



# MIDDLEMIST

DOUBLE STOREY SEMI-DETACHED HOUSE

— 000000 —  
**FREEHOLD**



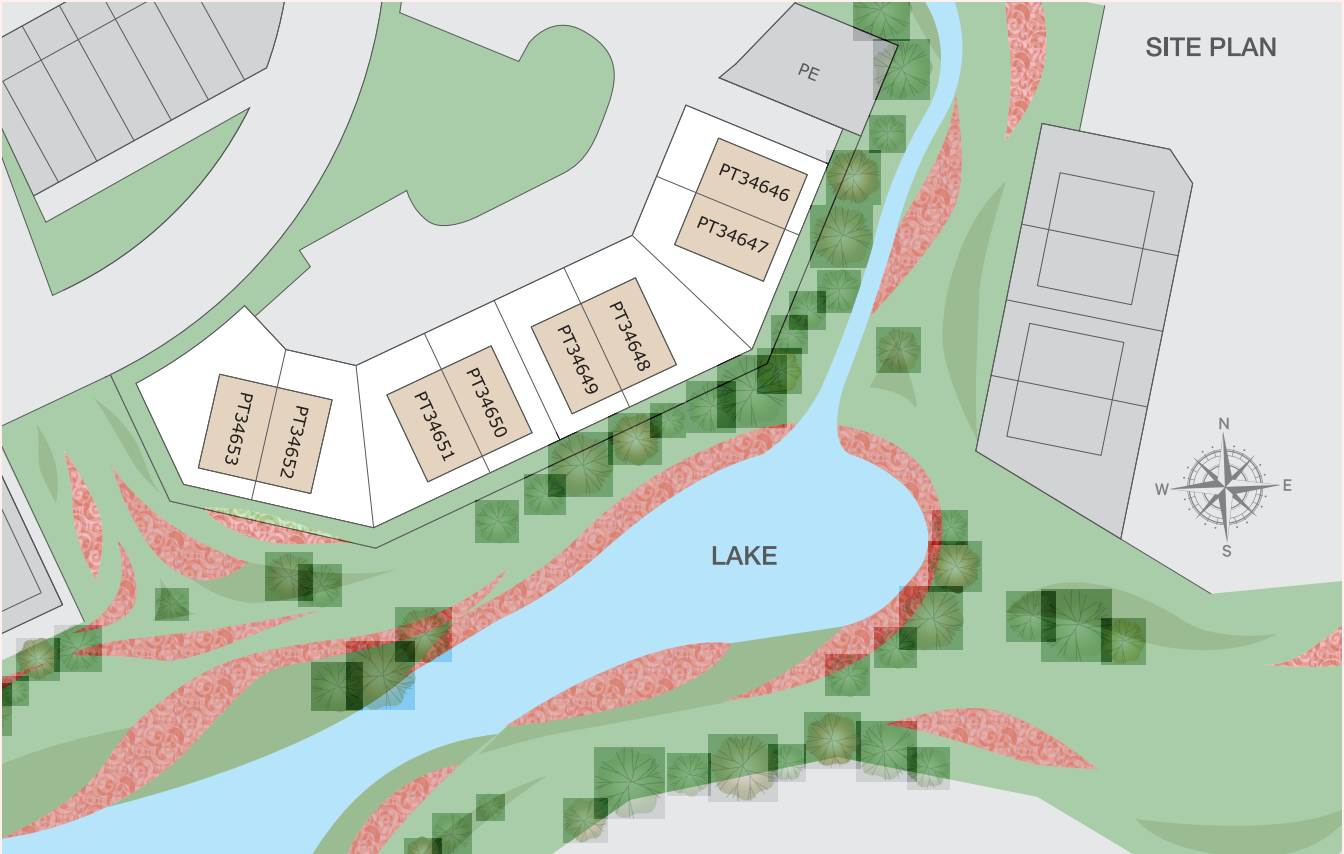


\*Artist's Impression Only

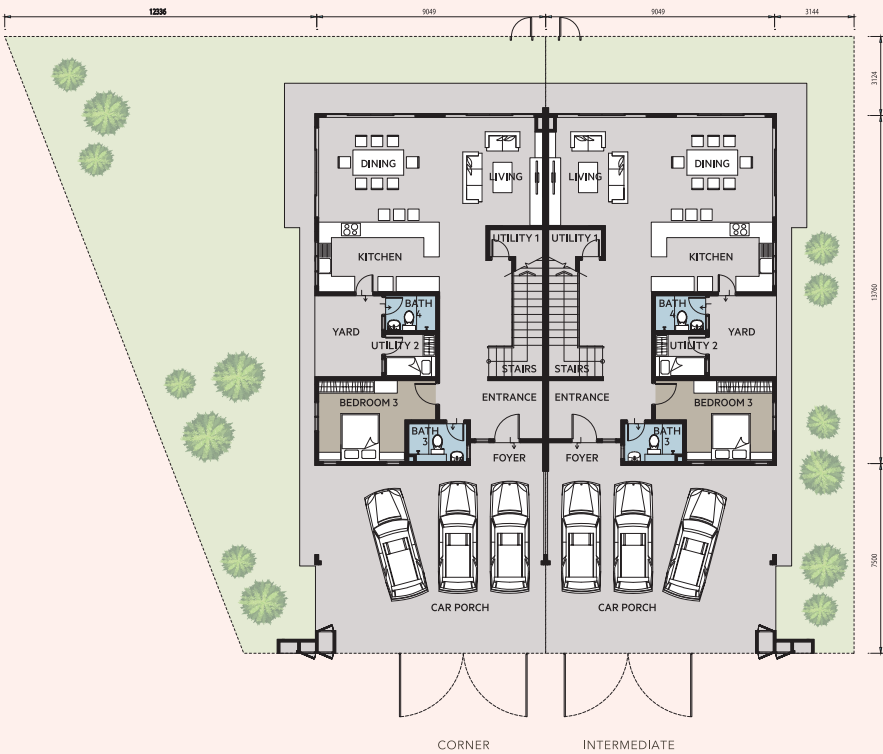


Breathtaking sceneries animated by nature herself

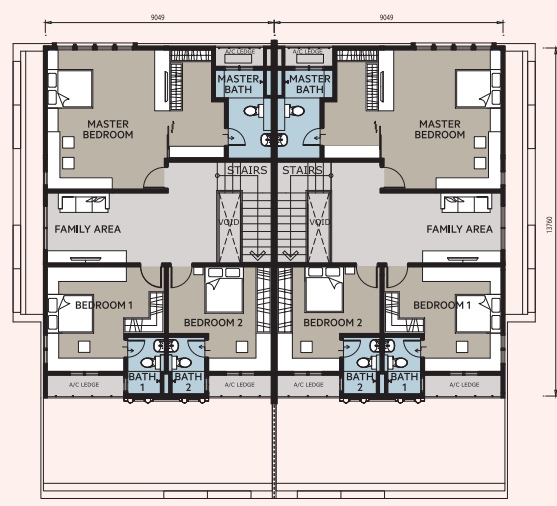
\*Artist's Impression Only



# FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

Land Area 40' x 80'	8 Exclusive Units	Built up Area 2,895 sq.ft.	4+1	5
------------------------	-------------------------	-------------------------------	-----	---

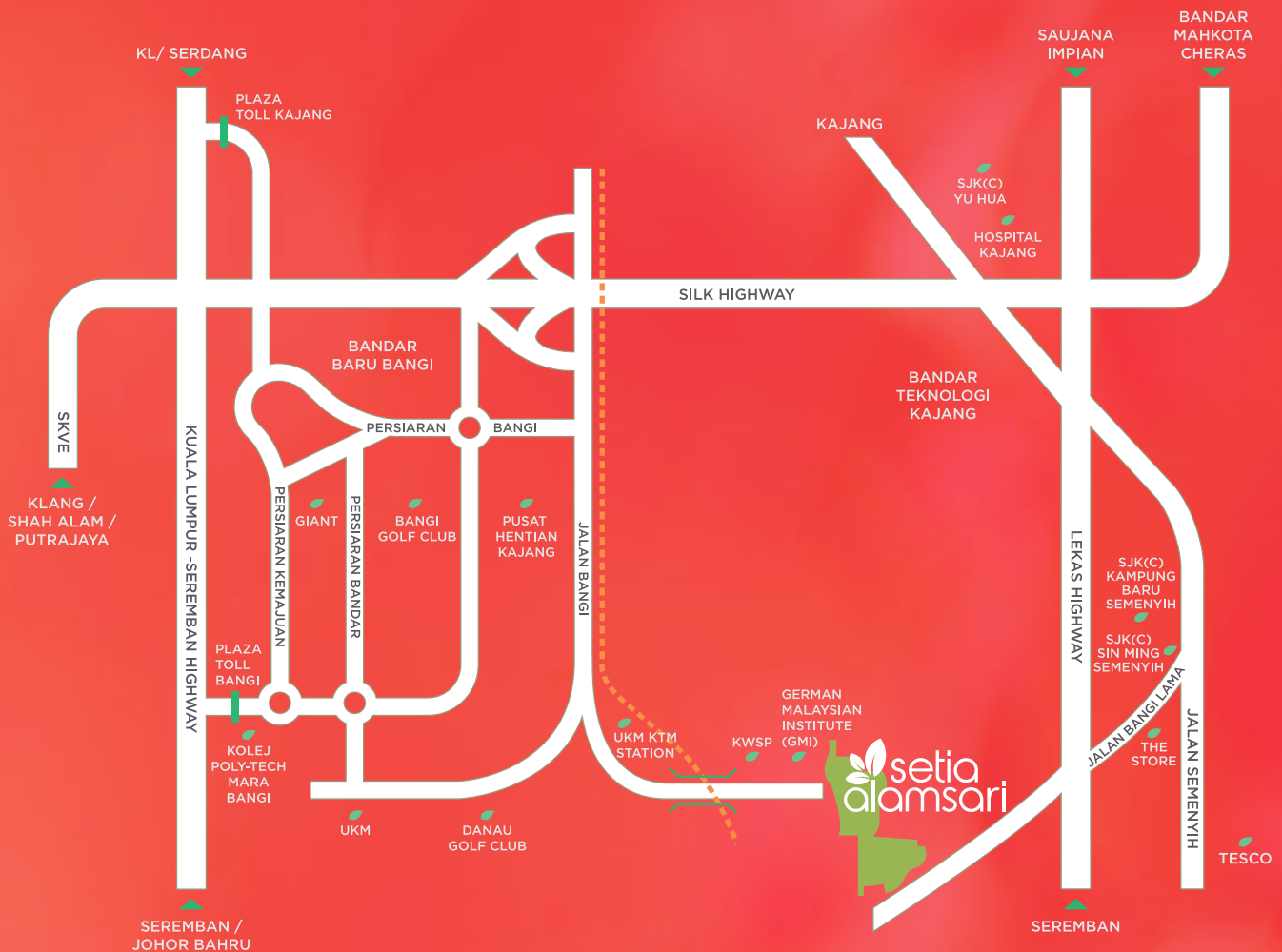


## SPECIFICATION

Structure	Reinforced Concrete	
Wall	Brick Wall and / or Reinforced Concrete	
Roof Covering	Roof Tiles	
Roof Framing	Lightweight Steel Trusses	
Ceiling	Concrete Slab / Skim Coat / Plaster Ceiling Board	
Windows	Aluminium Framed Glass Window	
Doors	<ul style="list-style-type: none"> <li>• Main Entrance : Solid Core Plywood Timber Door</li> <li>• Side Entrance : Aluminium Framed Sliding Door</li> <li>• Others : Flush Door</li> </ul>	
Ironmongery	Quality Ironmongery	
Wall Finishes	<ul style="list-style-type: none"> <li>• Internal Wall : Cement Plaster / Skim Coat and Paint</li> <li>• Kitchen : 1500 mm High Porcelain Wall Tiles</li> <li>• Bathrooms : Porcelain Wall Tiles up to Ceiling Height</li> <li>• Yards : Cement Plaster / Skim Coat and Paint</li> <li>• Others : Cement Plaster / Skim Coat and Paint</li> </ul>	
Floor Finishes	<ul style="list-style-type: none"> <li>• Entrance / Living / Dining : Porcelain Tiles</li> <li>• Kitchen : Porcelain Tiles</li> <li>• Bedroom 4 : Porcelain Tiles</li> <li>• Other Bedrooms : Laminated Timber Strip</li> <li>• Utility Room : Ceramic Tiles</li> <li>• Bath : Porcelain Tiles</li> <li>• Staircase : Laminated Timber Strip</li> <li>• Family Area : Laminated Timber Strip</li> <li>• Yard : Porcelain Tiles</li> <li>• Car Porch / Driveway / Terrace : Homogeneous Tiles</li> <li>• Others : Cement Render</li> </ul>	
Sanitary and Plumbing	Water Closet Basin Shower Kitchen Sink	5 nos 5 nos 5 nos 1 no
Electrical Installation	Lighting Point 13 Amp Power Point Ceiling Fan Point SMATV Outlet Point Telephone Outlet Point (FWS) Air Conditioning Point Door Bell Point Auto Gate Point Water Heater Point	31 nos 27 nos 7 nos 3 nos 1 no 6 nos 1 no 1 no 5 nos
Fencing	Brick wall / M.S. Grille	
Painting	Weather Resistant Paint	

# SEAMLESS CONNECTIONS WITH EXCELLENT AMENITIES

Setia Alamsari is a wholesome neighbourhood, offering a multitude of conveniences within itself and its surroundings. From higher learning institutions and golf resorts to KTM stations and easily accessible highways, Setia Alamsari conspicuously bridges your needs.



Stay Together. Stay Setia  
livelearnworkplay

Call +603 8736 2255  
[www.setiaalamsari.com](http://www.setiaalamsari.com)

I & P MENARA SDN BHD (97237-W)  
Setia Alamsari Sales Galleria  
No.1, Persiaran Alam Sari 3, Alam Sari, 43000 Kajang, Selangor Darul Ehsan, Malaysia.  
F +603-8741 2251 E [setiaalamsari-sales@spsetia.com](mailto:setiaalamsari-sales@spsetia.com)

**Setia**

Setia Alamsari - Middlemist, Phase 7P1 (Double Storey Semi-Detached House) • Developer: I & P Menara Sdn Bhd (97237-W) (a member of S P Setia Bhd) • Developer License No: 9851-19/12-2020/01151(L) • Validity Period: 28/12/2018 – 27/12/2020 • Advertising & Sales Permit No: 9851-19/12-2020/01151(P) • Validity Period: 28/12/2018 – 27/12/2020 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No: MPKJ 2/P/34/2018 • Expected Date of Completion: January 2021 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Number of Units: 8 • Built-up Area: 2,895 sq.ft. • Selling Price: RM1,577,000(Min) – RM2,148,000(Max) • Discount: 7% 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.

**THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT**