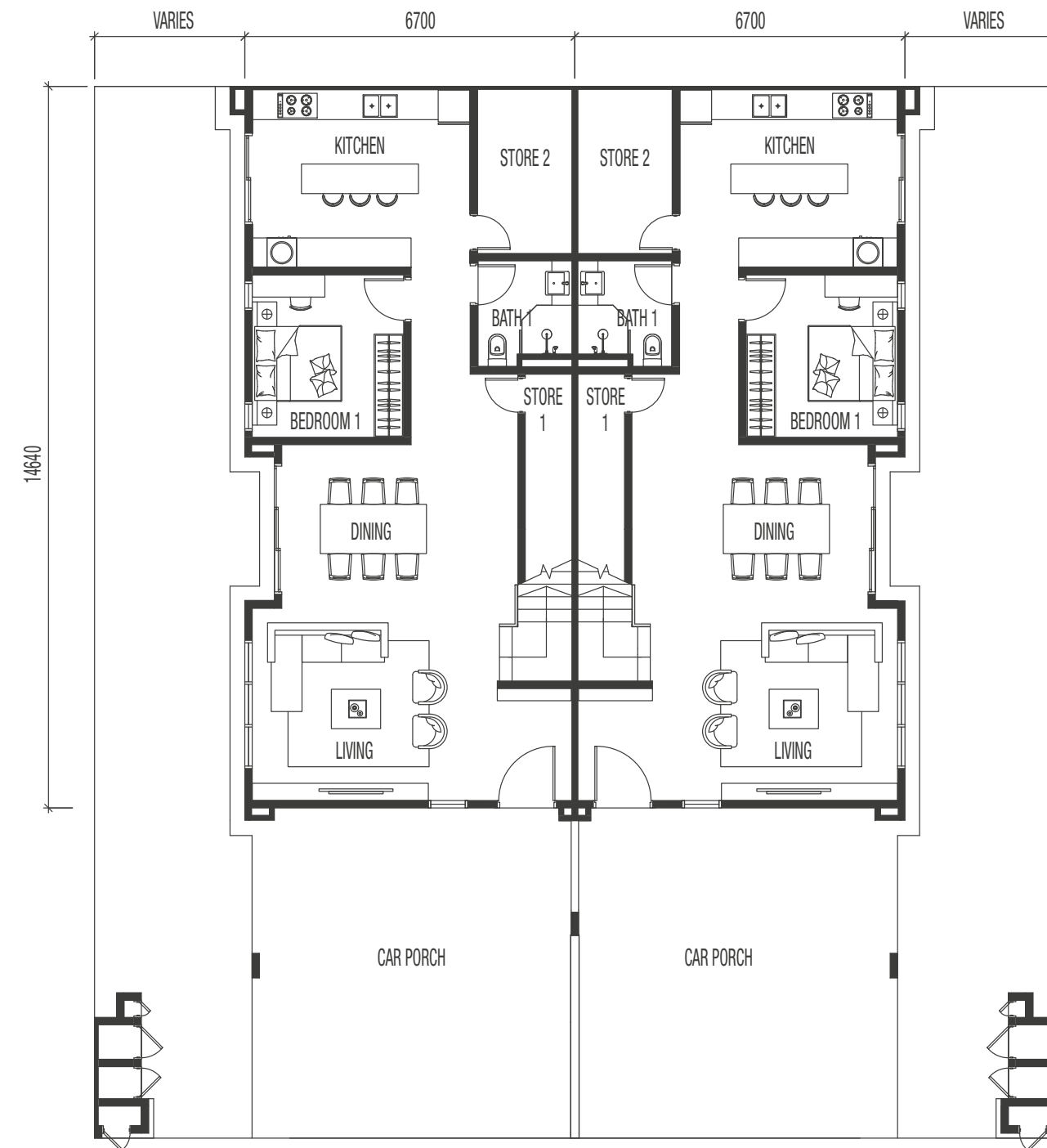
**GROUND FLOOR**



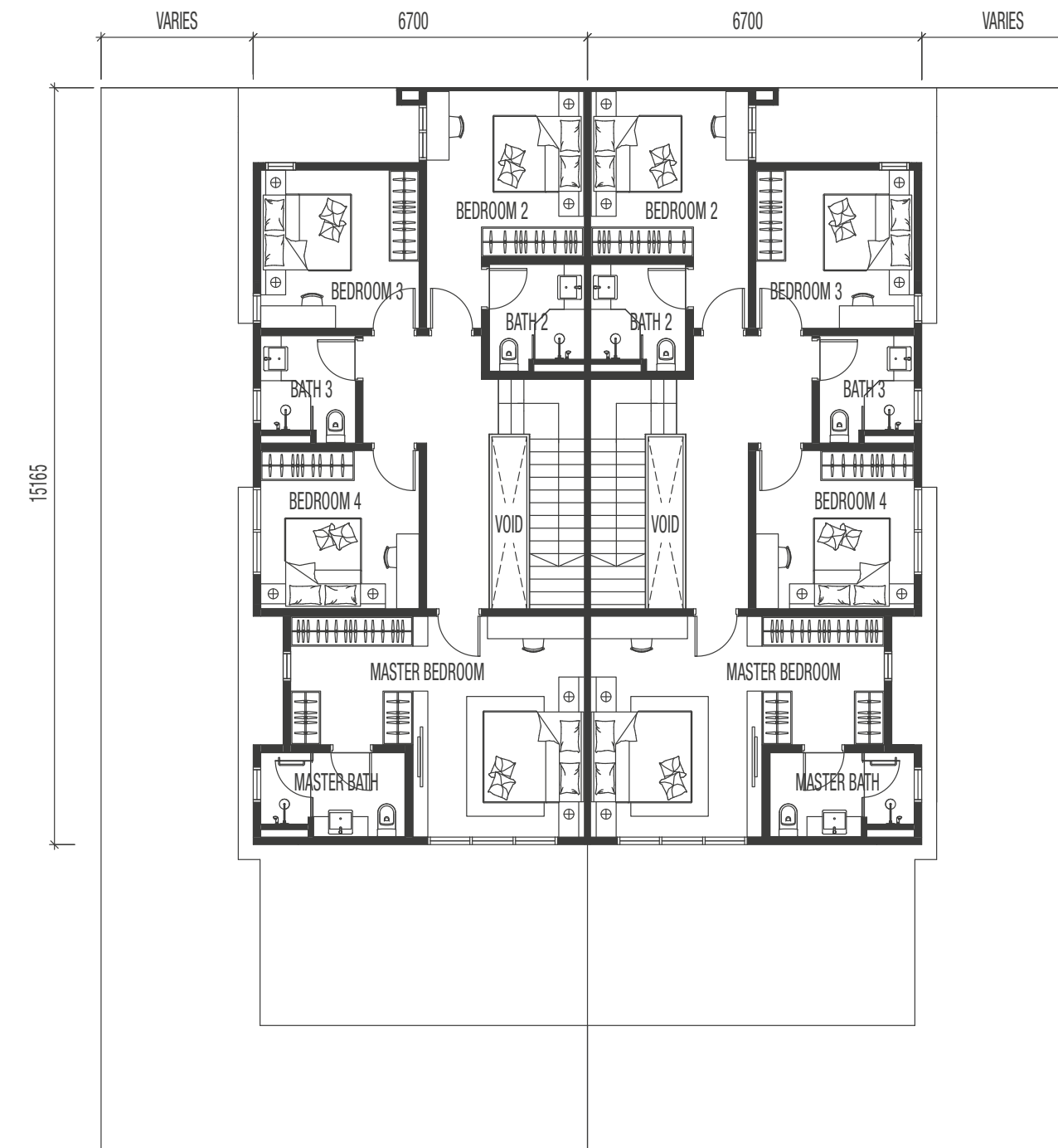
**FIRST FLOOR**

**32' X 70' | SD6A1**  
Intermediate Lot | Built-up 2,344 sq. ft.

# FLOOR PLANS



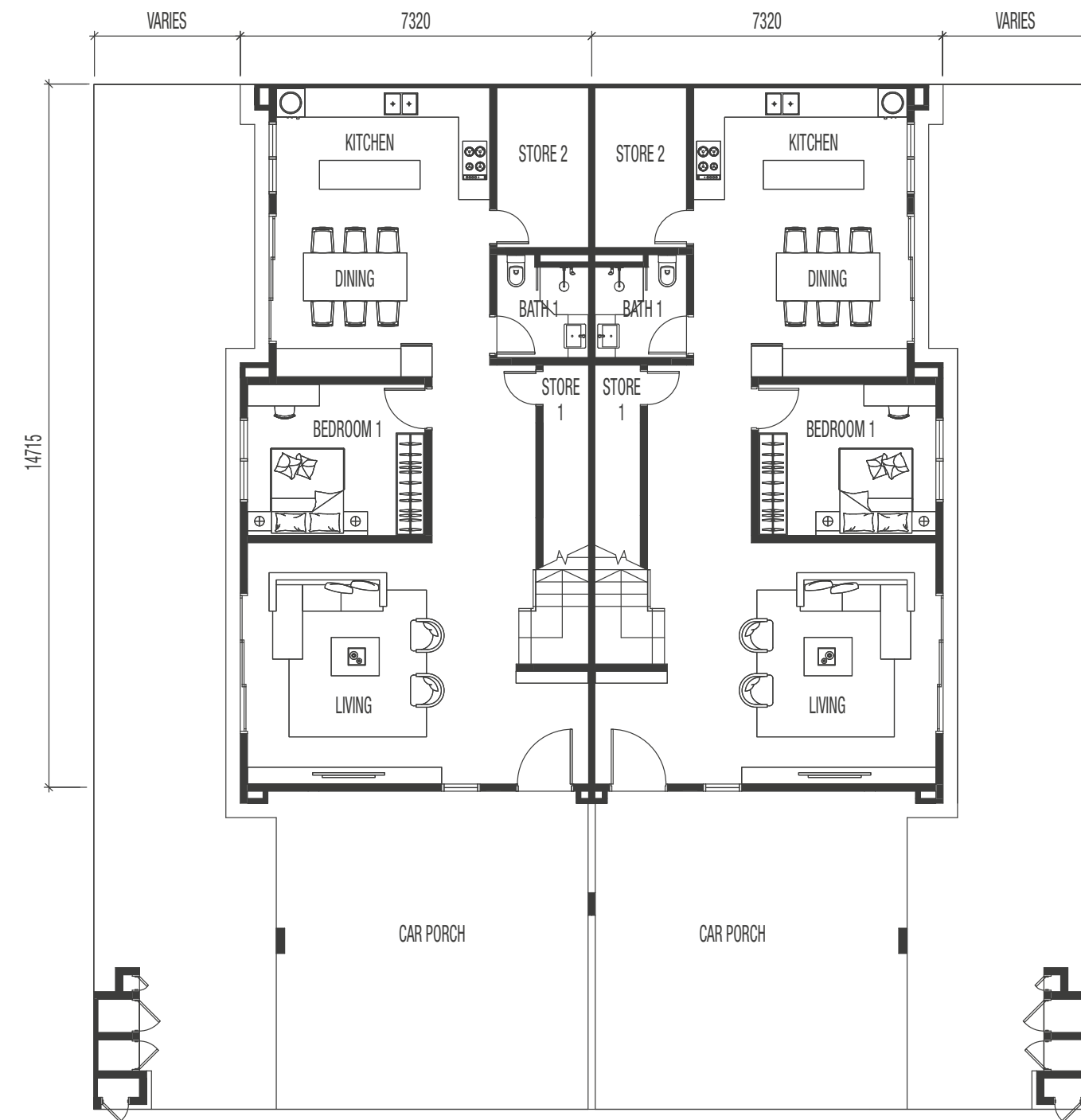
**GROUND FLOOR**



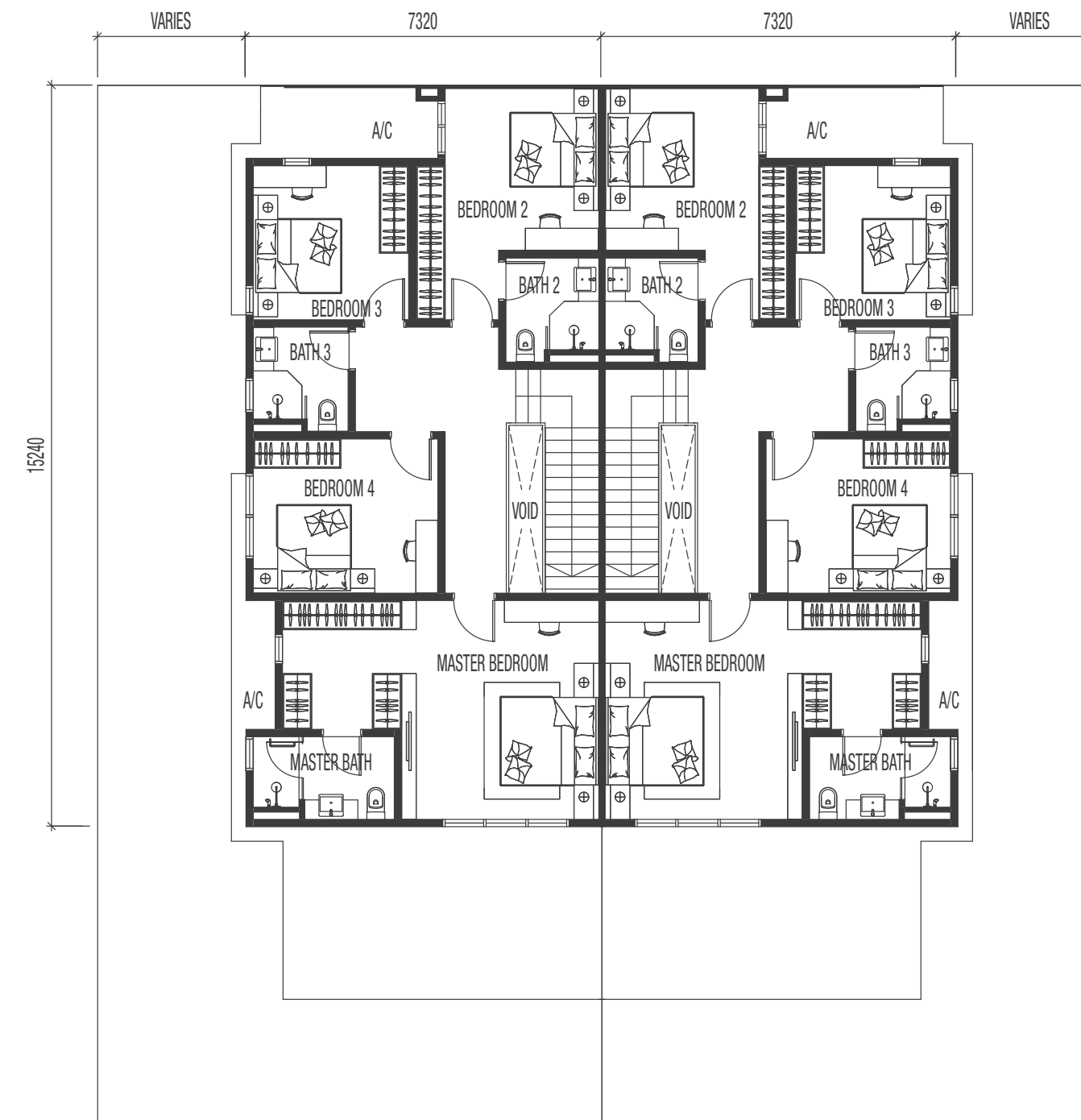
**FIRST FLOOR**

**32' x 70' | SD6C1**  
Intermediate Lot | Built-up 2,390 sq. ft.

# FLOOR PLANS



**GROUND FLOOR**



**FIRST FLOOR**

**34' x 70' | SD6E1**  
Intermediate Lot | Built-up 2,574 sq. ft.

# EMBER

## TYPE B

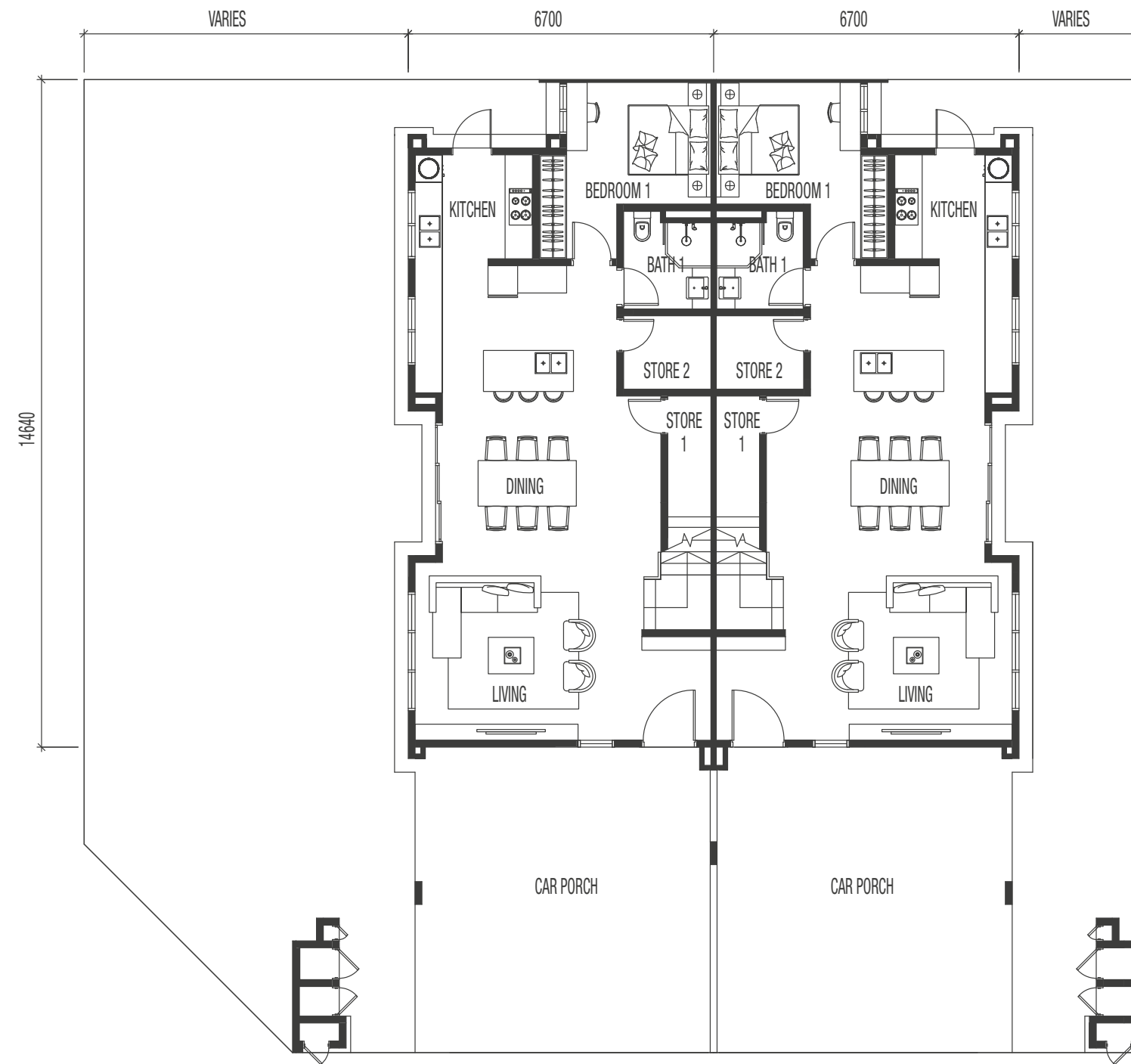
3-Storey Cluster Semi-D | 32' x 70'

Built-up 2,689 sq.ft.

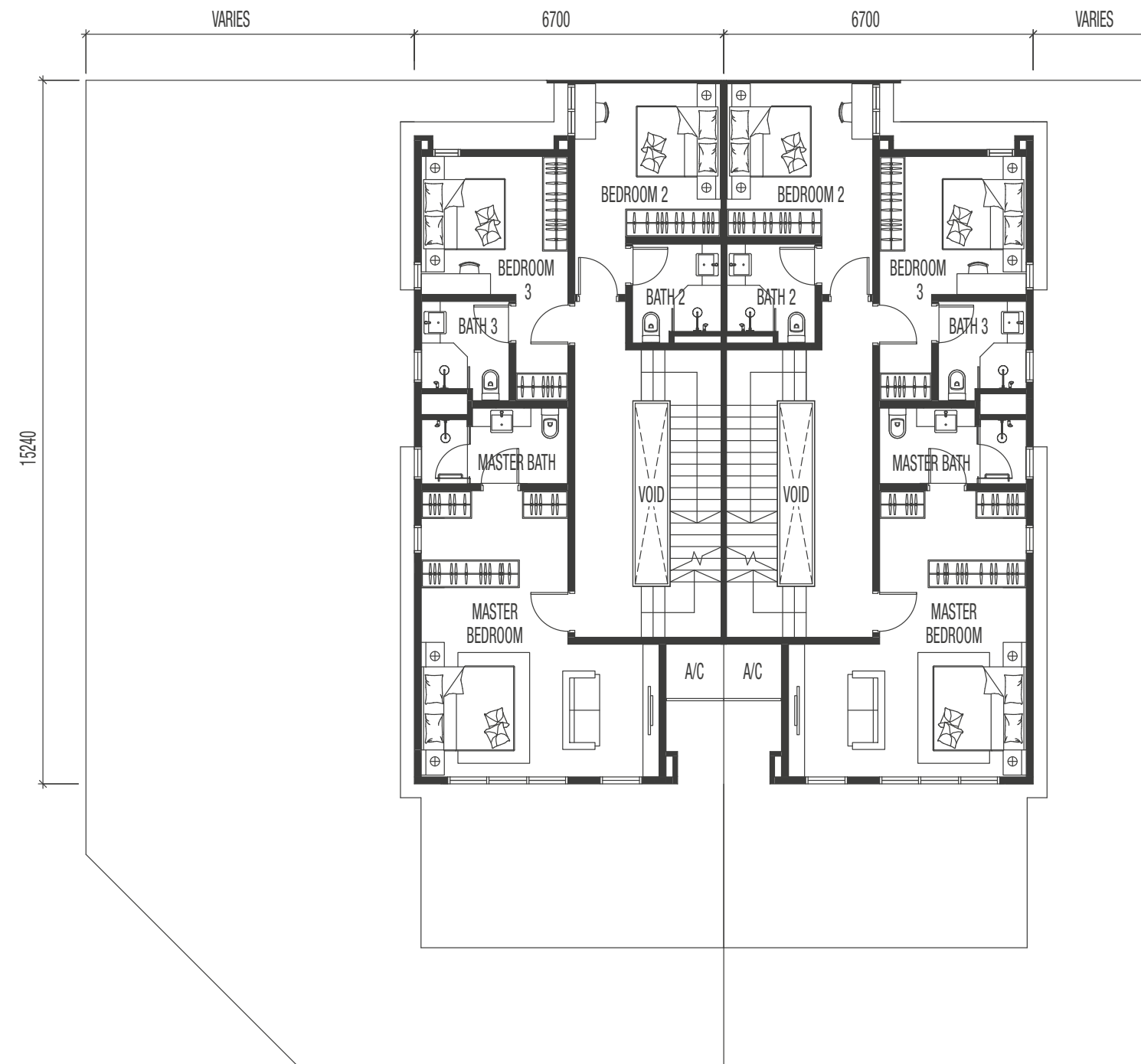


*For illustration purpose only*

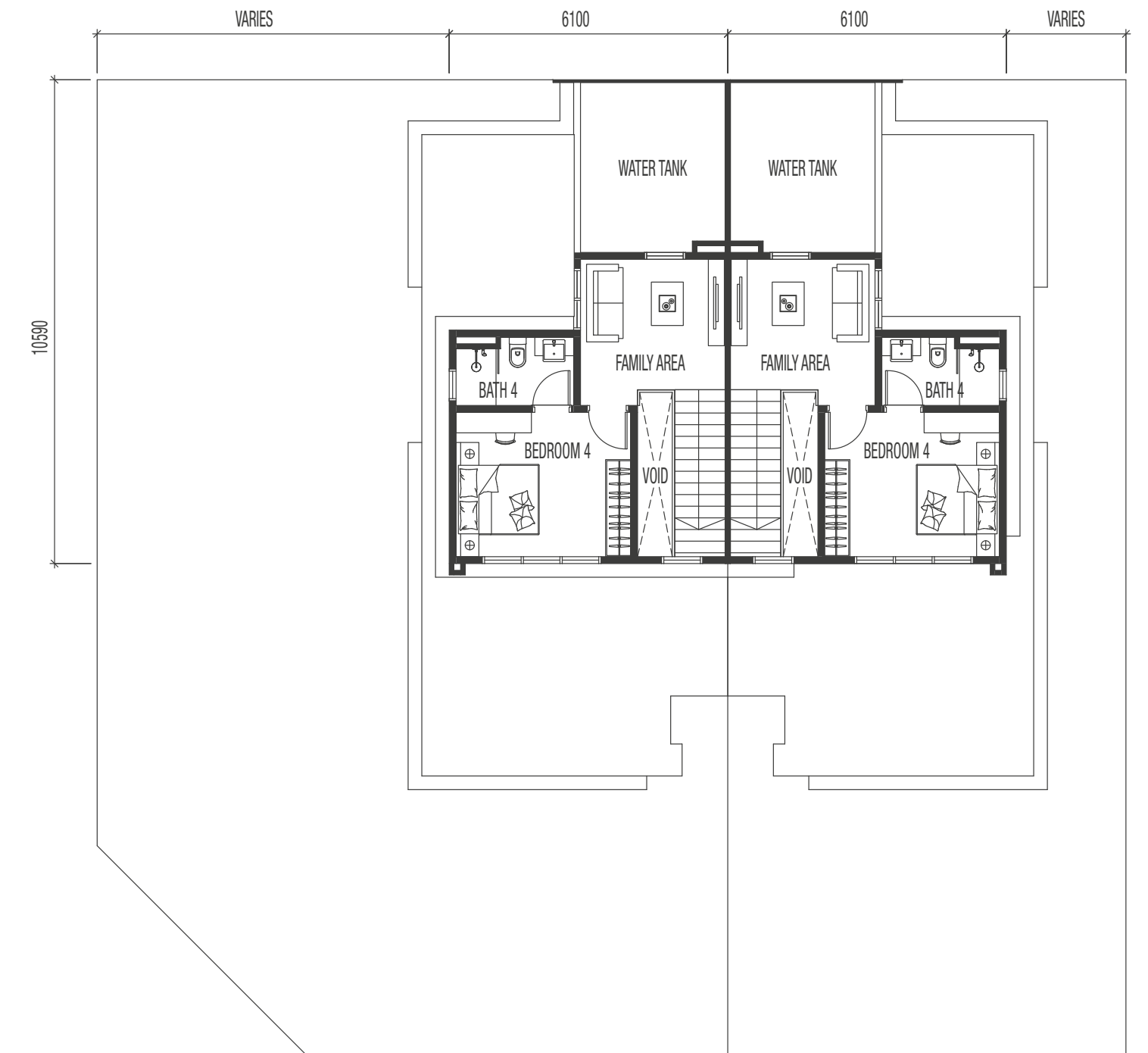
# FLOOR PLANS



**GROUND FLOOR**



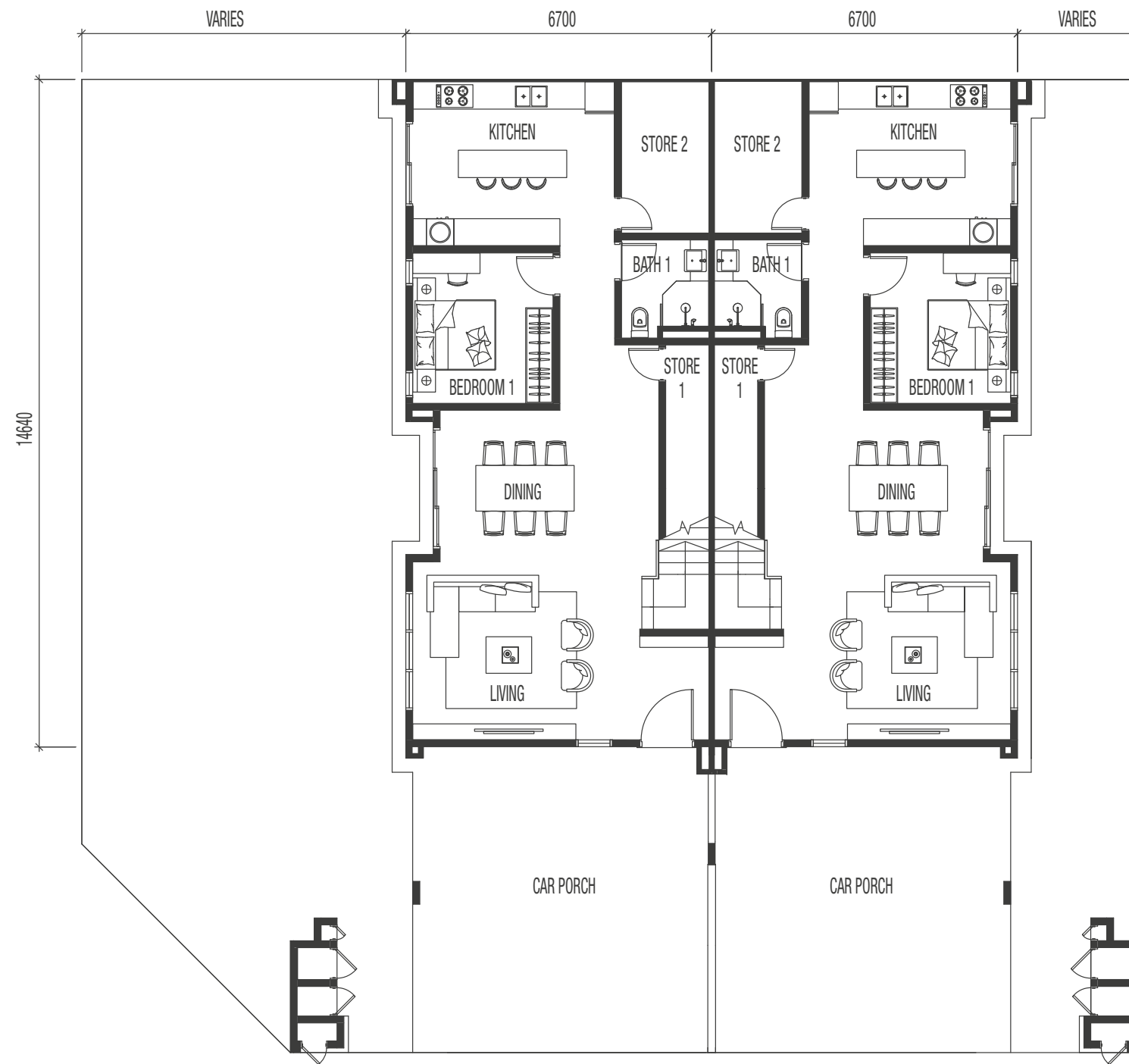
**FIRST FLOOR**



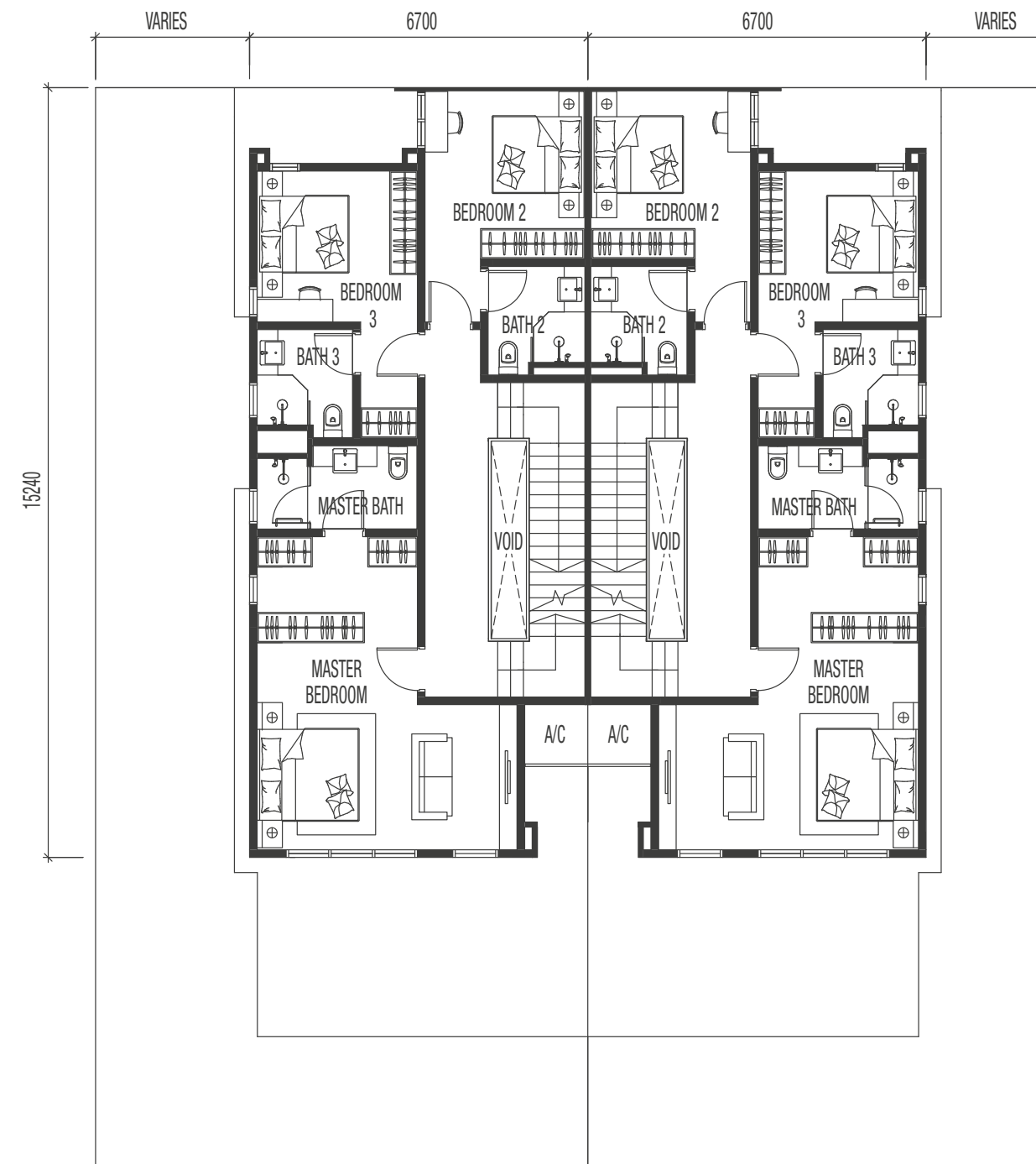
**SECOND FLOOR**

**32' X 70' | SD6B1/B2/B3**  
 Corner, Intermediate & End Lot | Built-up 2,689 sq. ft.

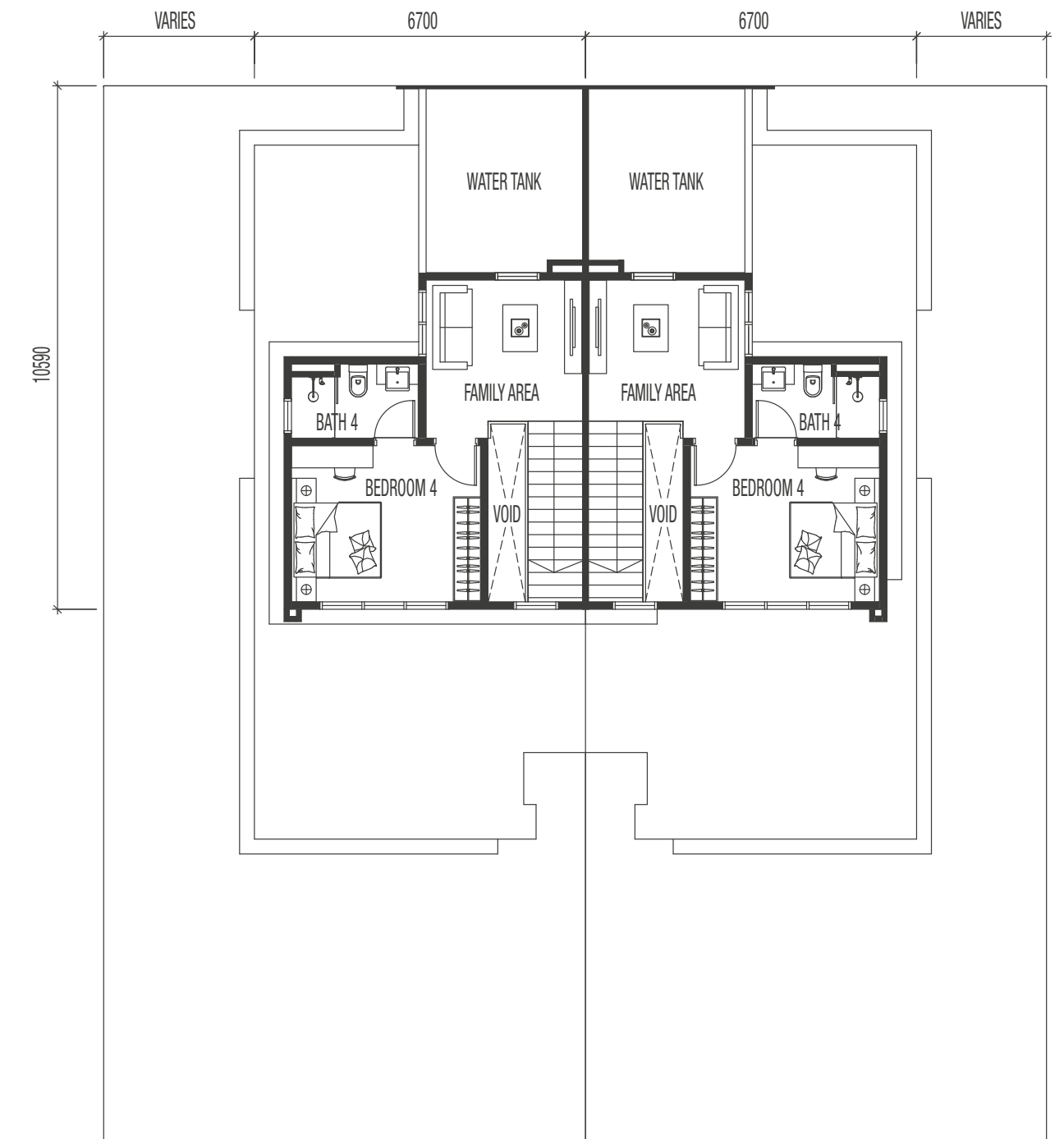
# FLOOR PLANS



**GROUND FLOOR**



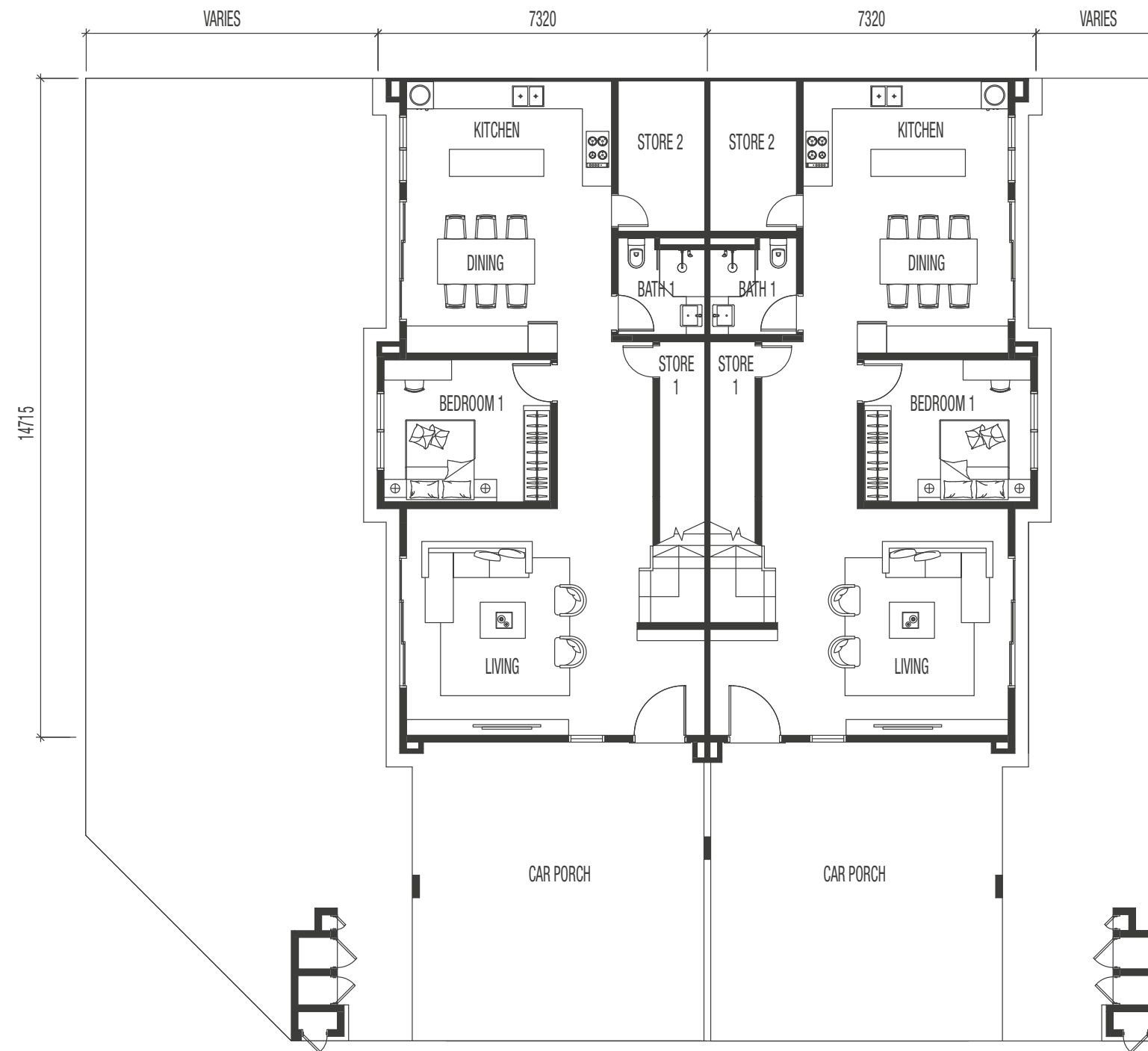
**FIRST FLOOR**



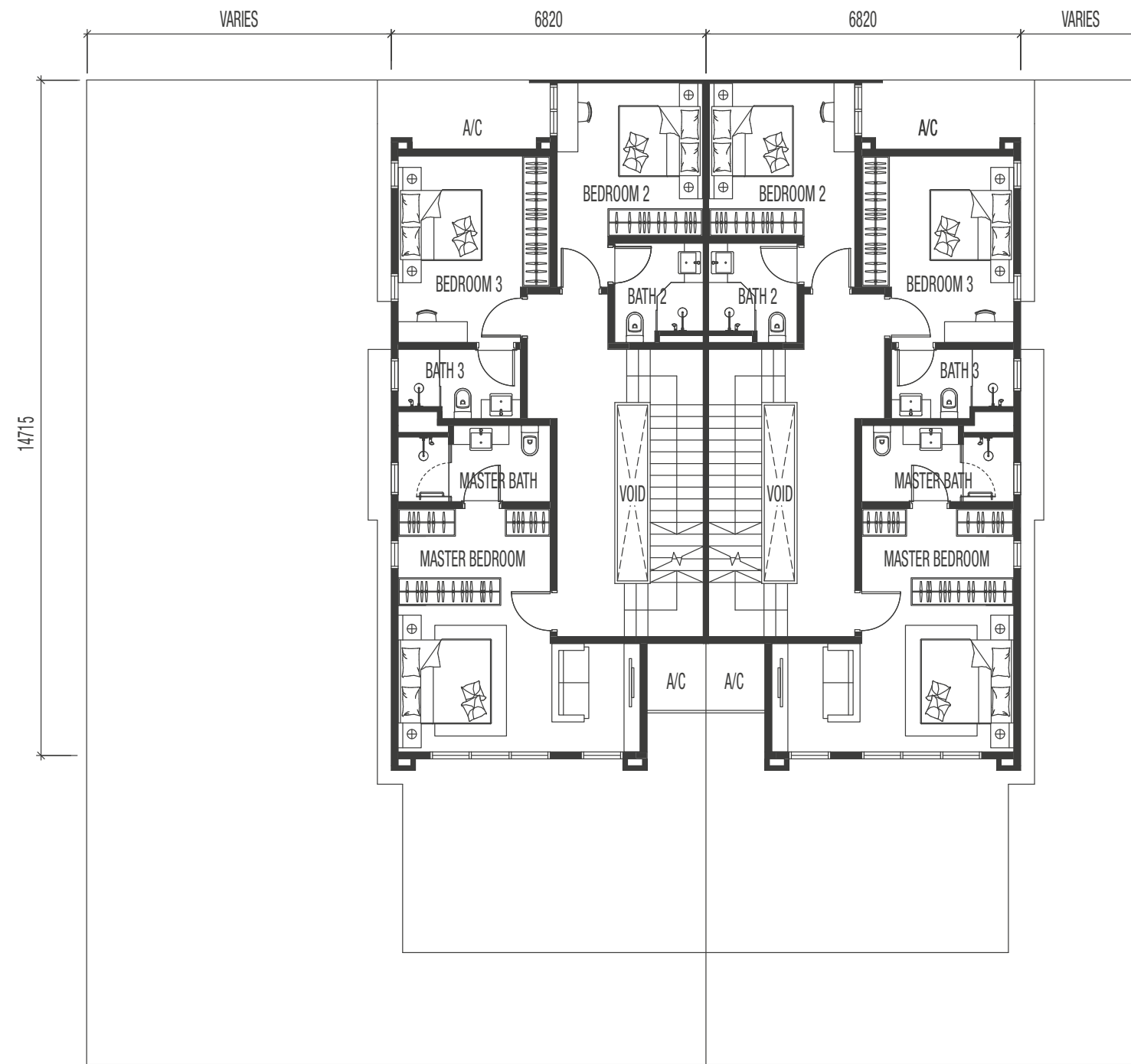
**SECOND FLOOR**

**32' x 70' | SD6DI/D2/D3**  
Corner, Intermediate & End Lot | Built-up 2,735 sq. ft.

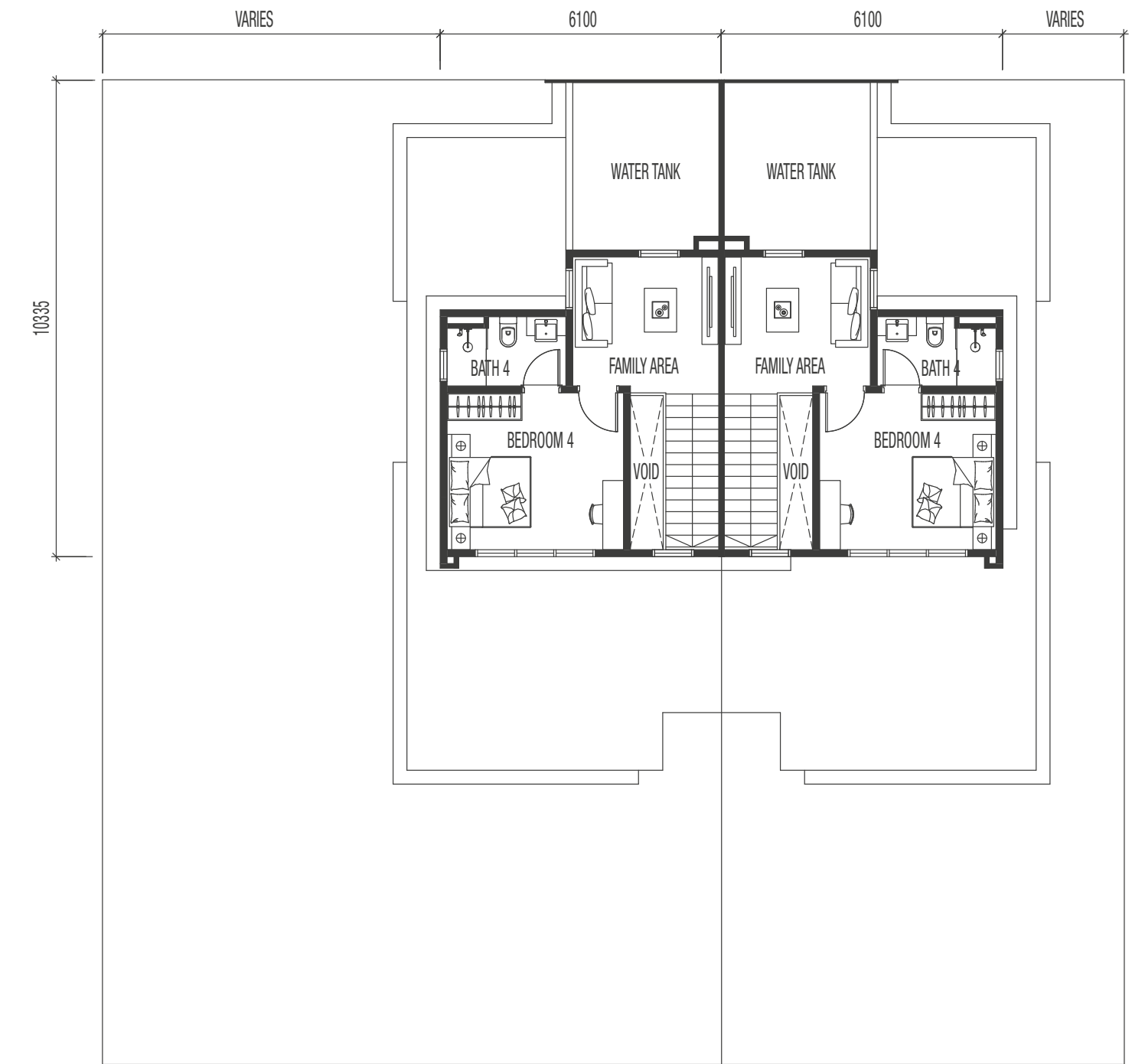
# FLOOR PLANS



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**34' x 70' | SD6F1/F2/F3**  
Corner, Intermediate & End Lot | Built-up 2,790 sq. ft.



Type A  
Living Area

*For illustration purpose only*



Type A  
Kitchen

*For illustration purpose only*



Type C  
Living Area

*For illustration purpose only*



Type C  
Kitchen

*For illustration purpose only*



Type A & C  
Master Bedroom

*For illustration purpose only*

# EMBER

## CLUSTER SEMI-D | 32' x 70' & 34' x 70'

### SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete	
<b>WALL</b>	Reinforced Concrete Wall / Brickwork	
<b>ROOF COVERING</b>	Roof Tiles / Metal Decking	
<b>ROOF FRAMING</b>	Steel Trusses	
<b>CEILING</b>	Skim Coat / Plaster Ceiling	
<b>WINDOWS</b>	Aluminium Framed Glass Casement / Top Hung / Fixed Glass	
<b>DOORS</b>	Main Entrance	Timber Door
	Side Entrance	Aluminium Framed Glass Sliding Door
	Rear Entrance	Aluminium Framed Glass Door <i>(Only applicable for Type 6B, 6D &amp; 6F)</i>
	Bedrooms / Bath / Store 1&2	Flush Door / Louvers Door
<b>IRONMONGERY</b>	Quality Locksets	
<b>WALL FINISHES</b>	Kitchen	Ceramic Tiles / Plaster & Paint
	Bath 1,2,3 & Master Bathroom	Ceiling Height Ceramic Tiles / Ceiling Height Porcelain Tiles / Plaster & Paint
	Bath 4	Ceiling Height Porcelain Tiles <i>(Only applicable for Type 6B, 6D &amp; 6F)</i>
	Others	Plaster & Paint
<b>FLOOR FINISHES</b>	<b>Ground Floor</b>	
	Living / Dining / Kitchen/ Bedroom 1 / Bath 1 / Store 1 / Apron / Car Porch	Porcelain Tiles
	Staircase	Timber Flooring
	Store 2	Ceramic Tiles
	<b>First Floor</b>	
	All Bedrooms	Timber Flooring
	All Bath	Porcelain Tiles
	Others	Cement Render
	<b>Second Floor</b> <i>(Only applicable for Type 6B, 6D &amp; 6F)</i>	
	Bedroom 4 / Family	Timber Flooring
Bath 4	Porcelain Tiles	
Others	Cement Render	

	SD6A	SD6B	SD6C	SD6D	SD6E	SD6F
<b>SANITARY &amp; PLUMBING FITTINGS</b>						
WC	4	5	4	5	4	5
Wash Basin	4	5	4	5	4	5
Shower	4	5	4	5	4	5
Kitchen Sink	1	1	1	1	1	1
<b>ELECTRICAL INSTALLATION</b>						
Light Point	36	40	36	40	36	40
Power point	31	34	31	34	31	34
Air-cond Point	7	9	7	9	7	9
Fan Point	8	9	8	9	8	9
SMATV Point	2	3	2	3	2	3
Door Bell	1	1	1	1	1	1
Isolator	1	1	1	1	1	1
CCTV Point	3	3	2	2	2	2
Water Booster Pump	Provided					
Centralize Solar Water Heater System	Provided					
3 Phase TNB Power Supply	Provided					
Smart Home and Security System	Provided					
<b>INTERNAL TELEPHONE TRUNKING &amp; CABLING</b>						
Telephone Point	1	1	1	1	1	1
Network Point	2	3	2	3	2	3

# LOCATION MAP



The re-imagination of Klang Valley's Western Corridor is situated off the NKVE. Located just before Setia Alam, Eco Ardence is surrounded by a wide range of modern amenities and a mature township with excellent connectivity to key destinations via major highways.

Having all the right elements, Eco Ardence is set to become a vibrant suburban city of Art, Culture & Commerce.

A JOINT DEVELOPMENT BY

**ECOWORLD**  
CREATING TOMORROW & BEYOND

**cascara**