

building
BUSINESSES
forging
FRIENDSHIPS

2-Storey Terrace,
Semi-D and Detached Shops

TEMAN
BY SETIA ALAMSARI

LIMITED UNITS

24' x 70' • 60' x 130' • 125' x 130'

YOUR FUTURE CUSTOMERS *right next door!*

Meet Teman, your neighbourhood shop lot just around the corner. With exposure to 10,000 homes within Setia Alamsari and proximity to 6,000 apartment units, Teman presents a prime opportunity for both seasoned investors and emerging businesses, while offering the community a refreshing retail therapy experience.

Next to 6,000 units of apartments

MOSQUE + ISLAMIC SCHOOL + PRIMARY SCHOOL

10,000 homes within township

TEMAN
BY SETIA ALAMSARI

LAUNCHING
SOON

MASTER *plan*



CREATING SPACES FOR A *new era* OF NEIGHBOURHOOD *businesses*

Nestled in the largest township of Kajang, Teman benefits from a large ready catchment from within the township and the surrounding population. From the shop units' versatile layouts to the exceptionally high ceilings, these commercial units are designed to accommodate various business ventures with an added sense of sophisticated appeal.

Provision for future **mezzanine floor**

Large ready catchment

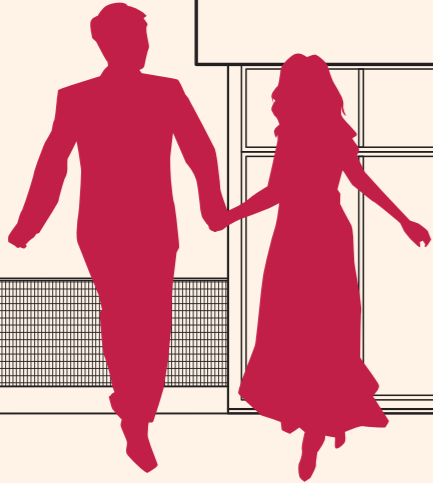
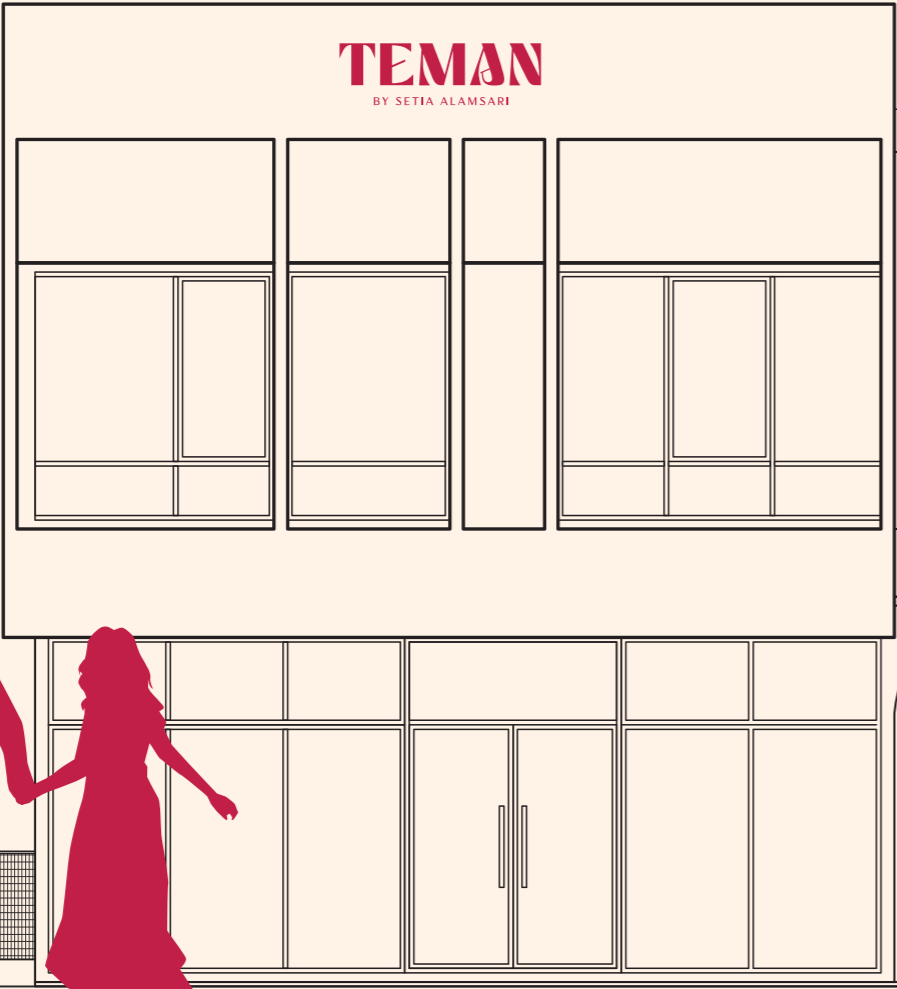
Flexible layout design for various business natures



Combining functionality with monumental simplicity, Setia Alamsari introduces a new generation of retail development.

37 limited shops

More than **350** car park bays for customer's convenience



Unique Brutalist-inspired façade

Fronting main road for maximum visibility

TURN YOUR *blueprints* INTO A *reality*

Inspired by the convergence of roads in the southern part of the township, Teman drew inspiration from Brutalist architectural design. With its façade emphasising bold lines for monumental simplicity and colours reflecting the natural surroundings, Teman is designed to enhance the vibrancy of the township.



**MORE
REASONS TO
OWN**

With just 37 units, Teman emphasises quality as each unit offers unique selling points that deliver lasting value and a distinct advantage to the owners of these limited shop units.

Next to 6,000 units
of apartments (High foot traffic)

Prime location
Situated adjacent to a mosque
and schools

Strategically positioned for
maximum visibility,
ensuring high exposure and accessibility

5km from Bangi Avenue and
Wonderland Theme Park

Flexible layout
to accommodate various businesses
including retail, alfresco dining,
start-ups, and lifestyle enterprises

**Designed for
all to thrive**



TERRACE SHOP

- Intermediate Lot (24' x 70')
- Corner Lot (39' x 70')

SEMI-DETACHED SHOP

- 60' x 130'

SINGLE DETACHED SHOP

- 125' x 130'



GROW IN A
connected town

With the large ready catchment and direct connectivity to the township's main road, these 37 shop units are poised for significant returns.

WHERE THE *community gathers*

From cafés and fashion boutiques to tuition centres and showrooms, the possibilities are endless for these shop lots. With flexible layout designs, your business can offer the neighbourhood a diverse range of retail therapy options.



COSY SPACE FOR NEW VENTURES *with terrace shops*

Perfect for small entrepreneurs and online businesses, these terrace shops feature a linear layout, allowing you to maximise the space by adding partitions to create more areas for your team.



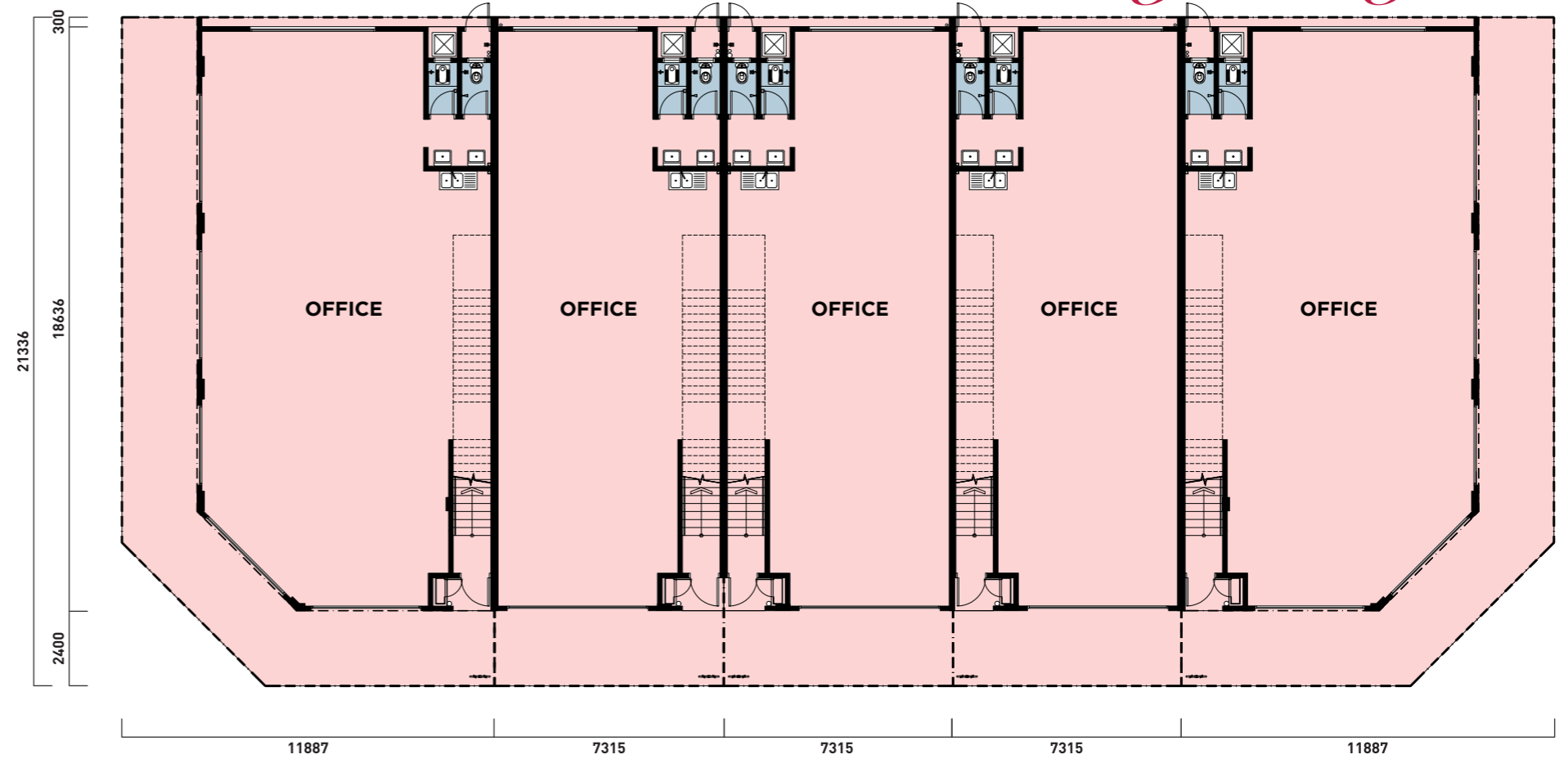
TERRACE SHOPS

Intermediate Lot
20 units
24' x 70'
3,332 sqft

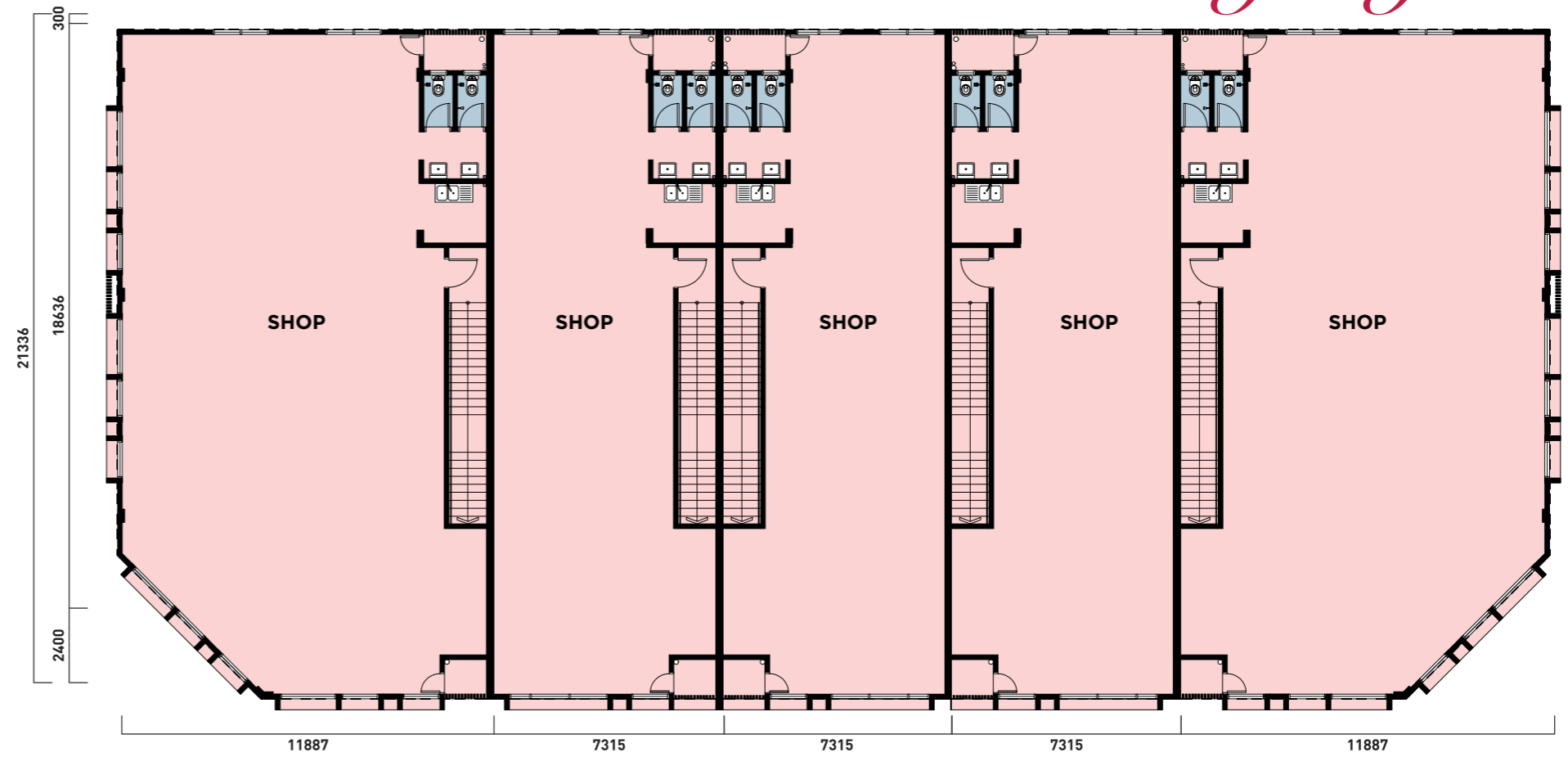
Corner Lot
4 units
39' x 70'
5,184 sqft



ground floor



first floor



EXPAND YOUR BUSINESS DREAMS WITH *semi-detached shops*

Dual functionality ideal
for retail and
showroom-office use

Private compound
offers more space than
conventional units

Customisable by adding
upper floors or extending
the shop space

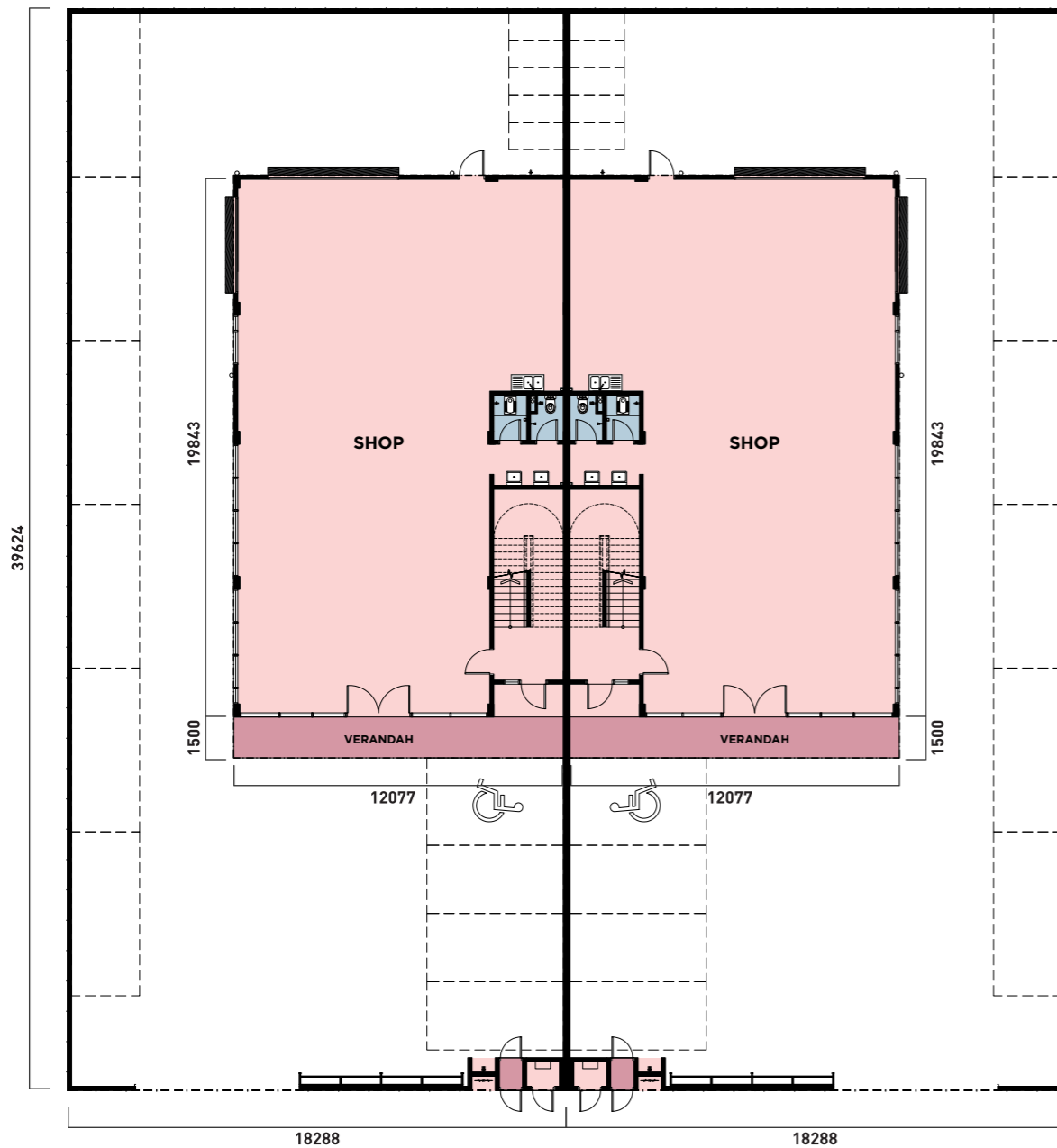
Uniquely large glazed
shop front stands out
from the rest

For experienced business owners, these larger units are ideal for expanding your venture. You can increase the space for customers to browse and provide your team with a well-designed office for efficient online and offline commerce.

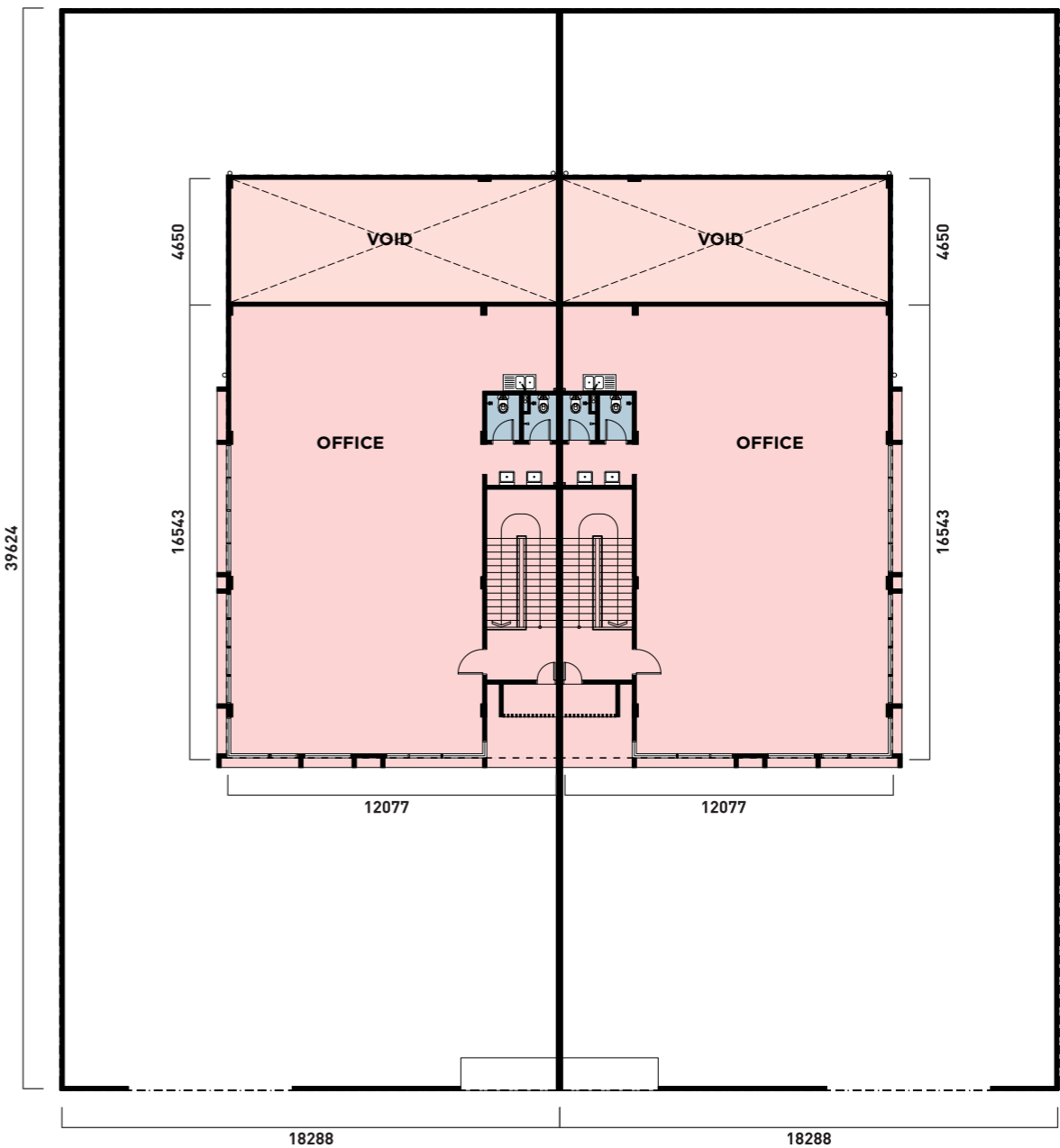


SEMI-DETACHED SHOPS

12 units
60' x 130'
4,882 sqft



ground floor



first floor

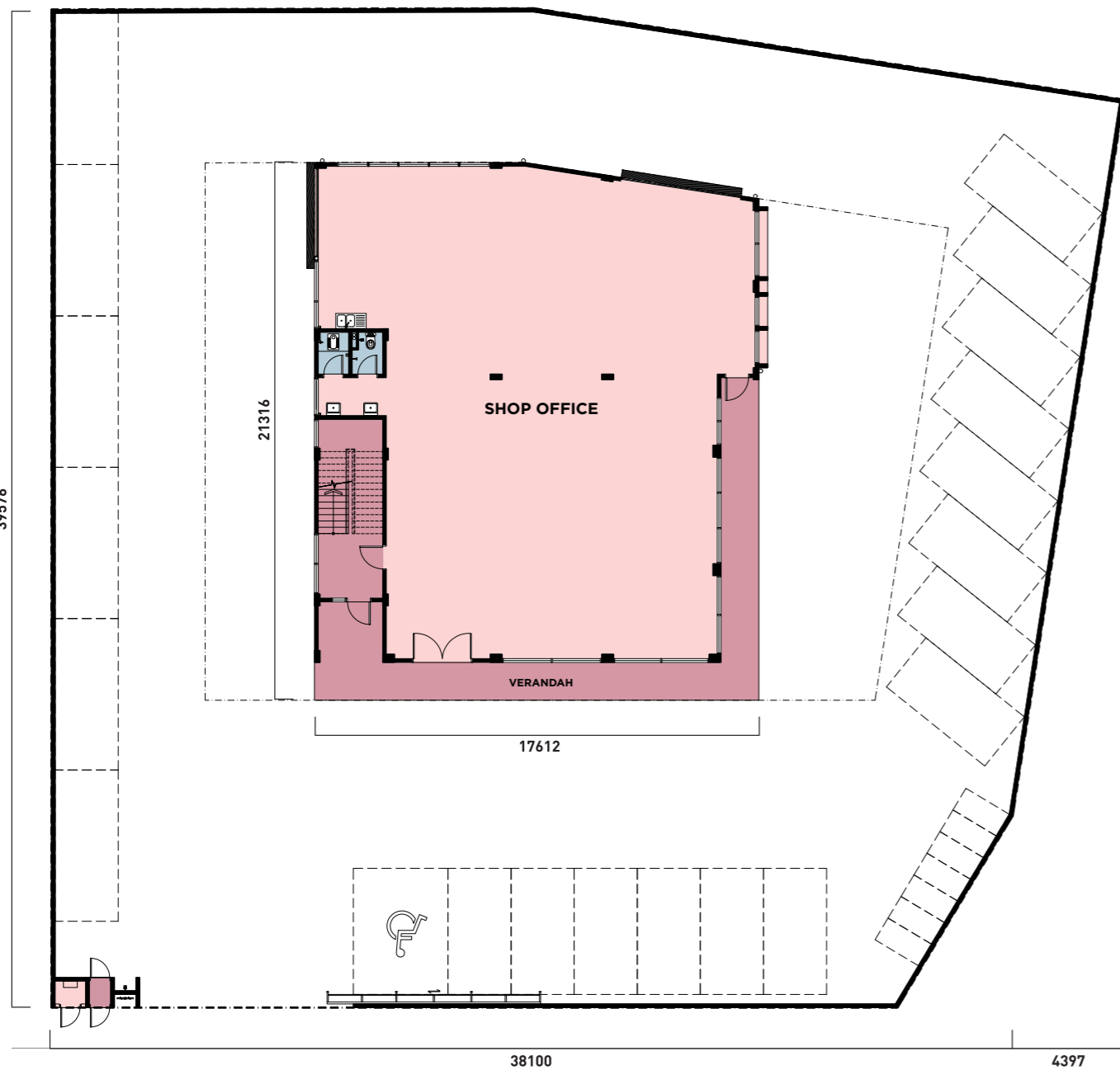
BE A FULL-FLEDGED COMMERCIAL OWNER WITH *single detached shop*

Offer your customers a 360-degree experience in a cavernous space that provides ample room to explore various design possibilities across two floors. Whether you want to create a playroom for a restaurant or an interior design gallery showcasing your fittings, this single detached shop offers the perfect space for your needs. With only one unit available, exclusivity is at its best.

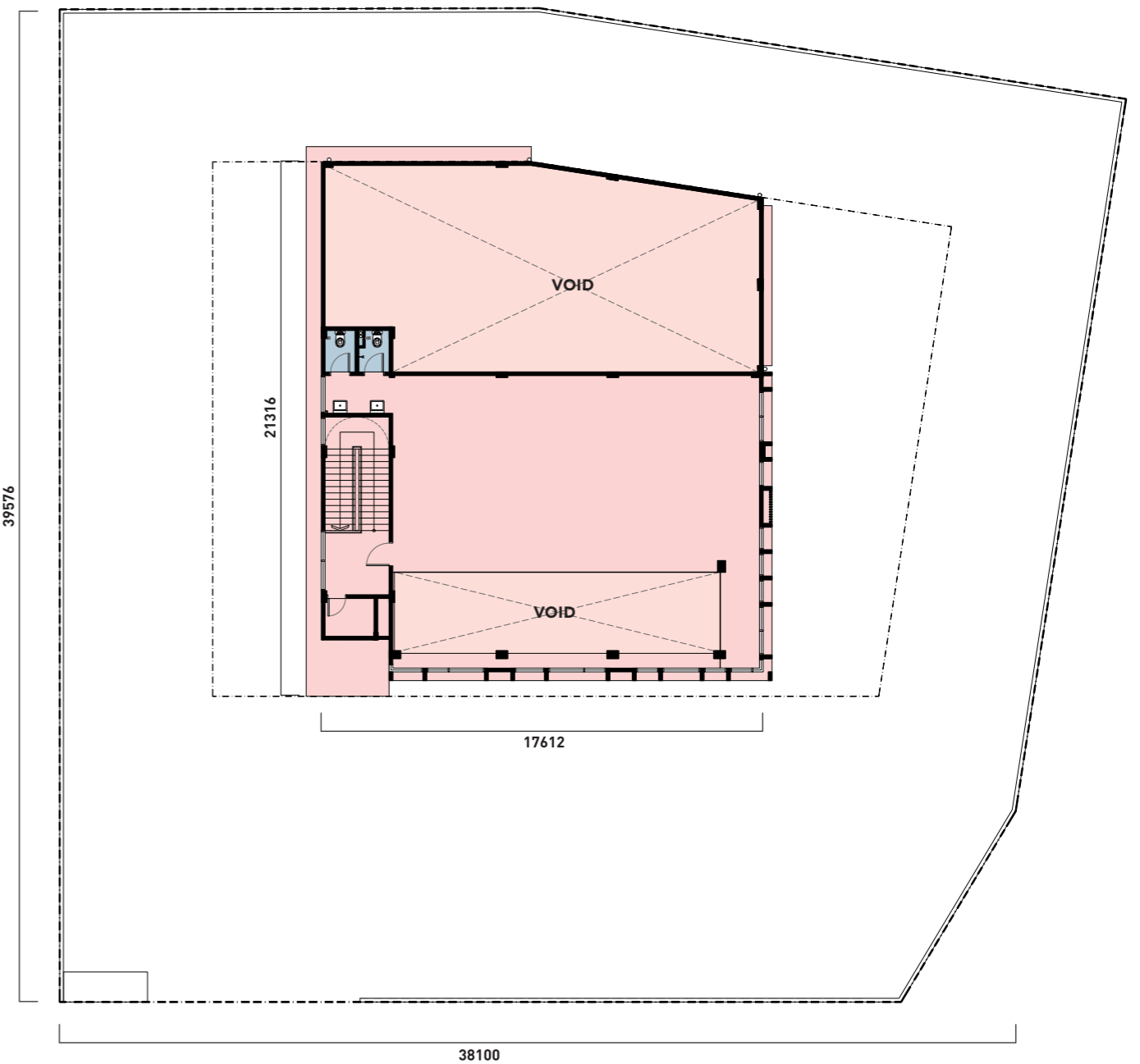


**SINGLE
DETACHED
SHOP**

1 unit
125' x 130'
5,531 sqft



ground floor



first floor

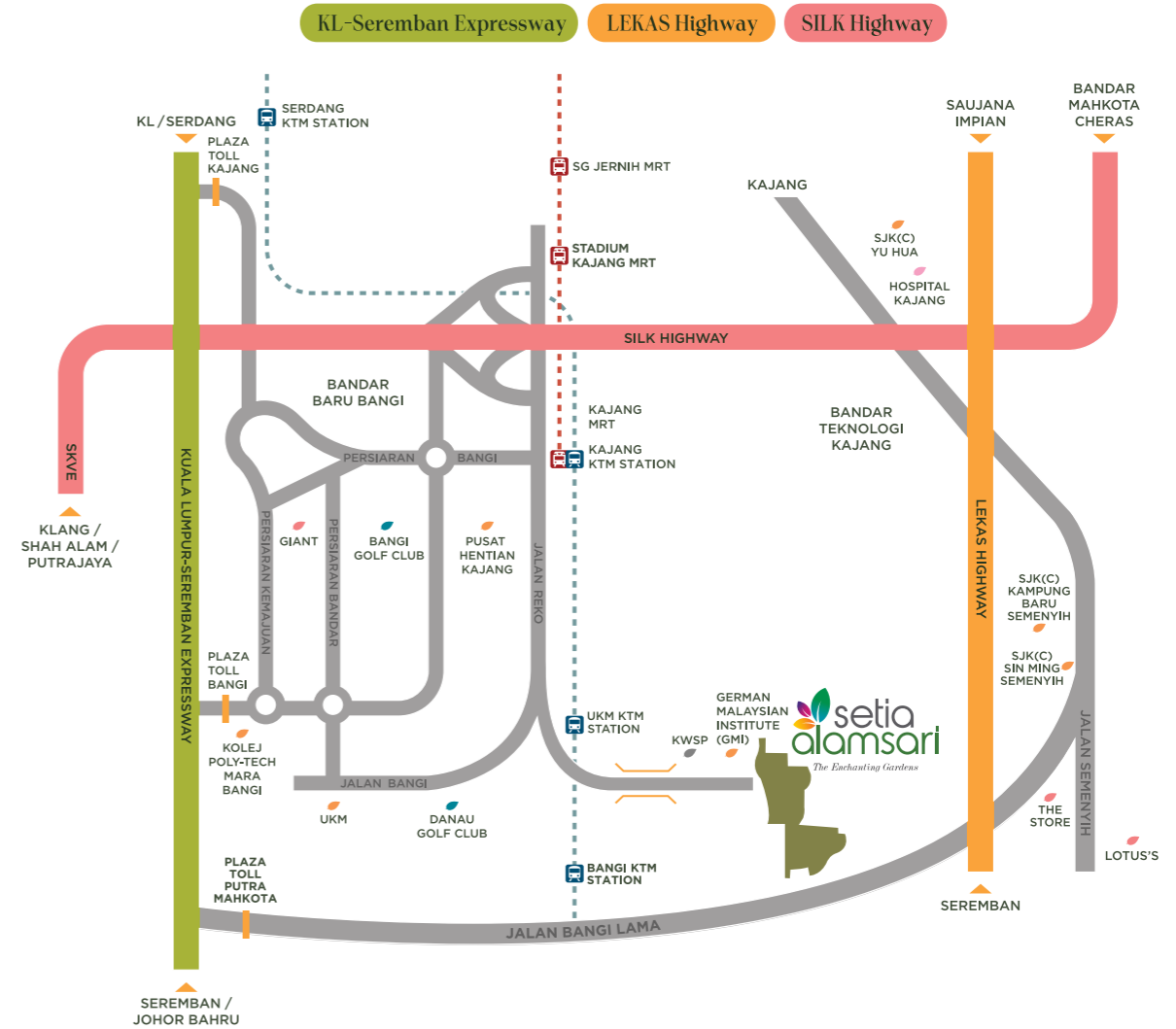
SPECIFICATIONS

(TYPE A, TYPE A1, TYPE B, TYPE B1, TYPE C, TYPE C1, TYPE D)

Structure	- Reinforced Concrete	
Wall	- Brickwall/ Masonry Wall/ Precast Concrete Panel Wall	
Roofing Material	- Metal Deck Roofing/ Reinforced Concrete Slab	
Roof Framing	- Metal Truss	
Ceiling	- Skim Coat/ Plastering Ceiling	
Windows	- Aluminium Framed Glass Window	
Doors	- Main Entrance : Roller Shutter Others : Roller Shutter/ Grille Door/ Fire-Rated Door/ Flush Door/ PVC Door/ Aluminium Glass Door	
Ironmongery	- Selected Quality Locksets	
Wall Finishes	- Pantry 1/ Pantry 2/ Basin Area : 1500mm Height Ceramic Tiles - Toilet 1/ Toilet 2/ Toilet 3/ Toilet 4 : 3000mm Height Ceramic Tiles - Others : Plaster/ Skim Coat And Paint To Ceiling Height	
Floor Finishes	- Pantry 1/ Pantry 2 : Ceramic Tiles - Toilet 1/ Toilet 2/ Toilet 3/ Toilet 4/ Basin Area (GF)/ Basin Area (1F) : Ceramic Tiles - Staircase 1 : Porcelain Tiles & Nosing Tiles - Verandah : Porcelain Tiles - Others : Cement Renders	
Sanitary & Plumbing Fittings	- Linked Shop : 3 WCs/ 4 Bib Taps/ 4 Wash Basins/ 2 Showers/ 2 Kitchen Sinks/ 1 Squatting Pan - Semi-Detached : 3 WCs/ 4 Bib Taps/ 4 Wash Basins/ 2 Showers/ 2 Kitchen Sinks/ 1 Squatting Pan - Detached : 3 WCs/ 4 Bib Taps/ 4 Wash Basins/ 2 Showers/ 1 Kitchen Sink/ 1 Squatting Pan	

		Corner	Intermediate	Semi-Detached	Detached
Electrical Installation	- Distribution Board	2	2	2	2
	- Power Socket Outlet	15	14	15	16
	- Lighting Point	35	31	44	56
	- Ceiling Fan Point	3	3	0	0
Internal Telecommunication Trunking & Cabling	- Fibre Wall Socket (FWS)	2	2	2	2

EASY ACCESSIBILITY VIA 3 MAJOR EXPRESSWAYS:



NEARBY AMENITIES

EDUCATION

EPF Learning Campus	2 km
German-Malaysian Institute (GMI)	3 km
Kueen Lai International School	3 km
Sekolah Rendah Sri Al-Amin Bangi	4 km
University Kebangsaan Malaysia (UKM)	6 km
SJK (C) Sin Ming Semenyih	7 km
SMK Bandar Baru Bangi	7 km
Rafflesia International School	8 km
SJK (C) Kampung Baru Semenyih	8 km
Tenby International School	9 km
SJK (C) Yu Hua & SMJK Yu Hua	11 km

SHOPPING

Bangi Gateway	7 km
CS Bangi Avenue	8 km
Lotus's Bandar Puteri Bangi	8 km
EcoHill Walk	9 km
KIP Mall Bangi	9 km
Lotus's Semenyih	9 km
Plaza Metro Kajang	9 km
EVO Mall	11 km
Metro Point Kajang	11 km
IOI City Mall	17 km
Alamanda Putrajaya	19 km

RECREATION

Danau Golf Club	5 km
Bangi Wonderland Theme Park & Resort	7 km
Setia EcoHill Club 360	8 km
Bangi Golf Resort	10 km
Taman Tasik Cempaka	10 km

MEDICAL

KPJ Kajang Specialist Hospital	10 km
Hospital Kajang Hospital Serdang	11 km
Hospital Putrajaya	16 km
Institut Kanser Negara	26 km

PUBLIC TRANSPORT

UKM KTM	3 km
Pusat Hentian Kajang	6 km
Kajang KTM	9 km
Kajang MRT	9 km
Stadium Kajang MRT	11 km



KAJANG'S
largest township
BY THE
award-winning
DEVELOPER

Staying true to S P Setia's philosophy of 'Live, Learn, Work, Play', Setia Alamsari is a comprehensive township that offers the community a well-rounded lifestyle.

The township inculcates inspirational design principles into each development to add value to each resident and patron's everyday life.

Setia



Stay Together. Stay Setia
livelearnworkplay

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Connect with us
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Setia

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