



HERON

2-STOREY SUPERLINK HOME

FREEHOLD



SITE PLAN



Lush communal park



Lakefront homes



Wide column-free
car porch



Stylish wet & dry
kitchen layout



Seamless living and
dining area

2-STOREY SUPERLINK HOME

FLOOR PLAN

Land Size
24' x 85'

Built-up Size
2,273 - 2,358 sq.ft.

4 Bedrooms &
Bathrooms

18 Limited Units



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure	: Reinforced Concrete	Staircase	: Porcelain Tiles
Wall	: Brick Wall / Reinforced Concrete	Utility 1	: Cement Render
Roof Covering	: Roof Tiles / Reinforced Concrete Roof	Apron	: Cement Render
Roof Framing	: Lightweight Steel	Sanitary & Plumbing	
Ceiling	: Concrete Slab / Skim Coat / Plaster Ceiling Board	Water Closet	: 4
Windows	: Aluminium Framed Glass	Basin	: 4
Doors		Shower	: 4
Main Entrance	: Solid Core Plywood Timber Door	Kitchen Sink	: 1
Side Entrance	: Aluminium Framed Sliding Door (Corner / End Units)	Electrical Installation	
Others	: Flush Door	Lighting Point	: 27 (Corner Units) / 26 (Intermediate Units)
Ironmongery	: Quality Ironmongery	Ceiling Fan Point	: 7
Wall Finishes		Gate Light	: 1
Internal Walls	: Plaster / Skim Coat and Paint	13 Amp Power Point	: 25
External Walls	: Plaster and Weather Resistant Paint	Air Conditioning Point	: 6
Kitchen	: 1500mm Height Porcelain Tiles	With Piping	
Bathrooms	: Porcelain Tiles up to 2700mm	Door Bell Point	: 1
Floor Finishes		Water Heater Point	: 4
Car Porch / Driveway	: Homogenous Tiles	Fibre Termination Box	: 1
Entrance	: Homogenous Tiles	(FTB)	
Living & Dining	: Porcelain Tiles	Fibre Wall Socket (FWS)	: 1
Bedrooms	: Porcelain Tiles	SMATV Outlet Point	: 3
Family Area	: Porcelain Tiles	Fencing	: Brick Wall / M.S. Grille
Bathrooms	: Porcelain Tiles	Painting	
Dry / Wet Kitchen	: Porcelain Tiles	Interior	: Emulsion Paint
Terrace	: Porcelain Tiles	Exterior	: Weather Resistant Paint



SELF-SUSTAINING TOWNSHIP

Integrated Masterpiece

Sprawling at 775 acres in Kajang, Setia Alamsari is an integrated neighbourhood tucked in the city's lush enclave of nature. Setia Alamsari is easily accessible via major roads to its close-by amenities and urban wonders.



*Rich
In Nature*



Tree-lined streets welcome every arrival to Setia Alamsari. Ingress and egress are both fringed with perfectly trimmed hedges and tropical trees to celebrate nature and to provide a fresh atmosphere.

SUSTAINABLE LIVING



FEATURED PARKS

Enriching Lifestyles



The pristine lake in the central of Setia Alamsari reflects the township's great emphasis on providing holistic living lifestyle to city dwellers.

Setia Alamsari offers a wide array of facilities from its different parks: Canal Park, The Lawn, and The Waterfield, to cater to the residents' different active pursuits. From Tree House to Water Pavilion, Setia Alamsari has a melange of lifestyle comfort for multi-generations.



Water Pavilion



Tree House



SOWING IN A BRIGHT LOCALE

Education

German-Malaysian Institute	1.9 km
Sekolah Rendah Sri Al-Amin Bangi	2.7 km
Universiti Kebangsaan Malaysia	4.1 km
SMK Bandar Baru Bangi	6.4 km
SJK(C) Sin Ming, Semenyih	6.4 km
SJK(C) Kg Baru Semenyih	7.0 km
Rafflesia International School	8.4 km
SJK(C) Yu Hua & SMJK Yu Hua	9.2 km

Shopping

Bangi Gateway	5.8 km
Giant Hypermarket	8.1 km
Tesco Semenyih	9.0 km
IOI City Mall	16.1 km

Golf Clubs & Recreation

Danau Golf Club	3.4 km
Bangi Wonderland	4.0 km
Themepark & Resort	
Bangi Golf Club	8.2 km
Taman Tasik Cempaka	9.1 km

Medical

Hospital Kajang	9.1 km
KPJ Kajang Specialist Hospital	9.4 km
Hospital Serdang	16.0 km
Hospital Putrajaya	23.3 km

Public Transport

UKM KTM Station	1 km
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Stay Together. Stay Setia
livelearnworkplay

Call +603 8736 2255
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Setia

HERON Setia Alamsari – Phase 9P1 (Double-Storey Terrace House) • Developer: I & P Menara Sdn Bhd (97237-W) • Developer License No: 9851-21/08-2021/0798(L) • Validity Period: 31/08/2019 – 30/08/2021 • Advertising Permit No: 9851-21/08-2021/0798(P) • Validity Period: 31/08/2019 – 30/08/2021 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No: MPKJ 2/P/1/2019 • Expected Date of Completion: October 2021 • Land Encumbrance: HSBC • Tenure of Land: Freehold • Number of Units: 18 • Built-up Area: 2,273 sq.ft – 2,358 sq.ft • Selling Price: RM 1,021,200 (Min) – RM 1,270,750 (Max) • Discount 7% for Bumiputera

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