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## SETIA ECO GLADES

# BUILDING AN ECO-CONSCIOUS LUXURY ENCLAVE

**ONCE** mining land overgrown with native wetland vegetation and a secondary forest, tranquil Setia Eco Glades in Cyberjaya is an outstanding example of how one can build a luxury residential enclave while preserving the natural surroundings.

Since it started work on the 268-acre development in 2012, S P Setia Bhd has strived to avoid needless destruction of the existing habitats and ecosystems. In consultation with organisations such as Forest Research Institute Malaysia, Malaysian Nature Society, Zoo Negara and Penang Butterfly Park, it transplanted 1,545 mature trees and 3,000 saplings and relocated local wildlife.

Executive vice-president Datuk Koe Peng Kang says the aim is to create habitats for all existing fauna such as birds, butterflies and squirrels. He envisions the township as a place where families can live happily with nature in a secure environment. "We did a survey after completing the transplanting and found that many species of birds had returned, and discovered a few new migratory bird species. It's the story of a successful co-existence with nature," he adds.

When S P Setia acquired it in 2011, some 20% of the site consisted of bodies of water and it was prone to flooding due to a tributary stream that wound through the area. Access was also limited.

Fast forward seven years, the gated and guarded Setia Eco Glades is now a landmark in Cyberjaya with a one-of-a-kind development concept. Also, accessibility has significantly improved with the opening of the Setia Eco Glades Interchange from Putrajaya Link.

### Creating mini ecosystems

Its theme of "eight islands, eight heritage designs, eight fountains" puts the spotlight on nature, lakes, waterways and parks, all forming a large part of the township's appeal.

Setia Eco Glades has preserved within its parklands and canals mini ecosystems for flora and fauna, ensuring that they will survive and thrive in their brand-new home and continue their natural cycle of life.

All homes and community facilities at the green township are Green Building Index-certified. S P Setia has incorporated green features such as eco-friendly paint, rainwater harvesting and LED lighting to reduce the carbon footprint as much as possible.



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— Koe

The occupancy rate has reached 70% since the first delivery of vacant possession in 2016. The residents are made up 15 nationalities, including Koreans, Britons and Chinese, making the community a cultural melting pot. Events such as festive celebrations, recycling campaigns and house warming parties celebrate the diversity and foster bonding.

To encourage a stronger sense of community, S P Setia has also designed a perimeter walkway in the main road that connects to all parcels in the enclave, creating a friendly, walkable neighbourhood.

Some 30%, or about 80 acres, of the township are parks, gardens, lakes, waterways and communal spaces, much more than the minimum 10% required by the authorities. Besides high-speed broadband infrastructure, Setia Eco Glades also features clubhouses, called Hammock Club, that offer facilities such as a swimming pool, gym and social spaces.

S P Setia has also put much thought into security. Every parcel is protected with a single entry and exit point via a main guard house, an integrated perimeter intrusion detection system and the AgilFence system. Also, the engineered waterways are natural barriers to prevent encroachment.

Setia Eco Glades is wired with fibre optic cables, so each home is equipped with a complimentary smart home system, intercom, vibration sensors and smoke detectors. Owners will receive an SMS alert when their home alarm is triggered.

After the successful launch of Jewels of Grasmere in October 2017 (GDV: RM135 mil), which was fully sold, S P Setia last month unveiled the 19.75-acre Isle of Botanica, which offers 2-storey landed properties. They are 84 linked villas (24ft by 80ft; 2,200 to 2,400 sq ft); 44 semi-detached homes (41ft by 80ft; 3,140 sq ft) and 14 bungalows (59ft by 90ft; 4,240 sq ft). With a rainforest theme, this phase will have a Cloud Garden and a Forest Canopy Walk. The largest island enclave, Isle of Botanica has a GDV of RM262 million.

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