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LIVING BY THE FOREST AT SETIA ECO TEMPLER

The forest, fresh air, waterfalls, and everything else one loves about the great outdoors — all at your doorstep. Life at Setia Eco Templer offers all that and more.

For city folks in Kuala Lumpur, living amidst nature is something they could only dream of, but just wait until you step into Setia Eco Templer, S P Setia Bhd's township development located in Templer Park, Rawang, Selangor, just 23km away from the Kuala Lumpur (KL) city centre.

With the majestic hills of Bukit Takun as its backdrop, the development lies within a green sanctuary embraced by the rainforest at Templer Park and the Kanching Eco-Forest Park.

The 194-acre modern township development launched its first phase in 2016, offering English, Peranakan and Balinese-inspired bungalows, semidees, link villas, two- and three-storey shop offices and a Rumah Selangorku affordable housing scheme.

Notably, the design concept of Setia Eco Templer was drawn from local history — that of the former British High Commissioner Sir Gerald Templer and his journey to Malaya in 1952.

Hailing from Essex, a small town in the UK, Sir Gerald Templer arrived through the Melaka Straits via Bali, Indonesia. His origin serves as the inspiration for the name of Setia Eco Templer's first residential phase — Essex Gardens with its English-inspired design concept. This was followed by the Peranakan culture-inspired phase 2A called Peranakan Straits and the Balinese-themed phase 2B called Amantara.

"This project is based on the story of Sir Gerald Templer's journey to Malaya. The natural reserves at Templer Park was named after him. Even this clubhouse, which was built 30 years ago was named after him. This is the real history of this place and we wish to remind people of this through this development," says Setia Eco Templer Sdn Bhd general manager Dianne Chan at the refurbished colonial-design clubhouse.

[CONTINUES NEXT PAGE](#)

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SetiaEcoTempler

THE LEGEND OF NINE CREEKS

The freshest mist and flowing water of the creeks are daily blessings for the residents of Essex Gardens, Setia Eco Templer.





The newly-completed Essex Gardens, the first phase of Setia Eco Templer

FROM PREVIOUS PAGE

Instead of tearing down the former Templer Club House as it was known then, S P Setia forked out RM15 million to refurbish the 150,000 sq ft clubhouse, turning it into Setia Eco Templer's sales gallery and office cum event space for many usages. It will eventually be a clubhouse for future residents.

As a nature lover, Chan's first experience during a visit to scout the site with Datuk Koe Peng Kang, S P Setia senior executive vice president, took her by surprise when they discovered the rich flora and fauna.

"We also encountered a total of nine creeks on the land which flowed from the forest reserves. Some of them were mini but they were all-natural. We also saw many birds which we later found out —through research that we sponsored— that there were a number of rare bird species there.

"So we decided to minimise construction interruptions to the natural life there and decided to build houses around the natural setting instead of just flattening the land and using every inch of it," explains Chan.

The developer's decision resulted in the preservation of the majestic old trees at Essex Gardens located next to the forest reserve north of the township and the nine creeks that run through the entire development.

Each creek was preserved and named after existing creeks near and around Essex, namely Carson Creek, Alresford Creek, Bramble Creek, Oakley Creek, Cedar Creek, Benfleet Creek, Turtle Creek, Flag Creek and Lawling Creek.

S P Setia also allocated more than half a million ringgit to transplant 380 trees from the former golf course land. Aged but healthy trees were left where they were while houses were built around them.

"Those giant mature trees alone make the place iconic. You hardly see full grown trees in a new project. Yes, we sacrificed a number of units because we want to maintain the natural environment. But we are happy to do so simply because it is a shame to chop these full grown, healthy old trees just to build more houses," says Chan.

MIST IN THE MORNINGS

Completed and being handed over gradually since end of June 2019, Essex Gardens comprises 234 homes including bungalows, semidecks and link villas, set amidst English-themed pocket parks and landscaped gardens.

Take a stroll through Essex Gardens today and you can hear the water bubbling through the creeks, birds chirping and the breeze rustling through the leaves and branches while the endless green of the forest can be admired in the background.

GIANT TREES AND GURGLING BROOKS

The best thing is, residents of the whole of Setia Eco Templer, and not just those at Essex Gardens, will get to enjoy living in such a natural environment.

The green and serene environment calms the mind and has attracted many nearby residents to come here for a walk at the lakeside (which will be reserved for the exclusive use of the township's residents eventually) daily, especially at the dawn of the day when the place is covered by morning mist and the air is freshest, even more so following a heavy downpour of rain.

It is no wonder then that the temperature at Templer Park is one to two degrees Celsius lower than in the KL city centre, which can be easily accessed from the township via the toll-free roads of Jalan Rawang and Jalan Kuching.

Setia Eco Templer is also connected by the North-South Expressway (NSE), Guthrie Corridor Expressway and Kuala Lumpur-Kuala Selangor Expressway (LATAR).

The recently completed Rawang-Serendah bypass also cuts the journey to Serendah, Selayang and KL city centre from two hours to about 30 minutes during peak hours.

Besides being able to enjoy nature's bounty, the gated-and-guarded Setia Eco Templer also has common facilities for its residents such as a clubhouse with an Olympic-size swimming pool, gymnasium, jogging track, playgrounds, parks and 24-hour security.

Amenities nearby include Tesco Rawang about

5km away, retail shops, medical facilities and primary, secondary and international schools.

LIMITED UNITS AVAILABLE

Also launched after Essex Gardens in 2016 was the sole commercial component in Setia Eco Templer called The Grove @ Templer. It consists of 40 exclusive 2- and 3-storey shop office units with built-ups from 2,996 sq ft to 7,262 sq ft. They offer highly coveted main road frontage and ample parking bays.

The shop offices at The Grove offer versatile layouts, high ceilings and sophisticated glass facades making them ideal for a diverse range of businesses such as F&B outlets, showrooms, clinics, salons, laundromats, banks, boutiques and others.

Most of the units have been snapped up with only a limited number of bumiputera units left, priced from RM1.8 million.

S P Setia then launched phase 2A called Peranakan Straits in 2017, featuring 168 units of Malay Archipelago and Peranakan era-inspired villas

We decided to minimise construction interruptions to the natural life there and decided to build houses around the natural setting.
— Chan





Top: The English-inspired homes of Essex Gardens are now a reality.

Right: Setia Eco Templer was planned and built around a natural setting such as the natural creeks that flow from the forest reserve.



The majestic hills of Bukit Takun is just a stone's throw away from Setia Eco Templer.



and semidee homes. These units have unique design features such as stained glass windows, high ceilings and large balconies.

Built-up areas of the Peranakan Straits units range from 2,292 sq ft to 2,797 sq ft and is priced from RM888,000 onwards. Some 80% of the units have been sold so far.

This phase is 35% completed as at July 2019 and is slated for completion by end-2020.

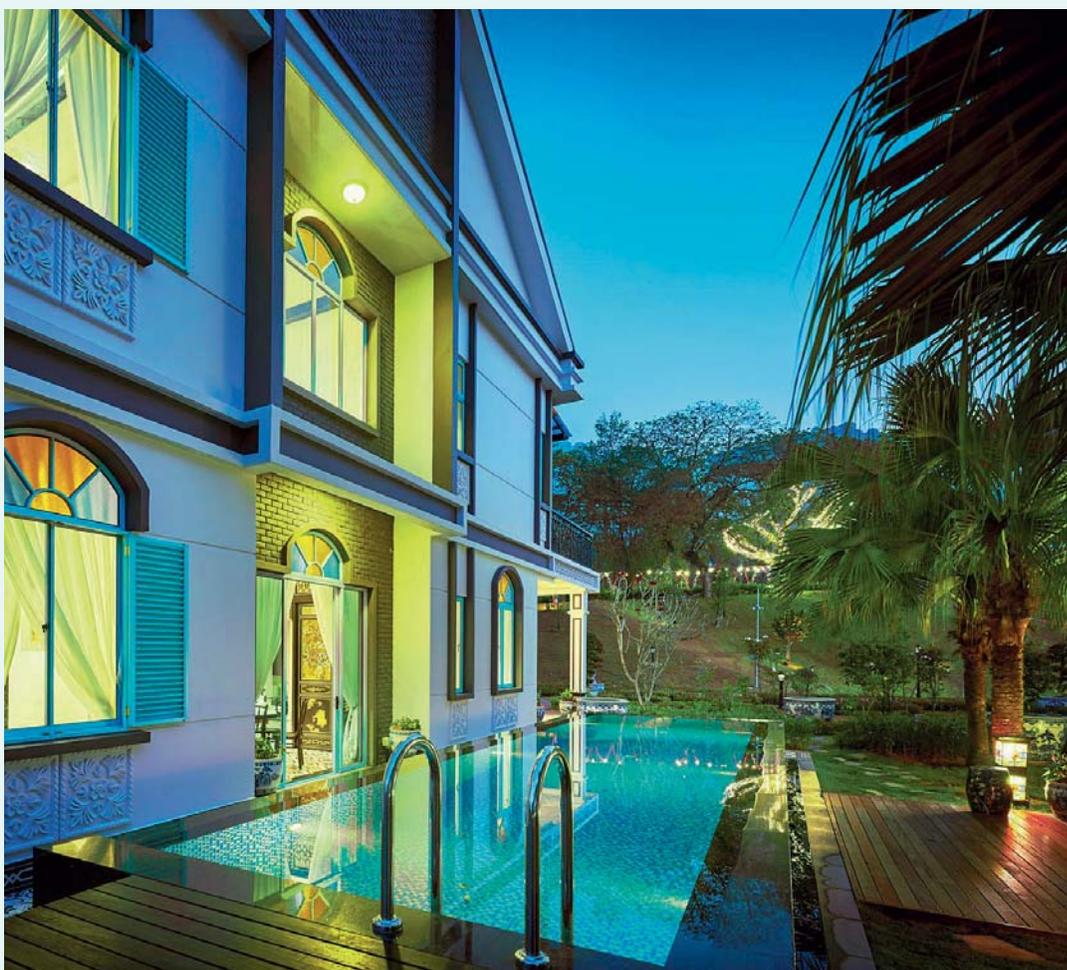
Meanwhile, phase 2B or the Balinese-themed Amantara homes have seen a 50% take-up since an official launch a few months ago.

Amantara comprises 155 units of link villas, semidees and bungalow homes with built-ups ranging from 2,598 sq ft to 4,516 sq ft and prices starting from RM1.06 million.

One of the most eye-catching design features of Amantara homes is the integration of Balinese-style stone carving art on some of the exterior walls.

The design concept of the homes are in keeping with the township's rustic environment and it is this wonderful homage to nature that makes Setia Eco Templer an extraordinary place to live.

The Grove @ Templer is the exclusive commercial property in the township.



Peranakan-inspired design of the Peranakan Straits homes.

RAWANG FOR NATURE LOVERS

It is no doubt that Rawang is one of the most rapidly growing areas in the Klang Valley today. The former tin-mining town used to be made up of a few rows of shophouses, but today Rawang has grown and developed into a vibrant address for homebuyers and businesses alike. This is largely due to improvements in amenities and connectivity, as well as the variety of properties available there.

Rawang is blessed by nature, especially if one stays in Templer Park, east of Rawang, which is nestled between the Bukit Lagong Recreational Forest and Sungai Tua Recreational Forest — two major forest reserves in the Klang Valley and home to many outdoor recreational and nature spots including Templer Park, Kanching Eco-Forest Park and the Commonwealth Forest Park.

Templer Park is indeed a unique place to stay, yet it is only 23km away from Kuala Lumpur city centre via toll-free roads.

One could enjoy the morning mist, fresh air and waterfalls while engaging in jungle trekking, camping and other activities in and around Templer Park. Here are some places to go and things to do there.



Above: Templer Park or Taman Rimba Templer is known as the green lung of Rawang.

Left: The waterfalls at Kanching Eco-Forest Park is a popular picnic spot.



ATTRACTIONS



Rock climbing in Bukit Takun

Bukit Takun is an icon of the Templer Park Country Club, in fact, of the entire Templer Park. Bukit Takun is a beautiful 300m high limestone hill which became the first rock climbing site in Malaysia with routes bolted in since 1985.

Climbers often consider it a clean and quiet place offering magnificent views along the way.

Trekking in Taman Rimba Templer

Taman Rimba Templer, better known as Templer Park, offers beginners or intermediate hikers a trek of an asphalt path that gradates into concrete, then ascending stairs that lead to the jungle trail. There are a few halfway points on the entire 4.5km loop trek, but be ready to cross several streams. This is a good choice if you want a dash of adventure in the rainforest.

Camping at the Commonwealth Forest Park

The Commonwealth Forest Park was established in 1993 to mark the 14th Commonwealth Forest Conference



that was held in Malaysia. Part of the park has been taken over and is being managed by a private company, but the public can still frequent and camp in certain allocated areas of the park.

If you fancy spending a night camping in the woods, the campsites are available for rent at RM10 per day from the park's management office, the Hulu Selangor district forest office. The campsite comes with basic toilet and bathroom facilities.

Picnic at Kanching waterfalls

Kanching waterfalls is located in the Kanching Eco-Forest Park. The falls offer seven levels and it takes around one hour to reach the top. However, the trail could be slippery and challenging as the trail is next to the waterfall.

Nevertheless, it is a popular picnic spot, especially level 4 where the waterfall offers a spacious natural platform and a pool where visitors sit and relax with their feet in the cool water.



Scenic drive on the Rawang Bypass

The Rawang Bypass, also known as the Rawang-Serendah Highway, is a toll-free highway that took 12 years to complete. It opened at the end of 2017.

About 2.7km of the 10km Rawang Bypass is an elevated viaduct with its tallest pillar coming in at 58.2 meters, making it the tallest toll-free highway in Malaysia. It offers unobstructed picturesque views of the Serendah area and the forest reserves of Templer Park.

Ravenous in RAWANG

Residents in Templer Park or anywhere else in Rawang, Selangor will never have to worry about going hungry, as there are a myriad of food choices there. Foodies in the know can tell you about the numerous decades-old local Chinese restaurants in the Rawang town centre that often attract large crowds with long queues forming at their shop-fronts even before they open for business.

There are other places worth a try beyond the town centre itself that locals haunt. They are still relatively below the radar of most foodie Malaysians, so better visit them before they become more popular!

Here are four of the best treats Rawang has to offer.



Restoran Teratak Nogori

Restoran Teratak Nogori is a popular breakfast/lunch place for nearby residents as well as those who are looking to get breakfast before they go off to trek the jungle or visit the waterfalls as the restaurant is open as early as 6am.

The humble place is known for its *nasi lemak kukus* while other dishes on the menu such as *nasi lauk* have their fans too.

ADDRESS: 58, Gerai MPS Batu 16, Rawang

OPENING HOURS: Opens daily from 6am to 4.30pm, except on Monday
TEL: (014) 261 1907



Restoran R. Cheng Fei Zhou Yee Wantan Mee

The name of the restaurant sounds quite a mouthful but it explains clearly in Chinese its star dish — the steam tilapia fish with *wantan* noodles.

Steamed tilapia fish is taken to another level here by being paired with the traditional egg noodle.

The restaurant has a good spread of other dishes on its menu but they do not come close in popularity to the six star choices — curry, tom yum, classic oiled, deep fried, spicy bean sauce and golden mushroom of individually-served steamed fish with noodles.

ADDRESS: No E-13, Jalan LKS 5, Kampung Lee Kim Sai, Rawang
OPENING HOURS: Monday: 8.15am to 5pm / Tuesday to Sunday: 8.15am to 7pm
TEL: (012) 304 5671 / (016) 983 4888



Nesan Curry House

Nesan Curry House is no ordinary Indian food restaurant. It makes and serves fresh *puttu* and *appam* right at the front of the shop. Besides those fresh snacks, the restaurant also offers an extensive array of South Indian dishes from banana leaf rice to *chapatti* flat bread.

However, the most well-known dish here is the spicy dry-fried chicken (Chicken Varuval) that could be spotted on almost every patron's table. It is undoubtedly the must-have item here.

ADDRESS: 54 & 59, Jalan Welman, Rawang
OPENING HOURS: 7am to 11pm
TEL: (03) 6093 1179



Restoran Lan Je

Restoran Lan Je was the one that made steamed tilapia famous as it is probably the first restaurant offering this dish as a specialty.

With more than 10 branches now open in the Klang Valley and Ipoh, the restaurant began in Rawang back in 1978, operating from a small shoplot which has remained a favourite among customers till today.

Restoran Lan Je offers just ONE type of signature steamed fish, each individually-served — the black tilapia with soy sauce, chopped garlic, ginger and *cili padi*. The restaurant also serves sides of vegetables, chicken and tofu.

ADDRESS: 45, Setia Rawang 1, Taman Setia Rawang, Rawang
OPENING HOURS: 11.30am to 3pm and 5.30pm to 10pm daily. Closed on Tuesday.
TEL: (017) 619 1599