

CASA
Collection

Carabella

Double-Storey Linked Semi-D Homes

Freehold • 32' x 65'



COME HOME TO
Carabella
WHERE THE ENCHANTING
GETAWAY BEGINS

Let these double-storey linked
Semi-D homes take you on a
ride through the
Moroccan-inspired town to
where your heart feels right.

ANOTHER PASSAGE TO A MOROCCAN BEAUTY

A celebration of elegance and the classic Casablanca atmosphere, Carabella makes the ideal home for all family sizes.



GREAT ACCESSIBILITY



8 ENCHANTING GARDENS



LARGEST TOWNSHIP IN KAJANG



WALKING DISTANCE TO PARKS



Everyday amenities and conveniences are just a short drive from Carabella, including the award-winning Canal Park and Masjid Baiturrahman Alam Sari.

What sets Carabella apart is its exclusive location within the lush landscape of Setia Alamsari, surrounded by all eight enchanting gardens. This unique feature makes Carabella a truly exceptional residential collection, offering residents unparalleled access to serene green havens right at their doorstep.

ALL SO FAMILIAR, ALL SO ENCHANTING

As part of the Casablanca Park, the community at Carabella homes enjoys close proximity to the exquisite Moroccan-inspired parks and outdoor recreational facilities.



ECO-FRIENDLY FEATURES MAKE A SUSTAINABLE HOME

Carabella comes complete with features from Setia eGreenLiving initiative to provide all residents with a future-ready home.



Solar PV



Side garden



Digital lockset for main door



Laminated flooring for staircase & first floor bedrooms



Green switch



Water heater points for all bathrooms



Rainwater harvesting system



Water pump point



EV slow charging power point



Air-conditioning point



Power socket with USB port in master bedroom

Setia eGreenLiving

CREATE MEMORIES,
NOT CARBON
FOOTPRINTS



Solar PV



Min. 2.25 kWp
system from
Solar PV



Monthly
electricity bill
savings



Sustainability
& peace
of mind

All Carabella homes are equipped with Solar PV
panels on the roof to generate solar energy to
reduce the consumption of electricity.

Setia eGreenLiving

ONE CLICK FOR
UTTER PEACE
OF MIND



Green Switch



Easy one
click only



Leave home
with confidence

The Green Switch is a unique innovation that controls
all the general lighting switches with one click,
providing residents with the confidence of knowing
that all switches are off before leaving home.

THE SEAMLESS INTEGRATION OF NATURE IN EVERY SPACE

Ample natural light and ventilation are seamlessly integrated into the design of spaces and features, ensuring residents experience a comfortable nature-centric lifestyle.

Large windows for
maximum natural light and ventilation

Artist's impression



All bedrooms
upstairs have en suite



North-south
orientation



Guarded
community



Natural lighting
and ventilation

MASTER PLAN

GARDENS

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



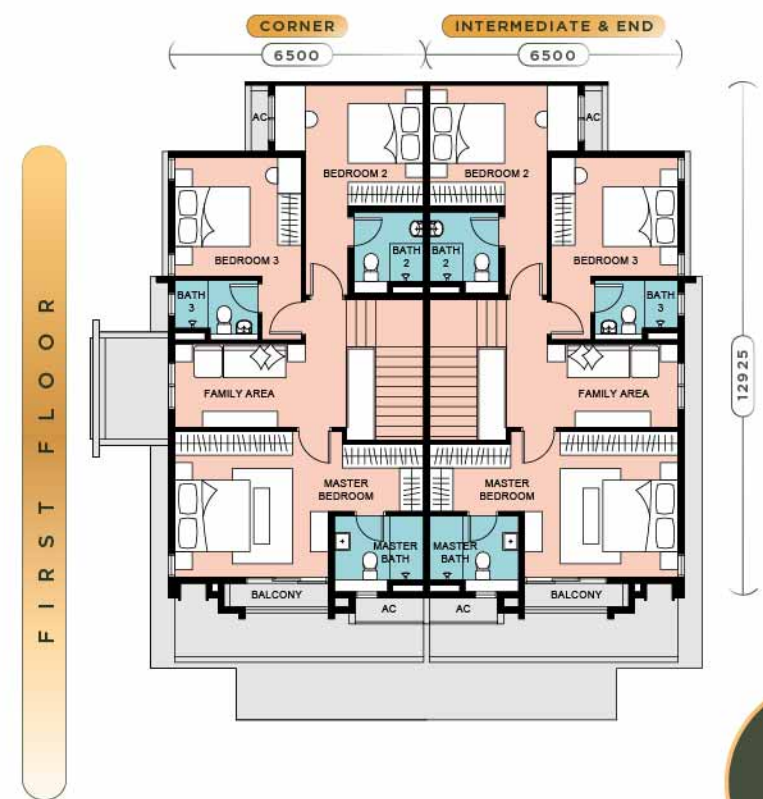
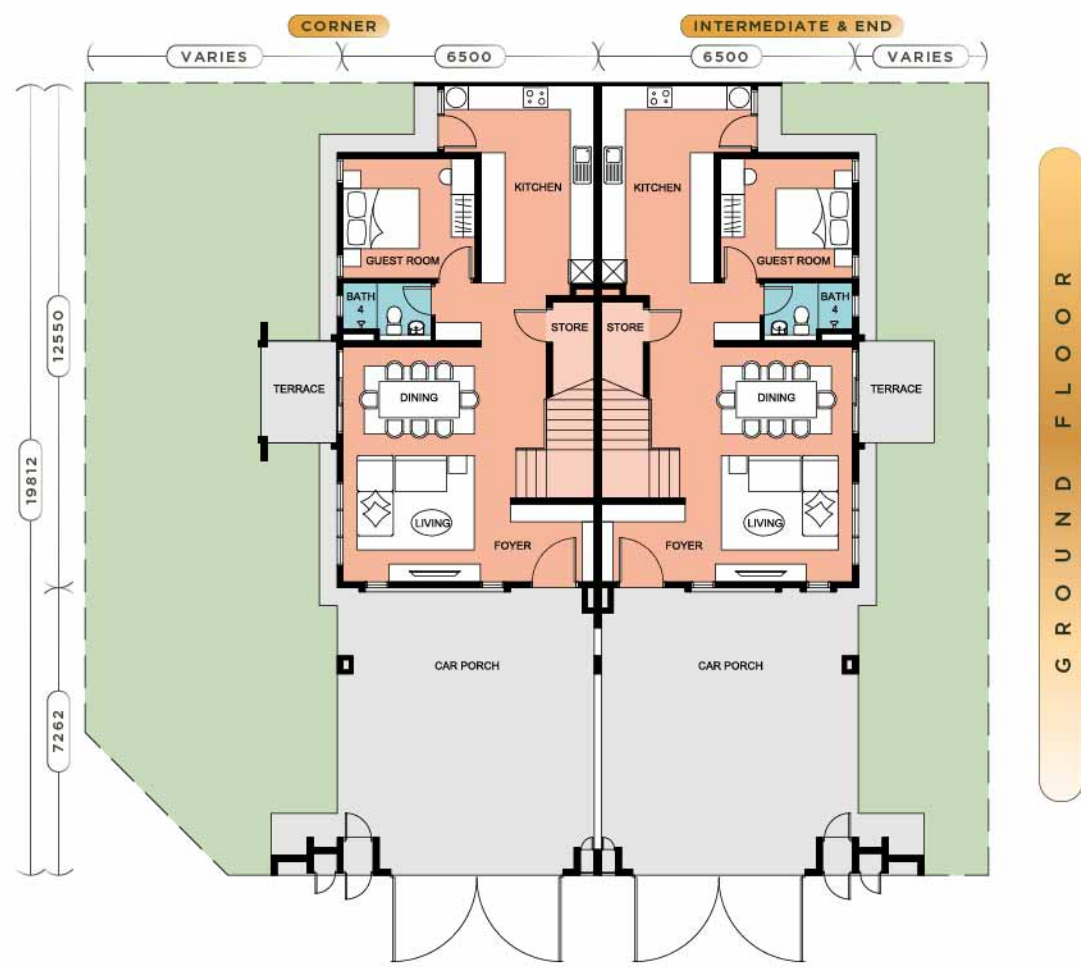
SITE PLAN

LEGEND

TYPE M

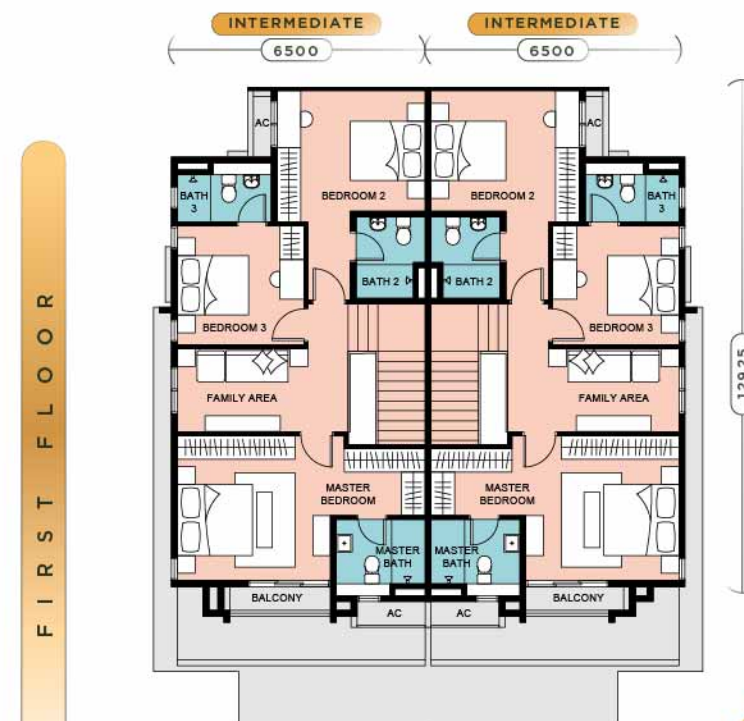
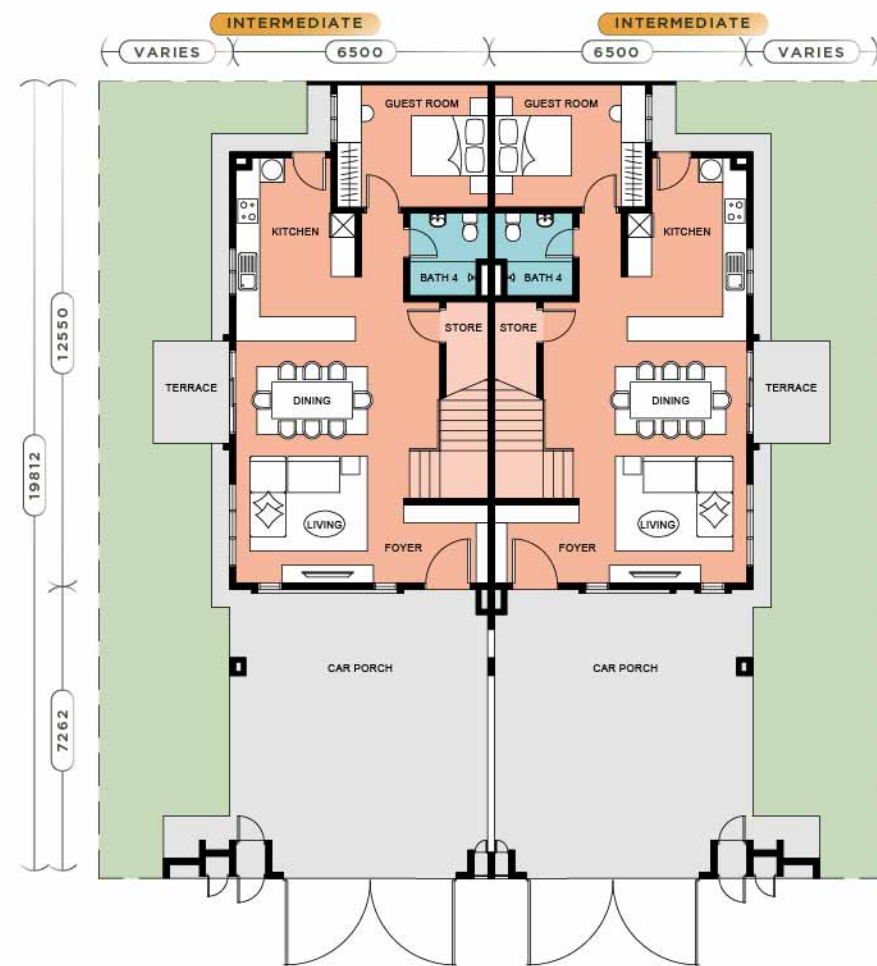
TYPE N





- 2-Storey Linked Semi-D Homes
- Built-up Size: 1,986 sqft to 2,026 sqft
- 4 Bedrooms
- 4 Bathrooms

TYPE **M** FLOOR PLAN



2-Storey Linked Semi-D Homes

Built-up Size: 1,986 sqft

4 Bedrooms

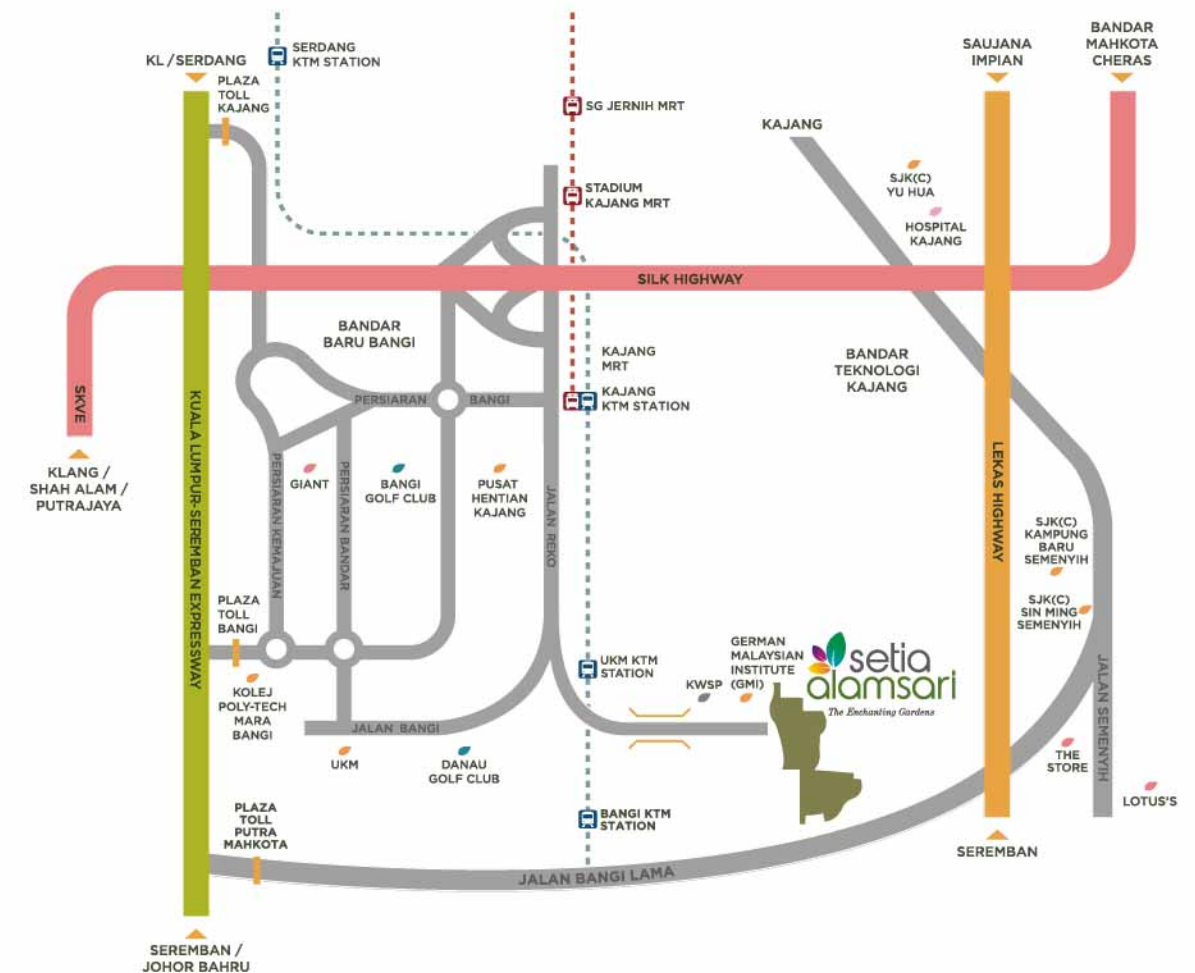
4 Bathrooms

TYPE **N** FLOOR PLAN

SPECIFICATIONS

Structure	- Reinforced Concrete		
Wall	- Masonry Wall / Precast Concrete Panel Wall		
Roofing 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 Glass Sliding Door	
	- Others	: Flush Door / Louvered Door / Glass Door (Type M only)	
Ironmongery	- Provided		
Wall Finishes	- Kitchen	: 1500mm Height Ceramic Tiles	
	Master Bath / Bath 2, 3 & 4	: 2700mm Height Porcelain Tiles	
	Others	: Plaster and Paint	
Floor Finishes	- Car Porch	: Porcelain Tiles	
	Side Terrace	: Porcelain Tiles	
	Foyer / Living / Dining	: Porcelain Tiles	
	Guest Room	: Porcelain Tiles	
	Other Bedrooms	: Laminated Flooring	
	Bathrooms	: Porcelain Tiles	
	Kitchen	: Porcelain Tiles	
	Staircase	: Laminated Flooring	
	Store / Apron / Other Areas	: Cement Render	
		TYPE M	TYPE N
Sanitary & Plumbing	- Water Closet	4	4
	Basin	4	4
	Shower	4	4
	Kitchen Sink	1	1
Electrical Installation	- Lighting Point	26	26
	Ceiling Fan Point	7	7
	Gate Light Point	2	2
	Power Point	22	22
	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	- Fencing, Refuse Chamber & Letter Box		
Turfing	- Provided		

EASY ACCESSIBILITY VIA 3 MAJOR EXPRESSWAYS: KL-Seremban Expressway LKAS Highway SILK Highway



NEARBY AMENITIES

Education

EPF Learning Campus	2 km
German-Malaysian Institute (GMI)	3 km
Kueen Lal International School	3 km
Sekolah Rendah Sri Al-Amin Bangi	4 km
University 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

Setia
eGreenLiving



Digital Lockset



Solar PV



Green Switch



Rainwater
Harvesting system



EV Port Ready

Setia Alamsari Welcome Centre

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Setia

Setia Alamsari — Phase PID (2 Storey 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.: 30101-8/06-2026/0501 (N)-(L) • Validity Period: 10/06/2024 — 09/06/2026 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: MPKj.OSC/B01/3/236-2023 • Expected Date of Completion: June 2026 • Land Encumbrances: Maybank Investment Bank Berhad • Tenure of Land: Freehold • Number of Units: 72 • Built-up Area: 1,986 sq.ft. - 2,026 sq.ft. • Selling Price: RM1,113,000 (Min) — RM1,417,000 (Max) • Discount 7% for Bumiputera

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