



Symphony No. 1

THE FIRST MASTERPIECE OF THE PARK

MUSIKA
Homes

NATURE'S FINEST COMPOSITION



“ Find the joys of
urban life in a township
that knows you well. ”

A home should be the place that you look forward to
returning to every day, and here in Setia Alam, each
homecoming feels inviting, pleasant, and harmonious.



SETIA ALAM, THE TOWNSHIP THAT ELEVATES LIVING EXPERIENCES

A masterpiece by S P Setia, Setia Alam pioneers the creation of sustainable homes, progressive workplaces and exciting neighbourhoods in the heart of Klang Valley.



2.525 Acres
One of the largest townships in Klang Valley



Self-sustaining
Comprising residential projects, commercial areas and more



Award-winning
Recipient of the FIABCI Best Master Plan award



NO. 1 14-TIME WINNER
THE EDGE
MALAYSIA
Top Property Developers Awards
— 2005-2008, 2010-2013, 2016-2020 —
2022

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



17-TIME WINNER
FIABCI Malaysia
Property Awards

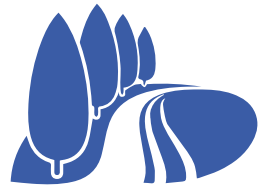


11-TIME WINNER
KINCENTRIC
Best Employer
MALAYSIA 2021
Formerly an Aon Best Employers
2013 Best of the Best - Malaysia
2011 Overall Best - Malaysia



GREEN LIVING. BETTER LIFESTYLE

The celebration of nature is part of S P Setia's DNA, and infuses Setia every aspect of Setia Alam's LiveLearnWorkPlay philosophy. From transplanting plants to relocating fish and other resident wildlife, the township ensures that nature is preserved in the best way to maintain harmonious relationship between people and the wildlife.



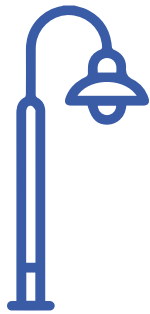
400 Acres Of Greenery

Comprising lush landscapes, natural shrubs and parks galore.



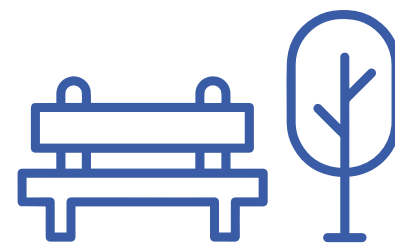
Jogging Trail For Recreation

Jogging trail weaves around the neighbourhood to encourage healthy walking and jogging habits.



Solar Powered Garden Lamps

The gardens are lined with solar powered lamps to reduce the use of electricity.



Resting Area In Every Garden

Ample rejuvenating spots in the parks and gardens for the community to recharge and relax.



Landscaped waterways



Sustainable lighting system



Neighbourhood park

CENTRE OF ATTRACTION

Given its strategic location in Setia Alam, Musika Homes enjoys easy access to abundant everyday amenities and exciting landmarks in the vicinity.



Proximity to Setia City

Just a 10-minute drive to the vibrant commercial hub of Setia Alam where a diverse range of businesses can be found.



Amenities Within 5km Radius

Surrounded by various amenities such as education hubs to banks, medical centres and malls.



Access Via Major Highways

Connected to a network of main roads such as New Klang Valley Expressway (NKVE), Federal Highway, West Coast Expressway (WCE) and upcoming Damansara-Shah Alam Elevated Highway (DASH).



“ Find the
rhythm of your life
at Musika Homes. ”

Have you ever heard a song for the first time and instantly fell in love with it? Were you eager to find out who the singer was and what the lyrics were?

Musika Homes emanates the same mystique that will leave you wanting more, exploring beyond and living in one of these residences. It is the effect of a great composition that celebrates spatial design, modern needs and landscape design.



EXPERIENCE THE PEAK OF URBAN LIVING

Musika Homes is a low-density collection inspired by the sounds and songs of nature. Comprising a mix of link house designs, Musika Homes is envisioned as an enclave that inspires residents to live their best life through smart placemaking design and incredible home designs.



Sustainable homes



Music-inspired interactive landscapes



Wellness facilities





RECREATION AT YOUR DOORSTEP

With a lush park in front of the houses, residents are incentivised to spend their pastime jogging, relaxing and playing with their young ones in a clean and fresh atmosphere.





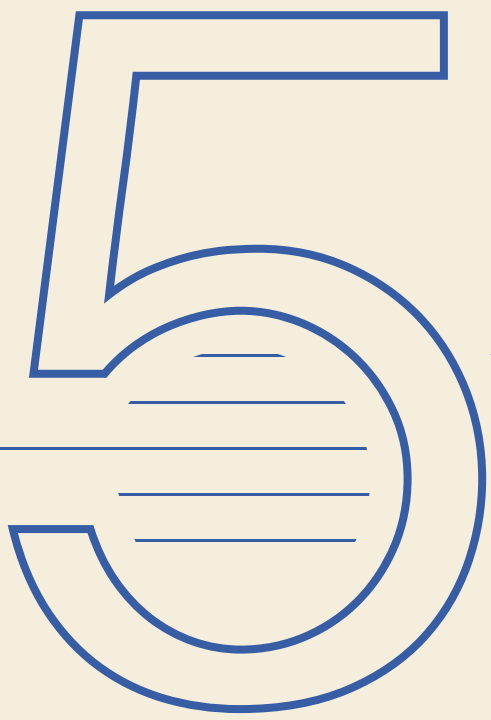
LUSH OUTDOORS

Right outside these Altora link homes is the Piano Plaza, which boasts a long walking trail for residents to stroll around the verdant park.

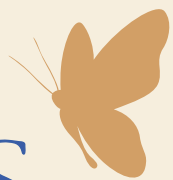


Embracing The

Emulating the pleasant succession of sounds in rheumatics, melodic and harmonic order, Musika Homes is built on five components that embrace the connection between purposeful design and human interaction.



SENTIMENTS OF MUSIKA



Nostalgic Gardens

Providing inspirational spaces for the community to get together.



Vivacious Recreation

Thoughtful and playful placemaking encourage healthier lifestyles.



Balanced Landscapes

Preservation and conservation works retain the natural beauty of the terrains and wildlife habitat.



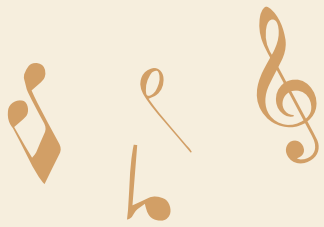
Gentle Pace

Smart road and pathway designs increase walkability for a gentler pace of life.



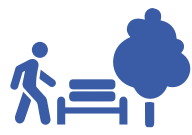
Harmonious Community

Designed spaces that promote interaction between the residents.



ENRICH YOUR LIFE AT ALTORA

Comprising just 114 units of double-storey link homes, Altora marks the debut of the township's music-inspired houses.



Within Walking Distance to Parks



Single Entry-Exit Point



Guarded Community with Security Patrol

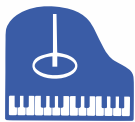


Artist's Impression

Legend



Musical Notes Pavilion



Piano Plaza



Cross Rhythm Playground

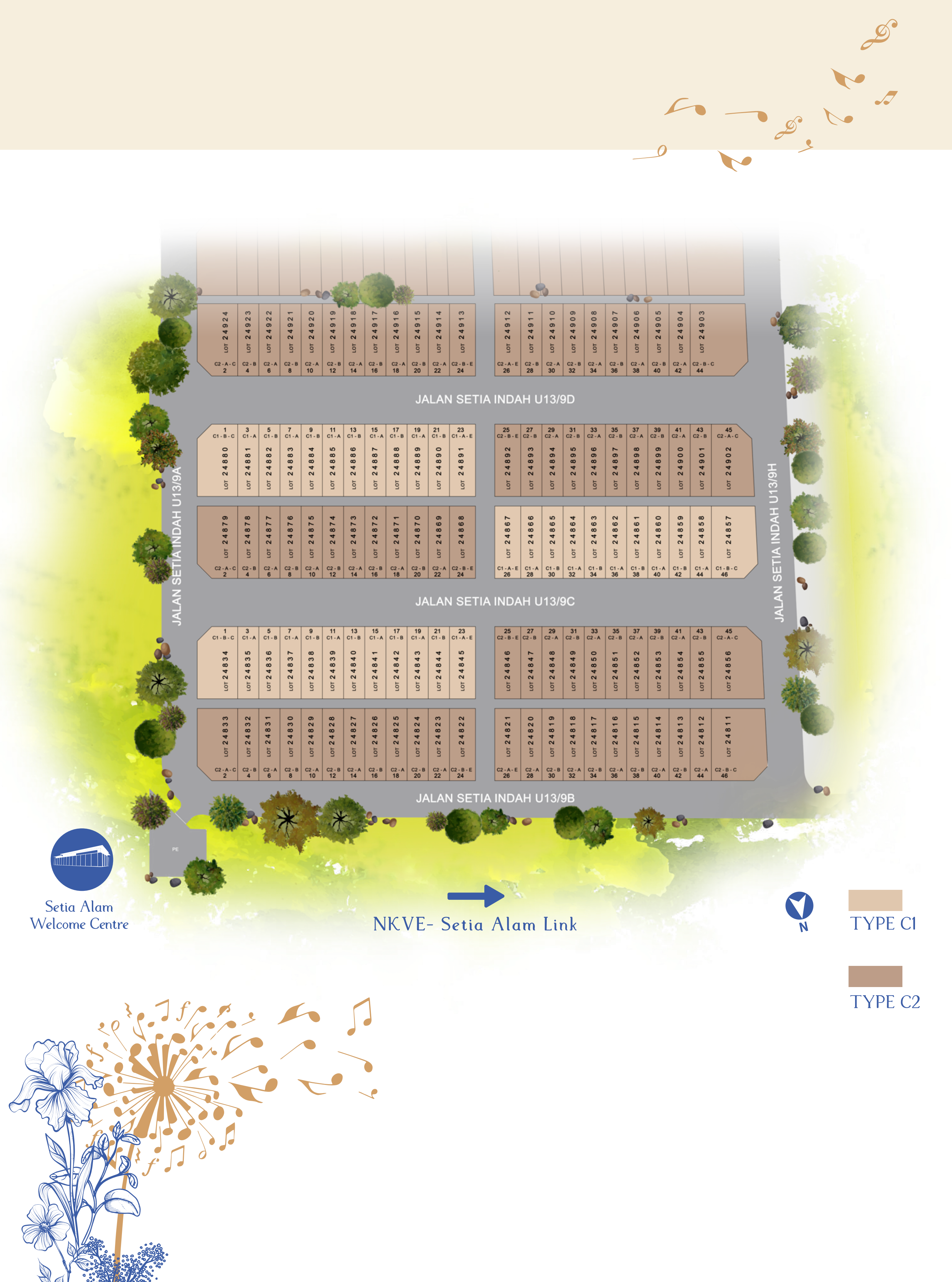


Main Pond



Cadenza Arch

ALTORA SITE PLAN



TYPE C1

2-STOREY TERRACE HOME

22' X 75'

Built-up: 2,298 to 2,519 sqft



THE MODERN MULTIGENERATIONAL HOME

With a 5ft open yard and voluminous interiors, this residence type is a perfect fit for growing and multi-generational families.

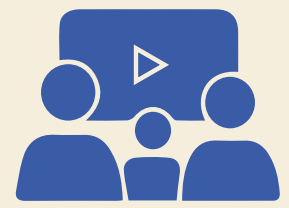


SPACIOUS HOMES WITH ULTIMATE COMFORT



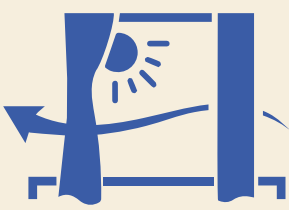
Music-Inspired Design

The concept and certain areas of these homes are inspired by the symphony of music.



Space For Family Bonding

The open-plan layouts invite seamless interaction and foster closer bonds between family members.



Better Ventilation and Natural Lighting

Large windows and high ceilings allow for better natural lighting and cross-ventilation.



Spacious Wet And Dry Kitchen

The residence's wet and dry kitchen layout is designed for bigger and better space efficiency to make cooking and dining more comfortable.

TYPE
C1

2-STOREY TERRACE HOME
22' X 75'
Built-up: 2,298 to 2,519 sqft

4
BEDROOMS

4
BATHROOMS



GROUND FLOOR



FIRST FLOOR

TYPE C2

2-STOREY TERRACE HOME

22' X 75'

Built-up: 2,364 to 2,520 sqft



ALTORA



Artist's Impression

VOLUMINOUS SPACES FOR BIGGER LIVING

Every element in this home design brings value and less hassle to the residents of these link homes.

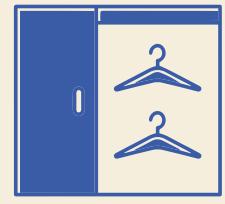


SHARED SPACES
WITH AMPLE
COMFORT



Master Bedroom
With Balcony

A private balcony gives residents
an added sense of spaciousness.



Extra Space For Closet

The master bedroom is cleverly designed with a space for the resident's to design their closet area.



Guest Room (Corner Lot) With Garden View

The guest room on the Ground Floor enjoys direct access to the garden.



Flexible Home Working Space

Rooms located at the Ground Floor have the flexibility to be converted easily into a home office or study. The high ceiling invites natural lighting and ventilation.

TYPE
C2

2-STOREY TERRACE HOME
22' X 75'
Built-up: 2,364 to 2,520 sqft

4
BEDROOMS

4
BATHROOMS



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS


Structure	Reinforced Concrete		
Wall	Masonry/ Reinforced Concrete/ Drywall and/ or Precast Panel		
Roofing Material	Corrugated Roofing Material/ Concrete Slab		
Roof Framing	Metal Truss		
Ceiling	Concrete Slab/ Fibrous-glass Plaster Ceiling		
Windows	Aluminium Framed Glass Casement/ Top Hung/ Fixed Glass Overlapping Glass/ Adjustable Louvre Window/ M.S Grille		
Doors			
Main Entrance	Timber Door		
Side Entrance	Aluminium Framed Glass Sliding Door (Corner & End Lot only)		
Back Entrance	M.S. Grille Door (C1 Intermediate only)/ Flush Door		
Others	Flush Door /Flush Door With Louvers/ Aluminium Framed Glass Sliding Door		
Ironmongery	Quality Ironmongery		
Wall Finishes			
Kitchen	1500mm High Ceramic Wall Tiles		
Baths	Ceramic Wall Tiles up to 2400mm High		
Others	Plaster and Paint		
Floor Finishes			
Living / Dining / Dry Kitchen / Wet Kitchen Guest Room / Car Porch / Yard	Porcelain Tiles		
Stores / Baths	Ceramic Tiles		
Bedrooms / Family Area / Staircase	Laminated Floor		
Terrace	Porcelain Tiles (Corner & End Lot only)		
Open Yard / Others	Cement Render		
Fencing	Masonry/ Reinforced Concrete and Cement Plank Fencing/ Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box		
	TYPE C1 & TYPE C2		
	Corner	End	Intermediate
Electrical Installation			
13 Amp Plug Point	22	22	22
Lighting Point	29	28	27
Air-Conditioning Point	5	5	5
Ceiling Fan Point	7	7	7
TV Point	2	2	2
Gate Light Point	1	1	1
Door Bell Point	1	1	1
Solar Heater Point	1	1	1
Booster Pump Point	1	1	1
Auto Gate Point	1	1	1
Internal Telephone Trunking & Cabling			
Telephone Point	1	1	1
Sanitary & Plumbing			
WC & Shower	4	4	4
Wash Basin	5	5	5
Kitchen Sink	2	2	2



WELL-CONNECTED TO VARIOUS CONVENIENCES

As one of the biggest townships in Klang Valley, Setia Alam is a gateway to a myriad of business and living opportunities. The township's proximity to everyday conveniences and amenities enhances the community's experience in this comprehensive hub.






“Home is where
exciting compositions
await you.”

Be part of the award-winning S P Setia community and experience what it means to be in a home where you are encouraged and given the resources to Live, Learn, Work and Play to your heart's content.

Homecoming should be pleasant, and living should be exciting. If these are in tune with your home goals, then Musika Homes is your place to be.



FOR MORE INFORMATION

03 5030 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 Sales Gallery
Annex Building Ground Floor, Seksyen U13, 12, Persiaran Setia Dagang, Setia Alam, 40170 Shah Alam, Selangor Darul Ehsan, Malaysia
tel: (603) 5030 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: 9246/10-2023/0766(A) • Validity Period: 28/10/2021 – 27/10/2023 • Advertising & Sales Permit No: 9246-121/10-2024/0224(N)-(L)
• Validity Period: 07/10/2022 – 06/10/2024 • Land Tenure: Freehold • Land Encumbrances: Nil • Restrictions of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No: MBSA/BGN/BB/600-1(PB)/SEK.U13/0032-2022 • Expected Completion Date: Oct 2024 • 2 Storey Terrace House Type C1, Total Unit: 35 Units • 2 Storey Terrace House Type C2, Total Unit: 79 Units • Built-up: 2,298 sqft (Min); 2,520 sqft (Max) • Price: RM1,070,000 (Min), RM1,484,000 (Max) 7% Discount for Bumiputra

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