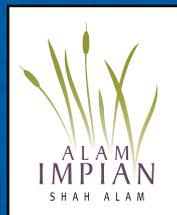


# Aria

DOUBLE STOREY TERRACE



TOWNSHIP  
OF THE HEARTS





The nexus  
between artistic  
creativity and  
comfort.

# Site Plan



- |   |   |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Type A1  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> Type B1  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #A0522D; border: 1px solid black; margin-right: 5px;"></span> Type B3  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #6495ED; border: 1px solid black; margin-right: 5px;"></span> Type A2  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Type B1M | <span style="display: inline-block; width: 15px; height: 10px; background-color: #B8860B; border: 1px solid black; margin-right: 5px;"></span> Type B3M |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> Type A2M | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> Type B2  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> Type B4  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #008080; border: 1px solid black; margin-right: 5px;"></span> Type A3  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> Type B2M |   |



# *Creative* 🎵 *Comfort*

Oftentimes, one's artistic abilities peak when he or she is in a space of comfort. For many, it is where they live. Aria was developed with the objective to create a living space where every member of the family feels comfortable and creative.

An opera contains many kinds of instruments that produce a glorious theatrical display of music. Similarly, Aria units have been developed with a multitude of artistic elements to create a magnificent ambience of peak safety and comfort set in the glorious location of Alam Impian.





# *Lighthearted Living*

By using elegant design, we were able to build an environment that not only fosters creativity but also a neighbourhood where each resident can communicate and interact with each other safely and harmoniously.

At Aria, create your artistic masterpiece while living in an artistic masterpiece.



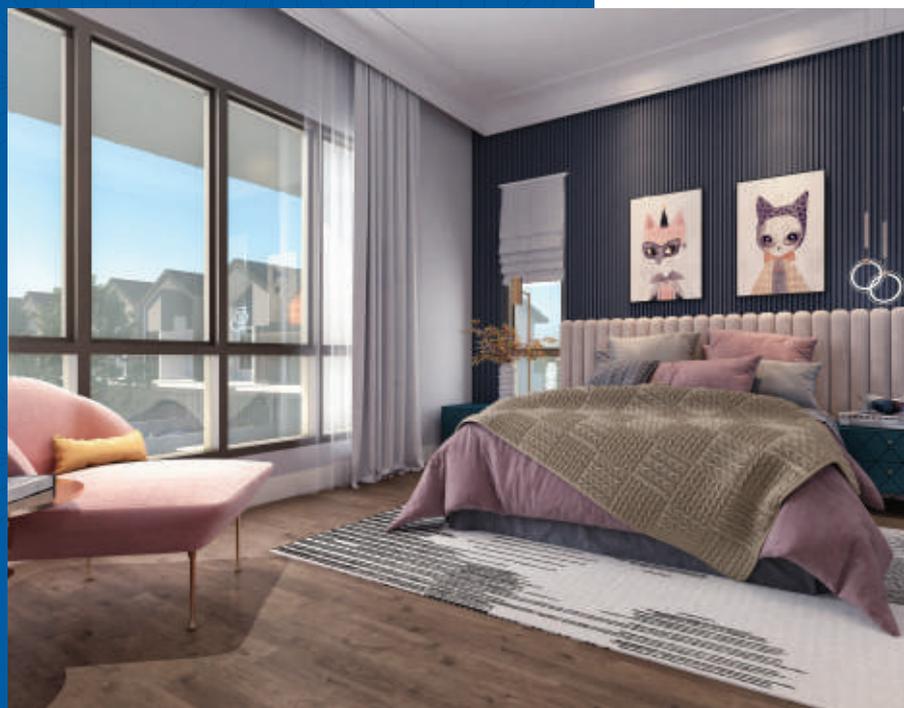


# *Synthesized Serenity* 🎵🎶

Tranquil spaces, exquisite design, lush greenery and the prime location of Alam Impian combine to provide an amazing living experience for all of its residents.

Take the opportunity to be part of an environment that provides you and your family with gorgeously constructed stylish homes and a park with multiple facilities that are seamlessly integrated alongside a lush, green and natural setting.

Welcome to a world of creativity and comfort at Aria @ Alam Impian.



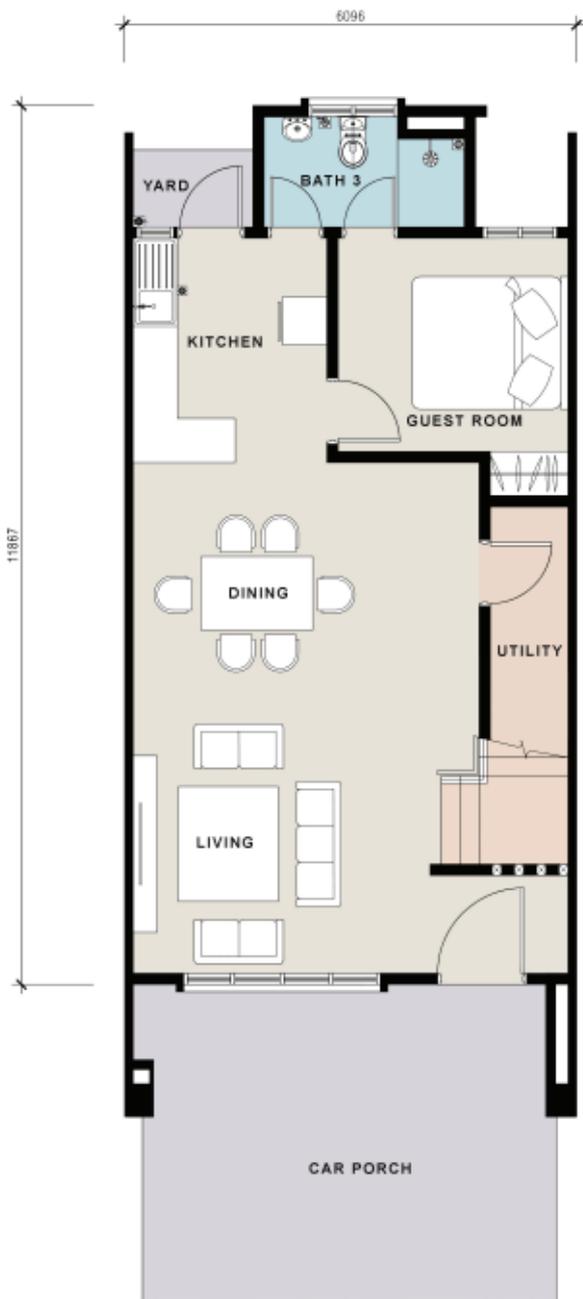
# Type A1

INTERMEDIATE

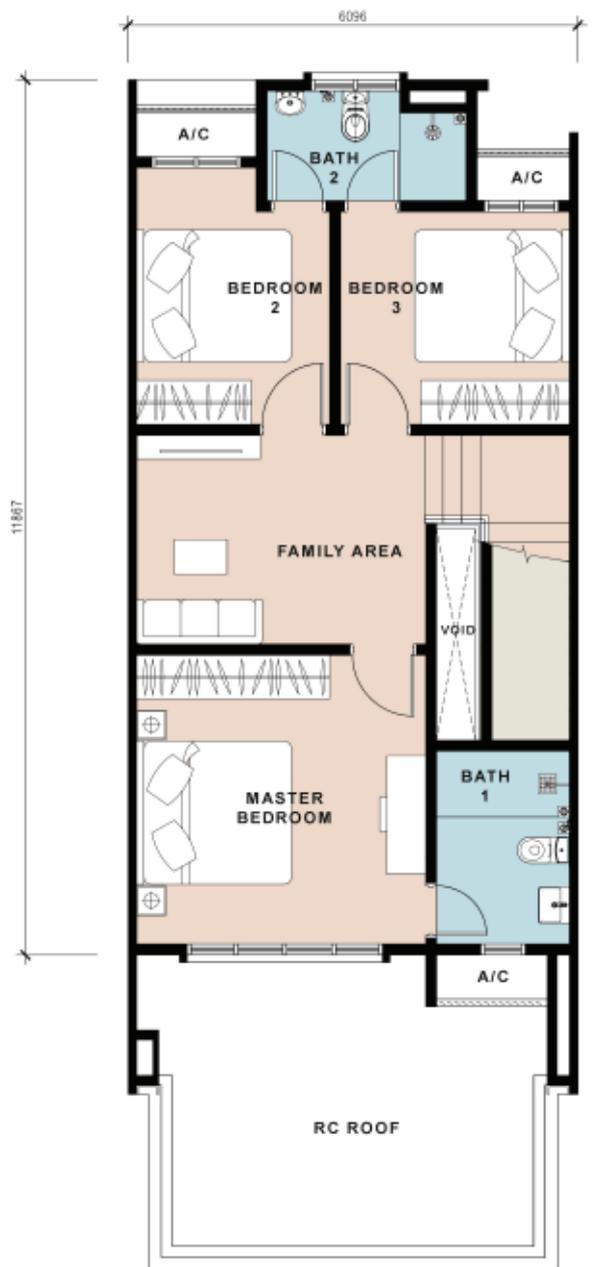


Lot Size : 20' x 85'  
Built-up Area : 1,761 sq ft  
Land Area : 1,700 sq ft

## GROUND FLOOR



## FIRST FLOOR



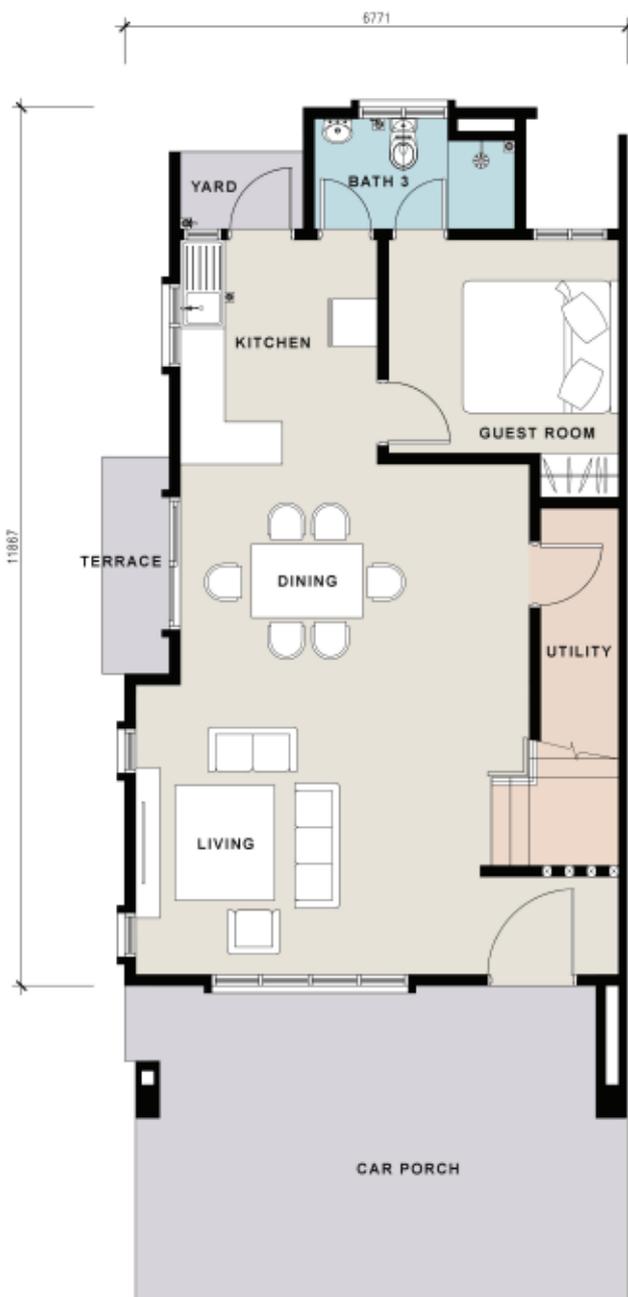
# Type A2

END

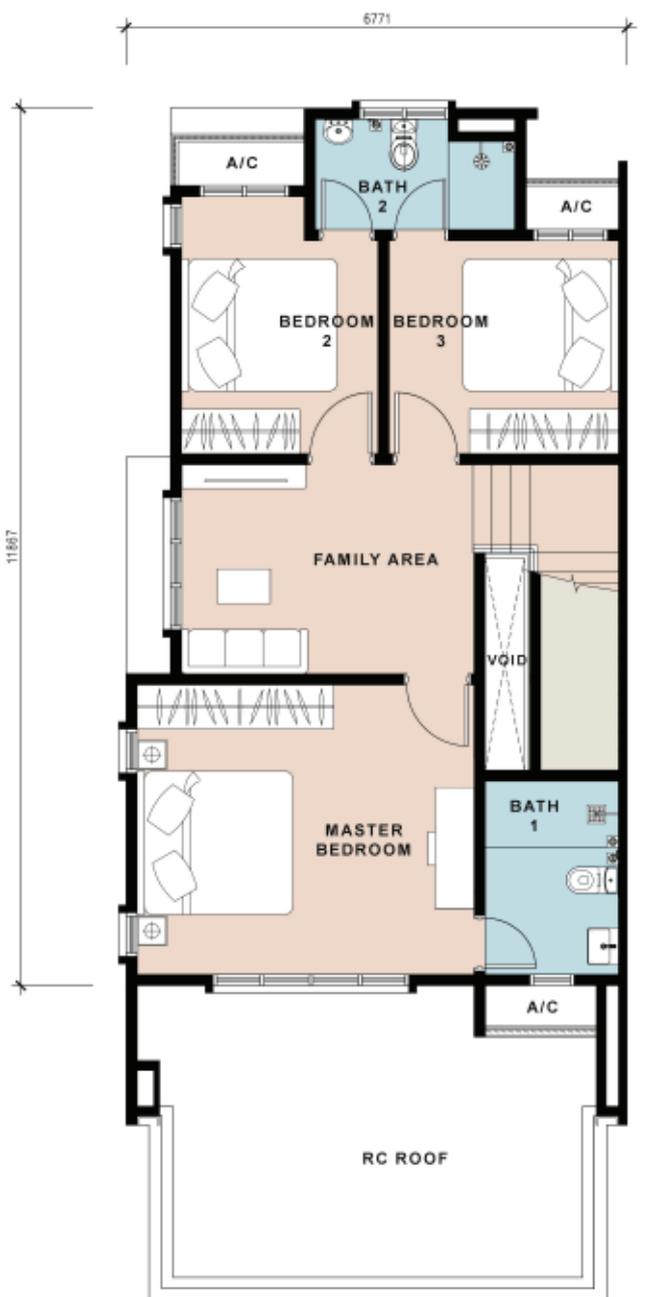


Lot Size : 20' x 85'  
Built-up Area : 1,893 sq ft  
Land Area : 4,930 - 6,002 sq ft

## GROUND FLOOR



## FIRST FLOOR



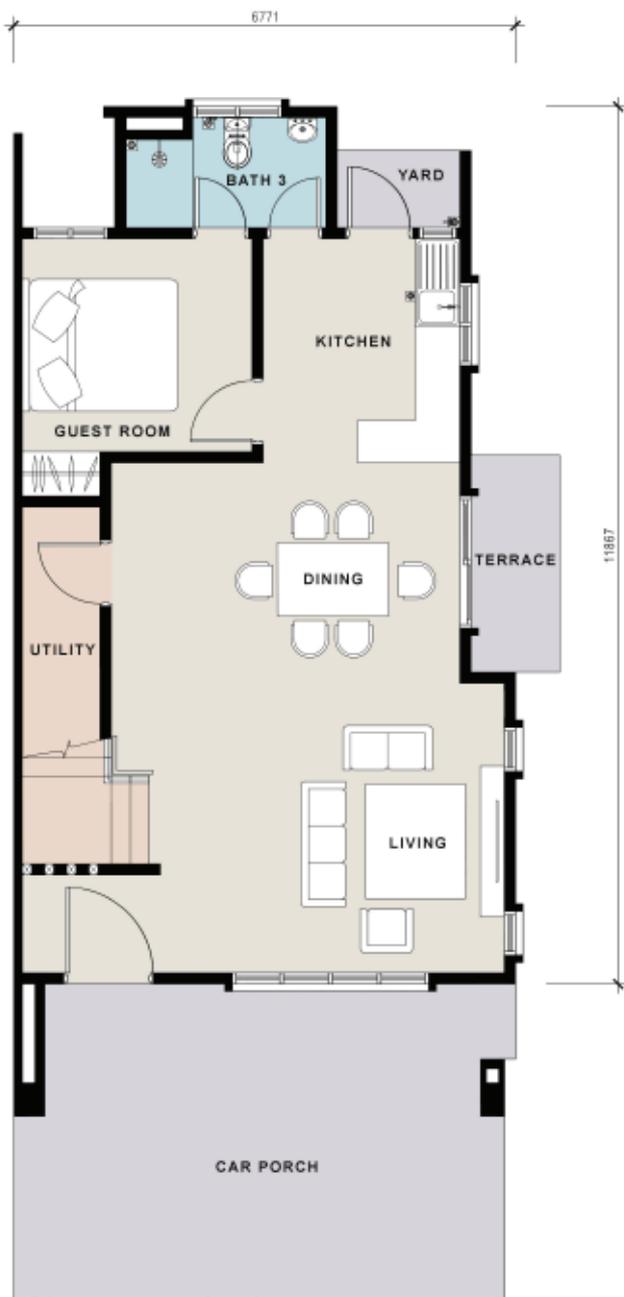
# Type A3

CORNER

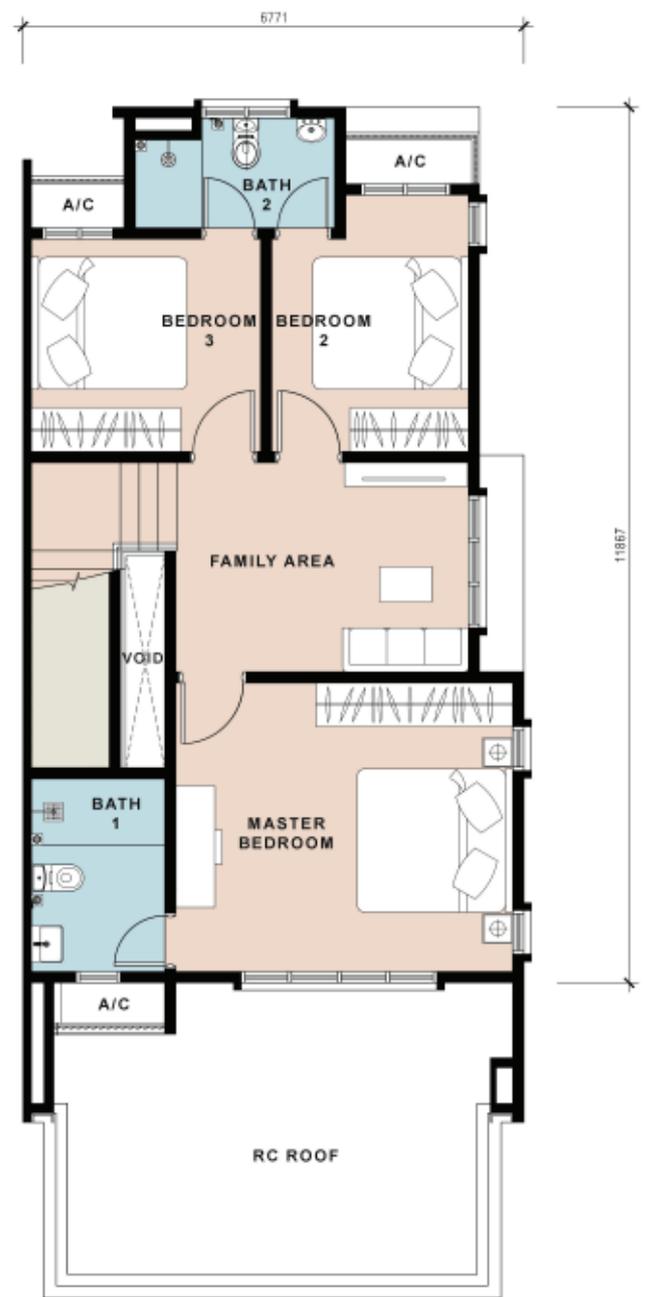


Lot Size : 20' x 85'  
Built-up Area : 1,902 sq ft  
Land Area : 3,845 sq ft

## GROUND FLOOR



## FIRST FLOOR



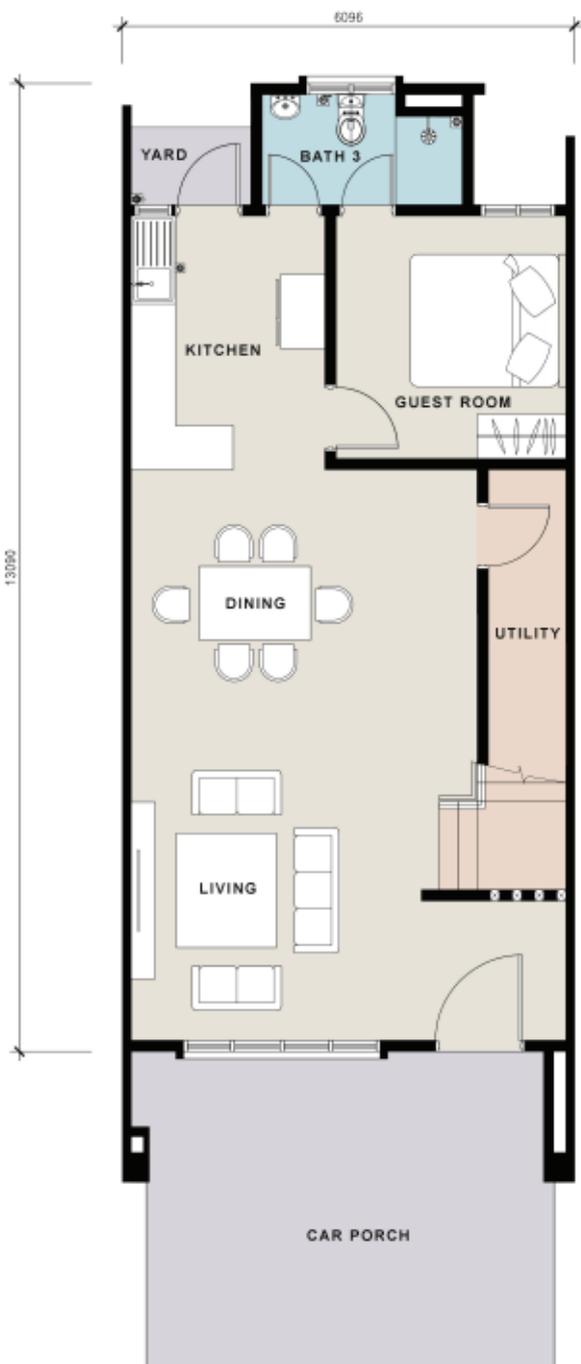
# Type B1

INTERMEDIATE

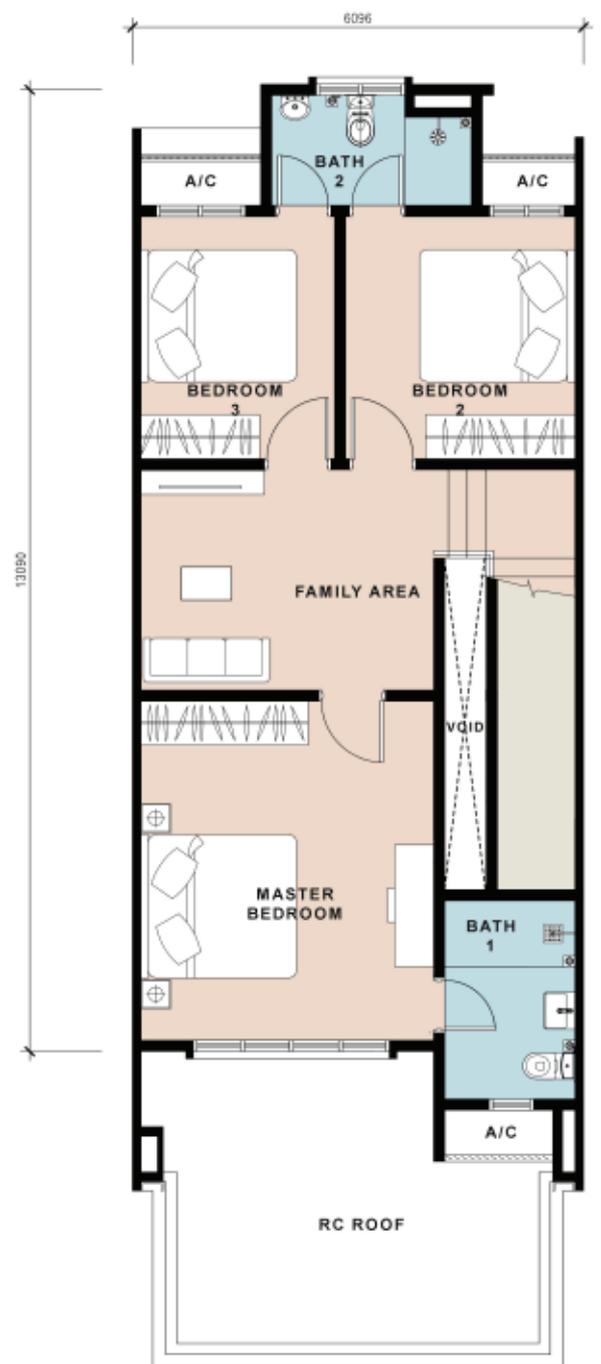


Lot Size : 20' x 85'  
Built-up Area : 1,900 sq ft  
Land Area : 1,700 sq ft

## GROUND FLOOR



## FIRST FLOOR



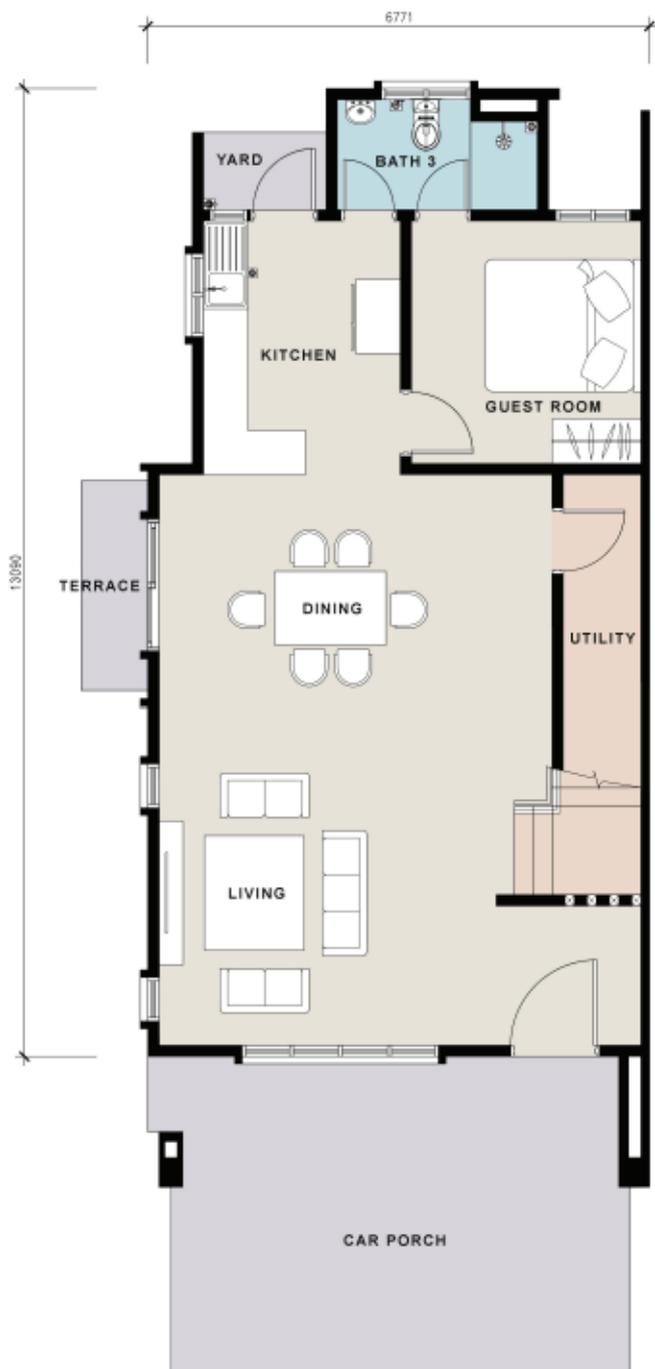
# Type B2

END

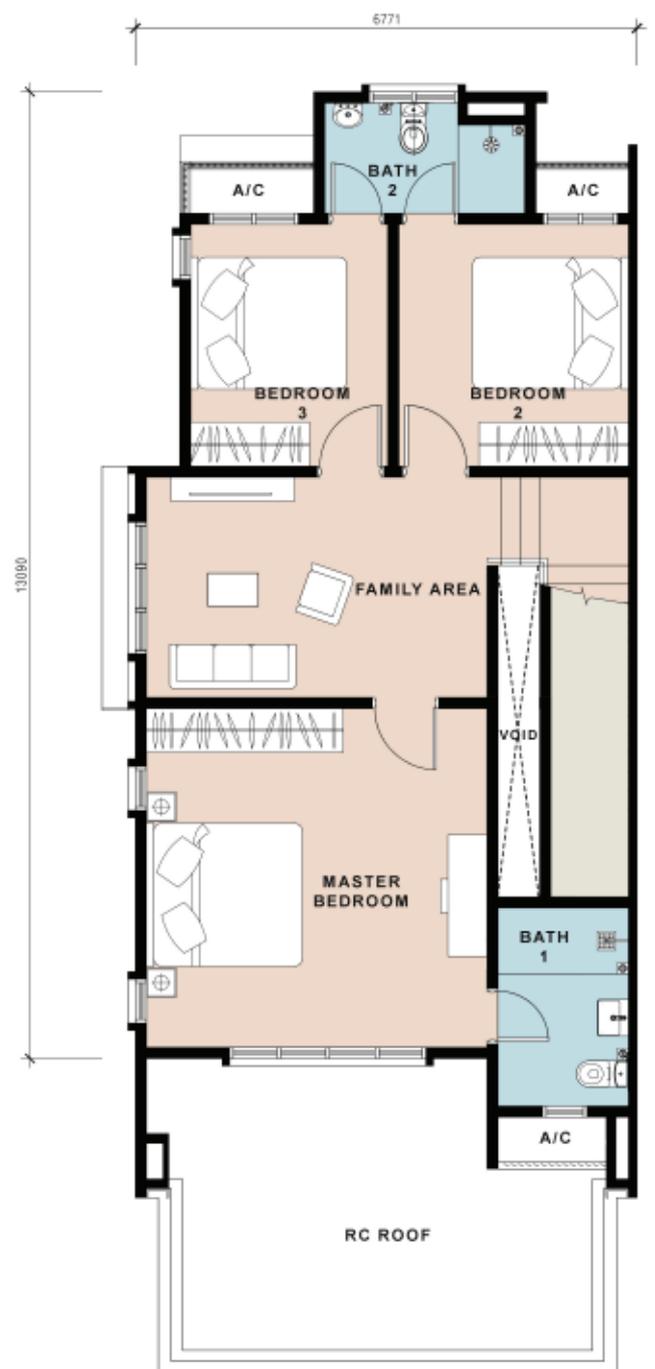


Lot Size : 20' x 85'  
Built-up Area : 2,079 sq ft  
Land Area : 4,413 - 6,343 sq ft

## GROUND FLOOR



## FIRST FLOOR



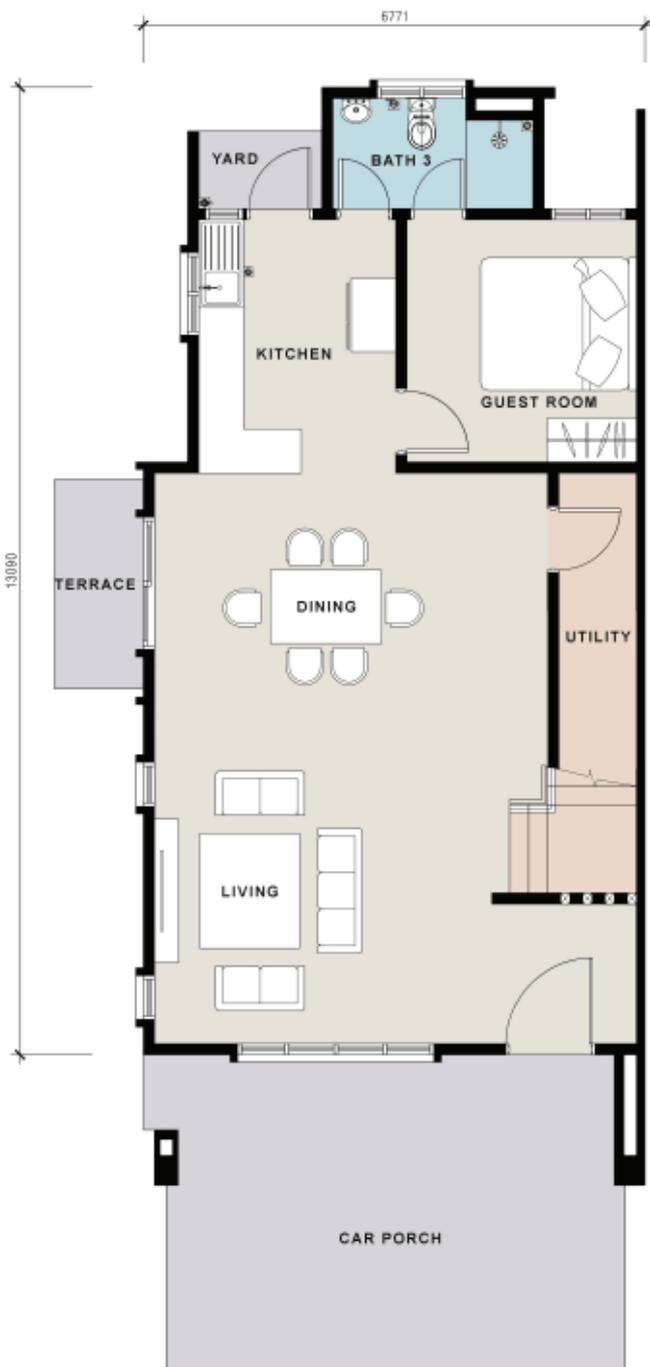
# Type B3

CORNER



Lot Size : 20' x 85'  
Built-up Area : 2,088 sq ft  
Land Area : 3,729 - 4,379 sq ft

## GROUND FLOOR



## FIRST FLOOR



# Type B4

END

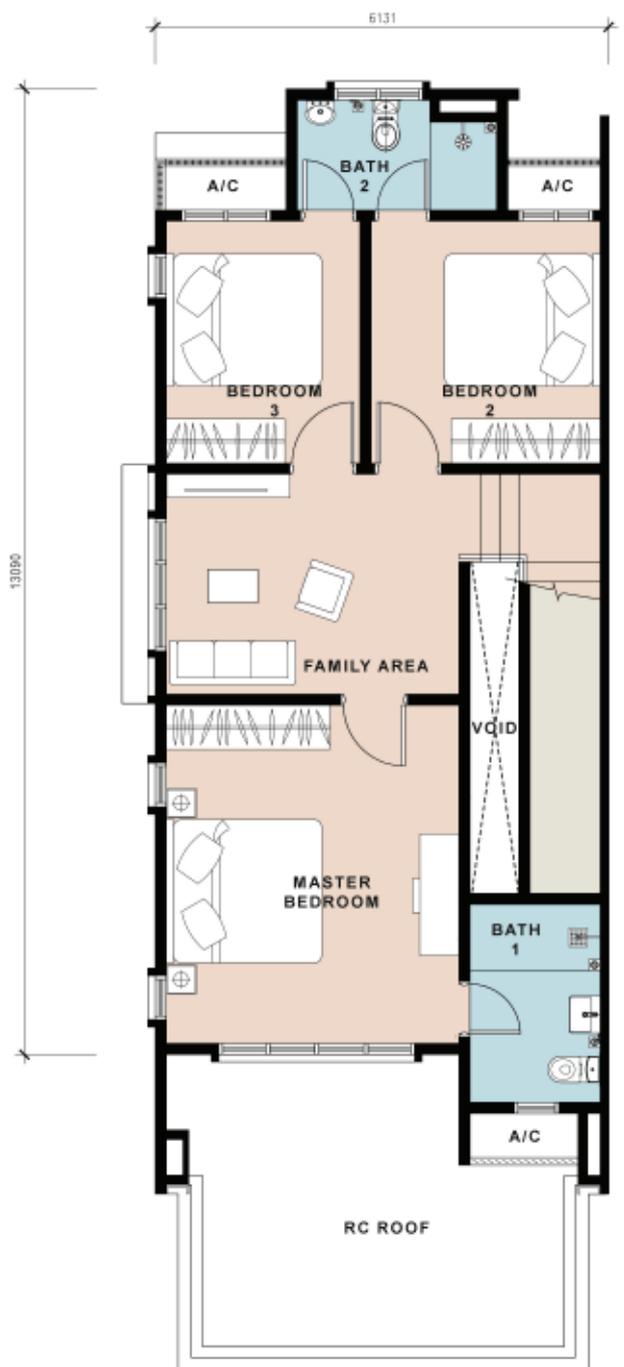


Lot Size : 20' x 85'  
Built-up Area : 1,918 sq ft  
Land Area : 2,547 sq ft

## GROUND FLOOR



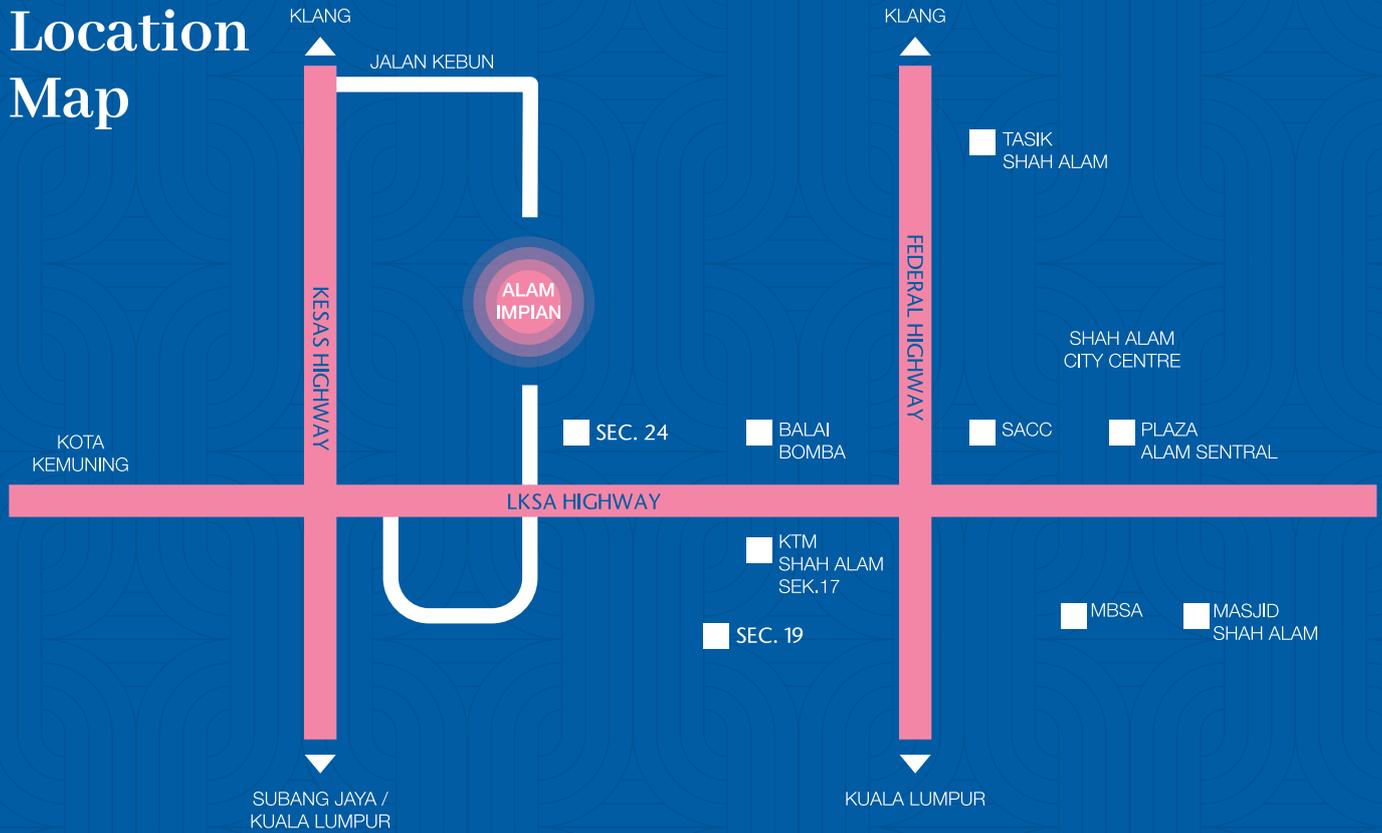
## FIRST FLOOR



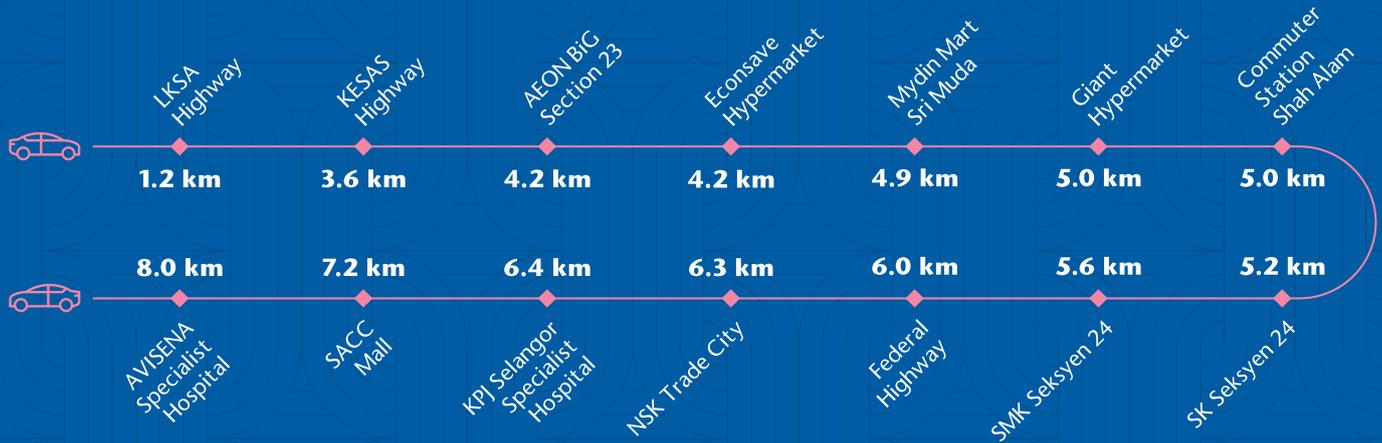
# Specifications

<b>STRUCTURE</b>	Reinforced Concrete																																																																	
<b>WALL</b>	Cement Sand Bricks / Clay Bricks (Party Wall)																																																																	
<b>ROOFING COVERING</b>	Concrete Roof Tiles																																																																	
<b>ROOFING FRAMING</b>	Light Weight Steel Trusses / MS Framing RC Slab at Car Porch																																																																	
<b>CEILING</b>	Skim Coat & Paint Plaster Ceiling & Paint																																																																	
<b>WINDOW</b>	Aluminium Frame Casement Aluminium Frame Fixed Glass Aluminium Frame Top Hung Aluminium Frame Sliding																																																																	
<b>DOOR</b>	Main Entrance Dining area (End / Corner) Bedrooms Bathrooms Kitchen Utility	Solid Core Door Aluminium Frame Sliding Door Flush Door Flush Door Flush Door Flush Door with Louvers																																																																
<b>IRONMONGERY</b>	Provided																																																																	
<b>WALL FINISHES</b>	Bathrooms Kitchen Internal and External	Tiles Up to Ceiling Height Tiles Up to 1500mm Plaster & Paint																																																																
<b>FLOOR FINISHES</b>	Car Porch & Driveway Terrace (End / Corner) Living and Dining Area Family Hall Master Bedroom / Bedroom 2 & 3 Guest Bedroom Kitchen Bathrooms Utility Yard	Tiles Tiles Tiles Timber Flooring Timber Flooring Tiles Tiles Cement Render Tiles																																																																
<b>SANITARY AND PLUMBING FITTINGS</b>		<table border="1"> <thead> <tr> <th></th> <th colspan="7">TYPE</th> </tr> <tr> <th></th> <th>A1 / A1-M</th> <th>A2 / A2-M</th> <th>A3</th> <th>B1 / B1-M</th> <th>B2 / B2-M</th> <th>B3 / B3-M</th> <th>B4</th> </tr> </thead> <tbody> <tr> <td>Kitchen Sink</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Water Closet</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Wash Basin</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Shower Rose</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Hand Bidet</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Toilet Roll Holder</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> </tbody> </table>		TYPE								A1 / A1-M	A2 / A2-M	A3	B1 / B1-M	B2 / B2-M	B3 / B3-M	B4	Kitchen Sink	1	1	1	1	1	1	1	Water Closet	3	3	3	3	3	3	3	Wash Basin	3	3	3	3	3	3	3	Shower Rose	3	3	3	3	3	3	3	Hand Bidet	3	3	3	3	3	3	3	Toilet Roll Holder	3	3	3	3	3	3	3
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Toilet Roll Holder	3	3	3	3	3	3	3																																																											
<b>ELECTRICAL INSTALLATION</b>	Light Point Power Point Fan Point TV Point Data / Telephone Point A / C Point Water Heater Point  Auto Gate Point Door Bell Point Alarm System	<table border="1"> <tbody> <tr> <td>29</td> <td>30</td> <td>30</td> <td>29</td> <td>30</td> <td>30</td> <td>30</td> </tr> <tr> <td>25</td> <td>25</td> <td>25</td> <td>25</td> <td>25</td> <td>25</td> <td>25</td> </tr> <tr> <td>8</td> <td>8</td> <td>8</td> <td>8</td> <td>8</td> <td>8</td> <td>8</td> </tr> <tr> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> </tbody> </table> Provided Provided Provided	29	30	30	29	30	30	30	25	25	25	25	25	25	25	8	8	8	8	8	8	8	2	2	2	2	2	2	2	2	2	2	2	2	2	2	5	5	5	5	5	5	5	3	3	3	3	3	3	3															
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<b>INTERNAL TELECOMMUNICATION CABLING</b>	Provided																																																																	
<b>FENCING</b>	Provided																																																																	
<b>TURFING</b>	Provided																																																																	
<b>GAS PIPING</b>	Not Provided																																																																	

# Location Map



## You Are Surrounded By



Stay Together. Stay Setia  
livelearnworkplay

Call +603 5162 7600

Alam Impian Welcome Centre

1, Jalan Panglima Hitam 35/26, Alam Impian, Seksyen 35, 40470 Shah Alam, Selangor, Malaysia  
T 603 5162 7600 F 603 5162 1478 E alamimpian@spsetia.com W www.spsetia.com/alam-impian

Setia

Phase A3-06 (Double storey terrace) • Developer: I&P Alam Impian Sdn Bhd (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: 9829-21/07-2022/0467(L) • Validity Period: 30/07/2020 – 29/07/2022 • Advertising Permit No: 9829-21/07-2022/0467(P) • Validity Period: 30/07/2020 – 29/07/2022 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1/(PS)/SEK.35/0158-2019 • Expected Date of Completion: Aug 2022 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units: 78 • Selling Price: Min RM727,800 - Max RM1,228,800 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT