

TOWNSHIP  
OF THE HEARTS

VIOLOA

DOUBLE STOREY  
TERRACE HOMES







# MELODIOUS LIVING.

Indulge in a harmonious environment fine-tuned to bring about a tranquil way of life. Each element of this development is designed to give residents an environment that is complete with safety, style, comfort and the sweet sensation of being at home.

Just as how a musical piece is written with many elements that combine to form a beautiful melody, Viola creates a melodious environment for all of its residents.





# HARMONIOUS COMMUNITY



Each unit embodies a perfected vision of urban living. Viola isn't just a house, it is a home where it allows its residents to take full advantage of a perfect living space.

With the vastness and versatility each unit offers, you can revel in the comfort of truly being at home.









# COMPOSED COEXISTING

In this serene sanctuary tucked away in a prime location, you'll discover a treasure trove of luxury living which is a beautiful embodiment of a luxurious lifestyle.

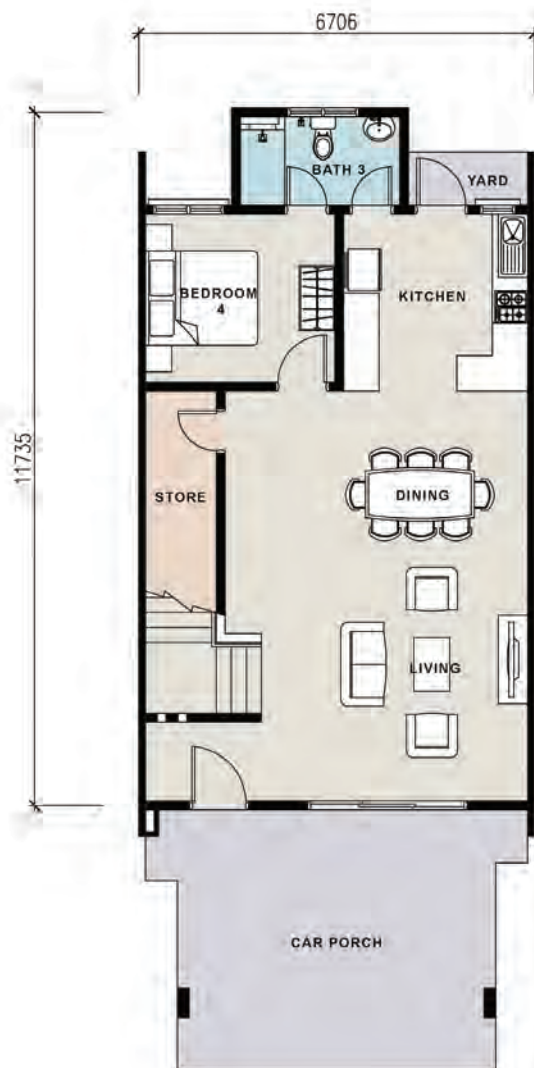
Come be a part of this wondrous environment, where beautifully designed modern homes and a park with extensive facilities are seamlessly integrated into this natural setting.

# TYPE A

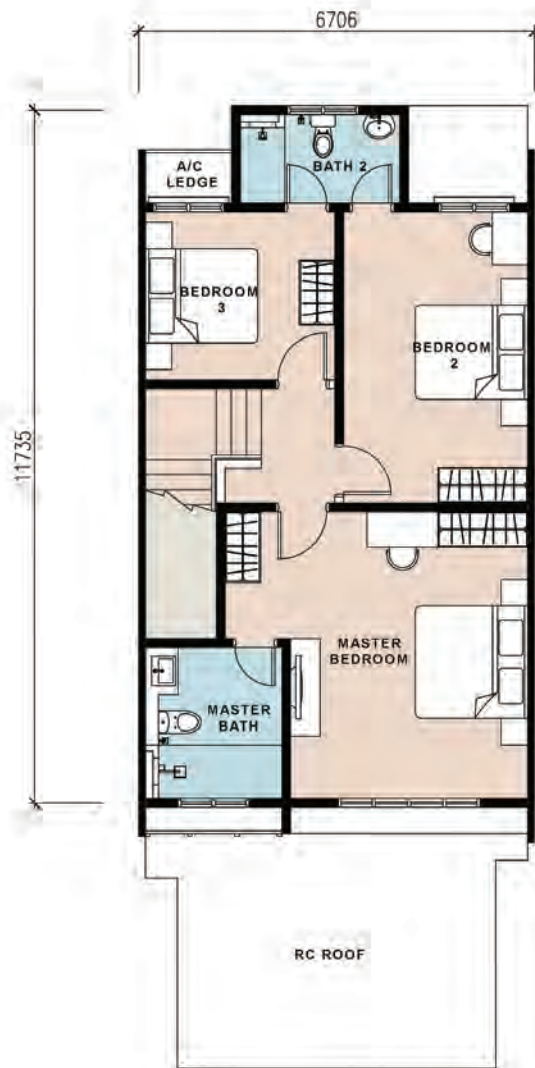
## INTERMEDIATE

Lot Size : **22' x 75'**  
Built-up Area : **1,845 sq ft**  
Land Area : **1,650 sq ft**

### GROUND FLOOR



### FIRST FLOOR



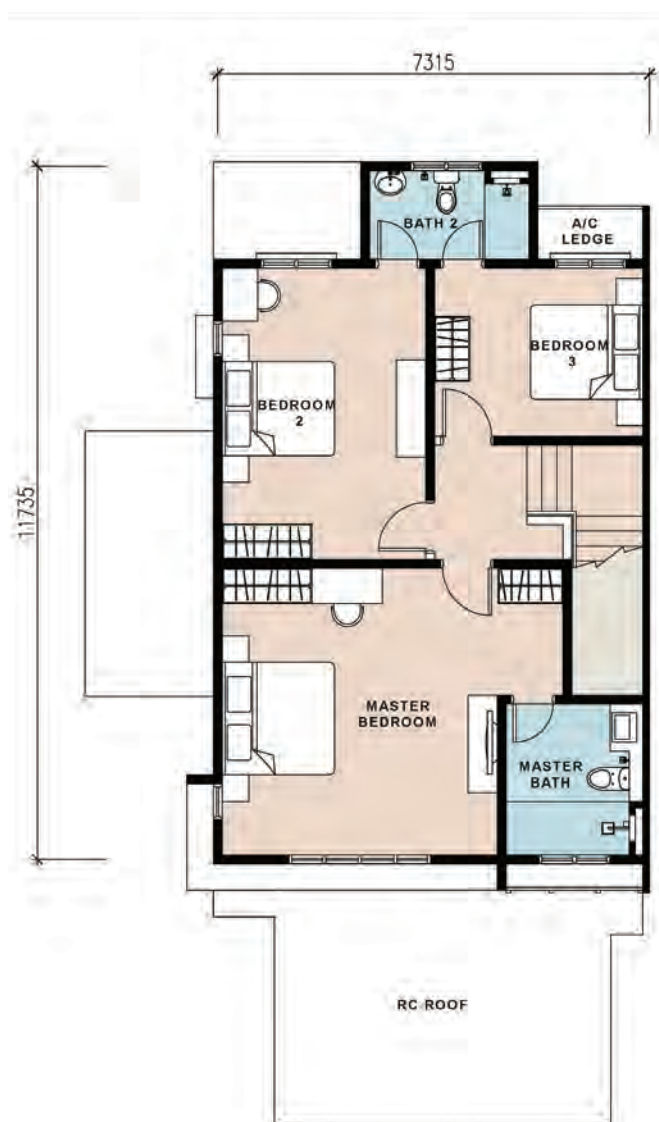
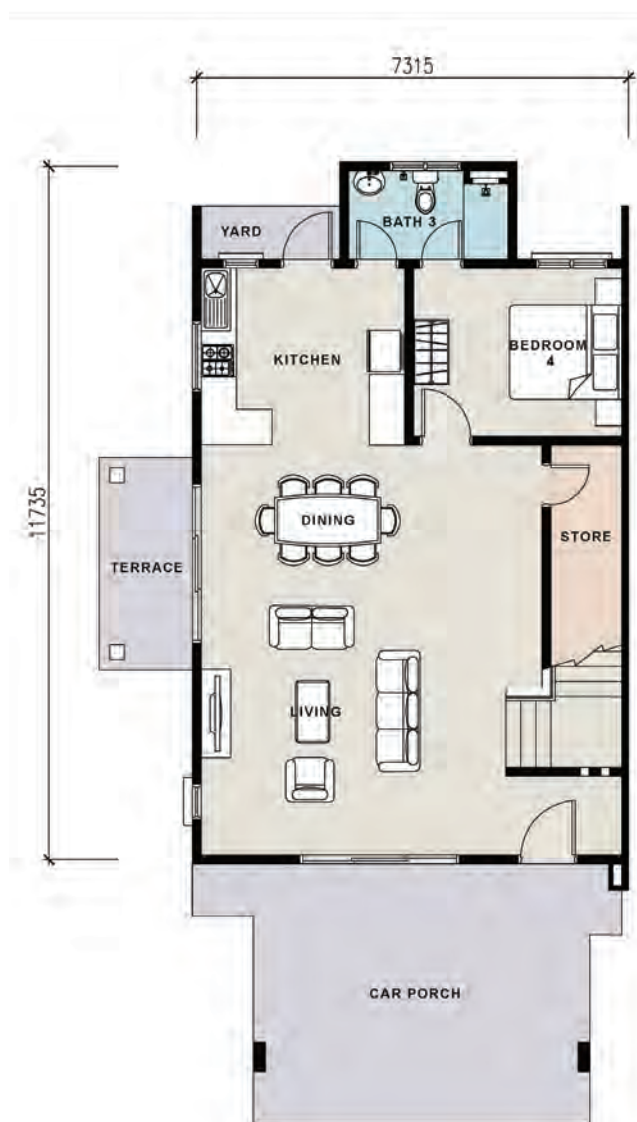
# TYPE A2

END

Built-up Area : **2,040 sq ft**  
Land Area : **From 2,740 sq ft - 3,841 sq ft**

## GROUND FLOOR

## FIRST FLOOR





# TYPE A4

## CORNER

Built-up Area : **2,050 sq ft**  
Land Area : **From 4,432 sq ft - 4,739 sq ft**

### GROUND FLOOR



### FIRST FLOOR

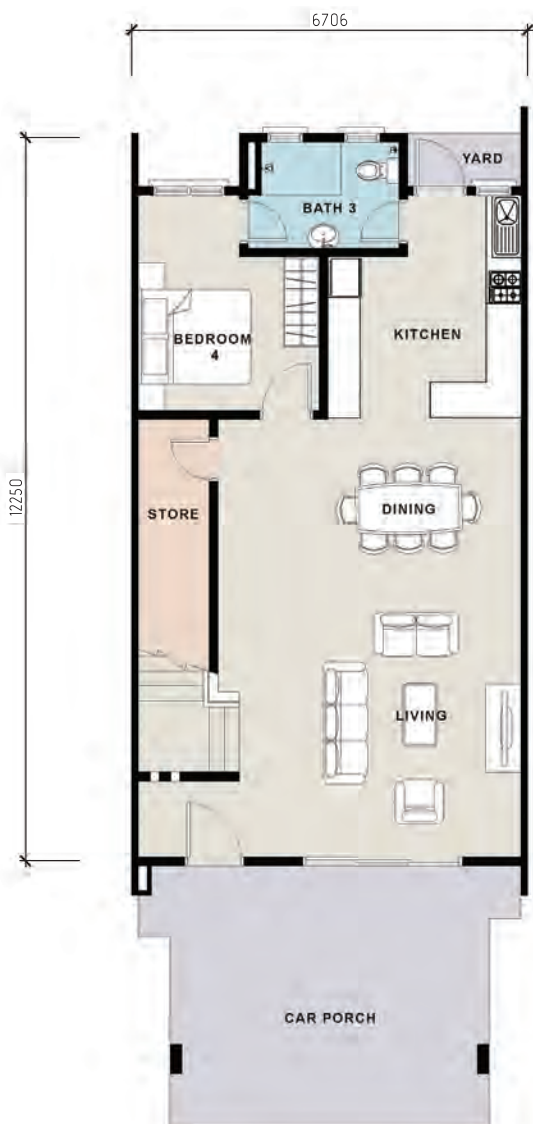


# TYPE B

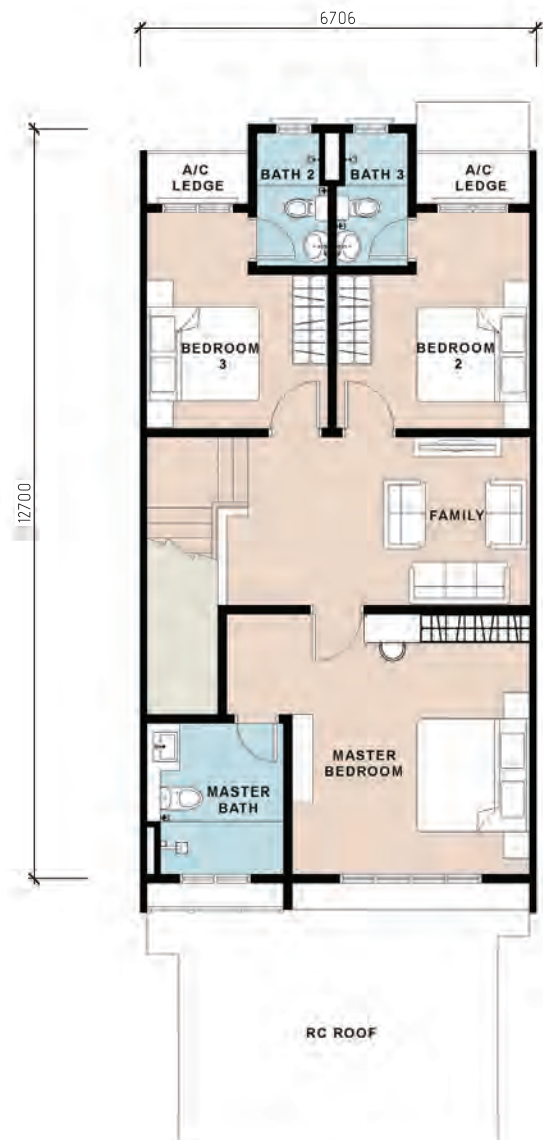
## INTERMEDIATE

Lot Size : **22' x 80'**  
Built-up Area : **1,991 sq ft**  
Land Area : **1,760 sq ft**

### GROUND FLOOR



### FIRST FLOOR





# TYPE B2

## END

Built-up Area : **2,252 sq ft**  
Land Area : **From 4,308 sq ft - 5,640 sq ft**

### GROUND FLOOR



### FIRST FLOOR



# TYPE B4

## CORNER

Built-up Area : **2,271 sq ft**  
Land Area : **From 3,810 sq ft - 4,640 sq ft**

### GROUND FLOOR



### FIRST FLOOR



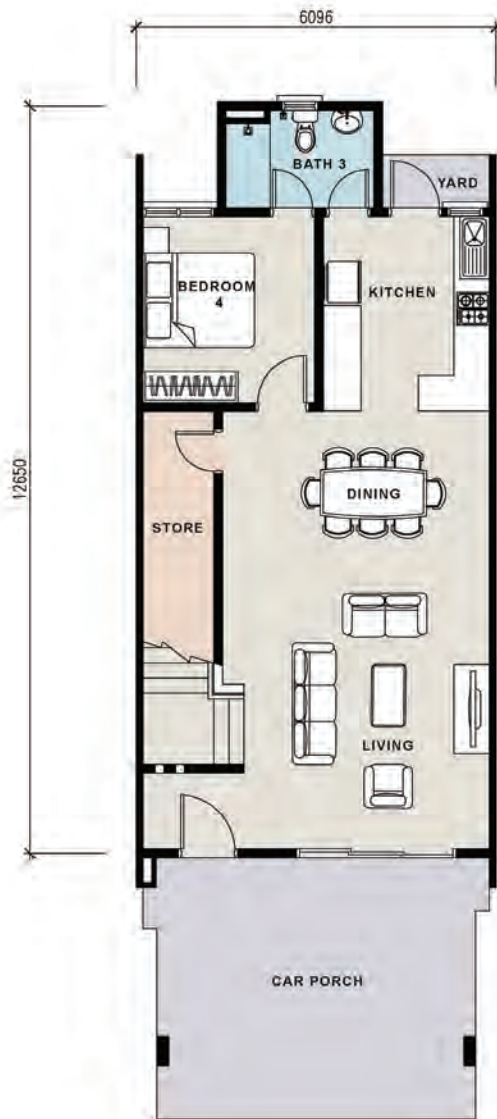


# TYPE C

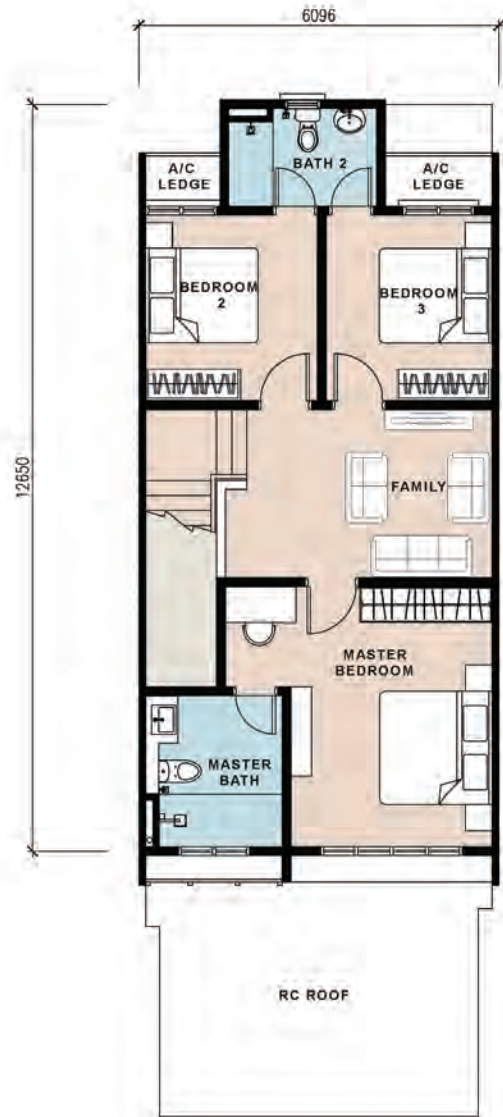
## INTERMEDIATE

Lot Size : 20' x 85'  
Built-up Area : 1,806 sq ft  
Land Area : 1,700 sq ft

### GROUND FLOOR



### FIRST FLOOR

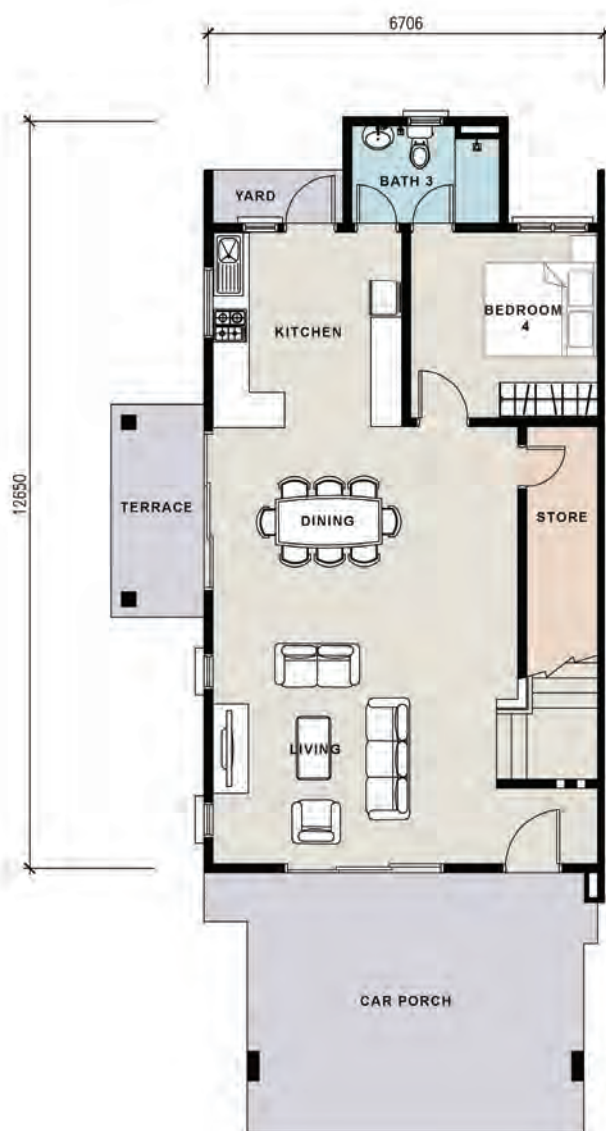


# TYPE C2

END

Built-up Area : **2,104 sq ft**  
Land Area : **From 3,474 sq ft - 6,025 sq ft**

## GROUND FLOOR



## FIRST FLOOR



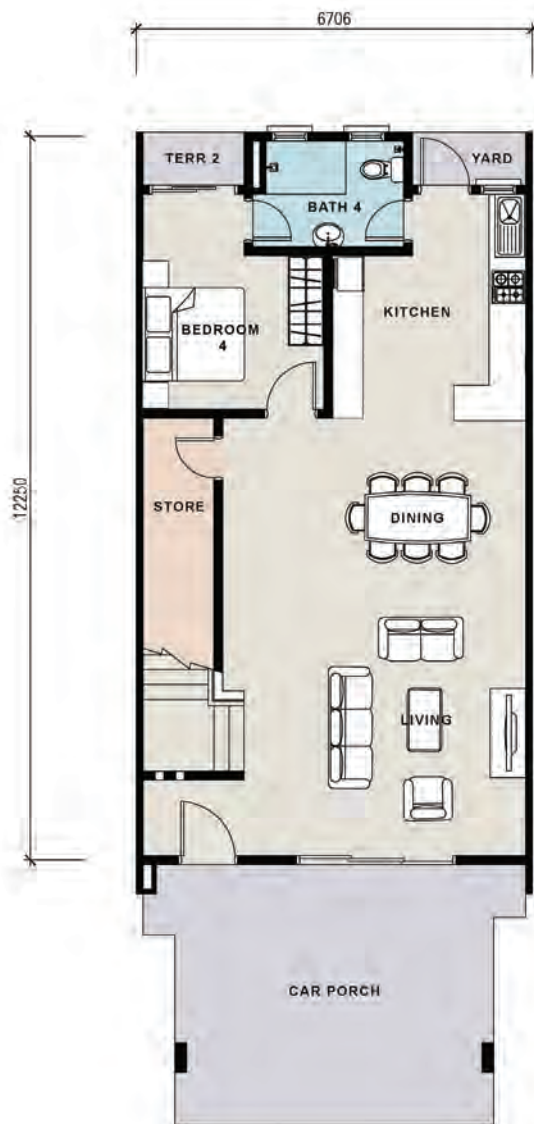


# TYPE D

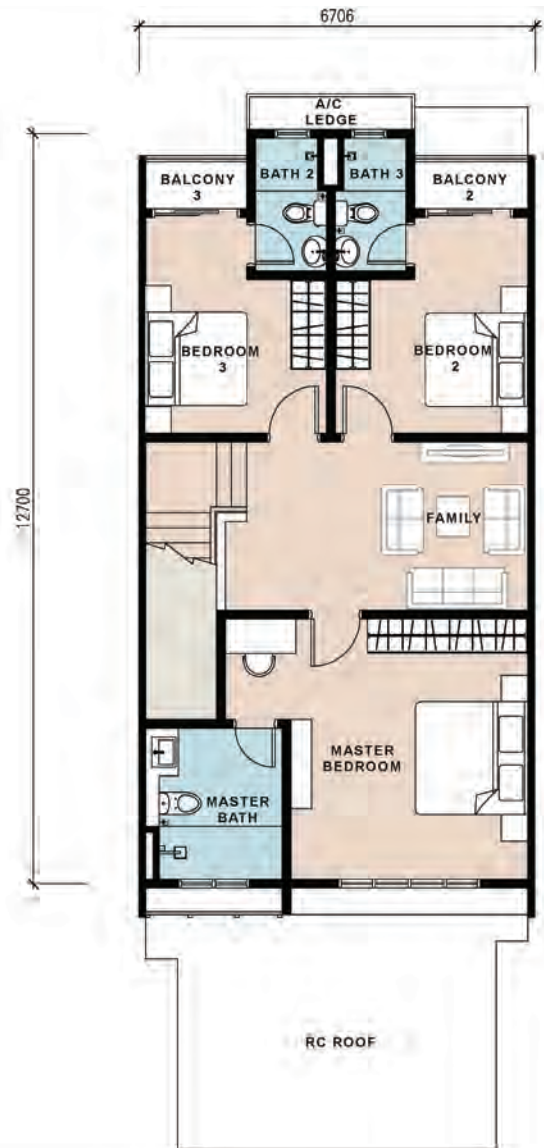
## INTERMEDIATE

Lot Size : 22' x 75'  
Built-up Area : 2,049 sq ft  
Land Area : 1,650 sq ft

### GROUND FLOOR



### FIRST FLOOR



# TYPE D2

END

Built-up Area : **2,328 sq ft**  
Land Area : **From 4,173 sq ft - 5,302 sq ft**

## GROUND FLOOR



## FIRST FLOOR





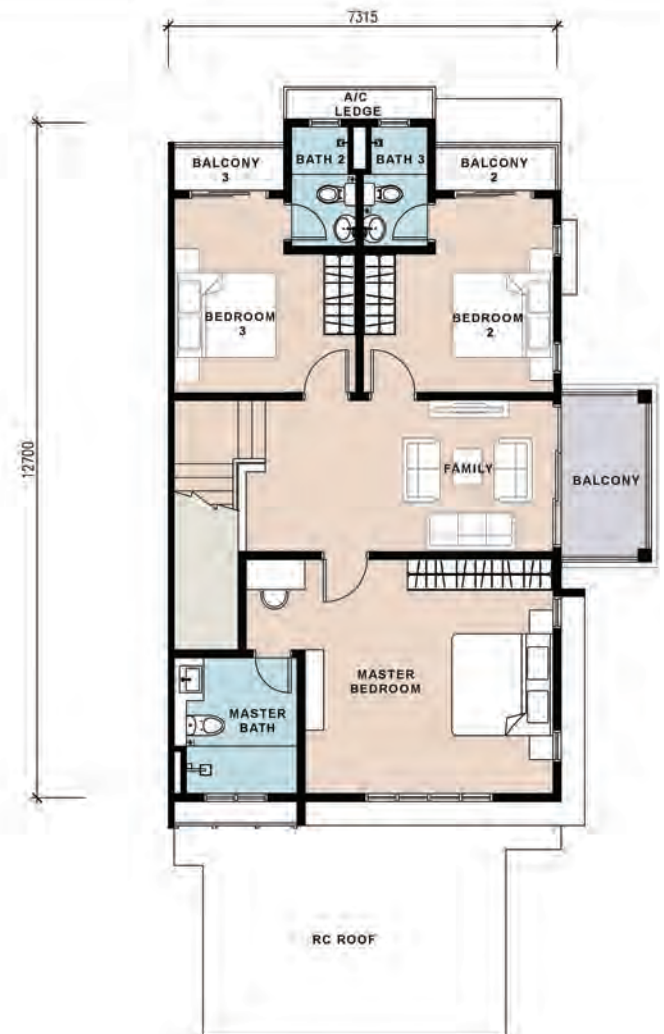
# TYPE D4

## CORNER

Built-up Area : **2,338 sq ft**  
Land Area : **3,675 sq ft**

### GROUND FLOOR

### FIRST FLOOR



# TYPE D6

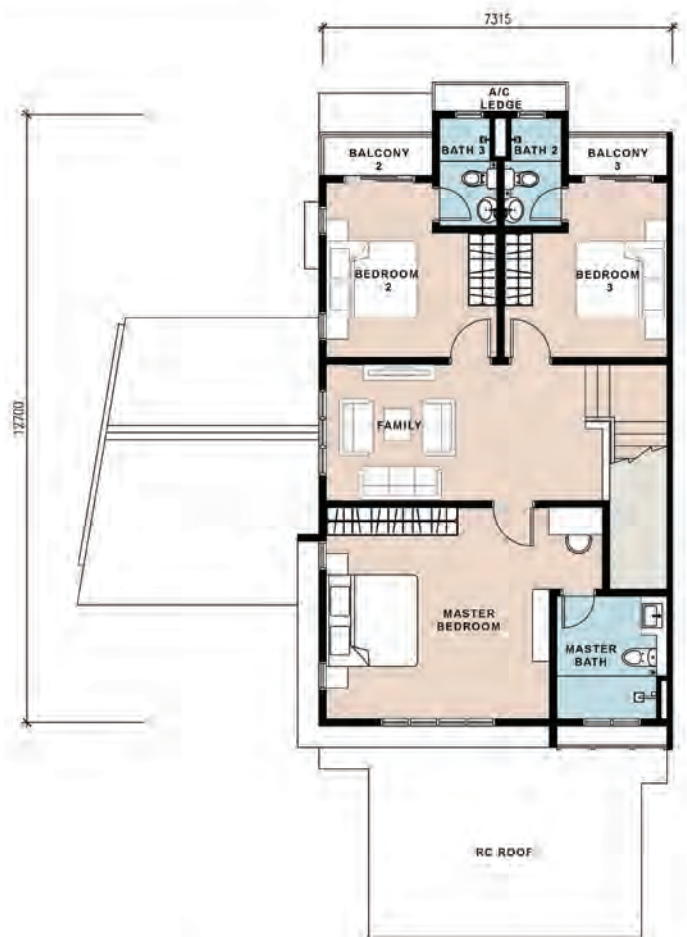
## SPECIAL INTERMEDIATE

Built-up Area : 2,450 sq ft  
Land Area : 3,042 sq ft

### GROUND FLOOR



### FIRST FLOOR





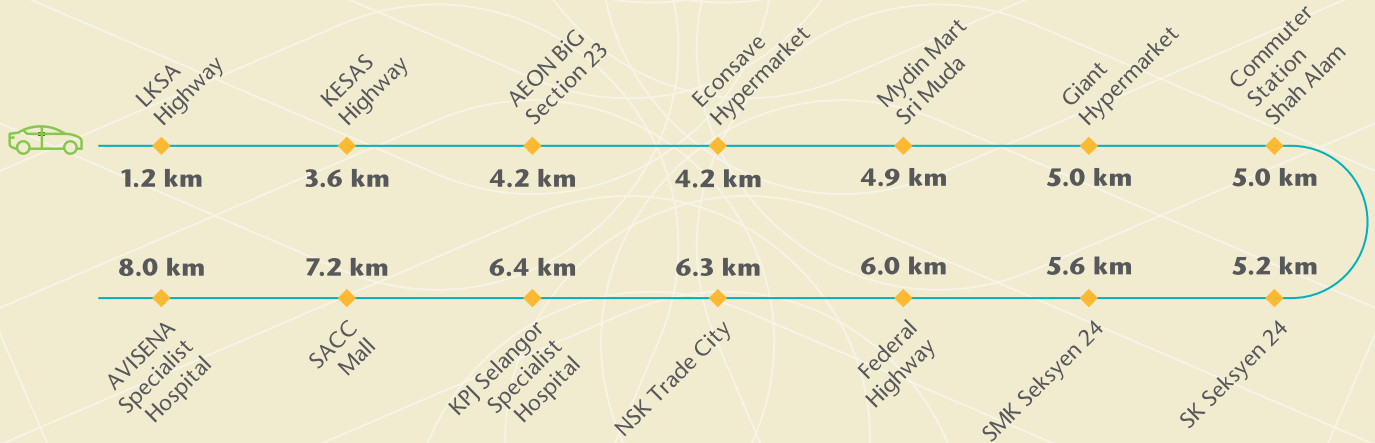
# SPECIFICATIONS

<b>STRUCTURE</b>		Reinforced Concrete
<b>WALL</b>		Cement Sand Brick / Clay Brick (Party Wall)
<b>ROOF COVERING</b>		Concrete Roof Tiles
<b>ROOF FRAMING</b>		Lightweight Steel Trusses / RC Slab on Car Porch
<b>CEILING</b>		Skim Coat & Paint Plaster Ceiling & Paint
<b>WINDOWS</b>		Aluminium Frame Casement Aluminium Frame Fixed Aluminium Frame Top Hung Aluminium Sliding
<b>DOORS</b>	Main Entrance Living / Dining / Formal Living Balconies / Terraces Bedrooms Bathrooms Store Kitchen	Solid Core Door Aluminium Frame Sliding Door Aluminium Frame Sliding Door Timber Flush Door Timber Flush Door Timber Flush with Louvres Door Timber Flush Door
<b>IRONMONGERY</b>		Provided
<b>WALL FINISHES</b>	Kitchen Bathrooms Internal & External	Tiles Up to 1500mm Tiles Up to Ceiling Height Plaster & Paint
<b>FLOOR FINISHES</b>	Car Porch & Driveway Terraces Balconies Living & Dining Area Formal Living (Type D5 & D6) Family (Type B,C, & D) Master Bedroom / Bedroom 2 & 3 Bedroom 4 Kitchen Staircase Bathrooms Store Yard	Tiles Tiles Tiles Tiles Tiles Timber Flooring Timber Flooring Tiles Tiles Timber Flooring Tiles Cement Render Tiles
<b>SANITARY &amp; PLUMBING FITTINGS</b>		<b>TYPE</b>
		<b>A/ A1 A2/ A3 A4/ A5 B/ B1 B2/ B3 B4 C/ C1 C2/ C3 D/ D1 D2/ D3 D4 D5/ D6</b>
		1 1 1 1 1 1 1 1 1 1 1 1 1 1
		3 3 3 4 4 4 4 3 3 4 4 4 4 4
		3 3 3 4 4 4 4 3 3 4 4 4 4 4
		3 3 3 4 4 4 4 3 3 4 4 4 4 4
		3 3 3 4 4 4 4 3 3 4 4 4 4 4
		3 3 3 4 4 4 4 3 3 4 4 4 4 4
<b>ELECTRICAL INSTALLATION</b>	Light Point	28
	Power Point	22
	Fan Point	7
	TV Point	2
	Data / Telephone Point	2
	A/C Point	6
	Water Heater Point	3
	Auto Gate Point	Provided
	Door Bell Point	Provided
	Booster Pump	Provided
	Alarm System	Provided
<b>INTERNAL TELECOMMUNICATION CABLING</b>		Provided
<b>FENCING</b>		Provided
<b>TURFING</b>		Provided
<b>GAS PIPING</b>		Not Provided

# LOCATION MAP



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**Alam Impian Welcome Centre**

1, Jalan Panglima Hitam 35/26, Alam Impian, Seksyen 35, 40470 Shah Alam, Selangor, Malaysia

**T** 603 5162 7600 **F** 603 5162 1478 **E** alamimpian@spsetia.com **W** www.spsetia.com/alam-impian



I & P  
Member of

**Setia**

Viola (Double storey terrace) • Developer: I&P Alam Impian Sdn Bhd (394244-M) (a member of S P Setia) • Developer Address: Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Tel: 03-8082 9600 • Developer's License No: 9829-20/12-2021/01220(L) • Validity Period: 17/12/2019 – 16/12/2021 • Advertising Permit No: 9829-20/12-2021/01220(P) • Validity Period: 17/12/2019 – 16/12/2021 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1/(PB)/SEK.35/0145-2019 • Expected Date of Completion: Feb 2022 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units: 110 • Selling Price: Min RM714,800 - Max RM1,293,800 • Discount: 7% for Bumiputera

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