



SETIA  
**SERAYA**  
— RESIDENCES —

PRESINT 15, PUTRAJAYA

FREEHOLD LUXURY RESIDENCES



**UNITING  
NATURE &  
MODERN  
LIFESTYLE**

# THE FUTURE OF SUSTAINABLE METROPOLITAN LIVING IS HERE

Created for discerning city dwellers, Setia Seraya Residences represents the city's fashionable address. It houses a range of superbly designed condominiums, optimising comfort & convenience with a unique modern elegance. A harmonious and refreshing environment to live, in style.



CONNECTIVITY



CONVENIENCES



COMMUNITY PARK



\*Artist's Impression Only

Serene & Lush Landscape

Sky Garden with Spectacular Views

Hanging Lounge

Exclusive 363 Units  
1,002 sq.ft. - 1,420 sq.ft.



IOI Palm Garden Resort

IOI City Mall

UPM

Serdang Hospital

UNITEN

The International Modern Arabic School

\*Artist's Impression Only



# UNIT PLANS

**TYPE A**  
Typical Storey Plan

🏠 1,002 sq.ft. 3 🛏️ + 2 🚿



**TYPE B**  
Typical Storey Plan

🏠 1,202 sq.ft. 4 🛏️ + 3 🚿



**TYPE C**  
23<sup>rd</sup>-24<sup>th</sup> Floor Storey Plan

🏠 1,420 sq.ft. 3 🛏️ + 2 🚿 + 1 🌂

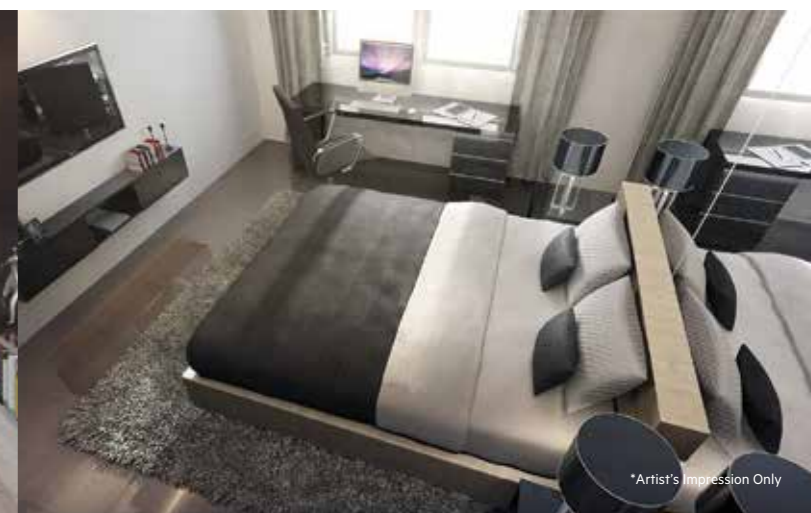


# SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALL	Concrete Wall and / or Brick Wall	
ROOFING COVERING	Concrete Slab and / or Metal Deck where applicable	
ROOFING FRAMING	Reinforced Concrete	
CEILING	Bathrooms	: Plaster Ceiling
	Other Areas	: Skim Coat & Paint to underside of Reinforced Concrete Slab and / or Plaster Ceiling where applicable
WINDOWS	Aluminium Framed Glass Window	
DOORS	Main Entrance	: Fire Rated Door
	Balcony	: Sliding Glass Door
	Others	: Painted Plywood Flush Door
IRONMONGERIES	Quality Ironmongery	
WALL FINISHES	Internal Walls	: Plaster & Paint and / or Skim Coat & Paint
	Bathrooms	: Porcelain Tiles up to Ceiling Height
	Balcony and / or Yard	: Plaster & Paint and / or Skim Coat & Paint
	Kitchen	: Ceramic Tiles to 1.5m High
FLOOR FINISHES	Living and / or Dining	: Porcelain Tiles
	Bedrooms	: Porcelain Tiles
	Bathrooms	: Porcelain Tiles
	Balcony and / or Yard	: Ceramic Tiles
	Kitchen	: Porcelain Tiles

	TYPE A	TYPE B	TYPE C	
SANITARY AND PLUMBING FITTINGS	Water Closet	2	3	2
	Basin	2	3	2
	Shower	2	3	2
	Kitchen Sink	1	1	1
ELECTRICAL INSTALLATION	Lighting Point	16	19	18
	Fan Point	5	6	5
	13 Amp Power Point	15	18	16
	Door Bell Point	1	1	1
	A/C Point c/w Concealed Piping	4	4	4
	SMATV Point	2	2	2
	Electrical Distribution Board	1	1	1
	Gas Point	1	1	1
	Telephone Point	1	1	1
	Intercom Point	1	1	1

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

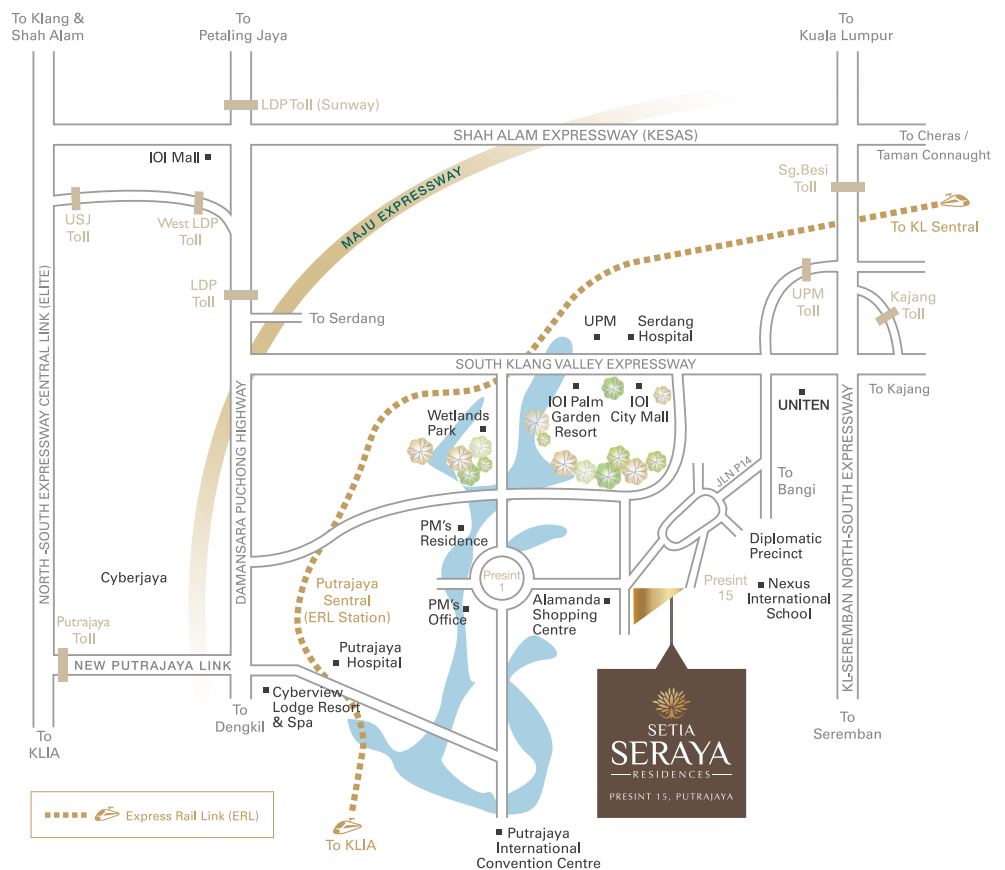


All areas and / or measurements stated in this Brochure are approximates only and are subject to final survey, and the above plans are subject to change(s) as may be required by the relevant authorities.

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# A PRIVILEGED LIFESTYLE THAT IS REMARKABLY ACCESSIBLE

Situated right in the heart of Putrajaya, Setia Seraya Residences enjoy easy access to all major conveniences and hubs including the KLIA, universities, malls and of course the KL City Centre via a strategic network of highways including the South Klang Valley Expressway (SKVE), the MEX Expressway, North-South Highway and Shah Alam Expressway (KESAS).



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Stay Together. Stay Setia  
livelearnworkplay



Developer License No : 7403/10-2023/2302(R) .Validity Period : 08/10/2022-07/10/2023 .Land Tenure : Freehold .Land Authority Approving Plan : PPJ/PER/KBKB/2015/P15-165(24) .Perbadanan Putrajaya .Completion Dste : 26/10/2022 . Encumbrances N/A . Type Of Development : Condominium . Development Name : Setia Seraya Residences . Carpark-2units . Type A-1,002 sqft, Type B-1,202 sqft, Type C-1,420 sqft . Total Unit-363 units . Total Available Unit-179units . Price RM536,000(Min) - RM1,215,600(Max) . 7% Discount For Bumiputera. DISCLAIMER : All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.

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