

Be one with
this contemporary
charm

Brought to you by an award-winning developer:



For Reference Only

Stay Together. Stay Setia
livelearnworkplay

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Setia

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CASA
Collection

CANDELLA

DOUBLE-STOREY LINKED SEMI-D HOMES

FREEHOLD | 32'x65'

setia
alamsari
The Enchanting Gardens



Canal Park

 setia
alamsari
The Enchanting Gardens



Recreational features illuminate every kind of lifestyle

From the charming phase of the Casa Collection
comes another enchanting residential phase.
Here is Candella, where community-centric living is
enhanced with an urban contemporary style.



South Entrance of Setia Alamsari



The Lawn



Serenity Park

Warm welcomes and inviting homecomings

Setia Alamsari is the largest township in Kajang and is known for its sustainability and liveability. The 775-acre township is no stranger to those who aspire to live a modern nature-inspired lifestyle.

Doorstep amenities and conveniences

Whether it's the school, retail shops or the largest mosque in town, residents can reach an array of amenities within a 5km radius from their homes.



Emporia, 2-Storey Shop Offices



Masjid Baiturrahman Alam Sari



Casablanca Park

Landscapes that charm the eyes and captivate hearts






Candella nestles in Casablanca Park which allows residents to enjoy outdoor recreation right outside their homes amidst the rich green surroundings.





Moroccan Archway



Essential features of a sustainable home

-  Side garden
-  Laminated flooring for staircase & first floor bedrooms
-  Water heater points for all bathrooms
-  Single phase power supply
-  Power socket with USB port in master bedroom
-  EV slow charging

-  Water pump point
-  Rainwater harvesting system
-  Solar PV
-  Air conditioning point
-  Digital lockset for main door
-  Green switch



City living with smaller carbon footprint

Every Candella house has solar panels with a capacity of 2.25 kWp installed on the roof. The energy generated by these panels will offset your consumption, thus reducing carbon footprint while allowing you to enjoy all the comfort and convenience of modern living.



Min. 2.25 kWp system from solar panels



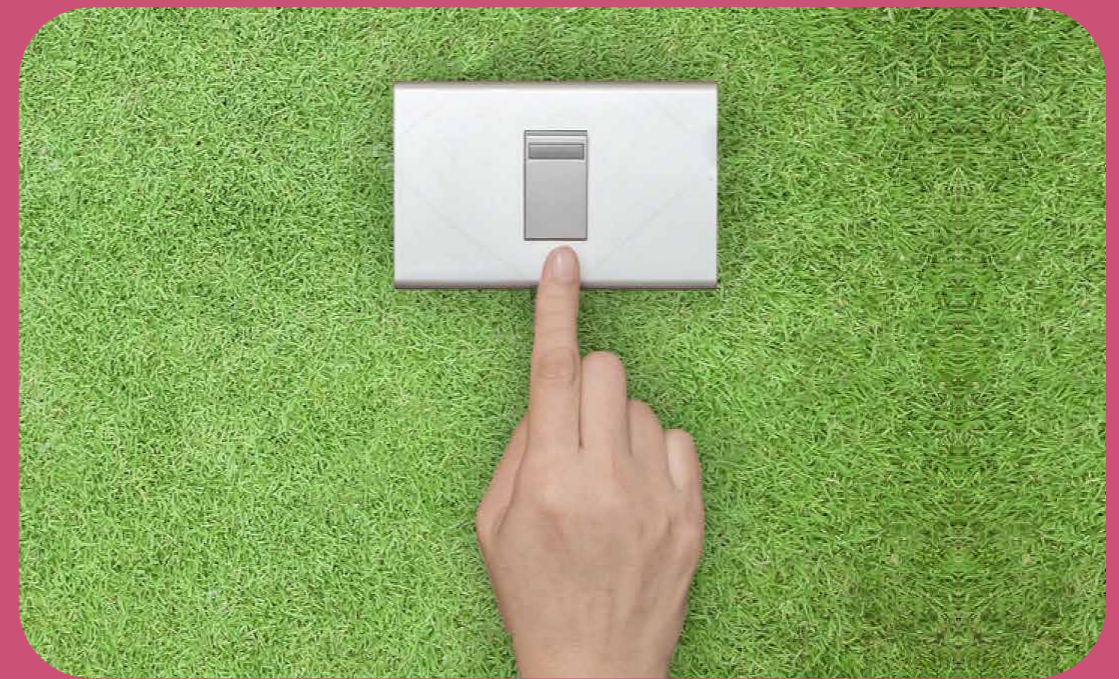
Monthly savings of approx. RM100



Sustainability & peace of mind

Exclusive green switch

All the switches are controlled by a master switch known as the Green Switch, making it easy for residents to switch off the Green Switch for all to be off.



Easy one click only



Leave home with confidence

Classic comfort meets contemporary design

With an open-plan concept connecting the living, dining and dry kitchen area, these Candella homes are tastefully designed for extra spacious comfort.



All bedrooms upstairs have en suite



North-south orientation



Guarded Community

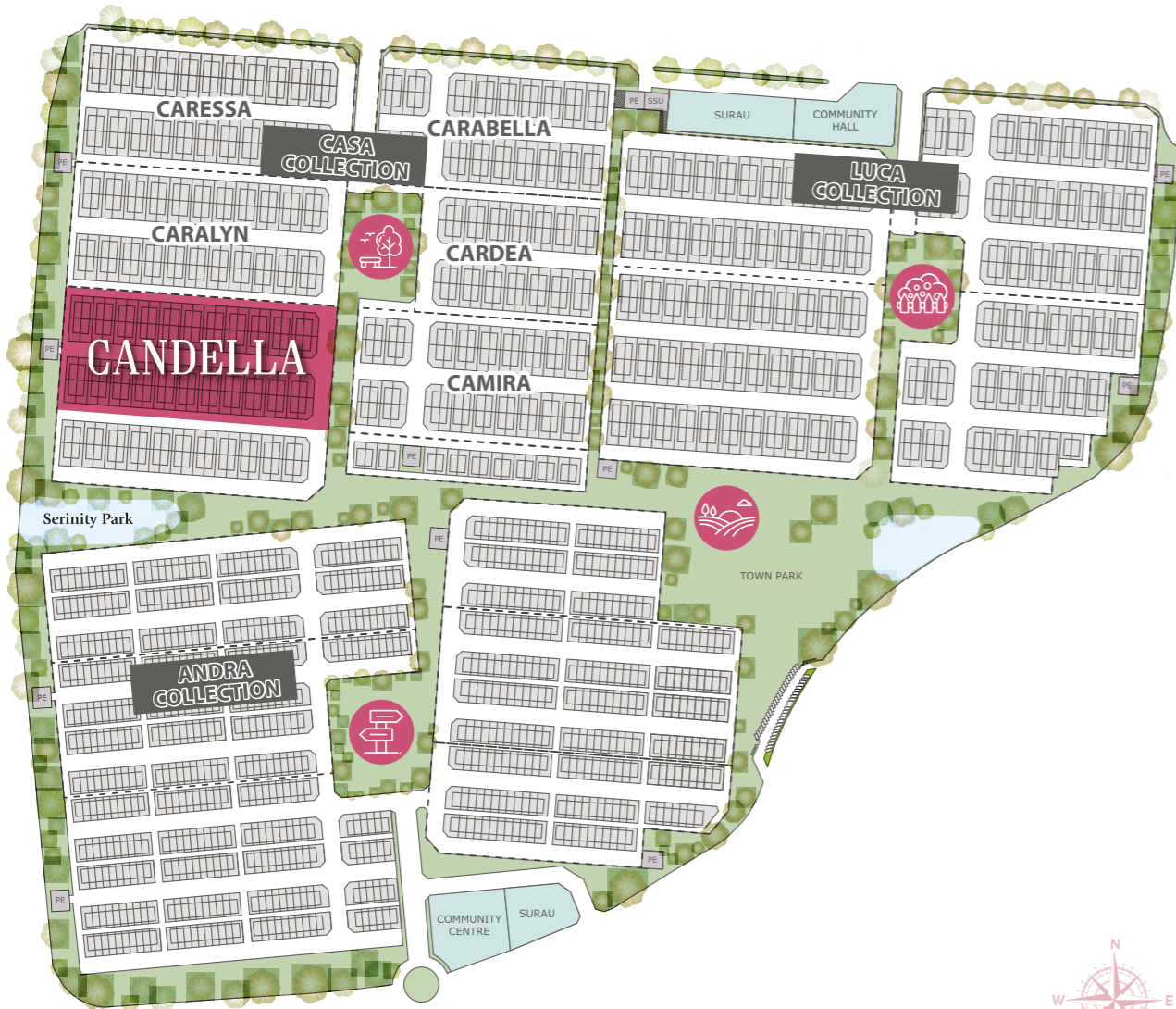


Digital lockset for main door

MASTER PLAN

Gardens

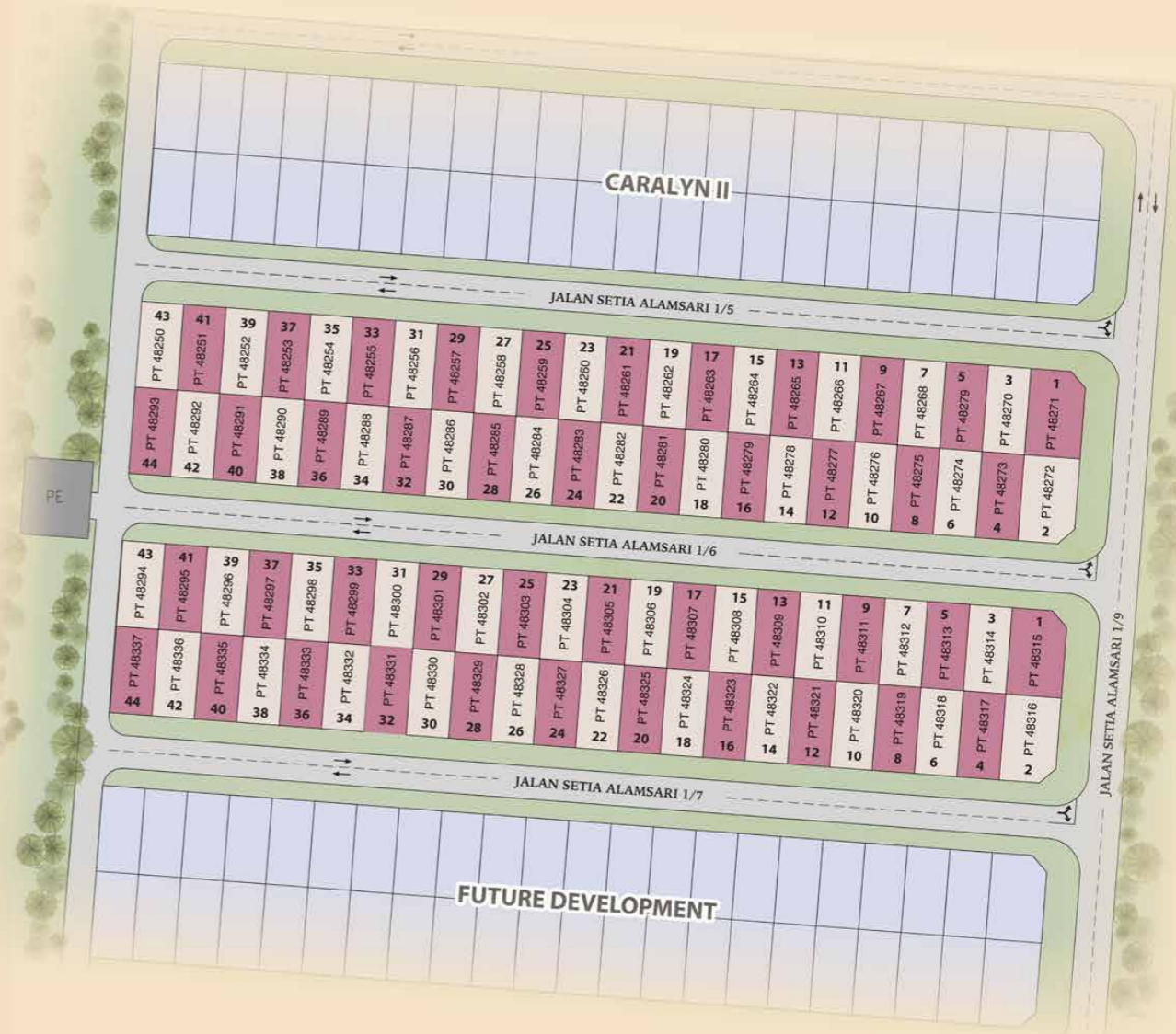
-  Casablanca Park
-  Serenity Pathway
-  Garden Of Lights
-  Field Of Happiness



SITE PLAN

Legend

-  Type I
-  Type J





TYPE I

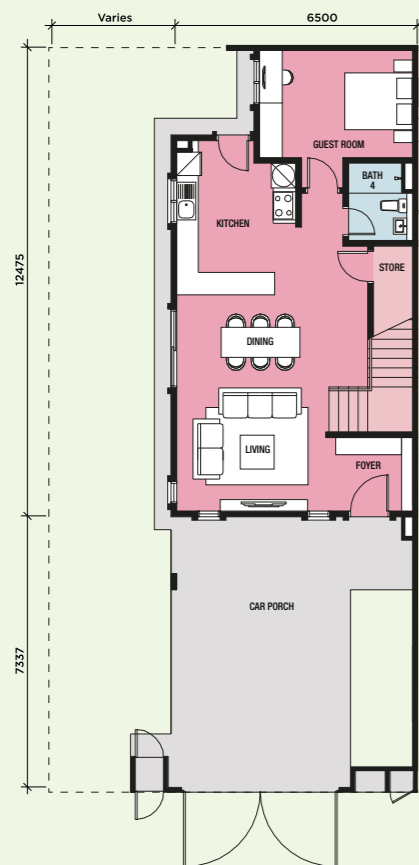
Built-up Size:
1,961 – 1,994 sqft.



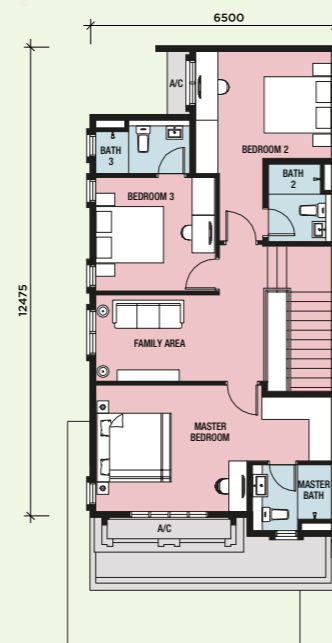
4 Bedrooms



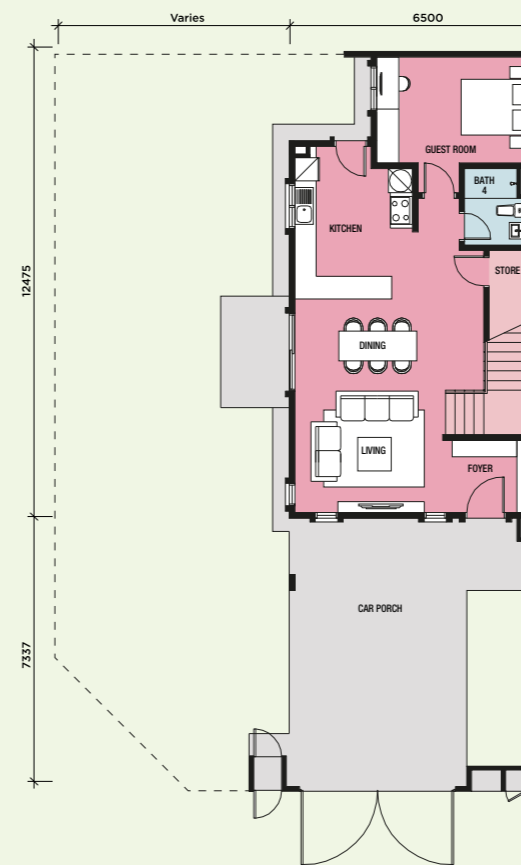
4 Bathrooms



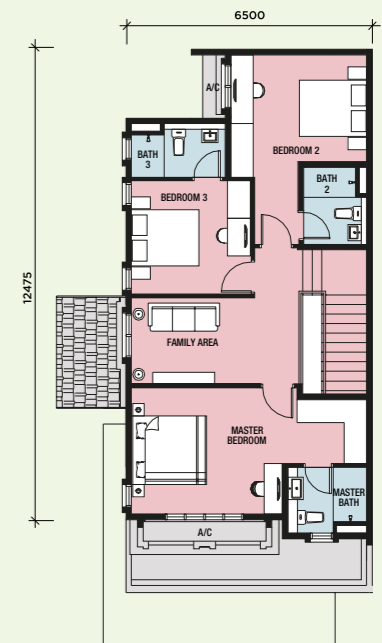
Ground Floor



First Floor



Ground Floor



First Floor



TYPE J

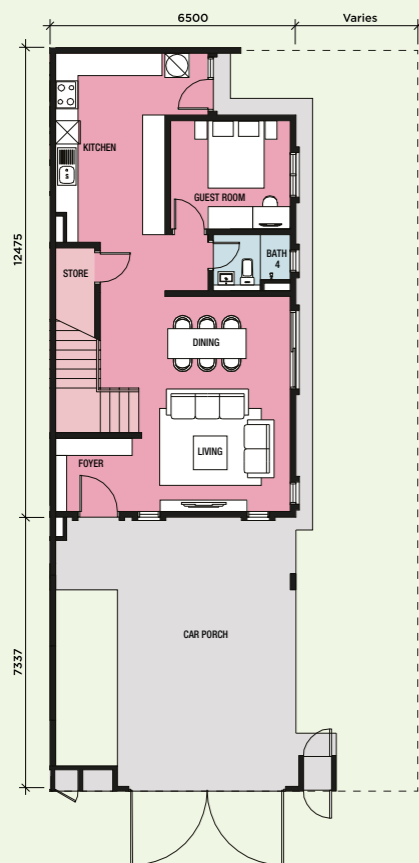
Built-up Size:
1,966 – 1,999 sqft.



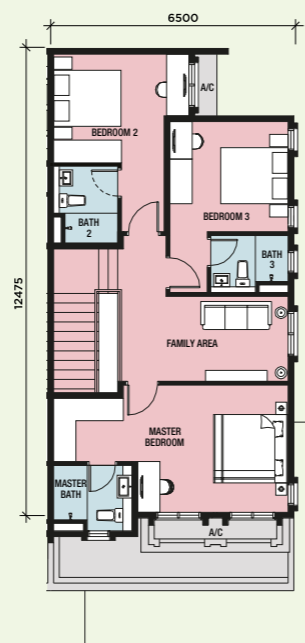
4 Bedrooms



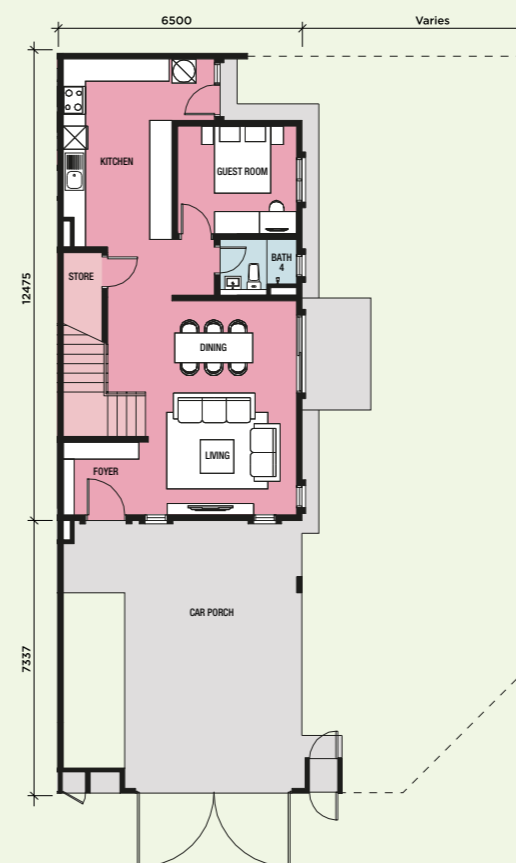
4 Bathrooms



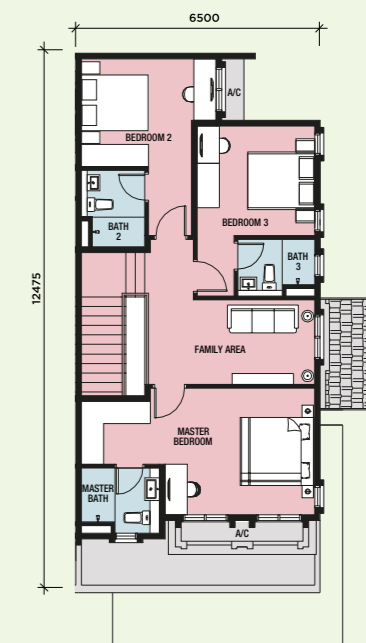
Ground Floor



First Floor



Ground Floor



First Floor

INTERMEDIATE & END LOT

CORNER LOT

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	- Kitchen : 1500mm Height Ceramic Tiles Master Bathroom, Bathroom 2,3 & 4 : 2700mm Height Porcelain Tiles Others : Plaster and Paint / Masonry Wall
Floor Finishes	- Car Porch : Porcelain Tiles Side Terrace (Applicable to Corner Unit) : Ceramic Tiles Foyer / Living / Dining : Porcelain Tiles Guest Room : Porcelain Tiles Other Bedrooms : Laminated Flooring Bathroom / Toilet : Porcelain Tiles Kitchen : Porcelain Tiles Staircase : Laminated Flooring Utility & Other Areas : Cement Render

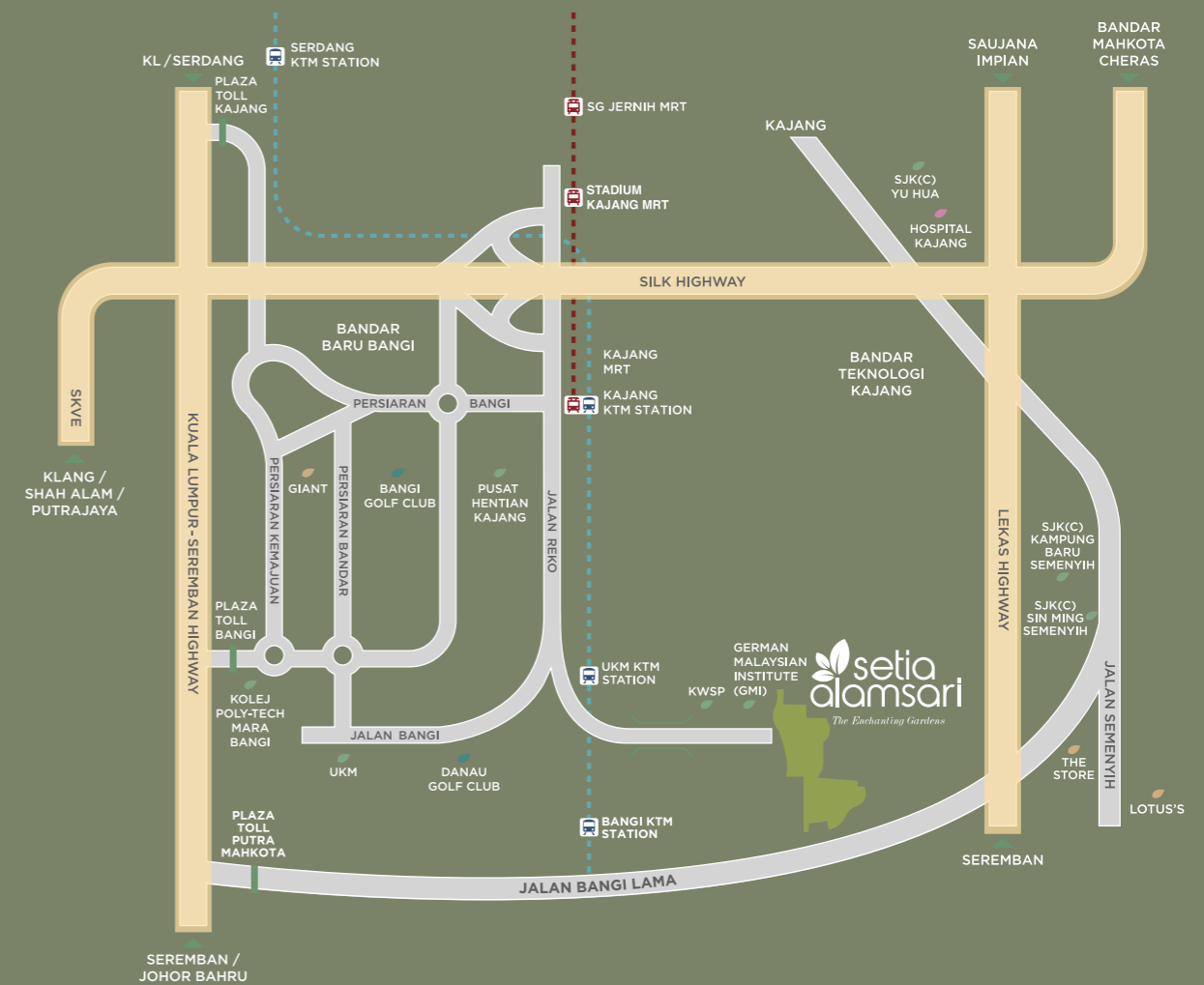
	Type I	Type J	
Sanitary & Plumbing	- Water Closet	4	4
	- Basin	4	4
	- Shower	4	4
	- Kitchen Sink	1	1
Electrical Installation	- Lighting Point	24	24
	- Ceiling Fan Point	7	7
	- Gate Light	1	1
	- Power Point	20	20
	- Water Pump Point	1	1
	- Air Conditioning Point	5	5
	- Door Bell Point	1	1
	- Auto Gate Point	1	1
	- Water Heater Point	4	4
	- TV Point	1	1

Internal Telecommunication	
Trunking and Cabling	Fibre Wall Socket (FWS) : 1

Fencing	- Brick Wall, Refuse Chamber, Letter Box, and Mild Steel Gate
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Painting	- Emulsion Paint
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Turfing	- Provided
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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