



GLADES OF WESTLAKE

• MELODIES OF THE LAKES •





Imperial Beauty

By The Glades

Glades of Westlake is a passage to a beautifully landscaped paradise mirroring the features and serenity of Hangzhou. Moon Bridge greets each wanderer and entices them to the Lotus Pond where lotus blooms and willows fringe the water edge. Past the bamboo garden, and bright koi can be seen splashing about in the Circle of Life.

Luxury living is seamless with nature in this oriental enclave, and it is the charming settings that will make each resident sing with joy to the melodies of the lakes.

*Lotus blooming, koi swimming in the lake;
What a beauty nature can be,
Willows swaying, bamboo bending in the wind;
Listen, it's the sound of blue and green.*





Lotus Pond

Luxury Wellness

By The Clubhouse

Iconic roofs grace the majestic resident clubhouse while the gantry surrounding the upper floor invites ample light – sunshine during the day, and moonlight at night times. Complete with proper gym equipment and fitness facilities, the Grand Imperial Clubhouse is a place fit for royalty.

Gated and guarded
community

Private and
highly secured

Over 10 gardens and
lakes combined

Themed communal
facilities



Moon Bridge



The Clubhouse

Restful Indulgence By The Moon

Connecting each resident to his home is a poised four seasons-inspired gate that opens up to a leafy walkway leading to the residences and inspiring landscapes.

The Spring Gate unveils a flowering lotus pond; the Summer Gate unlocks an elegant tea garden and thrilling dragon playground; the Autumn Gate is the entry to a Fan Garden; and the Winter Gate leads to a silk garden.



Tea Pavilion





SPRING
GATE

春

Spring Gate

春
SPRING
GATE

夏
SUMMER
GATE

秋
AUTUMN
GATE

冬
WINTER
GATE



4 SEASONS GATES

Moon gates of different seasons make their presence at each entrance of the isle opening up to a feature garden. Each entry is greeted with a calming ambience composed of seasonal trees, blooming flowers and pristine ponds.

Seasonal Joy By Your Home

EMERALD GARDEN

- ① Moon Bridge
- ② Hammock Club
- ③ Fan Garden
- ④ Children's Playground
- ⑤ Open Lawn
- ⑥ Tea Pavilion
- ⑦ Circle Of Life
- ⑧ Lookout Deck
- ⑨ Iconic Bridge
- ⑩ Crossing Bridge

LEGEND

- Bungalow
- Semi-Detached



HOUSE OF *Grace*

2-STOREY
SEMI-DETACHED

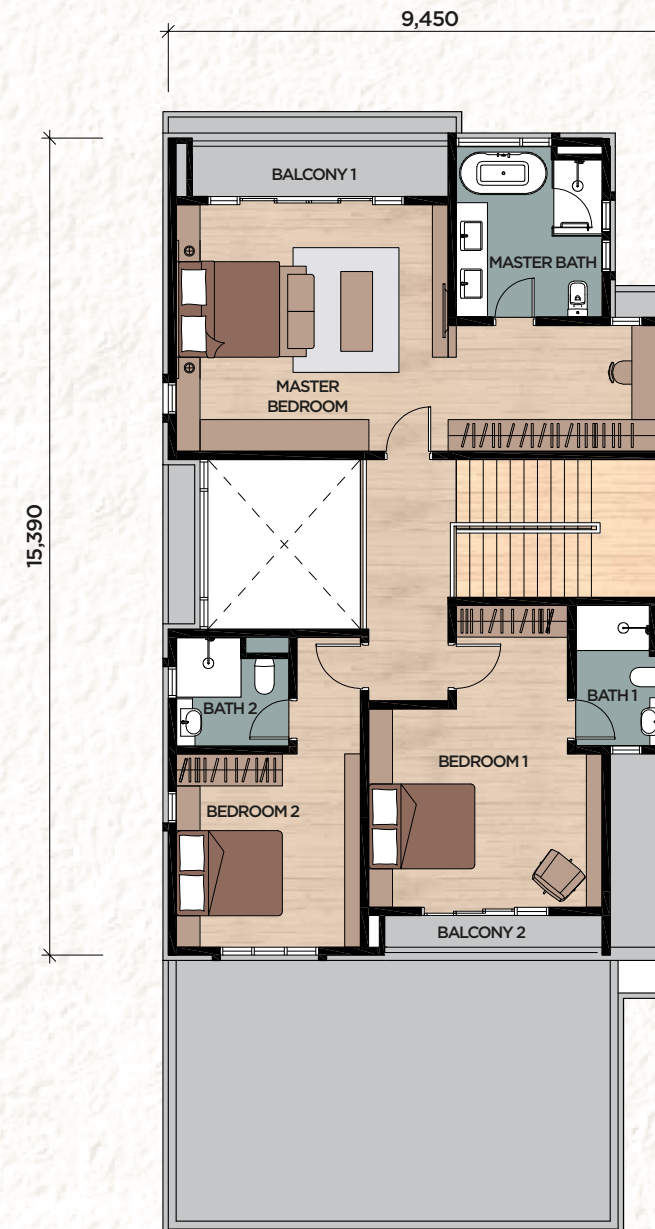
2-STOREY
SEMI-DETACHED
41' x 85' | Built-up: 2,950 sq.ft.

4 bedrooms &
4 bathrooms





GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete	
WALL	: Brickwork	
ROOF COVERING	: Concrete Slab/ Metal Roof Covering	
ROOF FRAMING	: Reinforced Concrete Structure/ Steel Frame	
CEILING	: Skim Coat/ Plaster Ceiling	
WINDOWS	: Aluminium Framed Glass Window	
DOORS	: Main Entrance	- Timber Door
	: Bedrooms	- Timber Door
	: Bathrooms	- Timber Door
	: Kitchen	- Aluminium Framed Glass Door
	: Others	- Aluminium Door/ Timber Door
IRONMONGERY	: Quality Locksets	
WALL FINISHES	: Kitchen	- Ceramic Tiles
	: Bathrooms	- Ceramic Tiles
	: Others	- Plaster & Paint
FLOOR FINISHES	<u>GROUND FLOOR</u>	
	: Living/ Dining/ Bedroom 3	- Porcelain Tiles
	: Bathroom 3 & 4	- Ceramic Tiles
	: Kitchen, Store, Utility & Terrace	- Ceramic Tiles
	: Staircase	- Timber Floor
	: Car Porch	- Porcelain Tiles
	<u>FIRST FLOOR</u>	
	: Bedrooms	- Timber Floor
	: Bathrooms	- Porcelain Tiles/ Ceramic Tiles
	: Balcony	- Ceramic Tiles
	: Others	- Cement Render
SANITARY & PLUMBING FITTINGS	: Water Closet	5
	: Wash Basin	6
	: Shower	5
	: Kitchen Sink	1
	: Bath Tub	1
ELECTRICAL INSTALLATION	: Lighting Point	41
	: Power Point 13A	36
	: Power Point 15A	1
	: Air-Cond Point	6
	: Fan Point	7
	: SMATV Point	2
	: Instantaneous Water Heater Point	1
	: Solar Water Heating System	Provided
INTERNAL TELEPHONE	: Telephone Point	2
TRUNKING & CABLING	: Data Point	2
	: Door Bell	1
	: Intercom	1
FENCING	1200mm High Fencing	
TURFING	Provided	



HOUSE OF *Noble*

2-STOREY
BUNGALOW

2-STOREY BUNGALOW

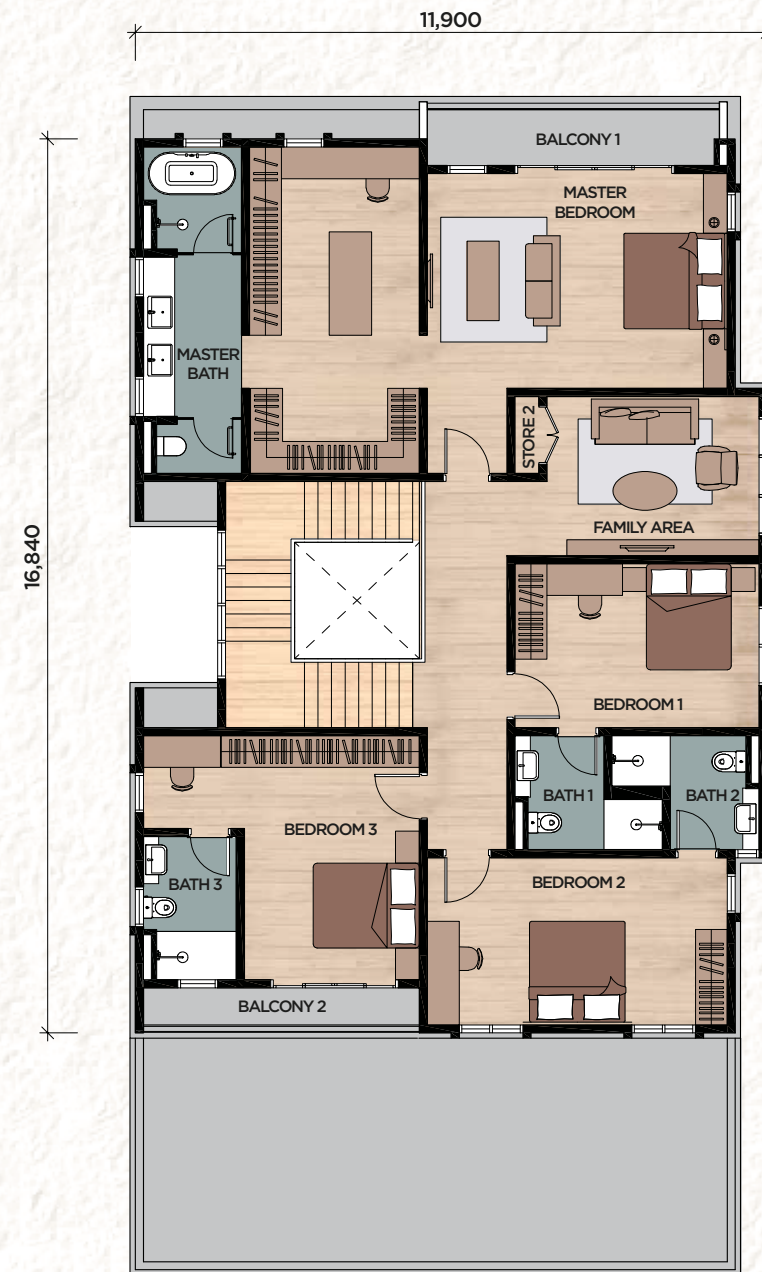
59' x 85' | Built-up: 4,050 sq.ft.

5 bedrooms &
5 bathrooms





GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete	
WALL	: Brickwork	
ROOF COVERING	: Concrete Slab/ Metal Roof Covering	
ROOF FRAMING	: Reinforced Concrete Structure/ Steel Frame	
CEILING	: Skim Coat/ Plaster Ceiling	
WINDOWS	: Aluminium Framed Glass Window	
DOORS	: Main Entrance	- Timber Door
	: Bedrooms	- Timber Door
	: Bathrooms	- Timber Door
	: Kitchen	- Aluminium Framed Glass Door
	: Others	- Aluminium Door/ Timber Door/ Grille Door
IRONMONGERY	: Quality Locksets	
WALL FINISHES	: Kitchen	- Ceramic Tiles
	: Bathrooms	- Ceramic Tiles
	: Others	- Plaster & Paint
FLOOR FINISHES	<u>GROUND FLOOR</u>	
	: Living/ Dining/ Bedroom 4/ Powder Room	- Porcelain Tiles
	: Bathroom 4 & 5	- Ceramic Tiles
	: Kitchen, Store, Yard, Utility & Terrace	- Ceramic Tiles
	: Staircase	- Timber Floor
	: Car Porch	- Porcelain Tiles
	<u>FIRST FLOOR</u>	
	: Bedrooms	- Timber Floor
	: Bathrooms	- Porcelain Tiles/ Ceramic Tiles
	: Balcony	- Ceramic Tiles
	: Others	- Cement Render
SANITARY & PLUMBING FITTINGS	: Water Closet	7
	: Wash Basin	8
	: Shower	6
	: Kitchen Sink	1
	: Bath Tub	1
ELECTRICAL INSTALLATION	: Lighting Point	49
	: Power Point 13A	43
	: Power Point 15A	1
	: Air-Cond Point	7
	: Fan Point	8
	: SMATV Point	3
	: Instantaneous Water Heater Point	1
	: Solar Water Heating System	Provided
INTERNAL TELEPHONE	: Telephone Point	3
TRUNKING & CABLING	: Data Point	3
	: Door Bell	1
	: Intercom	1
FENCING	1200mm High Fencing	
TURFING	Provided	

Stay Together. Stay Setia
livelearnworkplay

Call 603 8008 2228

SETIA ECO GLADES SDN BHD (767476-H)

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 Setia Eco Glades



Scan for
location map

A joint venture project by:



Setia

S P Setia Berhad (19698-X)

Developer License No.: 12215-8/02-2023/0128(L) - Validity Period: 18/02/2021 to 17/02/2023 - Advertising Permit No.: 12215-8/02-2023/0128(P) - Validity Period: 18/02/2021 to 17/02/2023 - Land Tenure: Freehold - Land Encumbrances: Nil - Approved Authority: Majlis Perbandaran Sepang - Reference No.: MP Sepang 600-34/2/166(10) - Completion Date: March 2023 - Type: 2-Storey Semi-D - Size: 41' x 85' - Total: 42 units - Min Price: RM 2,761,200 - Max Price RM 3,120,000 - Type: 2-Storey Bungalow - Size: 59' x 85' - Total: 18 units - Min Price: RM 4,257,280 - Max Price RM 4,581,120 - Sekatan Kepentingan: Tanah ini boleh dipindahmilik, dipajak/ digadai setelah mendapat kebenaran Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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