



setia  
alamsari  
*The Enchanting Gardens*

FREEHOLD  
**Andra**  
• COLLECTION •

**ADERYN**  
DOUBLE-STOREY TERRACE HOMES  
(20' x 65')



P A T H W A Y  
TO THE  
SERENITY GARDEN

Like the silent yet significant moments when dawn shifts to morning, serenity is a perfect balance of the three elements – joy, calmness, and warmth. Find yourself immersed in these tranquil elements here in the 775-acre Setia Alamsari township when you step into Andra Collection, homes by the serenity garden.

JOY • CALM • WARMTH •



Home,  
a sanctuary where  
you can be yourself

Open fields and pocket gardens dot around the residential collection, connecting you and the rest of the community with the peace found in the bountiful nature.





DOORSTEP  
CONVENIENCES IN  
KAJANG'S LARGEST TOWNSHIP



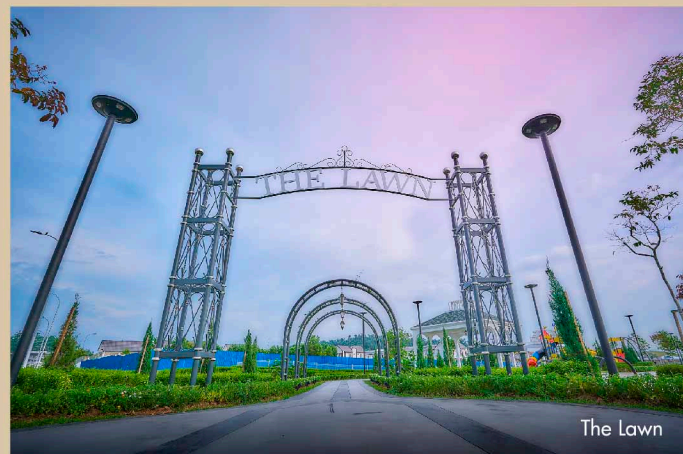
Entrance of Setia Alamsari



Emporia, 2-Storey Shop Offices



Aderyn at Andra Collection enjoys the same proximity to amenities and lifestyle conveniences that surround the township of Setia Alamsari. From tertiary education hubs to offices, malls and the town's largest mosque, the township got you covered.



The Lawn



Giant Slide



Masjid Baiturrahman Alam Sari





**RICH GREENERY,  
ENCHANTING GARDEN**

Just a short walking distance from the residences is a series of lush gardens and parks designed for the community to rest and relax.



Chime Trellis



North-South  
Orientation



Convenient  
Location



Guarded  
Community



Near Neighbourhood  
Park

**For active pursuits  
and more**

Aderyn homes are situated closely to the neighbourhood parks and gardens for residents to experience the great outdoors without having to travel far.

With recreational facilities such as children's playground and meditative spaces strategically placed around the parks, residents are free to spend more time with their loved ones in the embrace of nature.



Flexible living spaces



# MASTER PLAN



## GARDENS

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

# SITE PLAN



## LEGEND

-  TYPE A
-  TYPE B



# TYPE A

Land size:  
20'x65'

Built-up size:  
1,685 - 1,938sq.ft.



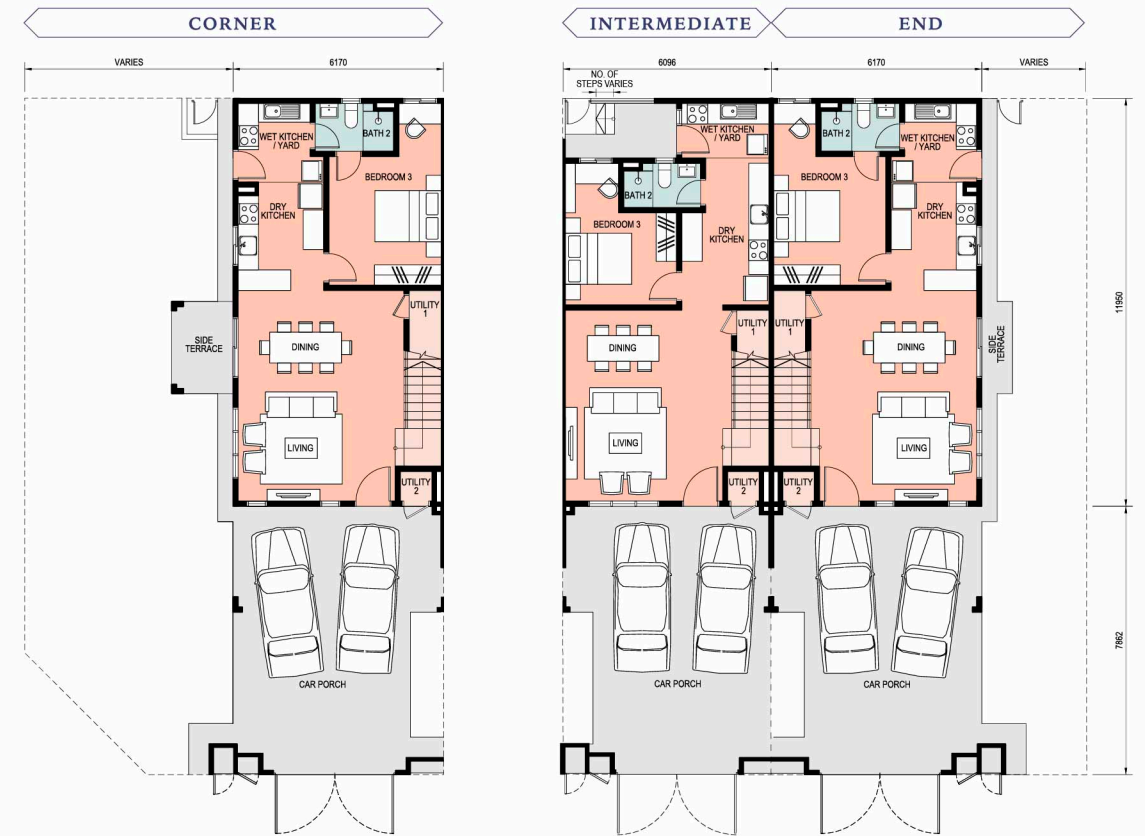
4 Bedrooms



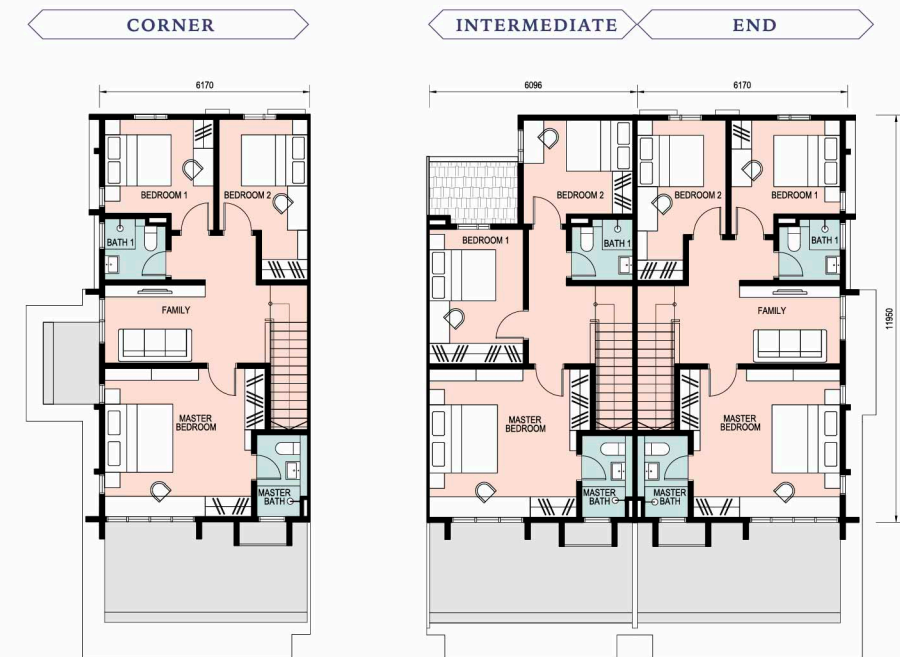
3 Bathrooms



## GROUND FLOOR



## FIRST FLOOR





# TYPE B

Land size:  
20'x65'

Built-up size:  
1,687 - 1,904sq.ft.



4 Bedrooms



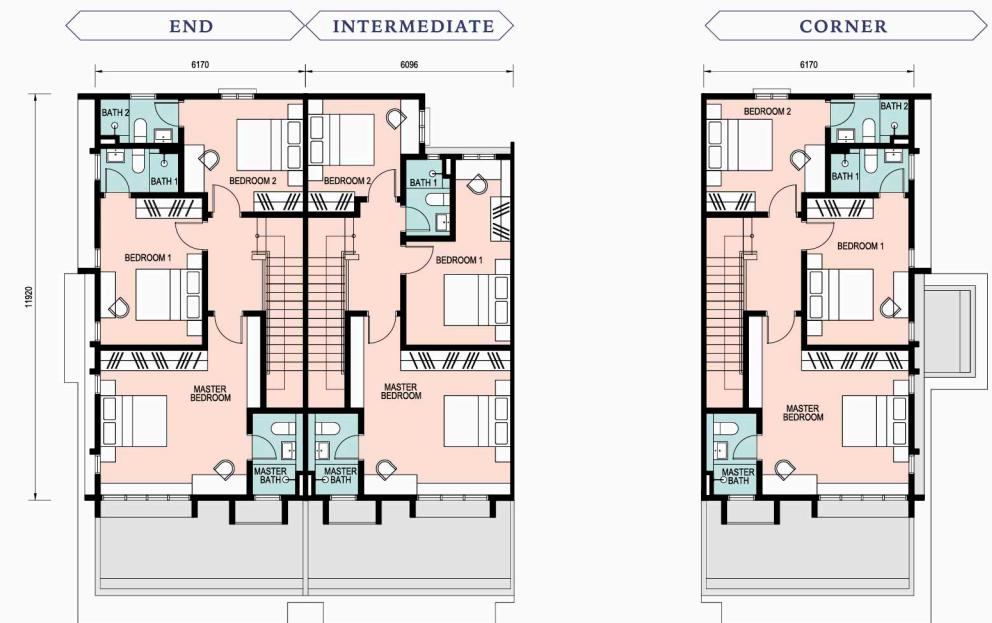
3-4 Bathrooms



## GROUND FLOOR



## FIRST FLOOR





# SPECIFICATIONS

<b>Structure</b>	Reinforced Concrete		
<b>Wall</b>	Masonry Wall		
<b>Roof Covering</b>	Roof Tiles / Concrete Slab		
<b>Roof Framing</b>	Metal Truss		
<b>Ceiling</b>	Concrete Slab / Plaster Ceiling		
<b>Windows</b>	Aluminium Framed Glass		
<b>Doors</b>	Main Entrance	: Solid Core Door	
	Side Entrance	: Aluminium Framed Sliding Door (Applicable to Corner and End Units Only)	
	Other Areas	: Flush Door	
<b>Ironmongery</b>	Quality Ironmongery		
<b>Wall Finishes</b>	Dry Kitchen / Wet Kitchen / Yard	: 1500mm High Ceramic Tiles	
	Master Bath	: Porcelain Tiles up to Ceiling Height	
	Bath 1 (Type A Intermediate Units)	: 2700mm Height Porcelain Tiles	
	Other Baths	: Porcelain Tiles up to Ceiling Height	
	Other Areas	: Plaster and Paint / Masonry Wall	
<b>Floor Finishes</b>	Car Porch	: Homogeneous Tiles	
	Apron (Applicable to Corner & End Units Only)	: Cement Render	
	Side Terrace (Applicable to Corner & End Units Only)	: Homogeneous Tiles	
	Foyer / Living / Dining	: Porcelain Tiles	
	Bedroom 3	: Porcelain Tiles	
	Other Bedrooms	: Laminate Flooring	
	Baths	: Porcelain Tiles	
	Dry Kitchen	: Porcelain Tiles	
	Wet Kitchen / Yard	: Ceramic Tiles	
	Staircase	: Laminate Flooring	
	Utility & Other Areas	: Cement Render	
<b>Sanitary &amp; Plumbing Fitting</b>	Water Closet	<b>Type A</b>	<b>Type B</b>
		3	3 (Intermediate Units) 4 (Corner & End units)
	Basin	3	3 (Intermediate Units) 4 (Corner & End units)
		3	3 (Intermediate Units) 4 (Corner & End Units)
	Shower	3	3 (Intermediate Units) 4 (Corner & End Units)
		1	1
<b>Electrical Installation</b>	Lighting Point	21 (Intermediate Units)	21 (Intermediate Units)
		23 (Corner & End Units)	23 (Corner & End Units)
	Ceiling Fan Point	6 (Intermediate Units)	6
		7 (Corner & End Units)	
		1	1
	Power Point	19	19
	Air Conditioning Point	5	5
	Door Bell Point	1	1
	Water Heater Point	3	3 (Intermediate Units) 4 (Corner & End Units)
		1	1
<b>Internal Telecommunication Trunking and Cabling</b>	Fibre Wall Socket	1	1
<b>Fencing</b>	Brick Wall and Mild Steel Grille, Refuse Chamber, Letter Box, and Mild Steel Gate		
<b>Painting</b>	Emulsion Paint		
<b>Turfing</b>	Provided		



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
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

## 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

## 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

## Public Transport

UKM KTM	3 km
Pusat Hentian Kajang	6 km
Kajang KTM	9 km
Kajang MRT	9 km
Stadium Kajang MRT	11 km



EXPERIENCE THE  
SERENE LIFE.  
JOIN THE COMMUNITY TODAY.

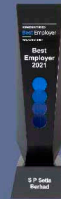
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Awards (Gold)



17-TIME WINNER  
FIABCI Malaysia  
Property Awards



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Setia Alamsari

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Stay Together. Stay Setia  
livelearnworkplay

Setia

Setia Alamsari – Phase 1 - P2A (2-Storey Terrace 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.: 30101-4/03-2025/0336(A)-(L) • Validity Period: 28/03/2023 – 27/03/2025 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: MPKJ 2/P/2/2021 • Expected Date of Completion: April 2025 • Land Encumbrances: Maybank Investment Bank Berhad • Tenure of Land: Freehold • Number of Units: 114 • Built-up Area: 1,685 sq.ft. - 1,938 sq.ft. • Selling Price: RM747,000 (Min) – RM1,069,000 (Max) • Discount 7% for Bumiputera

Setia Alamsari – Phase 2 - P2A-2 (2-Storey Terrace 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.: 30101-7/05-2026/0414(N)-(L) • Validity Period: 14/05/2024 – 13/05/2026 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: MPKJ.OSC/B01/3/228-2023 Bill.(39)dlm.MPKJ 2/P/2/2021 • Expected Date of Completion: Mac 2026 • Land Encumbrances: Maybank Investment Bank Berhad • Tenure of Land: Freehold • Number of Units: 60 • Built-up Area: 1,685 sq.ft. - 1,938 sq.ft. • Selling Price: RM760,000 (Min) – RM1,066,000 (Max) • Discount 7% for Bumiputera

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