



CASA  
*Collection*

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# CANDELLA

DOUBLE-STOREY LINKED SEMI-D HOMES

FREEHOLD | 32'x65'



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 **setia**  
**alamsari**  
*The Enchanting Gardens*





Canal Park

  
The Enchanting Gardens



## Recreational features illuminate every kind of lifestyle

From the charming phase of the Casa Collection comes another enchanting residential phase. Here is Candella, where community-centric living is enhanced with an urban contemporary style.



South Entrance of Setia Alamsari



The Lawn



Serenity Lake Park

## Warm welcomes and inviting homecomings

Setia Alamsari is the largest township in Kajang and is known for its sustainability and liveability. The 775-acre township is no stranger to those who aspire to live a modern nature-inspired lifestyle.

## Doorstep amenities and conveniences

Whether it's the university, retail shops or the largest mosque in town, residents can reach an array of amenities within a 5km radius from their homes.



Emporia, 2-Storey Shop Offices



Masjid Baiturrahman Alam Sari



Casablanca Park

## Landscapes that charm the eyes and captivate hearts


Candella nestles in Casablanca Park which allows residents to enjoy outdoor recreation right outside their homes amidst the rich green surroundings.








Moroccan Archway



## 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

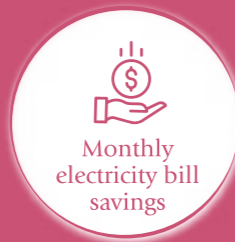
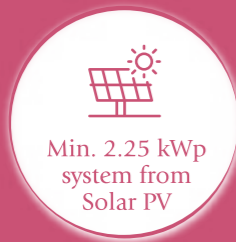
-  Laminated flooring for staircase & first floor bedrooms
-  Water heater points for all bathrooms
-  Water pump point
-  Air conditioning point
-  Power socket with USB port in master bedroom



# SETIA i-HOMES

## City living with smaller carbon footprint

Every Candella home has Solar PV with a capacity of 2.25 kWp installed on the roof. The energy generated by these panels will offset your consumption, thus reducing carbon footprint while allowing you to enjoy all the comfort and convenience of modern living.



## Exclusive green switch

The Green Switch is a master switch installed in each residence, designed with the purpose to switch off all general lighting switches in just one click.



## Classic comfort meets contemporary design

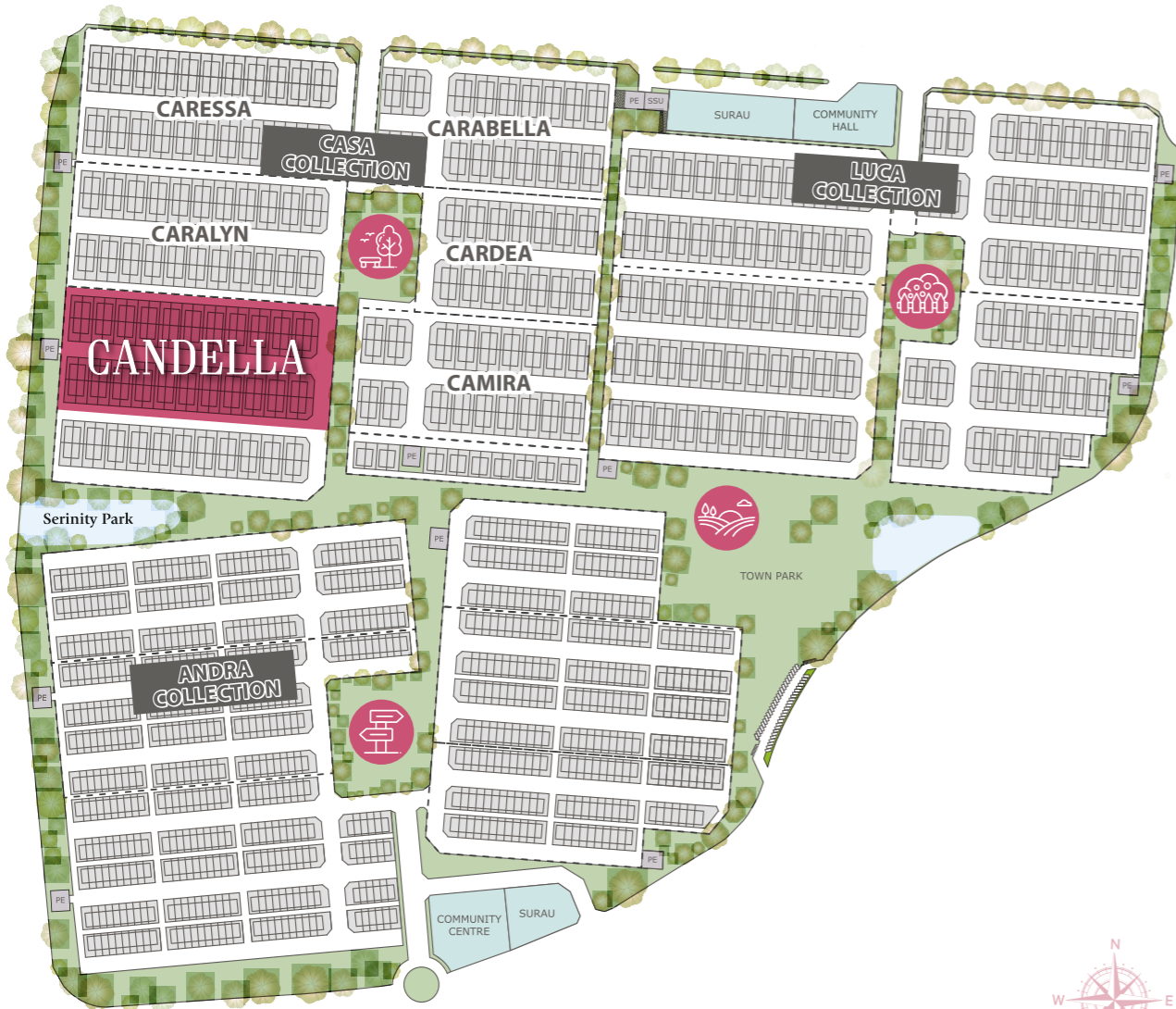
With an open-plan concept connecting the living, dining and dry kitchen area, these Candella homes are tastefully designed for extra spacious comfort.



# MASTER PLAN

## Gardens

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



# SITE PLAN

## Legend

-  Type I
-  Type J





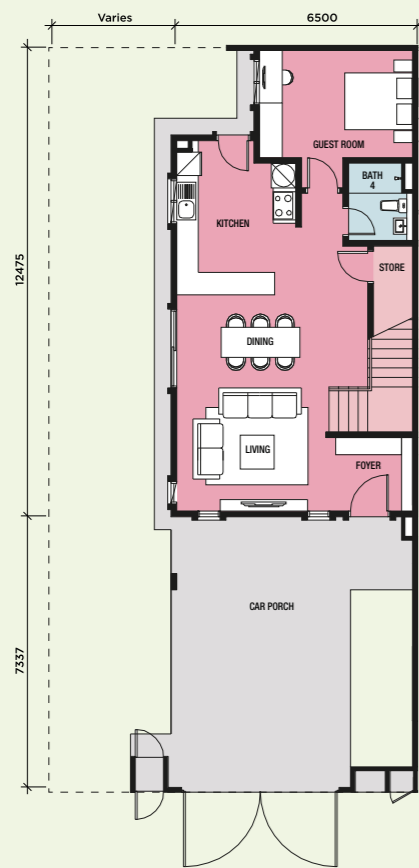


# TYPE I

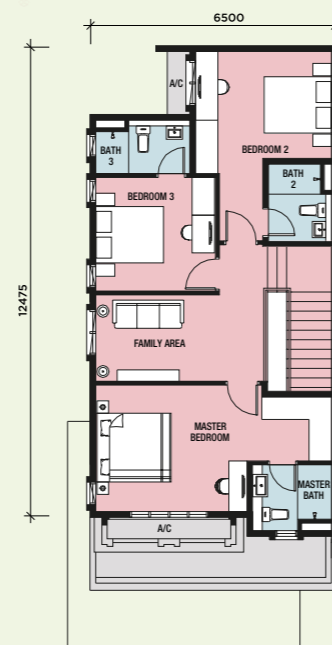
Built-up Size:  
1,961 – 1,994 sqft.

 4 Bedrooms

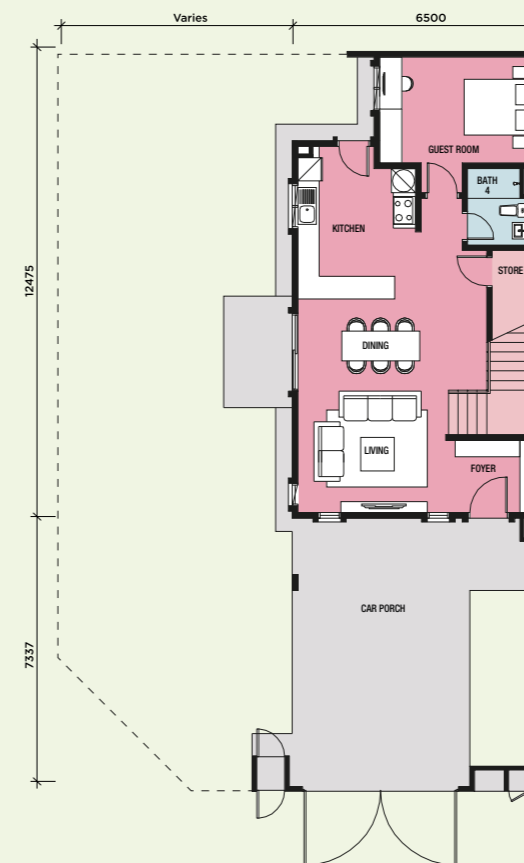
 4 Bathrooms



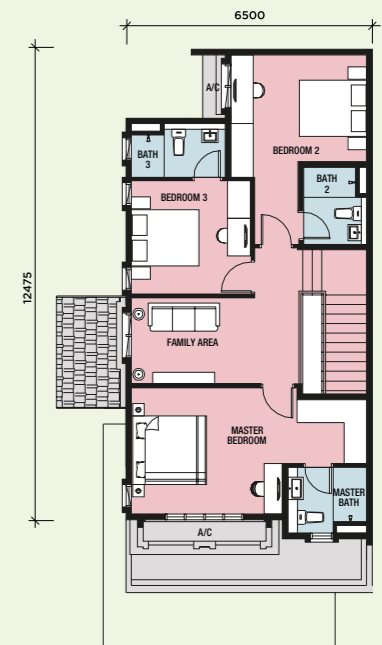
Ground Floor



First Floor



Ground Floor



First Floor



# TYPE J

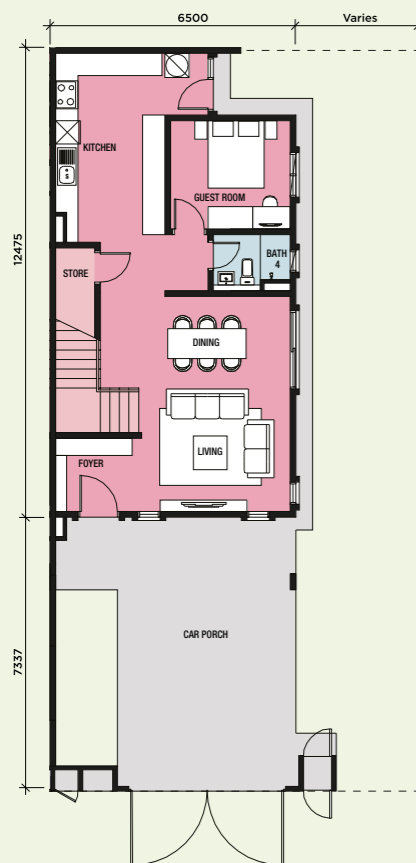
Built-up Size:  
1,966 – 1,999 sqft.



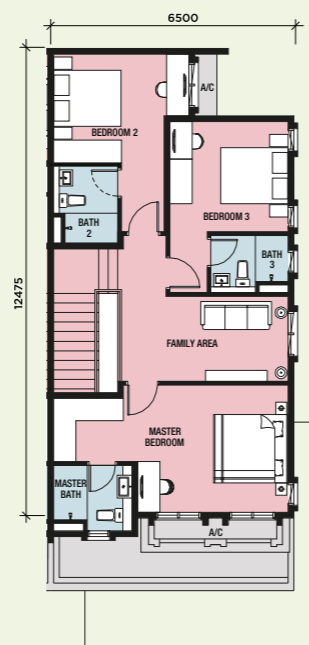
4 Bedrooms



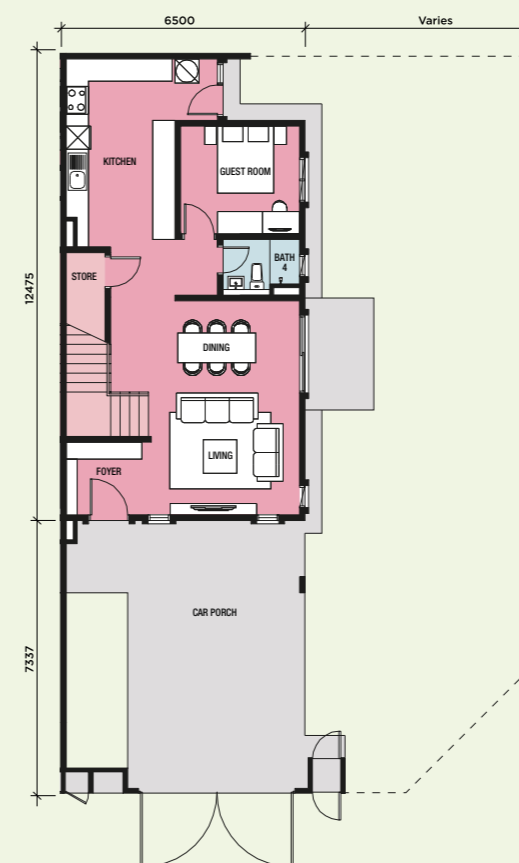
4 Bathrooms



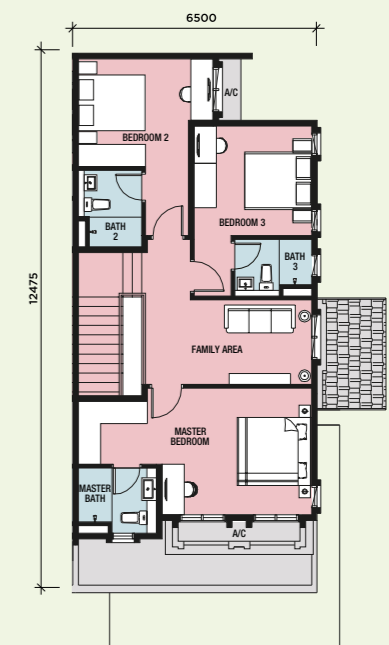
Ground Floor



First Floor



Ground Floor



First Floor

INTERMEDIATE & END LOT

CORNER LOT

# SPECIFICATIONS

Structure	- Reinforced Concrete
Wall	- Masonry Wall
Roof Covering	- Roof Tiles / Concrete Slab
Roof Framing	- Metal Truss
Ceiling	- Concrete Slab / Plaster Ceiling
Windows	- Aluminium Framed Glass
Doors	- Main Entrance : Solid Timber Core Door Side Entrance : Aluminium Framed Sliding Door Others : Flush Door
Ironmongery	- Quality Ironmongery
Wall Finishes	- Kitchen : 1500mm Height Ceramic Tiles Master Bathroom, Bathroom 2,3 & 4 : 2700mm Height Porcelain Tiles Others : Plaster and Paint / Masonry Wall
Floor Finishes	- Car Porch : Porcelain Tiles Side Terrace (Applicable to Corner Unit) : Ceramic Tiles Foyer / Living / Dining : Porcelain Tiles Guest Room : Porcelain Tiles Other Bedrooms : Laminated Flooring Bathroom / Toilet : Porcelain Tiles Kitchen : Porcelain Tiles Staircase : Laminated Flooring Utility & Other Areas : Cement Render

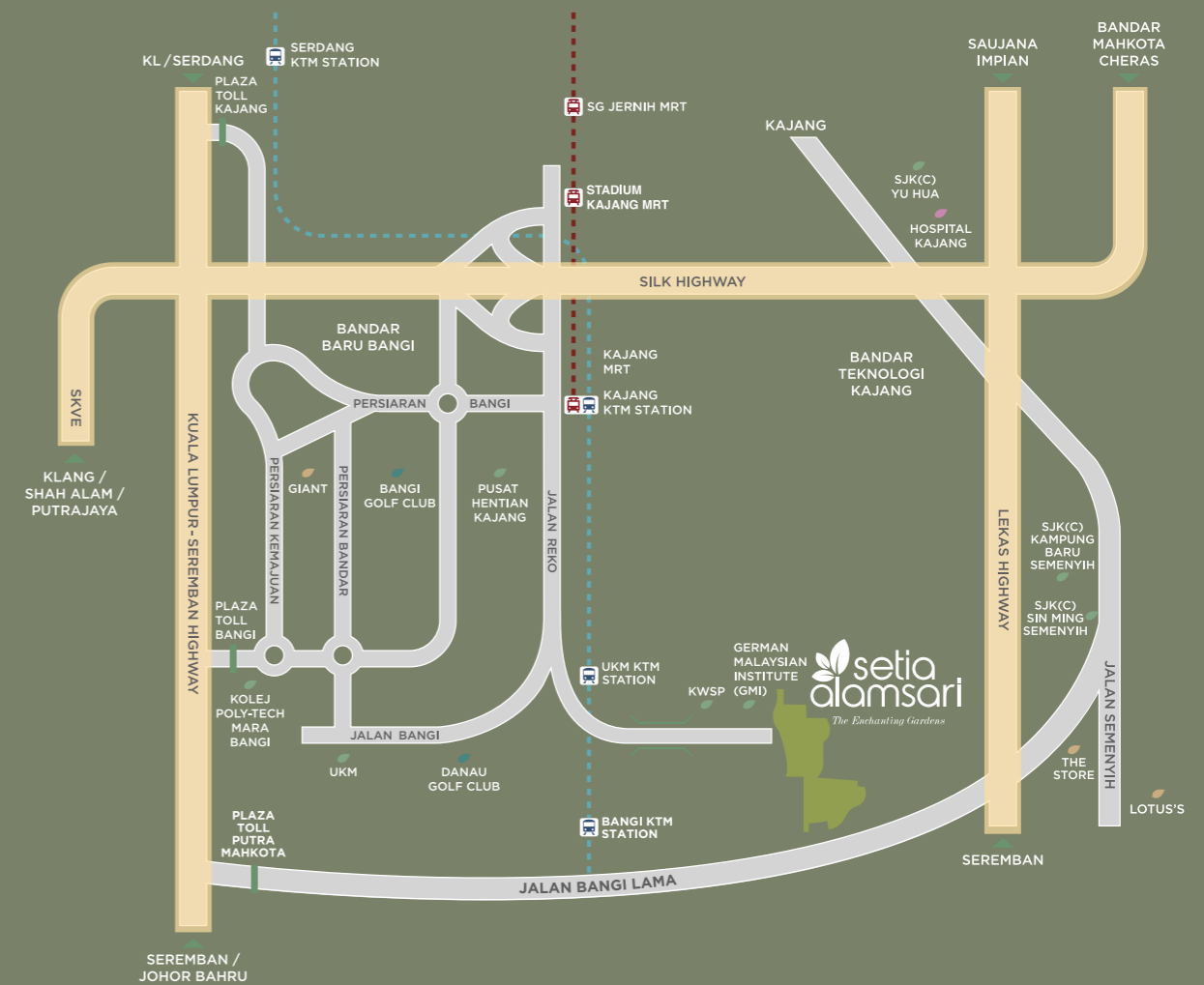
	Type I	Type J	
Sanitary & Plumbing	- Water Closet	4	4
	- Basin	4	4
	- Shower	4	4
	- Kitchen Sink	1	1
Electrical Installation	- Lighting Point	24	24
	- Ceiling Fan Point	7	7
	- Gate Light	1	1
	- Power Point	20	20
	- Water Pump Point	1	1
	- Air Conditioning Point	5	5
	- Door Bell Point	1	1
	- Auto Gate Point	1	1
	- Water Heater Point	4	4
- TV Point	1	1	

Internal Telecommunication			
Trunking and Cabling	Fibre Wall Socket (FWS)	1	1

Fencing	- Brick Wall, Refuse Chamber, Letter Box, and Mild Steel Gate
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Painting	- Emulsion Paint
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Turfing	- Provided
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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
Universiti 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:



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 Setia Alamsari

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## Setia

Stay Together. Stay Setia  
**livelearnworkplay**

Setia Alamsari – Phase P1C1 & P1C2 (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.: 30101-5/04-2025/0457(N)-(L) • Validity Period: 17/04/2023 – 16/04/2025 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: MPKJ 2/P/30/2022 • Expected Date of Completion: June 2025 • Land Encumbrances: Maybank Investment Bank Berhad • Tenure of Land: Freehold • Number of Units: 88 • Built-up Area: 1,961 sq.ft. – 1,999 sq.ft. • Selling Price: RM947,000 (Min) – RM1,149,000 (Max) • Discount 7% for Bumiputera

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