

:6

Symphony No. 2

Designed for multi generations,
including families of two

Featuring homes that are brand new
with a classic comfort just for you

9

A home should be the place that you look forward to returning
to every day, and here in Setia Alam, every homecoming is
inviting, pleasant, and harmonious.





SETIA ALAM

THE ELEVATED LIVING EXPERIENCE

Setia Alam is one of the largest townships in Klang Valley, and is home to Musika Homes where houses are designed with sustainability and liveability in mind.



2,525 Acres

One of the largest
townships in Klang Valley



A Sustainable Township

Designed with
environmental-friendly measures



Award-Winning

Recipient of the FIABCI
Best Master Plan award



400 Acres Of Greenery

Comprising lush landscapes,
verdant shrubbery and parks galore

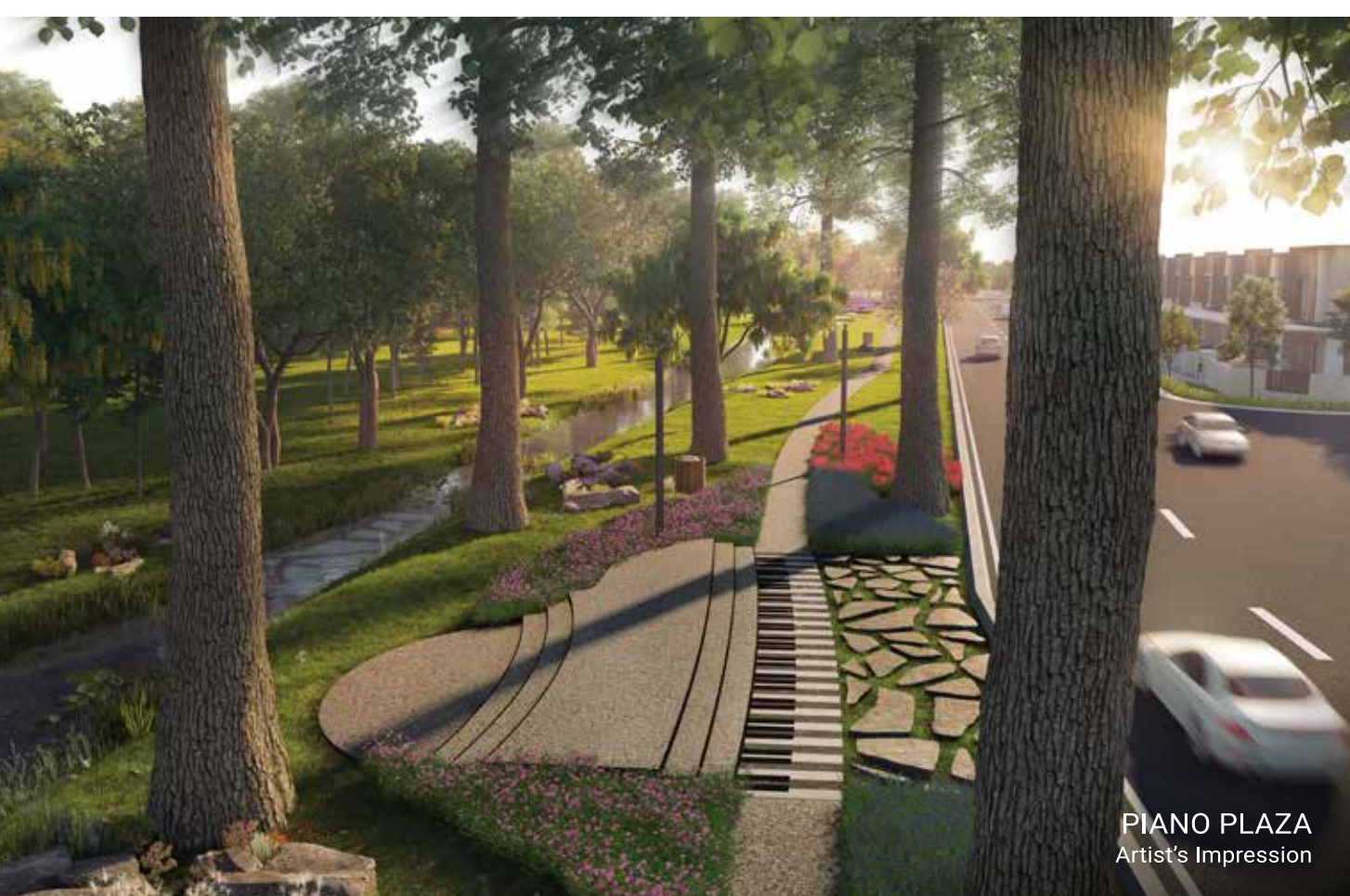


Pocket Lounge Areas

Ample rejuvenating spots in the parks
and gardens for the community
to recharge and relax



MUSICAL NOTE PAVILION
Artist's Impression



PIANO PLAZA
Artist's Impression

FIND THE RHYTHM OF YOUR LIFE

AT MUSIKA HOMES

Musika Homes is a low-density collection of terrace houses inspired by the sounds and songs of nature. This enclave is envisioned as an inspiring haven where residents can live their dream life with the ideal recreational facilities, amenities and liveable environment.

Embracing The

Emulating the pleasing succession of sounds in rhythmic, melodic and harmonic order, Musika Homes is built on six components that embrace the connection between purposeful design and human interaction.



SENTIMENTS OF BAROLA



Nostalgic Gardens

Providing inspirational
spaces for the community to
get together



Vivacious Recreation

Thoughtful and playful
placemaking encourage
healthier lifestyles



Balanced Landscapes

Preservation and conservation
works retain the natural beauty of
the terrains and wildlife habitat



Gentle Pace

Smart road and pathway
designs increase walkability
for a gentler pace of life



Harmonious Community

Designed spaces that
promote interaction between
the residents



Quality Indoor Environment

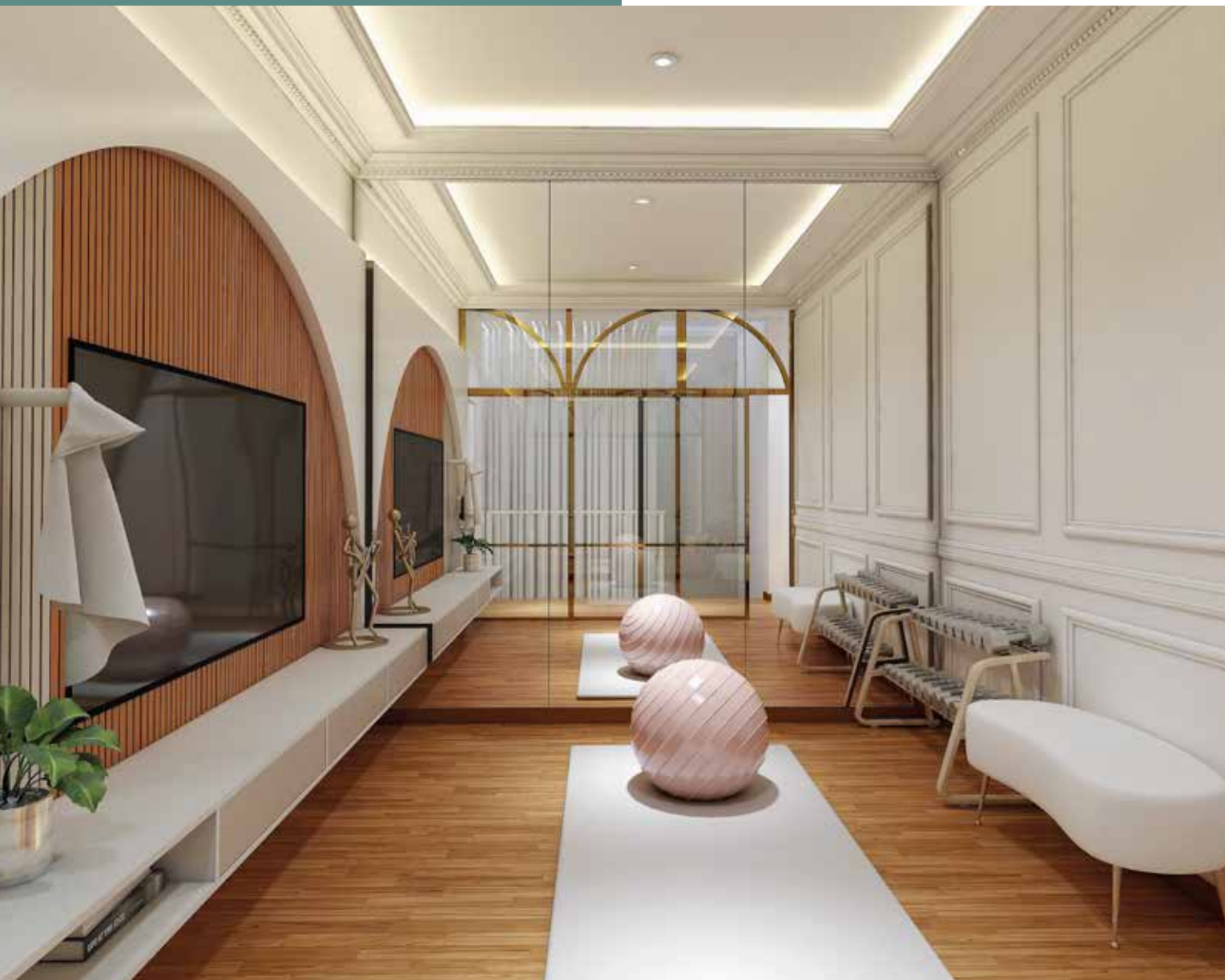
Introducing the Complete Air
Management System (CAMS),
by Panasonic Malaysia



YOU'LL WANT TO STAY IN

WITH ULTIMATE
COMFORT

Disclaimer: All pictures and art renderings in this circular are artist's impression only. Actual product may vary.



Space For Family Bonding

The open-plan layouts invite seamless interaction and foster closer bonds between family members.



Better Ventilation And Natural Lighting

Large windows and high ceilings allow for better natural lighting and cross-ventilation.



Spacious Wet And Dry Kitchen

The wet and dry kitchen layout is designed for bigger and better space efficiency to make cooking and dining more comfortable.



Music-Inspired Design

The design concept of these homes was inspired by the symphony of music.



As part of a township’s commitment to providing quality indoor environment, Musika Homes rewards residents with the latest Complete Air Management System (CAMS) to nurture wellness with clean and fresh air using AI and cloud-based technologies.

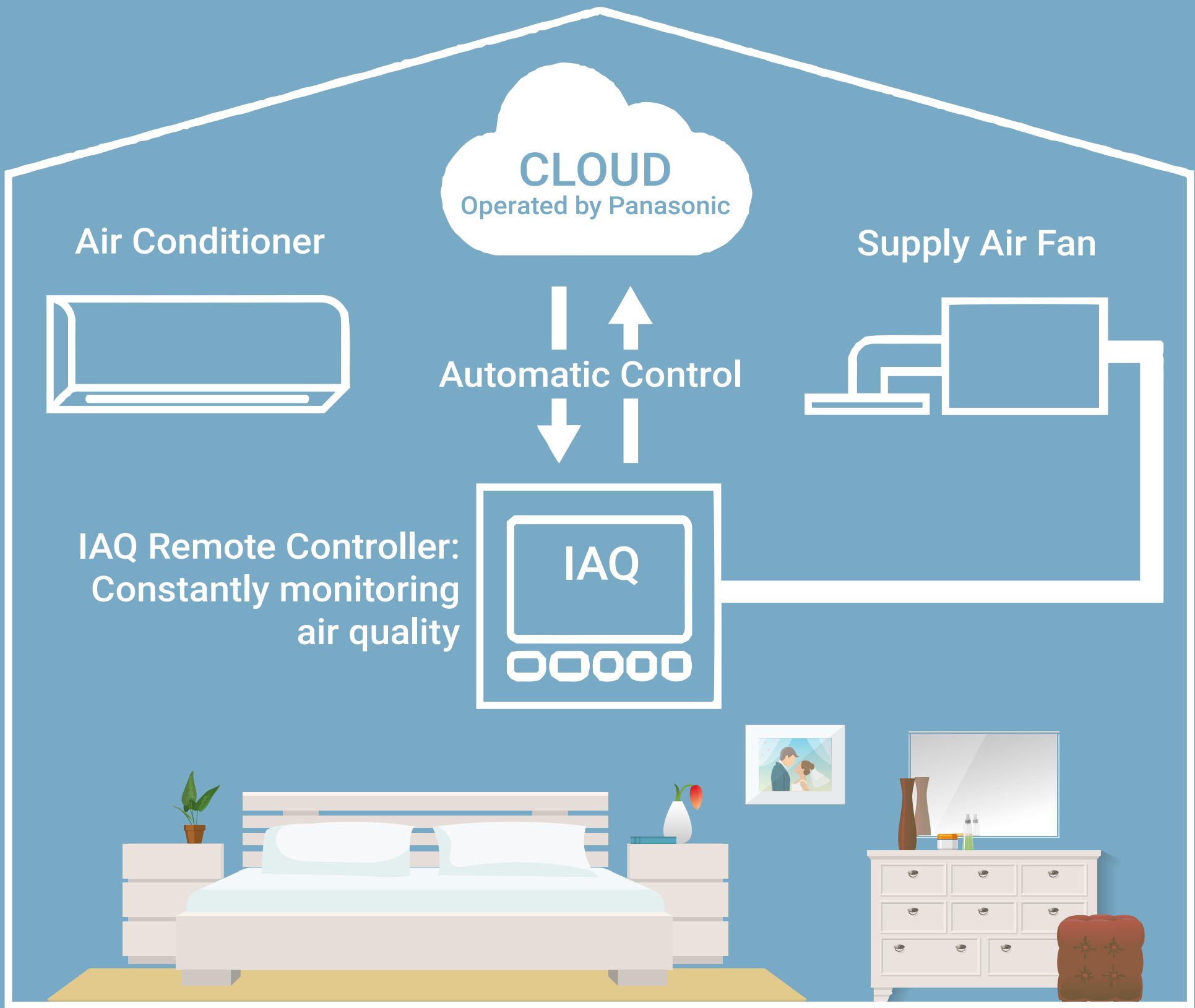
SUSTAINABLE AIR MANAGEMENT

WITH PANASONIC MALAYSIA



In collaboration with Panasonic Malaysia, the innovative feature is installed in each residence to control the indoor environment automatically through a smart detection function.

Disclaimer: Complete Air Management System (CAMS) is only installed in the master bedroom of each residence.



Lasting Innovation, Better Air Quality at Home

Barola in the Musika Homes Collection, future-proofs homes with sustainable air management by leveraging on Panasonic's innovative air solution.

Benefits of Complete Air Management System (CAMS)



Temperature
Control



Humidity
Control



Remove
PM2.5



CO₂
Control

Benefits of nanoe™ X technology



Makes home a safe heaven 24/7 with patented nanoe™ X technology that effectively inhibits airborne & adhered pollutants and deodorises air.

Disclaimer: Complete Air Management System (CAMS) is only installed in the master bedroom of each residence.



USER-FRIENDLY CONTROL

No hassle, no worries



The smart IAQ Remote Controller ensures the air volume and ventilation is optimised via its four sensors (temperature, humidity, PM 2.5, CO₂).

Even when residents are not at home, the ventilation volume will be regulated automatically based on the IAQ information that the controller detects.



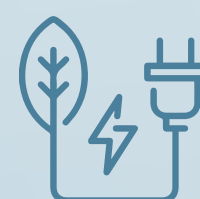
Fresh Air
Management



Full-Auto
Algorithm



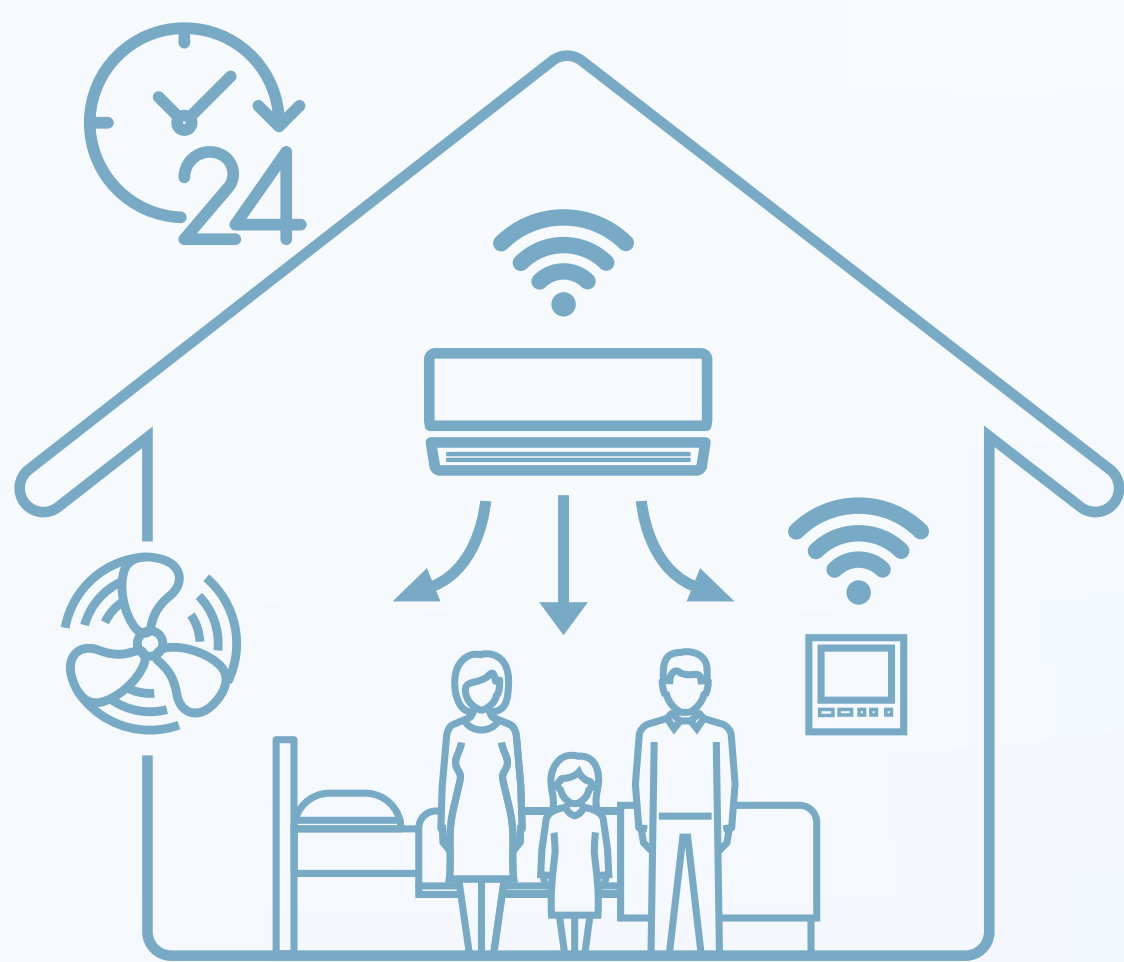
User-Friendly
Control



Energy
Saving

Better Sleep Quality, Better Control in Life

According to a study supervised by Dr. Shuichiro Shirakawa, an air-conditioner that controls the humidity by 40-60% can improve sensations of alertness, motivation, mood, calmness and appetite from a good night's sleep.



Improved
Alertness



Improved
Motivation



Improved
Mood



Improved
Calmness



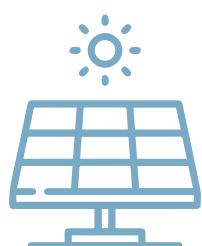
Improved
Appetite

Reference:
<https://www.panasonic.com/my/air-solutions/complete-air-management-system/explanation/how-it-preserves-indoor-air-quality.html>

A SMALLER CARBON FOOTPRINT WITHOUT COMPROMISING ON COMFORT



Every Barola house has solar panels with a capacity of 2.25 kWp installed on the roof. The energy generated by these panels will offset your consumption thus reducing your carbon footprint while allowing you to enjoy all the comfort and convenience of modern living.



Min. 2.25 kWp
System from
Solar Panels

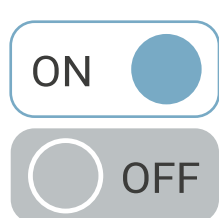


Monthly
Savings of
approx. RM100



Sustainability
& Peace
of Mind

EXCLUSIVE 'GREEN SWITCH'



Easy One
Click Only



Leave Home
with Confidence

All the switches in each house are controlled by a master switch, called the Green Switch. Being able to use the Green Switch to make sure that all the switches in the house are off will allow residents to leave home with peace of mind.

LIVE A RHYTHMIC LIFE AT BAROLA

Situated by the main pond and close to recreational facilities, residents of Barola will enjoy scenic views and outdoor adventures right at their doorstep.



Within Walking
Distance of Parks



Single Entry-
Exit Point



Guarded Community
with Security Patrol



Artist's Impression

Legend



Musical Note
Pavilion



Piano Plaza



Cross Rhythm
Playground



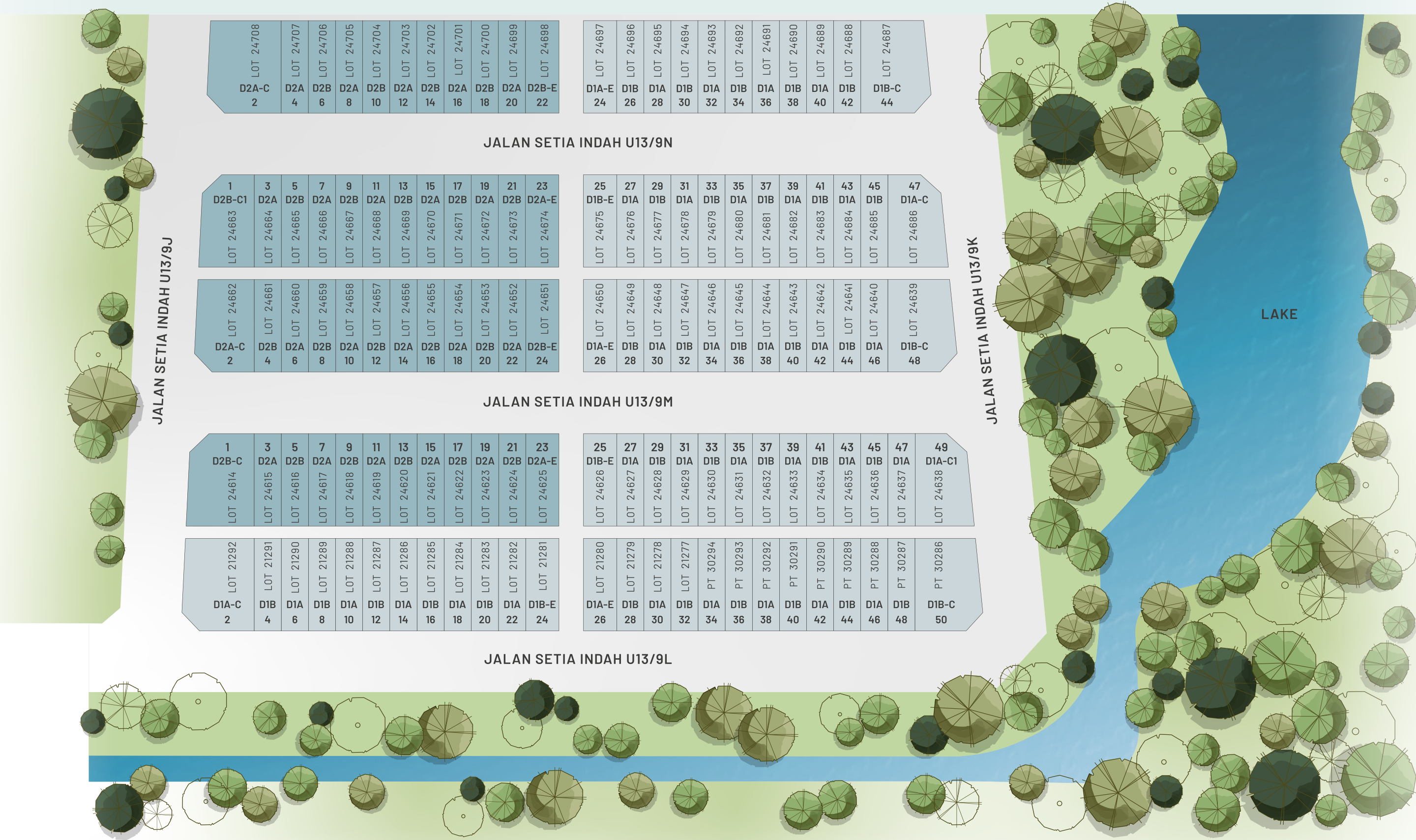
Main Pond



Cadenza Arch

Barola

SITE PLAN



Barola

TYPE D1

2-STOREY TERRACE HOME

22' X 75'

Built-up: 2,360 to 2,520 sqft



Artist's Impression

TIMELESS RESIDENCE

Designed as a multigenerational home that can be adapted to changing needs, this unit type has a flexible layout and boasts a home office for residents to enjoy work-from-home comfort.

TYPE
D1

2-STOREY TERRACE HOME
22' X 75'
Built-up: 2,360 to 2,520 sqft

4/4+1
BEDROOMS

4
BATHROOMS

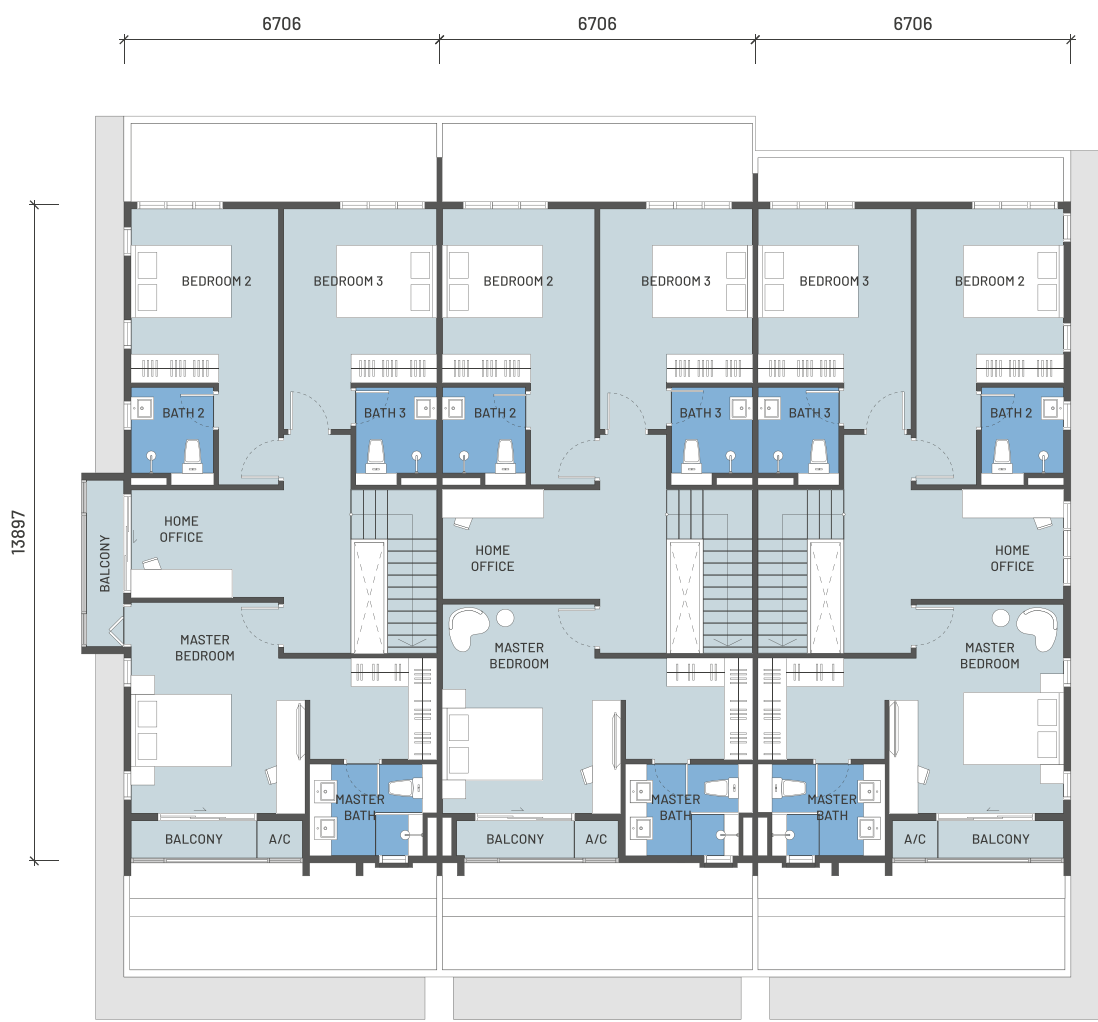


CORNER LOT

INTERMEDIATE

END LOT

GROUND FLOOR



CORNER LOT

INTERMEDIATE

END LOT

FIRST FLOOR

Barola

TYPE D2

2-STOREY TERRACE HOME

22' X 75'

Built-up: 2,301 to 2,520 sqft



Artist's Impression

SPACIOUS COMFORT

An open-plan concept across the ground floor allows residents to enjoy unobstructed view and seamless interaction from the living area to the dining and kitchen space.

TYPE
D2

2-STOREY TERRACE HOME
22' X 75'
Built-up: 2,301 to 2,520 sqft

4/4+1
BEDROOMS

4
BATHROOMS



CORNER LOT INTERMEDIATE END LOT

GROUND FLOOR



CORNER LOT INTERMEDIATE END LOT

FIRST FLOOR

SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Masonry / Reinforced Concrete / Drywall and / or Precast Panel
Roofing Material	: Corrugated Metal Roofing Material / Concrete Roof
Roof Framing	: Metal Truss
Ceiling	: Concrete Slab / Fibrous-Glass Plaster Ceiling
Windows	: Aluminium Framed Glass Window / M.S Grille
<u>Doors</u>	
Main Entrance	: Timber Door
Side Entrance	: Aluminium Framed Glass Sliding Door (Corner & End Lot only)
Back Entrance	: M.S. Grille Door
Others	: Flush Door / Louvered Door
Ironmongery	: Quality Ironmongery
<u>Wall Finishes</u>	
Kitchen	: 1500mm High Porcelain Tiles
Baths	: 3000mm High Porcelain Tiles
Others	: Plaster and Paint
<u>Floor Finishes</u>	
Living / Dining / Kitchen / Guest Room / Baths / Yard	: Porcelain Tiles
Stores	: Ceramic Tiles
Bedrooms / Home Office / Staircase	: Laminated Floor
Car Porch	: Porcelain Tiles
Terrace	: Porcelain Tiles (Corner & End Lot only)
Balcony	: Porcelain Tiles
Others	: Cement Render
Fencing	: Masonry and Cement Plank Fencing / Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box
Painting	: Emulsion Paint
Turfing	: Provided (Corner & End Lot only)

	<u>TYPE D1</u>			<u>TYPE D2</u>		
	CORNER	END	INTERMEDIATE	CORNER	END	INTERMEDIATE
<u>Electrical Installation</u>						
13 Amp Plug Point	23	23	22	23	23	22
Lighting Point	31	30	27	30	29	27
Air-Conditioning Point	5	5	5	5	5	5
Ceiling Fan Point	7	7	7	7	7	7
TV Point	2	2	2	2	2	2
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Solar Heating Point	1	1	1	1	1	1
Booster Pump Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
40A Isolator Point	1	1	1	1	1	1
<u>Internal Telephone Trunking & Cabling</u>						
Telephone Point	1	1	1	1	1	1
<u>Sanitary & Plumbing</u>						
WC	4	4	4	4	4	4
Wash Basin	5	5	5	5	5	5
Shower	4	4	4	4	4	4
Kitchen Sink	2	2	2	2	2	2

WELL-CONNECTED TO VARIOUS CONVENIENCES

As one of the biggest townships in Klang Valley, Setia Alam is a gateway to myriad business and lifestyle opportunities. The township's proximity to everyday conveniences and amenities enhances the community's experience in this comprehensive hub.



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: S P 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: 9246-122/11-2024/0335(N)-(L) • Validity Period: 16/11/2022 - 15/11/2024 • 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.U13/0088-2022 • Expected Completion Date: Nov 2024 • 2-Storey Terrace House Type D1, Total Unit: 73 Units • 2-Storey Terrace House Type D2, Total Unit: 47 Units • Built-up: 2,301 sqft (Min); 2,520 sqft (Max) • Price: RM1,109,000 (Min), RM1,604,000 (Max) • 7% Discount for Bumiputra

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