

Melodia 2

DOUBLE STOREY TERRACE HOMES

FREEHOLD

H A R M O N Y I N S E R E N I T Y L I V I N G

**Presenting
Melodia 2;
a symphony
of our latest
terrace
offerings
in Setia
AlamImpian's
Musical Art
Precinct.**





Aerial view of Melodia 2

Resonating Live Through the Rhythm of Life

Choose your dream home from two design options that complement your passion for arts. Be enchanted by the grandeur of your cultured surroundings and enjoy complete serenity in an ecosystem dedicated to heighten your style and redefine 'living' in every minute detail of your dream abode.

Enhance your experience through our type B offerings, which features a double fronting design for a totally immersing experience as you enjoy an almost 360 degree view of your artful surroundings.

*Type B
Double Frontage
Windows*





Freehold
Residential



Strategic
Location



**Modern &
Contemporary**
Design

Front Facade



Orchestrate the Tranquilizing Lifestyle

As the 'heart' of Setia Alam Impian, Melodia 2 maintains the township unique features which includes dedicated parks packed with musical theme landscaping.

Connect effortlessly to a wide variety of readily available amenities merely minutes away from your majestic abode as you enjoy the magnificence of the Symphony Garden, Melody Pocket Park, Melodia Walk, Symphony Pavillion & Melody Yard.



**Musical
Themed Parks
& Landscapes**



**Greenery for an
eco-friendly
society**



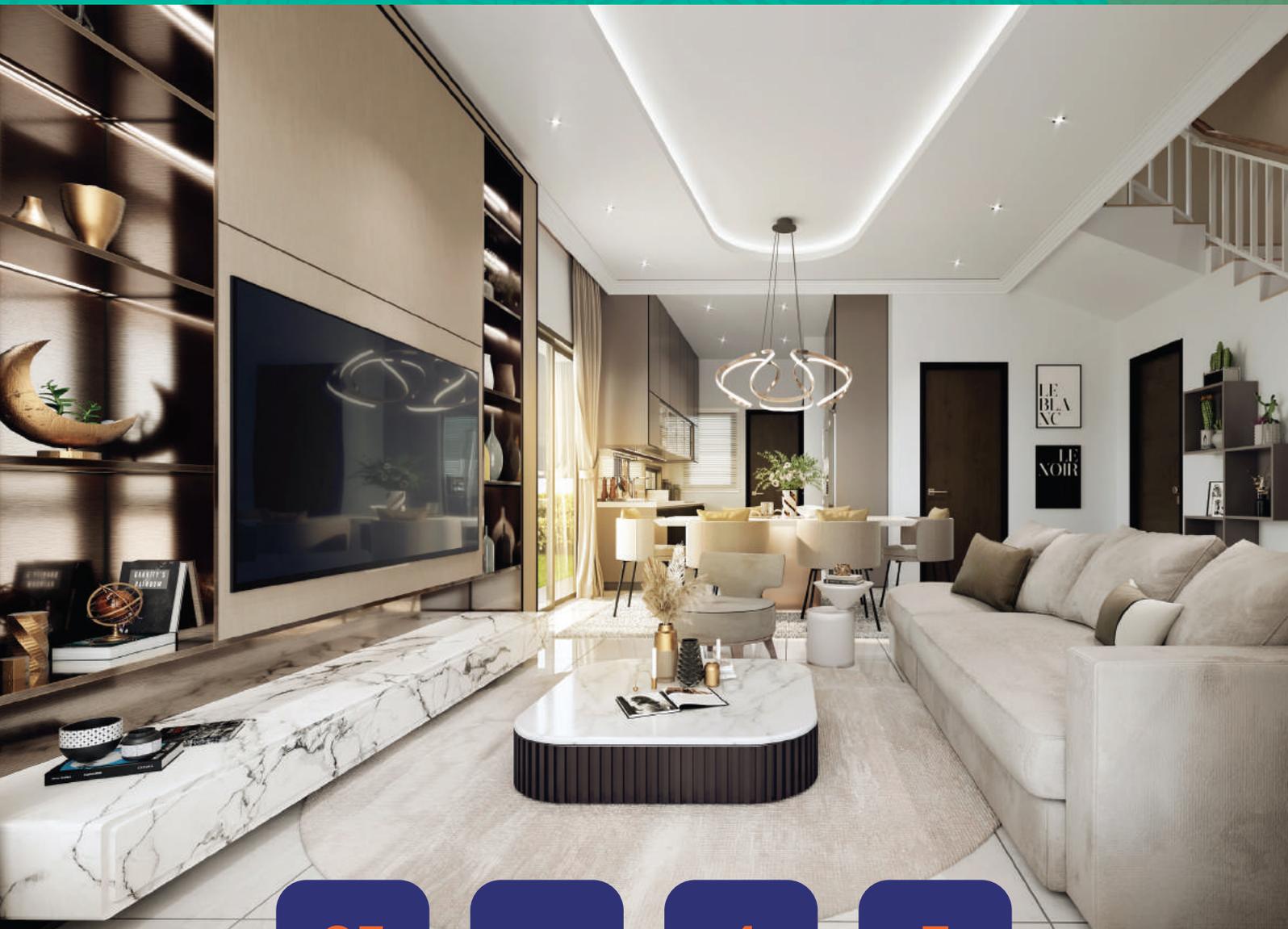


Melody Walk

Symphony Garden



Melody Yard



65
Units

Lot Size
22' x 75'

4
Bedrooms

3
Bathrooms

Captivating Style, in Perfect Harmony

All 65 exclusive units emphasizes on form and function with a contemporary, modern theme that enhances its exquisite design. Unwind and enjoy a sense of relaxing comfort that immediately greets you within the tranquil spaces.

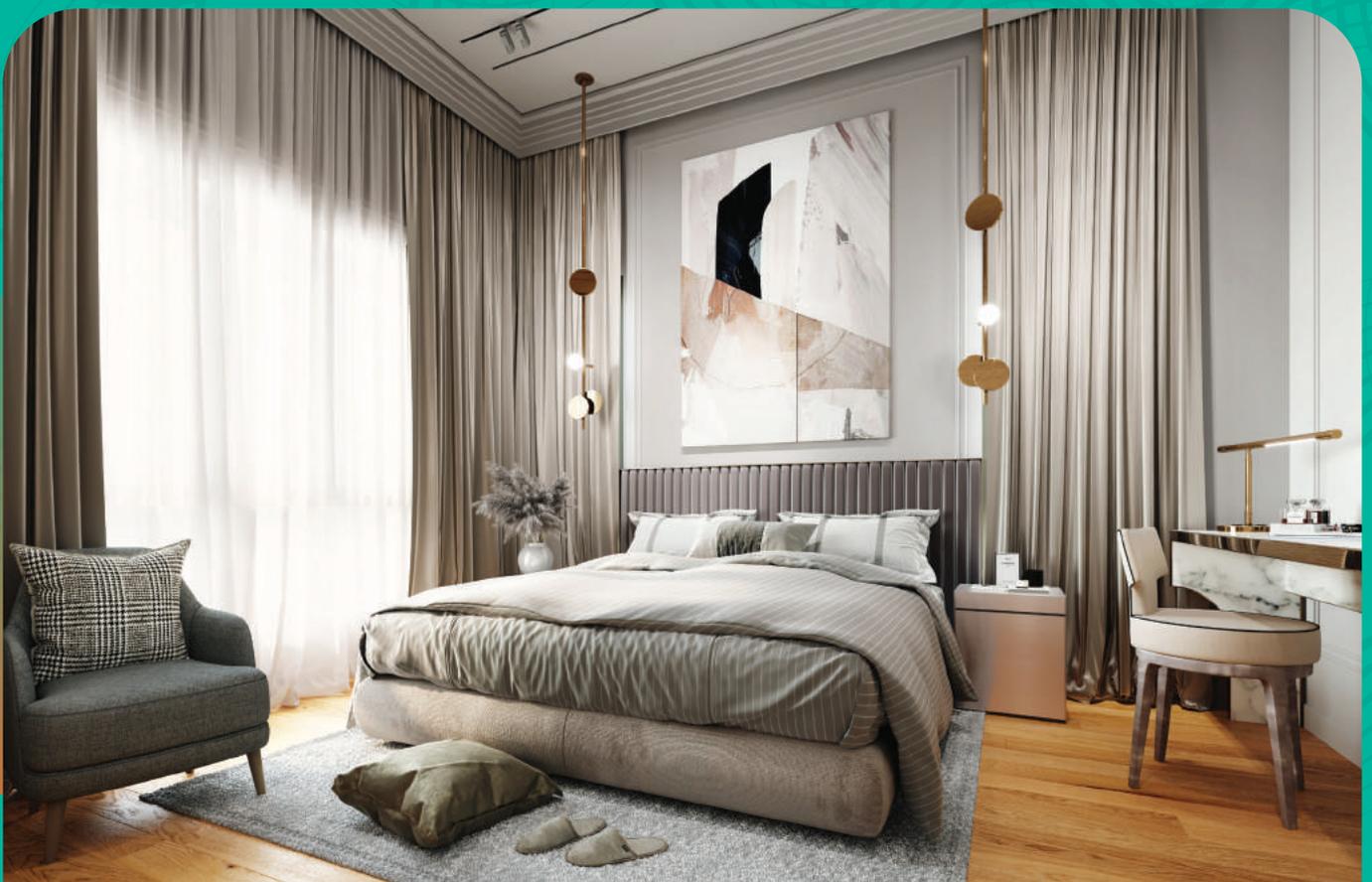
Experience your amazing lifestyle artfully crafted to foster family bonding. With a built-up area ranging from 1,652 - 1,710 sq. ft., each distinctive home features ample space to meet your family's creativity needs.



Living Area



Master Bedroom



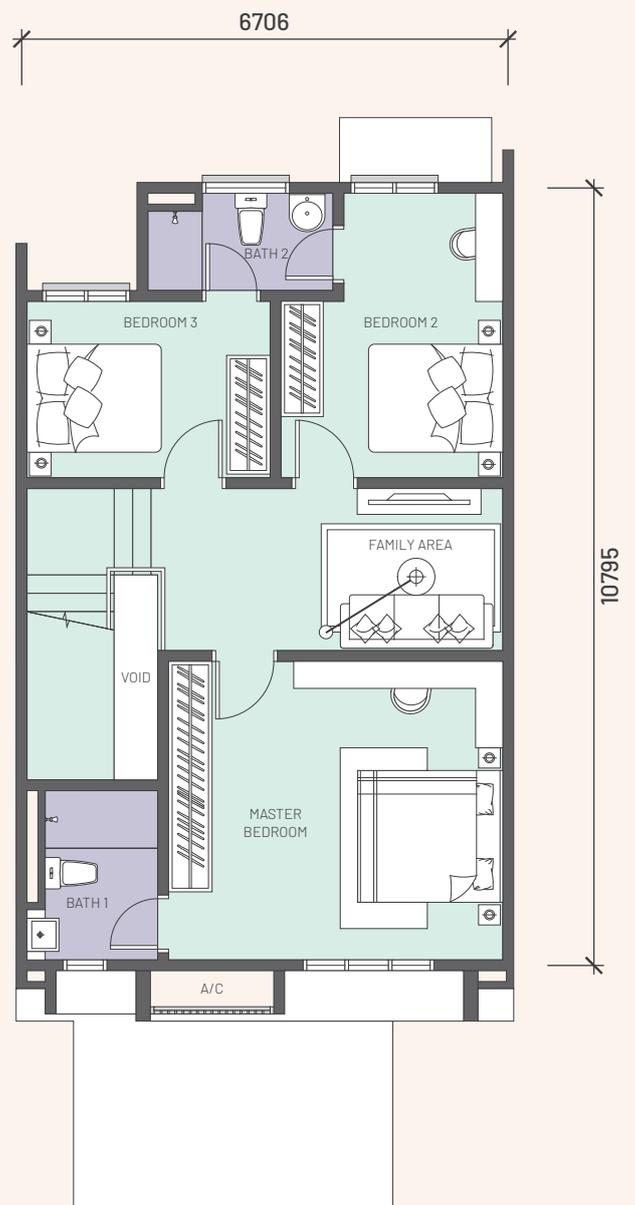
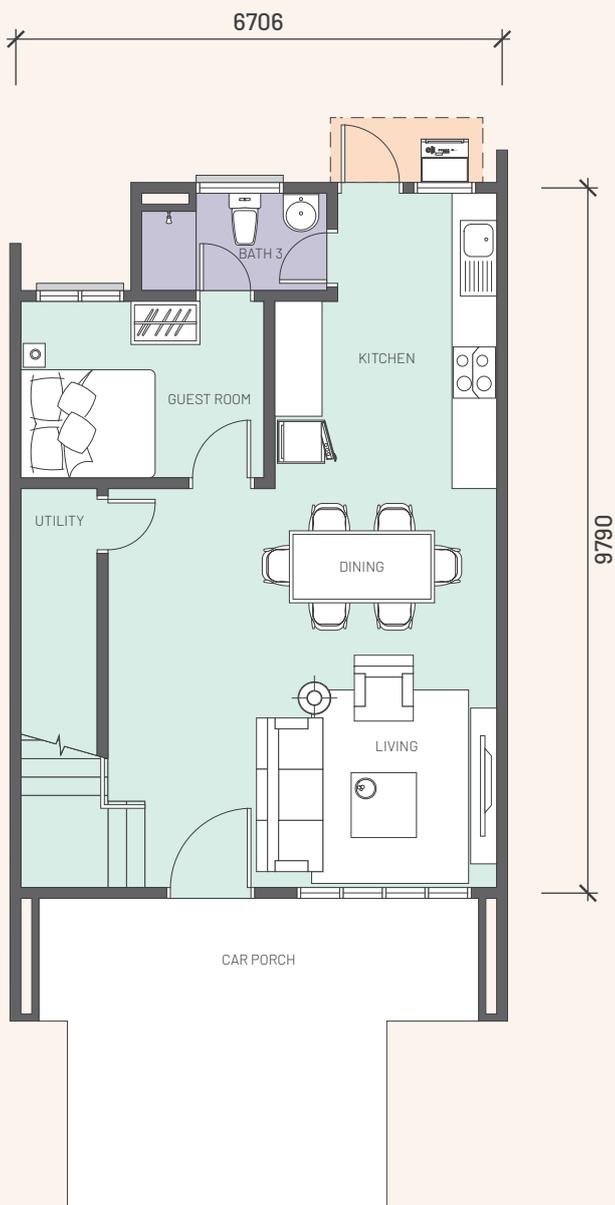
TYPE A1

INTERMEDIATE

LOT SIZE:
22' x 75'

LAND AREA:
1,650 sq. ft.

BUILT-UP AREA:
1,652 sq. ft.



GROUND FLOOR

FIRST FLOOR

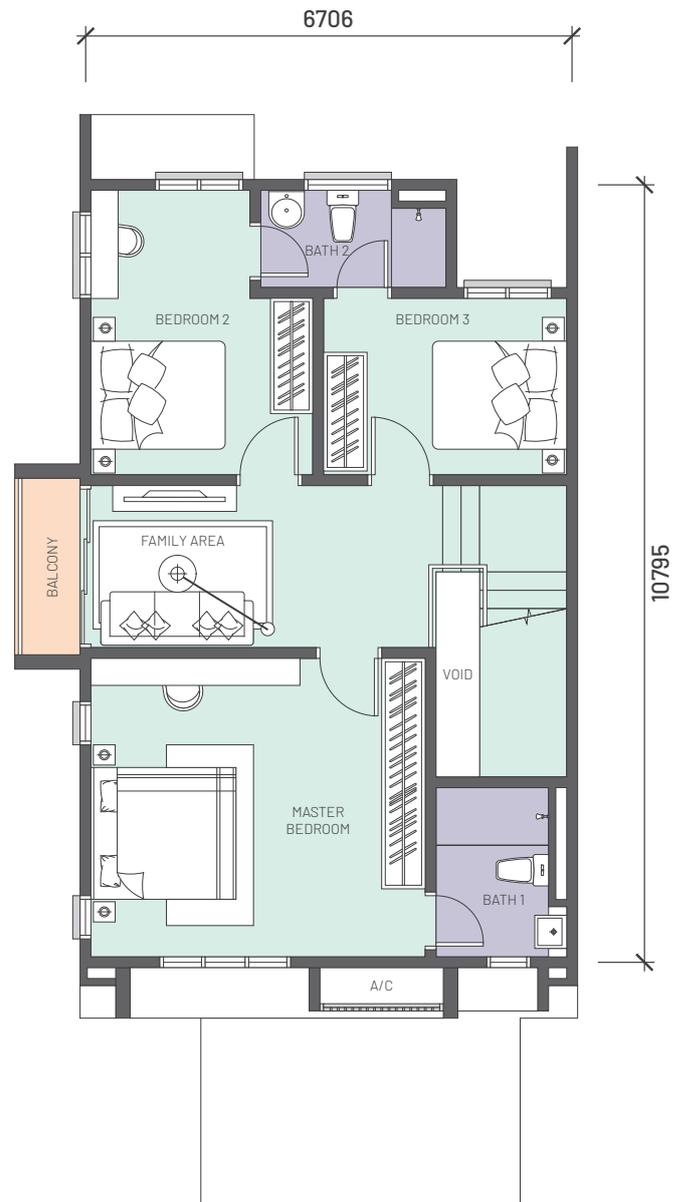
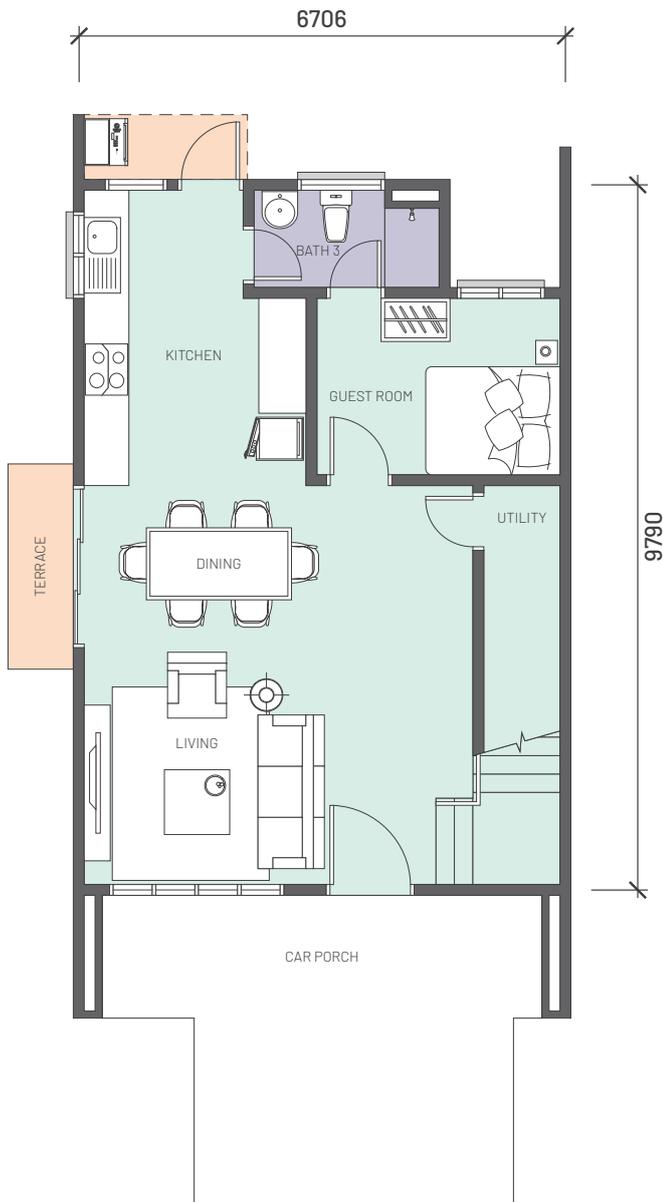
TYPE A2/A3

END / CORNER

LOT SIZE:
22' x 75'

LAND AREA:
2,925 sq. ft. - 3,562 sq. ft.

BUILT-UP AREA:
1,710 sq. ft.



GROUND FLOOR

FIRST FLOOR

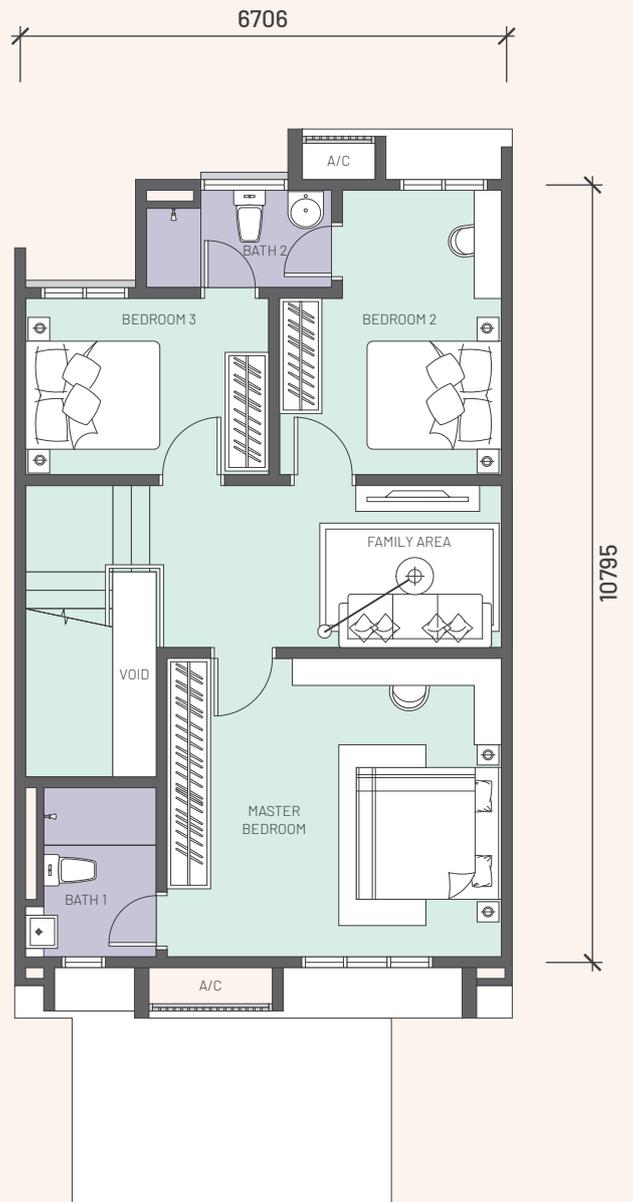
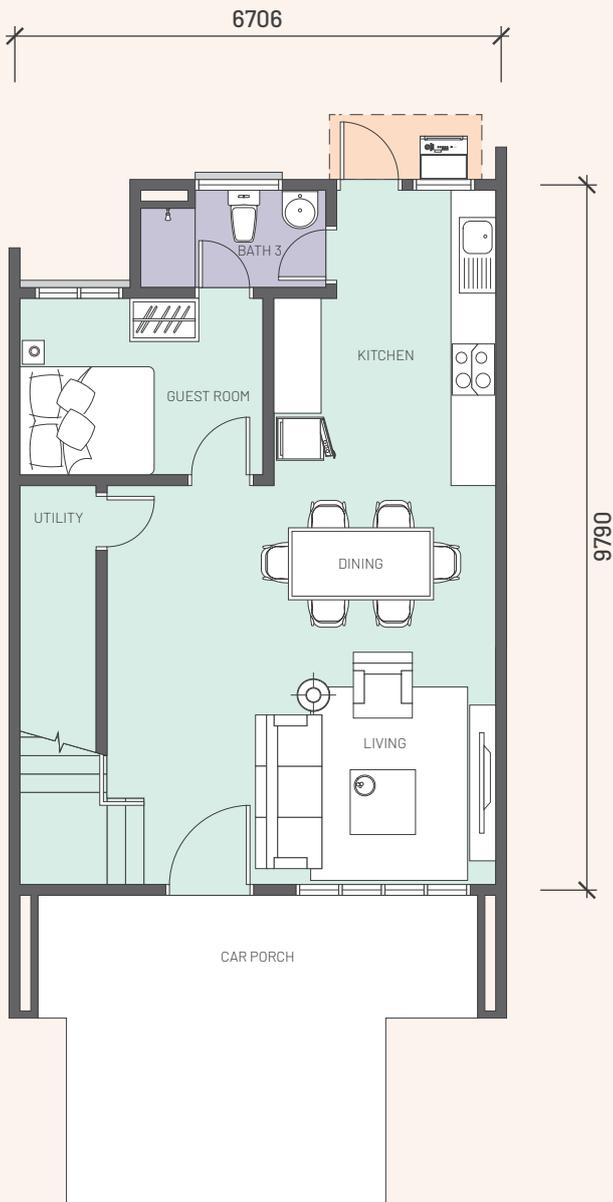
TYPE B1

INTERMEDIATE

LOT SIZE:
22' x 75'

LAND AREA:
1,650 sq. ft.

BUILT-UP AREA:
1,652 sq. ft.



GROUND FLOOR

FIRST FLOOR

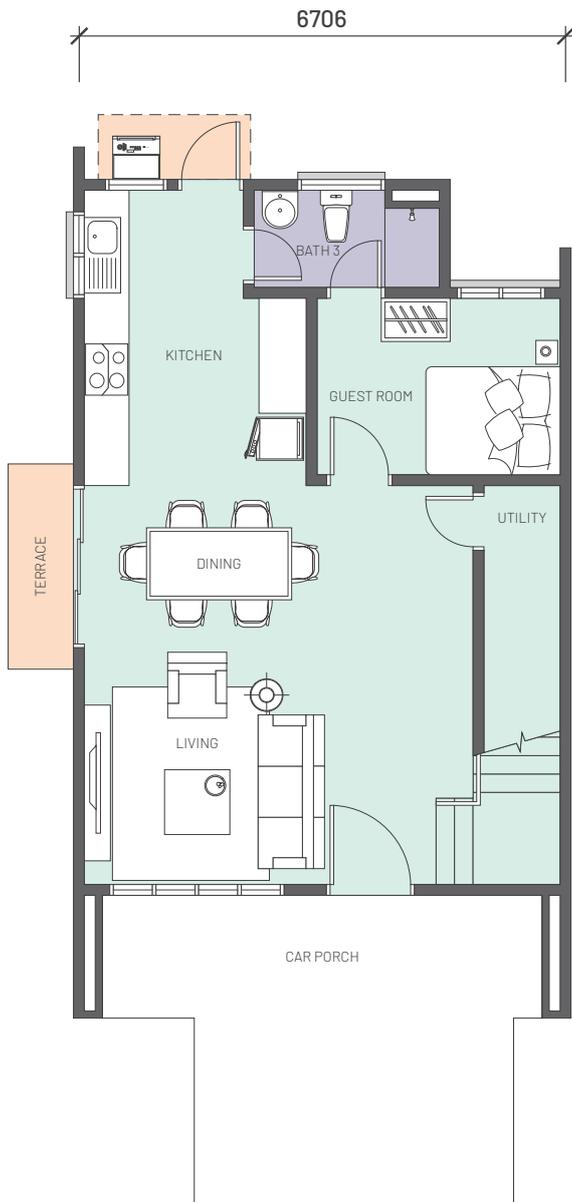
TYPE B2

CORNER

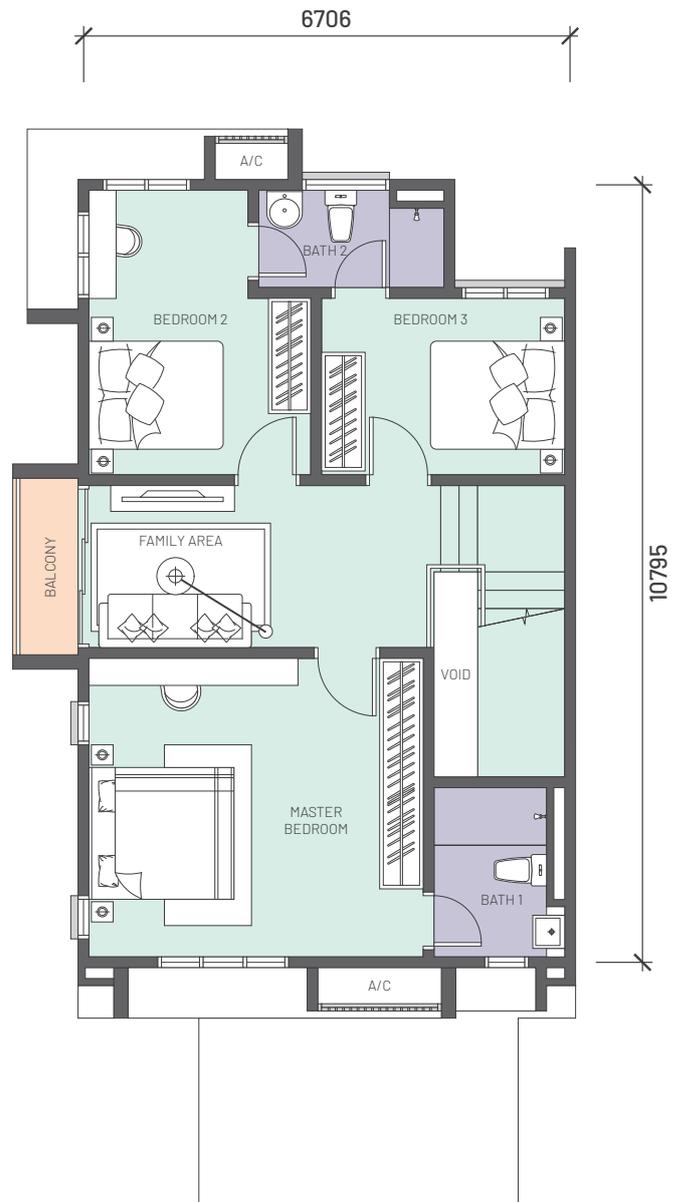
LOT SIZE:
22' x 75'

LAND AREA:
2,925 sq. ft. - 3,000 sq. ft

BUILT-UP AREA:
1,710 sq. ft.



GROUND FLOOR

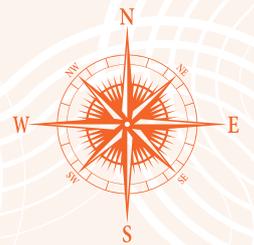
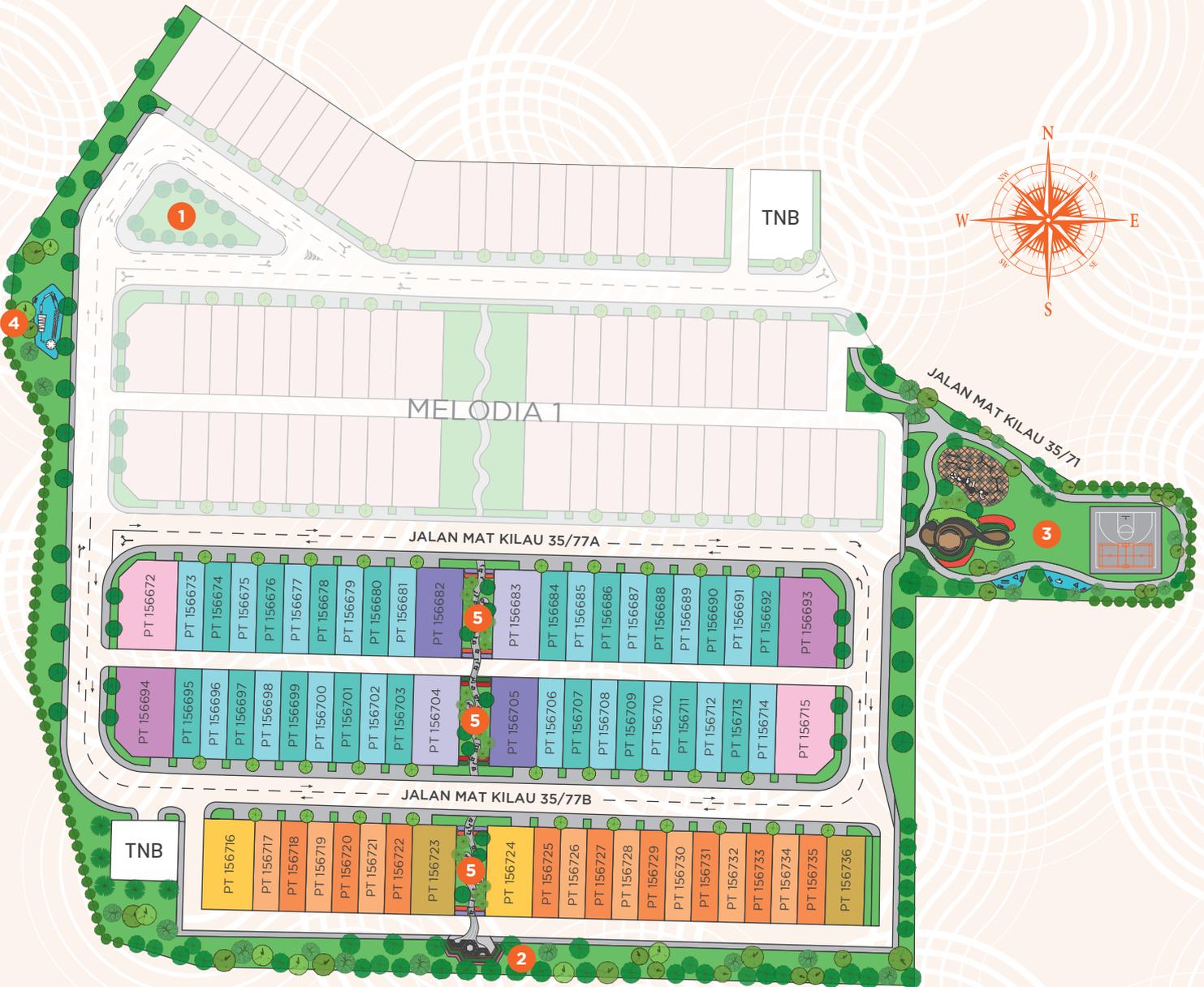


FIRST FLOOR

Site Plan

LEGEND

■ TYPE A1	■ TYPE A2	■ TYPE A3	■ TYPE B1	■ TYPE B2
■ TYPE A1-M	■ TYPE A2-M	■ TYPE A3-M	■ TYPE B1-M	■ TYPE B2-M



MELODIA GARDENS

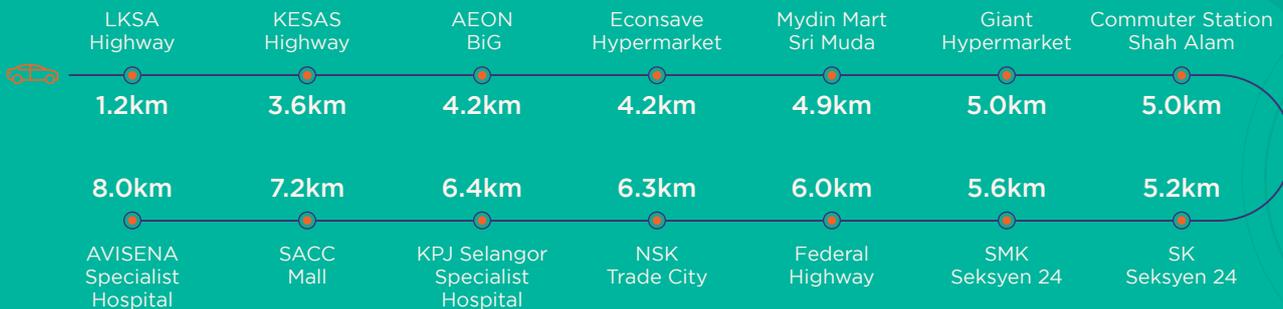
- | | | |
|--|---|---|
| <p>1 MELODY TERRACE
- Melody Courtyard
- Pergola Swing</p> <p>2 MELODY YARD
- Patio/Deck</p> | <p>3 SYMPHONY GARDEN
- Symphony Terrace
- Symphony Pavilion
- Playground
- Sports Court
- Jogging Track & Bicycle Lane
- Multipurpose Lawn
- Fitness Station</p> | <p>4 GYM STATION
- Integrated Gym</p> <p>5 POCKET GARDENS
- Melody Walk
- Musical Notes Benches</p> |
|--|---|---|

Building Specifications

STRUCTURE	Reinforced Concrete Structural Frame					
WALL	Cement Sand Brick / Clay Brick (Party Wall)					
ROOF COVERING	Reinforced Concrete / Metal Deck Roof					
ROOF FRAMING	Lightweight Steel Trusses / RC Slab at Car Porch					
CEILING	Skim Coat & Paint Plaster Ceiling & Paint					
WINDOWS	All Areas	Aluminum Frame Casement Window with Fixed Glass Panel Aluminum Frame Casement Window Aluminum Frame Fixed Window Aluminum Frame Top Hung Window Aluminum Frame Sliding Window				
DOORS	Main Entrance	Timber Door				
	Dining / Balcony (End / Corner)	Aluminum Frame Sliding Door				
	Bedrooms	Flush Door				
	Bathrooms	Flush Door				
	Kitchen	Flush Door				
	Utility	Flush Door with Louvres				
IRONMONGERY	Provided					
WALL FINISHES	Internal & External	Plaster & Paint				
	Kitchen	Tiles Up to 1500mm				
	Bathrooms	Tiles Up to Ceiling Height				
FLOOR FINISHES	Car Porch	Tiles				
	Living & Dining	Tiles				
	Guest Room	Tiles				
	Kitchen	Tiles				
	Staircase	Laminated Floor				
	Bedrooms	Laminated Floor				
	Family Area	Laminated Floor				
	Bathrooms	Tiles				
	Terrace (End / Corner)	Tiles				
	Balcony (End / Corner)	Tiles				
	Utility	Cement Render				
SANITARY & PLUMBING FITTINGS		TYPE				
		A1/A1-M	A2/A2-M	A3/A3-M	B1/B1-M	B2/B2-M
	Water Closet	3	3	3	3	3
	Wash Basin	3	3	3	3	3
	Hand Bidet	3	3	3	3	3
	Shower Head	3	3	3	3	3
	Toilet Roll Holder	3	3	3	3	3
	Kitchen Sink	1	1	1	1	1
ELECTRICAL INSTALLATION	Light Point	26	28	28	26	28
	Fan Point	7	7	7	7	7
	Power Point	24	24	24	24	24
	TV Point	2	2	2	2	2
	A/C Point	5	5	5	5	5
	Water Heater Point	3	3	3	3	3
	Door Bell Point	Provided				
	Auto Gate Point	Provided				
	Booster Pump	Provided				
	Alarm System	Provided				
INTERNAL TELECOMMUNICATION CABLING	Provided					
FENCING	Provided					
TURFING	Provided					
GAS PIPING	Not Provided					

Merely a Heartbeat Away

Melodia 2 is cleverly nestled in the uniquely blissful township of Setia Alam Impian surrounded by convenience and is connected to various academic institutions, lifestyle malls, business hubs and healthcare centres via a myriad network of major highways which includes LKSA, ELITE, KESAS and the Federal Highway.



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

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Setia

Phase A3-08 (Double storey terrace) • 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: 9829-23/04-2023/0315(L) • Validity Period: 08/04/2021 – 07/04/2023 • Advertising Permit No: 9829-23/04-2023/0315(P) • Validity Period: 08/04/2021 – 07/04/2023 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1(PS)/SEK.35/0102-2020 • Expected Date of Completion: Apr 2023 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units: 65 • Selling Price: Min RM782,800 - Max RM1,134,800 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT