

SetiaCity

RESIDENCES

TRENDY COMPOSITION



SYMPHONY OF
PERFECTION

A NEW FIRST WILL RISE IN THE THRIVING TOWNSHIP OF SETIA ALAM. Blending the best of nature with contempo living, this modern high-rise with a direct link to the award-winning Setia City Mall will set a new precedent for exceptional urban living.

DISTINCTION IN
ARRIVAL

UP YOUR GAME IN A HOME THAT EXUDES
PERSONALITY, FINESSE AND STATURE.

Ideally located in the heart of Setia Alam,
a wide spectrum of shopping, dining, leisure,
entertainment and amenities are at your doorstep.





SPRING TO LIFE

Where laughter sparkles like a splash of water in sunlight, find pleasure in the cool vibes of family and friends amidst soothing pools of blue and 54 resort-style facilities framed by lush flora.



ACTIVE

Forget stress as you plan playtime with the kids, a good workout or a weekend bbq with friends.

ORANGE ZONE



NATURE

Feel your mood lift at the thought of abundant greenery and water features just outside your door.

GREEN ZONE



COMMUNITY

Well-planned facilities that invite you in from the moment you arrive bring comfort and knit closer community ties.

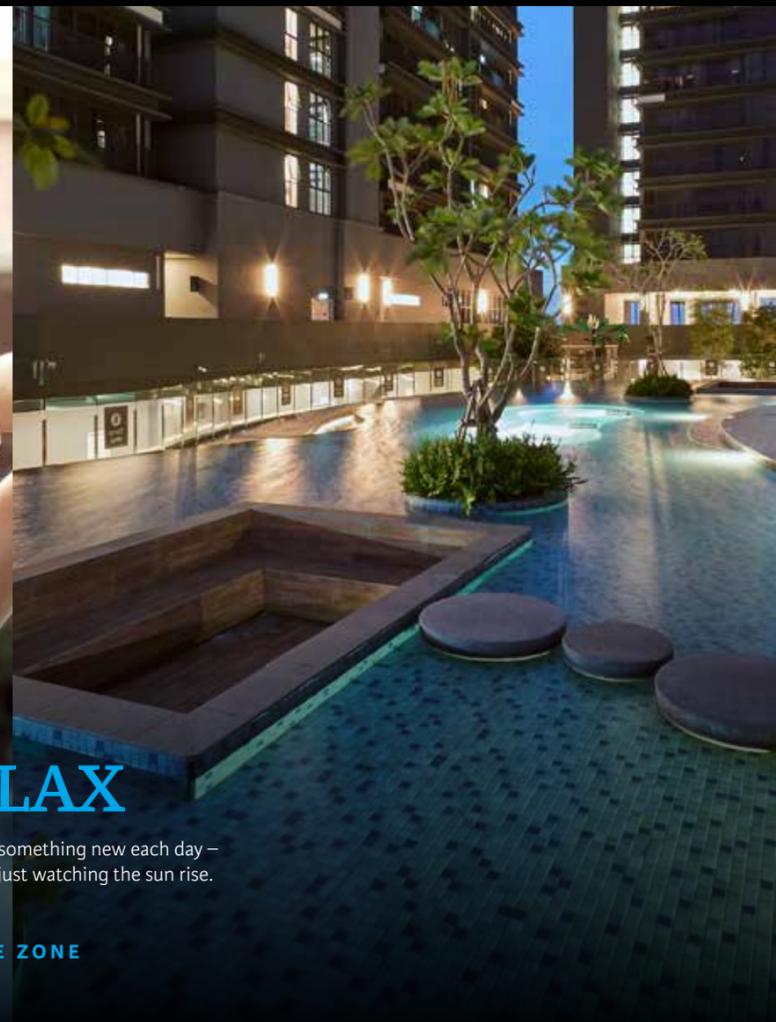
PINK ZONE



RELAX

Carefree and loose, try something new each day – meditation, Qigong or just watching the sun rise.

BLUE ZONE



GROUND FLOOR

NATURE

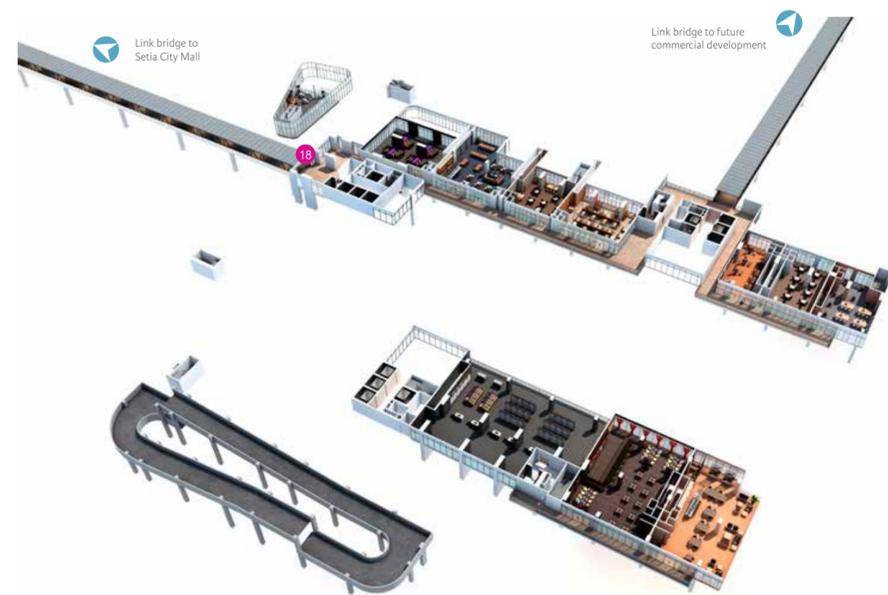
1. La Fortuna Cascades
2. Fern Garden
3. Welcome Water Fountain

COMMUNITY

4. Welcome Roundabout
5. Main Arrival Courtyard
6. Management Office
7. Security Office
8. Restroom
9. Kindergarten
10. Grand Concourse
11. Lift Lobby (Adora Tower)
12. Lift Lobby (Bella Tower)
13. Lift Lobby (Carra Tower)
14. Concierge
15. Residents' Drop-off
16. Entrance to Visitor Car Park
17. Loading Bay
18. Lift Lobby (access to Setia City Mall)



1ST FLOOR



RETAIL AND COMMERCIAL LOTS

7TH FLOOR

ACTIVE

19. BBQ Pit
20. Playground
21. Studio
22. Gym
23. Multipurpose Hall
24. Par Course I
25. Par Course II
26. Par Course III
27. Par Course IV
28. Multipurpose Court

NATURE

34. Community Corridor
35. Happy Trails
36. Qigong Lawn
37. Spiral Skyway
38. Secret Garden

RELAX

39. Pamukkale-inspired Infinity Pool
40. Pool Deck
41. Wave Pavilion
42. Calming Rainshower
43. Sunken Lounges
44. Jacuzzi
45. Oval Pavilion
46. Yoga Deck
47. Forest Rainshower
48. Reading Room
49. Children's Wading Pool
50. Sauna (Female)
51. Sauna (Male)
52. Vista Terrace

COMMUNITY

29. Surau (Male)
30. Surau (Female)
31. Restroom (Male)
32. Restroom (Female)
33. Function Lounge



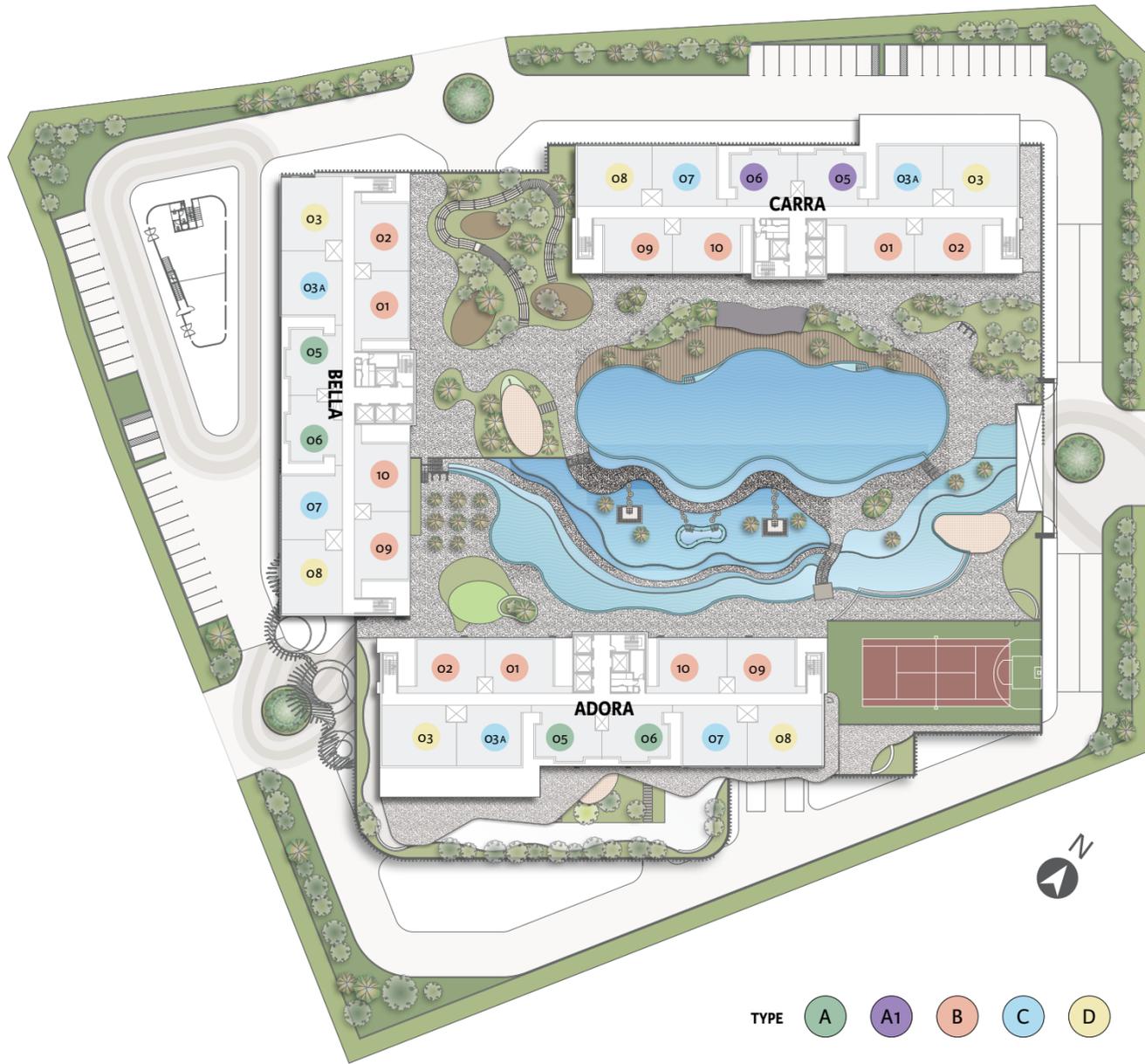
34TH FLOOR



NATURE

53. Sky Lounge
54. Sky Garden

SITE PLAN

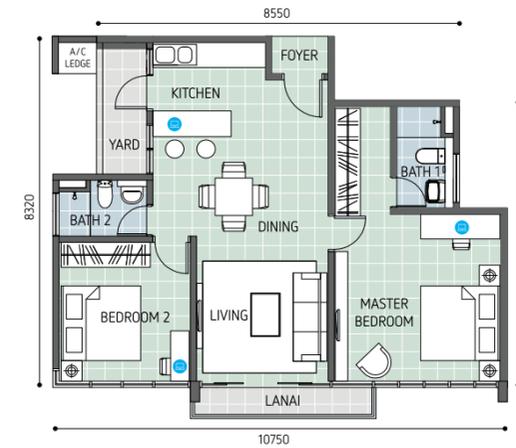
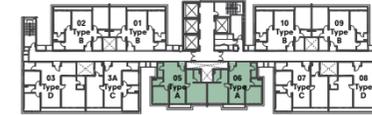


TYPE ● A ● A1 ● B ● C ● D

FLOOR PLANS

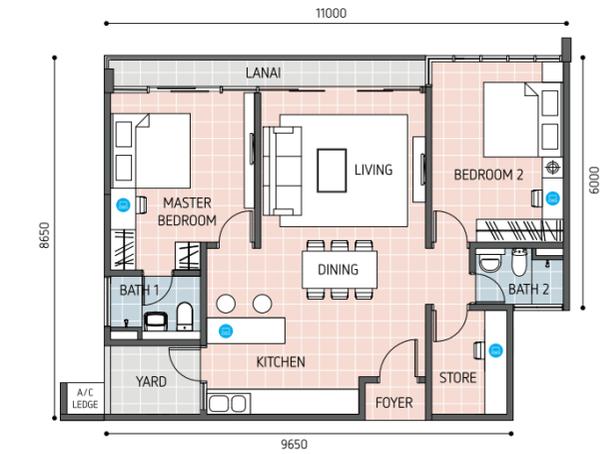
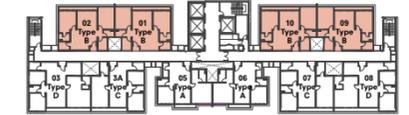
Type A

2 bedrooms;
858 sq.ft.



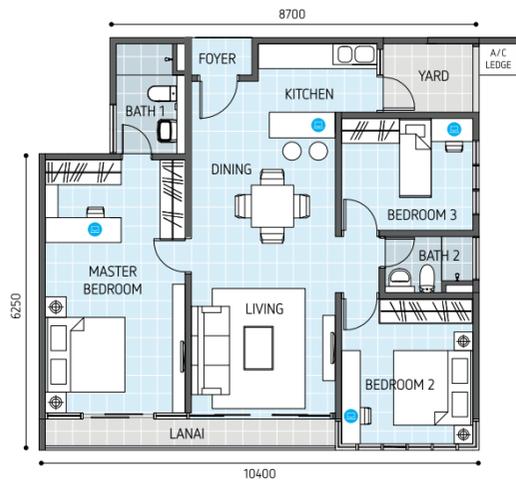
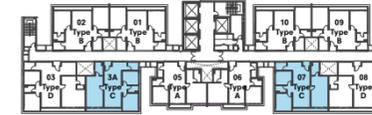
Type B

2+1 bedrooms;
985 sq.ft.



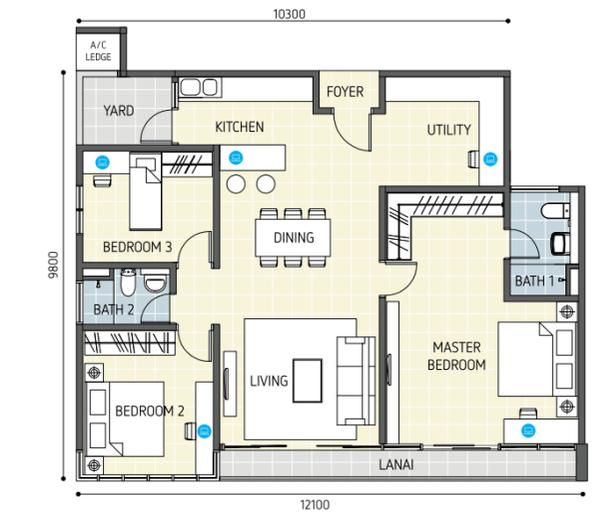
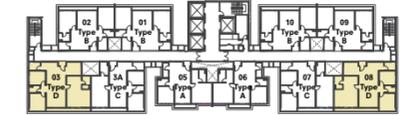
Type C

3 bedrooms;
1,045 sq.ft.



Type D

3+1 bedrooms;
1,221 sq.ft.



Enjoy freedom and space with
your family just next door.

Earn rental and own a home
at the same time.



Artist's impression only

MORE FOR EVERYONE

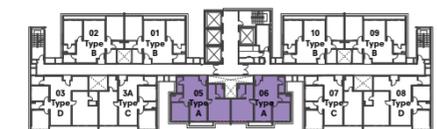
DUAL KEY HOMES

ENJOY YOUR PRIVACY AND FREEDOM WITH THE COMFORT OF FAMILY JUST A DOOR AWAY IN THIS UNIQUE ADJOINING LAYOUT WHICH GIVES ONE HOME SEPARATE ENTRANCES AND KEYS.

Different generations can personalise their own space without having to compromise whilst modern-day couples can turn it into an investment opportunity – earning rental whilst owning their own home.

Type A1

2 bedrooms;
858 sq.ft.



Home is enjoying
moments of togetherness.

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame					
WALL	Brickwall / Reinforced Concrete					
ROOF COVERING	Reinforced Concrete Flat Roof					
ROOF FRAMING	Reinforced Concrete Framing					
CEILING	Skim Coat Finish / Plaster Board Ceiling					
WINDOWS	Powder Coated Aluminium Framed Glass Window					
DOORS	Entrance	Fire Rated Door				
	Lanai	Aluminium Frame Sliding Door With Fixed Glass Panel				
	Bedrooms / Bathrooms / Others	Metal Frame Timber Flush Door				
IRONMONGERY	Quality Locksets					
WALL FINISHES	Entrance / Living / Dining / Bedrooms / Others	Plaster & Paint				
	Bathrooms	Porcelain Tiles Up To Ceiling Height				
	Kitchen	Porcelain Tiles Up To 1.5m Height				
FLOOR FINISHES	Foyer / Living / Dining / Bedrooms / Bathrooms / Lanai / Yard / Utility / Store	Porcelain Tiles				
SANITARY WARE & PLUMBING FITTINGS	Bathrooms	Water Closet	2 Nos			
		Wash Basin	2 Nos			
		Shower Rose	2 Nos			
		Toilet Roll Holder	2 Nos			
		Hand Bidet	2 Nos			
	Kitchen	Sink	1 No			
ELECTRICAL INSTALLATIONS		Type A	Type A1	Type B	Type C	Type D
	60A 1-Phase Distribution Electrical Board	1	1	1	1	1
	40A 1-Phase Distribution Electrical Board		1			
	Power Point	15	16	16	18	20
	Lighting Point	14	14	14	16	18
	Ceiling Fan Point	4	4	4	5	6
	Air-conditioning Point	3	3	3	4	5
	Water Heater Point	2	2	2	2	2
	Door Bell Point	1	1	1	1	1
	SMATV Point	1	1	1	1	1
INTERNET TELECOMMUNICATION TRUNKING & CABLING		Type A	Type A1	Type B	Type C	Type D
	Telephone Point	1	2	1	1	1
	Intercom Point	1	1	1	1	1



NIH
(NATIONAL INSTITUTES
OF HEALTH)

SJK (C)
PIN HWA 1

SETIA BADMINTON
ACADEMY

PENINSULA
INTERNATIONAL
SCHOOL
AUSTRALIA

S P SETIA
HQ

SETIA CITY
MALL

Setia City
RESIDENCES

TREFOIL

HOTEL

SETIA CITY
PARK

SETIA CITY
CONVENTION
CENTRE

SETIA CITY
CONVENTION
CENTRE 2

ARTS &
DESIGN
CENTRE

AUDI CENTRE

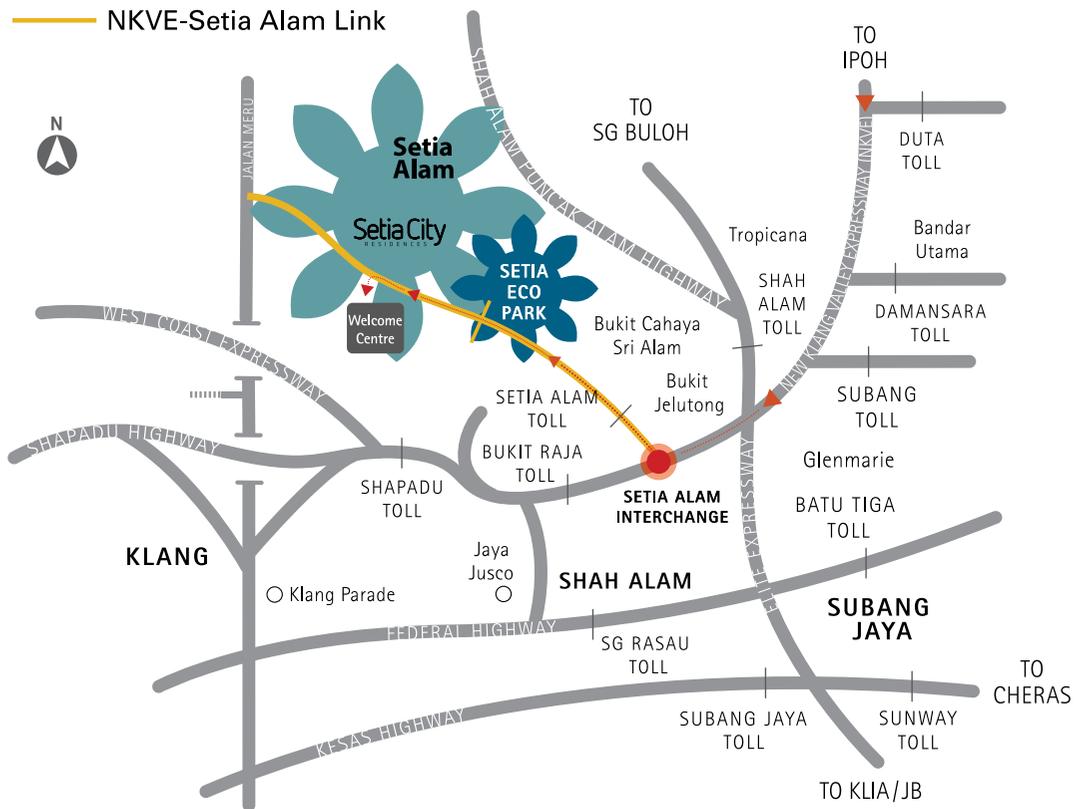
TOP GLOVE
HQ

TRANSPORTATION
HUB

KOSSAN
HQ

THE COMPLETE CIRCLE

One of the key features of Setia City Residences is its direct link to a network of covered pedestrian paths and elevated linkways. This makes it easy to move around on foot to nearby amenities that include the adjacent Setia City Mall and upcoming medical centre, popular F&B outlets, educational institutions, sporting venues, ample parks and so much more.



The NKVE-Setia Alam Link is your direct connection to Setia Alam and Setia Eco Park.
 ■ 10km to Subang Jaya ■ 15km to Damansara ■ 35km to Jalan Duta ■ 55km to KLIA

GPS Coordinates **3° 6' 18.0102"**, **101° 27' 42.3936"**

SCAN QR CODE FOR
 EXCITING 360° VIEWS &
 SCR INFORMATION



FOR MORE INFORMATION

03 3343 2255

www.setiaalam.com.my

Developer: **BANDAR SETIA ALAM SDN BHD** (200101030381)
 Project Manager: **S P SETIA PROJECT MANAGEMENT SDN BHD** (246695-X)

Setia Alam Welcome Centre

No. 2, Jalan Setia Indah AD U13/AD, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor Darul Ehsan, Malaysia
 fax: (603) 3345 2255 email: bsa-sales@spsetia.com

Developer: Bandar Setia Alam Sdn. Bhd. (Company No.: 200101030381 (566140-D)) • Project Manager: S P Setia Project Management Sdn. Bhd. (246695-X) • Developer License No.: 9246-111/01-2023/01030(L) • Validity Period: 24/01/2022 – 23/01/2023 • Advertising & Sale Permit No.: 9246-111/01-2023/01030(P) • Validity Period: 24/01/2022 – 23/01/2023 • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-2(PB)/SEK.U13/0230-2018 • Expected Completion Date: June 2022 • Type A1: 28 units, Built-up: 858 sqft, Price: RM697,000 (Min); RM730,000 (Max) • Type B: 74 units, Built-up: 985 sqft, Price: RM765,000 (Min); RM798,000 (Max) • Type C: 36 units, Built-up: 1,045 sqft, Price: RM811,000 (Min); RM844,000 (Max) • Type D: 44 units, Built-up: 1,221 sqft, Price: RM932,000 (Min); RM965,000 (Max) • 7% Discount for Bumiputra

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