



Casablanca 2

– CLUSTER HOMES –



“

*I think this
is the beginning
of a beautiful
friendship*

”

Casablanca 1942

“You
had me at
“hello”

Be mesmerized by the latest launch of the Cinematic Arts Precinct
at Setia AlamImpian – Casablanca 2 cluster homes.

Its astounding Moroccan-derived entrance statement admits every
affluent owner to a star-studded enclave that’s inspired by the
Academy Award-winning movie, Casablanca.



“Hello,
gorgeous



Do you still remember the moment you fell in love with someone or something that was so pleasantly beautiful and gorgeous?

Well, Casablanca 2 is where you rekindle that very special moment.

Awe-inspiring driveways that lead you to your opulently crafted home. Here, you will be greeted by sleek architectural lines that's modern and contemporary. Enjoy sunset vistas while sipping an aromatic cup of latte with your cherished ones, right from your luxurious garden.

It's time for you to fall in love with that something gorgeous, again...

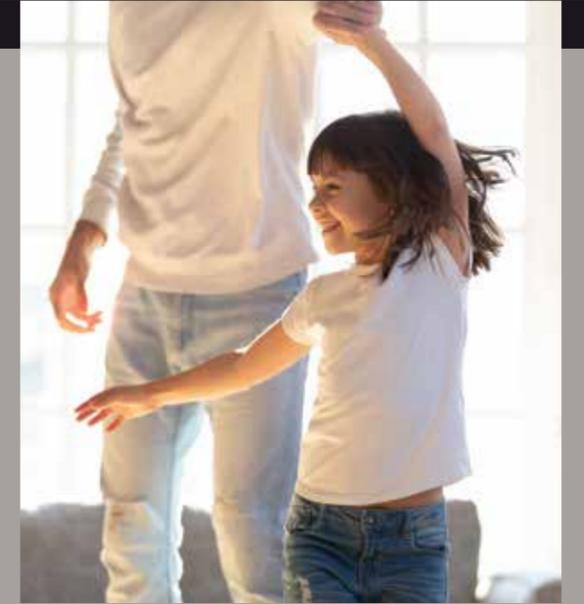


All illustrations are without fencing to show the overall building facade

“*There’s no
place like home*”

Rings true especially in Casablanca 2 cluster homes where the magical feeling of a cosy and welcoming abode is ever-present.

Large tall windows enhance good air flow and daylighting. A powder room adds a touch to its exclusivity. Spacious bedrooms, functional layouts and generous 25-foot living and dining spaces heighten the level and quality of comfortable living. Savour memorable moments with your loved ones as you create them every day – in the place you call, home.



“We'll always
have *Paris*”



Sweet memories last forever in our minds.

The Casablanca 2 low-density enclave was explored and designed to induce everlasting memories, in abundance. Lush tropical landscapes, a 2-km jogging track, tai chi plaza, parcourse station and the children's playground are just some of the many communal attractions and instagrammable spots here.

The timeless scene is set. Are you ready to embrace it?



LANDSCAPE MASTER PLAN



LEGEND

- 1 Main Entrance
- 2 Gathering Plaza
- 3 Walkway/Jogging Track
- 4 Parcours Station
- 5 Gazebo
- 6 Tai Chi Plaza
- 7 Feature Shelter
- 8 Children Playground
- 9 Multipurpose Court
- 10 Art Sculpture
- 11 Multi-generational Play Area

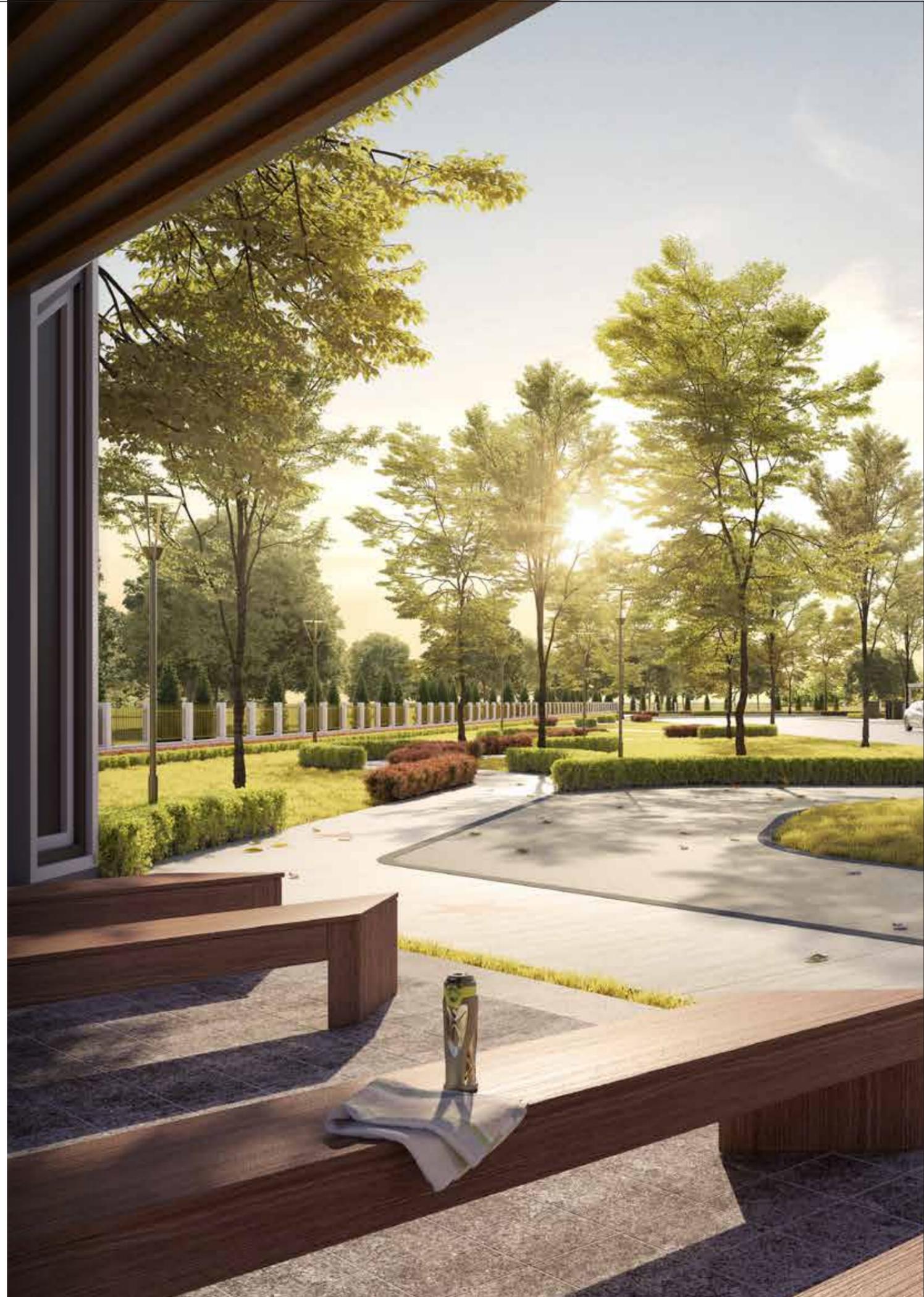


SITE PLAN

LEGEND

- TYPE A
- TYPE B

- 1 Main Entrance
- 2 Feature Shelter
- 3 Gathering Plaza
- 4 Walkway / Jogging Track
- 5 Parcours Station
- 6 Gazebo
- 7 Tai Chi Plaza



TYPE A

Lot Size
35' X 70'

Land Area
2,450 - 3,608 sq.ft

Built-up Area
2,340 sq.ft



TYPE B

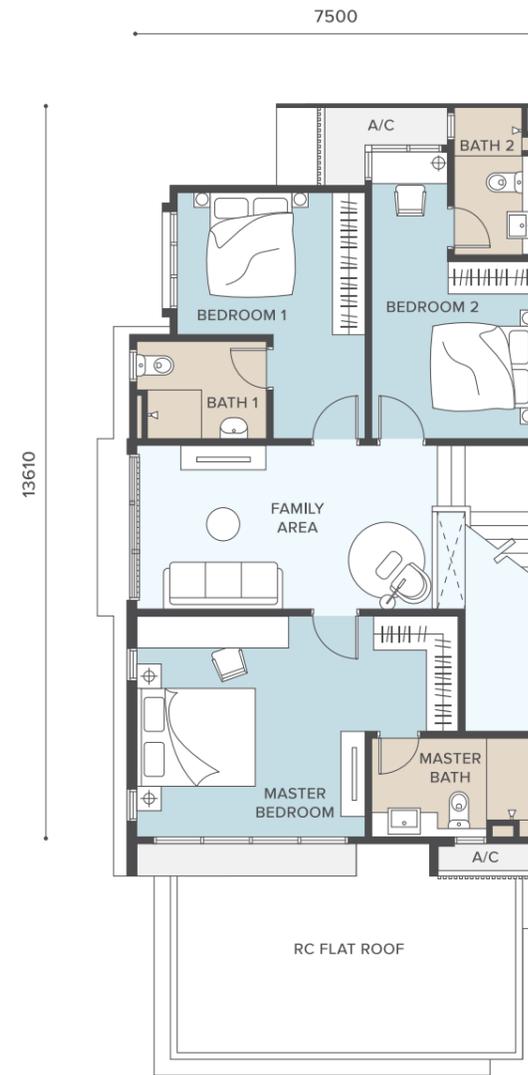
Lot Size
35' X 70'

Land Area
2,450 - 3,150 sq.ft

Built-up Area
2,339 sq.ft



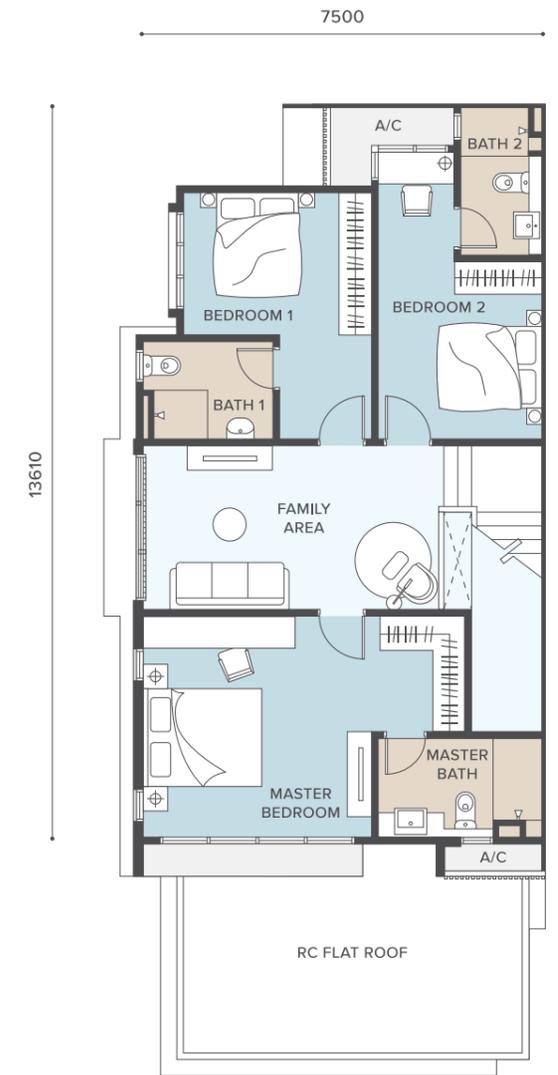
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS



STRUCTURE		Reinforced Concrete	
WALLS		Reinforced Concrete Lightweight Wall	
ROOF COVERING		Concrete Roof Tile / Flat Roof	
ROOF FRAMING		Light Weight Steel Trusses	
CEILING		Plaster Ceiling & Paint Skim Coat & Paint	
WINDOW	All Areas	Aluminium Framed Casement Aluminium Framed Fixed Glass Aluminium Framed Sliding Glass Aluminium Framed Top Hung	
DOORS	Main Entrance Dining Family Area Bedrooms Bathrooms Toilet Kitchen Store	Timber Door Aluminium Framed Sliding Door Aluminium Framed Sliding Door With Railing Timber Door Timber Door Timber Door Timber Door Timber Louvered Door	
IRONMONGERY		Provided	
WALL FINISHES	Internal Walls External Walls Kitchen Toilet & Bathrooms	Plaster & Paint Plaster & Paint Tiles up to 1500mm Tiles up to Ceiling Height	
FLOOR FINISHES	Car Porch & Driveway Living Dining Bedroom 3 Store Toilet Master Bedroom Bedroom 1 / Bedroom 2 Family Area Staircase Bathrooms Kitchen Yard Terrace	Tiles Tiles Tiles Tiles Tiles Tiles Timber Flooring Timber Flooring Timber Flooring Timber Flooring Tiles Tiles Tiles Tiles	
SANITARY & PLUMBING FITTINGS		TYPE A, A(C), A-1 & A-1(C)	TYPE B & B-1
	Kitchen Sink	1	1
	Water Closet	5	5
	Wash Basin	5	5
	Shower Head	4	4
	Hand Bidet	5	5
	Toilet Roll Holder	5	5
ELECTRICAL INSTALLATION			
	Light Point	36	36
	Power Point	26	26
	Air-Conditioner Point	6	6
	Water Heater Point	4	4
	Fan Point	8	8
	TV Point	2	2
	Autogate Point		Provided
	Door Bell Point		Provided
	Booster Pump		Provided
	Alarm System		Provided
INTERNAL TELECOMMUNICATION CABLING			Provided
FENCING			Provided
TURFING			Provided
GAS PIPING			Not Provided

“

You had me at “hello”

– Jerry Maguire (1996)

Hello, gorgeous

– Funny Girl (1968)

*There’s no place
like home*

– The Wizard of Oz (1939)

We’ll always have Paris

– Casablanca (1942)

”



Scan here for an immersive
360° walk-through experience



Stay Together. Stay Setia
livelearnworkplay

Call +603 5162 7600

Setia 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 A6-01 (Double storey cluster homes) • Developer: I&P Alam Impian Sdn Bhd 199601021892 (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: 9829/08-2023/0076(A) • Expiry Date: 25/08/2023 • Advertising Permit No: 9829-25/09-2024/0156(A)-(L) • Validity Period: 08/09/2022 - 07/09/2024 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1(PS)/SEK.35/0105-2021 • Expected Date of Completion: Sept 2024 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances: Alliance Bank Malaysia Berhad • No of Units: 64 • Selling Price: Min RM1,445,333 - Max RM1,730,889 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT