

setia  
alamsari  
*The Enchanting Gardens*

# SERAMBI VILLA

LAKESIDE DREAM HOMES  
BUNGALOW • SEMI-DETACHED



## WORLD-CLASS DESIGNS *create award-winning lifestyle*

As part of S P Setia's philosophy,  
each residence transcends the best of 'live,  
learn, work, play' experience through  
immaculate landscapes and  
architecture excellence.  
And Setia Alamsari is the result of Team Setia's  
dedication to their core values.





**EIGHT ENCHANTING GARDENS IN**  
*one nature-inspired township*

Sprawling over 775 acres of land is Setia Alamsari, the largest self-sustaining township in Kajang, featuring eight enchanting gardens and making its debut this round is the Lake of Reflection, a garden that combines luxury living with humble beginnings.



## **CALMING AMBIENCE** *invites happy days*

Experience a new way of modern living with classic comfort at Serambi Villa. This new collection is sure to bring about a new definition of tropical elegance and multigenerational homes.





## **WARM WELCOME TO** *your one beautiful home*

Serambi Villa comprises private Bungalow and Semi-Detached residences featuring tropical Malay architecture that bridges the gap between elevated style and practical design, while highlighting the many unique features of a Setia home.





**ALL IT TAKES TO CLEAR  
ONE'S MIND IS**  
*a walk in the park*

The quiet lake calls for a stroll  
along the promenade that we have been told;  
The Boardwalk is its name,  
a stretch of scenic path along the plains;  
The gazebo sits where the lake flows  
and where the breeze billows.





**THERE IS MUCH TO EXPLORE**  
*when you live openly*

Welcome to Serambi Villa, the enclave of lakeside homes inspired by Malay architecture design. As the name puts it, these lakeside abodes centre on the essence of living with openness, and it is evident in the massive outdoor spaces and spacious interiors.



**SAFE AND SECURE IS THE WAY**  
*to living with peace of mind*

Serambi Villa is a guarded community designed in a serene environment to provide the residents with peace-of-mind living.





**WHAT MAKES US UNIQUE**  
*is what makes us real*

True to Malaysian roots, Serambi Villa is predominantly inspired by the rich aesthetics of Malay architecture, evidently featured in the Rumah Perak-inspired elaborate roofs and earthy tones. These great elements include a wide outdoor space designed for various outdoor activities.



**HOME IS WHERE  
THE HEART IS**  
*and here proves it to be true*

Spacious interiors create a sense of grandeur, ample windows allow natural light to enter while cross ventilation takes place.

Open-plan interiors make room for seamless interaction and private outdoors create space for family recreation.



**IT FEELS GOOD TO BE HOME,**  
*where nature is abundant*

The one thing these homes have in common are charming views. Selected double-frontage bungalows are treated with a lake view, while Semi-Detached abodes are a short distance from lush green parks. More natural sceneries await each one at the residential parks and viewing decks.



**PRACTICAL DESIGN PROVES TO BE**  
*an aesthetically pleasing sight*

The regal residence echoes open spaces,  
Convert the garden into a gathering place -  
BBQ pit, yoga deck, and outdoor lounge,  
and bask in the sunlight and moonlight.  
These open spaces make every  
outdoor activity such a delight.





**THE RIGHT NEIGHBOURHOOD**  
*makes homecoming all the better*

This low-density collection is connected by wide roads and walkways to parks and gardens. Wide pedestrian and jogging paths entice residents to explore the outdoors, get to know their neighbours and enjoy the calming atmosphere.

# MASTER PLAN

## LEGEND

- 20' x 65' Double-Storey Terrace Homes
- 22' x 65' Double-Storey Terrace Homes
- 22' x 75' Double-Storey Terrace Homes
- 32' x 65' Double-Storey Cluster Homes
- 40' x 80' Double-Storey Semi-Detached Homes
- Bungalow
- Commercial
- Public Amenities
- Education Hub
- Apartment



SERAMBI VILLA

# PRIVATE YET OPEN

*A unique kind of residential excellence*

Serambi Villa cultivates the meaning of close-knit community living without compromising private solitude. Each residence is thoughtfully arranged to have ample space between each home to preserve one's privacy.



## LEGEND

- |                         |         |         |         |         |
|-------------------------|---------|---------|---------|---------|
| 2-STOREY BUNGALOW HOMES | Type A1 | Type A2 | Type B  | Type C  |
| 2-STOREY SEMI-D HOMES   | Type A1 | Type A2 | Type B1 | Type B2 |

# REGAL COMFORT AT HOME

From the prominent roof design and double frontage to the exquisite interiors, this spacious home overlooks the lake befitting the idea of noble living in homely comfort. Not only does this residence feature en-suite bathrooms for all bedrooms on the first floor, but a walk-in closet space in the master bedroom.



# TYPE A1 & A2

## 2-STOREY BUNGALOW HOMES

Land Size: From 60' x 100'

Built-up Size: 4,022 sqft.

5+1 Bedrooms

5+1 Bathrooms

1 Powder Room



GROUND FLOOR



FIRST FLOOR



# A TIMELESS LEGACY

The double-volume dining area creates a lofty and open feeling that makes it a seamless space for family dinners and entertaining guests. The vast outdoor space is apt for a custom-built veranda, the classic element of a tropical Malay residence that inspires the name of this collection.



# TYPE B1 & B2

## 2-STOREY BUNGALOW HOMES

Land Size: From 60' x 100'

Built-up Size: 3,988 sqft.

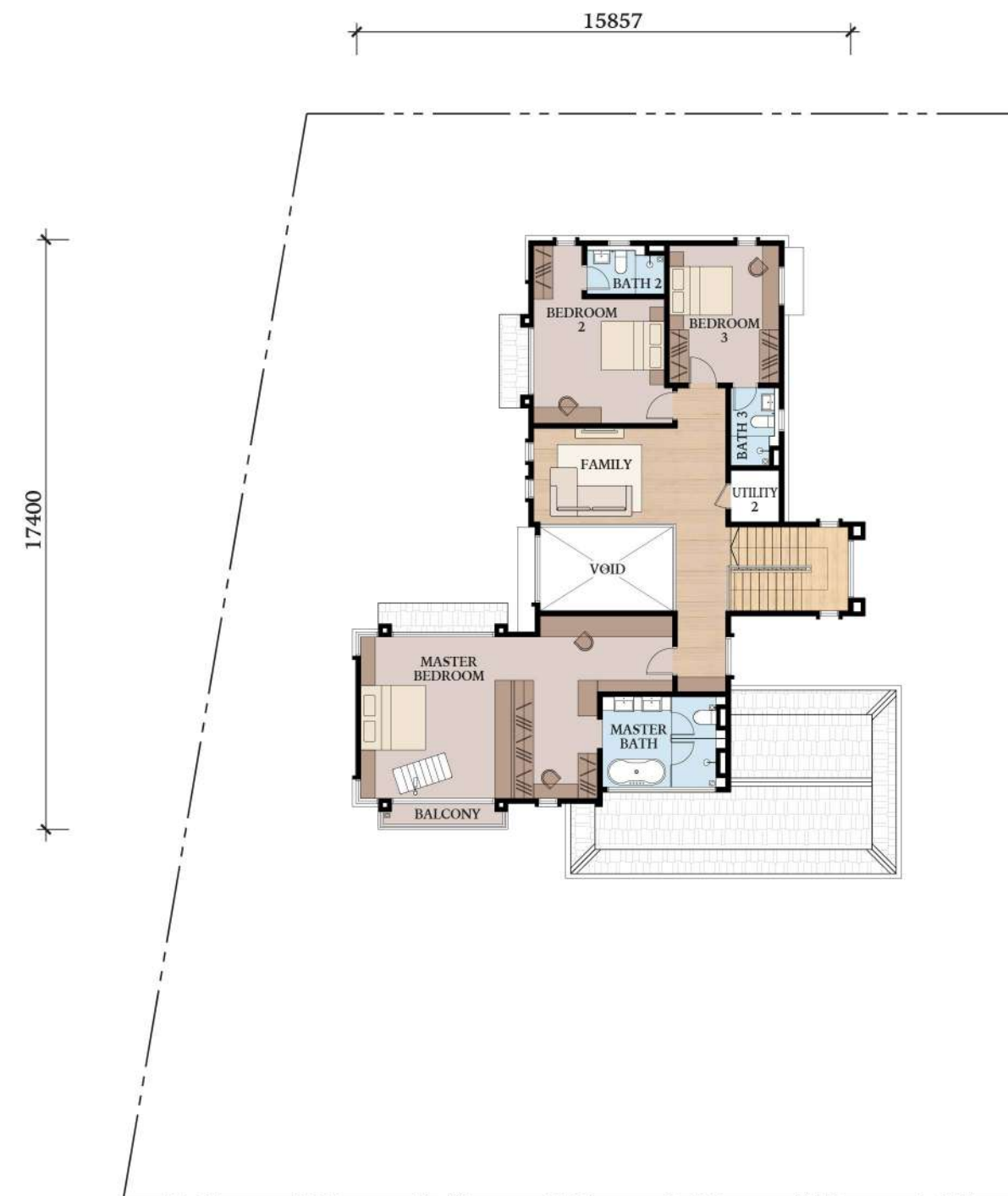
4+1 Bedrooms

4+1 Bathrooms

1 Powder Room



GROUND FLOOR



FIRST FLOOR

# QUINTESSENTIAL IS A FORM OF ELEGANCE

This linear layout with double-volume space fits the idea of spacious living in sophisticated simplicity. Convert the family area into a home office or study room, and the house instantly turns into a well-rounded multigenerational unit.





# TYPE C

## 2-STOREY BUNGALOW HOMES

Land Size: From 53' x 110'

Built-up Size: 3,829 sqft.

4+1 Bedrooms

4+1 Bathrooms

1 Powder Room



GROUND FLOOR



FIRST FLOOR



## SOPHISTICATED LIVING *in expansive style*

From the open-plan interiors to the private outdoor space, Serambi Villa Bungalow homes provide ample living spaces for families to enjoy seamless activities as well as exploring the great outdoors.



# SITE PLAN

## 2-STOREY BUNGALOW HOMES



### LEGEND

- Type A1
- Type A2
- Type B
- Type C

# SPECIFICATIONS

## BUNGALOW HOMES

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		
	- Living/ Dining/ Bedroom 4 (Type B & C)/ Bedroom 5 (Type A)	- Aluminium Framed Sliding Door		
	- Balcony 1, 2 (Type A)	- Aluminium Framed Sliding Door		
	- Balcony (Type B)	- Aluminium Framed Sliding Door		
	- Yard	- Mild Steel Grille Door		
	- Utility	- Flush Door with Louvers		
	- Others	- Flush Door		
Ironmongery	- Quality Ironmongery			
Wall Finishes	- Kitchen	- 1500mm Height Porcelain Tiles		
	- Master Bath	- Porcelain Tiles up to Ceiling Height		
	- Powder	- Porcelain Tiles up to Ceiling Height		
	- Bath 2, 3, 4	- Porcelain Tiles up to Ceiling Height		
	- Bath 5 (Type A)	- Porcelain Tiles up to Ceiling Height		
	- Bath 5 (Type B & C)	- Ceramic Tiles up to Ceiling Height		
	- Bath 6 (Type A)	- Ceramic Tiles up to Ceiling Height		
	- Others	- Plaster & Paint/ Masonry Wall		
Floor Finishes	- Car Porch/ Apron	- Porcelain Tiles		
	- Foyer	- Porcelain Tiles		
	- Living & Dining	- Porcelain Tiles		
	- Kitchen	- Porcelain Tiles		
	- Yard	- Porcelain Tiles		
	- Bedroom 4 (Type B & C)	- Porcelain Tiles		
	- Bedroom 5 (Type A)	- Porcelain Tiles		
	- Other Bedrooms	- Timber Flooring		
	- Family	- Timber Flooring		
	- Staircase	- Timber Flooring		
	- Master Bath	- Porcelain Tiles		
	- Powder	- Porcelain Tiles		
	- Bath 2, 3, 4	- Porcelain Tiles		
	- Bath 5	- Porcelain Tiles (Type A)/ Ceramic Tiles (Type B & C)		
	- Bath 6 (Type A)	- Ceramic Tiles		
	- Balcony 1, 2 (Type A)	- Porcelain Tiles		
	- Balcony (Type B)	- Porcelain Tiles		
	- Utility 4 (Type A)	- Ceramic Tiles		
	- Utility 3	- Timber Flooring (Type A)/ Ceramic Tiles (Type B & C)		
	- Utility 2	- Porcelain Tiles (Type A)/ Timber Flooring (Type B & C)		
	- Utility 1	- Porcelain Tiles		
	- Other Areas	- Cement Render		
Sanitary & Plumbing Fittings		Type A	Type B	Type C
	- Water Closet	7	6	6
	- Basin	8	7	7
	- Shower	6	5	5
	- Bath Tub	1	1	1
	- Kitchen Sink	1	1	1
Electrical Installation		Type A	Type B	Type C
	- Lighting Point	44	39	37
	- Ceiling Fan Point	8	7	6
	- Gate Light Point	1	1	1
	- 13 Amp Power Point	28	27	26
	- Air Conditioning Point	8	7	7
	- Auto Gate Point	1	1	1
	- Door Bell Point	1	1	1
	- Solar Water Heater	1	1	1
	- Fibre Wall Socket (FWS)	1	1	1
	- SMATV Outlet Point	2	2	2
	- Booster Pump Point	1	1	1
Fencing	- Brick Wall/ Cement Plank, Refuse Chamber, Letter Box & Mild Steel Gate			
Painting	- Emulsion Paint			
Turfing	- Provided			

# JOYS OF A COSY NEIGHBOURHOOD

Together with the iconic gables and roof design, this home offers an interior that is both spacious and inviting. The spacious car porch fits up to 3 cars, providing ample space for getting in and out of the house when running errands or heading back from work.



# TYPE A1 & A2

## 2-STOREY SEMI-D HOMES

Land Size: From 40' x 80'

Built-up Size: 3,404 sqft.

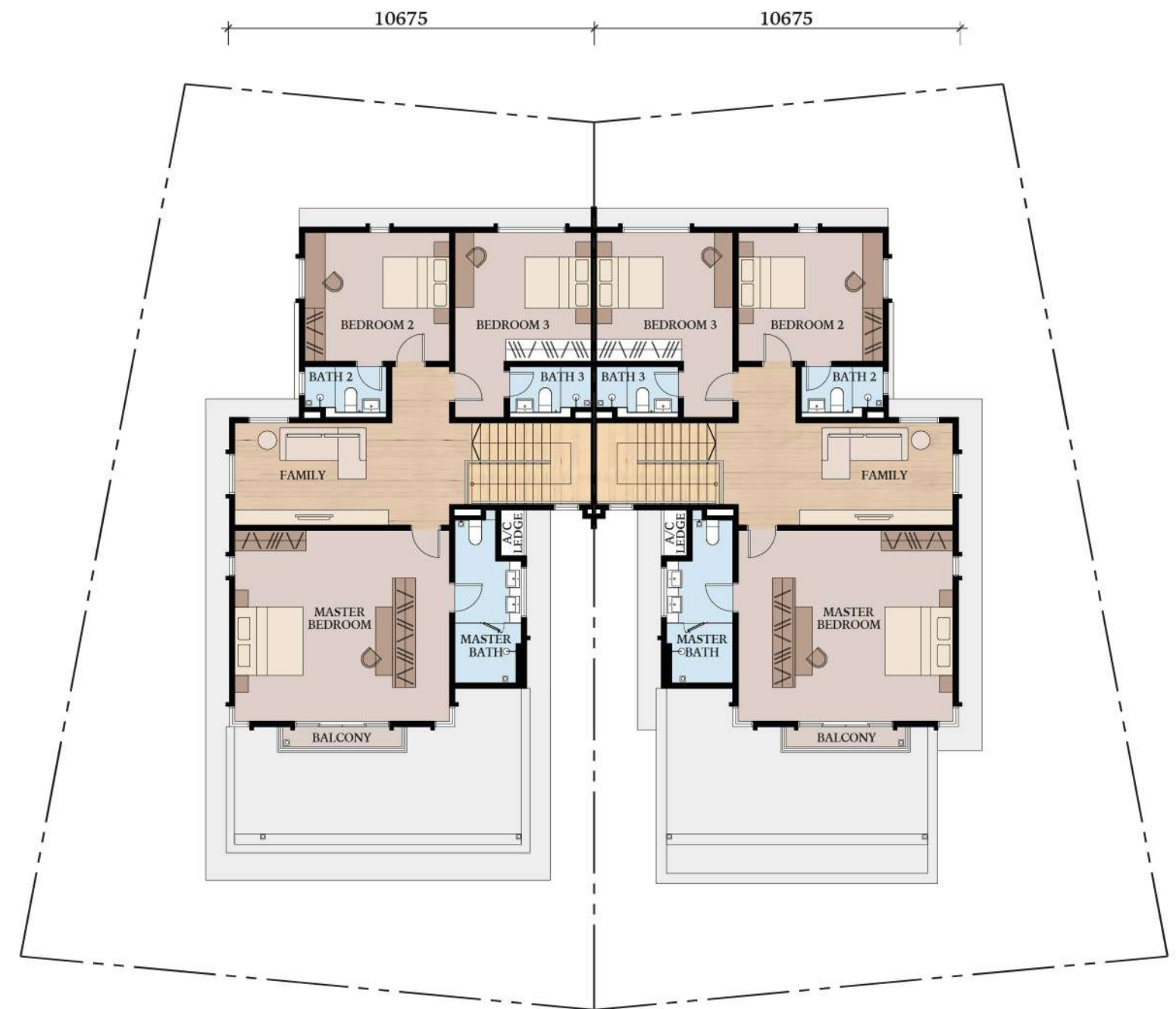
4 Bedrooms

4 Bathrooms

1 Powder Room



GROUND FLOOR



FIRST FLOOR



# SENSE OF BELONGING

Designed for multigenerational living, the open-plan interiors and vast outdoor space welcome seamless interaction and endless exciting pastimes. The linear layout makes converting the family area on the first floor all the more convenient.



# TYPE B1 & B2

## 2-STOREY SEMI-D HOMES

Land Size: From 40' x 80'

Built-up Size: 3,323 sqft. (B1) & 3,318 sqft. (B2)

4 Bedrooms

4 Bathrooms

1 Powder Room



GROUND FLOOR



FIRST FLOOR



**SPACIOUS HOME**  
*with classic comfort*

Serambi Villa Semi-D homes are designed with comfort in mind and are elevated through thoughtful planning to create spaces for families to get together.



# SITE PLAN

## 2-STOREY SEMI-D HOMES



### LEGEND

- Type A1
- Type A2
- Type B1
- Type B2

# SPECIFICATIONS

SEMI-D HOMES

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	
	- Living/ Dining/ Bedroom 4	- Aluminium Framed Sliding Door	
	- Balcony	- Aluminium Framed Sliding Door	
	- Yard (Type A)	- Mild Steel Grille Door	
	- Utility	- Flush Door with Louvers	
	- Others	- Flush Door	
Ironmongery	- Quality Ironmongery		
Wall Finishes	- Kitchen	- 1500mm Height Porcelain Tiles	
	- Master Bath	- Porcelain Tiles up to Ceiling Height	
	- Powder	- Porcelain Tiles up to Ceiling Height	
	- Bath 2	- Porcelain Tiles up to Ceiling Height	
	- Bath 3	- Porcelain Tiles up to 2700mm Height	
	- Bath 4 (Type A)	- Porcelain Tiles up to Ceiling Height	
	- Bath 4 (Type B)	- Porcelain Tiles up to 2700mm Height	
	- Others	- Plaster & Paint/ Masonry Wall	
Floor Finishes	- Car Porch/ Apron	- Porcelain Tiles	
	- Foyer	- Porcelain Tiles	
	- Living & Dining	- Porcelain Tiles	
	- Kitchen	- Porcelain Tiles	
	- Yard	- Porcelain Tiles	
	- Bedroom 4	- Porcelain Tiles	
	- Other Bedrooms	- Timber Flooring	
	- Family	- Timber Flooring	
	- Staircase	- Timber Flooring	
	- Master Bath	- Porcelain Tiles	
	- Powder	- Porcelain Tiles	
	- Bath 2, 3 & 4	- Porcelain Tiles	
	- Balcony	- Porcelain Tiles	
	- Utility	- Porcelain Tiles	
	- Other Areas	- Cement Render	
Sanitary & Plumbing Fittings	- Water Closet	5	
	- Basin	6	
	- Shower	4	
	- Kitchen Sink	1	
Electrical Installation		Type A	Type B
	- Lighting Point	31	29
	- Ceiling Fan Point	8	7
	- Gate Light Point	1	1
	- 13 Amp Power Point	23	23
	- Air Conditioning Point	7	7
	- Auto Gate Point	1	1
	- Door Bell Point	1	1
	- Solar Water Heater	1	1
	- Fibre Wall Socket (FWS)	1	1
	- SMATV Outlet Point	2	2
	- Booster Pump Point	1	1
Fencing	- Brick Wall/ Cement Plank, Refuse Chamber, Letter Box & Mild Steel Gate		
Painting	- Emulsion Paint		
Turfing	- Provided		



## STRATEGIC LOCATION LEADS TO *doorstep conveniences*

Serambi Villa enjoys the convenience of doorstep amenities via a network of easily accessible roads and 3 major expressways. Just 4km to a renowned university, golf courses, shopping malls and more, amazing things lie ahead for these homes and the residents.



Easy accessibility via 3 major expressways: KL-Seremban Expressway, LEKAS Highway, SILK Highway

<b>EDUCATION</b>		<b>RECREATION</b>	
EPF Learning Campus	2 km	Danau Golf Club	5 km
German-Malaysian Institute (GMI)	3 km	Bangi Wonderland Theme Park & Resort	7 km
Kueen Lai International School	3 km	Setia EcoHill Club 360	8 km
Sekolah Rendah Sri Al-Amin Bangi	4 km	Bangi Golf Resort	10 km
University Kebangsaan Malaysia (UKM)	6 km	Taman Tasik Cempaka	10 km
SJK (C) Sin Ming Semenyih	7 km		
SMK Bandar Baru Bangi	7 km	<b>MEDICAL</b>	
Rafflesia International School	8 km	KPJ Kajang Specialist Hospital	10 km
SJK (C) Kampung Baru Semenyih	8 km	Hospital Kajang	11 km
Tenby International School	9 km	Hospital Serdang	16 km
SJK (C) Yu Hua & SMJK Yu Hua	11 km	Hospital Putrajaya	26 km
		Institut Kanser Negara	26 km
<b>SHOPPING</b>			
Bangi Gateway	7 km	<b>PUBLIC TRANSPORT</b>	
CS Bangi Avenue	8 km	UKM KTM	3 km
Lotus's Bandar Puteri Bangi	8 km	Pusat Hentian Kajang	6 km
EcoHill Walk	9 km	Kajang KTM	9 km
KIP Mall Bangi	9 km	Kajang MRT	9 km
Lotus's Semenyih	9 km	Stadium Kajang MRT	11 km
Plaza Metro Kajang	9 km		
EVO Mall	11 km		
Metro Point Kajang	11 km		
IOI City Mall	17 km		
Alamanda Putrajaya	19 km		

Stay Together. Stay Setia  
livelearnworkplay

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