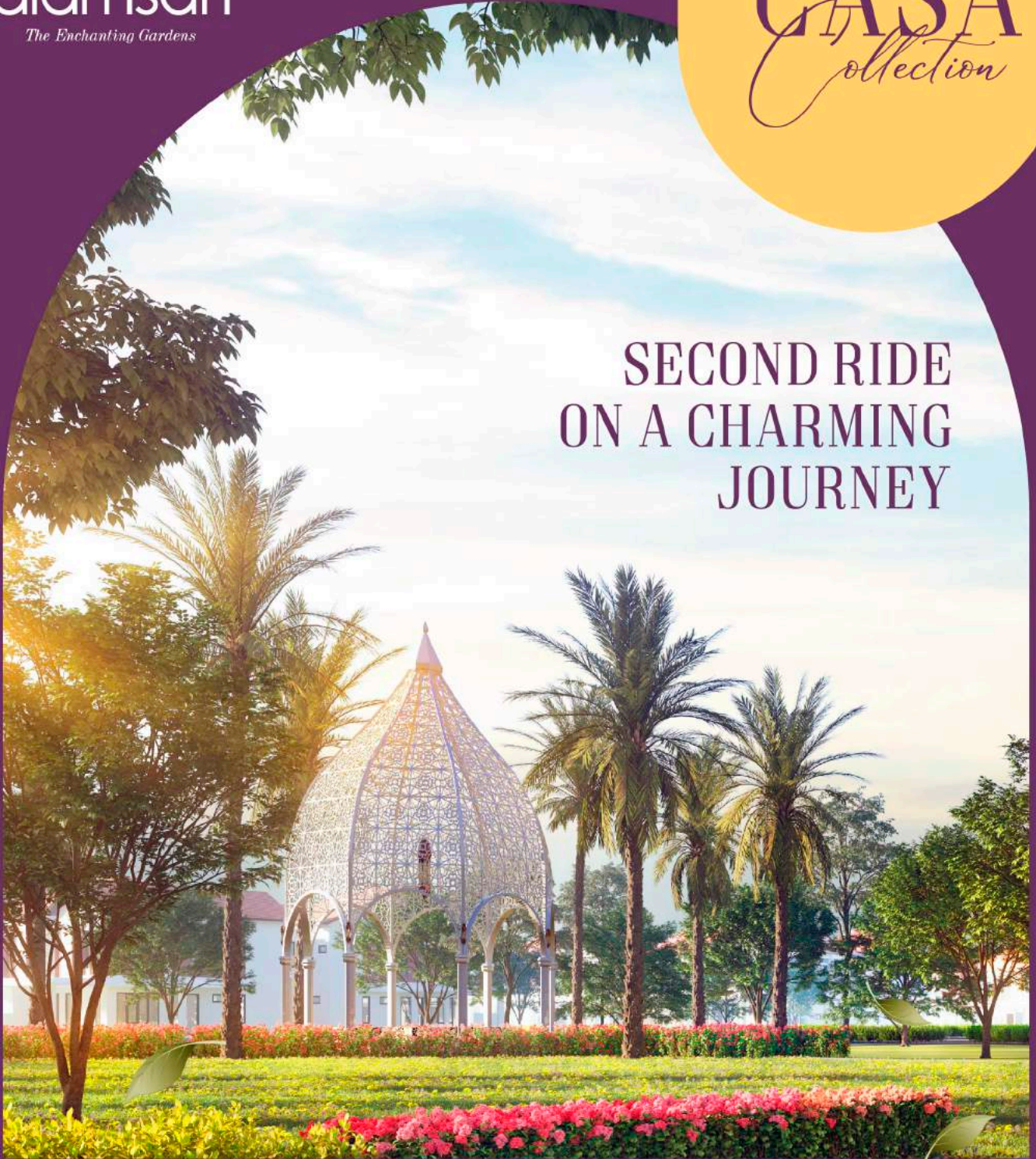


SECOND RIDE
ON A CHARMING
JOURNEY



CARALYN II

DOUBLE-STOREY LINKED SEMI-D HOMES

FREEHOLD | 32'x65'



Entrance of Setia Alamsari

KAJANG'S LARGEST SELF-SUSTAINING TOWNSHIP

Nestled in the 775 acres of Setia Alamsari is a diverse mix of residences, retails and lifestyle amenities, including one of the largest mosques in town.



Masjid Baiturrahman Alam Sari



Emporia, 2-Storey Shop Offices



8 ENCHANTING GARDENS

Setia Alamsari comprises eight enchanting gardens with Canal Park being the largest recreational park in the township.



Canal Park



Bamboo Lane



Giant Slide



Moroccan Pavilion

A GREAT START TO MOROCCAN CHARM

Casa Collection comprises different phases of spacious residences, all nestled in the embrace of Moroccan-inspired gardens, recreation and lifestyle amenities.



Moroccan Archway

ENCHANTING DESIGN FOR A CHIC LIFESTYLE



North-South
Orientation



All bedrooms upstairs
come with
en suite bathrooms



Guarded
Community

Caralyn 2 from Casa Collection is designed for multigenerational and growing families. Spacious rooms come with an en suite and an incredibly flexible layout for configuring spaces based on the homeowner's living needs.

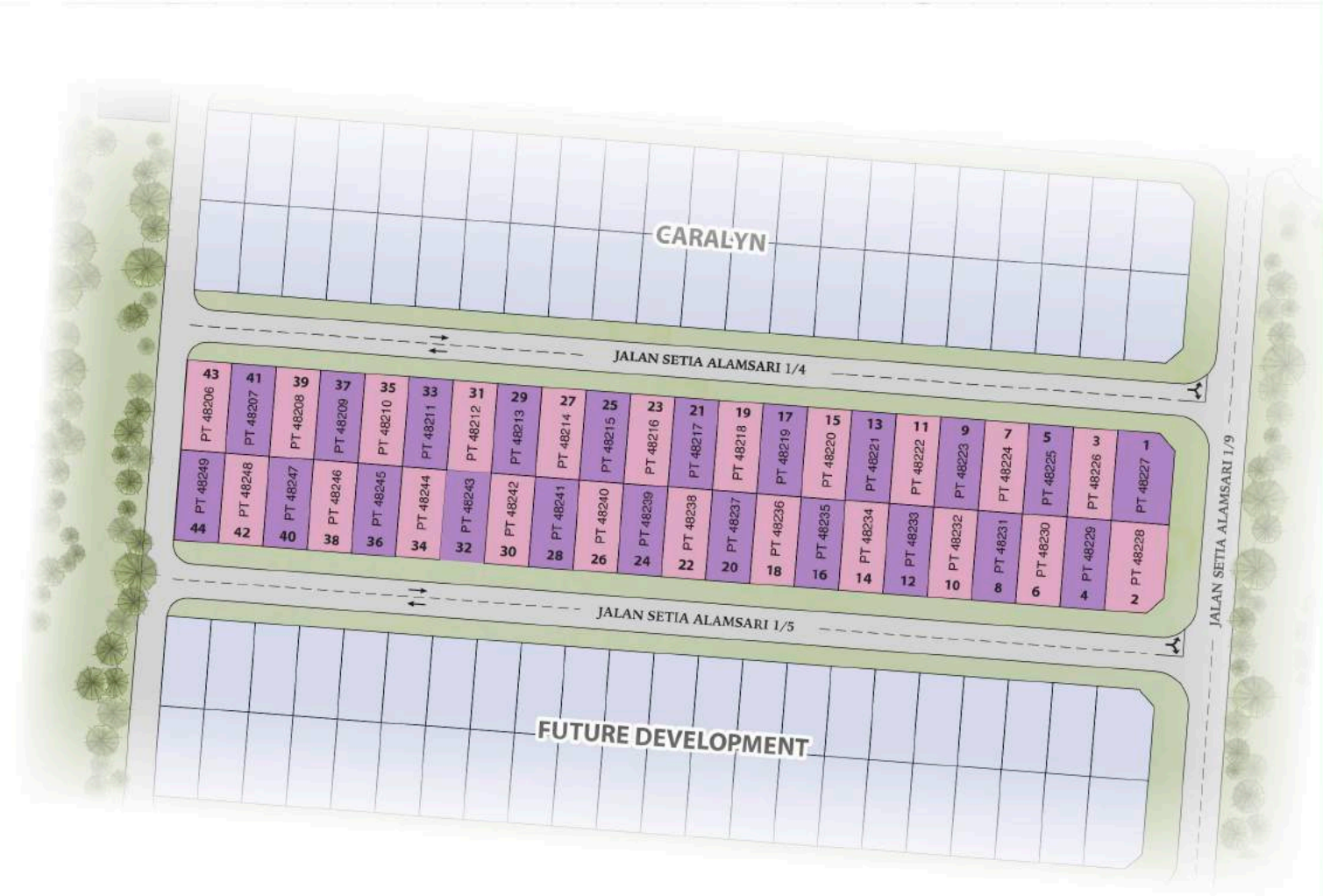
MASTER PLAN



GARDENS

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

SITE PLAN



LEGEND

-  Type G
-  Type H



TYPE G

Built-up size:
1,957 - 2,011 sq. ft.



INTERMEDIATE & END LOT



GROUND FLOOR

INTERMEDIATE & END LOT



FIRST FLOOR

CORNER



GROUND FLOOR

CORNER



FIRST FLOOR

TYPE H

Built-up size:
1,945 - 1,999 sq. ft.



INTERMEDIATE & END LOT



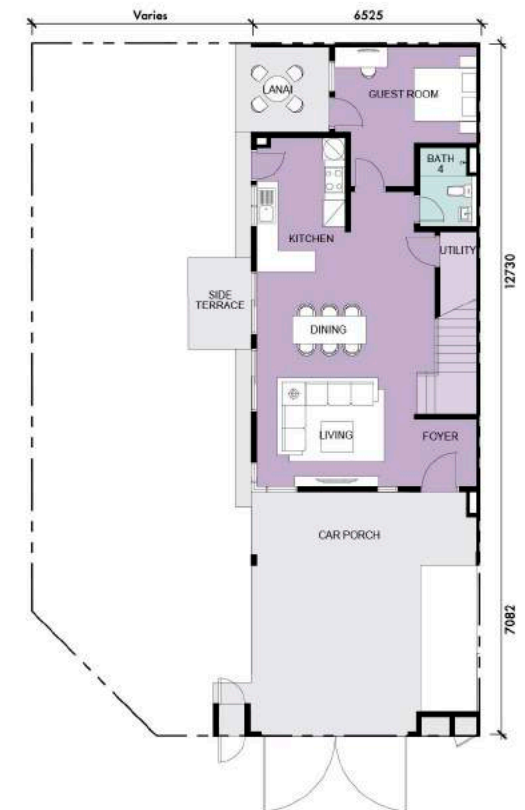
GROUND FLOOR

INTERMEDIATE & END LOT



FIRST FLOOR

CORNER



GROUND FLOOR

CORNER



FIRST FLOOR

SPECIFICATIONS

Structure	- Reinforced Concrete																																				
Walls	- 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 & 4 : Porcelain Tiles up to Ceiling Height Bathroom 3 : 2600mm Height Porcelain Tiles Others : Plaster and Paint/ Masonry Wall																																				
Floor Finishes	- Car Porch : Homogenous Tiles Lanai/ Side Terrace (Applicable to Corner & End Unit) : Ceramic Tiles Foyer/ Living/ Dining : Porcelain Tiles Guest Room : Porcelain Tiles Other Bedrooms : Laminated Flooring Family Area (Type G only) : Laminated Flooring Bathroom/ Toilets : Porcelain Tiles Kitchen : Ceramic Tiles Staircase : Laminated Flooring Utility & Other Areas : Cement Render																																				
Sanitary & Plumbing	<table border="1"> <thead> <tr> <th></th> <th>Type G</th> <th>Type H</th> </tr> </thead> <tbody> <tr> <td>Water Closet</td> <td>4</td> <td>4</td> </tr> <tr> <td>Basin</td> <td>4</td> <td>4</td> </tr> <tr> <td>Shower</td> <td>4</td> <td>4</td> </tr> <tr> <td>Kitchen Sink</td> <td>1</td> <td>1</td> </tr> </tbody> </table>		Type G	Type H	Water Closet	4	4	Basin	4	4	Shower	4	4	Kitchen Sink	1	1																					
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Fencing	- Brick Wall, 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

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FIABCI World
Prix d' Excellence
Awards (Gold)



17-TIME WINNER
FIABCI Malaysia
Property Awards



11-TIME WINNER
KINCENTRIC
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MALAYSIA 2021
Formerly an Aon Best Employers
2013 Best of the Best - Malaysia
2011 Overall Best - Malaysia

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T 03-8736 2255 F 03-8741 2251 E setiaalamsari-sales@spsetia.com

Setia

Developer: Setia Alamsari - Phase P18 (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: 30101-2/11-2024/0360(N)-(L) • Validity Period: 24/11/2022 - 23/11/2024 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No: MPKj 8/P/10/2022 • Expected Date of Completion: Dec 2024 • Land Encumbrances: Maybank Investment Bank Berhad • Tenure of Land: Freehold • Number of Units: 44 • Built-up Area: 1,945 sq.ft - 2,011 sq.ft • Selling Price: RM 932,000 (Min) - RM 1,144,000 (Max) • Discount 7% for Bumiputera

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