

19 MAR, 2023

## Epitome of dazzling property designs

Sunday Star, Malaysia



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THERE is simply no stopping property giant S P Setia from enthralling Malaysians with its awe-inspiring developments that have been recognised with record-breaking accolades.

The Group continues its winning streak with three awards in the Malaysia Property Award (MPA) 2022 – Setia V Residences (Residential High Rise Category), Setia Eco Templer (Masterplan Category) and D'Network @ Setia Eco Park (Sustainable Development Category).

S P Setia holds the distinction of being the only Malaysian developer to have received 15 FIABCI World Gold Prix d'Excellence Awards by the International Real Estate Federation (FIABCI) and 17 Malaysia Property Award to date.

And in 2022, the Group was ranked No.1 in The Edge Malaysia Top Property Developers Awards for a record-breaking 14th time, the only developer to have achieved this feat since the inception of the award.

Established in 1974, the listed real estate player is a household name in the property development industry with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail, as well as convention centres and hotels.

The Group is well established in Malaysia's three key economic centres of Klang Valley, Johor Baru and Penang, and has a project in Sabah. Its international reach now includes six countries – Vietnam, Australia, Singapore, China, United Kingdom and Japan.

Clinching three awards in the MPA is indeed a new milestone for the Group, with the outstanding feat reflecting on its mission statement as an all-rounder developer in the country.

Being the pioneer in sustainable development with the Eco-series townships such as Setia Eco Park and Setia Eco Templer, S P Setia has always strived to build not only homes but also to grow the communities in and around its development in a sustainable manner.

The developer works with the environment, not against it, whereby measures are taken to protect the existing environment and its flora and fauna by minimising environmental impact through greener construction methods and sustainable features.

It is also committed to cultivating and growing biodiversity by creating suitable habitats.

Anchoring on its LiveLearnWorkPlay development philosophy, all the projects are well-planned to improve the quality of life of residents with everything in one place. The developments are designed to be self-sufficient with amenities that promote healthier and well-balanced lifestyles and provide conducive environments where people can live, learn, work and play.

These also help to boost commercial vibrancy and create business opportunities sustainably within the area of development.

### D'Network @ Setia Eco Park (D'Network)

The world's first solar-powered food and beverage hub, D'Network is a shared space created for a unique and sustainable dining experience, community activities and retail therapy.



Balinese-themed Amantara homes in Setia Eco Templer.



Constructed around a heritage building, Setia V Residences stands as the tallest high-rise residence along Gurney Drive.



D'Network @ Setia Eco Park is the world's first hybrid solar-powered F&B hub.

Stretching over 3.16 acres in Shah Alam, this food emporium creates a network of connectivity by connecting people with themselves and nature through its green pockets and inviting restaurants.

Indulge in a great array of cuisines by the lake amid a pristine landscape scenery, with each visit being as 'green' as possible. Temperature here is cooler by 1 to 2°Celsius compared to other places in the Klang Valley, especially in the early morning and late evening, as the location is beside the 3,000-acre Bukit Cerakah Forest Reserve.

A total 345kWp solar power is generated with 207kWp used to power the common areas, musical fountain, landscape and street lighting, and 138kWp to power the world's first solar-powered hybrid waterfall, Elizabeth Falls.

Solar panels are installed on the roof to capture maximum sunlight with the photovoltaic cells transforming solar power into electricity for usage. Excess current is then channelled to the TNB grid as storage.

With the renewable power of the sun empowering sustainable dining, S P Setia is committed to help the world in reducing pollution and carbon footprint.

D'Network also boasts having the world's first solar-powered musical fountain and pet-friendly park, as well as the first international Pétanque facility (French Lawn Bowl) in town.

Touted as one of the most desirable addresses in Klang Valley for its unique resort-styled eco-living, the 791-acre award-winning Setia Eco

Park is designed to weave around existing topography to preserve the natural landscapes.

This artfully crafted master plan is also one of the biggest high-end enclaves with low-density gated and guarded developments consisting exclusively of semi-detached homes and bungalows.

Setia Eco Park dedicated 25% of its landscapes to parks, gardens and waterways while introducing nectar plants and aquatic reeds to recreate a habitat and nesting ground for the resident wildlife like birds, butterflies and fish.

With the landscape structures and plants crafted to complement man and nature, be awed with the 360-degree experience of nature living alongside the lush groves of the neighbouring forest reserve.

Truly a home that's at home with Mother Nature.

### Setia Eco Templer

Set amid the majestic Bukit Takun and flanked by Templer Park and Waterfall Forest Park Kanching, the 194-acre Setia Eco Templer is a nature wonderland with over 30% of its land area dedicated to Mother Nature.

The 59.07 acres of green and water zones include nine pristine natural creeks, three lush gardens, calm lakes and verdant green spaces. The creeks were preserved on the site, earning the township the concept of the 'Legend of Nine Creeks'.

Setia Eco Templer boasts a unique identity with its riverfront design where the original site's series of existing water bodies,

flora and fauna and their innate habitats were preserved and enhanced.

The forest-sensitive design also incorporated a green buffer zone next to the forest reserve to protect the forest fauna. There is also an open park at the end of the buffer zone dedicated as a bird-watching park and wetland.

Surrounded by such vast expanse of green, Setia Eco Templer's air temperature is naturally slightly cooler than in the city centre.

Optimally located in the east of Rawang and north of Klang Valley, Setia Eco Templer features mainly low-density residential components of English, Peranakan and Balinese-themed architectural designs.

Each residential parcel has its own exclusive themed park which serves as space to promote communal gatherings. There's a total of five themed parks throughout the development.

Constructed sustainably with minimal impact on the environment, the township also consists of mid-density high-rise projects, apartments, townhouses and terrace houses under the RSKU affordable housing scheme for first-time purchasers.

Covering 20.47 acres, the commercial component comprises shop lots, a neighbourhood mall and a fully equipped clubhouse to ensure the needs of the community are met within close walking/cycling proximity.

The gated and guarded township is also surrounded by nearby local amenities including hypermarkets,

retail shops, shopping centres, medical facilities and educational institutions.

Accessibility has been improved with the Setia Eco Templer Interchange, providing efficient ingress and egress points for smoother and safer traffic flow. It also links Setia Eco Templer directly to Jalan Ipoh-Rawang and onwards to the network of expressways such as Guthrie Corridor Expressway (GCE), LATAR Expressway and NKVE.

### Setia V Residences

Elegantly constructed around a heritage building along the premier address of Gurney Drive in Penang, Setia V Residences equates the definition of living in style.

Immerse yourself in the convergence of old meets new with homes that exemplify strategic location, panoramic views, unparalleled facilities and ample spaces for flourishing lives.

The freehold development consists of two soaring towers of 48 storeys (Tower A) and 31 storeys (Tower B). Tower A is the tallest residential development in Penang, with its 106 units including penthouses opening out to picturesque vistas of the Indian Ocean and island's skyline.

The art of fine living is perfected with the stunning abodes that are the epitome of sophistication, prestige and unbridled luxuries. Every palatial unit in Tower A boasts of a jacuzzi dipping pool with magnificent sea view.

Tower B features 72 generously sized units ranging in built-ups from 1,376sq ft to 1,869sq ft and with only four units per floor. Every residence is plush, well-appointed and ready to welcome you home.

As per its name Setia V Residences, the development's design is inspired by the 'V' shape to create a layout that accords more privacy by separating the private areas from the activity pockets.

The development is not only installed with a five-tier state-of-the-art security system but is also designed to be earthquake resistant.

Marvel at the unrivalled six-star exclusive facilities such as squash court, yoga deck, dance studio, BBQ garden and concept kitchen, spread over 11 levels for residents' pure indulgence.

Elegance and class presented in the most thoughtful form, Setia V Residences is masterfully crafted with every detail master-planned to ensure you come home to the best Penang has to offer.