



ÉRIA

RESIDENCES

TAMAN ORKID • SEPANG

FREEHOLD
2-STOREY TOWNHOUSE

A DEVELOPMENT BY EH PROPERTY



Artist Impression Only

Where Happiness

BLOOMS

A home that feels just right. At Eria Residences, life is simple, peaceful, and full of comfort.

Located in Taman Orkid, Sepang, this freehold home is surrounded by greenery—just like the rare Eria orchid it’s named after. Designed with space for your family to grow, and a calm environment to enjoy every day.

LAND TENURE

Freehold

BUILT-UP AREA

947 sq. ft.
to
1,055 sq. ft.

LAND AREA

22’ x 79’
22’ x 82’

An Exclusive Address in

TAMAN ORKID

At Eria Residences, life is about balance
— where tranquillity meets modern convenience,
and where every moment is embraced with comfort and joy.




104
UNITS

FREEHOLD
2-storey
townhouses.


gated
& GUARDED

with One Main
Entrance.


elevated
TERRAIN AND
FLOOD-FREE

Build on
Secure Higher
Ground.


homefront
PARKING

Park Right at
Your Doorstep.


3 BEDS
2 BATHS

Functional and
Practical Open-plan
Interiors.


private
BALCONY

Relaxing Space for
Upper Units.

Where Wellness
& Community

FLOURISH



Thoughtfully designed playgrounds and open spaces provide a safe, joyful haven where families can grow, bond, and create lasting memories—beautifully woven into a vision of a greener, more sustainable tomorrow.



EMBRACING NATURE & ACTIVE LIVING

Green Area for relaxing walks and quiet moments.

Outdoor Fitness Station & Jogging Path promoting a healthy, active way of life.

Children's Playground & Safe Open Spaces designed for joyful family moments.



SUSTAINABLE & FUTURE-READY

Flood-free, elevated location ensures long-term security and value.

Energy-efficient features reduce environmental impact and promote sustainability.

Water-saving fixtures & eco-conscious designs for a greener tomorrow.



THOUGHTFULLY PLANNED NEIGHBOURHOOD

Only 104 homes, ensuring a serene residential atmosphere.

Gated & guarded with dedicated security personnel.

Wide internal roads & visitor parking for seamless accessibility.



SEAMLESS CONNECTIVITY

10–15 minutes to KLIA, Nilai, Putrajaya & Cyberjaya.

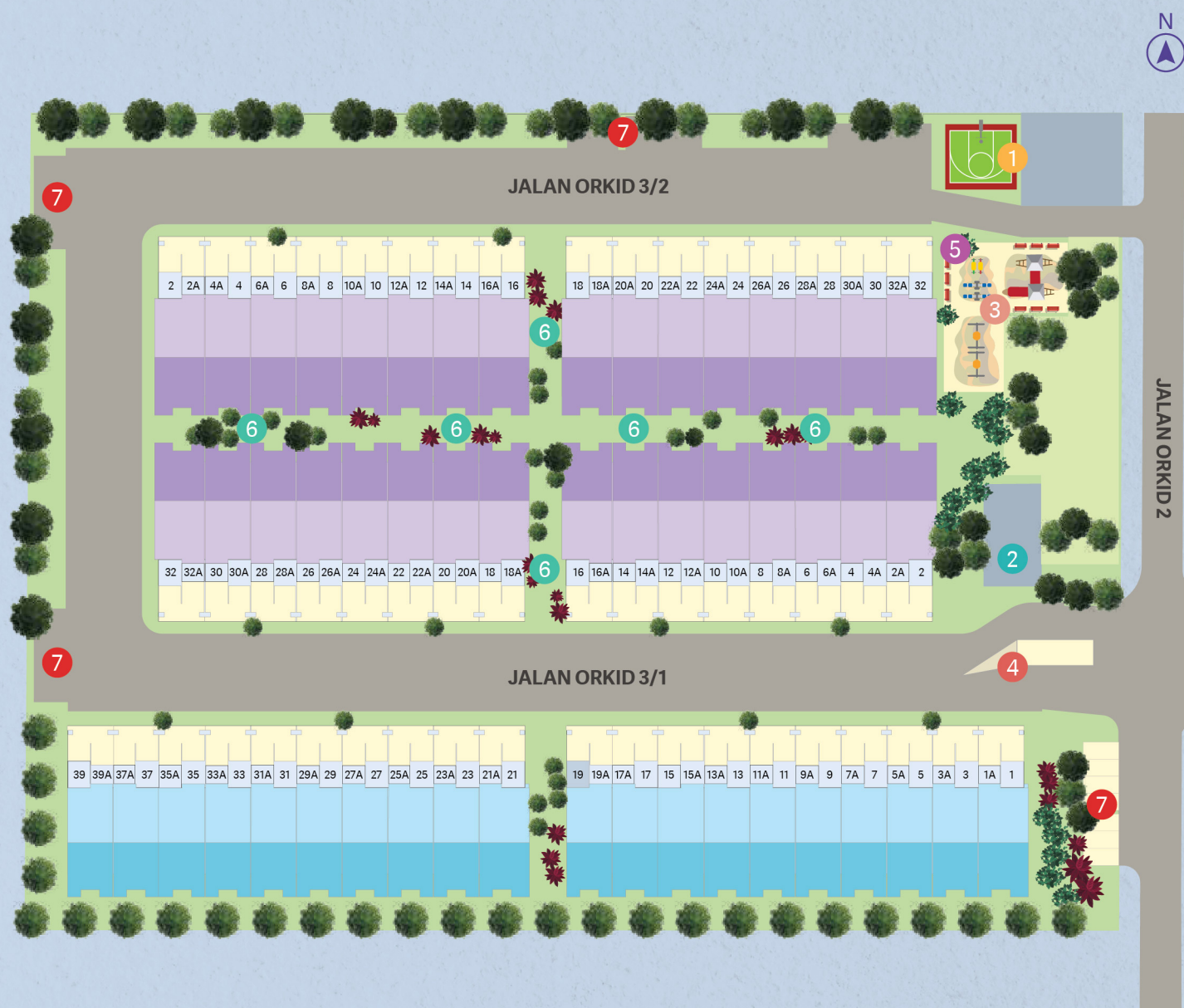
Well-connected to KLIA Expressway, Putrajaya-Cyberjaya Expressway, ELITE & PLUS Highways.

Close to renowned schools, medical centres & shopping hubs.

Eria is made for comfort — a place where peace fills your days and memories grow naturally. With educational institutions, medical centres, and everyday conveniences just around the corner, life here simply feels easier, every day.



Site PLAN



UNIT TYPES

2-Storey Townhouse Type A
22' x 79'



FACILITIES

- 1 Half Basketball Court
- 2 Management Office
- 3 Playground
- 4 Guard House
- 5 Seating Benches
- 6 Outdoor Gym
- 7 Visitor Parking

FLOOR PLAN

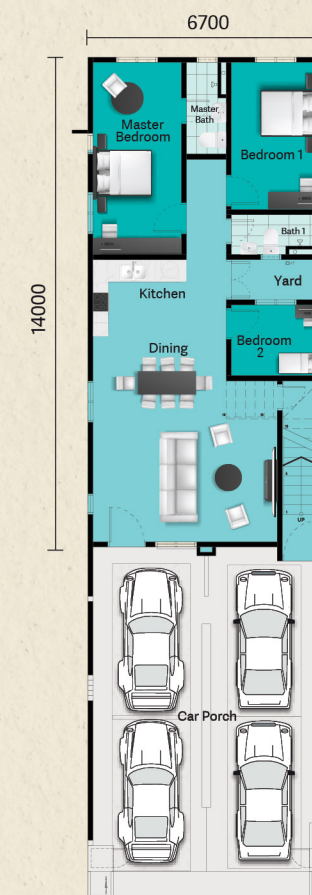
TYPE A

LAND SIZE
22' x 79'

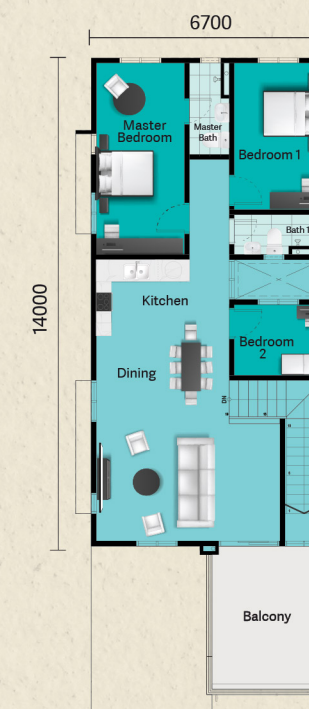
MAIN PARCEL
GF 947 SF
1F 980 SF

ACCESSORY PARCEL
GF 409 SF
1F 517 SF

- 3 Bedrooms
- 2 Bathrooms



GROUND FLOOR



1ST FLOOR

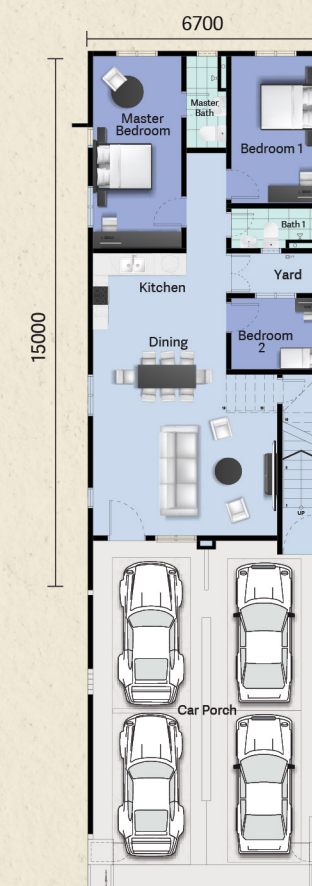
TYPE B

LAND SIZE
22' x 82'

MAIN PARCEL
GF 1,023 SF
1F 1,055 SF

ACCESSORY PARCEL
GF 409 SF
1F 517 SF

- 3 Bedrooms
- 2 Bathrooms



GROUND FLOOR



1ST FLOOR

Your Peace of Mind,
Our *P*Riority

Because a home is more than just a place
— it is where you should always feel secure.



Artist Impression Only

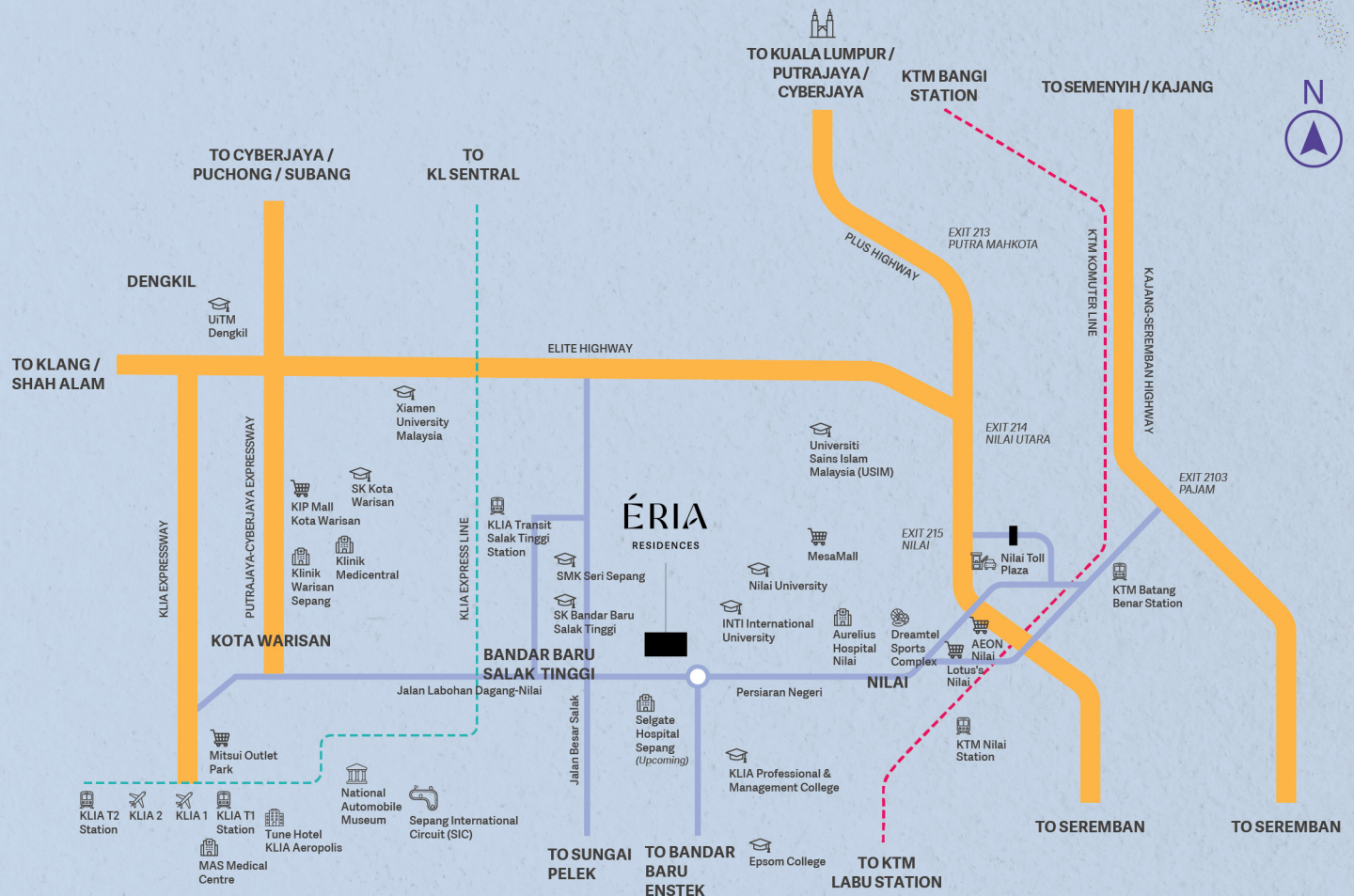
SPECIFICATIONS

STRUCTURE		: Reinforced concrete	
WALL		: Concrete / masonry	
ROOFING COVERING		: Concrete roof	
ROOF FRAMING		: Lightweight truss	
CEILING		: Plaster board / cement board / skim coat with paint	
WINDOWS		: Aluminium framed glass window	
DOORS	Types	A & B Ground Floor	A & B First Floor
	Main Entrance	: Decorative door	Decorative door
	Bedrooms, bathrooms	: Flush door	Flush door
	Balcony	: -	Aluminium framed glass door
	Yard	: Aluminium framed glass door	-
IRONMONGERY		: Selected lockset	
WALL FINISHES	Kitchen	: Ceramic tiles to 1.5m height	
	Bathrooms	: Ceramic tiles to ceiling height	
	Others	: Skim coat / plaster & paint	

FLOOR FINISHES	Types	A & B Ground Floor	A & B First Floor
	Living, dining, kitchen, bedrooms	: Ceramic tiles	Ceramic tiles
	Bathrooms	: Ceramic tiles	Ceramic tiles
	Store	: Cement render	-
	Staircase	: -	Ceramic tiles
	Yard	: Ceramic tiles	-
	Balcony	: -	Cement render
	Car porch	: Concrete imprint	Concrete imprint
SANITARY & PLUMBING FITTINGS	Water Closet	2	2
	Wash Basin	2	2
	Shower Rose	1	1
	Kitchen Sink	1	1
ELECTRICAL INSTALLATION	Light Point	15	16
	Power Point	13	13
	Fan Point	5	5
	Air-cond Point	1	1
	TV Point	1	1
	Instant Water Heater Unit	1	1
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		1	1
FENCING		Masonry walls with kerb	

Disclaimer: All items stated above are subject to variations, modifications, and substitution as to comply with the relevant Authorities / Engineers / Architects and By-Laws as they arise.

Strategically Located for Growth and CONVENIENCE



Shopping Mall & Commercial

Mesa Mall	4.6 km
GIANT Superstore Nilai	4.9 km
Lotus's Putra Nilai	4.9 km
AEON Mall Nilai	5.4 km
KIP Mall Kota Warisan	10.0 km
Mitsui Outlet Park	14.0 km

Leisure

Dreamtel Sports Complex	2.9 km
Sepang International Circuit (SIC)	9.0 km
National Automobile Museum	10.0 km
Tune Hotel KLIA Aeropolis	16.5 km

Education Institutions

INTI International University	2.0 km
SMK Seri Sepang	3.5 km
SK Bandar Baru Salak Tinggi	3.5 km
Nilai University	4.0 km
SJK(C) Putra Nilai	4.7 km
KLIA Professional and Management College	6.0 km
SMK Bandar Baru Salak Tinggi	7.5 km
Universiti Sains Islam Malaysia (USIM)	7.8 km
SK Kota Warisan	9.0 km
Xiamen University Malaysia	10.0 km
Epsom College	11.0 km
UiTM Dengkil	16.0 km

Transport

KTM Nilai Station	6.9 km
KLIA Transit Salak Tinggi Station	9.4 km
KTM Batang Benar Station	10.0 km
KLIA 2	16.0 km
KLIA T2 Station	16.8 km
KLIA 1	17.0 km
KLIA T1 Station	17.5 km

Clinics & Hospitals

Selgate Hospital Sepang (Upcoming)	2.8 km
Aurelius Hospital	3.1 km
Klinik Medicentral	10.0 km
Klinik Warisan Sepang	10.0 km
MAS Medical Centre	16.0 km

A Development by

EH
PROPERTY
Build to Create Your Future

ENG HAN GROUP

31, Jalan SS 4C/5, Taman Rasa Sayang, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia

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ERIA RESIDENCES SALES GALLERY

DEVELOPER: KUALA NILAM DEVELOPMENT SDN. BHD. (830916 H) • No. 31, Jalan SS4C/5, Taman Rasa Sayang, 47301, Petaling Jaya, Selangor Darul Ehsan • Tel.: 03-78046682 • Fax No.: 03-78046681 • Developer License No: 30847/08-2029/0189(N) • Validity Period: 27/08/2024 - 26/08/2029 • Advertising & Sales Permit No.: XXXX-X/XX-XXXX/XXXX • Validity Period: XX/XX/XXXX - XX/XX/XXXX • Land Tenure: Freehold • Restriction in Interest: Nil • Expected Date of Completion: July 2028 • Type of Property: Townhouse (22' x 79') • Total Units: 40 • Selling Price: RM409,500 (min) – RM431,100 (max) • Type of Property: Townhouse (22' x 82') • Total Units: 64 • Selling Price: RM438,900 (min) - RM462,400 (max) • Approving Authority: Majlis Perbandaran Sepang • Building Plan Reference No.: MP. Sepang 600-34/5/97 (8) • Discount for Bumiputra: 7% THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. DEVELOPMENT INFORMATION CAN BE CHECKED ON THE PORTAL TEDUH.KPKT.GOV.MY