

CALLIANDRA

DOUBLE STOREY CLUSTER HOUSE

SETIA  TROPIKA
the Ultimate Lifestyle



A tropical lifestyle, the perfect base for a balanced and peaceful life



Setia Tropika is home to the finest residences in a picture-perfect resort development. The 740-acre freehold land is nestled within the embrace of a 12-acre Town Park, with the soothing hues of nature at dawn that sends a cool breeze to wake you up, or the tranquility of dusk and the peace it represents.

Life is beautiful at Setia Tropika.



GATED & GUARDED

24-hr security patrols, perimeter fencings and controlled access



WELL CONNECTED

Easy access to CBD and Customs, Immigration & Quarantine Complex



LUSH GREENERY

Home to the 12-acre, award-winning Town Park with various thematic parks



COMMUNITY ACTIVITIES

Yearly communal campaigns and activities are held for residents



FACILITIES & AMENITIES

From grocers to restaurants and banks, everything that matters to you is right here

CALLIANDRA DOUBLE STOREY CLUSTER HOUSE

As beautiful inside as it is breathtaking outside



Beautifully crafted, these exquisite homes merge the verdant green of the surrounding landscapes with European-inspired designs in a harmonious way; connecting the exterior to interior spaces to interpret the needs of privacy, warmth and openness through contemporary, understated architecture.





Floor Plans

Lot size:
35' x 70'

Built-up area:
2,602 sq. ft.

5 Bedrooms
5 Bathrooms



Where every home is a corner unit



Calliandra Cluster House are wonderfully designed to form a 96-unit low density enclave with everything you could wish for and more.

Each residence comes complete with spacious living and dining areas which engender an elegant yet luxurious interior aesthetic; where the layout creates a stylish setting for your home life.



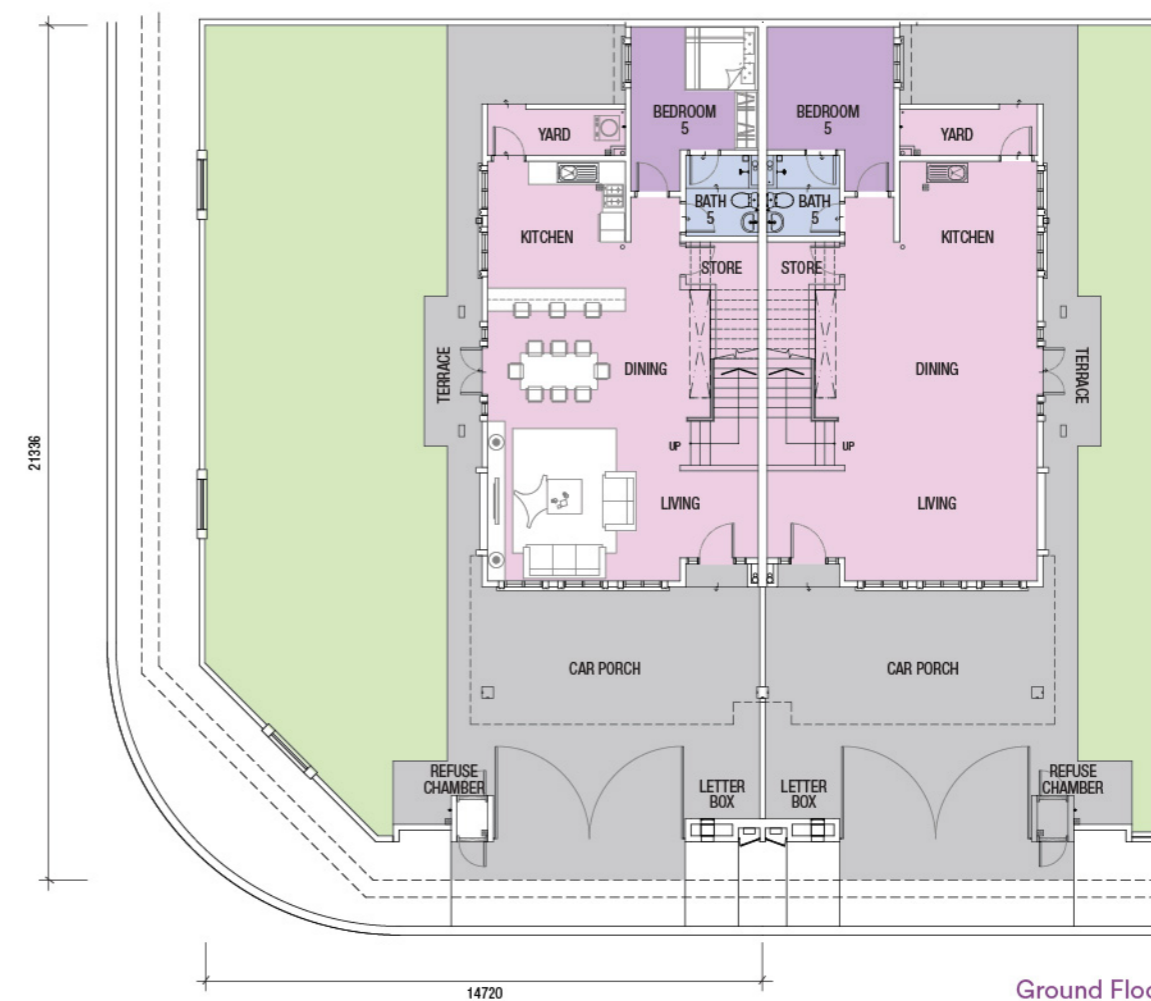
Simplicity and luxury exist in harmony as both the interior and exterior promote natural lighting and ventilation. There is a sense of connection between inside and outside; the benefits of maximised built-up space over two levels of well-planned accommodation.

Land size:
35' x 70'

Built-up area:
2,602 sq. ft.

5 Bedrooms
5 Bathrooms

Master Bedroom with
ensuite wardrobe
and bathroom

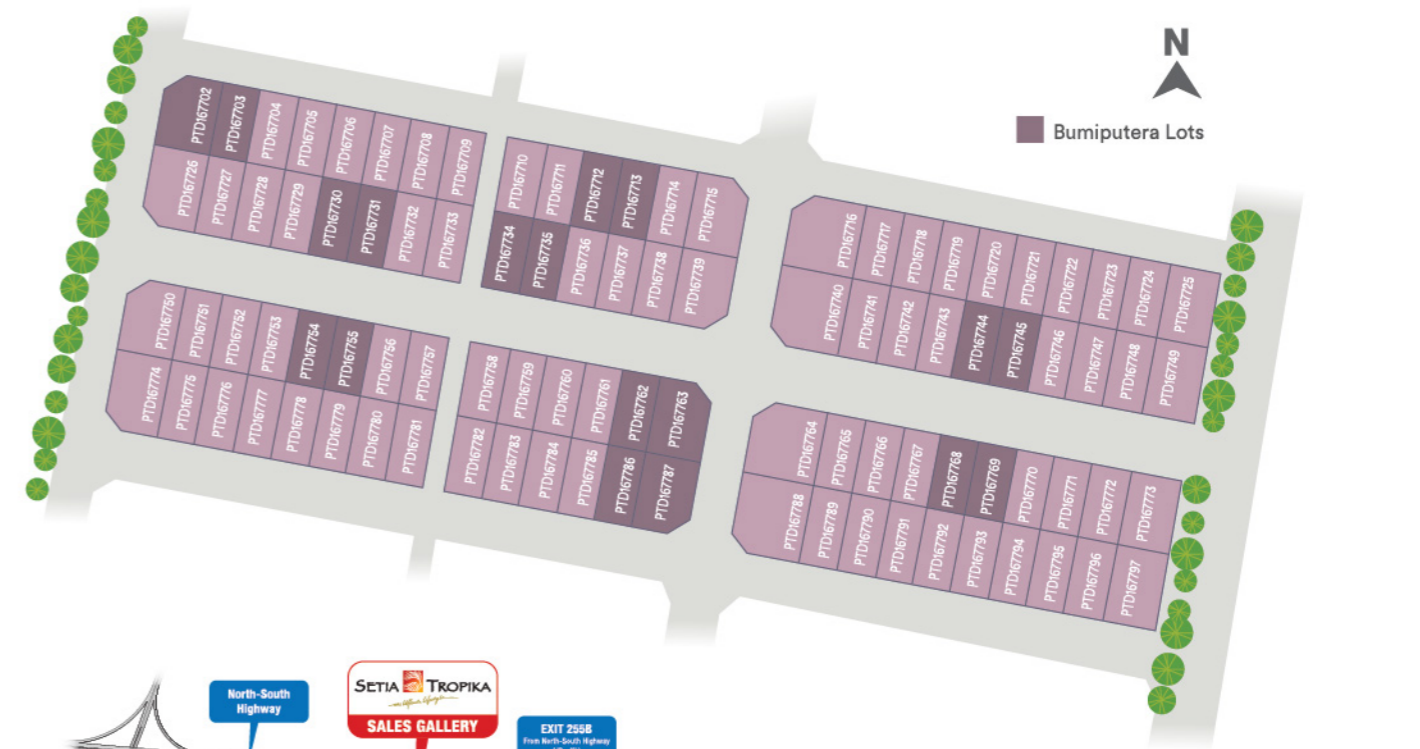


Specifications

Structure	:	Reinforced Concrete Framework																																												
Wall	:	Brickwall																																												
Roof covering	:	Concrete Roof Tiles / Reinforced Concrete Flat Roof																																												
Roof framing	:	Quality Roof Truss																																												
Ceiling	:	Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat																																												
Windows	:	Aluminium Frame Glass Window																																												
Doors	:	Plywood Flush Door / Plywood Flush Door With Fixed Louvre / WBP Door / HDF Flush Door / Aluminium Frame Sliding Door / Aluminium Frame Door																																												
Ironmongery	:	Quality Lockset																																												
<hr/>																																														
Wall finishes	:	Kitchen - 3000mm high tiles Yard - 3000mm high tiles Master Bath, Bath 2, 3, 4 & 5 - 3000mm high tiles																																												
<hr/>																																														
Floor finishes	:	<u>Ground Floor</u> Living / Dining / Kitchen / Bedroom 5 / Bath 5 / Yard / Store - Tiles Car porch / Driveway - Tiles Terrace - Tiles Staircase - Tiles Other areas - Cement render <u>First Floor</u> Master Bedroom / Bedroom 2, 3 and 4 / Corridor - Tiles Master Bath / Bath 2, 3 and 4 - Tiles Staircase - Tiles Other areas - Cement render																																												
<hr/>																																														
Sanitary and plumbing fittings	:	Kitchen sink - 1 no. Wash basin - 5 nos. Toilet roll holder - 5 nos. Soap holder - 2 nos. Shower rose - 5 nos. W.C. - 5 nos.																																												
<hr/>																																														
		<table border="1"> <thead> <tr> <th></th> <th>Intermediate/Std. End</th> <th>Std. Corner</th> </tr> </thead> <tbody> <tr> <td rowspan="8">Electrical installation</td> <td>Lighting point</td> <td>22 nos.</td> <td>22 nos.</td> </tr> <tr> <td>Power point</td> <td>26 nos.</td> <td>26 nos.</td> </tr> <tr> <td>Ceiling fan point</td> <td>7 nos.</td> <td>7 nos.</td> </tr> <tr> <td>TV point</td> <td>2 nos.</td> <td>2 nos.</td> </tr> <tr> <td>Water heater point</td> <td>3 nos.</td> <td>3 nos.</td> </tr> <tr> <td>Booster pump point</td> <td>1 no.</td> <td>1 no.</td> </tr> <tr> <td>Air-con point</td> <td>7 nos.</td> <td>7 nos.</td> </tr> <tr> <td>Autogate point</td> <td>1 no.</td> <td>1 no.</td> </tr> <tr> <td rowspan="3">Internal telecommunication trunking and cabling</td> <td>Telephone point</td> <td>1 no.</td> <td>1 no.</td> </tr> <tr> <td>Data point</td> <td>2 nos.</td> <td>2 nos.</td> </tr> <tr> <td>* Fencing</td> <td colspan="2">Low brick wall with M.S. grille, M.S. Gate, Refuse chamber, TNB Meter Compartment & Letter box</td> </tr> <tr> <td>* Turfing</td> <td colspan="2">Nil</td> </tr> <tr> <td>* Gas piping</td> <td colspan="2">Nil</td> </tr> </tbody> </table>		Intermediate/Std. End	Std. Corner	Electrical installation	Lighting point	22 nos.	22 nos.	Power point	26 nos.	26 nos.	Ceiling fan point	7 nos.	7 nos.	TV point	2 nos.	2 nos.	Water heater point	3 nos.	3 nos.	Booster pump point	1 no.	1 no.	Air-con point	7 nos.	7 nos.	Autogate point	1 no.	1 no.	Internal telecommunication trunking and cabling	Telephone point	1 no.	1 no.	Data point	2 nos.	2 nos.	* Fencing	Low brick wall with M.S. grille, M.S. Gate, Refuse chamber, TNB Meter Compartment & Letter box		* Turfing	Nil		* Gas piping	Nil	
	Intermediate/Std. End	Std. Corner																																												
Electrical installation	Lighting point	22 nos.	22 nos.																																											
	Power point	26 nos.	26 nos.																																											
	Ceiling fan point	7 nos.	7 nos.																																											
	TV point	2 nos.	2 nos.																																											
	Water heater point	3 nos.	3 nos.																																											
	Booster pump point	1 no.	1 no.																																											
	Air-con point	7 nos.	7 nos.																																											
	Autogate point	1 no.	1 no.																																											
Internal telecommunication trunking and cabling	Telephone point	1 no.	1 no.																																											
	Data point	2 nos.	2 nos.																																											
	* Fencing	Low brick wall with M.S. grille, M.S. Gate, Refuse chamber, TNB Meter Compartment & Letter box																																												
* Turfing	Nil																																													
* Gas piping	Nil																																													

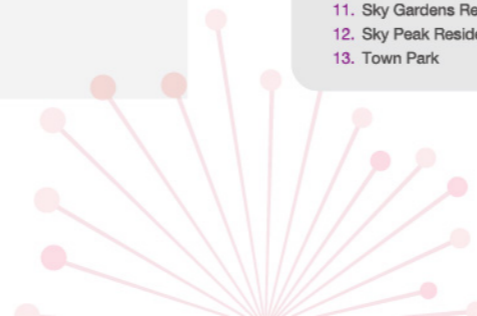
Note : The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.

Calliandra Site Plan



- LEGEND**
- | | | |
|---|--|------------------------------------|
| 1. Show Village | 14. Linear Park | 29. Licuala Garden Precinct |
| 2. Tropika Welcome Centre
Setia Sales Gallery
(S P Setia, Customer Relations) | 15. Surau | 30. Areca Green Precinct |
| 3. Retail, F&B and services | 16. Basketball Court | 31. Caryota Square Precinct |
| 4. McDonald's | 17. Spice Garden | 32. Dictyo Alba Precinct |
| 5. Office Tower | 18. Pocket Park | 33. Alexandre Avenue Precinct |
| 6. KDN Complex
(Ministry of Home Affairs Complex) | 19. The Pool House | 34. Elata Vita @ Elata Haven |
| 7. Petronas | 20. Fenix Villas | 35. Elata Nova @ Elata Haven |
| 8. Livistonia V, Livistonia VI, Livistonia VII | 21. Beach Resort Villas @ The Resort | 36. Cycas @ Palmyra Sanctuary |
| 9. Livistonia VIII | 22. Ski Resort Villas @ The Resort | 37. Callidora @ Palmyra Sanctuary |
| 10. Livistonia IX | 23. Twin Villas @ The Resort | 38. Calliandra @ Palmyra Sanctuary |
| 11. Sky Gardens Residences | 24. Longevia Bungalows @ Fenix Villas | 39. Alocasia @ Palmyra Sanctuary |
| 12. Sky Peak Residences | 25. Exclusive Bungalows @ Fenix Villas | 40. Proposed International School |
| 13. Town Park | 26. The Movint @ Caranday | FD. Future Development |
| | 27. The Glamor @ Caranday | |
| | 28. The Giltz @ Caranday | |

Setia Tropika Master Plan



Regional Map



Stay Together. Stay Setia
livelearnworkplay



Call 07 237 2255

Setia Indah Sdn Bhd 198901008253 (185555-H)
Setia Tropika Sales Gallery
Tropika Welcome Centre
No.10, Jalan Setia Tropika 1/21, Taman Setia Tropika, 81200 Kempas
Johor Bahru, Johor Darul Takzim, Malaysia. Fax 07 237 2225 Web www.setiatropika.com

Setia

Callandra (RCI) Double Storey Cluster Home • Standard Lot: 35' x 70' • Built-up: 2,602 sqft • Housing Developer's License No.: 8118/04-2028/0567(R) • Validity Period: 16/04/2023 - 15/04/2028 • Advertising & Sales Permit No.: 8118-71/01-2025/0046(N)-(L) • Validity Period: 13/01/2023 - 12/01/2025 • Expected Date of Completion: January 2025 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2021/14/BGN/123/RP • Land Tenure: Freehold • Land Charge: Free From Encumbrances • Individual Title: Available • Total Units: 96 units • Price: (Min) RM 1,251,529. (Max) RM 1,608,435 • 15% Discount For Bumiputera

Developer: Setia Indah Sdn Bhd

All art renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.

Sekatan Kepentingan: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahtemilkan dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.