

The background is an abstract digital composition. It features a bright, glowing light source in the upper center, creating a lens flare effect. From this source, numerous thin, white, curved lines radiate outwards, some following straight paths while others curve gracefully. These lines intersect to form a subtle grid pattern on the lower half of the image. The overall color palette is a range of light blues and greys, with the brightest areas being almost white.

SETIA CITY

@ S E T I A A L A M

————— MALAYSIA'S BEST MASTER PLAN COMMERCIAL HUB —————

Our commitment to deliver excellence is what drives us always
TO BE THE BEST IN ALL WE DO

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Originally a construction company, S P Setia was incorporated in 1974 and listed on Bursa Malaysia in 1993. The Group refocused its core business to property development with supporting businesses in construction, infrastructure and wood-based manufacturing in 1996.

Fast forward four decades, S P Setia is Malaysia's leading listed real estate luminary with a proven track record of innovation-driven developments, setting new benchmarks with every successful project. With a clear vision and the strong LiveLearnWorkPlay philosophy, the Group is committed to creating meaningful environments for people from all walks of life.

*Awards and accolades that
motivate us to strive better*

**A PASSION FOR EXCELLENCE
& INNOVATION**

Setia

Over the years, S P Setia has earned numerous awards and recognition locally and internationally for its outstanding performance. The Group's passion for excellence has garnered 15 FIABCI Prix d'Excellence Awards, making it the only Malaysian property developer to receive this recognition 15 times.

Other awards including winning the FIABCI Malaysia Property Award 14 times, The Edge Top Property Award 13 times, the Kincentric Best Employers Malaysia Award 11 times, The EdgeProp Malaysia's Best Managed Property Awards 2021, Malaysia Landscape Architecture Award (MLAA), BCI Asia Top Ten Property Award, Starproperty.my Award, Putra Brand Award, High Qlassic Achievement Award by the Construction Industry Development Board (CIDB), and more.



*Making measurable
progress to create success*
**CELEBRATING THE
SUCCESS OF SETIA ALAM**

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Setia Alam won FIABCI Prix
d'Excellence Awards in 2013 for
**BEST MASTER
PLAN DEVELOPMENT**



Population is estimated
to increase to
170,000
by 2028

85 %
developed
with excellent
infrastructure and amenities



**Sustainable
development**



37,000
units of residential
properties



Easily accessible via
**HIGHWAYS &
EXPRESSWAYS**

Future-proofing the city with smart ways of living and working
BUILDING TOMORROW TODAY

Setia City is the dynamo that powers the economic sustainability of Setia Alam. Its visionary master plan has all the elements to ensure that this thriving commercial hub evolves in anticipation of the changing needs and expectations of the immediate and wider community.

“The way we shape Setia City will eventually shape how we live, learn, work and play here. Therefore, Setia City is about improving liveability, creating business and career opportunities, and catering to the people’s changing needs.”

– Datuk Tan Hon Lim, Executive Vice President.



Accessibility transforms the way we live, learn, work and play
CONNECT, GROW AND SUSTAIN

.....



live

An extraordinary spectrum of homes, from ground-breaking affordable dwellings to the ultimate in luxury residences, ensure that anyone can live their best life in Setia Alam.



learn

Educational institutions like primary and secondary schools as well as private and international schools are located in the vicinity for easy access by the community.



work

With the smart and sustainable Setia City as the main commercial centre of the township, this integrated commercial hub unfolds a wide range of business opportunities.



play

Indoor and outdoor entertainment is aplenty with the township's recreational parks and lifestyle malls situated around the township.

Join the city and reap the rewards
240 ACRES OF EXCITING ECONOMIC OPPORTUNITIES

Setia City welcomes adventurous partners to come on board to help develop the commercial enclave and grow S P Setia's signature township. It is an opportune time for investors to join the community as Setia City is one of the final pieces of the puzzle that will complete Setia Alam.

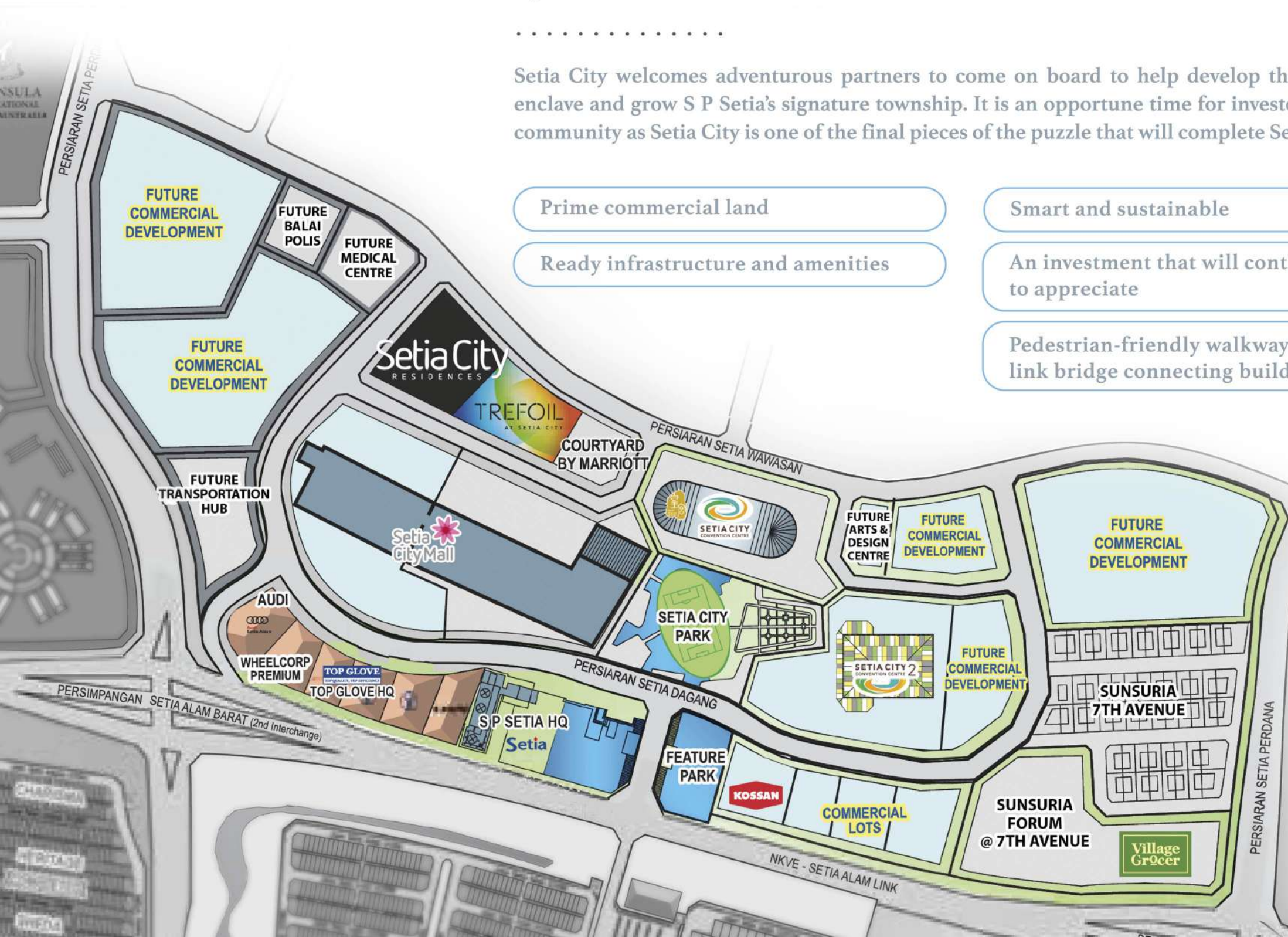
Prime commercial land

Ready infrastructure and amenities

Smart and sustainable

An investment that will continue to appreciate

Pedestrian-friendly walkways and link bridge connecting buildings



Setia City Mall



TREFOIL
AT SETIA CITY

Affordable yet stylish offices in
an award-winning city
FLEXIBLE SPACES THAT KEEP UP
WITH CHANGING NEEDS

Trefoil comprises three towers of practical SOFO (small office, flexible office) units that can be customised to meet the requirements of start-ups, studios, small offices, and more. Just an elevator ride away, at the ground level, are 13 retail lots ranging from 1,356 sq.ft. to 12,637 sq.ft., which are ideal for service, conveniences and F&B.



GROUND FLOOR



FIRST FLOOR

FOR SALE / TO LET

Retail	Shop 1	Shop 2	Shop 3	Shop 3A	Shop 5	Shop 6	Shop 7	Shop 8	Shop 9	Shop 10	Shop 11	Shop 12	Shop 13	
Type	CL	IL	IL	IL	IL	CL	CL	IL	IL	IL	IL	CL	IL	
Area (sq.ft.)	GF	2,379	1,819	3,089	1,163	1,356	1,808	1,862	1,259	1,206	5,920	3,251	3,315	12,637
	1 st Floor	1,970	2,476	2,680	2,820	-	2,196	2,056	1,776	1,076	2,411	1,227	1,249	-
	Total	4,349	4,295	5,769	3,983	1,356	4,004	3,918	3,035	2,282	8,331	4,478	4,564	12,637





Setia City
RESIDENCES

Retail made for various
business needs and ventures
WHERE COMMERCE MEETS
CONVENIENCE AND OPPORTUNITY

Setia City Residences is a luxury serviced apartment tower with retail spaces at ground level that are available for sale or lease. Accessible not just to the residents of Setia City Residences but also the general public, this retail will offer a spectrum of top-notch shopping, dining, leisure and service opportunities.



VARIOUS RETAIL SPACES FOR ALL TYPES OF BUSINESSES



FOR SALE / TO LET

Retail		Shop 1	Shop 2	Shop 3	Shop 4	Shop 5	Shop 6	Shop 7	Shop 8	Shop 9	Shop 10
Type		CL	IL	CL	IL	IL	IL	IL	IL	CL	INDIVIDUAL LOT
Area (sq.ft.)	GF	3,757	3,143	3,703	1,668	2,217	4,531	3,391	2,970	2,895	2,432
	1 st Floor	2,583	3,132	2,658	3,003	1,679	2,196	1,399	1,733	1,711	1,572
	Total	6,340	6,275	6,361	4,671	3,896	6,727	4,790	4,703	4,606	4,004



Stay Together. Stay Setia
livelearnworkplay

Call 603 3343 2255

Setia Alam Welcome Centre

No. 2, Jalan Setia Indah AD U13/AD, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor, Malaysia
F 603 3345 2255 E bsa-sales@spsetia.com W www.setiaalam.com.my



Setia

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