

A large, thin pink outline of a house shape, consisting of a rectangle with a triangular roof, framing the central text.

# *Aria*

DOUBLE STOREY TERRACE



TOWNSHIP  
OF THE ARTS







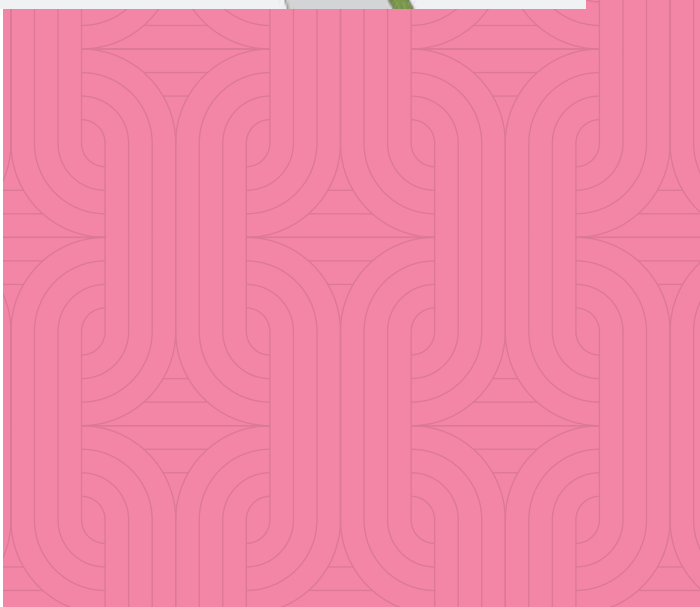


The nexus  
between artistic  
creativity and  
comfort.



The site plan illustrates the proposed development within its existing context. Key features include:

- Existing Structures:** DEWAN, TADKA, SURAU, and TNB.
- Proposed Development:** A central green area labeled 'RECREATION AREA' with a blue rectangular feature, surrounded by a white fence and green landscaping.
- Roads:** JALAN MAT KILAU 38/728, JALAN MAT KILAU 38/72, and JALAN MAT KILAU 38/71.
- Landscaping:** Green areas with trees and shrubs are shown along the roads and around the recreation area.
- Plot Numbers:** Various plots are identified by numbers such as PT153085, PT153086, PT153087, PT153088, PT153089, PT153090, PT153091, PT153092, PT153093, PT153094, PT153095, PT153096, PT153097, PT153098, PT153099, PT153100, PT153101, PT153102, PT153103, PT153104, PT153105, PT153106, PT153107, PT153108, PT153109, PT153110, PT153111, PT153112, PT153113, PT153114, PT153115, PT153116, PT153117, PT153118, PT153119, PT153120, PT153121, PT153122, PT153123, PT153124, PT153125, PT153126, PT153127, PT153128, PT153129, PT153130, PT153131, PT153132, PT153133, PT153134, PT153135, PT153136, PT153137, PT153138, PT153139, PT153140, PT153141, PT153142, PT153143, PT153144, PT153145, PT153146, PT153147, PT153148, PT153149, PT153150, PT153151, PT153152, PT153153, PT153154, PT153155, PT153156, PT153157, PT153158, PT153159, PT153160, PT153161, PT153162, PT153163, PT153164, PT153165, PT153166, PT153167, PT153168, PT153169, PT153170, PT153171, PT153172, PT153173, PT153174, PT153175, PT153176, PT153177, PT153178, PT153179, PT153180, PT153181, PT153182, PT153183, PT153184, PT153185, PT153186, PT153187, PT153188, PT153189, PT153190, PT153191, PT153192, PT153193, PT153194, PT153195, PT153196, PT153197, PT153198, PT153199, PT153200, PT153201, PT153202, PT153203, PT153204, PT153205, PT153206, PT153207, PT153208, PT153209, PT153210, PT153211, PT153212, PT153213, PT153214, PT153215, PT153216, PT153217, PT153218, PT153219, PT153220, PT153221, PT153222, PT153223, PT153224, PT153225, PT153226, PT153227, PT153228, PT153229, PT153230, PT153231, PT153232, PT153233, PT153234, PT153235, PT153236, PT153237, PT153238, PT153239, PT153240, PT153241, PT153242, PT153243, PT153244, PT153245, PT153246, PT153247, PT153248, PT153249, PT153250, PT153251, PT153252, PT153253, PT153254, PT153255, PT153256, PT153257, PT153258, PT153259, PT153260, PT153261, PT153262, PT153263, PT153264, PT153265, PT153266, PT153267, PT153268, PT153269, PT153270, PT153271, PT153272, PT153273, PT153274, PT153275, PT153276, PT153277, PT153278, PT153279, PT153280, PT153281, PT153282, PT153283, PT153284, PT153285, PT153286, PT153287, PT153288, PT153289, PT153290, PT153291, PT153292, PT153293, PT153294, PT153295, PT153296, PT153297, PT153298, PT153299, PT153300, PT153301, PT153302, PT153303, PT153304, PT153305, PT153306, PT153307, PT153308, PT153309, PT153310, PT153311, PT153312, PT153313, PT153314, PT153315, PT153316, PT153317, PT153318, PT153319, PT153320, PT153321, PT153322, PT153323, PT153324, PT153325, PT153326, PT153327, PT153328, PT153329, PT153330, PT153331, PT153332, PT153333, PT153334, PT153335, PT153336, PT153337, PT153338, PT153339, PT153340, PT153341, PT153342, PT153343, PT153344, PT153345, PT153346, PT153347, PT153348, PT153349, PT153350, PT153351, PT153352, PT153353, PT153354, PT153355, PT153356, PT153357, PT153358, PT153359, PT153360, PT153361, PT153362, PT153363, PT153364, PT153365, PT153366, PT153367, PT153368, PT153369, PT153370, PT153371, PT153372, PT153373, PT153374, PT153375, PT153376, PT153377, PT153378, PT153379, PT153380, PT153381, PT153382, PT153383, PT153384, PT153385, PT153386, PT153387, PT153388, PT153389, PT153390, PT153391, PT153392, PT153393, PT153394, PT153395, PT153396, PT153397, PT153398, PT153399, PT153400, PT153401, PT153402, PT153403, PT153404, PT153405, PT153406, PT153407, PT153408, PT153409, PT153410, PT153411, PT153412, PT153413, PT153414, PT153415, PT153416, PT153417, PT153418, PT153419, PT153420, PT153421, PT153422, PT153423, PT153424, PT153425, PT153426, PT153427, PT153428, PT153429, PT153430, PT153431, PT153432, PT153433, PT153434, PT153435, PT153436, PT153437, PT153438, PT153439, PT153440, PT153441, PT153442, PT153443, PT153444, PT153445, PT153446, PT153447, PT153448, PT153449, PT153450, PT153451, PT153452, PT153453, PT153454, PT153455, PT153456, PT153457, PT153458, PT153459, PT153460, PT153461, PT153462, PT153463, PT153464, PT153465, PT153466, PT153467, PT153468, PT153469, PT153470, PT153471, PT153472, PT153473, PT153474, PT153475, PT153476, PT153477, PT153478, PT153479, PT153480, PT153481, PT153482, PT153483, PT153484, PT153485, PT153486, PT153487, PT153488, PT153489, PT153490, PT153491, PT153492, PT153493, PT153494, PT153495, PT153496, PT153497, PT153498, PT153499, PT153500, PT153501, PT153502, PT153503, PT153504, PT153505, PT153506, PT153507, PT153508, PT153509, PT153510, PT153511, PT153512, PT153513, PT153514, PT153515, PT153516, PT153517, PT153518, PT153519, PT153520, PT153521, PT153522, PT153523, PT153524, PT153525, PT153526, PT153527, PT153528, PT153529, PT153530, PT153531, PT153532, PT153533, PT153534, PT153535, PT153536, PT153537, PT153538, PT153539, PT153540, PT153541, PT153542, PT153543, PT153544, PT153545, PT153546, PT153547, PT153548, PT153549, PT153550, PT153551, PT153552, PT153553, PT153554, PT153555, PT153556, PT153557, PT153558, PT153559, PT153560, PT153561, PT153562, PT153563, PT153564, PT153565, PT153566, PT153567, PT153568, PT153569, PT1



- |          |          |          |
|----------|----------|----------|
| Type A1  | Type B1  | Type B3  |
| Type A2  | Type B1M | Type B3M |
| Type A2M | Type B2  | Type B4  |
| Type A3  | Type B2M |          |





## *Creative* 🎵 *Comfort*

Oftentimes, one's artistic abilities peak when he or she is in a space of comfort. For many, it is where they live. Aria was developed with the objective to create a living space where every member of the family feels comfortable and creative.

An opera contains many kinds of instruments that produce a glorious theatrical display of music. Similarly, Aria units have been developed with a multitude of artistic elements to create a magnificent ambience of peak safety and comfort set in the glorious location of Alam Impian.







# *Lighthearted Living*

By using elegant design, we were able to build an environment that not only fosters creativity but also a neighbourhood where each resident can communicate and interact with each other safely and harmoniously.

At Aria, create your artistic masterpiece while living in an artistic masterpiece.





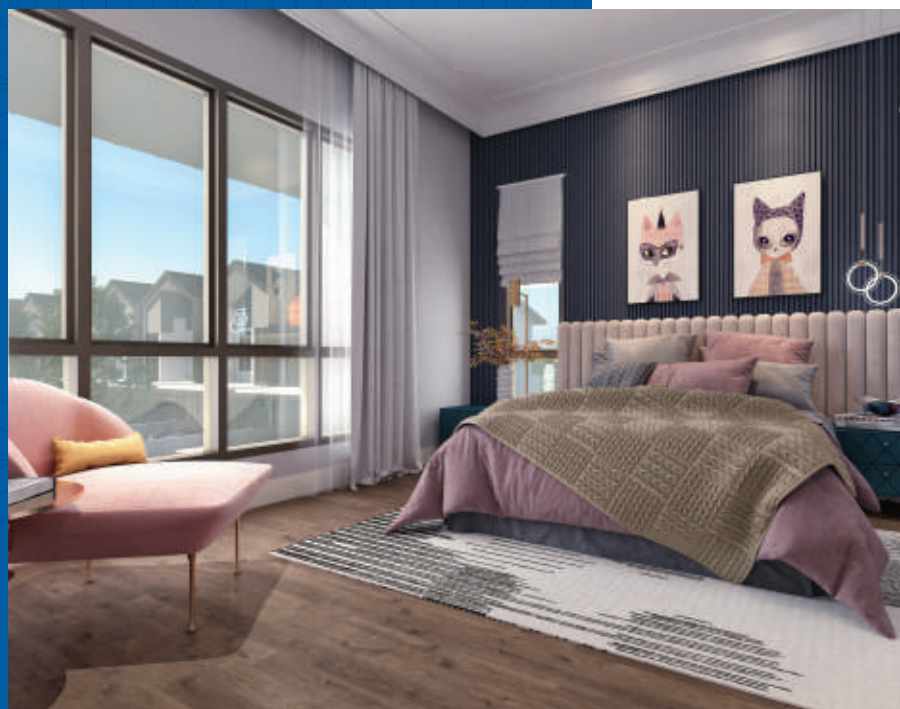


# *Synthesized Serenity* 🎵

Tranquil spaces, exquisite design, lush greenery and the prime location of Alam Impian combine to provide an amazing living experience for all of its residents.

Take the opportunity to be part of an environment that provides you and your family with gorgeously constructed stylish homes and a park with multiple facilities that are seamlessly integrated alongside a lush, green and natural setting.

Welcome to a world of creativity and comfort at Aria @ Alam Impian.



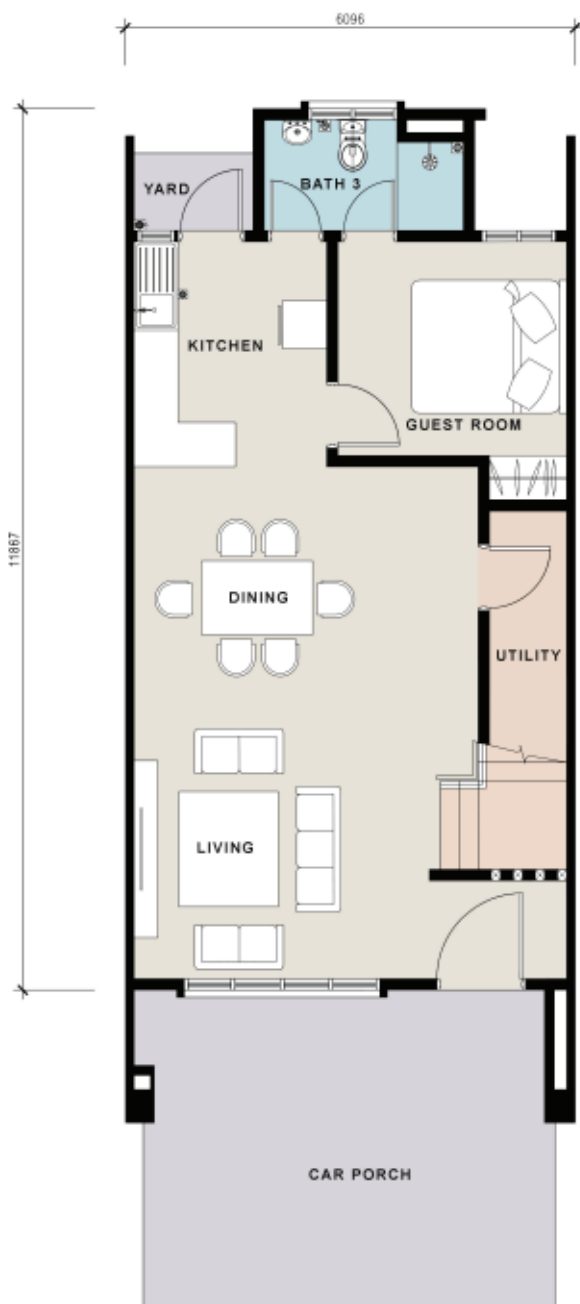
# Type A1

## INTERMEDIATE

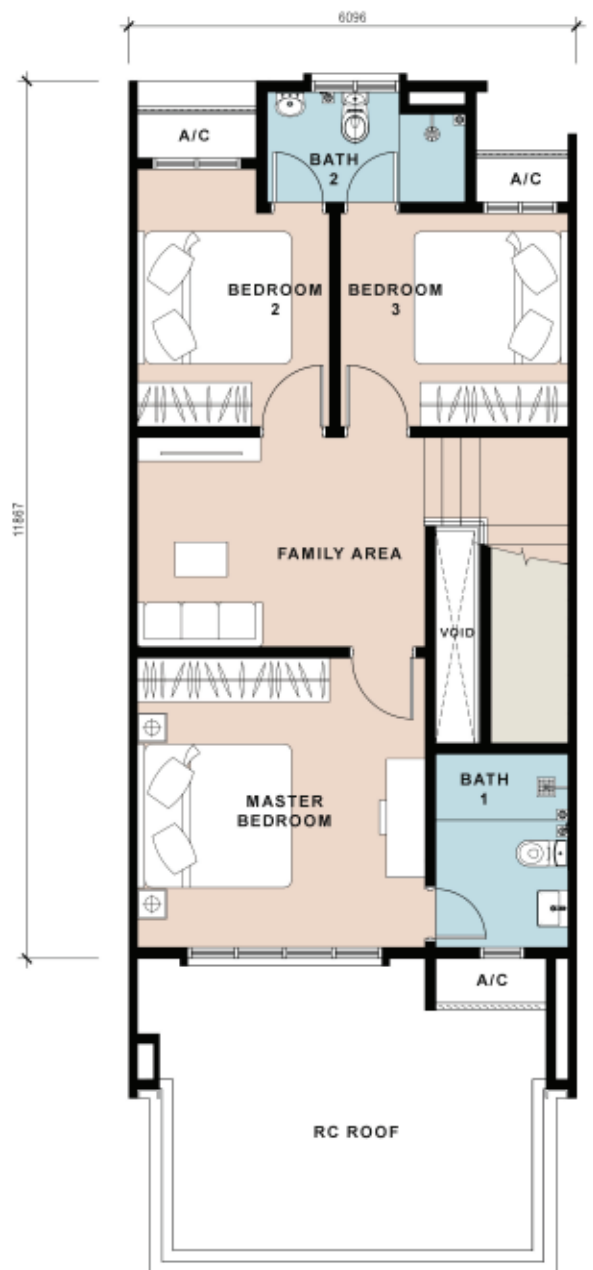


Lot Size : 20' x 85'  
Built-up Area : 1,761 sq ft  
Land Area : 1,700 sq ft

### GROUND FLOOR



### FIRST FLOOR





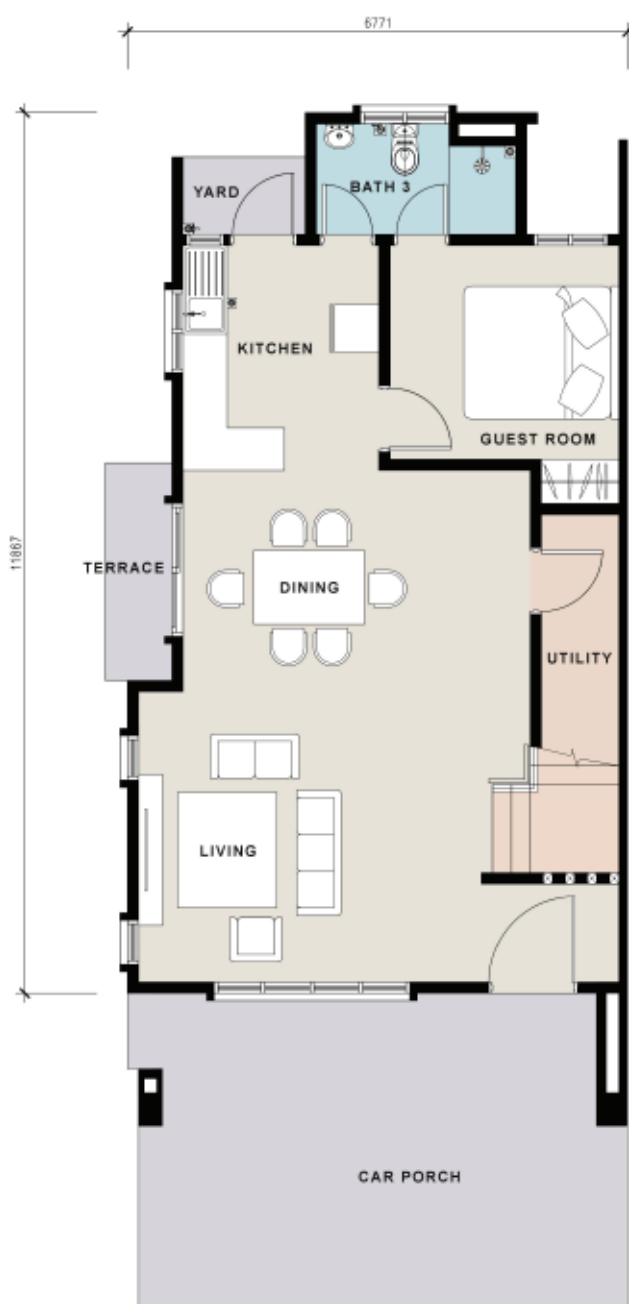
# Type A2

END

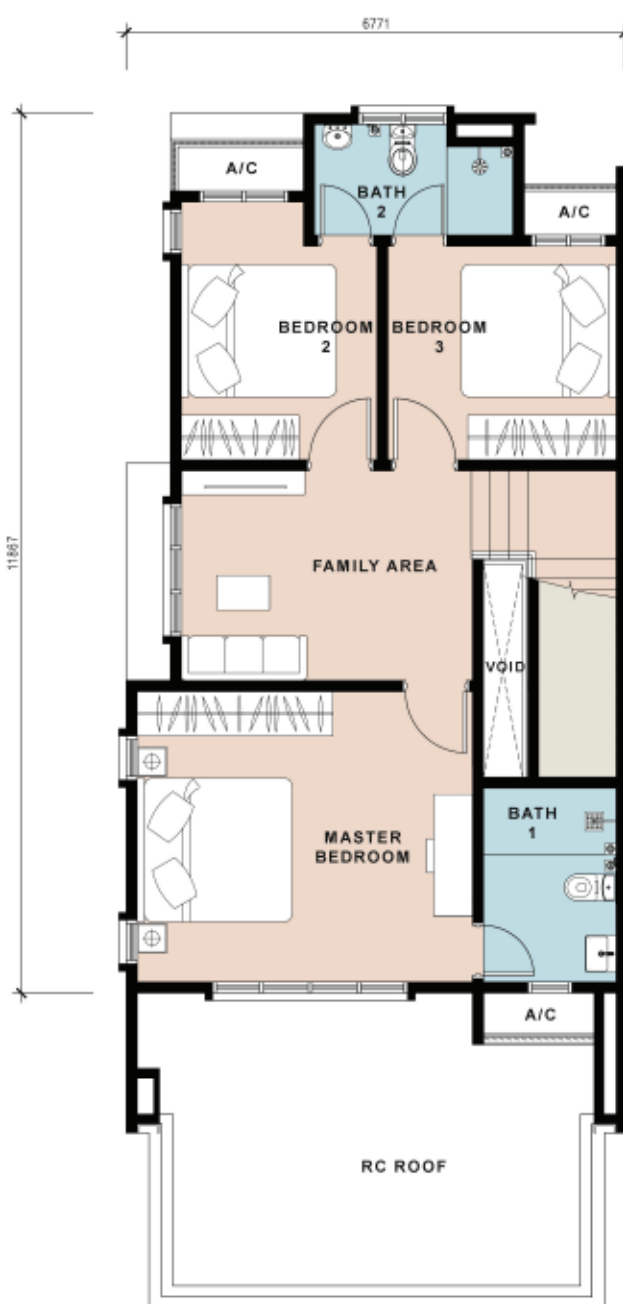


Lot Size : 20' x 85'  
Built-up Area : 1,893 sq ft  
Land Area : 4,930 - 6,002 sq ft

## GROUND FLOOR



## FIRST FLOOR





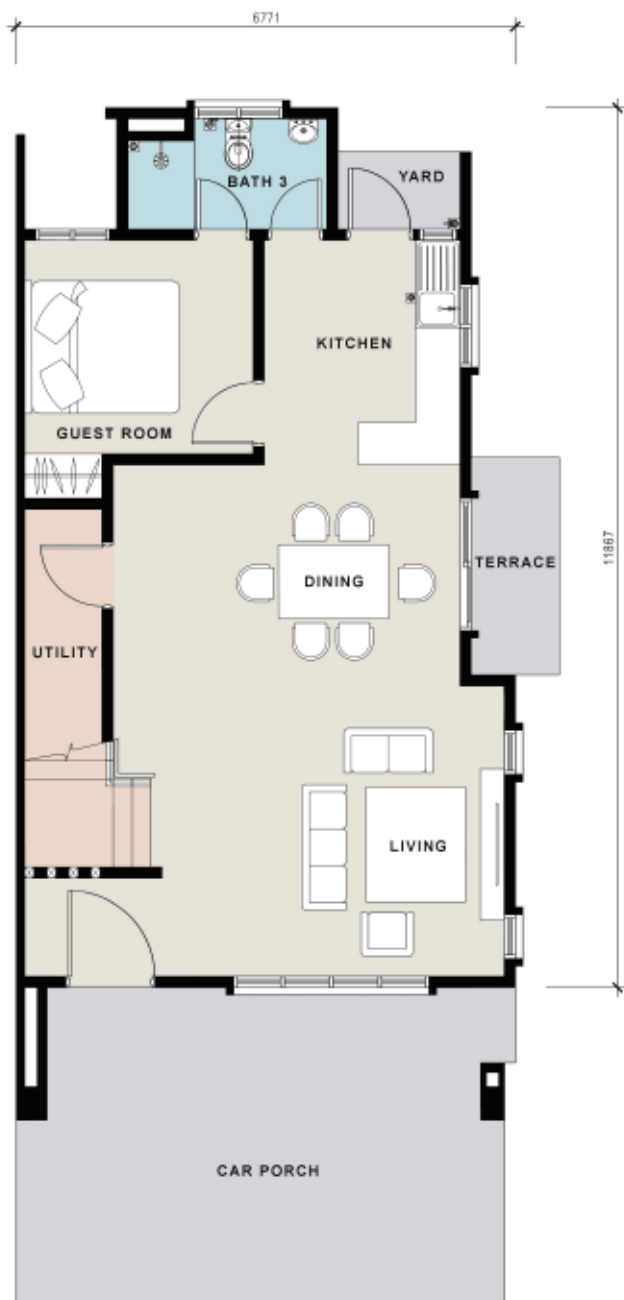
# Type A3

## CORNER

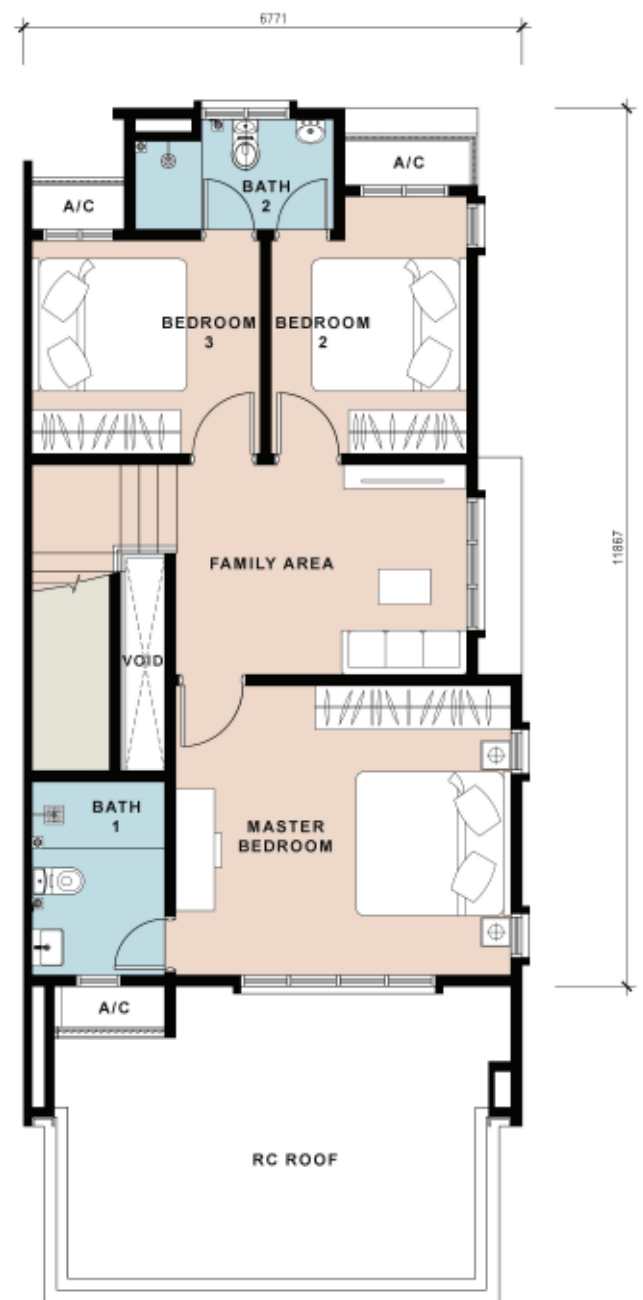


Lot Size : 20' x 85'  
Built-up Area : 1,902 sq ft  
Land Area : 3,845 sq ft

### GROUND FLOOR



### FIRST FLOOR





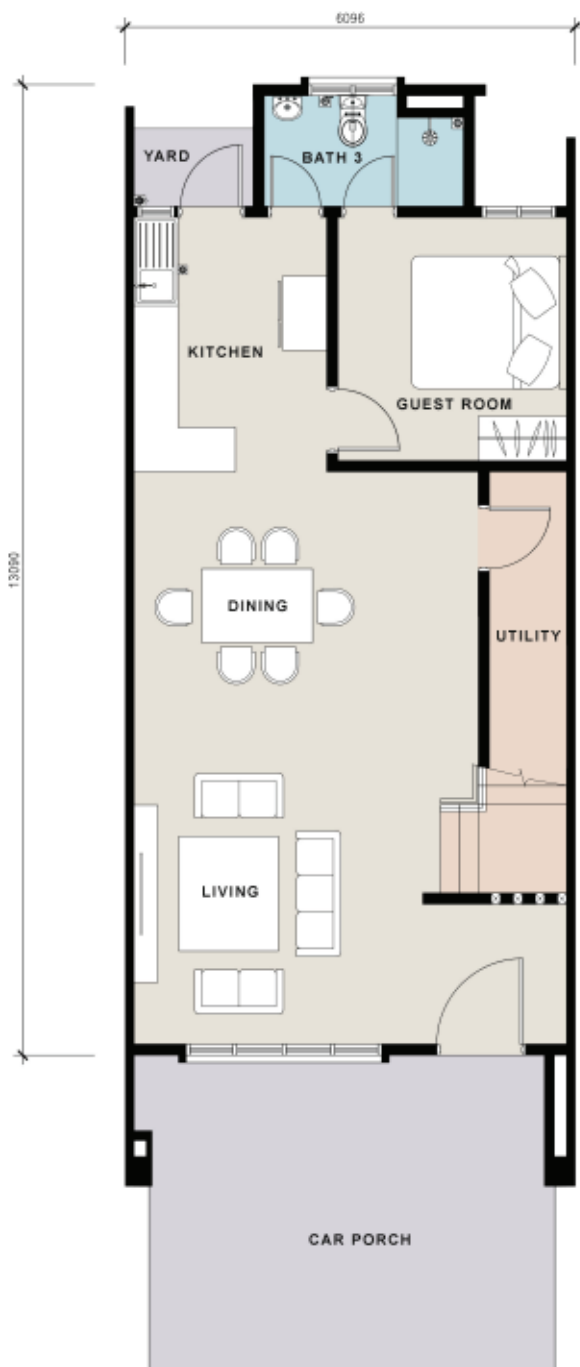
# Type B1

INTERMEDIATE

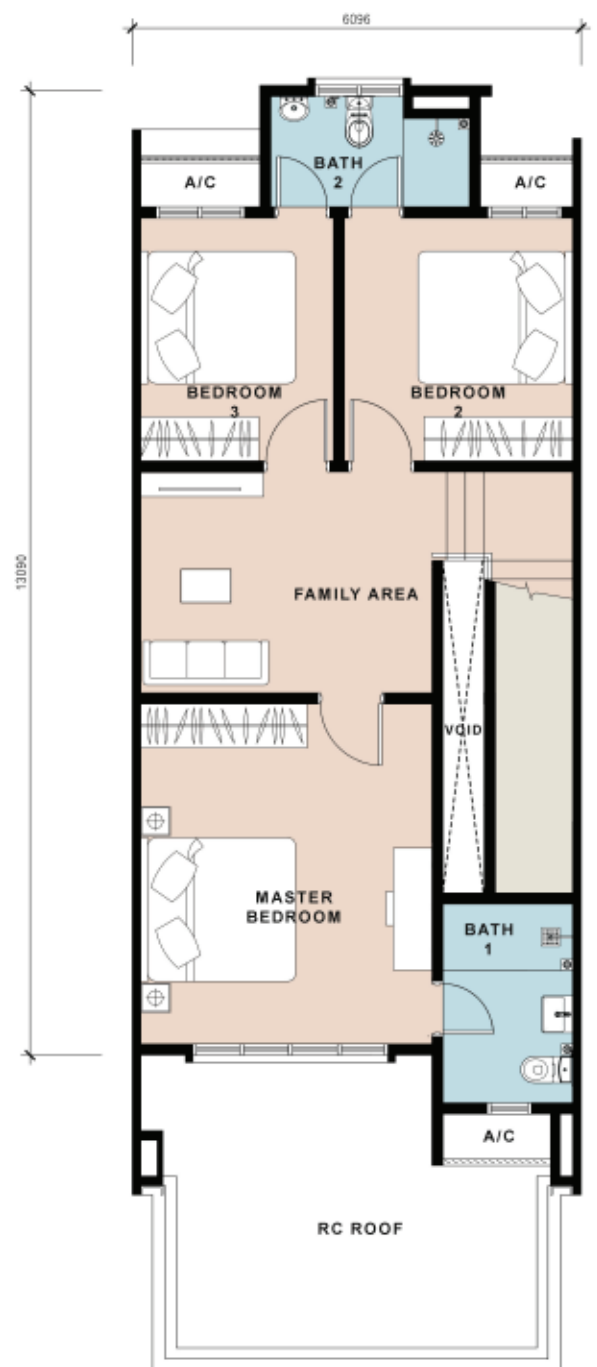


Lot Size : 20' x 85'  
Built-up Area : 1,900 sq ft  
Land Area : 1,700 sq ft

## GROUND FLOOR



## FIRST FLOOR





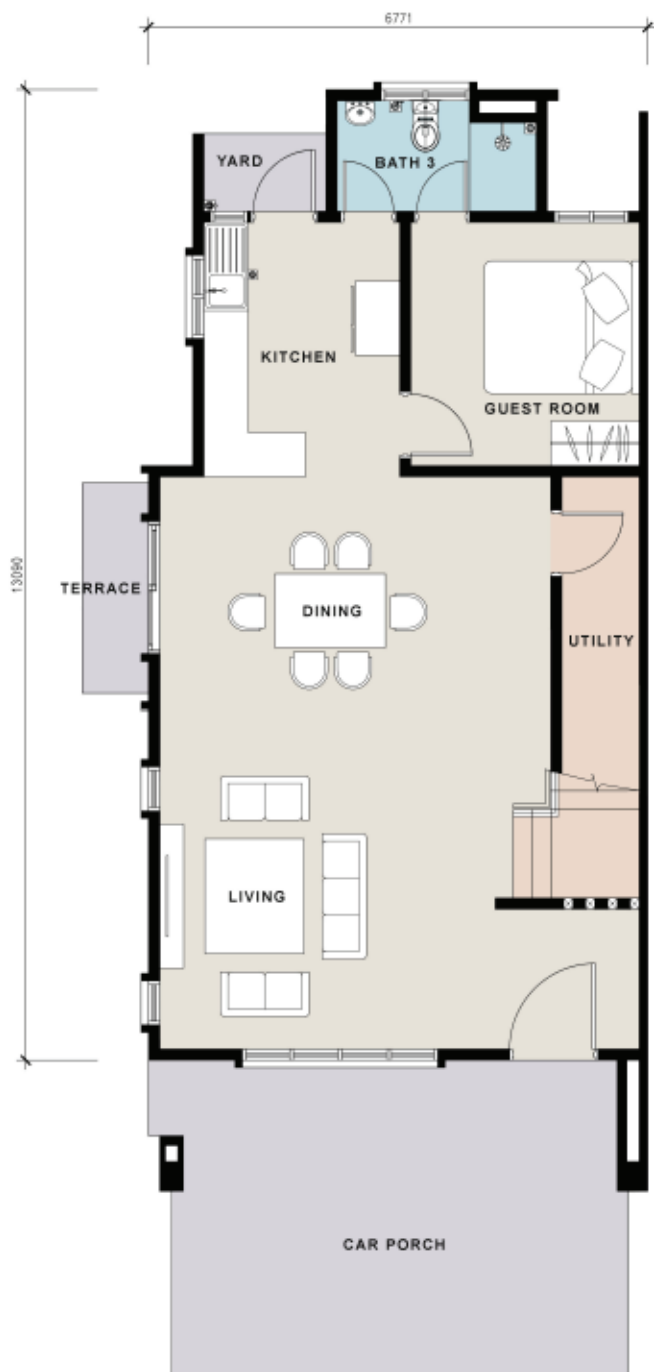
# Type B2

END

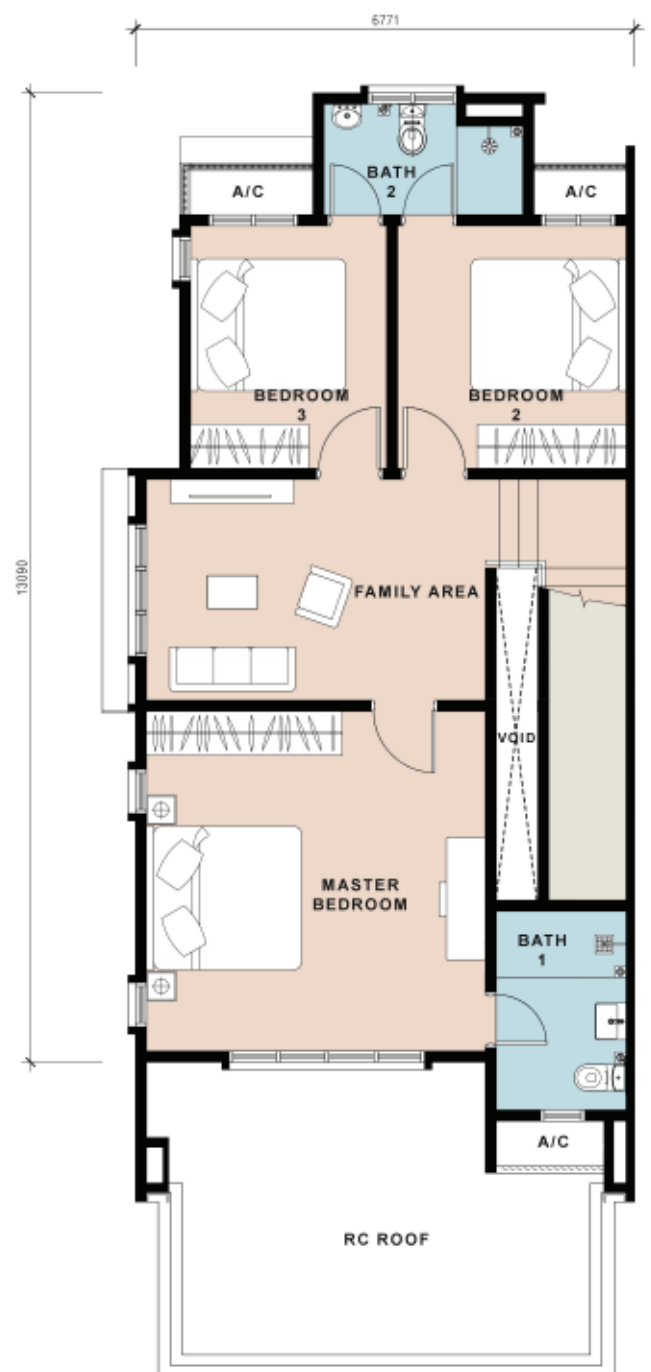


Lot Size : 20' x 85'  
Built-up Area : 2,079 sq ft  
Land Area : 4,413 - 6,343 sq ft

## GROUND FLOOR



## FIRST FLOOR



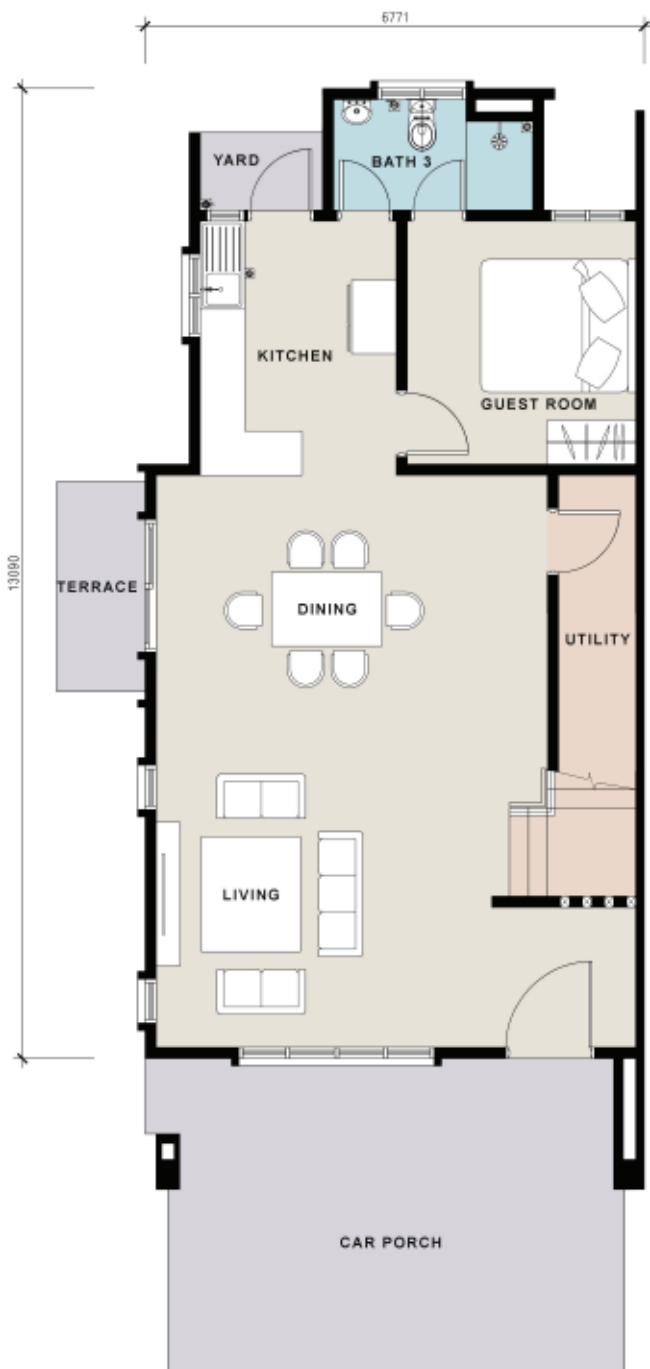
# Type B3

CORNER

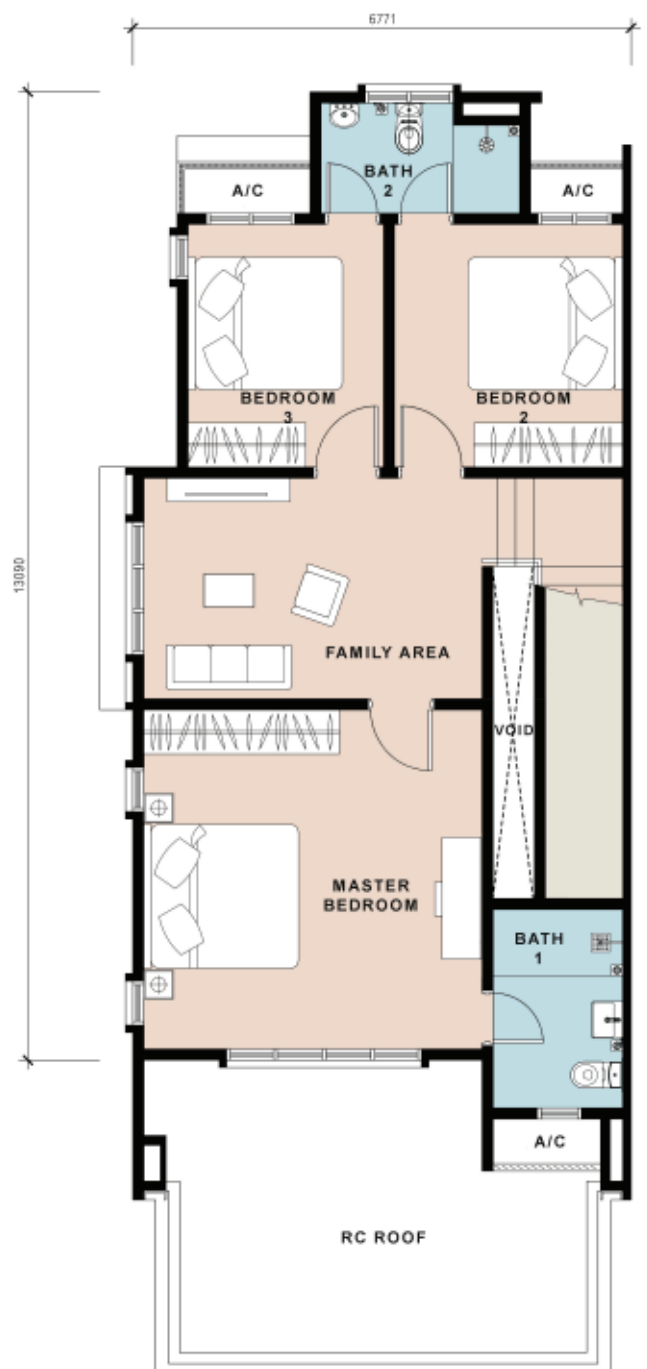


Lot Size : 20' x 85'  
Built-up Area : 2,088 sq ft  
Land Area : 3,729 - 4,379 sq ft

## GROUND FLOOR



## FIRST FLOOR





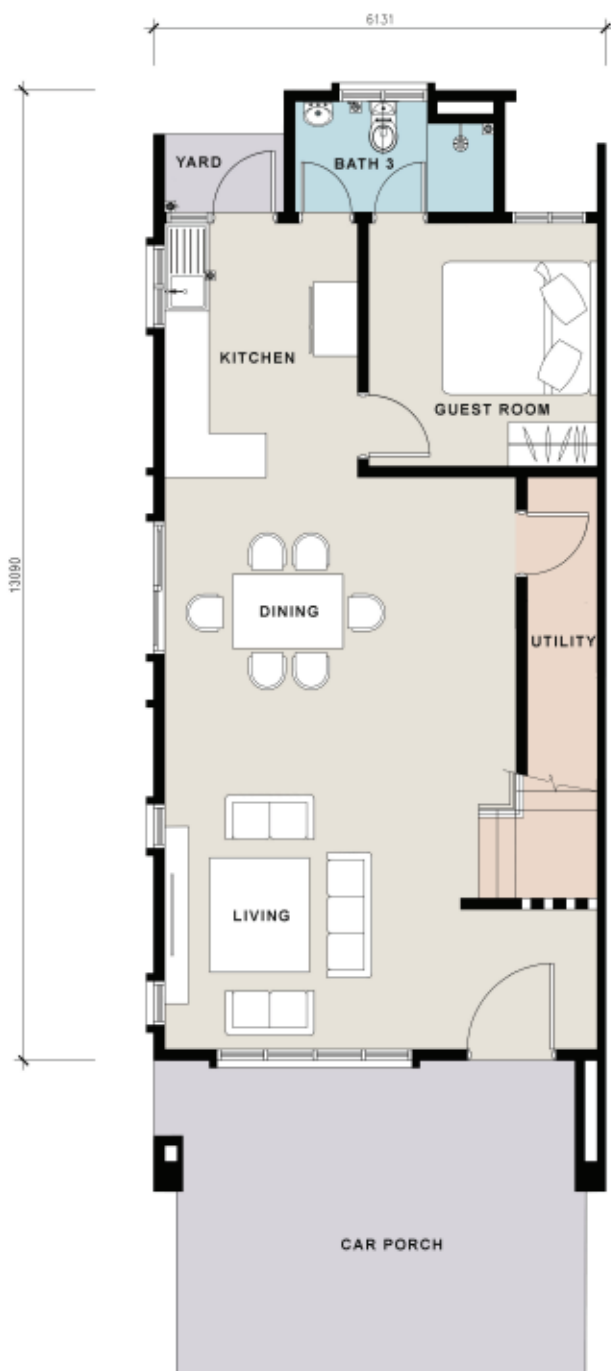
# Type B4

END

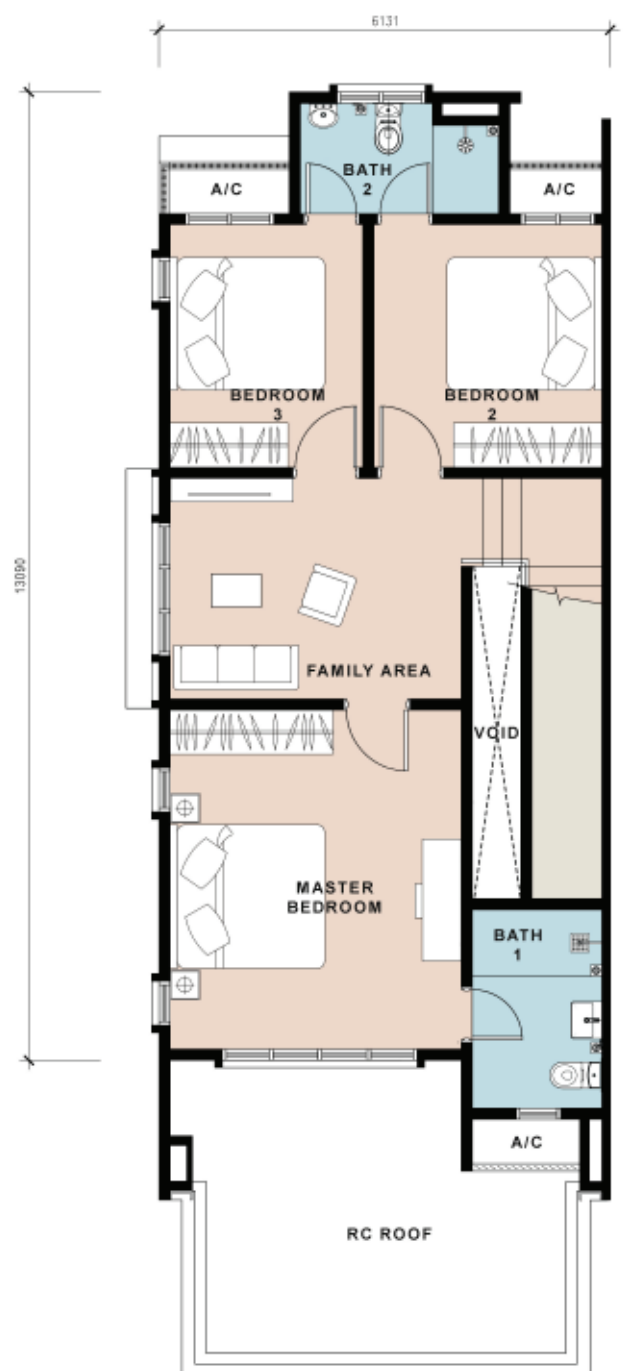


Lot Size : 20' x 85'  
Built-up Area : 1,918 sq ft  
Land Area : 2,547 sq ft

## GROUND FLOOR



## FIRST FLOOR

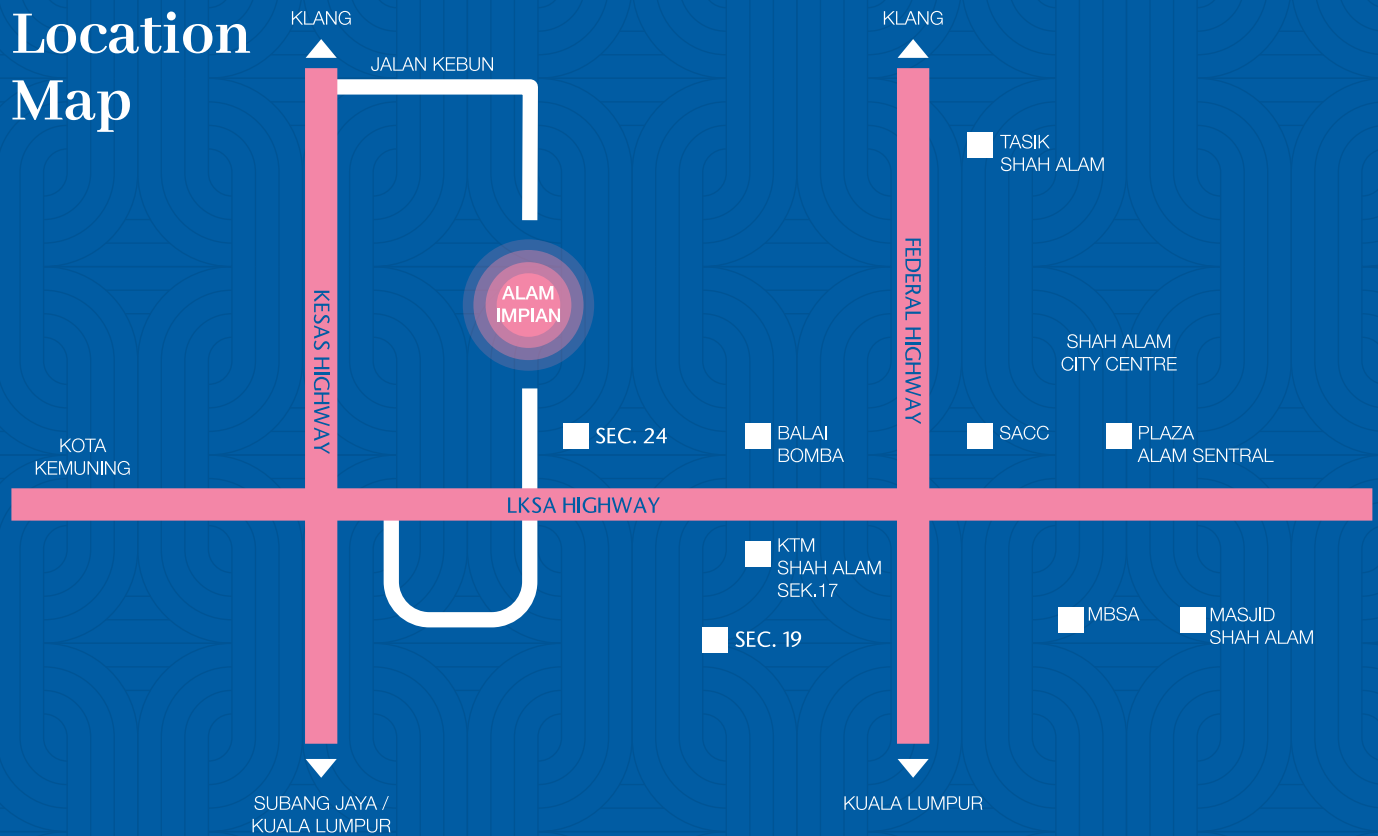


# Specifications

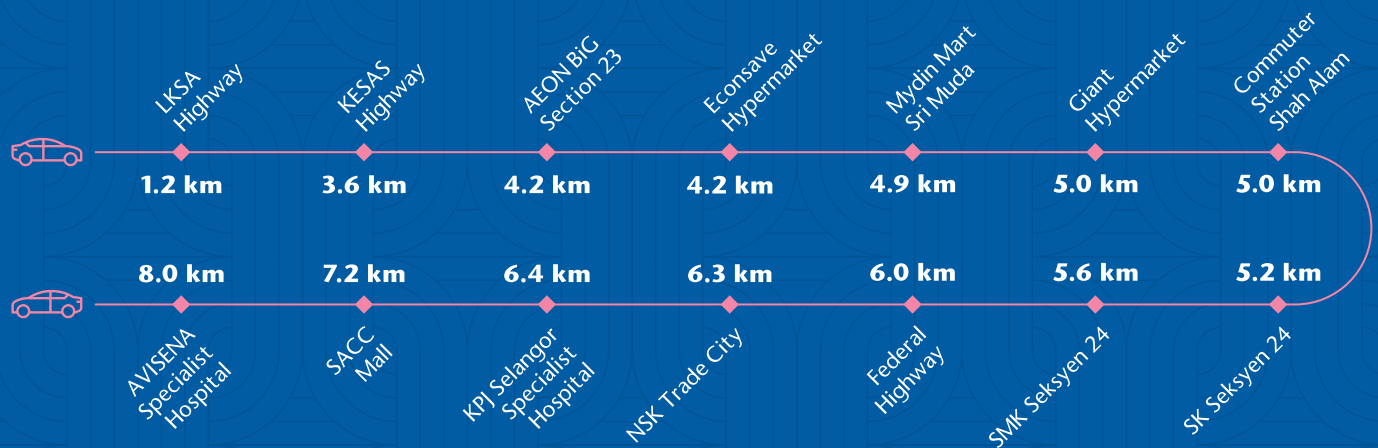
STRUCTURE		Reinforced Concrete
WALL		Cement Sand Bricks / Clay Bricks (Party Wall)
ROOFING COVERING		Concrete Roof Tiles
ROOFING FRAMING		Light Weight Steel Trusses / MS Framing RC Slab at Car Porch
CEILING		Skim Coat & Paint Plaster Ceiling & Paint
WINDOW		Aluminium Frame Casement Aluminium Frame Fixed Glass Aluminium Frame Top Hung Aluminium Frame Sliding
DOOR	Main Entrance Dining area (End / Corner) Bedrooms Bathrooms Kitchen Utility	Solid Core Door Aluminium Frame Sliding Door Flush Door Flush Door Flush Door Flush Door with Louvers
IRONMONGERY		Provided
WALL FINISHES	Bathrooms Kitchen Internal and External	Tiles Up to Ceiling Height Tiles Up to 1500mm Plaster & Paint
FLOOR FINISHES	Car Porch & Driveway Terrace (End / Corner) Living and Dining Area Family Hall Master Bedroom / Bedroom 2 & 3 Guest Bedroom Kitchen Bathrooms Utility Yard	Tiles Tiles Tiles Timber Flooring Timber Flooring Tiles Tiles Tiles Cement Render Tiles
SANITARY AND PLUMBING FITTINGS		TYPE
		A1 / A1-M    A2 / A2-M    A3    B1 / B1-M    B2 / B2-M    B3 / B3-M    B4
		1    1    1    1    1    1    1
		3    3    3    3    3    3    3
		3    3    3    3    3    3    3
		3    3    3    3    3    3    3
		3    3    3    3    3    3    3
		3    3    3    3    3    3    3
ELECTRICAL INSTALLATION	Light Point Power Point Fan Point TV Point Data / Telephone Point A / C Point Water Heater Point	29    30    30    29    30    30    30
		25    25    25    25    25    25    25
		8    8    8    8    8    8    8
		2    2    2    2    2    2    2
		2    2    2    2    2    2    2
		5    5    5    5    5    5    5
		3    3    3    3    3    3    3
	Auto Gate Point Door Bell Point Alarm System	Provided Provided Provided
INTERNAL TELECOMMUNICATION CABLING		Provided
FENCING		Provided
TURFING		Provided
GAS PIPING		Not Provided



# Location Map



## You Are Surrounded By



Stay Together. Stay Setia  
livelearnworkplay

Call +603 5162 7600

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

Setia

Phase A3-06 (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: 9829-21/07-2022/0467(L) • Validity Period: 30/07/2020 – 29/07/2022 • Advertising Permit No: 9829-21/07-2022/0467(P) • Validity Period: 30/07/2020 – 29/07/2022 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1/(PS)/SEK.35/0158-2019 • Expected Date of Completion: Aug 2022 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units: 78 • Selling Price: Min RM727,800 - Max RM1,228,800 • Discount: 7% for Bumiputera

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