



# *Casablanca*

– CLUSTER HOMES –

**FREEHOLD**

BEYOND SCENIC, IT'S CINEMATIC



WELCOME HOME TO  
CASABLANCA, OUR PREMIUM  
CLUSTER SERIES







Casablanca lives up to its name with class embedded all around the establishment.

As one is greeted by the grandeur design of the front entrance, its spacious driveways lead you to an expansive premium residential area that champions soul-soothing greenery intertwined with contemporary luxurious architectural design. Experience exclusive living in the spacious comfort of your Casablanca cluster home unit amidst lush, green and tropical landscapes.

Be transported to a moment of serenity daily; a Moroccan charm that is uniquely yours.



COME HOME  
TO A CINEMATIC  
LIFESTYLE





Introducing Casablanca, finely designed cluster home units that will turn daily living into cinematic moments.

Live your own unique lifestyle within a premium residential area where everything is set up to support your role as the star. From movie star vibes aesthetics to luxurious embellishments, Casablanca provides the perfect environment for award-winning personas.

Surrounded by architecture and landscape that borrow inspiration from the golden age of cinema, let creative freedom roam from the yard of your home to neighbouring precincts, or do some exploration with the little ones around the green enclaves that are found within the residential area.



**Freehold**  
Residential



**Strategic**  
Location



**Modern  
Contemporary**  
Design





THE SCENE IS SET,  
BE THE STAR  
THAT YOU ARE







Live an award-winning life, with the essence of prestige flowing throughout your own modern contemporary designed cluster home unit, extending to a surrounding of eloquent architecture and design features paying homage to the iconic feature-film Casablanca.

Be surrounded by a confluence of African and Arabic aesthetics — a one-of-a-kind residential area that exudes nuances of class, romance and adventure in your daily life; straight as you arrive from the Entrance Statement, right through the Multi-generational Play Area and enjoy the stillness of life at the Shelters.



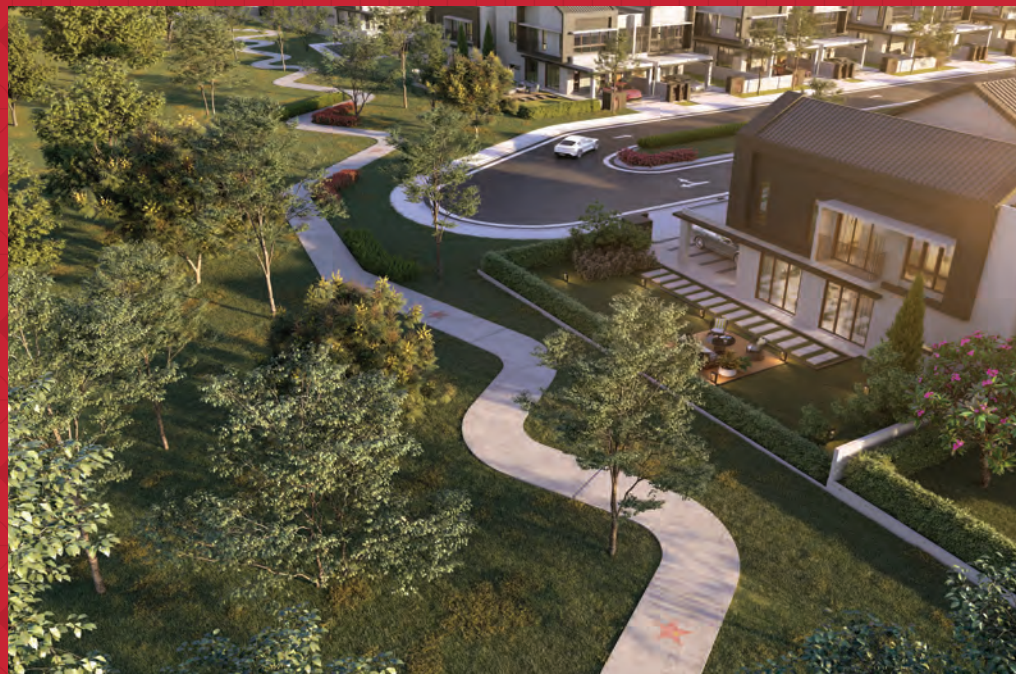
AS THEY SAY,  
JUST LIKE  
IN THE MOVIES







*Multipurpose Court & Playground*



*'Walk of Fame' Walkway & Jogging Track*



**Variety Outdoor  
Facilities**



**Park and Greenery  
Landscape**



Be a part of a community that celebrates the finer things in life and enjoy convenience within reach with well thought-out amenities which are exclusive to this precinct. Take time to rejuvenate or get active in the Walk of Fame, a looping pathway stretching 2 kilometers across the residential area.

Bring the little ones for a fun day out, while they enhance their fine motor skills at our comprehensive children's playground. Or maybe have a swell family time with a variety of games and activities of your choice at the multipurpose court.

And you can certainly always opt for a quaint and relaxing time at the feature shelter, accompanied by the tranquility found in our refined landscapes.

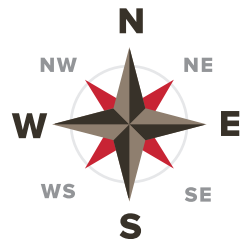


# Moroccan Themed LANDSCAPE MASTER PLAN

Exclusive for this Precint

## LEGEND

- 1 Main Entrance
- 2 Gathering Plaza
- 3 Walkway/Jogging Track
- 4 Parcourse Station
- 5 Gazebo
- 6 Tai Chi Plaza
- 7 Feature Shelter
- 8 Children Playground
- 9 Multipurpose Court
- 10 Art Sculpture
- 11 Multi-generational Play Area



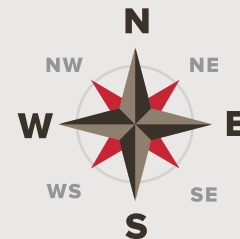


# SITE PLAN

## LEGEND

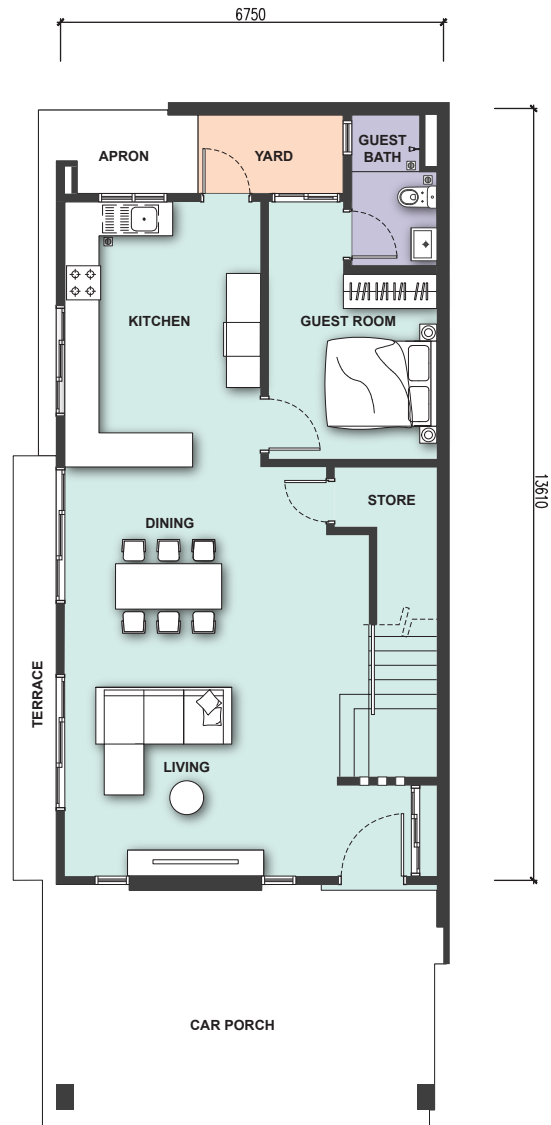
- TYPE A
- TYPE B

- 1 Walkway/  
Jogging Track
- 2 Feature Shelter
- 3 Children  
Playground
- 4 Multipurpose  
Court

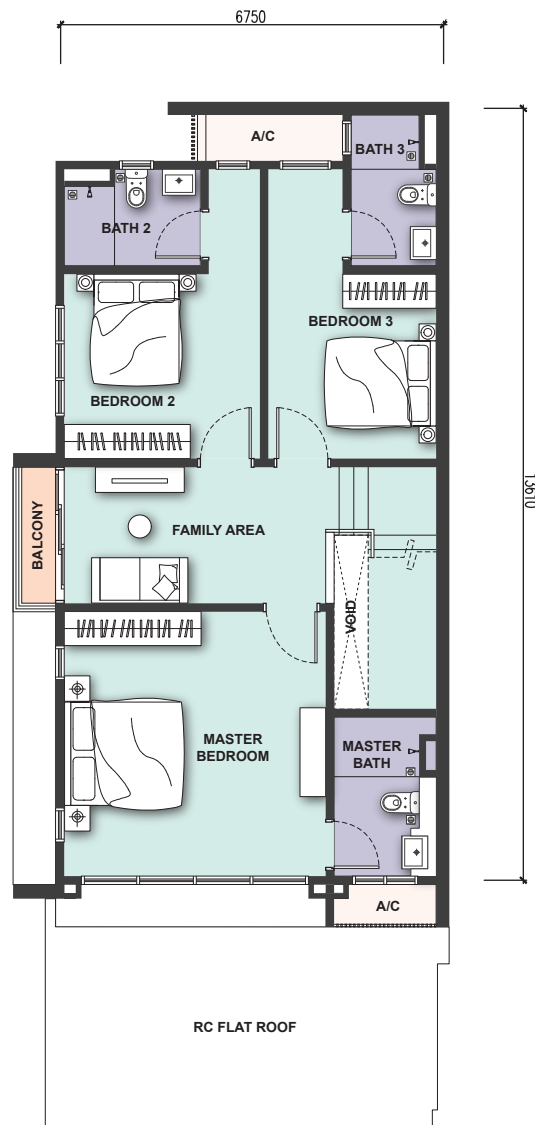




## GROUND FLOOR



## FIRST FLOOR



TYPE  
A

LOT SIZE:  
35' X 70'

LAND  
AREA:  
2,450 - 3,660  
SQ. FT

BUILT-UP  
AREA:  
2,253 SQ. FT



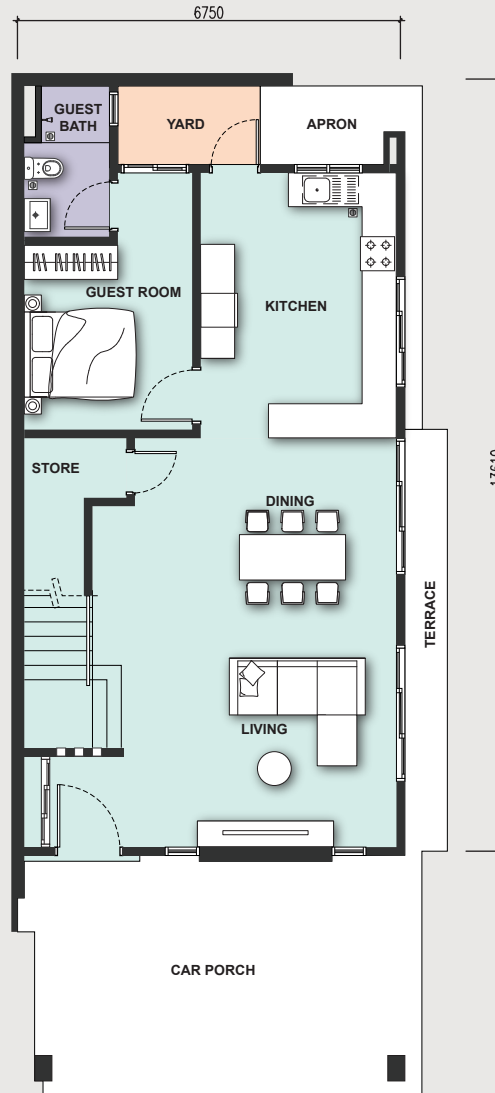
# TYPE B

LOT SIZE:  
35' X 70'

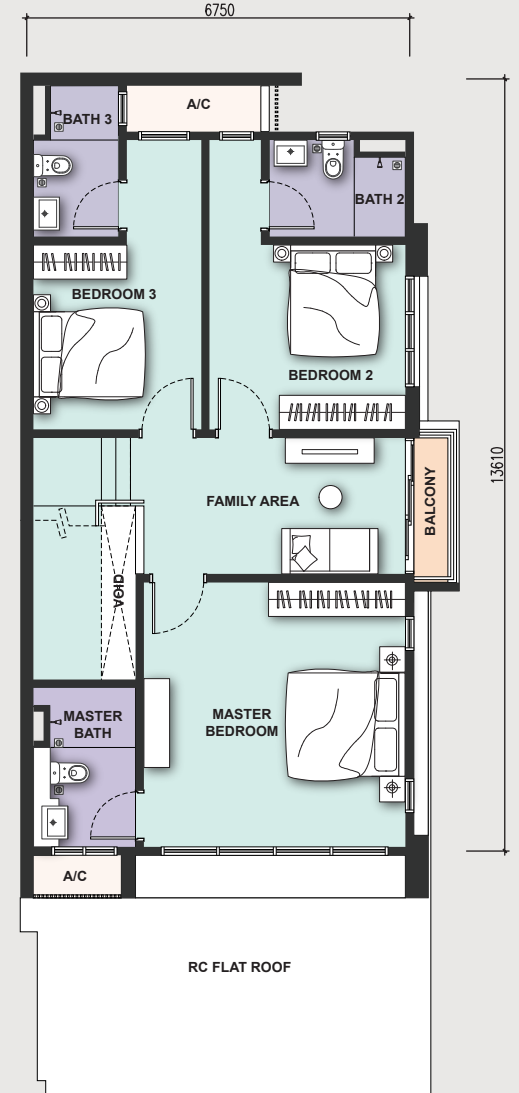
LAND  
AREA:  
2,450 - 3,983  
SQ. FT

BUILT-UP  
AREA:  
2,254 SQ. FT

## GROUND FLOOR



## FIRST FLOOR





64

Units

Lot Size

35' x 70'

4

Bedrooms

4

Bathrooms



*Living & Dining Area*



*Master Bedroom*

Each of our 64 units are designed exclusively to meet the expectations of the discerning urbanite with a sense of style that flows in every space of a Casablanca cluster home unit, not forgetting tasteful details considered for the star that you are.

Most certainly, comfort is a major factor. With spacious built-up area, Casablanca is the neighbourhood for you to expand your lifestyle horizons.

With an exclusive private indoors area offered in every cluster home unit, imagination is your best friend. Transform it and make it your own unique domain alongside the promise of spaciousness and security. Every space in your home is a chapter for you to personalise.



# SPECIFICATIONS

<b>STRUCTURE</b>		Reinforced Concrete
<b>WALLS</b>		Cement Sand Bricks / Clay Brick (Party Wall)
<b>ROOF COVERING</b>		Metal Roofing / Flat Roof
<b>ROOF FRAMING</b>		Light Weight Steel Trusses
<b>CEILING</b>		Plaster Ceiling & Paint Skim Coat & Paint
<b>WINDOWS</b>	All Areas	Aluminium Framed Casement Aluminium Framed Fixed Glass Aluminium Framed Sliding Glass Aluminium Framed Top Hung
<b>DOORS</b>	Main Entrance Living Dining Balcony Bedrooms Bathrooms Kitchen Store	Timber Door Aluminium Framed Sliding Door Aluminium Framed Sliding Door Aluminium Framed Sliding Door Timber Door Timber Door Timber Door Timber Louvered Door
<b>IRONMONGERY</b>		Provided
<b>WALL FINISHES</b>	Internal Walls External Walls Kitchen Bathrooms	Plaster & Paint Plaster & Paint Tiles up to 1500mm Tiles up to Ceiling Height



<b>FLOOR FINISHES</b>	Car Porch & Driveway Living Dining Guest Bedroom Store Master Bedroom Bedroom 2 / Bedroom 3 Family Area Staircase Bathrooms Kitchen Yard Balcony Terrace	Tiles Tiles Tiles Tiles Tiles Timber Flooring Timber Flooring Timber Flooring Timber Flooring Tiles Tiles Tiles Tiles Tiles
<b>SANITARY &amp; PLUMBING FITTINGS</b>		<b>TYPE A</b> <b>TYPE B</b>
	Kitchen Sink	11
	Water Closet	44
	Wash Basin	44
	Shower Head	44
	Hand Bidet	44
	Toilet Roll Holder	44
<b>ELECTRICAL INSTALLATION</b>	Light Point Power Point Air-Conditioner Point Water Heater Point Fan Point TV Point Autogate Point Door Bell Point Booster Pump Alarm System	36266482 Provided Provided Provided Provided
<b>INTERNAL TELECOMMUNICATION CABLING</b>		Provided
<b>FENCING</b>		Provided
<b>TURFING</b>		Provided
<b>GAS PIPING</b>		Not Provided



# LIKE A MOVIE STAR, STAY “WELL-CONNECTED”

Enjoy serene living away from the chaos of the city yet convenience is just a stroll away. Take time to unwind or mingle with other community members at the upcoming LakePoint Club or explore the exciting 31-acre central park which will be available for residents soon.

Located in the premier township of Setia Alam Impian, discover various upcoming academic institutions such as the EATON International School, lifestyle malls alongside business hubs at the comprehensive LakePoint Central, plus healthcare centres around the area with easy access via major highways such as LKSA, ELITE, KESAS and the Federal Highway.



Stay Together. Stay Setia  
livelearnworkplay

Call +603 5162 7600

Setia Alam Impian Welcome Centre

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Setia

Phase A6-03 (Double storey cluster homes) • Developer: I&P Alam Impian Sdn Bhd 199601021892 (394244-M) (a member of S P Setia) • Developer Address: Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Tel: 03-8082 9600 • Developer's License No: 9829-24/08-2023/0641(L) • Validity Period: 26/08/2021 – 25/08/2023 • Advertising Permit No: 9829-24/08-2023/0641(P) • Validity Period: 26/08/2021 – 25/08/2023 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1(PS)/SEK.35/0012-2021 • Expected Date of Completion: Sept 2023 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units: 64 • Selling Price: Min RM1,335,333 - Max RM1,639,778 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT