

FREEHOLD
CASA
Collection



CARESSA | 32'×65'

DOUBLE-STOREY LINKED SEMI-D HOMES

WINDOW TO BETTER LIVING

VIBRANT LIVING IN THE MOROCCAN GARDENS

Nestled in one of the enchanting gardens of the 775-acre Setia Alamsari, Casa Collection is an interpretation of luxury living amongst Moroccan gardens.

Splendour of lush green panorama, rich landscapes and intricate patterns, Casa Collection celebrates wellness living in style, modern grace and community spirit.



North-South
Orientation



Guarded
Community



All En-Suite
Bathrooms
at Level 1



8 Themed
Gardens







Strategic
Location



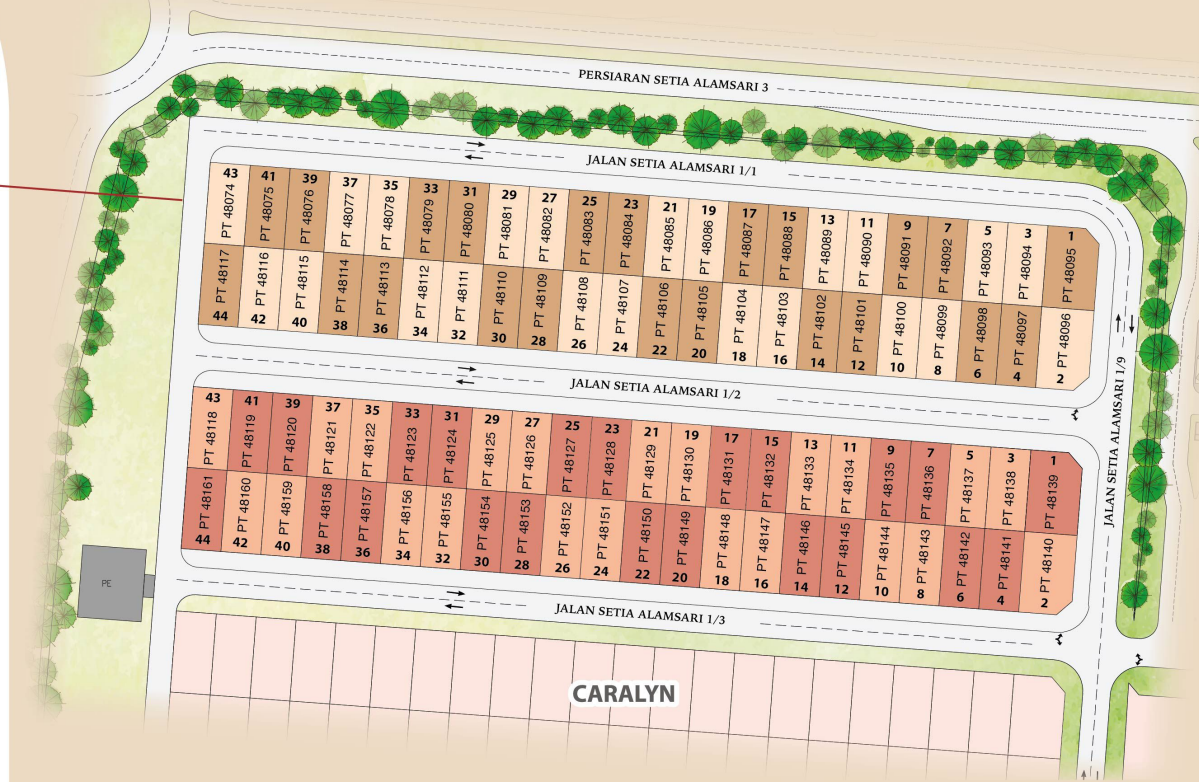
MASTER PLAN



Gardens

-  Casablanca Park
-  Serenity Pathway
-  Garden Of Lights
-  Field Of Happiness

SITE PLAN



LEGEND

-  Type A
-  Type B
-  Type C
-  Type D





CARESSA

TYPE A & B



4 Bedrooms



4 Bathrooms

Built-up size : 1,983 - 2,022 sq ft

GROUND FLOOR

FIRST FLOOR

END

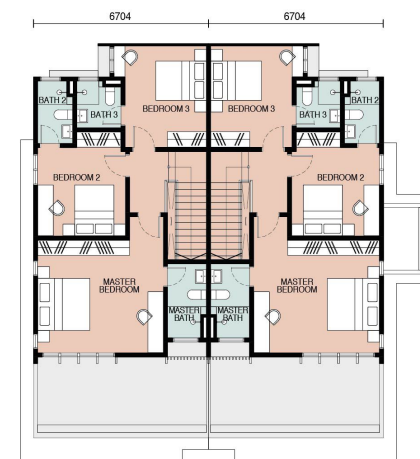
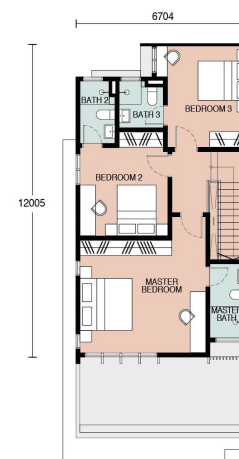
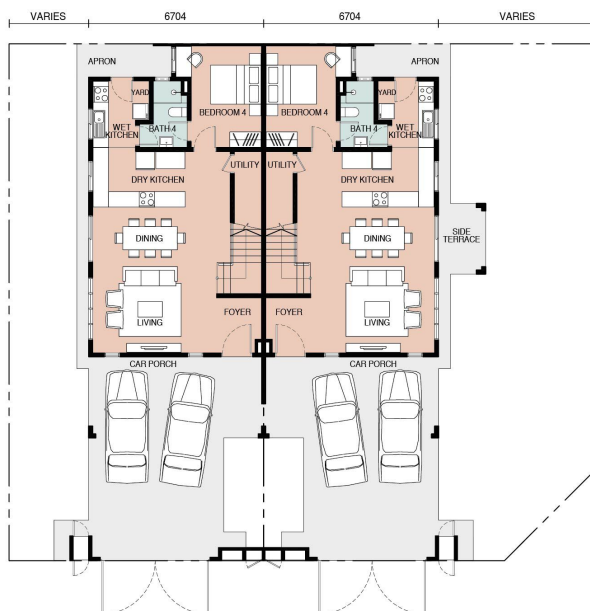
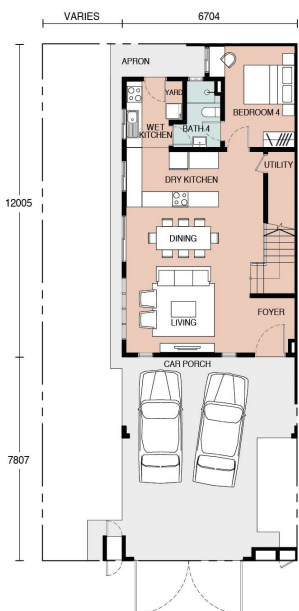
INTERMEDIATE

CORNER

END

INTERMEDIATE

CORNER





CARESSA

TYPE C & D



4 Bedrooms

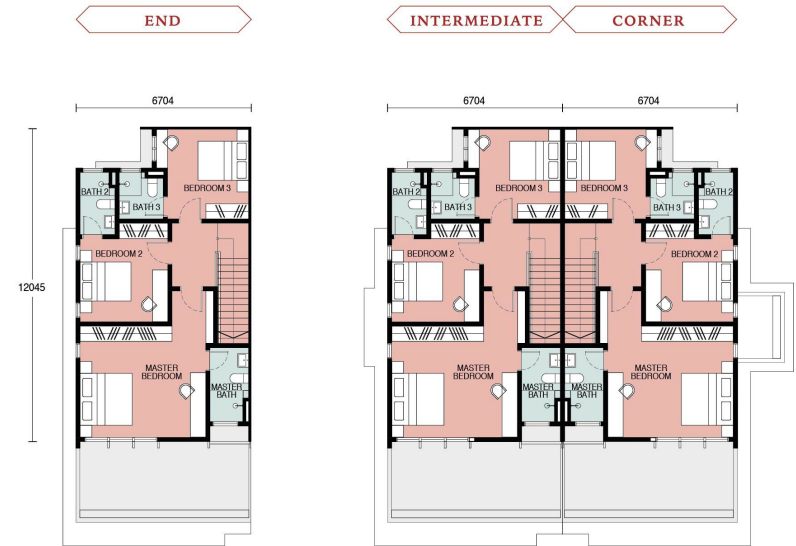
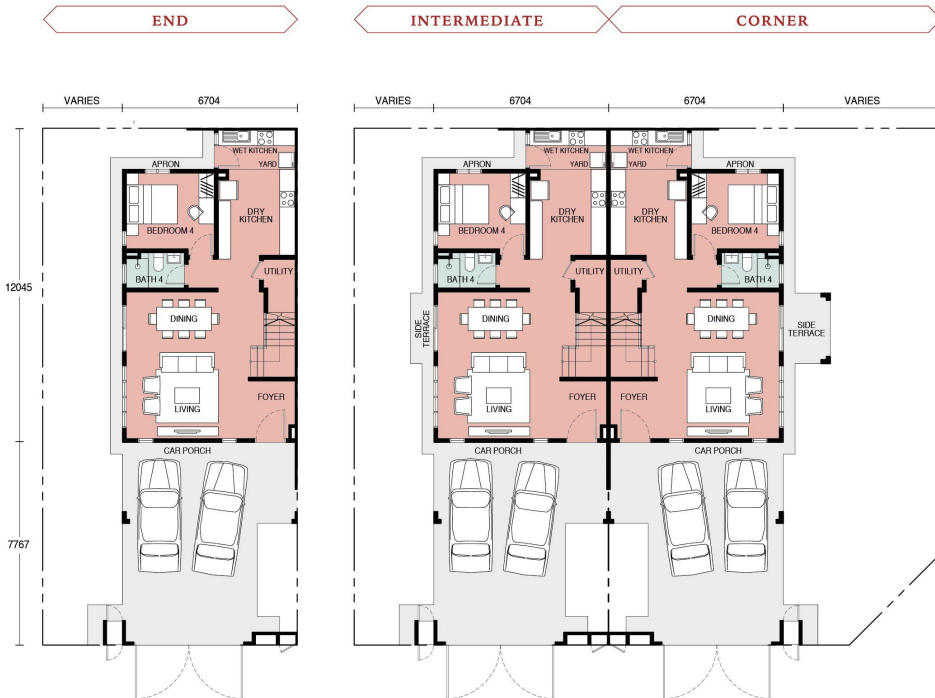


4 Bathrooms

Built-up size : 1,965 - 2,004 sq ft

GROUND FLOOR

FIRST FLOOR



SPECIFICATIONS

Structure	- Reinforced Concrete
Wall	- Masonry Wall
Roof Covering	- Roof Tiles / Concrete Slab
Roof Framing	- Metal Truss
Ceiling	- Concrete Slab / Plaster Ceiling
Windows	- Aluminium Framed Glass
Doors	- Main Entrance : Solid Timber Core Door Side Entrance : Aluminium Framed Sliding Door Others : Flush Door
Ironmongery	- Quality Ironmongery
Wall Finishes	- Dry Kitchen / Wet Kitchen (Type A & B) : 1500mm Height Ceramic Tiles Dry Kitchen / Wet Kitchen / Yard (Type C & D) : 1500mm Height Ceramic Tiles Master Bathroom : Porcelain Tiles up to Ceiling Height Other Bathrooms : Porcelain Tiles up to Ceiling Height Others : Plaster and Paint / Masonry Wall
Floor Finishes	- Car Porch / Apron : Homogeneous Tiles Side Terrace (Applicable to Corner & End Unit) : Homogeneous Tiles Foyer / Living / Dining : Porcelain Tiles Bedroom 4 : Porcelain Tiles Other Bedrooms : Laminated Flooring Bathrooms : Porcelain Tiles Dry Kitchen : Porcelain Tiles Wet Kitchen / Yard : Ceramic Tiles Staircase : Laminated Flooring Utility & Other Areas : Cement Render

		Type A & B		Type C & D	
		Intermediate	Corner/ End	Intermediate	Corner/ End
Sanitary & Plumbing Fittings	- Water Closet	4	4	4	4
	- Basin	4	4	4	4
	- Shower	4	4	4	4
	- Kitchen Sink	1	1	1	1
Electrical Installation	- Lighting Point	23	23	23	23
	- Ceiling Fan Point	6	6	6	6
	- Gate Light	1	1	1	1
	- 13 Amp Power Point	20	20	20	20
	- Air Conditioning Point	5	5	5	5
	- Door Bell Point	1	1	1	1
	- Auto Gate Point	1	1	1	1
	- Water Heater Point	4	4	4	4
	- Fibre Termination Box (FTB)	1	1	1	1
	- Fibre Wall Socket (FWS)	1	1	1	1
- SMATV Outlet Point	1	1	1	1	
Fencing	- Brick Wall and Mild Steel Grille, Refuse Chamber, Letter Box, and Mild Steel Gate				
Painting	- Emulsion Paint				
Turfing	- Provided				



Easy accessibility via 3 major expressways:
KL-Seremban Expressway, LEKAS Highway, SILK Highway

Education

EPF Learning Campus	2 km
German-Malaysian Institute (GMI)	3 km
Kueen Lai International School	3 km
Sekolah Rendah Sri Al-Amin Bangi	4 km
University Kebangsaan Malaysia (UKM)	6 km
SJK (C) Sin Ming Semenyih	7 km
SMK Bandar Baru Bangi	7 km
Rafflesia International School	8 km
SJK (C) Kampung Baru Semenyih	8 km
Tenby International School	9 km
SJK (C) Yu Hua & SMJK Yu Hua	11 km

Shopping

Bangi Gateway	7 km
CS Bangi Avenue	8 km
Lotus's Bandar Puteri Bangi	8 km
EcoHill Walk	9 km
KIP Mall Bangi	9 km
Lotus's Semenyih	9 km
Plaza Metro Kajang	9 km
EVO Mall	11 km
Metro Point Kajang	11 km
IOI City Mall	17 km
Alamanda Putrajaya	19 km

Recreation

Danau Golf Club	5 km
Bangi Wonderland Theme Park & Resort	7 km
Setia EcoHill Club 360	8 km
Bangi Golf Resort	10 km
Taman Tasik Cempaka	10 km

Medical

KPJ Kajang Specialist Hospital	10 km
Hospital Kajang	11 km
Hospital Serdang	16 km
Hospital Putrajaya	26 km
Institut Kanser Negara	26 km

Public Transport

UKM KTM	3 km
Pusat Hentian Kajang	6 km
Kajang KTM	9 km
Kajang MRT	9 km
Stadium Kajang MRT	11 km



COME AND BE PART OF THIS CHARM OF MOROCCO

Brought to you by an award-winning developer:

NO. 1

13-TIME WINNER
THE EDGE
MALAYSIA
Top Property Developers Awards
2005-2008, 2010-2013, 2016-2019
2020



15-TIME WINNER
**FIABCI World
Prix d' Excellence
Awards (Gold)**



14-TIME WINNER
**FIABCI Malaysia
Property Awards**



11-TIME WINNER
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Formerly an Aon Best Employers
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2011 Overall Best - Malaysia

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Setia

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Developer: Setia Alamsari – Phase PIA (Cluster House) • Developer: Setia Alamsari Sdn Bhd (200901017492 (860589-P)) • Developer License No.: 30101/06-2027/0100(A) • Validity Period: 29/06/2022 – 28/06/2027 • Advertising Permit No.: 30101-1/09-2024/0158(N)-(L) • Validity Period: 09/09/2022 – 08/09/2024 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: MPKJ 2/P/3/2021 • Expected Date of Completion: August 2024 • Land Encumbrances: Maybank Investment Bank Berhad • Tenure of Land: Freehold • Number of Units: 88 • Built-up Area: 1,965 sq.ft. – 2,022 sq.ft. • Selling Price: RM882,000 (Min) – RM1,038,000 (Max) • Discount 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT