

Another Masterpiece By



FREEHOLD

VERDALE

Where Nature Adorns

BOTANICAL BUNGALOW COLLECTIONS

— Tale of a Nature-Inspired Township —

Verdale is a picturesque realm furnished with open-space interior designs and inspirational botanical outdoors.

Luxurious garden pavilion invites quiet reflection and romantic strolls; whereas flower fields welcome children to frolic around and adults to roam.

BOTANICAL BUNGALOW *Collections*



Lattice Garden



VERDALE



Various botanical palette layer in between the unique coil arrangement of these bungalow lots to create little pocket gardens. Different flowers exude different fragrance, giving residents a multitude of botanical garden experience.



Coming Home

KNOWING THAT YOU WILL BLOSSOM ALONG

From the multi-award winning S P Setia comes a tropical community of all things nature-inspired. This is the lush residential landscapes of Setia Alamsari, where every arrival is revitalised through the embrace of nature.

With a new and upcoming welcome centre in tow, Setia Alamsari prides in introducing Verdale, the town's latest botanical bungalow collections overlooking lush greenery and Setia Alamsari Sales Galleria.

Low density living

Living seamlessly with nature

Treated to a plethora of amenities

Private living with high security

Waking up to scenic garden palettes every day

19.9 acres of land with 2 units per acre





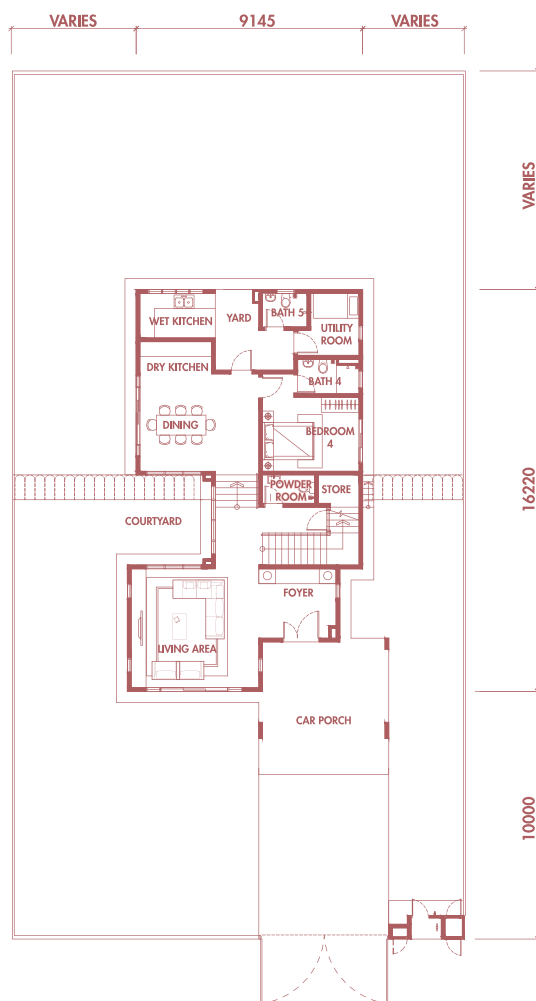
AVENCE

Land Size
6,890 - 12,037 sq. ft.

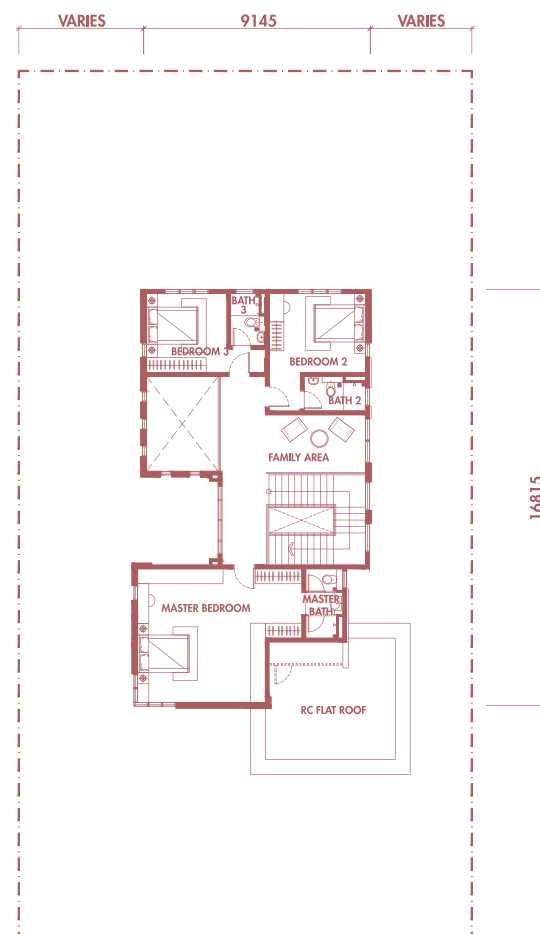
Built-up Size
3,161 sq. ft.

No. of Units
8

4 + 1 bedrooms
5 bathrooms & 1 powder room



GROUND FLOOR



FIRST FLOOR



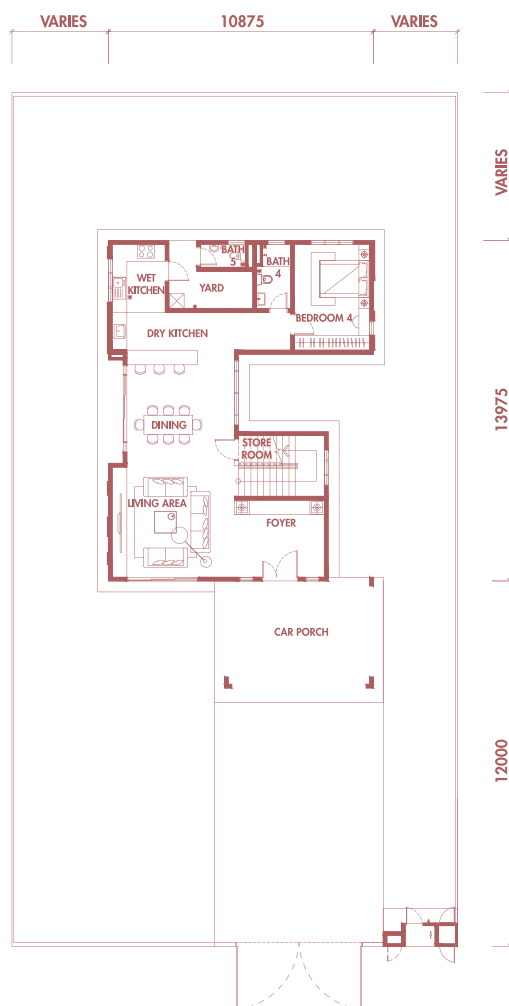
BERNANCE

Land Size
7,874 - 16,271 sq. ft.

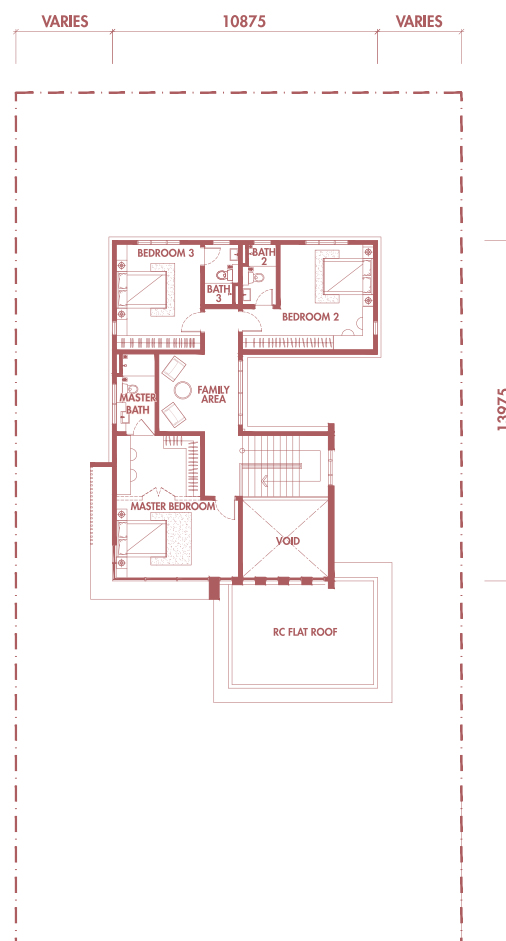
Built-up Size
3,168 sq. ft.

No. of Units
19

4 bedrooms
5 bathrooms



GROUND FLOOR



FIRST FLOOR



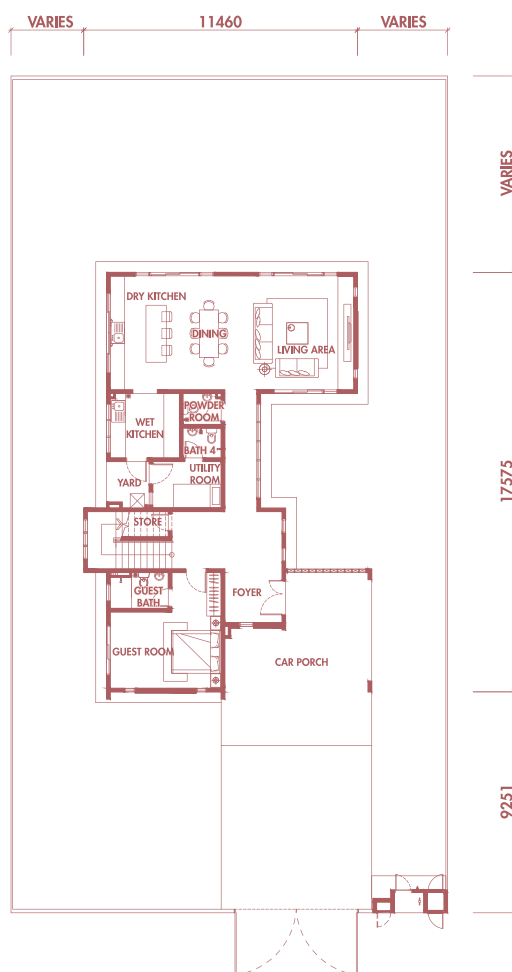
CADENCE

Land Size
7,044 - 12,748 sq. ft.

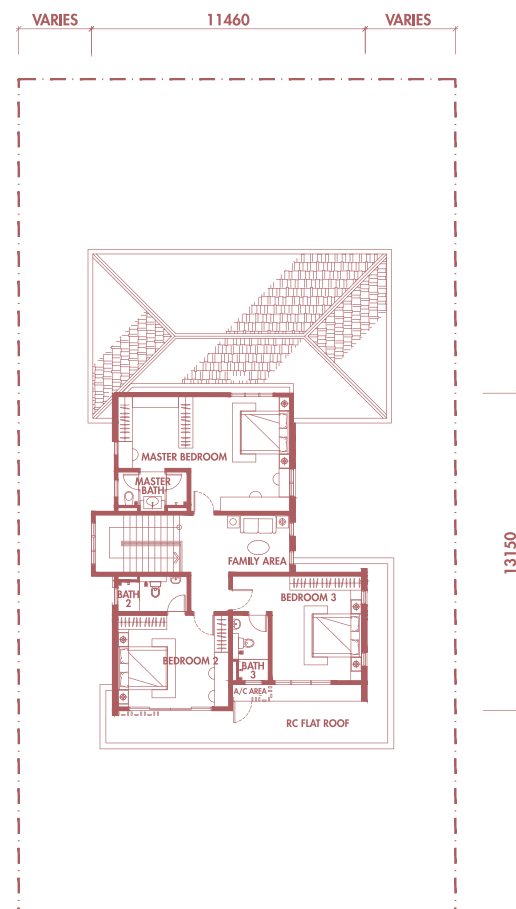
Built-up Size
3,397 sq. ft.

No. of Units
14

4 + 1 bedrooms
5 bathrooms & 1 powder room



GROUND FLOOR



FIRST FLOOR



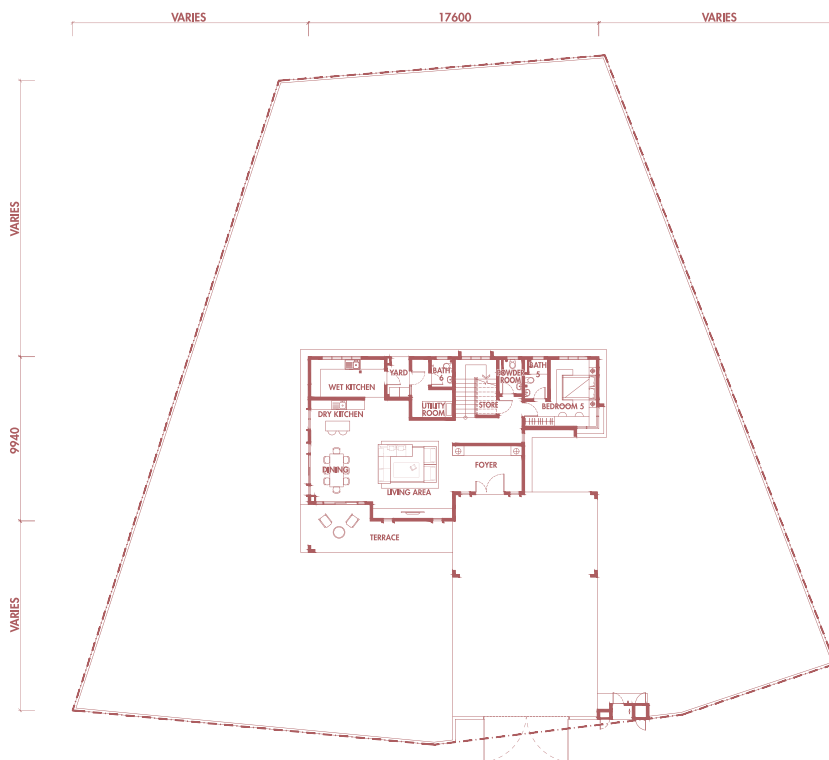
DARENCE

Land Size
13,358 - 16,502 sq. ft.

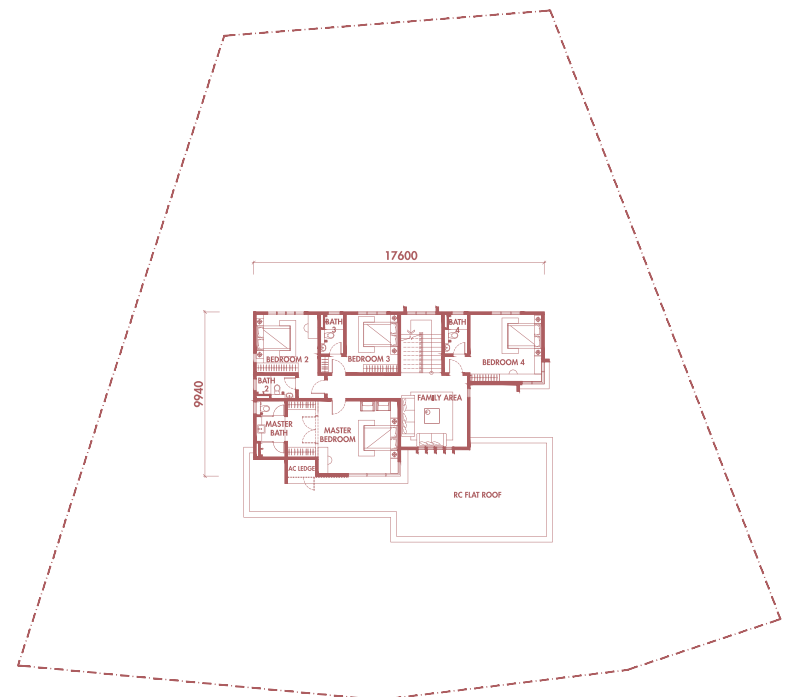
Built-up Size
3,881 sq. ft.

No. of Units
6

5 + 1 bedrooms
6 bathrooms & 1 powder room



GROUND FLOOR



FIRST FLOOR

TO KUALA LUMPUR



VERDALE

BOTANICAL BUNGALOW COLLECTIONS

Master Site Plan

LEGEND

- Road
- 20' x 65' Double Storey Terrace House
- 22' x 65' Double Storey Terrace House
- 22' x 75' Double Storey Terrace House
- 22' x 80' Double Storey Terrace House
- 22' x 85' Double Storey Terrace House
- 24' x 85' Double Storey Superlink House
- 26' x 80' Double Storey Superlink House
- 32' x 65' Double Storey Cluster House
- 32' x 75' Double Storey Semi Detached House
- 35' x 83' Double Storey Cluster House
- 40' x 80' Double Storey Semi Detached House
- Bungalow
- Apartment
- Low / Low Medium / Medium Cost Apartment
- Green Area
- Retention Pond
- Commercial
- Public Amenities

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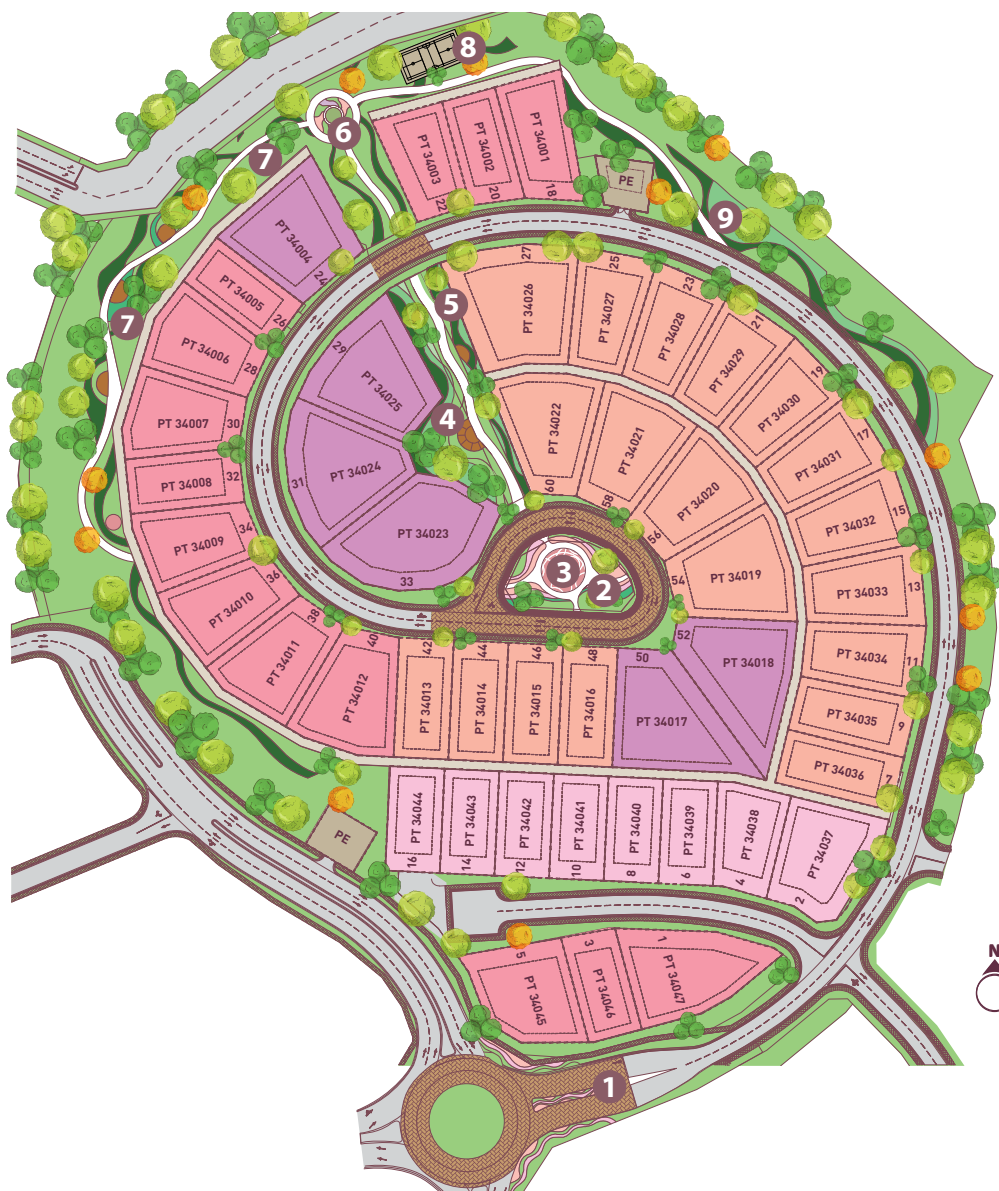
TO BANGI AVENUE

TO LEKAS HIGHWAY

TO LEKAS HIGHWAY



TO PLUS HIGHWAY



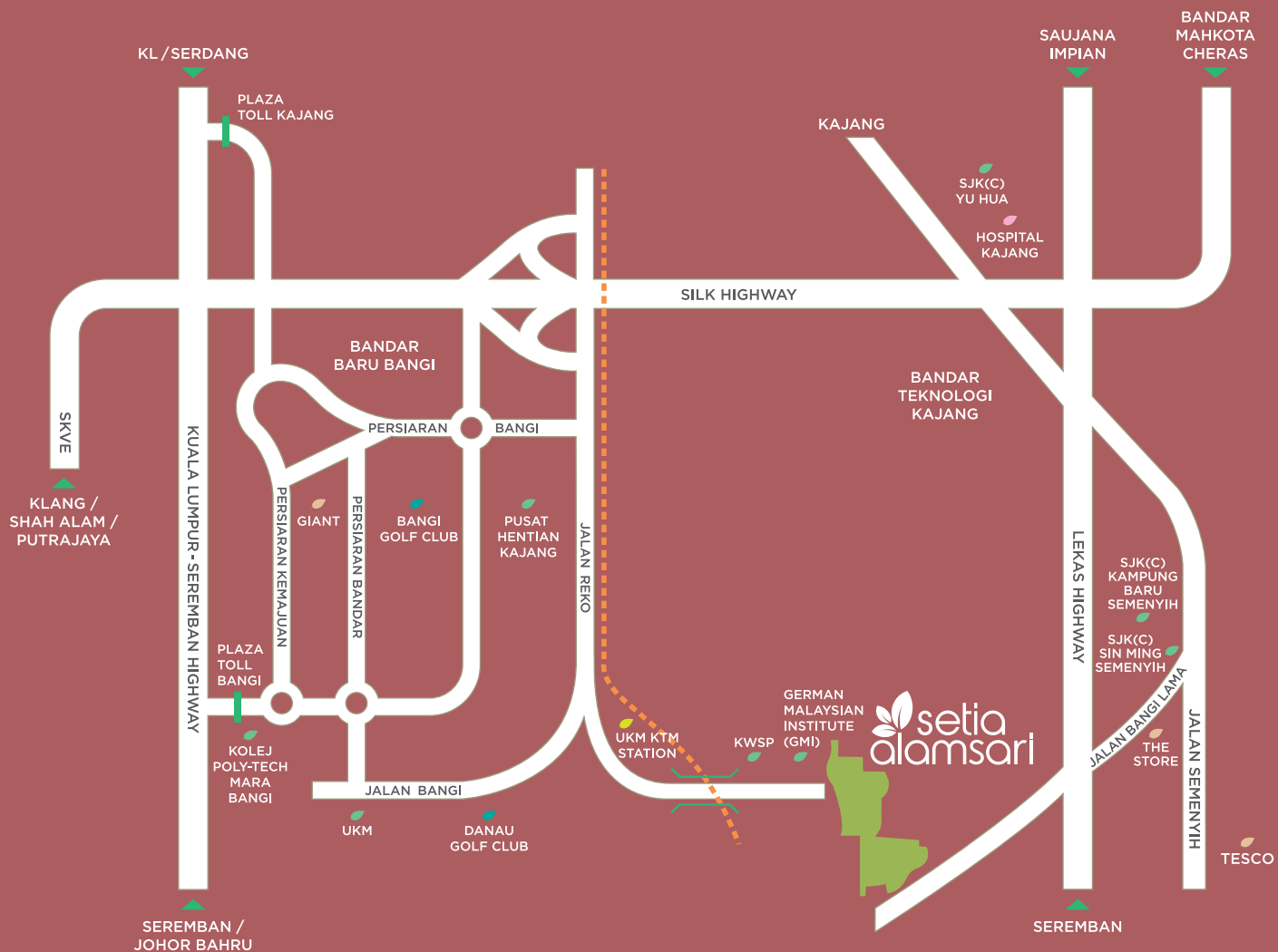
LEGEND

- AVENCE (8 Units)
 - BERNANCE (19 Units)
 - CADENCE (14 Units)
 - DARENCE (6 Units)
- 1 Blossom Gateway
 - 2 Glory Pavilion
 - 3 Merry Playground
 - 4 Lattice Garden
 - 5 Scented Garden
 - 6 Starlight Pavilion
 - 7 Fitness Outdoor
 - 8 Badminton Court
 - 9 Romantic Walk

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete	Master Bedroom / Bedrooms / Staircase / Family Area	: Laminated Timber Flooring
ROOF COVERING	: Reinforced Concrete Flat Roof / Roof Tiles	Guest Room	: Porcelain Tiles
WALL	: Brickwork/ Reinforced Concrete	Utility	: Porcelain Tiles
CEILING	: Concrete Slab / Plaster Ceiling	Apron	: Homogeneous Tiles
WALL FINISHES		Car Porch	: Homogeneous Tiles
Kitchen	: 1500mm High Ceramic Wall Tiles / Emulsion Paint	DOORS	
Master Bathroom / Bathrooms	: Porcelain Wall Tiles	Entrance	: Timber Door
Others	: Plaster and Paint	Others	: Hollow Core Timber Door / Hollow Core Timber Door with Louvers / Aluminium Framed Sliding Door
FLOOR FINISHES		WINDOWS	: Aluminium Framed Glass Window
Foyer / Living / Dining / Dry & Wet Kitchen	: Porcelain Tiles	IRONMONGERY	: Quality Ironmongery
Master Bathroom / Bathrooms	: Porcelain Tiles		

	AVENCE	BERNANCE	CADENCE	DARENCE
SANITARY & PLUMBING FITTINGS				
Water Closet	: 6 nos	6 nos	6 nos	7 nos
Wash Basin	: 6 nos	6 nos	6 nos	7 nos
Shower Rose	: 5 nos	5 nos	5 nos	6 nos
Kitchen Sink	: 1 no	1 no	1 no	1 nos
ELECTRICAL INSTALLATION				
Lighting Point	: 33 nos	33 nos	34 nos	37 nos
Ceiling Fan Point	: 7 nos	7 nos	7 nos	8 nos
13A Power Point	: 29 nos	29 nos	29 nos	31 nos
Air Conditional Point with Refrigerant Piping	: 6 nos	6 nos	6 nos	7 nos
Solar Heater System	: 1 no	1 no	1 no	1 no
Water Heater Point	: 1 no	1 no	1 no	1 no
Telephone Point (FWS)	: 1 no	1 no	1 no	1 no
SMATV Point	: 3 nos	3 nos	3 nos	3 nos
Auto-Gate Point	: 1 no	1 no	1 nos	1 nos
Distribution Board	: 2 nos	2 nos	2 nos	2 nos
Door Bell Point	: 1 no	1 no	1 no	1 no
Gate Light Point	: 2 nos	2 nos	2 nos	2 nos



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

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Setia

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