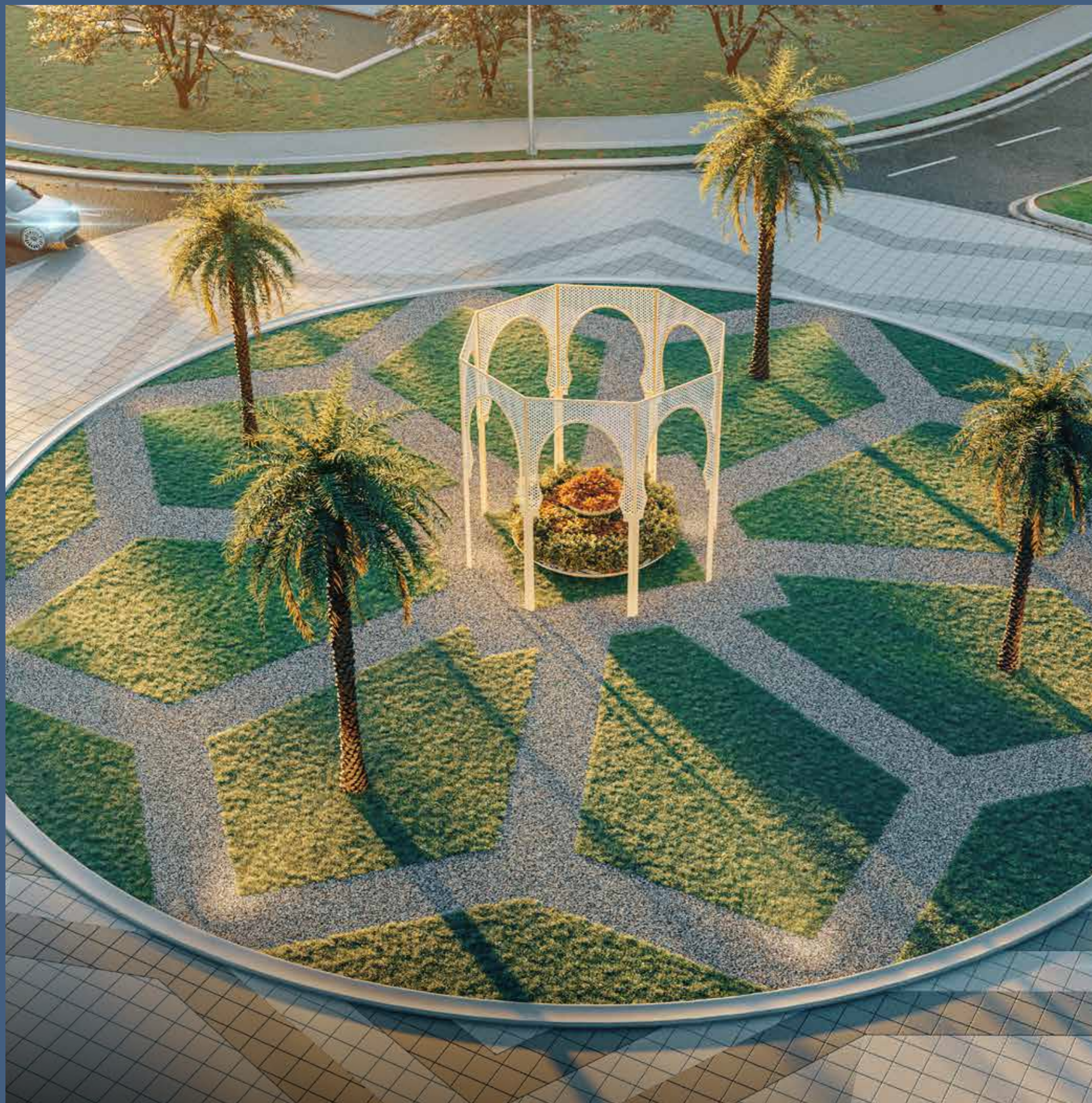


CASA
Collection

CANDELLA 2

DOUBLE-STOREY LINKED SEMI-D HOMES

FREEHOLD | 32' X 65'



 setia
alamsari
The Enchanting Gardens

Let Candella 2 illuminate the way to your dream home

Find yourself immersed in the equally charming Phase 2 of Candella, double-storey linked Semi-D homes, where you will discover a radiant city life brimming with entertainment, nature and cityscapes.

Wholesome township & community

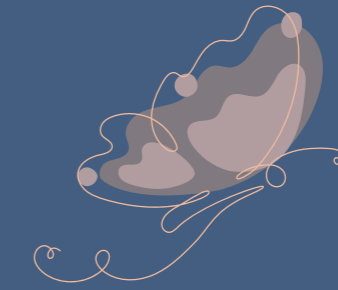


Candella 2 nestles in Setia Alamsari, the largest township in Kajang known for its sustainability and liveability. The 775-acre township boasts exquisite residential collections and great accessibility to its surrounding cities.



Relax and explore the 8 enchanting gardens

Near various restaurants and cafes



Proximity to amenities

The township's strategic location makes traveling to shopping malls and education institutions an easy affair as they are all easily accessible within 10km radius.



Great accessibility

Besides the major highways, Setia Alamsari is also just a short drive away from public commutes such as MRT and KTM, giving the community a convenient option to travel around town.



Revel in the lakeside life

Step outside your Candella 2 home and enjoy a waft of natural sensations. From the monumental pavilions to the quiet seating areas, there is always a space for every pastime and me-time.







Relax by the Serenity Lake Park






The unobstructed views of Serenity Lake Park are the setting you will wake up to when you make Candella 2 your home. Bask in the sounds of the gentle streams and the sights of occasional ducks appearing behind the shrubs. Unwind and enjoy this gentle pace of nature.





Essential features of a sustainable home

-  Solar PV
-  Digital lockset for main door
-  Green switch
-  Rainwater harvesting system
-  EV slow charging power point
-  Side garden

-  Laminated flooring for staircase & first floor bedrooms
-  Water heater points for all bathrooms
-  Water pump point
-  Air-conditioning point
-  Power socket with USB port in master bedroom



City living with smaller carbon footprint

Every Candella 2 home is equipped with Solar PV panels of 2.25 kWp on the roof to generate energy to offset the electricity consumption. This reduces carbon footprint without compromising your comfort at home.



Solar PV



Min. 2.25 kWp system from Solar PV



Monthly electricity bill savings

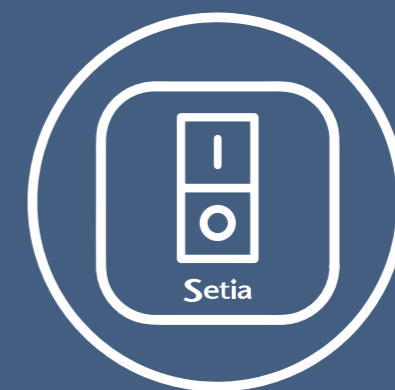


Sustainability & peace of mind



Exclusive green switch

Introducing the Green Switch, which is a master switch that turns off all general lightings in one click. This innovation gives you and your family peace of mind while leaving home for vacations or day trips.



Green Switch



Easy one click only



Leave home with confidence

Delight in bespoke comfort

Candella 2 is designed with your desired comfort in mind. From the open-plan concept to the lake-facing orientation, each unit celebrates the art of living in comfort.

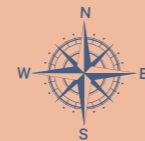


MASTER PLAN

SITE PLAN

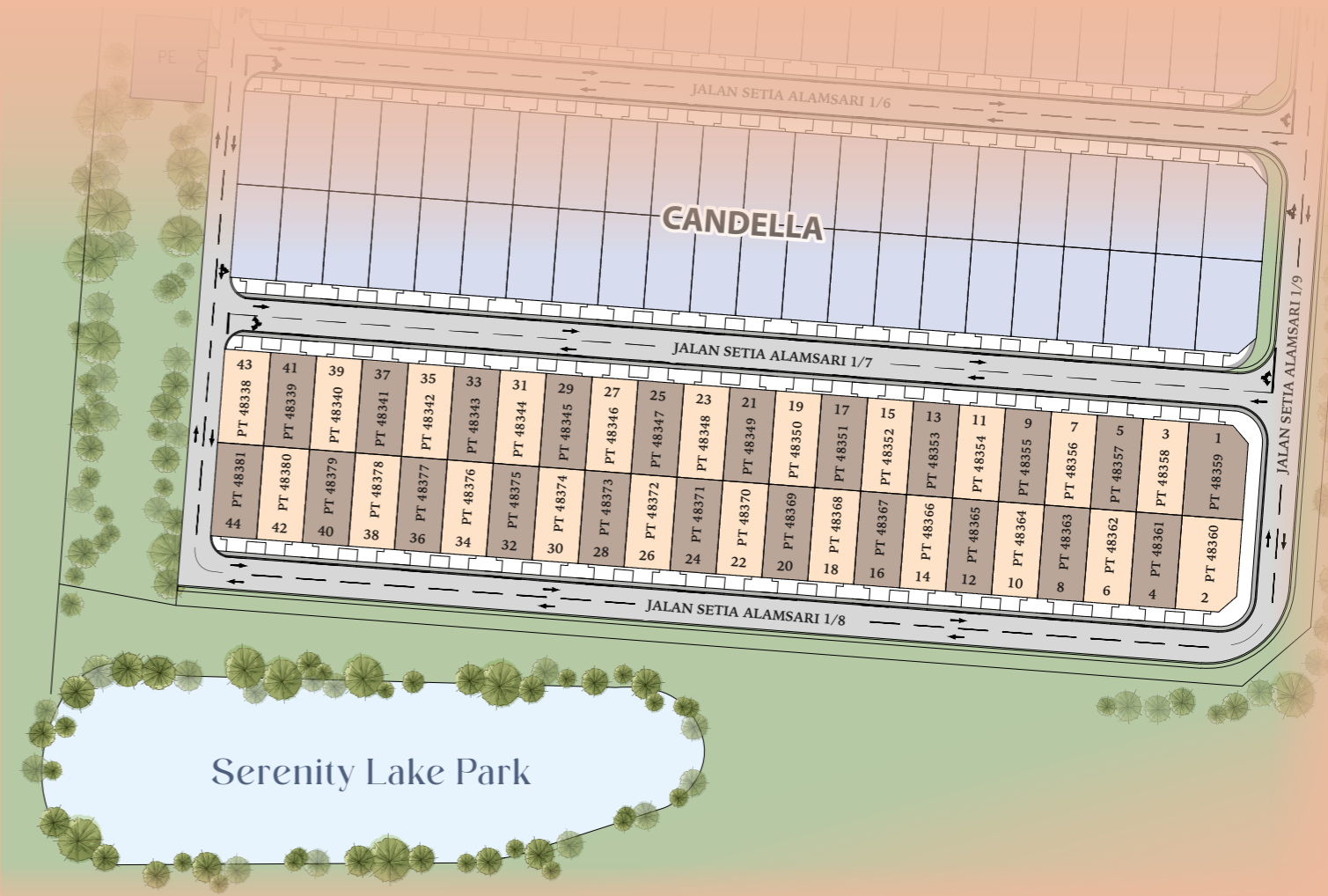
Gardens

-  Casablanca Park
-  Serenity Pathway
-  Garden Of Lights
-  Field Of Happiness



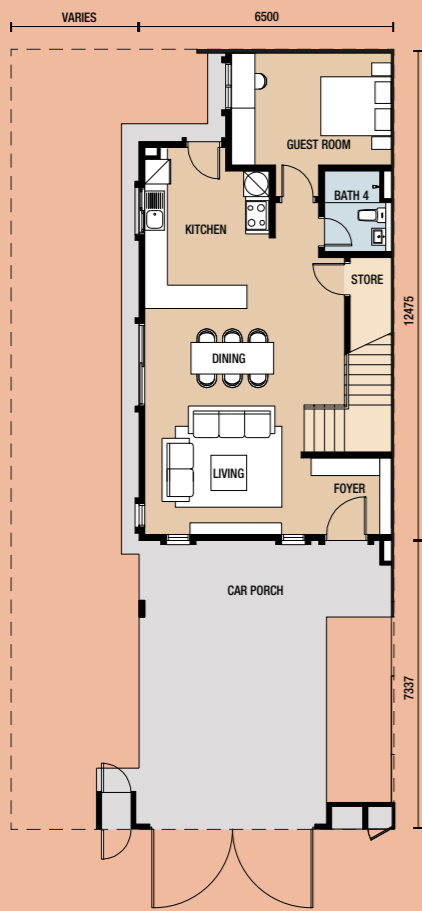
Legend

-  Type K
-  Type L

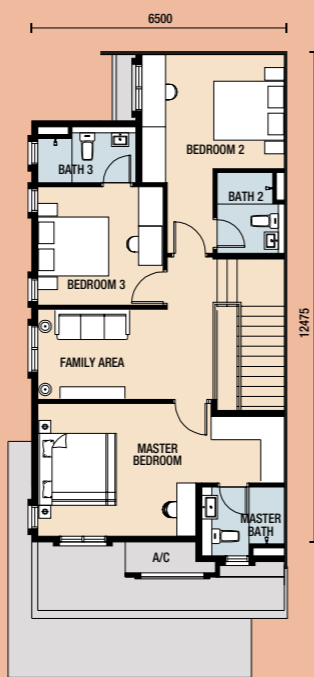




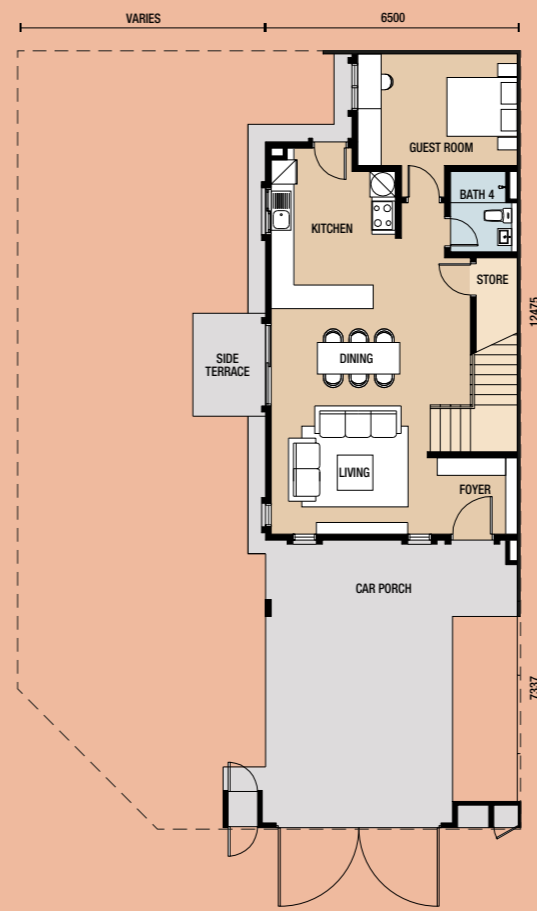
TYPE K Built-up Size: 1,961 – 1,994 sqft. 4 Bedrooms 4 Bathrooms



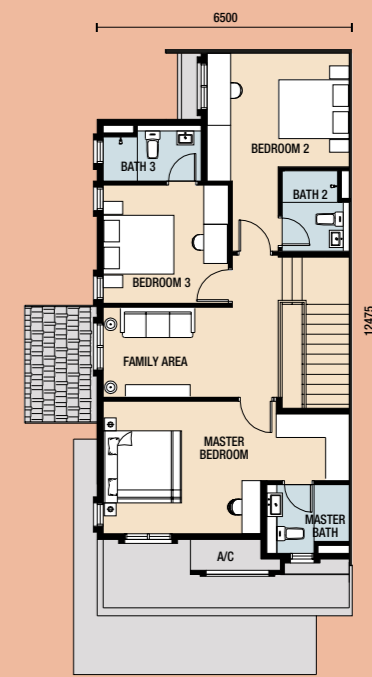
Ground Floor



First Floor



Ground Floor



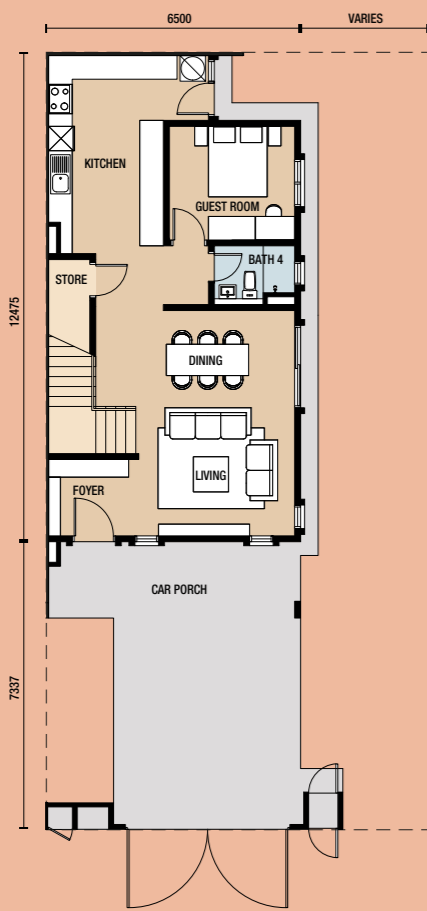
First Floor

INTERMEDIATE & END LOT

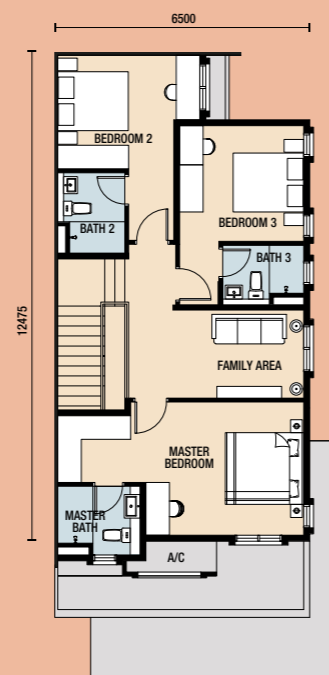
CORNER LOT



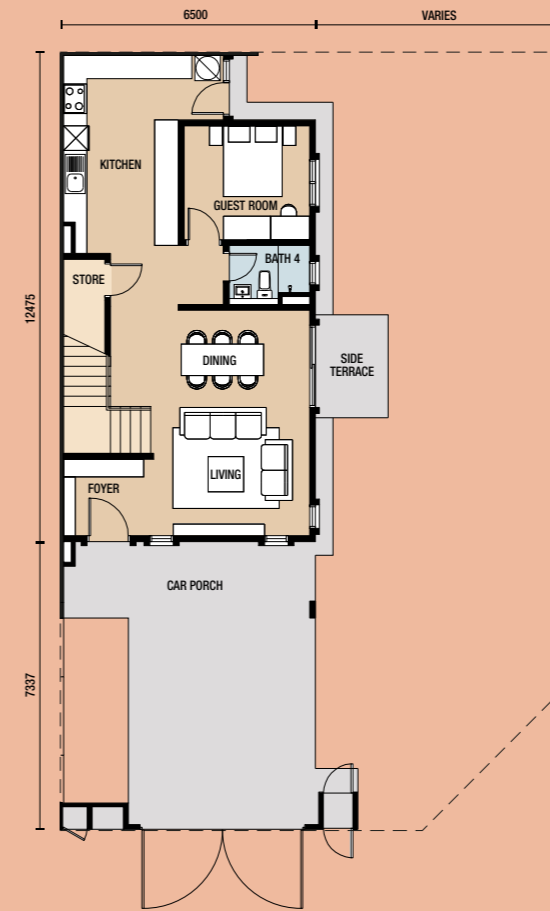
TYPE L Built-up Size: 1,966 – 1,999 sqft. 4 Bedrooms 4 Bathrooms



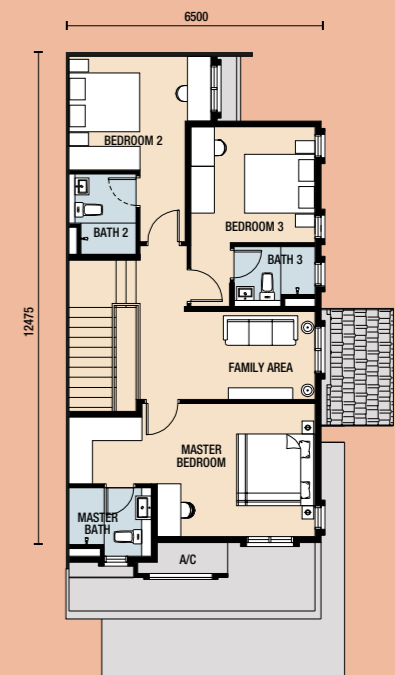
Ground Floor



First Floor



Ground Floor



First Floor

INTERMEDIATE & END LOT

CORNER LOT

SPECIFICATIONS

Structure	- Reinforced Concrete
Wall	- Masonry Wall / Precast Concrete Wall Panel
Roofing Material	- Roof Tiles / Reinforced Concrete Slab
Roof Framing	- Metal Truss
Ceiling	- Skim Coat and Paint / Plaster Ceiling
Windows	- Aluminium Framed Glass Window
Doors	- Main Entrance : Timber Door Others : Aluminium Framed Glass Sliding Door / Flush Door
Ironmongery	- Provided
Wall Finishes	- Kitchen : 1500mm High Ceramic Tiles Master Bath, Bath 2, 3 & 4 : 2700mm High Porcelain Tiles Others : Plaster and Paint / Masonry Wall
Floor Finishes	- Dining / Living / Foyer / Guest Room : Porcelain Tiles Kitchen : Porcelain Tiles Master Bedroom / Bedroom 2 / Bedroom 3 : Laminated Flooring Master Bath, Bath 2, 3 & 4 : Porcelain Tiles Side Terrace (Applicable to Corner Unit) : Porcelain Tiles Family Area / Staircase : Laminated Flooring Car Porch : Porcelain Tiles Store & Other Areas : Cement Render
Sanitary and Plumbing Fittings	- 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink
Electrical Installation	- Power Point : 21 Lighting Point : 24 Air-Conditioning Point : 5 Ceiling Fan Point : 7 TV Point : 1 Water Heater Point : 4 Water Pump Point : 1 Door Bell Point : 1 Auto Gate Point : 1 Gate Light : 1
Internal Telecommunication Trunking and Cabling	- Fibre Wall Socket : 1
Fencing	- Fencing with Gate, Refuse Chamber and Letter Box
Turfing	- Provided



Easy accessibility via 3 major expressways: KL-Seremban Expressway, LEKAS Highway, SILK Highway

Education

EPF Learning Campus	2 km
German-Malaysian Institute (GMI)	3 km
Kueen Lai International School	3 km
Sekolah Rendah Sri Al-Amin Bangi	4 km
University Kebangsaan Malaysia (UKM)	6 km
SJK (C) Sin Ming Semenyih	7 km
SMK Bandar Baru Bangi	7 km
Rafflesia International School	8 km
SJK (C) Kampung Baru Semenyih	8 km
Tenby International School	9 km
SJK (C) Yu Hua & SMJK Yu Hua	11 km

Shopping

Bangi Gateway	7 km
CS Bangi Avenue	8 km
Lotus's Bandar Puteri Bangi	8 km
EcoHill Walk	9 km
KIP Mall Bangi	9 km
Lotus's Semenyih	9 km
Plaza Metro Kajang	9 km
EVO Mall	11 km
Metro Point Kajang	11 km
IOI City Mall	17 km
Alamanda Putrajaya	19 km

Recreation

Danau Golf Club	5 km
Bangi Wonderland Theme Park & Resort	7 km
Setia EcoHill Club 360	8 km
Bangi Golf Resort	10 km
Taman Tasik Cempaka	10 km

Medical

KPJ Kajang Specialist Hospital	10 km
Hospital Kajang	11 km
Hospital Serdang	16 km
Hospital Putrajaya	26 km
Institut Kanser Negara	26 km

Public Transport

UKM KTM	3 km
Pusat Hentian Kajang	6 km
Kajang KTM	9 km
Kajang MRT	9 km
Stadium Kajang MRT	11 km

BE ONE WITH THIS CONTEMPORARY CHARM

Brought to you by an award-winning developer:



17-TIME WINNER
FIABCI World
Prix d' Excellence
Awards (Gold)



17-TIME WINNER
FIABCI Malaysia
Property Awards



11-TIME WINNER
KINCENTRIC
Best Employer

MALAYSIA 2021
Formerly an Aon Best Employers
2013 Best of the Best - Malaysia
2011 Overall Best - Malaysia



Setia Alamsari Welcome Centre

No 1, Persiaran Alam Sari 2, Alam Sari, 43000 Kajang, Selangor Darul Ehsan, Malaysia.
T 603 8736 2255 F 603 8741 2251 E setiaalamsari-sales@spsetia.com
www.setiaalamsari.com



Setia Alamsari – Phase PIC3 (Cluster House) • Developer: Setia Alamsari Sdn Bhd (200901017492 (860589-P)) • Developer License No.: 30101/06-2027/0100(A) • Validity Period: 29/06/2022 – 28/06/2027 • Advertising Permit No.: 30101-6/10-2025/1185(N)-(L) • Validity Period: 27/10/2023 – 26/10/2025 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: MPKJ.OSC/B01/3/408-2022 BIL.(19)DLM.MPKJ 2/P/54/2022 • Expected Date of Completion: December 2025 • Land Encumbrances: Maybank Investment Bank Berhad • Tenure of Land: Freehold • Number of Units: 44 • Built-up Area: 1,761 sq.ft. – 1,999 sq.ft. • Selling Price: RM1,004,000 (Min) – RM1,247,000 (Max) • Discount 7% for Bumiputera

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