



Setia Eco Park
Valley of dreams



STRAITS OF HERON

• PERANAKAN HERITAGE •

THE FIRST WINGS OF


PARADISE OF BIRDS
7 SPLENDOURS OF SETIA ECO PARK

Leaves rustle and wings flutter

Setia Eco Park is a world-class development sprawling next to the Bukit Cerakah Forest Reserve. The green and established development now has over 25 award-winning pocket parks and 37 fountains, 5 of which are solar-powered.

Master-planned to enhance the lifestyles of the community, Setia Eco Park is a nature-inspired safe place for the residents to call home. After all, it is the valley of dreams.



Right for a nest, right for a home

Situated in the eco-development of Setia Eco Park, Paradise of Birds enjoys the same cool ambience and proximity to Bukit Cerakah Forest Reserve. Not only is this paradisiac collection near the forest, but it is also a short drive away from various attractions around the development.

Straits of Heron is the first collection of Paradise of Birds in Setia Eco Park to make its debut as a low-density enclave featuring sophisticated residences and doorstep amenities.



Bright with finesse and green with glory

Set in an award-winning development, natural lakes and tree-lined streets traverse the enclave of Straits of Heron. Fruit-bearing trees are planted to provide the resident feathered friends with food and a place to call home.

Lotus Lake





THE GRAND WELCOME HOME



Sophisticated homes glowing with grandeur

Straits of Heron comprises limited edition Semi-Detached and Bungalow residences in a secured and guarded sanctuary. Inspired by the elegance of a heron bird, these multigenerational homes are as grand as they are versatile – fit for every family size and living need.



Every moment in style

Inspired by the artistic Peranakan homes of our local heritage, these regal residences boast facades in colourful glass panels, ornate Peranakan motifs and embossed window casement. From the terracotta colours to the way the colonial articulated overhang is designed, these homes are meant to be a timeless heritage and a family legacy.





H O M E S



I N N A T U R E A N D G L O R Y

THE HERON CREEKS

LEGEND

FLYING WINGS

- 1 Grand Entrance
- 2 Wings Of Flight
- 3 Pocket Garden

THE PERCH

- 4 Meditation & Taichi Deck
- 5 Flower Meadow & Enchanted Forest Walk
- 6 Hanging Patio
- 7 Waterfall Deck
- 8 Forest View Walk

THE NEST

- 9 Canopy Swings
- 10 The Heron Playscape
- 11 The Nest Tree House
- 12 Bootcamp Fitness Station

TREE TOP

- 13 Lotus Resting
- 14 Heron Bridge

RESTING ALCOVE

- 15 Canopy Walk
- 16 Eyes Of Heron
- 17 Fountain
- 18 Lotus Lake



FLYING WINGS

THE PERCH

THE NEST

TREE TOP

RESTING ALCOVE



Witness from the bird's eye view

Experience the luxury of nature and scenery from the artistic viewing deck shaped to resemble an origami heron. From sunrise to twilight moments, the dedicated deck is the spot for unmatched vistas.

Eyes of Heron



Heron Bridge

Connecting a blossoming heritage

Straits of Heron celebrates the beauty of nature through natural landscapes and artistic sculptures. Not only does the Heron Bridge connect you from one place to another, but it also brings you closer to nature.



The adventurous spirit of playscape

Just like how birds soar and learn to glide in the skies, the playground in Straits of Heron is designed to meld adventure with outdoor edutainment. The playground is a sculptural piece that combines slides, rope swings and other exciting games that stimulate young minds while they are having fun.

The Heron Playscape

A detailed landscape rendering of a garden. In the foreground, a stream flows over dark rocks, with a small waterfall cascading into it. A wooden deck with a metal railing sits on a raised platform above the stream. The garden is filled with various plants, including tall reeds, purple flowers, and green foliage. In the background, a row of modern, two-story houses with white walls and red roofs is visible, surrounded by tall trees. The scene is bathed in soft, golden light, suggesting late afternoon or early morning.

Splendour is in the lush nature

Straits of Heron is brimming with nature's bounty – lush green landscapes with pristine streams weaving through the enclave, creating an ideal environment for the community and the wildlife. It is this enthralling ambience that sets the paradise apart.

Waterfall Deck



SANCTUARY OF NATURE AND US

MASTER PLAN

The carefully designed master plan allows the residents and nature to thrive simultaneously, making way for healthy nature-inspired lifestyles and sustainable living experiences.



SITE PLAN

Straits of Heron introduces a community-centric orientation with lush green landscapes unfolding around the residences, including an azure lake.



LEGEND

- ARIA
- BRINDEA
- CANTAREA



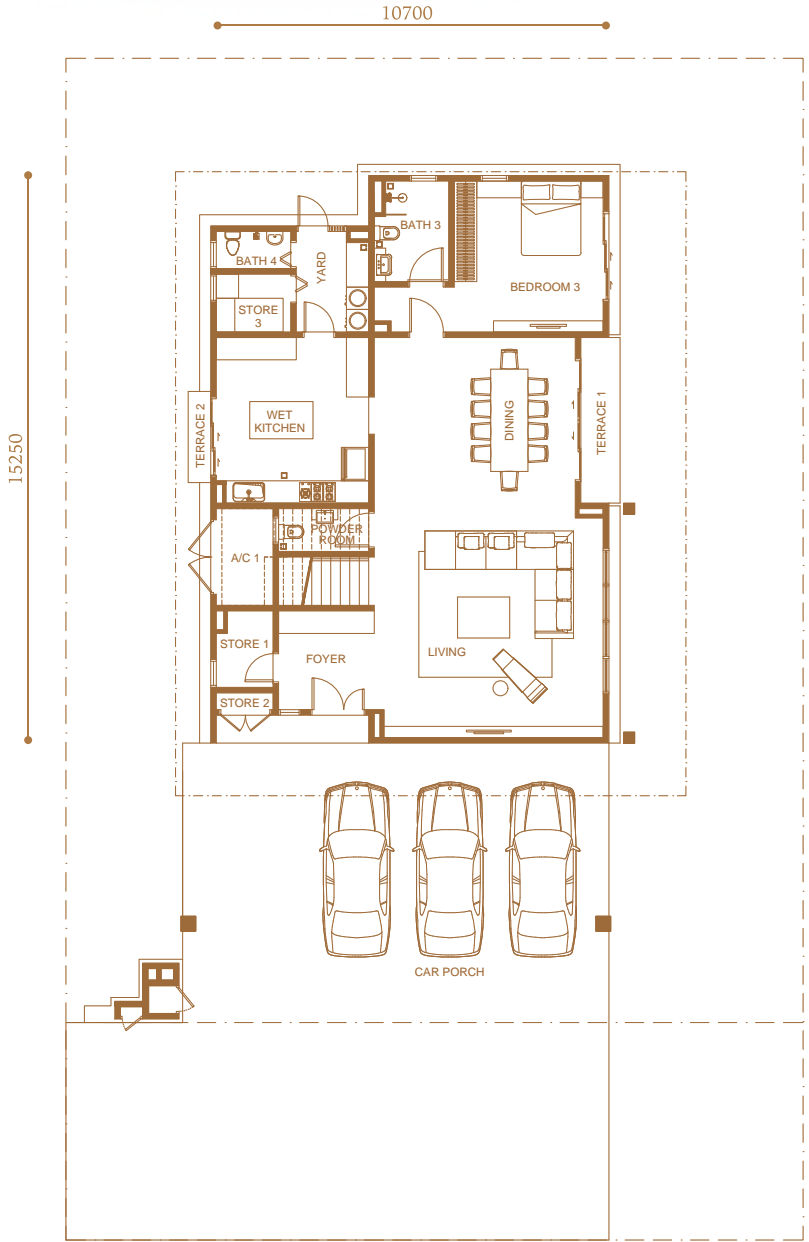


ARIA

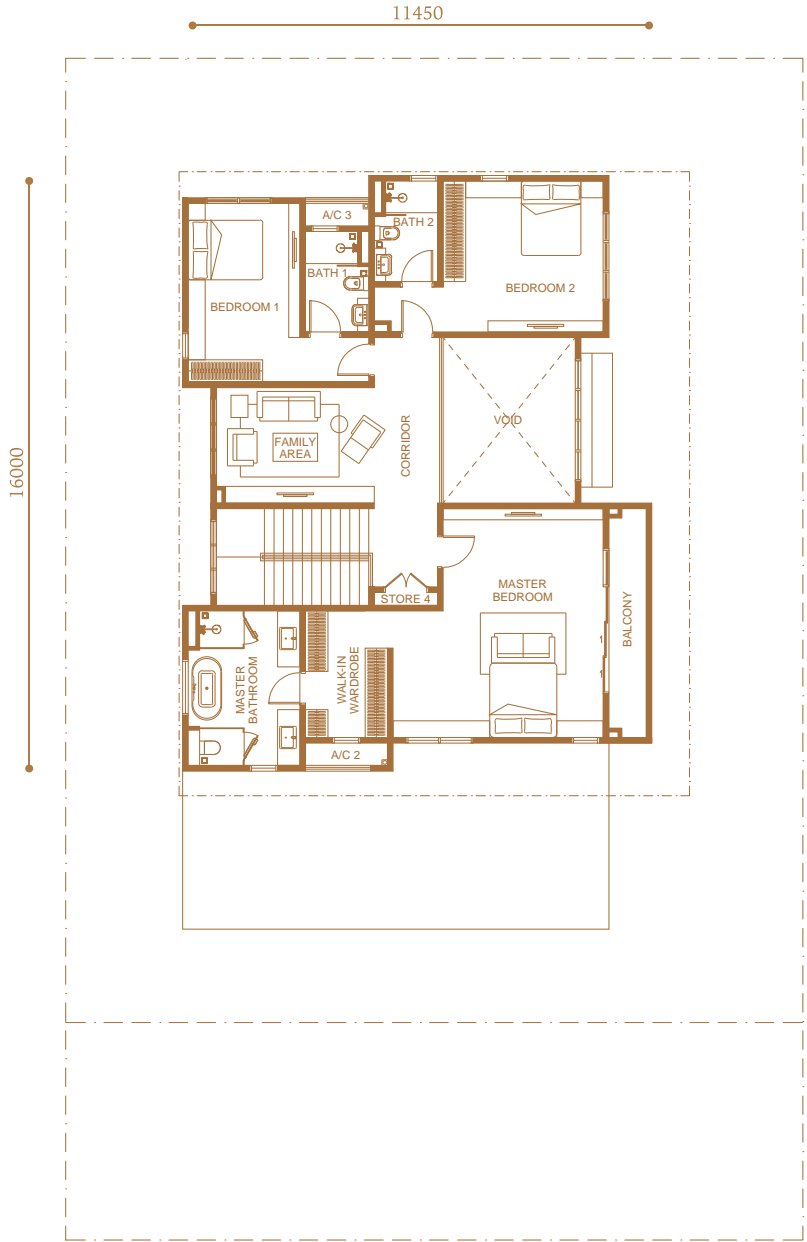
Bungalow
65' x 85'
85' x 85'

Built-up Size
3,500 sqft.

4 + 1 Rooms &
5 Baths + 1 Powder Room



Ground Floor



First Floor

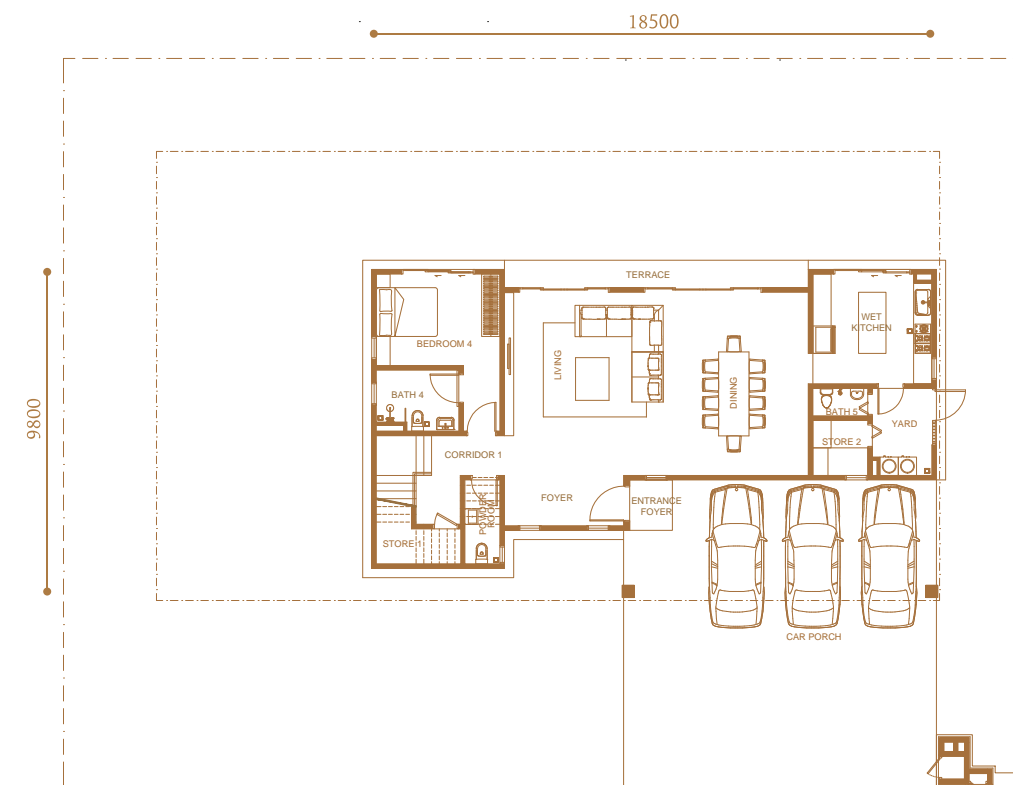


BRINDEA

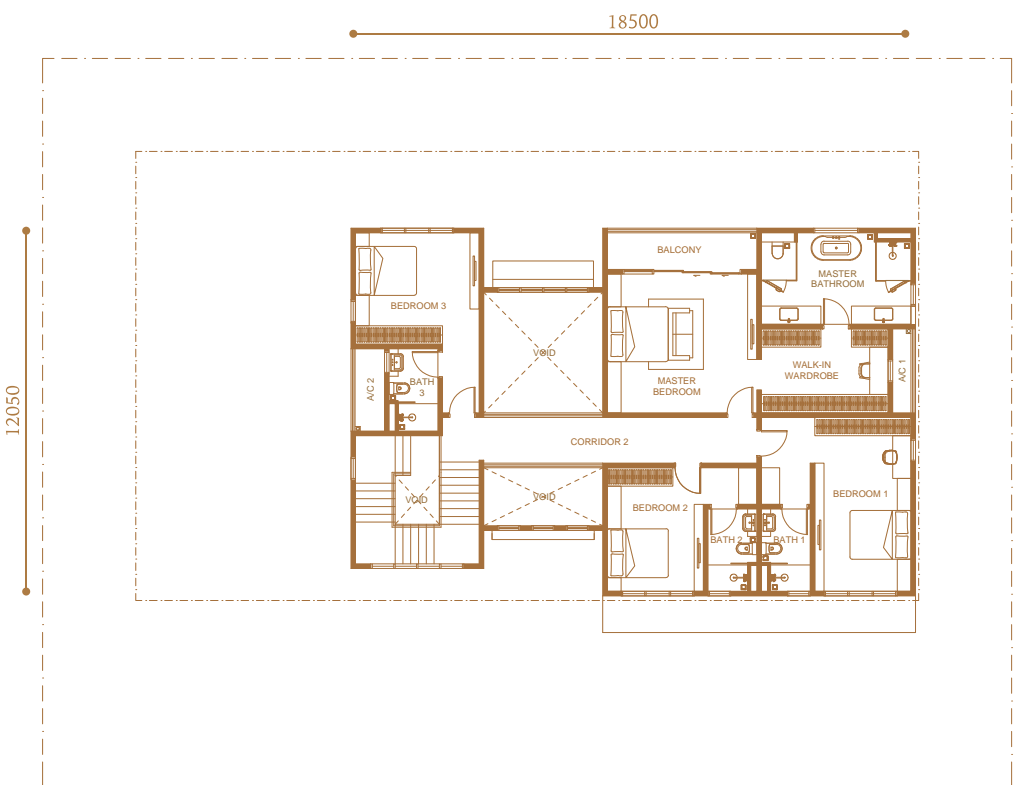
Bungalow
75' x 85'

Built-up Size
3,500 sqft.

5 + 1 Rooms &
6 Baths + 1 Powder Room



Ground Floor



First Floor

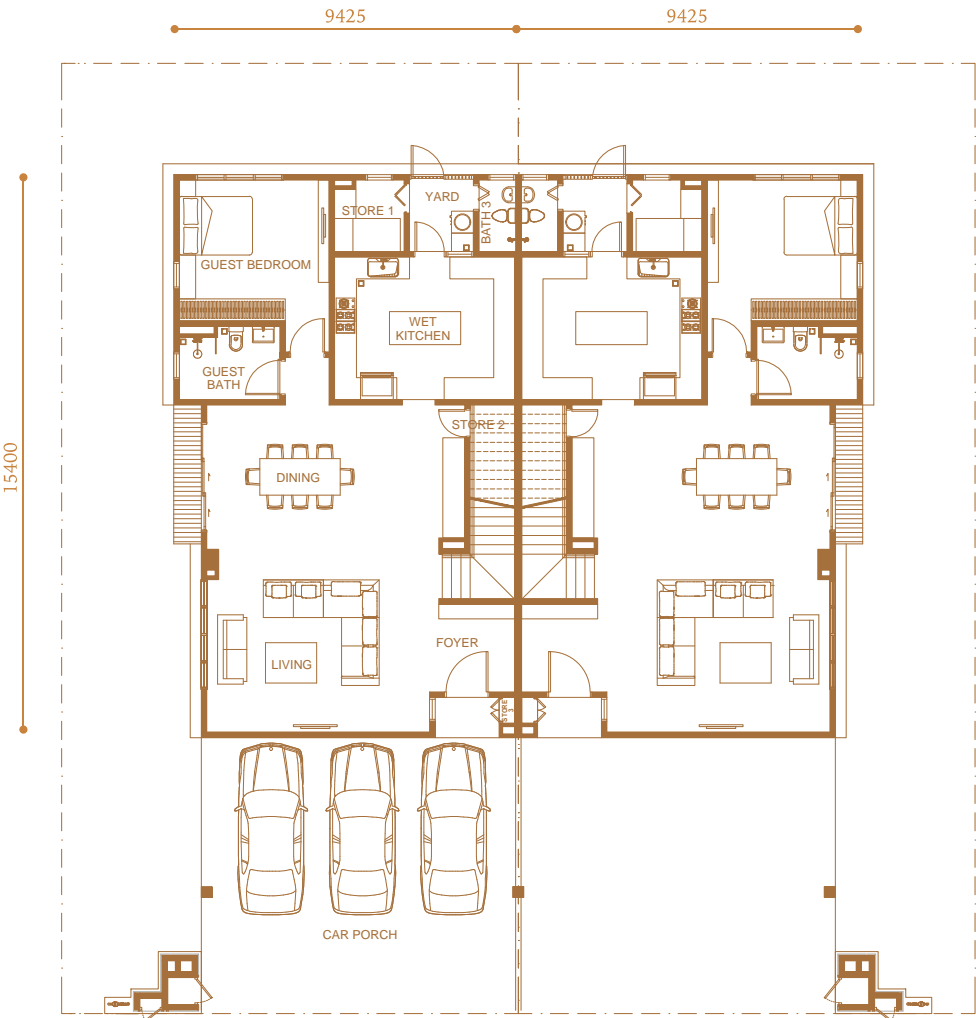


CANTAREA

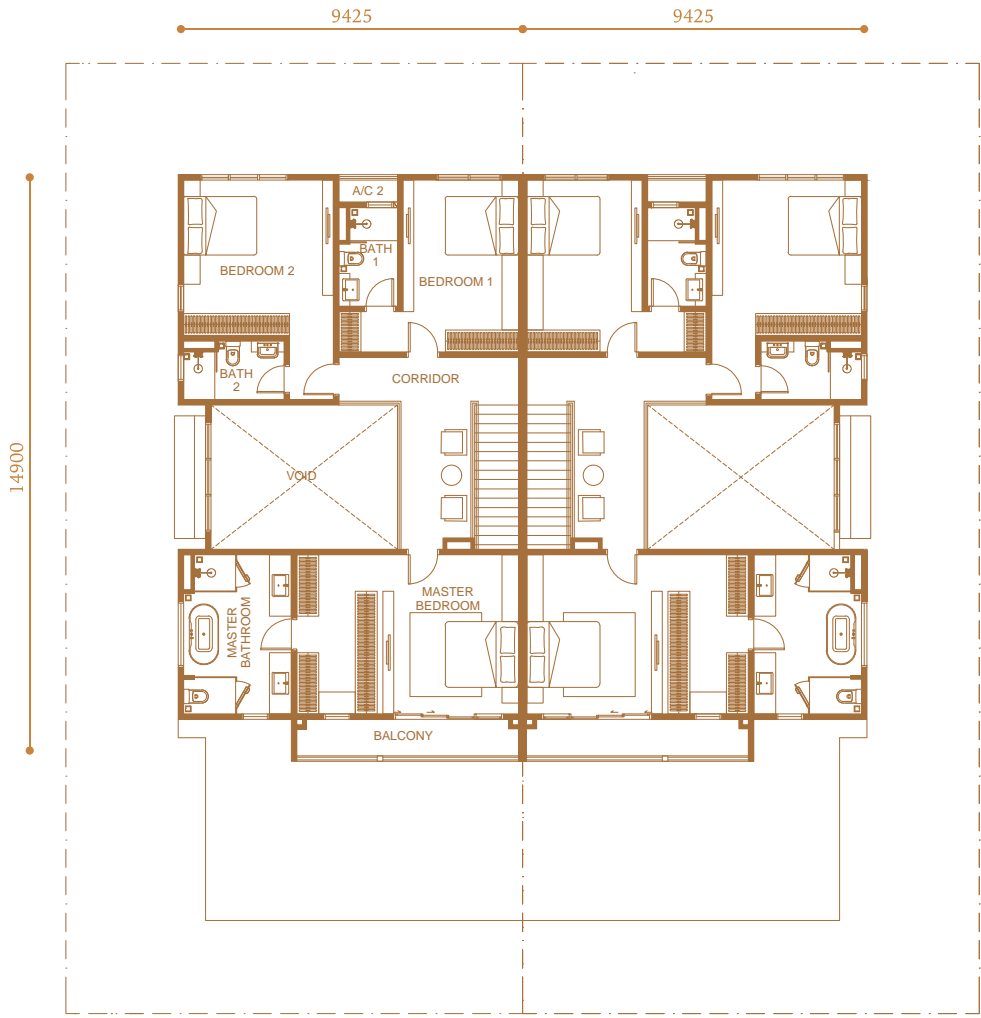
Semi-D
41' x 85'

Built-up Size
2,950 sqft.

4 + 1 Rooms &
5 Baths



Ground Floor



First Floor

SPECIFICATIONS

ARIA & BRINDEA (BUNGALOW), CANTAREA (SEMI-D)

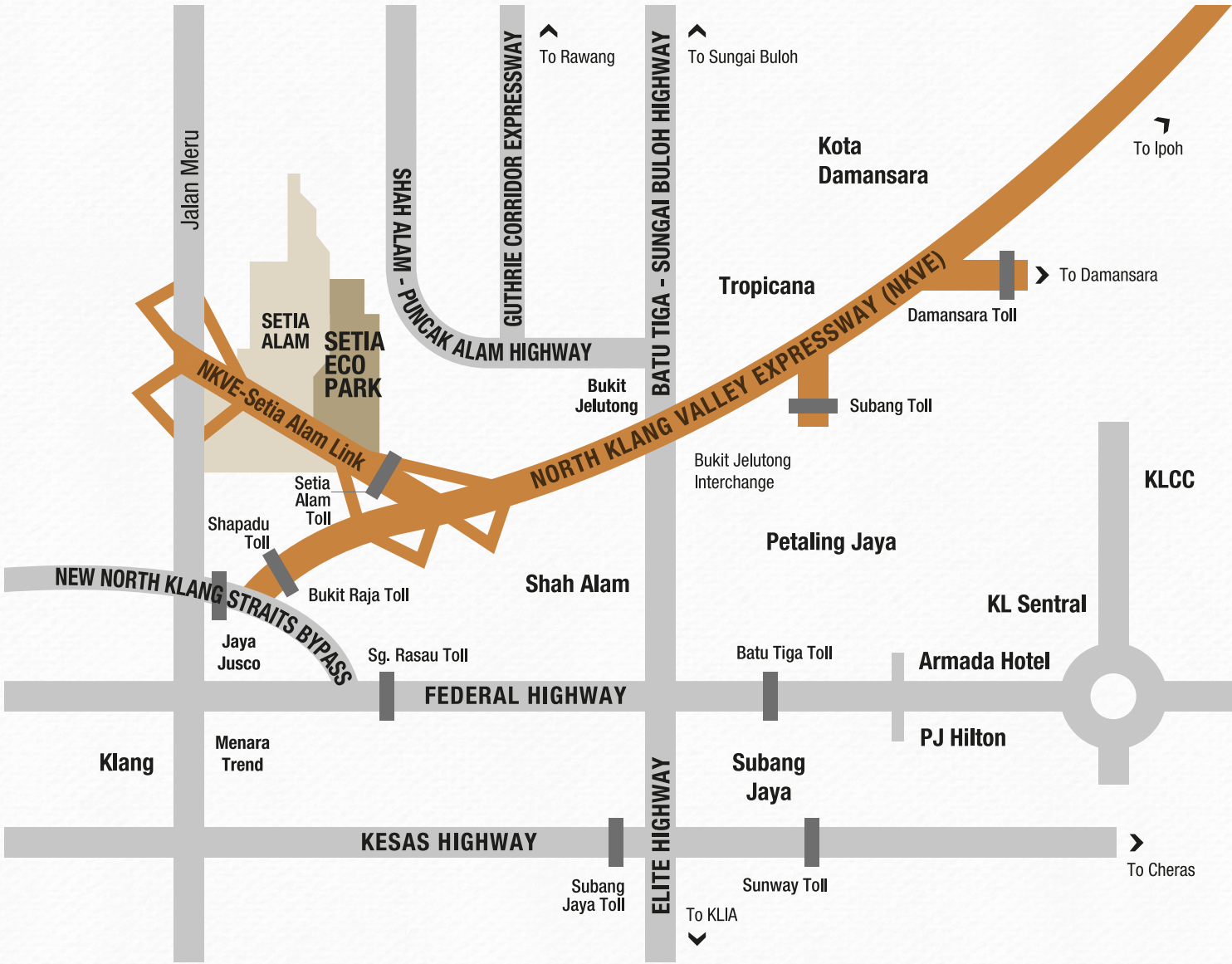
Structure	- Reinforced Concrete			
Wall	- Brickwork			
Roofing Material	- Clay Roof Tiles/ RC Flat Roof/ Metal Deck			
Roof Framing	- Metal Trusses			
Ceiling	- Skim Coat/ Plaster Ceiling			
Windows	- Powder Coated Aluminium Frame Window			
Doors	- Main Entrance		- Solid Timber Decorative Door	
	- Bedrooms		- Solid Core Timber Door	
	- Others		- Timber Flush Door/ Timber Louvers Door/ Metal Grille Door/ Aluminium Frame Sliding Door/ Aluminium Bi-Folding Door/ Aluminium Louvers Door/ Aluminium Glass Door ¹	
Ironmongery	- Quality Ironmongery			
Wall Finishes	- Kitchen		- Porcelain Tiles	
	- Bathroom/ Master Bath ¹		- Porcelain Tiles	
	- Powder Room ²		- Porcelain Tiles	
	- Master Bath ²		- Marble	
	- Others		- Plaster & Paint	
Painting	- Emulsion Paint Internally & Weather Resistant Paint Externally			
Floor Finishes	GROUND FLOOR	ARIA	BRINDEA	CANTAREA
	- Foyer/ Living/ Dining	M	M	PT
	- Bedroom 3	M	-	-
	- Bedroom 4/ Corridor 1	-	M	-
	- Guest Bedroom/ Guest Bath	-	-	PT
	- Bath 3	PT	-	PT
	- Bath 4	PT	PT	-
	- Bath 5	-	PT	-
	- Wet Kitchen/ Store 1 & 2/ Yard/ Powder Room	PT	PT	PT
	- Car Porch/ Terrace	FBPT	FBPT	FBPT
	- Staircase	TF	TF	TF
	- Store 3	PT	-	PT
	- Refuse Compartment	CT	CT	CT
	- Ledge/ Others	CR	CR	CR
	FIRST FLOOR			
	- All Bedrooms	TF	TF	TF
	- Family Area/ Store 4	TF	-	-
	- Walk-In Wardrobe	TF	TF	-
	- Corridor	TF	-	TF
	- Corridor 2	-	TF	-
	- Master Bath	M	M	PT
	- All Baths	PT	PT	PT
	- Balcony	FBPT	FBPT	FBPT
	- Ledge/ Others	CR	CR	CR
Sanitary & Plumbing Fittings	- WC	6	7	5
	- Wash Basin	7	8	6
	- Shower	5	6	5
	- Bath Tub	1	1	1
	- Kitchen Sink	1	1	1
Electrical Installation & Telephone	- Light Points	44	50	39
	- Power Points	41	38	34
	- Air-Cond Points	7	7	6
	- Fan Points	6	6	5
	- Telephone Points	3	2	2
	- Data Points	6	6	5
	- TV/ Astro Points	3	2	2
	- Doorbell Points	1	1	1
	- Weatherproof Power Points	1	1	1
	- Instant Water Heater Points	1	1	1
	- 3-Phase Wiring (60amps TNB Meter Cut-off Fuse)	1	1	1
	- Centralized Solar Water Heater System	1	1	1
	- 32A Weatherproof Isolator Points	1	1	1
Fencing	- 1,200mm High Fencing			
Compound Area	- Grass Turfing			

M – Marble
PT – Porcelain Tiles

FBPT – Full Bodied Porcelain Tiles
TF – Timber Flooring

CT – Ceramic Tiles
CR – Cement Render

*1 Only for Type C
*2 Only for Type A & B



Setia Eco Park Sales Gallery GPS Coordinates: 3.1074, 101.4772

Stay Together. Stay Setia
livelearnworkplay

Call 603 3343 2228
Bandar Eco-Setia Sdn Bhd (566138-A)
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5A, Jalan Setia Nusantara U13/17, Seksyen U13, Setia Eco Park, 40170 Shah Alam, Selangor D.E., Malaysia.
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Developer's License No.: 9586-30/02-2024/0102 (L) • Validity Period: 12/02/2022 to 11/02/2024 • Advertising Permit No.: 9586-30/02-2024/0102 (P) • Validity Period: 12/02/2022 to 11/02/2024 • Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U13/0126-2021 • Completion Date: February 2024 • Total Unit for 2-Storey Bungalow: 12 Units • Selling Price: RM4,030,800 - RM5,872,800 • Total Unit for Semi Detached: 42 Units • Selling Price: RM2,348,760 - RM2,705,520



Setia

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