

DUTAVILLA
3 & 3 ½-STOREY RESORT HOMES



Setia

Your new life begins here,
at the very top.

Experience everyday
resort-style living,
on your own terms within
Setia Alam's very last hilltop enclave,
reserved for you.

Nestled amongst a luxury of verdant groves, relish the atmosphere of a hilltop enclave permeated by gentle winds and fresh scents of foliage. Duta Villa 3 welcomes your arrival as the perfect escape from the rat race, into a sophisticated neighbourhood with resort-like environment made for everyday living with those that matter.



The interior design of the balcony area shown is for illustration purposes only. For accurate information about the property, please refer to the provided specifications.



Relish life from new heights

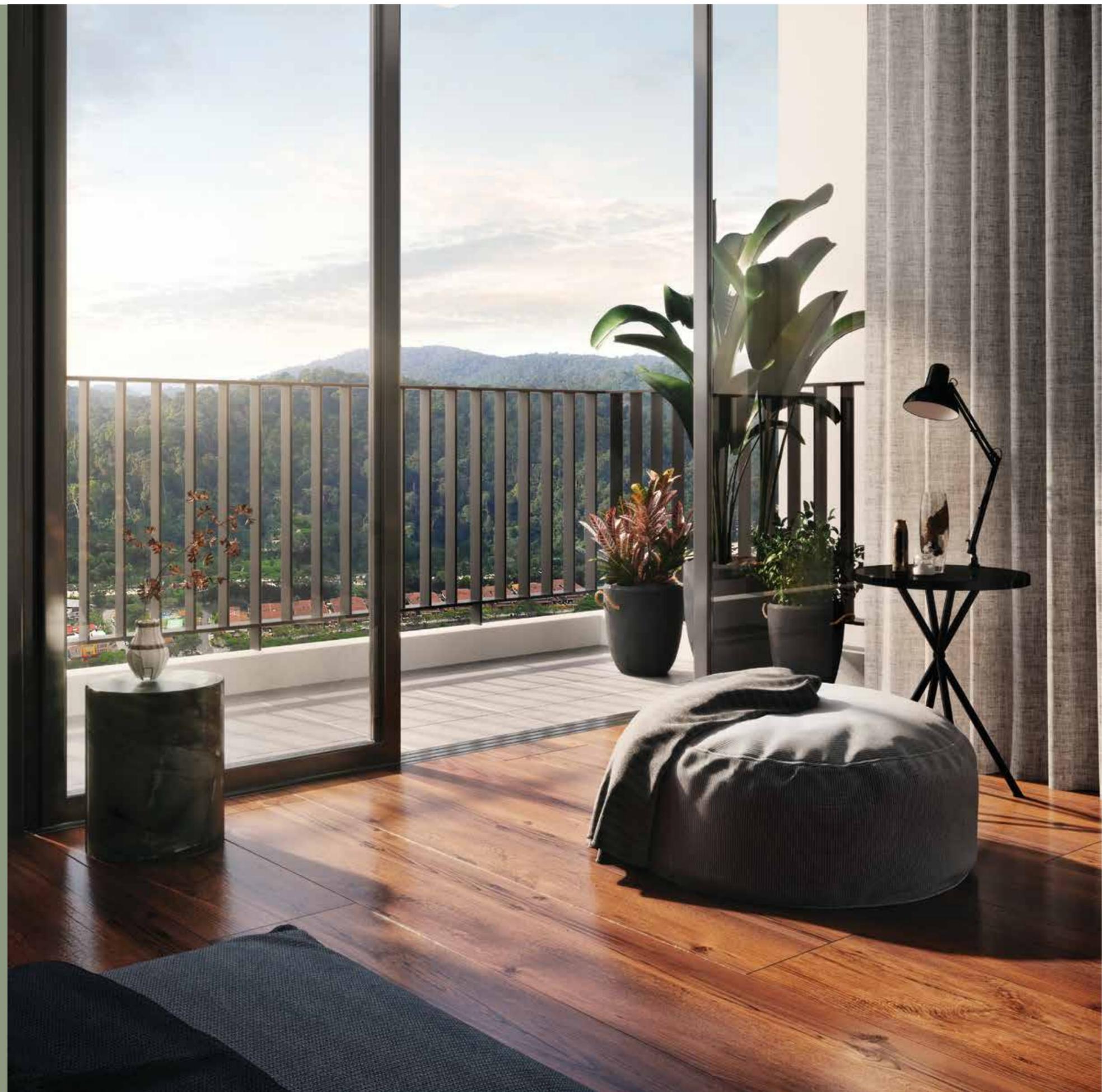
Reside in spacious abodes with the corner advantage you've always dreamt of — where the comforts of resort-style living meets the convenience of daily lifestyles as it comes to life in an urban oasis that brings modern communities and likeminded individuals together.

Experience the different facets of vacation-inspired living in your everyday life.



Spaces that add zest to ordinary routines.

From commodious living spaces for large family gatherings to quiet private corners for contemplative moments, these homes were designed to bring out the magic of everyday life.



The ideal setting for moments of intimacy reflection, and delight.



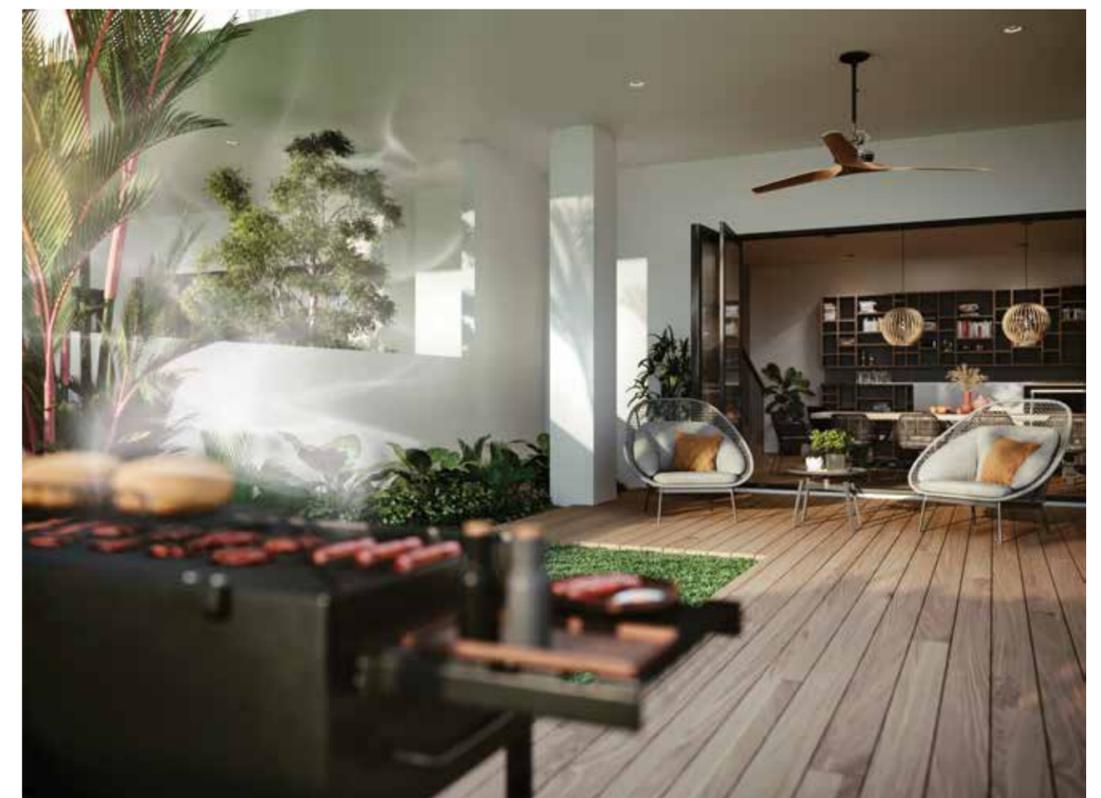


Where resort aesthetics blend with domestic comforts and practicality. Bask in large spaces that bring the outdoors in and bind families closer, yet complemented with ample room for your personal bubble.



Seamless convenience and comfort

Come home to a modern tropical resort to call your own. One that welcomes you with spacious porches and quiet green patios, offering the convenience of an uninterrupted front-to-back access through a stylish pathway connecting the two.





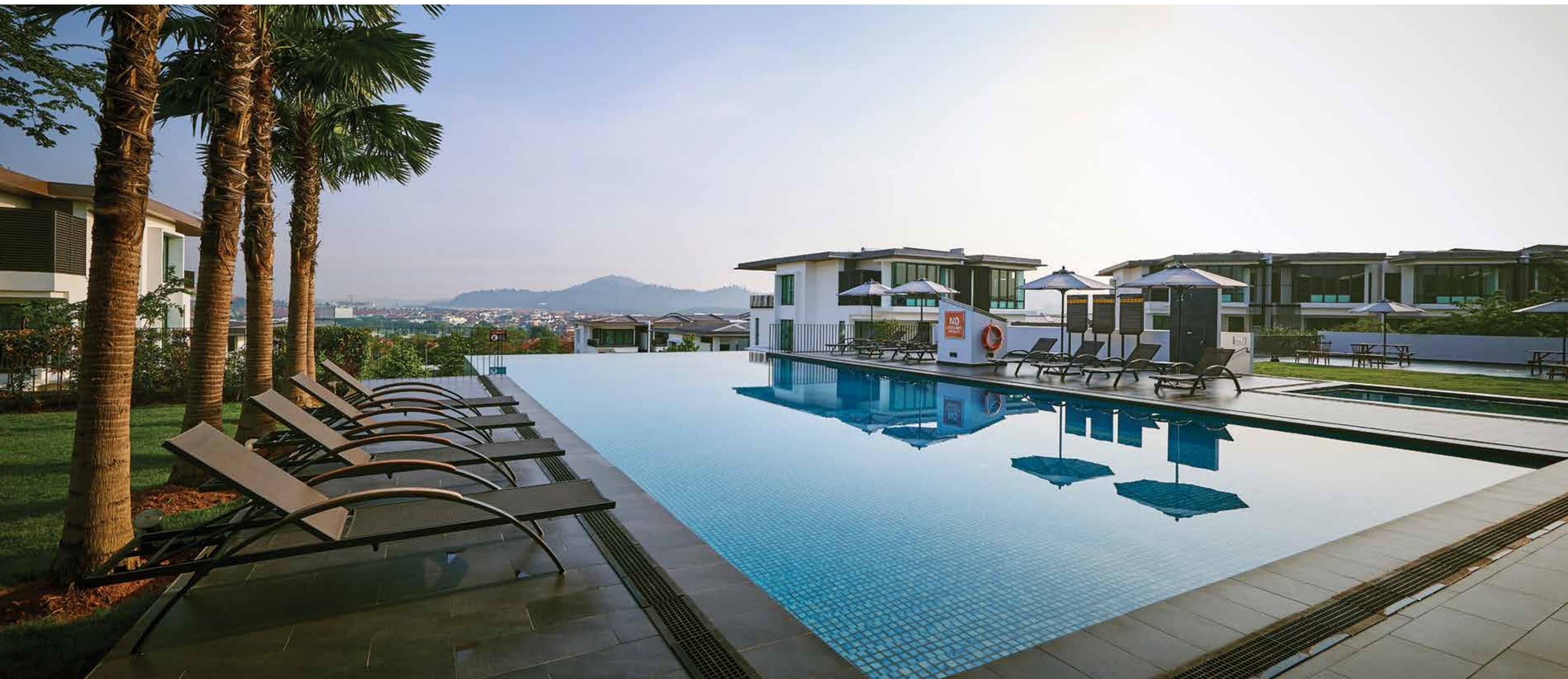
Green communal spaces

Come home to an upscale neighbourhood where your peace of mind is assured. Delight in the comfort and contentment of your loved ones as they revel in the lush landscaped gardens.



Play and unwind from a new perspective

From a gym with floor-to-ceiling glass walls to a sleek infinity pool, the private clubhouse offers everything you need to unwind after a long day's work and to enjoy a relaxing weekend with family.

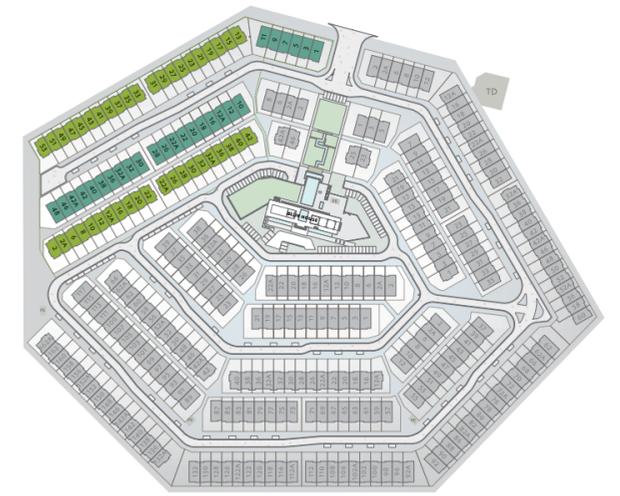


Make your home in a wholesome township that spans over 4,000 acres in Klang Valley. The precincts in Setia Alam are equipped with a variety of facilities and amenities to suit the 21st century urbanite, thoughtfully complemented by a plethora of parks and green spaces.



Site Layout Plan

Environmentally friendly development.
Parks and gardens. Communal facilities.
Smart home systems.



3-STOREY RESORT HOMES

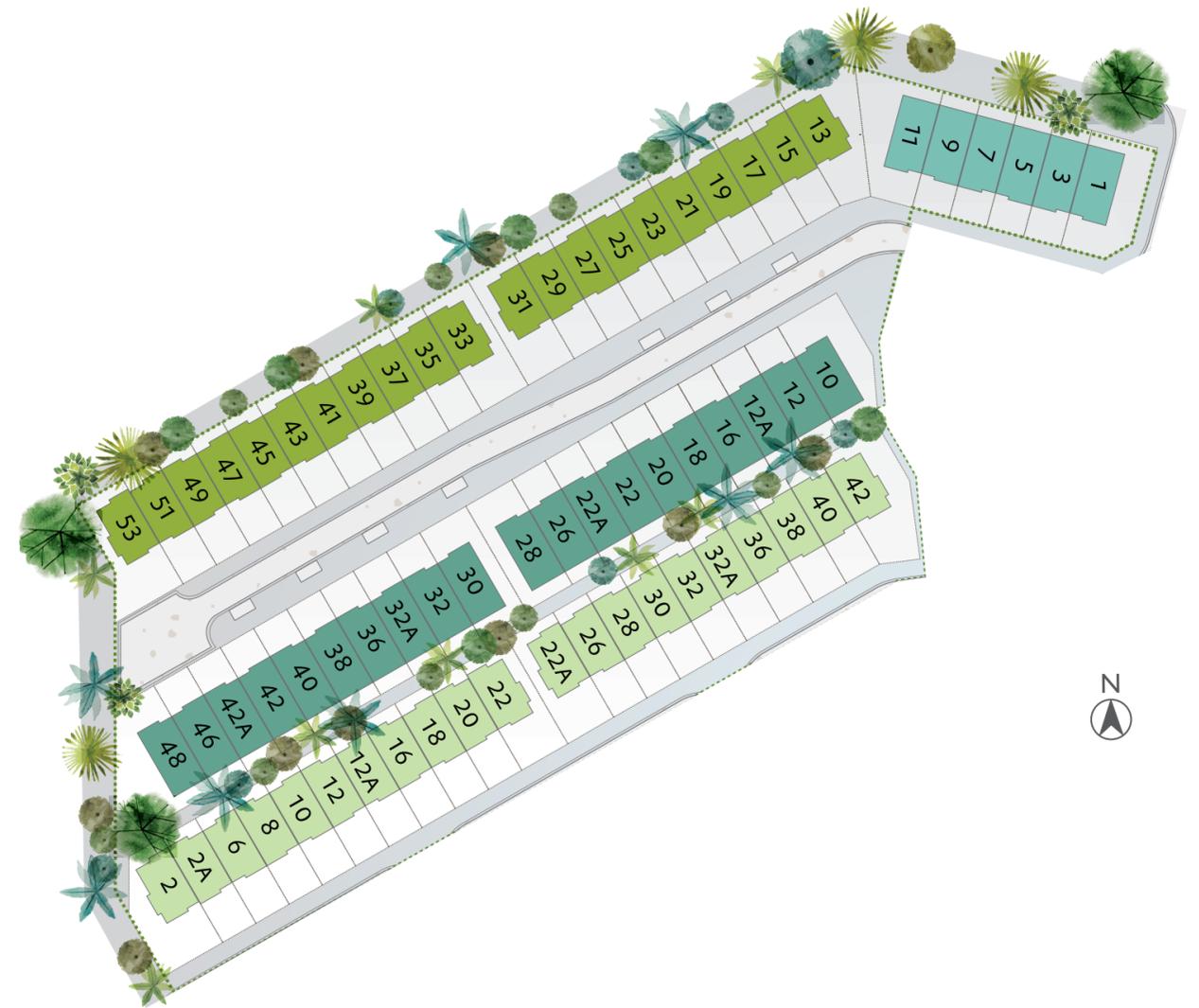
- SL1A
- SL1B

3½-STOREY RESORT HOMES

- SL2A
- SL2B

FACILITIES

- Swimming Pool
- Landscaped Garden
- Jogging Track
- Water Feature
- Club House
- Playground
- Wading Pool
- Guard House

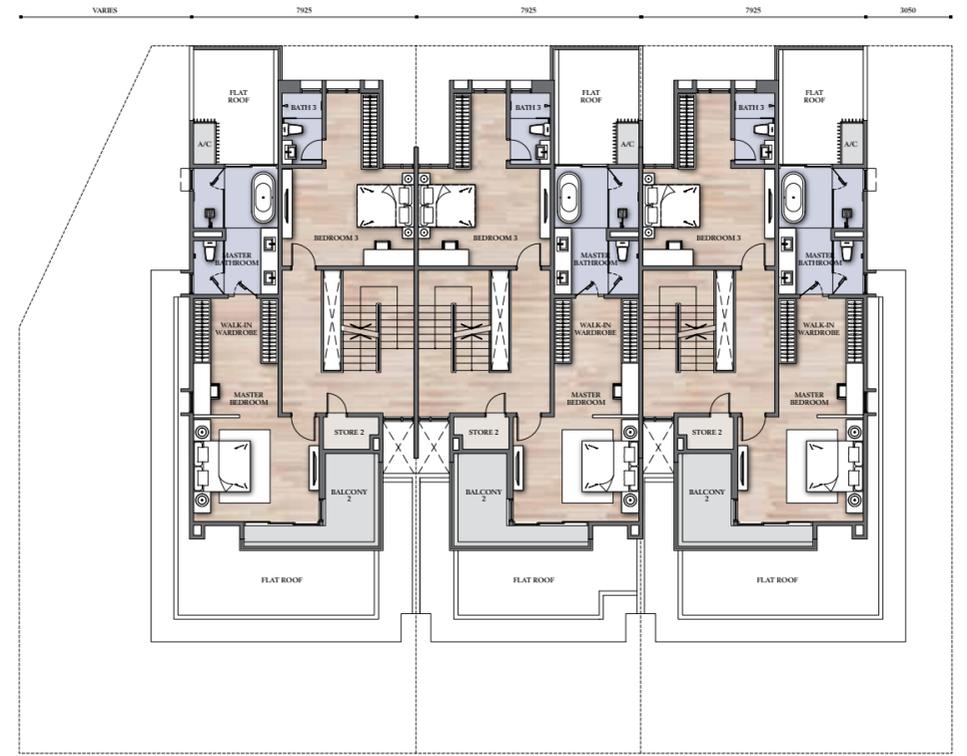


SL1A

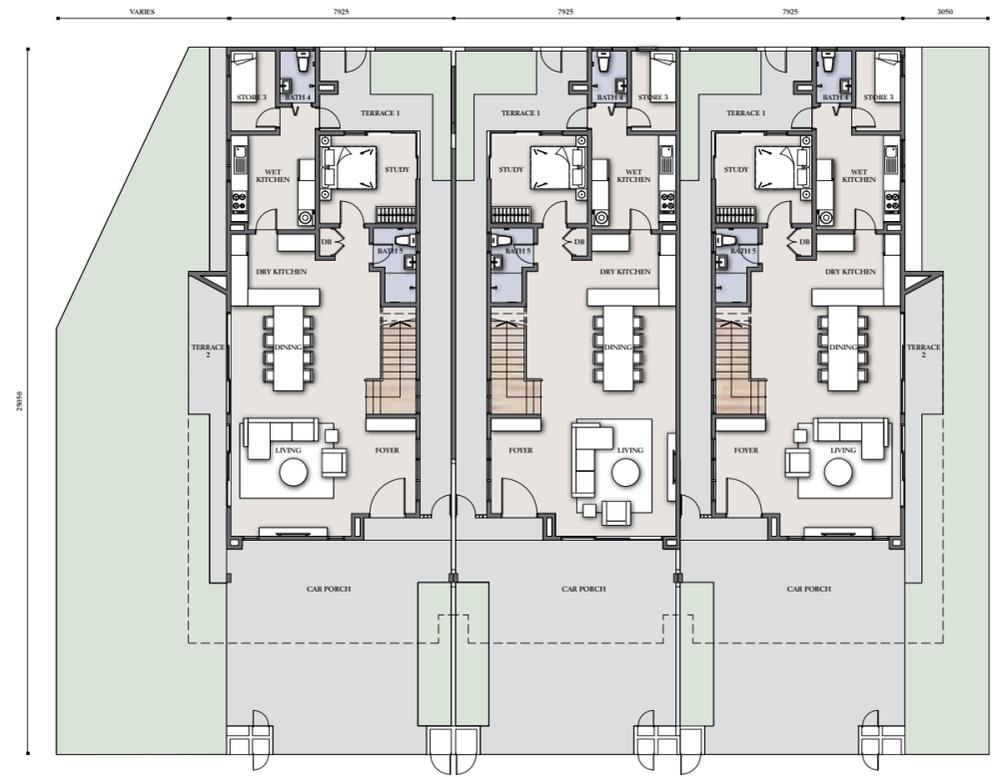
3-STOREY RESORT HOMES

BUILT-UP 3,745 sf
LAND SIZE 26' x 82'

5+1 6



First Floor



Ground Floor



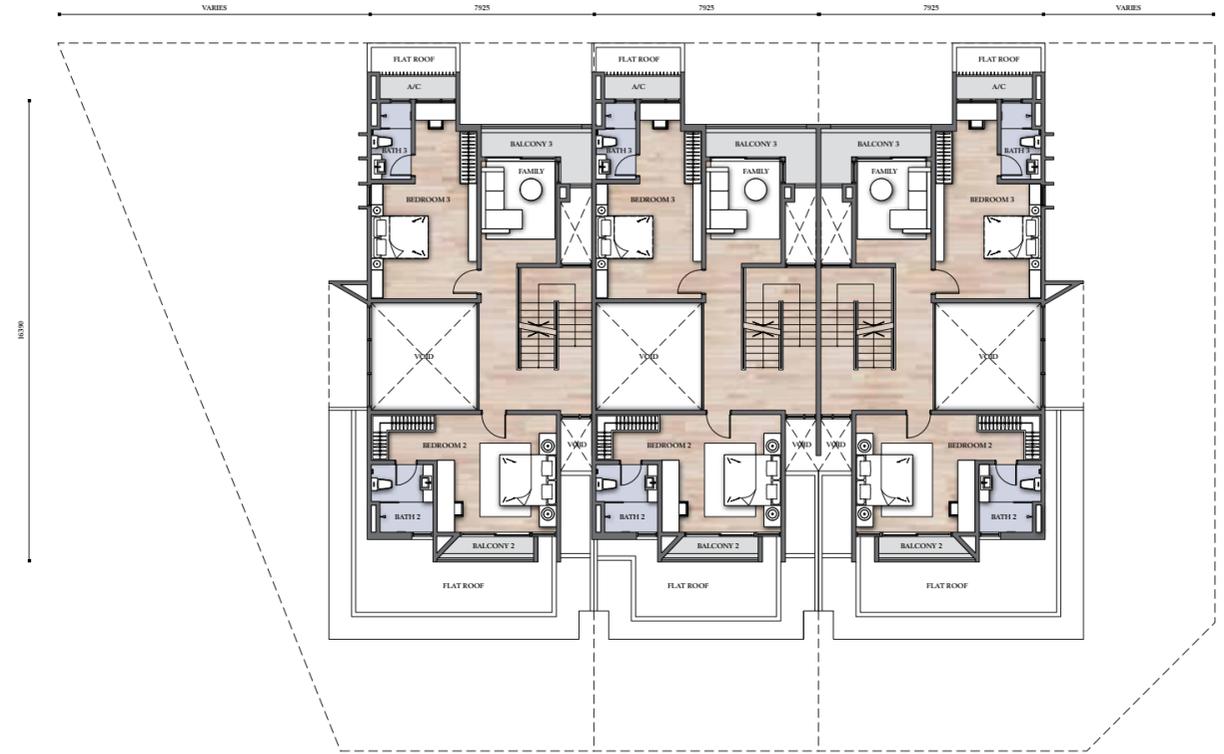
Second Floor

SLIB

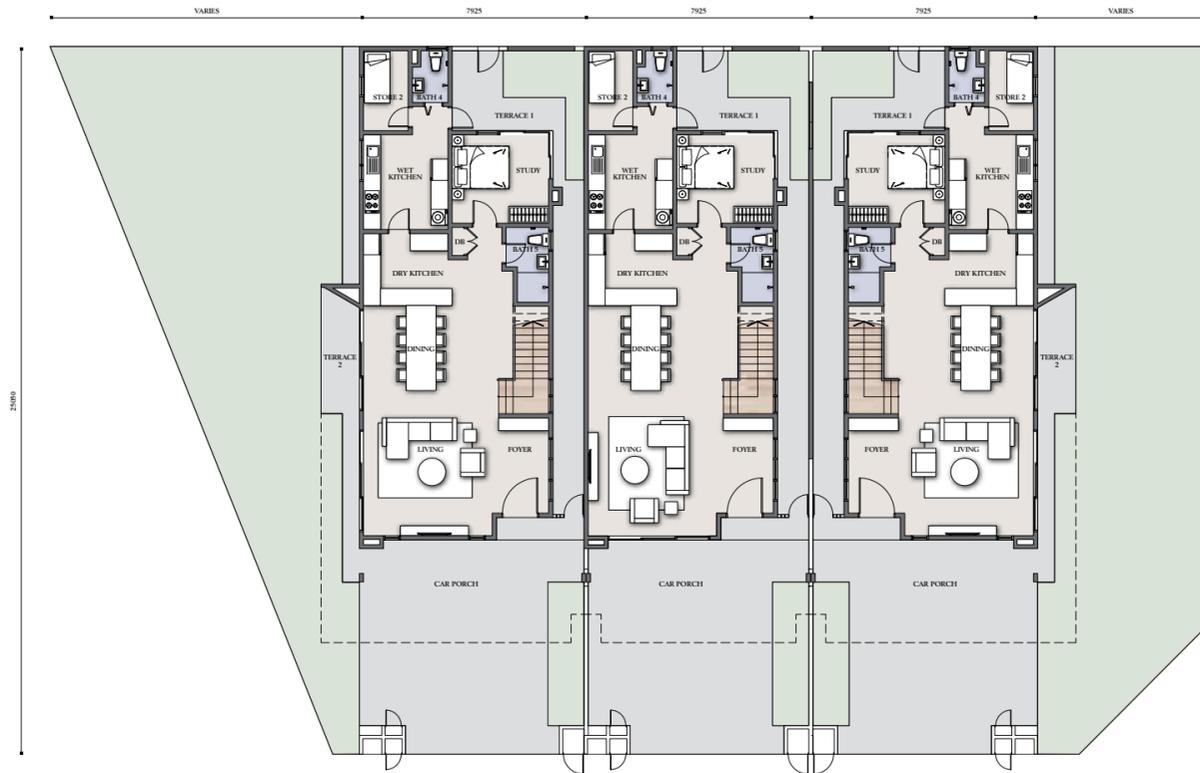
3-STOREY RESORT HOMES

BUILT-UP 3,675 sf
LAND SIZE 26' x 82'

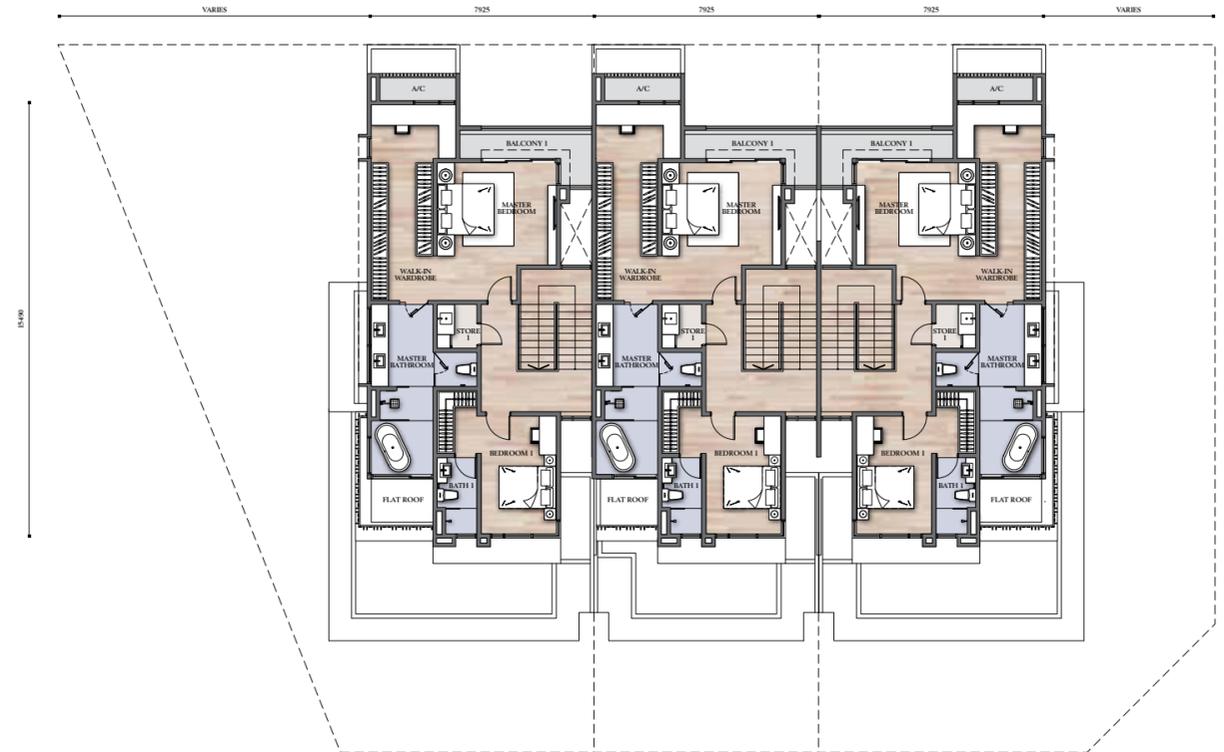
5+1 6



First Floor



Ground Floor



Second Floor

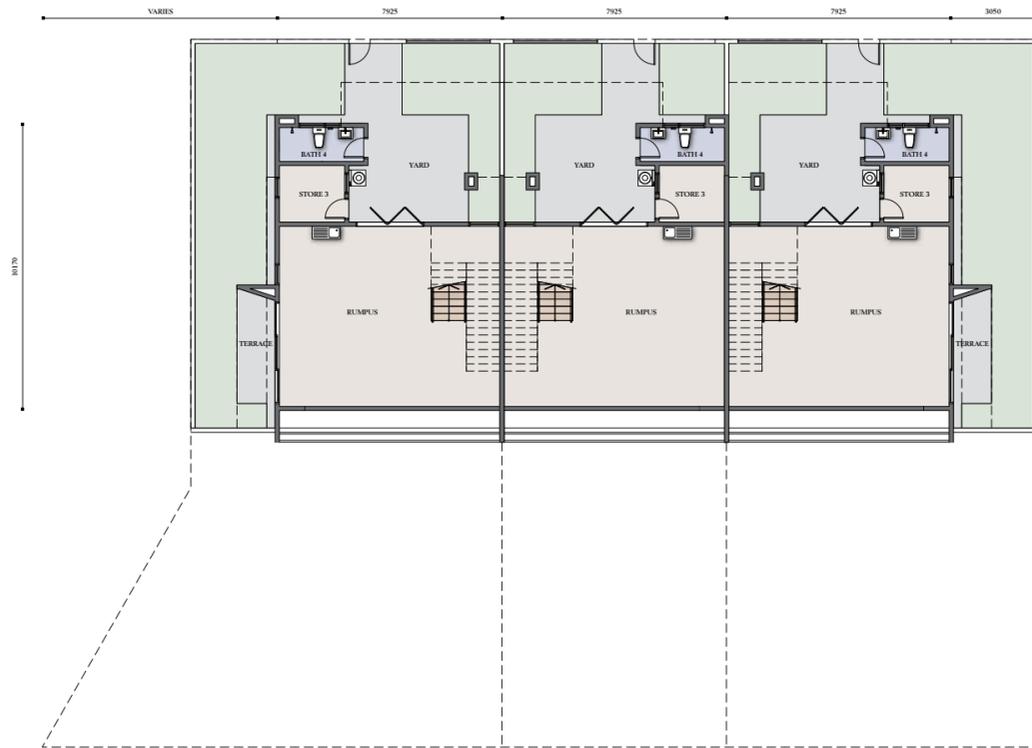
SL2A

3½-STORY RESORT HOMES

BUILT-UP 4,618 sf
LAND SIZE 26' x 82'

 5+1  6

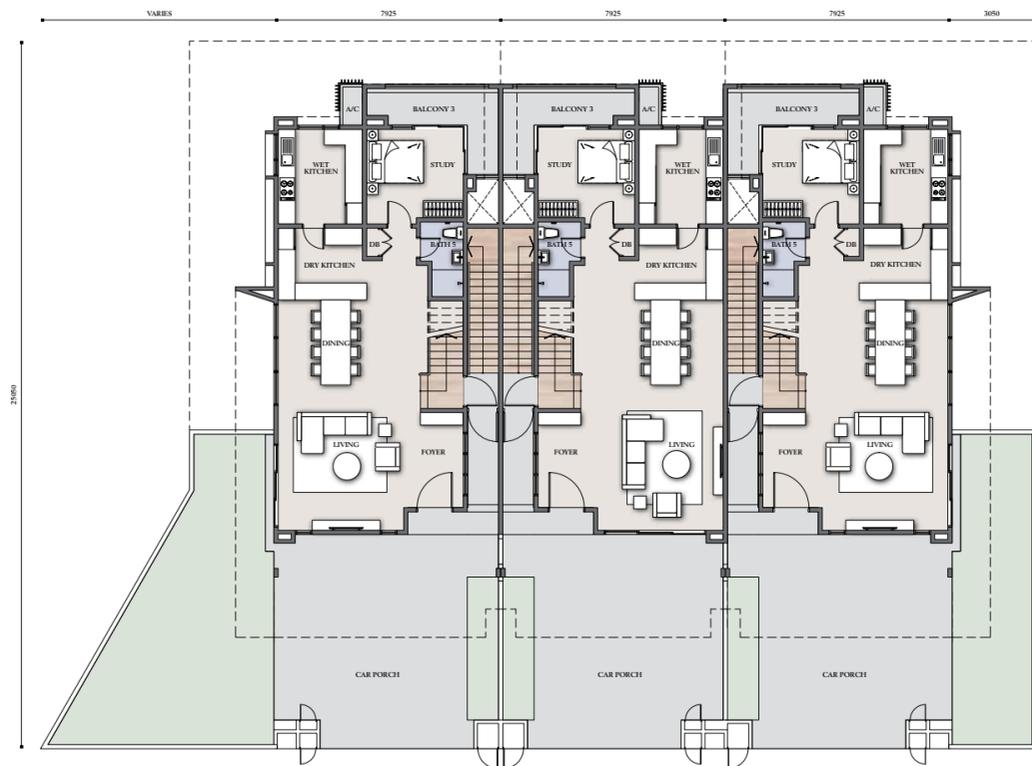




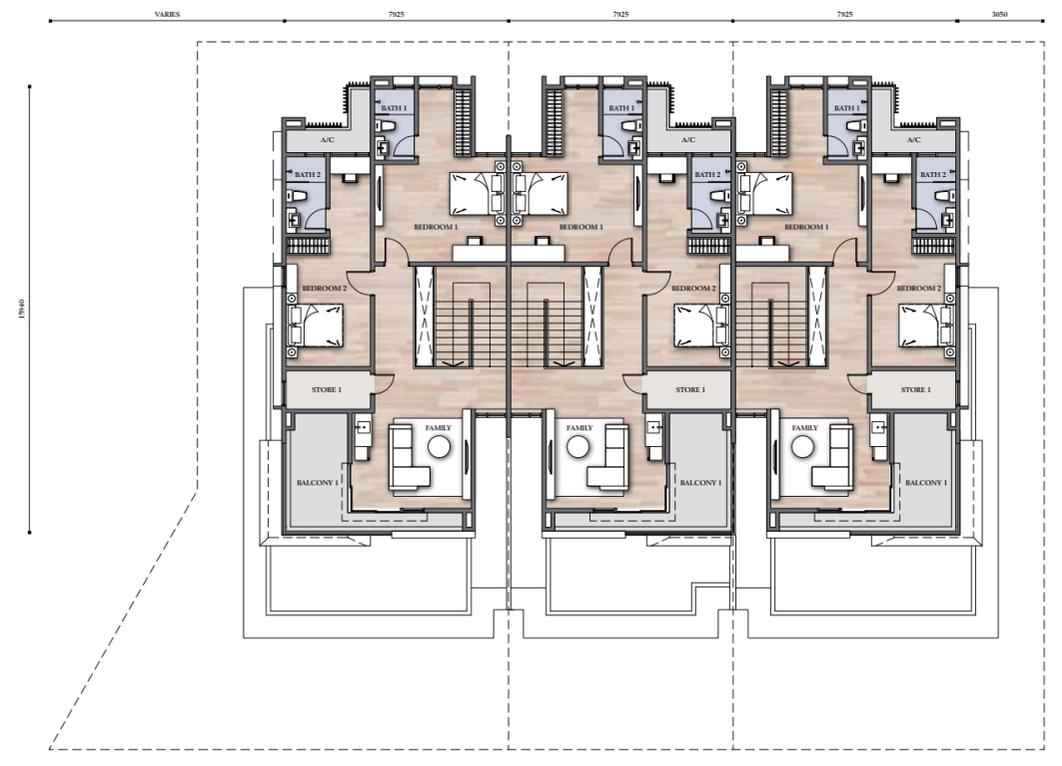
Lower Ground Floor



First Floor



Ground Floor



Second Floor

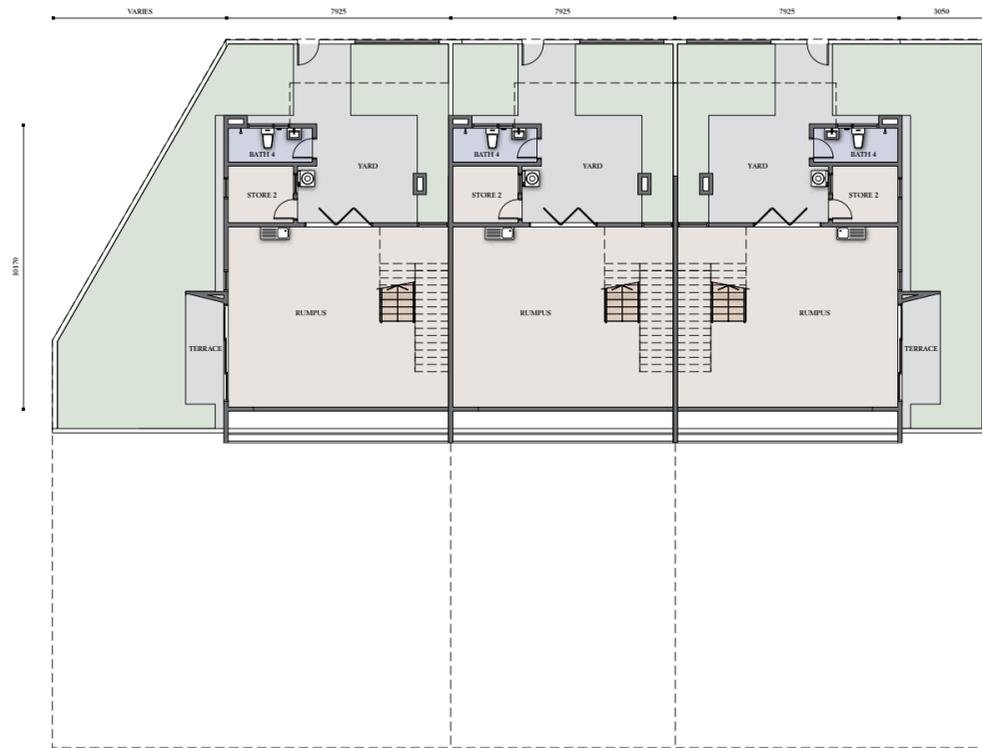


SL2B

3½-STORY RESORT HOMES

BUILT-UP 4,285 sf
LAND SIZE 26' x 82'

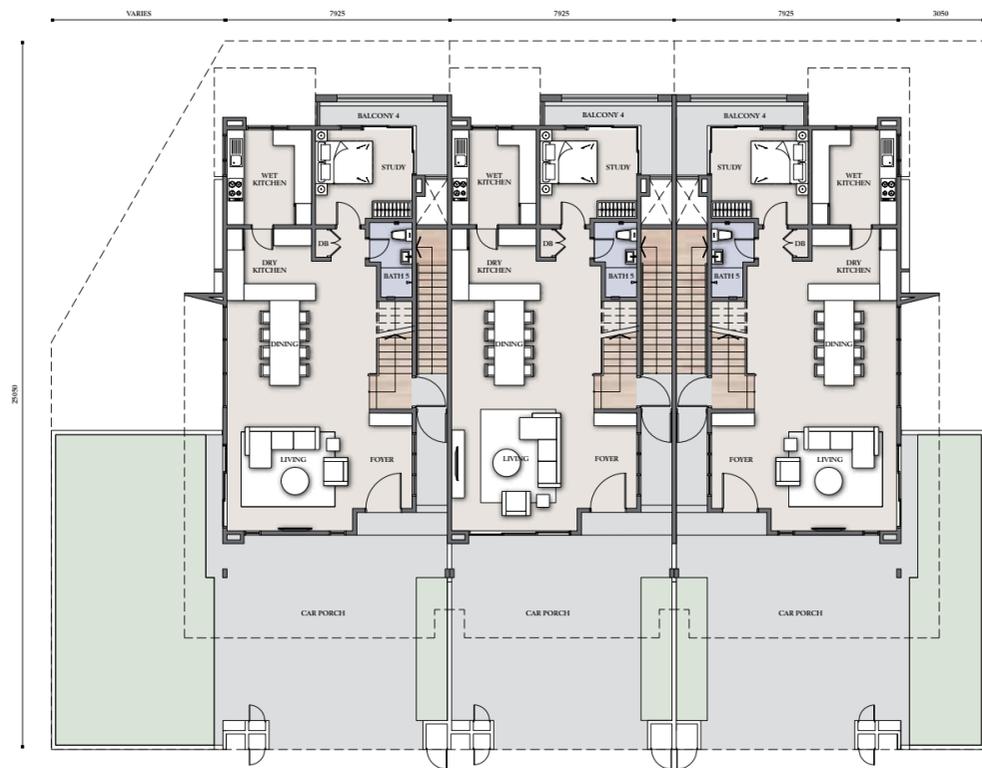
 5+1  6



Lower Ground Floor



First Floor



Ground Floor



Second Floor

Specifications

3-STOREY RESORT HOMES

Structure	Reinforced Concrete				
Wall	Reinforced Concrete / Brickwork / Drywall and/or Precast Panel				
Roofing Material	Metal Deck / Reinforced Concrete Slab				
Roof Framing	Steel Truss				
Ceiling	Concrete Slab / Plaster Ceiling / Aluminium Strips				
Windows	Powder Coated Aluminium Framed Glass Window				
Doors	Main Entrance	Solid Timber Door			
	Others	Powder Coated Aluminium Framed Glass Sliding Door / Flush Door / Timber Louvre Door / Timber Door with Adjustable Glass Louvre / Bi-Fold Door			
Ironmongery	Quality Ironmongery				
Wall Finishes	Wet Kitchen	Ceramic Tiles			
	All Bathrooms	Porcelain Tiles			
	Refuse Chamber	Homogenous Tiles			
	Rumpus	-			
	Others	Plaster & Paint			
Floor Finishes	Foyer / Living / Dining	Porcelain Tiles			
	Dry Kitchen	Porcelain Tiles			
	Wet Kitchen	Porcelain Tiles			
	Study	Porcelain Tiles			
	Stores	Ceramic Tiles			
	All Bedrooms	SPC Flooring			
	All Bathrooms	Porcelain Tiles			
	Terrace / Balcony	Porcelain Tiles			
	Staircase/ Family	SPC Flooring			
	Staircase (Ground to Lower Ground)	-			
	Car Porch	Homogenous Tiles			
	Refuse Chamber	Homogenous Tiles			
	Rumpus / Yard	Cement Render			
	Other	Cement Render			
	Sanitary & Plumbing Fittings	6 WCs, 7 Wash Basins, 6 Showers, 1 Kitchen Sink, 1 Long Bath			
Electrical Installations	SL1A		SL1B		
	CU / EU	IU	CU / EU	IU	
	13 Amp Plug Point	31	31	31	31
	13 Amp Plug Point (Weatherproof)	1	1	1	1
	Lighting Point	50	49	52	51
	Air-conditioning Point	8	8	8	8
	Ceiling Fan Point	8	8	7	7
	Ventilation Fan Point	-	-	-	-
	TV Point	3	3	3	3
	Gate Light Point	1	1	1	1
	Door Bell Point	1	1	1	1
	Solar Heater Point	1	1	1	1
	Telephone Point	1	1	1	1
Fencing	Brickwall and Grille Fencing with HDG Grille Gate (Rear) Brickwall Fencing and/or Grille Fencing (Other Areas), Refuse Chamber and Letter Box				
Painting	Emulsion Paint Internal , Weather Resistant Paint Externally				
Turfing	Spot Turfing				

CU : Corner Unit / EU : End Unit / IU : Intermediat Unit

Specifications

3½-STOREY RESORT HOMES

Structure	Reinforced Concrete				
Wall	Reinforced Concrete / Brickwork / Drywall and/or Precast Panel				
Roofing Material	Metal Deck / Reinforced Concrete Slab				
Roof Framing	Steel Truss				
Ceiling	Concrete Slab / Plaster Ceiling / Aluminium Strips				
Windows	Powder Coated Aluminium Framed Glass Window				
Doors	Main Entrance	Solid Timber Door			
	Others	Powder Coated Aluminium Framed Glass Sliding Door / Flush Door / Timber Louvre Door / Powder Coated Aluminium Framed Glass Sliding and Folding Door			
Ironmongery	Quality Ironmongery				
Wall Finishes	Wet Kitchen	Ceramic Tiles			
	All Bathrooms	Porcelain Tiles			
	Refuse Chamber	Homogenous Tiles			
	Rumpus	1500 mm High Ceramic Tiles at Where Sink Located			
	Others	Plaster & Paint			
Floor Finishes	Foyer / Living / Dining	Porcelain Tiles			
	Dry Kitchen	Porcelain Tiles			
	Wet Kitchen	Porcelain Tiles			
	Study	Porcelain Tiles			
	Stores	Ceramic Tiles			
	All Bedrooms	SPC Flooring			
	All Bathrooms	Porcelain Tiles			
	Terrace / Balcony	Porcelain Tiles			
	Staircase/ Family	SPC Flooring			
	Staircase (Ground to Lower Ground)	Porcelain Tiles			
	Car Porch	Homogenous Tiles			
	Refuse Chamber	Homogenous Tiles			
	Rumpus / Yard	Cement Render			
	Other	Cement Render			
	Sanitary & Plumbing Fittings	6 WCs, 7 Wash Basins, 6 Showers, 2 Kitchen Sinks, 1 Long Bath			
Electrical Installations	SL2A		SL2B		
	CU / EU	IU	CU / EU	IU	
	13 Amp Plug Point	35	35	35	35
	13 Amp Plug Point (Weatherproof)	1	1	1	1
	Lighting Point	59	58	59	58
	Air-conditioning Point	9	9	9	9
	Ceiling Fan Point	9	9	8	8
	Ventilation Fan Point	1	1	1	1
	TV Point	3	3	3	3
	Gate Light Point	1	1	1	1
	Door Bell Point	1	1	1	1
	Solar Heater Point	1	1	1	1
	Telephone Point	1	1	1	1
Fencing	Brickwall and Grille Fencing with HDG Grille Gate (Rear) Brickwall Fencing and/or Grille Fencing (Other Areas), Refuse Chamber and Letter Box				
Painting	Emulsion Paint Internal , Weather Resistant Paint Externally				
Turfing	Spot Turfing				

CU : Corner Unit / EU : End Unit / IU : Intermediat Unit

3-STOREY RESORT HOMES

3-Storey Resort Home with 5+1 bedrooms spread over a built-up of 3,675 sf for wholesome family living.



- 1 Sleep in on weekends
- 2 Family movie nights
- 3 Do-Not-Disturb
Work-From-Home Zone

Modern and sizeable yet cosy with the warmth of a family home set in the tropics. Discover the joy of practical features that make coming home worthwhile including the sleek side terrace that seamlessly connects the porch and patio.

Delight in the company of loved ones amidst natural light-flooded interiors that inspire convivial conversations over meals in the dining, laughters in the living room, and movie nights in the family room.

Otherwise, set up your personal home office for Work-From-Home days or passion projects.

3½-STOREY RESORT HOMES

3 1/2-Storey Resort Home with 5+1 bedrooms set over a sprawling built-up of 4,285 sf — perfect for larger families and multi-generational living.



- 1 Morning yoga stretches
- 2 Coffee & quiet time before work
- 3 Play time with kids
- 4 Host BBQ parties with friends

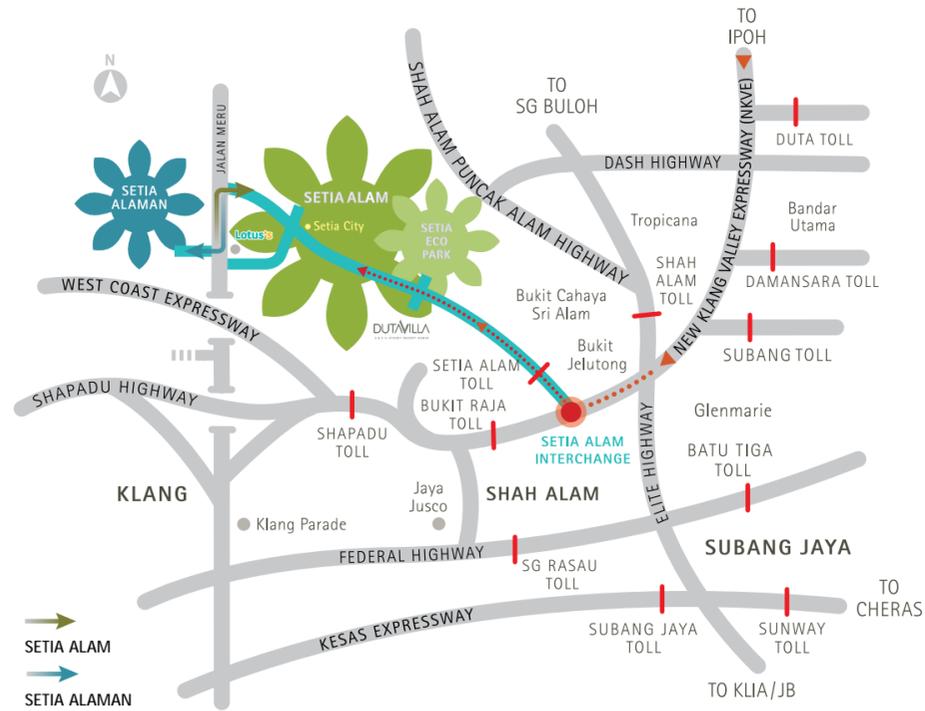
Voluminously made for multi-generational living with additional space dedicated for the little things that makes life worth living — like taking deep breaths during morning yoga stretches or sipping on freshly brewed coffee at the break of dawn before heading out to work.

The 3½-storey option offers additional space that allows for purposeful moments alone or with loved ones. Turn the lower ground rumpus room into a hidden playroom or use the back yard to host BBQ parties with friends.

Find privacy in quiet corners such as the compact balcony on slow mornings or private study room when you need moments of pure focus and inspiration.

The perfect place to nurture and grow

The 4,000-acre Setia Alam is both a wholesome nature-inspired sanctuary and a vibrant urban hub that exemplifies a life of balance. Strategically located in the Klang Valley, the township is just minutes away from key destinations via the dedicated NKVE-Setia Alam Link.



The NKVE-Setia Alam Link is your direct connection to Setia Alam and Setia Eco Park.
 • 10km to Subang Jaya • 15km to Damansara • 35km to Jalan Duta • 55km to KLIA

GPS Coordinates 3° 6' 18.0102", 101° 27' 42.3936"

SCAN QR CODE FOR EXCITING 360° VIEWS & SCR INFORMATION



FOR MORE INFORMATION

03 5030 2255
www.setiaalam.com.my

Developer: **BANDAR SETIA ALAM SDN BHD** (200101030381)

Project Manager: **S P SETIA PROJECT MANAGEMENT SDN BHD** (246695-X)

Setia Alam Sales Gallery

Annex Building Ground Floor, Seksyen U13, 12, Persiaran Setia Dagang, Setia Alam, 40170 Shah Alam, Selangor Darul Ehsan, Malaysia
 tel: (603) 5030 2255 email: bsa-sales@spsetia.com

Developer: Bandar Setia Alam Sdn Bhd. (Company No: 200101030381 [566140-D]) • Project Manager: SP Setia Project Management Sdn Bhd. (246695-X) • Developer License: 9246/10-2023/0766(A) • Validity Period: 28/10/2021-27/10/2023 • Advertising & Sales Permit No: 9246-123/05-2024/0594(N)- (S) • Validity Period: 26/05/2023 - 25/05/2026 • Land Tenure: Freehold • Land Encumbrances: Nil • Restrictions of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No: MBSA/BGN/BB/600-1/PB/SEK/U13/0068-2022 • Expected Completion Date: Dec 2025
 • 3-Storey Terrace House SL1A (Corner Unit): 2 units, Built-up: 3,824 sqft, Price: RM2,452,000 (Min); RM2,479,000 (Max) • 3-Storey Terrace House SL1A (End Unit): 2 units, Built-up: 3,824 sqft, Price: RM2,323,000 (Min); RM2,326,000 (Max) • 3-Storey Terrace House SL1A (Intermediate Unit): 16 units, Built-up: 3,745 sqft, Price: RM2,040,000 (Min); RM2,075,000 (Max) • 3-Storey Terrace House SL1B (Corner Unit): 2 units, Built-up: 3,784 sqft, Price: RM2,499,000 (Min); RM2,539,000 (Max) • 3-Storey Terrace House SL1B (Intermediate Unit): 4 units, Built-up: 3,675 sqft, Price: RM2,033,000 (Min); RM2,126,000 (Max) • 3-1/2 Terrace House SL2A (Corner Unit): 2 units, Built-up: 4,734 sqft, Price: RM2,837,000 (Min); RM2,855,000 (Max) • 3-1/2 Terrace House SL2A (End Unit): 2 units, Built-up: 4,734 sqft, Price: RM2,805,000 (Min); RM2,808,000 (Max) • 3-1/2 Terrace House SL2A (Intermediate Unit): 17 units, Built-up: 4,618 sqft, Price: RM2,537,000 (Min); RM2,540,000 (Max) • 3-1/2 Terrace House SL2B (Corner Unit): 2 units, Built-up: 4,353 sqft, Price: RM2,709,000 (Min); RM3,286,000 (Max) • 3-1/2 Terrace House SL2B (End Unit): 2 units, Built-up: 4,353 sqft, Price: RM2,597,000 • 3-1/2 Terrace House SL2B (Intermediate Unit): 17 units, Built-up: 4,285 sqft, Price: RM2,318,000 (Min); RM2,377,000 (Max) • 7% Discount for Bumiputera

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