



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.



- Wetland Park
- Alamanda Shopping Centre
- IOI Palm Garden Resort
- IOI City Mall
- UPM
- Serdang Hospital
- UNITEN
- The International Modern Arabic School

\*Artist's Impression Only





# UNIT PLANS

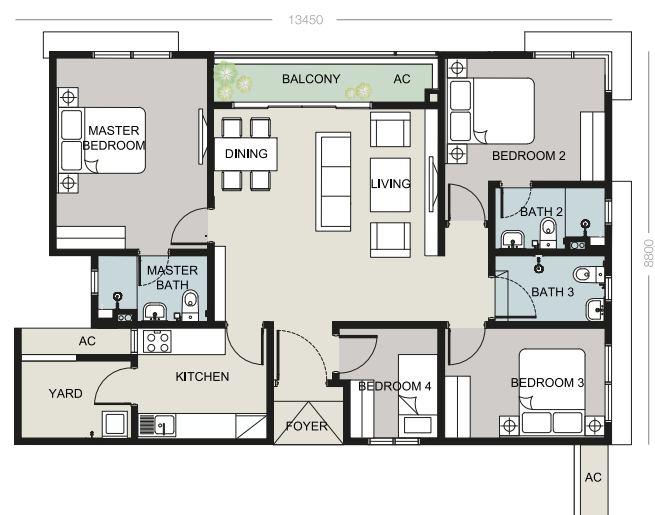
**TYPE A**  
Typical Storey Plan

1,002 sq.ft. 3 Beds + 2 Baths



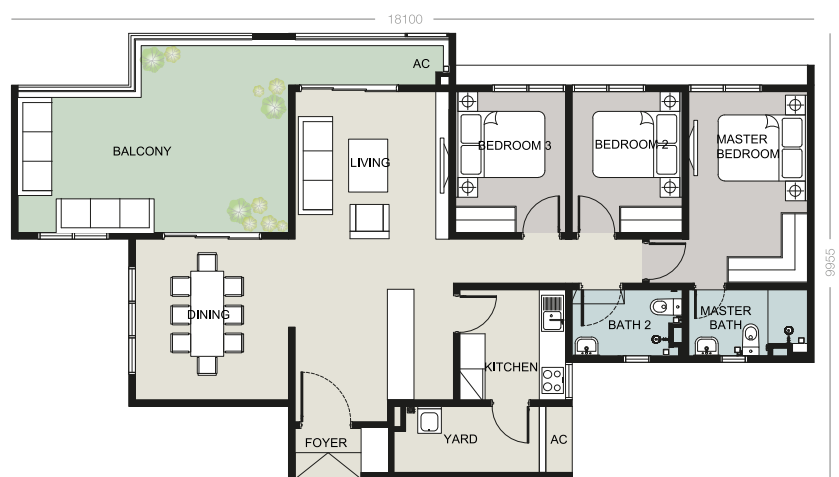
**TYPE B**  
Typical Storey Plan

1,202 sq.ft. 4 Beds + 3 Baths



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

1,420 sq.ft. 3 Beds + 2 Baths + 1 Office

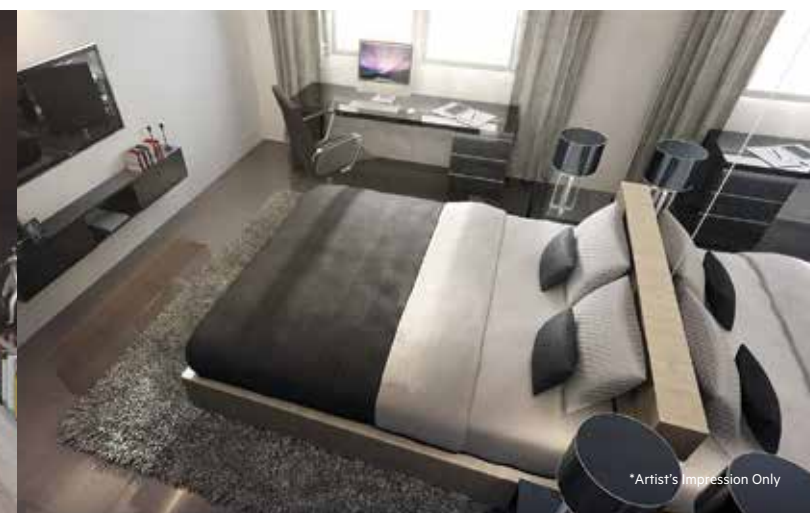


# SPECIFICATIONS

|                  |  |  |
|------------------|--|--|
| 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.

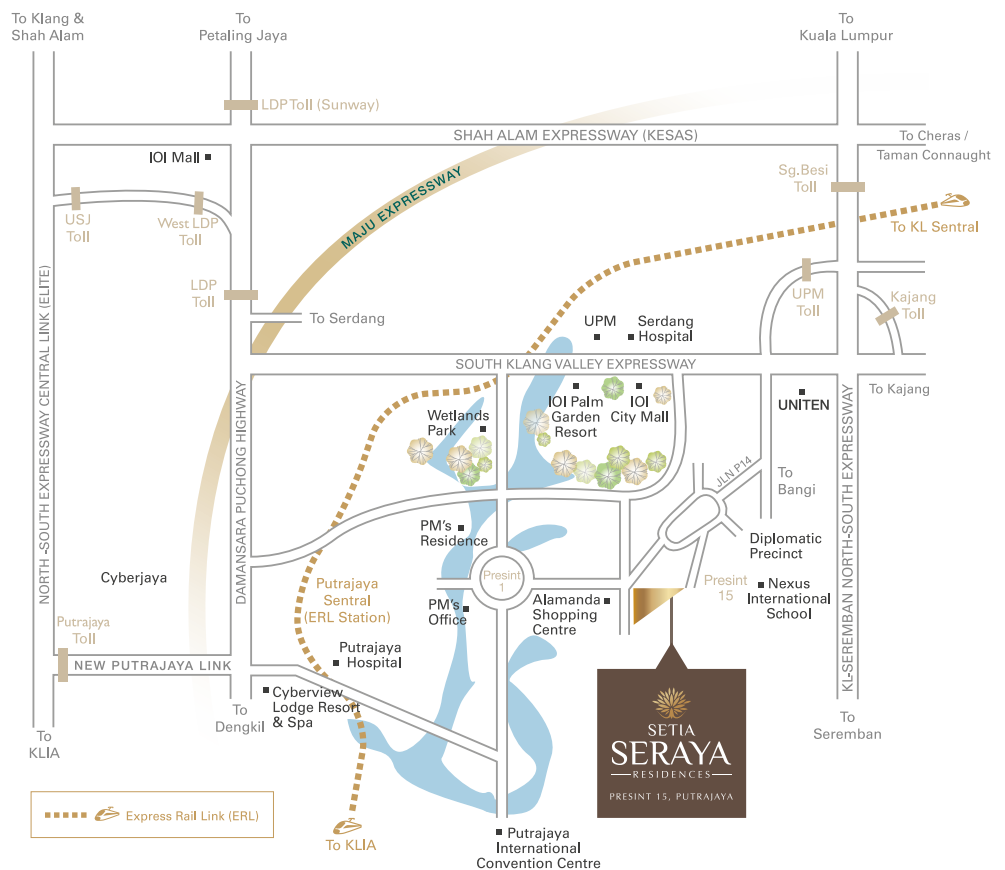


All areas and / or measurements stated in this Brochure are approximates only and are subject to final survey, and the above plans are subject to change(s) as may be required by the relevant authorities.

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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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livelearnworkplay



Developer License No : 7403-13/10-2022/03062(L) . Advertisement & Sale Permit No : 7403-13/10-2022/03062(P) . Validity Period : 08/10/2021-07/10/2022 . Land Tenure : Freehold . Land Authority Approving Plan : PPJ/PER/KBKB/2015/P15-165(24). Perbadanan Putrajaya . Expected Date Of Completion : May 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-200 units . 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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