



setia tropika  
warisan

Homes as unique as you



From the award-winning Setia, now comes another great concept development. After winning eleven Fiabci Malaysia Property and Fiabci Prix D' Excellence Awards, we now bring you Setia Warisan Tropika.

Nestled in a secure, master planned township, it is a beautiful housing enclave with themed tropical gardens and tranquil waterscapes. Discover the warm embrace and calm serenity in the home that is just as unique as you.

**Setia**

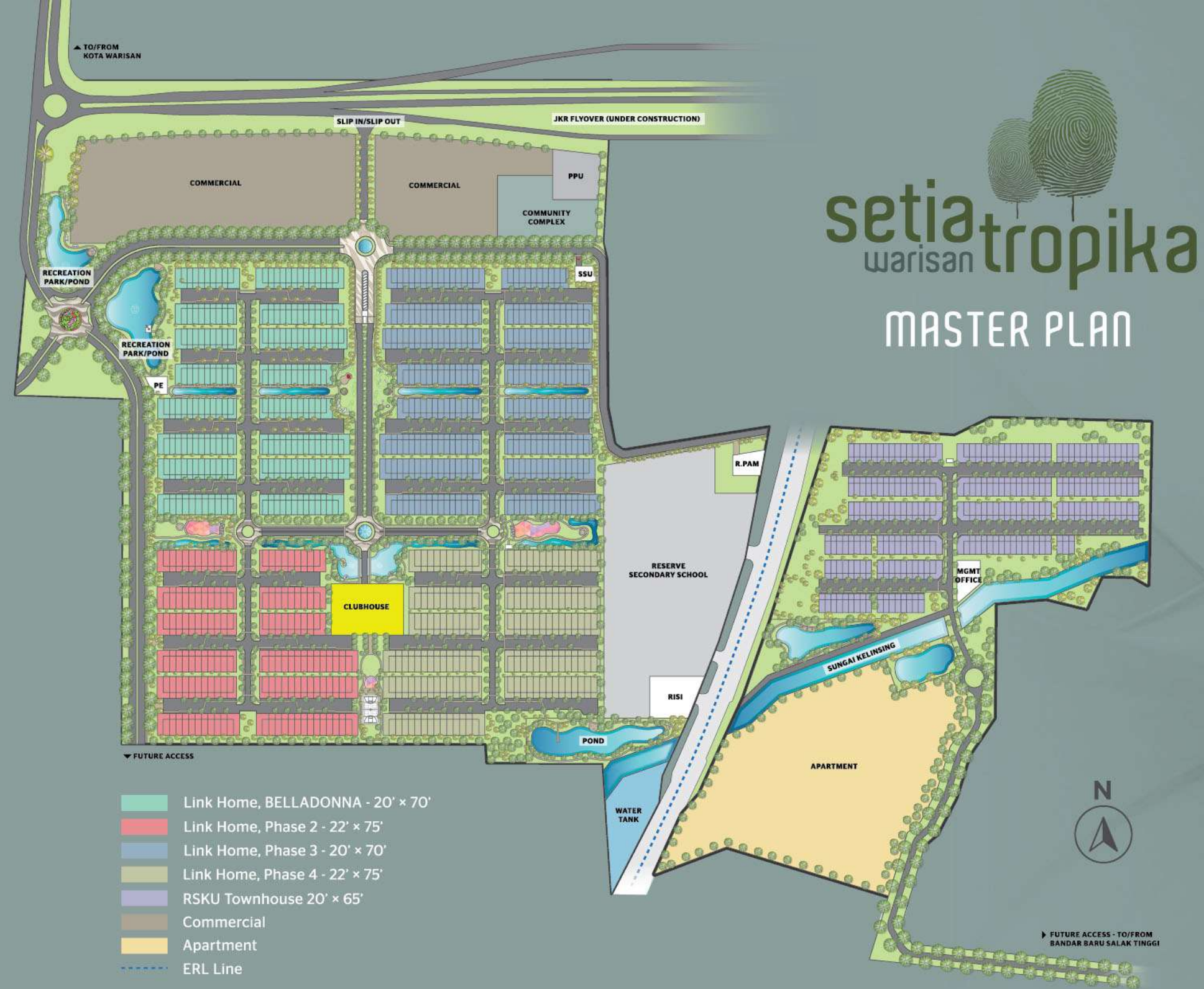
## When are you at your best?

You are at your most fulfilled when you inhabit a space of quiet exhilaration. Where you find your feelings warm and passionate, yet restful. Where you're inspired to write a sonnet or two, or three. This is the nature of the space and surroundings of Setia Warisan Tropika. It now awaits taste as refined and thoughts as meandering yet crystallised as yours. It feels like a natural home because it's pleasantly familiar.

Immerse in the warm embrace and calm serenity of a home that is just as unique as you.

**Tranquil. Contemporary. Inspired.**





Gated & Guarded environment.  
Single entry point with security features.



Iconic Guard Entrance

# Days of long evening walks in inspiring landscapes



Rooftop Solar panels  
for eco-friendly  
renewable energy.



Clubhouse Community  
App for convenient  
facilities bookings.



Your very own  
Clubhouse  
on a park.

## Clubhouse



## Summer Garden



Thematic tropical gardens  
with unique outdoor  
playground equipments.

Recover your sense of wholeness and wellness with a rejuvenating stroll amidst gardens, lakes and a true-blue green, lush forest. Nature is a permanent fixture of the development; it's planned and designed on a philosophy of revitalising and sustainable eco landscapes. Wander, and wade through clear streams and reclaim lost moments.



West Playland



Pavilion



Swimming Pool

Embraced in security.  
Unwind and refresh in green public  
spaces and cosy private escapes.

The space for living in Setia Warisan Tropika is thoughtful to the needs and taste of the modern homeowner. It's surrounding design form itself is unique and resort-inspired. It will be like living in a holiday home nestled in lush greenery and tranquility.

Twin Woods Pond



3-year Warranty on Defect Liability



Flexi Layout to suit your lifestyle.



High floor to ceiling height for main spaces (approx. 11 feet).



Large windows for good natural lighting & ventilation.

Form follows function.  
It begins with practicality and taste.  
And ends with a home as unique as you are.



Living spaces in Setia Warisan Tropika are transformative, literally and in more profound ways. The flexi-home designs fulfil your preference for more rooms, or larger living spaces. All of which gives you comfort and a feeling of uniqueness beyond measure. Just like your favourite playlist that plays you tunes that suit your moods at different moments. Then, there's of course the view outside the window.

Maze Garden



Waterway Terraces

What better things in life than to be greeted by joyful little pleasantries every moment of the day.

If there's a true meaning to the phrase 'Life's a Breeze', you'll find it here in Setia Warisan Tropika. It is situated in the breezy coastal district of Sepang on land that is undulating and low-lying. And not to overstate the point, accessibility to and from major hubs and other modernities is also a breeze.

This is the most sought after address for families to live and grow.

Have a pleasant stay.

### Seamless Connectivity

- |        |                                  |                            |
|--------|----------------------------------|----------------------------|
| 1 MEX  | 5 ELITE                          | 9 Jalan Bangi-Dengkil      |
| 2 LDP  | 6 Putrajaya-Cyberjaya Expressway | 10 Jalan Dengkil-Banting   |
| 3 SKVE | 7 North-South Highway            | 11 Nilai-KLIA Expressway   |
| 4 SILK | 8 KLIA Expressway                | 12 Proposed MEX II Highway |

### Surroundings:

- Kuala Lumpur International Airport (KLIA/KLIA2)
- Xiamen University
- Mitsui Outlet Park
- Sepang International Circuit
- Proposed KLIA Aeropolis DFTZ Park, Horizon Village Outlet, Korean Provence Village



Close to Salak Tinggi ERL station. Short driving distance to Xiamen University, KLIA, Mitsui Outlet & upcoming Horizon Village Outlet.

### CLOSE TO MAJOR CITIES



### ERL SPEED TRAIN CONNECTIVITY



KLIA SEPANG

A close-up photograph of several large, vibrant green leaves, likely from a tropical plant like a peace lily. The leaves are layered and curved, creating a sense of depth and texture. The lighting is soft, highlighting the veins and the smooth surface of the foliage. The background is a deep, dark green, making the lighter green leaves stand out.

Homes as unique as you





# setia warisan tropika

[www.setiawarisanthropika.com](http://www.setiawarisanthropika.com)



11-TIME WINNER  
FIABCI World  
Prix d'Excellence  
Awards (Gold)



12-TIME WINNER  
FIABCI Malaysia  
Property Awards



9-TIME WINNER  
BEST EMPLOYERS  
2019 Best of the Best - Malaysia  
2019 General Best - Malaysia

# Setia

Disclaimer: All information contained herein is subject to changes without notification as may be required by relevant authorities and cannot form part of an offer and 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's impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant Approving Authorities.

• Belladonna (Double Storey Terrace) • Developer : Petaling Garden Sdn Bhd (3113-T) • Developer Address : No 41, Jalan Warisan Sentral 1, 43900 Sepang • Tel : 03-87062552 • Developer License No : 37-6/10-2021/0948(L) • Validity Period : 16/10/2019 - 15/10/2021 • Advertising Permit No : 37-6/10-2021/0948(P) • Validity Period : 16/10/2019 - 15/10/2021 • Tenure Of Land : Leasehold (99 Years) • Lease Expiry Date : 09/09/2118 • Land Encumbrances : Nil • Approving Authority : Majlis Perbandaran Sepang • Approved Building Plan No : MPSPG.600-34/5/46 • Expected Completion Date : October 2022 • Type : Double Storey Terrace • Size : 20' x 70' • Total Units : 187 • Minimum Price : RM656,000 • Maximum Price : RM1,042,000 • Restrictions In Interest : The land cannot be transferred, leased, charged or mortgaged without consent from the State Authority •

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