



CASA RICA

— SETIA GREENS —

A Way of Life

Una Forma de Vivir

Setia Greens, Penang

Experience the richness of life

The Spanish believe that we should always live life to the fullest, filled with memories created with loved ones. That's what we want to achieve at Casa Rica.

Casa Rica, means a 'rich home' in English – richness in abundance of celebrations, emotions, and most importantly the people you love.

Experience that richness in life from the comforts of a luxurious semi-detached residential enclave designed with Spanish-inspired architectural styles.

The houses are mainly in light color tones and it will feature Spanish-profile roof tiles, along with arched and bay windows.

To top it off, the residence is surrounded by nature and offers lush green hills and a panoramic view – cityscape of Bayan Lepas – so sit back and enjoy serenity and tranquility with your family.



Bienvenidos! Welcome to Casa Rica!

An established neighbourhood, strategically located in Sungai Ara, and adjacent to the town of Bayan Lepas. It is one of the most vibrant area in the Southwest District of Penang Island, making it a lively place to live in. It also has essential amenities within a 5km radius, creating a convenient location for you and your family.



SUNGAI ARA

LOCATION PLAN



Amenities

Sungai Ara is a residential enclave within Bayan Lepas, which is a robust industrial and commercial township at the Southwest District. It has all kinds of amenities including, but not limited to – eateries, plant nurseries, places of workshop, parks, wet markets and of course the ones listed below.

Kindergartens / Schools / Colleges & Universities (1.2km - 6.6km)

Min Sin Primary School	1.2km
Chung Hwa Chinese Secondary School	1.5km
Chong Cheng Secondary School	1.6km
Kindergarten Chong Cheng	1.7km
INTI International College	2.0km
Innovative Incubator University	2.0km
R.E.A.L Kids Relau	2.3km
Fairview International School	3.1km
Sekolah Kebangsaan Seri Relau	3.8km
University Sains Malaysia	4.6km
Straits International School	5.7km
Heng Ee Secondary School	6.6km

Shopping Malls / Hypermarkets / Wet Markets (2.0km - 6.2km)

Sungai Ara Wet Market	2.0km
Giant Hypermarket	3.5km
Bukit Jambul Complex	3.6km
Mydin Wholesale Hypermarket	3.6km
Bayan Baru Wet Market	4.3km
Sunshine Square	4.5km
Lotus's Hypermarket	6.0km
Queensbay Mall	6.2km

Healthcare (1.9km - 3.3km)

Hope Children Hospital	1.9km
Pearl Maternity Hospital	2.9km
Pantai Hospital Penang	3.3km

Sports / Events (3.0km - 3.9km)

SETIA SPICE Convention Centre	3.0km
SETIA SPICE Aquatic Centre	3.0km
SETIA SPICE Arena	3.0km
Penang Golf Club	3.9km

Connectivities (5.8km - 8.0km)

Penang International Airport	5.8km
Penang Second Bridge	7.8km
Penang Bridge	8.0km

Site Plan



LEGEND

- TYPE 1 - 3 Storey Semi Detached Homes
- TYPE 2 - 3 Storey Semi Detached Homes
- TYPE 4A - 2 Storey Semi Detached Homes
- TYPE 4B - 2 Storey Semi Detached Homes

Hogar, dulce hogar

Home, sweet home

A residential enclave built for you and your loved ones. At Casa Rica, the old saying "there's no place like home" rings true – the magical feeling of a warm and welcoming home is ever-present here.

To make every aspect of your life more convenient, there is also modern infrastructure such as, wide 40' roads for an easy drive-up.



Casa Rica Garden

A Spanish-inspired garden for you and your family. The garden has a De'Alhambra Sculpture that acts as the centrepiece and was inspired by the Spanish Vase Concept. The installation is clad in a gorgeous Azulejo pattern akin to the designs you find on glazed tiles that are traditionally used in Spanish buildings.



Casa Rica Joyous @ Terrace Garden

Have a joyous moment with your family in this feature-laden playground designed to offer an edu-funthrill experience for your children.



De'Alhambra Garden

Set next to the hill, this garden is surrounded by lush greenery making it the perfect location for you and your family to spend some quality time together.

You can have a field day with your children where you gaze at birds and butterflies over picnics; or you can just sit under the De'Alhambra Shelter – surrounded by romantic trellises, and enjoy the moment with your loved ones.





SETIA GREENS

A type of home for every family.

This low-density residential enclave is developed on 11 acres of freehold land that comes with individual titles for each of the properties. There will be a total of 60 units of 2 storeys and 3 storeys semi-detached homes build on different levels of terrain, creating a fascinating building silhouette.

Casa Rica offers four design types with practical layout plans and functional spaces that will cater to the needs and preferences of individuals.

Phase 1 has 38 units (Type 1, 2, & 4)
Phase 2 has 22 units (Type 3)

Verde | Type 1

3 Storey Semi Detached Homes
3,512 sq.ft | 27.5 ft x 47.5 ft
5 + 1 Bedrooms

Privacy and exclusivity – perfect for multigenerational families.

Nestled on an elevated terrain with a one-entry road, ending at the top of the hill; this design type provides the homeowners serenity and tranquillity of being backed by lush green hills.

There is also a built-in private elevator, wide house frontage that enhances good air flow and daylighting, a spacious car porch to accommodate three cars, a parcel box compartment, along with a wide folding and sliding gate.



Verde | Type 1 Floor plan

3 Storey Semi Detached Homes

Build Up:

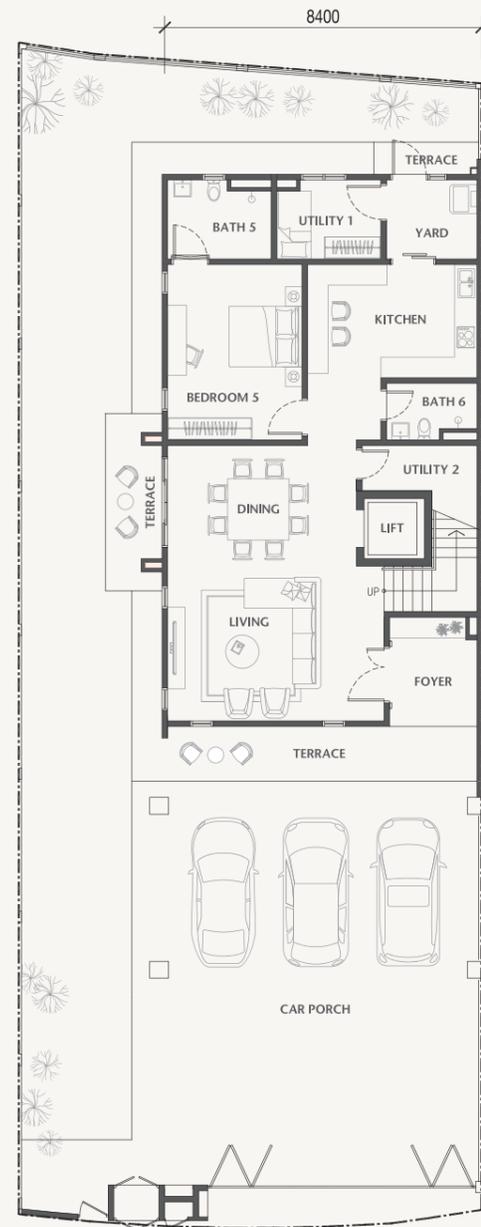
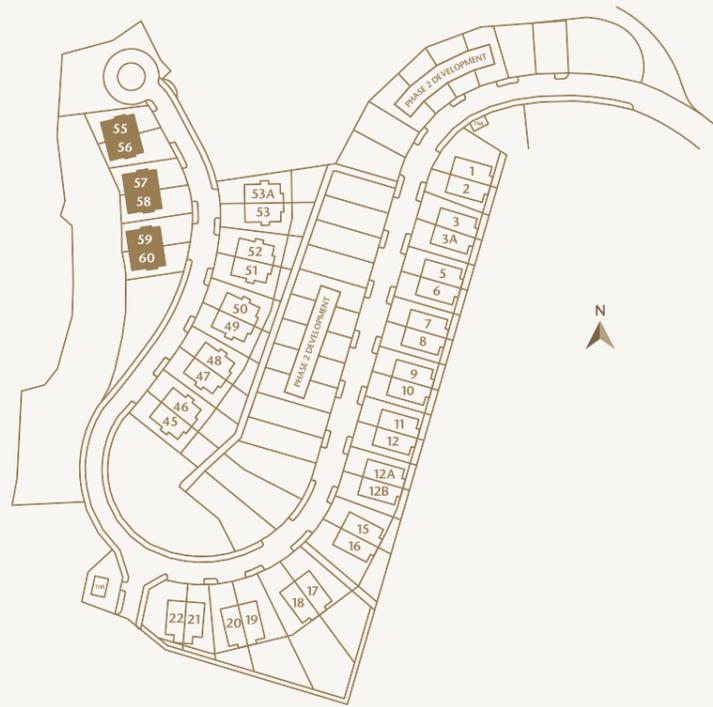
3,512 sq.ft. (27.5 ft x 47.5 ft)

Land Area:

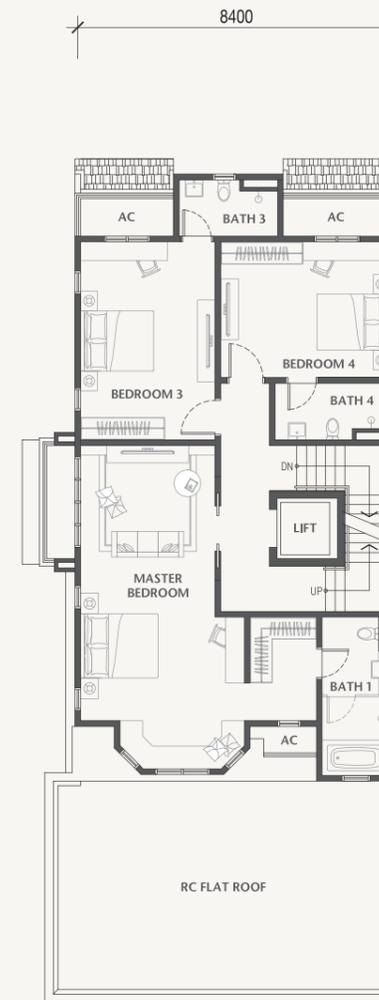
(min) 3,627 sq.ft. (43 ft x 90.4 ft)

(max) 4,068 sq.ft. (41.4 ft x 101.2 ft)

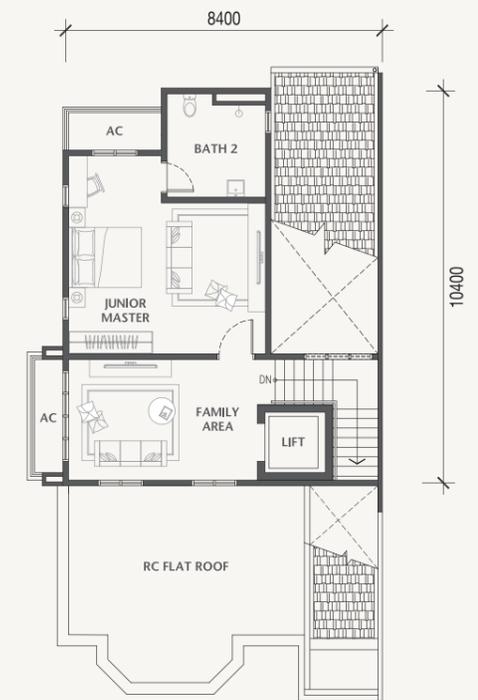
Lot 55 - Lot 60



TYPE 1 - GROUND FLOOR



TYPE 1 - FIRST FLOOR



TYPE 1 - SECOND FLOOR

Vista | Type 2

3 Storey Semi Detached Homes
3,573 sq.ft | 26.7 ft x 52.6 ft
5 + 1 Bedrooms

A panoramic view of the cityscape, offering you and your multigenerational family a majestic sight.

Located at a higher level of terrain, this design type offers a captivating city view from the Guest Room, Living Room, Junior Master, and Master Bedroom. On top of that, it also has a special design of dual frontage with a living area at the rear of the unit.

Like Type 1 houses, Type 2 also comes with a built-in private elevator, wide house frontage, a car porch to accommodate three cars, a parcel box compartment, and a wide folding and sliding gate.



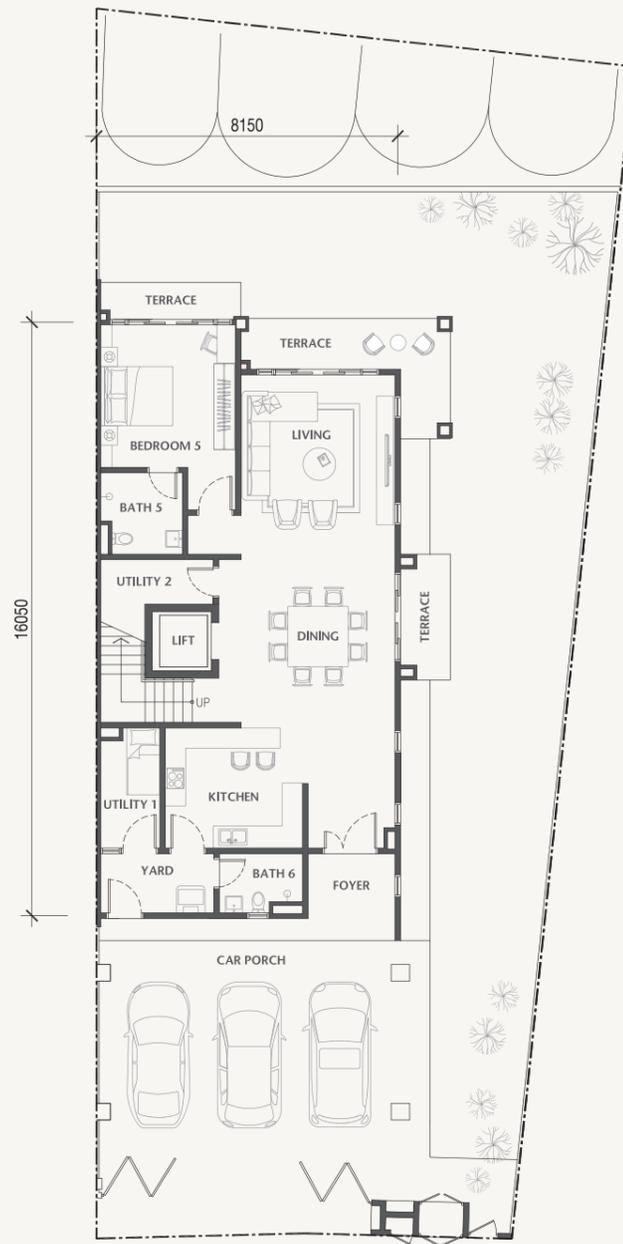
Vista | Type 2 Floor plan

3 Storey Semi Detached Homes

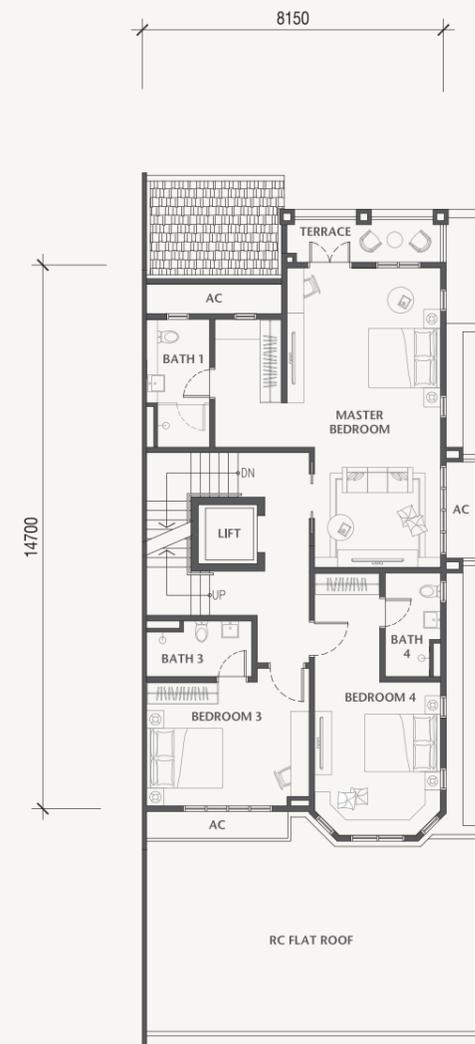
Build Up:
3,573 sq.ft. (26.7 ft x 52.6 ft)

Land Area:
(min) 4,402 sq.ft. (36.8 ft x 106.9 ft)
(max) 6,135 sq.ft. (32.1 ft x 146.4 ft)

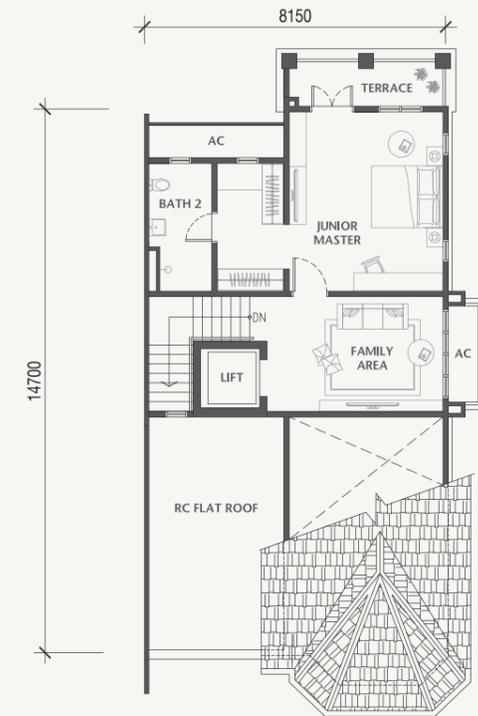
Lot 45 - Lot 53A



TYPE 2 - GROUND FLOOR



TYPE 2 - FIRST FLOOR



TYPE 2 - SECOND FLOOR

Estrella | Type 4A

2 Storey Semi Detached Homes
3,046 sq.ft | 25.7 ft x 58.8 ft
4 + 1 Bedrooms

A covered patio on the ground floor for you and your family to bond over outdoor activities and small gatherings.

This design has smaller build up area but offers spacious and functional layout. It has a guest room that opens up to a spacious terrace for your friends or relatives to enjoy morning breakfast or afternoon tea.

There is also a car porch that can accommodate three cars, a wide house frontage for some ventilation and sunlight, a folding and sliding gate, and a parcel box compartment.



Estrella | Type 4A Floor plan

2 Storey Semi Detached Homes

Build Up:

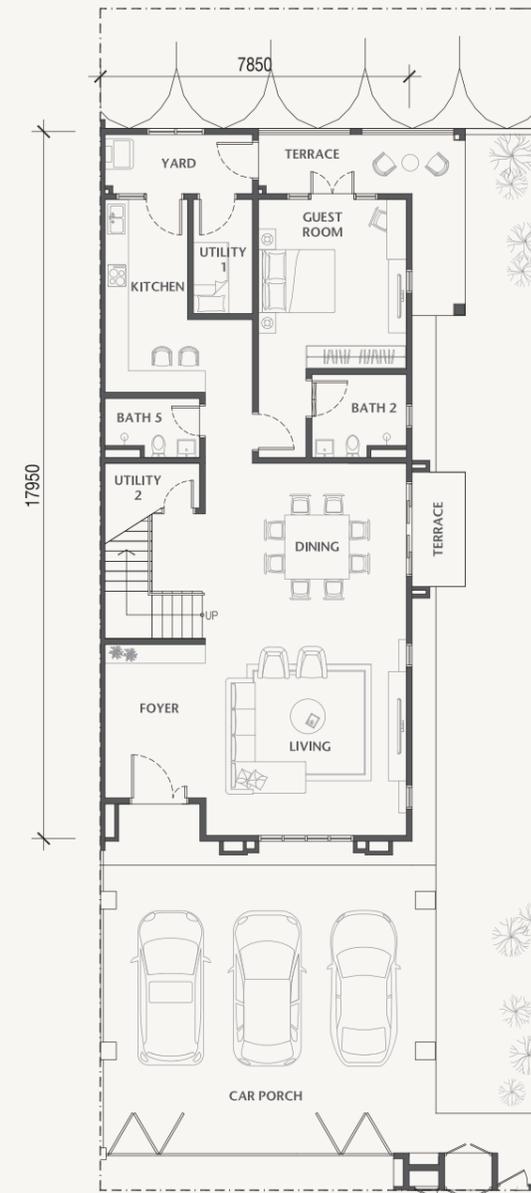
3,046 sq.ft. (25.7 ft x 58.8 ft)

Land Area:

(min) 3,638 sq.ft. (37 ft x 98.5 ft)

(max) 10,742 sq.ft. (36.8 ft x 181.2 ft)

Lot 1 - Lot 20



TYPE 4A - GROUND FLOOR



TYPE 4A - FIRST FLOOR

Jardin | Type 4B

2 Storey Semi Detached Homes
2,897 sq.ft | 25.7 ft x 58.8 ft
4 + 1 Bedrooms

There is only a pair of this unique design type which offers a spacious terrace and garden connected to the guest room where one can sit back and relax while the children are having fun at the garden.

There is also a covered patio that is perfect for your gatherings, celebrations, and outdoor activities with your family and friends.

Just like Type 4A, this unit has a wide house frontage, car porch, parcel box compartment, and a folding and sliding gate.



Jardin | Type 4B Floor plan

2 Storey Semi Detached Homes

Build Up:

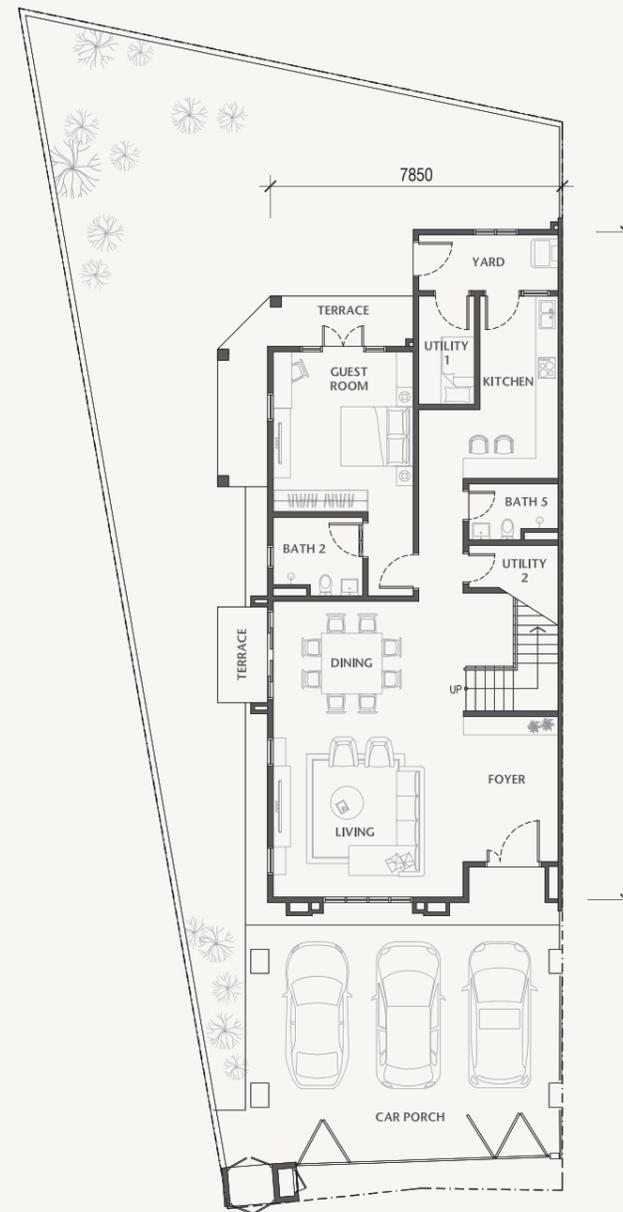
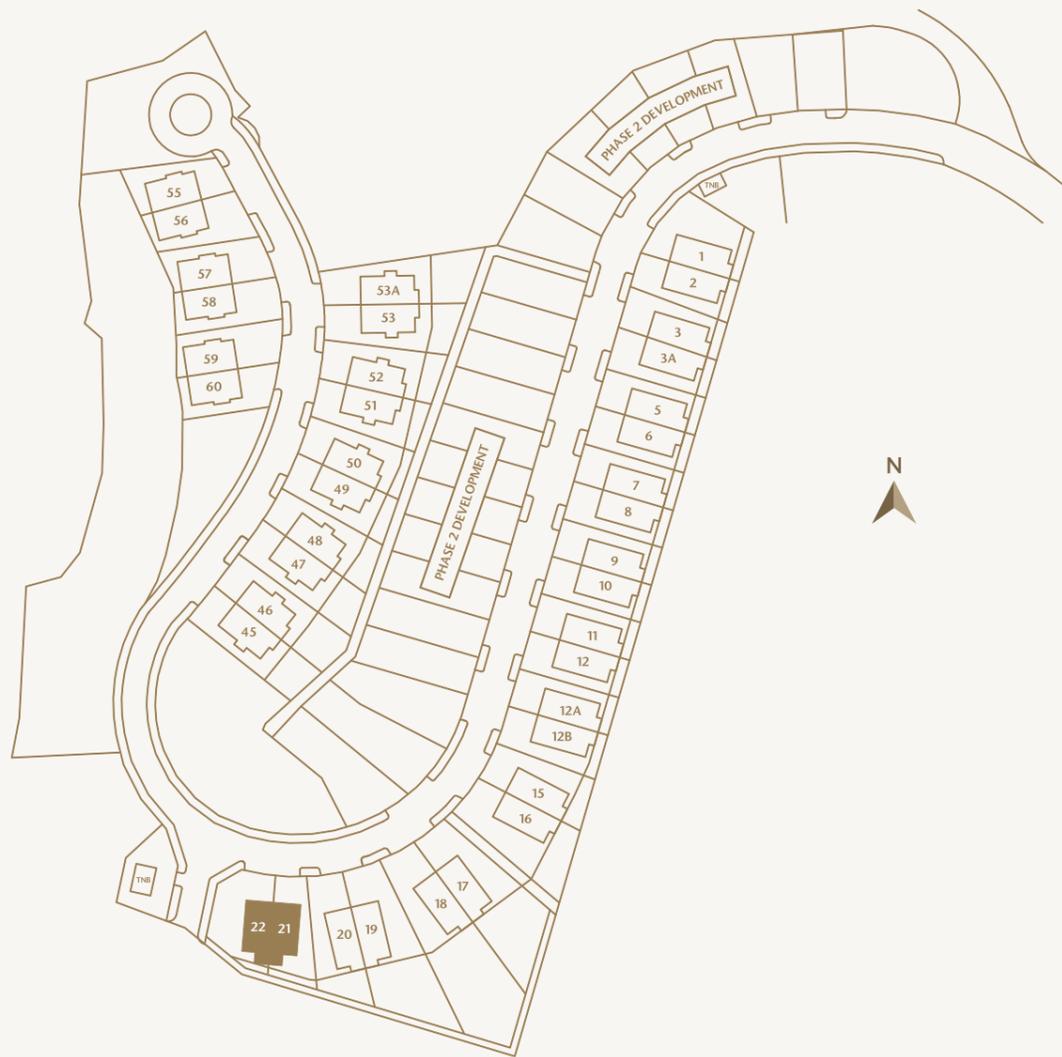
2,897 sq.ft. (25.7 ft x 58.8 ft)

Land Area:

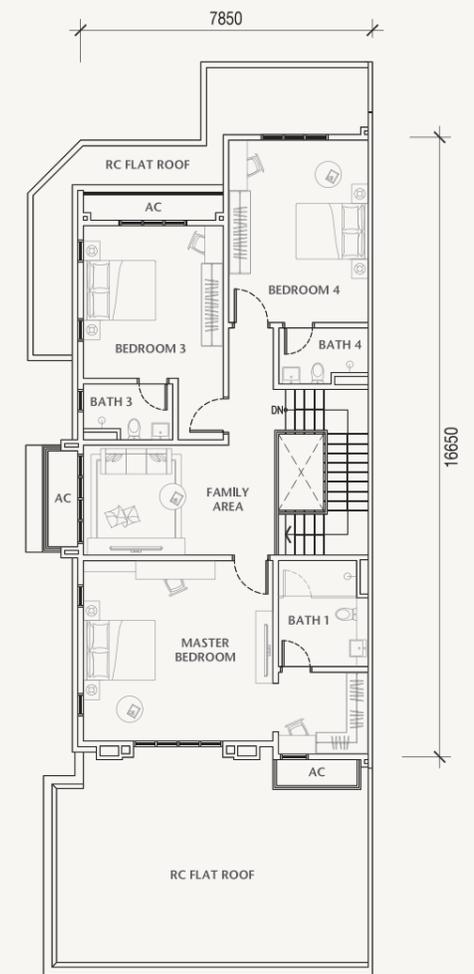
(min) 3,821 sq.ft. (29.6 ft x 99.8 ft)

(max) 4,671 sq.ft. (32.5 ft x 85.3 ft)

Lot 21 - Lot 22



TYPE 4B - GROUND FLOOR



TYPE 4B - FIRST FLOOR

Specification

STRUCTURE	: Reinforced concrete framework	
WALL	: Brick wall	
ROOF COVERING	: Concrete Roof Tiles / RC flat roof	
ROOF FRAMING	: Steel trusses / RC beam	
CEILING	: Skim coat and plaster ceiling at selected area	
WINDOWS	: Aluminum frame window	
DOORS	Main & Back entrance	: Solid core timber door
	Other areas	: Timber flush door
IRONMONGERY	: Selected Quality Locksets	
WALL FINISHES	Kitchen	: Wall tiles up to ceiling height
	All bathrooms	: Wall tiles to ceiling height
	Refuse chamber	: Wall tiles to full height
	Other areas	: plastered and painted
FLOOR FINISHES	Car Porch	: Concrete imprint
	Entrance , Living, Dining, Kitchen, All Bathrooms, All Bedrooms, Staircase	: Tiles finish
	Yard, Terrace, utility	: Tiles finish
	Apron , Air Con Ledge and others	: Cement render

SANITARY AND PLUMBING FITTINGS	TYPE 1	TYPE 2	TYPE 4A	TYPE 4B
Water Closet	6	6	5	5
Wash Basin	6	6	5	5
Shower rose	6	6	5	5
Kitchen Sink	1	1	1	1
Bath Tub	1	-	-	-

ELECTRICAL INSTALLATION

Fan Point	9	9	7	7
Lighting Point	43	48	38	38
13 Amp power point	48	50	43	43
13 Amp power point (weatherproof)	-	3	1	1
Water Heater point	6	6	5	5
Data Point	9	9	7	7
Air-Conditioning electrical point	9	9	7	7
Television point	8	8	6	6
Door bell point	1	1	1	1

Air Cond piping works ready (refrigerant & drainpipe)

Auto gate points ready

Security surveillance system points ready

Fiber To The Home (FTTH) infra wiring ready

Fencing : 1500mm high brick wall with m.s grille, m.s gate

Sales Galleries

Discover your way of life with Casa Rica,
Setia Greens at our Sales Galleries.

FIND US ON




Scan now to register



SETIA WELCOME CENTRE, SPICE

No. 108, Jalan Tun Dr Awang,
11900 Pulau Pinang
T. 604 641 2255 F. 604 642 2255



SETIA SKY VILLE SALES SUITE

Lorong Slim, Bandar Jelutong
11600 Pulau Pinang
T. 604 2828 255 F. 604 2818 252

Developer:

KEWIRA JAYA SDN BHD (504851-V)

E. spi-sales@spsetia.com.my

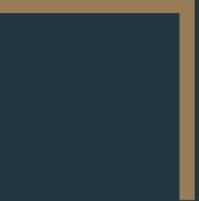
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Kewira Jaya Sdn Bhd • Casa Rica: Rumah Berkembar 2 Tingkat dan 3 Tingkat (38 unit) • No. Lesen Pemaju: 11461-6/09-2023/0701 (L) • Tempoh Sah: 01/10/2021 – 30/09/2023 • No. Permit Iklan dan Jualan: 11461-6/09-2023/0701 (P) • Tempoh Sah: 01/10/2021 – 30/09/2023 • Hak Milik Tanah: Hak Milik Kekal • Tarikh Dijangka Siap: Disember 2023 • Pelan Bangunan Diluluskan oleh: Majlis Bandaraya Pulau Pinang • No. Rujukan: MBPP/ILCS-OSC/PB321/21(LB) • Bebanan Tanah: Ambank (M) Berhad • Harga: Minimum RM2,013,000.00 Maksimum RM2,710,510.00

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Setia

www.spsetia.com