

CLASSIC HOMES IN HARMONIOUS STYLE

# CHORUS

22' X 70'  
DOUBLE STOREY TERRACE HOMES

Stay Together. Stay Setia  
livelearnworkplay

Call 603 8724 2255

SETIA ECOHILL 2 SDN BHD (199801010090)

Setia Ecohill Welcome Centre

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Setia

No. Lesen Pemaju: 1442/11-2023/0860 (A) • Tempoh Sah: 26/11/2023 - 25/11/2025 • Permit Iklan dan Jualan: 14421-21/03-2025/0386(N)-(L) • Tempoh Sah: 31/03/2023 - 30/03/2025 • Jenis Hak Milik Tanah: Pegangan Kekal • Bebanan Tanah: Gadai (RHB Islamic Bank Berhad & RHB Bank Berhad) • Penguasa Kebenaran: Hajiji Perbandaran Kajang (MPKJ) • No. Rujukan Pelesenan: MPKJ/21/9/7/2022 • Jangka Masa: C/05 2025 • Jumlah Unit: 99 unit • Harga Minimum: RM 997,000; Harga Maksimum: RM 1,253,000 • Keluasan Binaan: Chorus 1 & 2 : 2,080 kps (Lot Tengah); Chorus 3: 2,158 kps (Lot Hujung & Tepi) • Jenis Hartanah: Rumah Teres Dua Tingkat • Sekatan-sekatan Kepentingan: Tiada • Bumiputera Diskaun: 7%  
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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# 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 has a record-breaking list of accolades under its belt:

- The only Malaysian developer to have received seventeenth FIABCI World Gold Prix d'Excellence Awards by the International Real Estate Federation (FIABCI),
  - Seventeenth FIABCI Malaysia Property Awards,
  - 14th-time No.1 in The Edge Malaysia Top Property Developers Awards.

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.

# Guardian of GREEN SERENITY

Inspire your every day with the symphony of greenery and breathtaking landscapes of Setia EcoHill 2 in Semenyih. Embrace the beauty of nature within this sprawling 1,010- acre masterpiece from S P Setia's renowned Eco-series, where a harmonious living environment awaits.

Immerse yourself in the three iconic landscape profiles of Wetlands, Woodlands, and Highlands, meticulously designed to provide an unparalleled living experience. Setia EcoHill 2 dedicates over 10% of its expansive land to community parks and green areas, ensuring a verdant sanctuary for residents to enjoy. With 10,000 trees gracefully adorning the township, nature becomes your everyday companion.

Preserving over 90% of Bukit Tempurung's original undulated landscape, Setia EcoHill 2 offers new and exciting recreational opportunities for all. The awe-inspiring Adventure Park, honoured as the Gold Winner in EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2020, invites you to indulge in thrilling experiences that connect you with nature.

It has also received recognition from the prestigious Malaysia Landscape Architecture Awards (MLAA) 2018, earning the Landscape Development Award (Honour) in the Developer Category.

Setia EcoHill 2's thematic landscapes have not only captured the hearts of many but have also been acknowledged with the Excellence Award for MLAA 2019's Landscape Master Plan Awards. It's a testament to the exceptional vision and dedication behind this remarkable township.



# A CONNECTED *Melody*

The integrated township of Setia EcoHill 2 connects residents to their everyday conveniences and doorstep amenities in just a short walk and drive.

Let nature's tunes and songs inspire the way we live and our pace of life.

Chorus at Setia EcoHill 2 is a cohesive collection of terrace homes designed for families to live their dream lifestyle in the embrace of nature.



*The Charming*  
SONGS AND SOUNDS OF  
MUSICAL GARDEN

As the name of the collection goes, Chorus is a charming neighbourhood inspired by the interesting elements of music. From the high notes of a soprano comes an upbeat interactive playscape; from the low bass comes a calming walking trail for leisure strolls.

And just like every song, the chorus speaks volume for the song title and brings the essence of the song to life.

Discover a new sense of rhythm in life when you make Chorus your home.





**FAMILY-FRIENDLY OUTDOOR**  
*Adventures*

Whether it is a morning walk in the park or an evening playtime with the little ones, there is an array of interesting stops and pavilions for the residents to rest and relax. Football field, playground, jogging track and cycling track around the Musical Garden are a welcoming spot for all ages to engage in active pursuits.

Experience the great outdoors with the enclave's amazing placemaking design.



A MELODIOUS  
*Homecoming*

The guarded sanctuary is equipped with professional security systems, including a single entry and exit, 24-hour surveillance and patrol to ensure the residents enjoy peace of mind.

Speed bumps dot around the neighbourhood to reduce speeding and to keep the residents safe when exploring the outdoors.



# Exquisite FORM AND FUNCTION

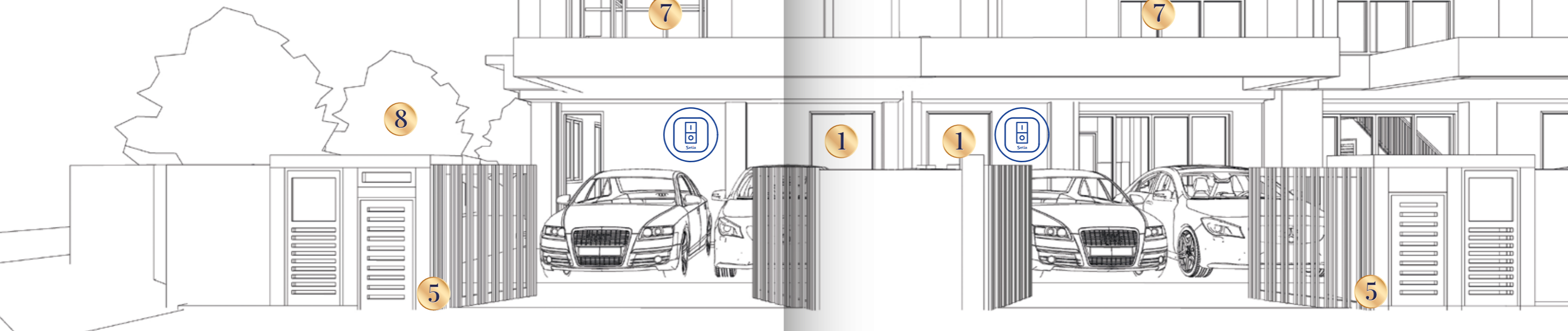
With a contemporary design approach in mind, Chorus breaks away from the conventional linked house setting with its intentional earthy toned façade design that features a modernist box frame enhanced by a darker backwall. Chorus's dynamic silhouette is also formed by adding interchanging single pitched roof between units as a soft touch towards the façade to break the monotonous design.





## EXCLUSIVE GREEN SWITCH

Residents can switch off all general lightings in just one click on the master switch, otherwise known as the Green Switch.



## Sustainable

### LIVING MADE MODERN

The desirable classic comfort of a home is enhanced with sustainable features to help families achieve balance in everyday life and to contribute to preserving nature.

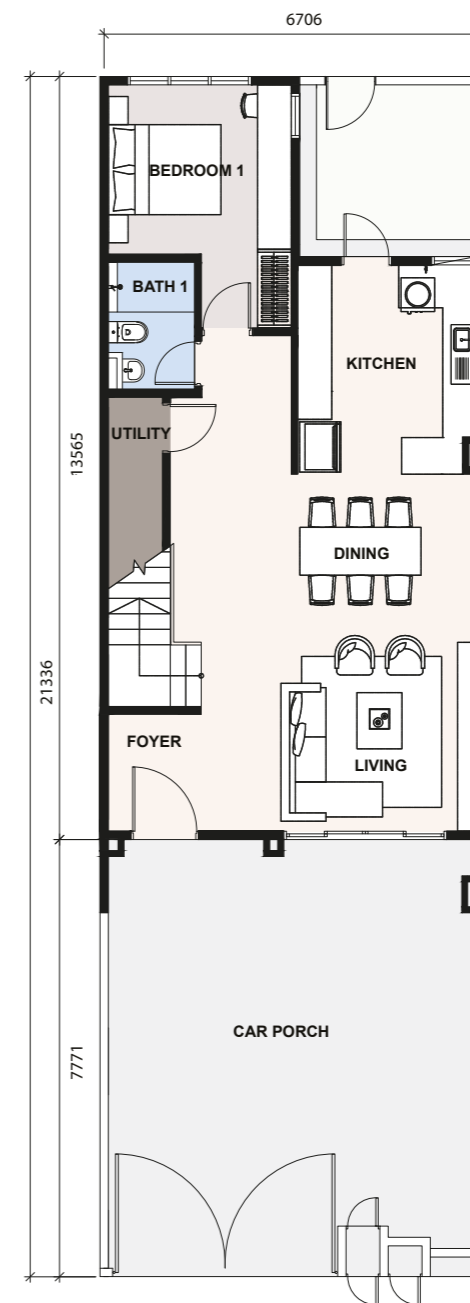
- 1 Smart Digital Lockset for Main Door
- 2 Alarm System
- 3 Backyard Garden (10ft)
- 4 Fully Extended
- 5 Auto Gate Power Point
- 6 Water Pump Power Point
- 7 Laminated Timber Flooring for Staircase & First Floor
- 8 Side Garden (Corner & End Lot)
- 9 Water Heater Points for All Bathrooms
- 10 Air Conditioning Point



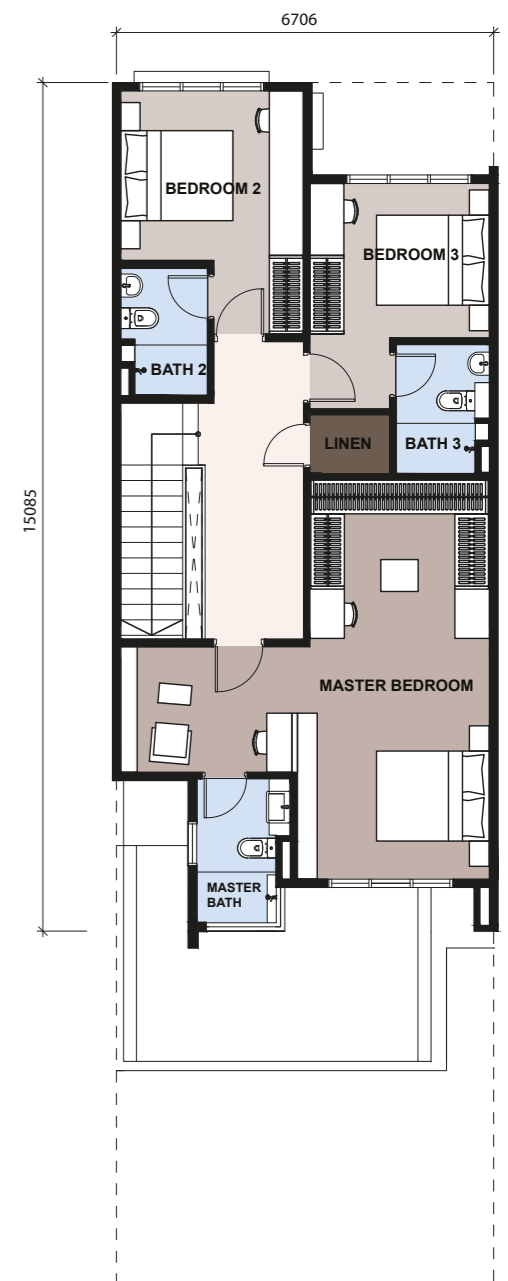
# Chorus 1



Land Size: 22' X 70'  
Built-up Size: 2,080 Sqft  
4 Bedrooms | 4 Bathrooms  
2 Storerooms | 1 Family Area



GROUND FLOOR

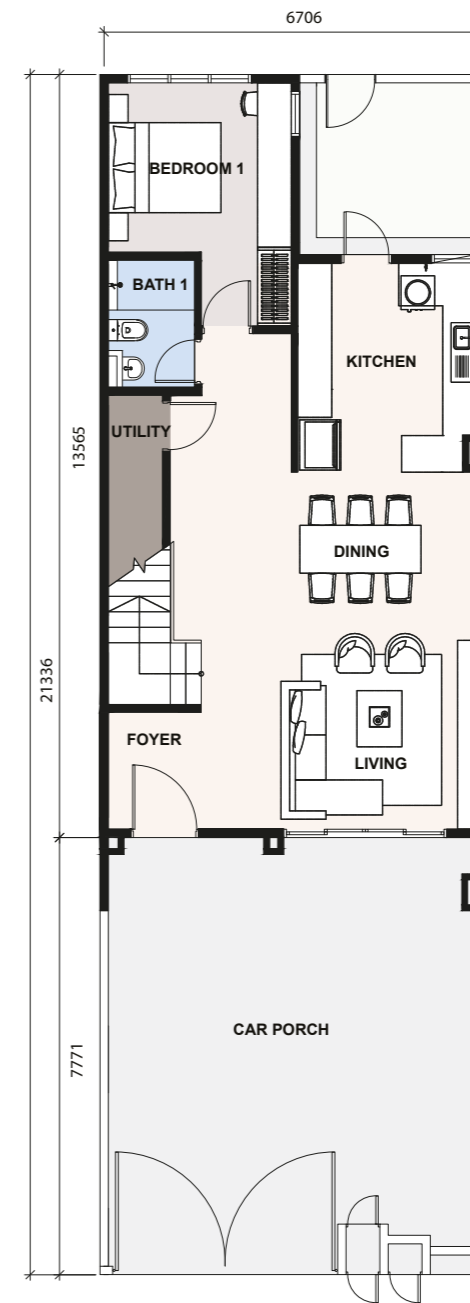


FIRST FLOOR

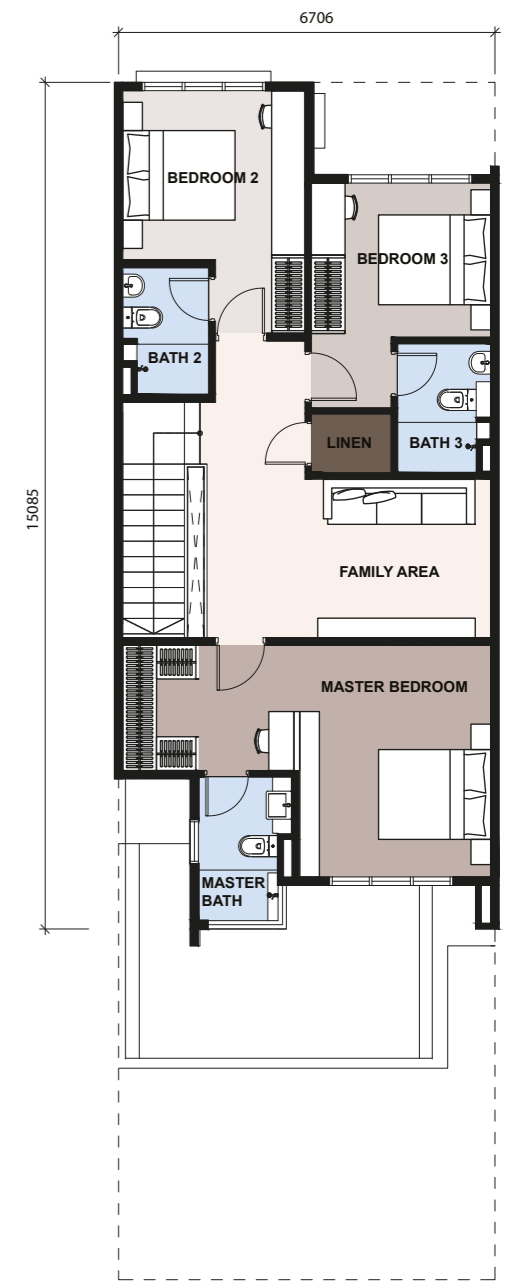
# Chorus 2



Land Size: 22' X 70'  
Built-up Size: 2,080 Sqft  
4 Bedrooms | 4 Bathrooms  
2 Storerooms | 2 Family Area



GROUND FLOOR

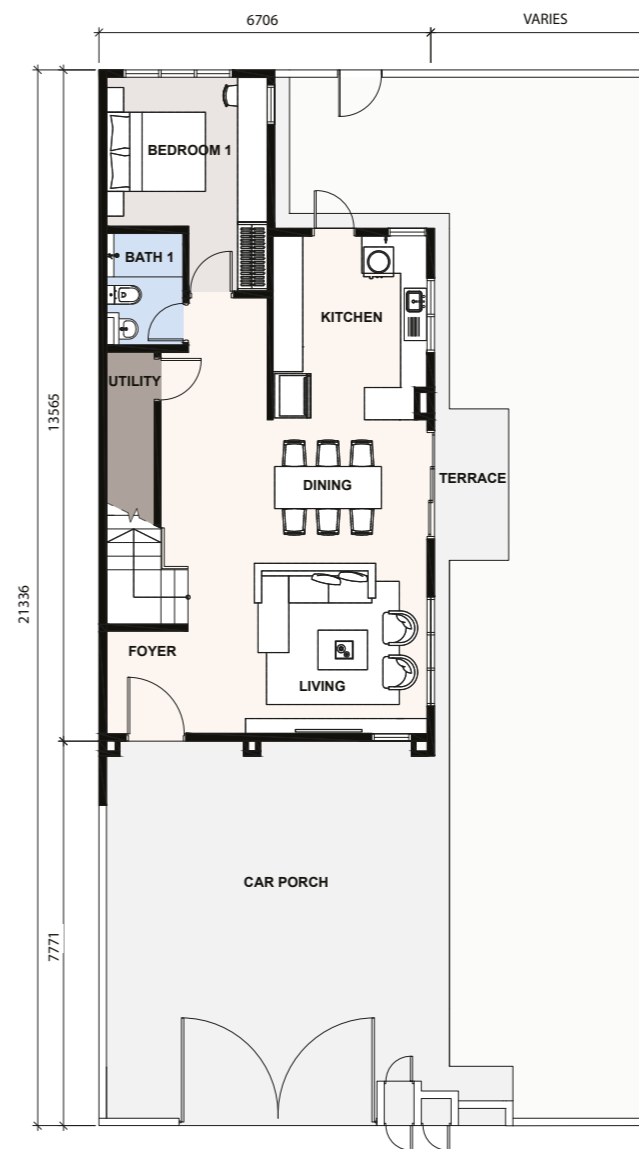


FIRST FLOOR

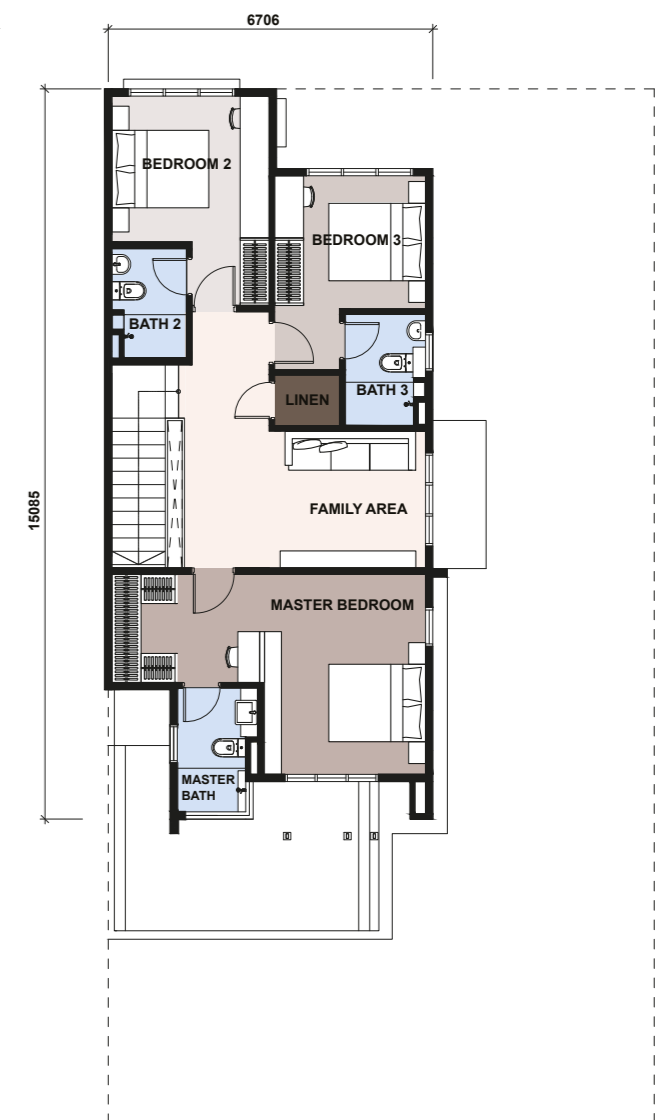
# Chorus 3



Land Size: 22' X 70'  
Built-up Size: 2,080 Sqft  
4 Bedrooms | 4 Bathrooms  
2 Storerooms | 2 Family Area



GROUND FLOOR



FIRST FLOOR

# Site Plan

- CHORUS 1
- CHORUS 2
- CHORUS 3

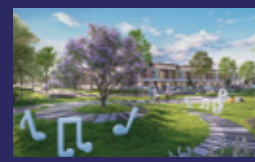


# Specifications

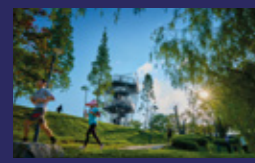
Structure	- Reinforced Concrete				
Wall	- Brickwall / Precast Concrete Panel Wall				
Roofing Material	- Metal Deck Roof / Reinforced Concrete Slab				
Roof Framing	- Metal Truss				
Ceiling	- Skim Coat / Plaster Ceiling				
Windows	- Aluminium Framed Glass Window				
Doors	- Main Entrance	:	Timber Door		
	- Others	:	Aluminium Framed Glass Sliding Door / Flush Door / Louvred Door		
Ironmongery	- Provided				
Wall Finishes	- Kitchen	:	1500mm High Ceramic Tiles		
	- Master Bath / Bath 1 / Bath 2 / Bath 3	:	2700mm High Ceramic Tiles		
	- Others	:	Plaster and Paint to Ceiling Height		
Floor Finishes	- Foyer / Living / Dining / Kitchen	:	Porcelain Tiles		
	- Utility	:	Ceramic Tiles		
	- Terrace (Type C3 only)	:	Porcelain Tiles		
	- Master Bedroom / Bedroom 2 / Bedroom 3	:	Laminated Timber Floor		
	- Linen	:	Laminated Timber Floor		
	- Family Area (Type C2 & C3 only)	:	Laminated Timber Floor		
	- Bedroom 1	:	Porcelain Tiles		
	- Master Bath / Bath 1 / Bath 2 / Bath 3	:	Ceramic Tiles		
	- Car Porch	:	Porcelain Tiles		
	- Staircase	:	Laminated Timber Floor		
	- Others	:	Cement Render		
Sanitary & Plumbing Fittings	- 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink				
			Intermediate Unit Chorus 1	Intermediate Unit Chorus C2	Corner/End Unit Chorus C3
Electrical Installation	- Power Point	22	22	22	
	- Lighting Point	25	25	26	
	- Air-Conditioning Point	3	3	3	
	- Fan Point	6	7	7	
	- TV Point	1	1	1	
	- Gate Light Point	1	1	1	
	- Water Heater Point	4	4	4	
	- Water Pump Point	1	1	1	
	- Door Bell Point	1	1	1	
	- Auto Gate Point	1	1	1	
Internal Telecommunication Trunking and Cabling	- Fibre Wall Socket	1	1	1	
Fencing	- Fencing, Refuse Chamber and Letter Box				
Turfing	- Provided				

## CHORUS

2 STOREY TERRACE HOMES  
22' X 70'



Musical Garden



17-acre South Creek Town Park



18-acre Award-Winning Adventure Park