



setia warisan tropika
www.setiawarisanthropika.com



Setia

For more information please call:
03 8706 2552

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Adenia (Double Storey Terrace) Developer: Petaling Garden Sdn Bhd (3113-T) * Developer Address: No. 41, Jalan Warisan Sentral 1, 43900 Sepang, Selangor * Tel: 03-8706 2552 * Developer License No: 37-7/12-2022/0788(L) * Validity Period: 6/12/2020-5/12/2022 * Advertising Permit No: 37-7/12-2022/0788(P) * Validity Period: 6/12/2020-5/12/2022 * Tenure of Land: Leasehold (99 years) * Lease Expiry Date: 9/9/2118 * Land Encumbrances: Maybank Islamic Berhad * Approving Authority: Majlis Perbandaran Sepang * Approved Building Plan No: MP-SPG.600-34/5/47(10) * Expected Completion Date: October 2025 * Type: Double Storey Terrace * Size: 22' x 75' * Total Units: 135 * Minimum Price: RM885,000 * Maximum Price: RM1,888,750 * Restrictions in Interest: The land cannot be transferred, leased, charged or mortgage without consent from the State Authority *

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING MINISTRY



Adenia

Where the good life unfolds... to your rhythm

At Adenia nature is more than just a beautiful backdrop, but forms an integral part of the overall design dynamic to enrich health and well-being.



Setia, the pioneer in prestigious Malaysian homes and communities, presents its latest concept in innovative master-planned living... Setia Warisan Tropika. Where home isn't just a place, but a state of mind. Where dreams can be realised. Where your personality and individuality shine through.

Situated on 96.5 prime acres of lush, undulating land, Setia Warisan Tropika combines architectural elegance, abundant tropical greenery, and unerring aesthetic vision to create an inspired showcase of the builder's art. And a lifestyle that can truly be called unique.



Twin Woods Pond, a dreamy oasis of lily pad dotted lagoon, reflects nature's splendour and quietude.



AN ENCLAVE OF EXCLUSIVITY AWAITS

The Adenia collection showcases a rare combination of aesthetic design attuned to its environment, whilst providing innovative, flexible functionality. Homes that represent the perfect balance of privacy and tranquility, yet set in a community with an almost village-like charm.

Beautiful double-story tropical homes in harmony with their environment. Spacious floorplans, flexi-designed with open-plan layout to suit individual preferences. Large windows let in abundant natural light and ventilation. Thoughtful touches and quality detailing throughout. Let the good life unfold... to your rhythm.



Living room and separate dining area showcase stylish contemporary interiors with bright accents throughout.



The master bedroom is designed for spaciousness, comfort, and an added degree of privacy.

A magnificent main entrance in the style of a tropical pavilion makes a grand first—and lasting—impression.



REST EASY. AND REST ASSURED.

You notice the difference right away. A magnificent main entry with its striking pavilion design, pleasingly integrated into the landscaping. A feeling of privacy and peace-of-mind pervades. With 24/7 manned guardhouse, CCTV monitoring, and round-the-clock security patrols within all neighbourhoods.

Each home is further equipped with a built-in home alarm system connected to the security team. There's even a SETIA Smart Community App platform for visitor access control, online payment, community calendar, facilities booking and more.

OUR UNIQUE FEATURES



Gated & guarded environment. Single entry point with security features



Clubhouse rooftop solar panels for eco-friendly renewal energy



Smart Community Apps platform for convenient facilities booking, visitors management



Your very own Clubhouse on a linear park



Thematic tropical gardens with unique outdoor playground equipment



Link houses with unique semi-d style façade design



Flexi-layout to suit your lifestyle



Close to Salak Tinggi ERL Station



Short driving distance to Xiamen University, KLIA, Mitsui Outlet and upcoming Horizon Village Outlet



Large windows for good natural lighting & ventilation

LOW DENSITY, HIGH PROFILE



SITE PLAN

Standard Home

- INTERMEDIATE
- END UNIT
- CORNER UNIT

Waterway Home

- INTERMEDIATE
- END UNIT
- CORNER UNIT

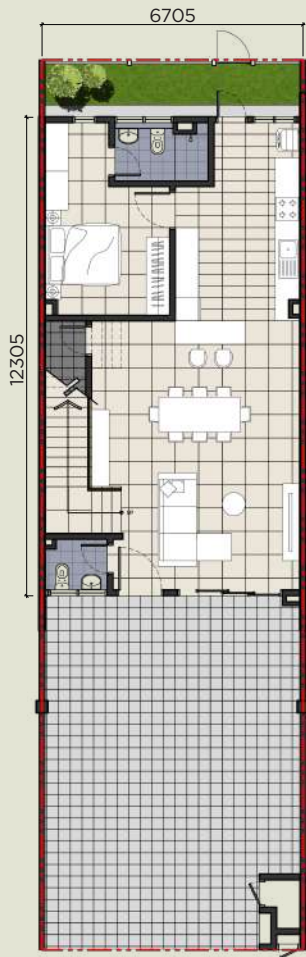
Garden Home

- INTERMEDIATE
- CORNER UNIT



Standard Home

Standard Land Size:
22' x 75'



Ground Floor



First Floor

Intermediate

Approx. Built-up:
2,206 sq. ft.



Ground Floor



First Floor

End Unit

Approx. Built-up:
2,349 sq. ft.



Ground Floor



First Floor

Corner Unit

Approx. Built-up:
2,431 sq. ft.



Waterway Home

Standard Land Size:
22' x 75'



Ground Floor



First Floor

Intermediate

Approx. Built-up:
2,285 sq. ft.



Ground Floor



First Floor

End Unit

Approx. Built-up:
2,409 sq. ft.



Ground Floor



First Floor

Corner Unit

Approx. Built-up:
2,519 sq. ft.



Waterway Home - Flexi

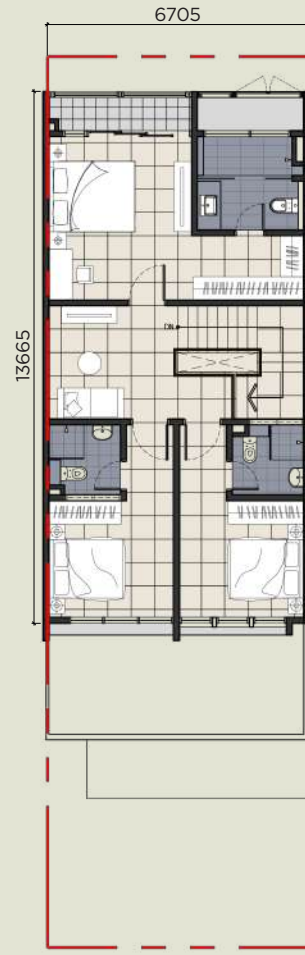
Standard Land Size:
22' x 75'

Intermediate


Approx. Built-up:
2,285 sq. ft.



Ground Floor



First Floor

 Additional Room



Ground Floor



First Floor

End Unit

Approx. Built-up:
2,409 sq. ft.




Ground Floor



First Floor

Corner Unit

Approx. Built-up:
2,519 sq. ft.

 Additional Room



Garden Home

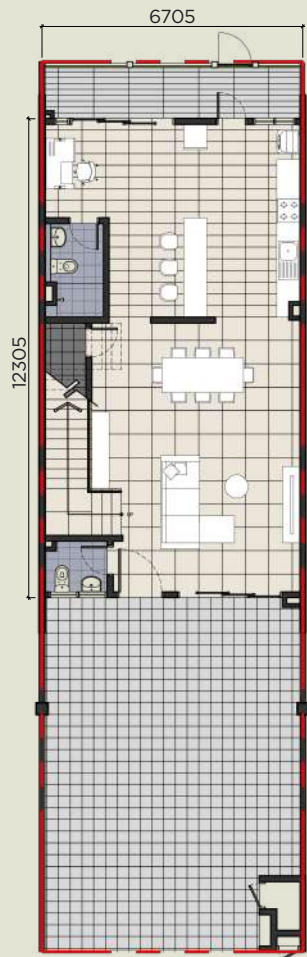
Standard Land Size:
22' x 75'

Intermediate

Approx. Built-up:
2,291 sq. ft.

Corner Unit

Approx. Built-up:
2,525 sq. ft.



Ground Floor



First Floor



Ground Floor



First Floor



Garden Home - Flexi

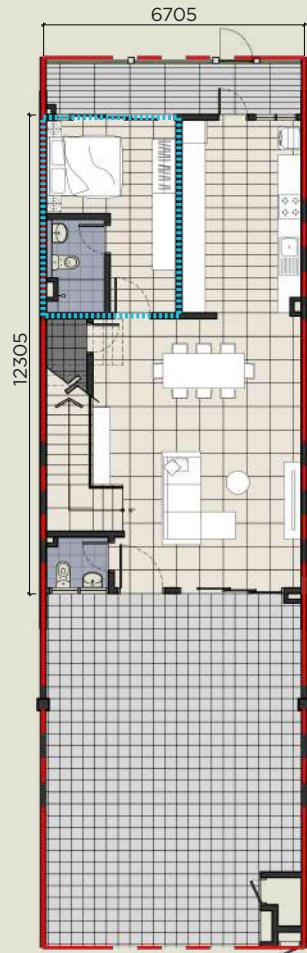
Standard Land Size:
22' x 75'

Intermediate

Approx. Built-up:
2,291 sq. ft.

Corner Unit


Approx. Built-up:
2,525 sq. ft.



Ground Floor



First Floor

 Additional Room



Ground Floor



First Floor

 Additional Room

All information subject to change as may be required by the authorities and the developer's architect. Furniture, soft furnishings, wall-coverings and landscaping are for viewing and decorative purposes only, and are not part of the standard specifications. Please refer to the sale and purchase agreement of the actual unit for specifications and descriptions approved by the authorities; the actual unit will be constructed accordingly.

SPECIFICATIONS

STRUCTURE	Reinforced concrete
WALL	Brickwall
ROOFING COVERING	Roof tiles / Reinforced concrete roof
ROOF FRAMING	Steel truss
CEILING	Plaster ceiling / Skim coat
WINDOWS	Aluminium framed window
DOORS	Timber door / Aluminium framed door / Flush door
IRONMONGERY	Provided

WALL FINISHES	
Bathrooms	Tiles / Plaster and paint
Kitchen	Tiles up to 1500 mm height
Internal / External Wall	Plaster and paint

FLOOR FINISHES	
Living / Dining	Tiles
Kitchen	Tiles
Utility	Tiles
All Bedrooms	Tiles
Staircase	Tiles
All Bathrooms	Tiles
Terrace / Car Porch	Tiles

SANITARY AND PLUMBING FITTINGS	
Kitchen Sink	1 no.
Wash Basin	5 nos.
Shower Rose	4 nos.
Water Closet	5 nos.
Hand Bidet	5 nos.
Toilet Paper Holder	5 nos.

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	Provided
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FENCING	Provided (Side and back fencing for Type E & C)
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TURFING	Provided
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3 PHASE WIRING

ELECTRICAL INSTALLATIONS	Standard Home	Waterway Home	Waterway Home - Flexi	Garden Home	Garden Home - Flexi
LIGHT POINTS	29 nos.	27 nos.	27 nos.	31 nos.	31 nos.
CORNER UNIT	31 nos.	29 nos.	29 nos.	33 nos.	33 nos.
END UNIT	30 nos.	28 nos.	28 nos.	-	-
GATE LIGHT POINTS	1 no.	1 no.	1 no.	1 no.	1 no.
CEILING FAN POINTS	7 nos.	6 nos.	7 nos.	6 nos.	7 nos.
AIR-CONDITIONING ELECTRICAL POINTS	5 nos.	5 nos.	5 nos.	5 nos.	5 nos.
WATER HEATER POINTS	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.
POWER POINTS	23 nos.	23 nos.	23 nos.	23 nos.	23 nos.
TV POINTS	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.
DOOR BELL POINT	1 no.	1 no.	1 no.	1 no.	1 no.
ALARM SYSTEM	Provided	Provided	Provided	Provided	Provided

SEAMLESS CONNECTIVITY TO ALL KLANG VALLEY DESTINATIONS



Seamless Connectivity

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

Surroundings

- A Putrajaya Hospital
- B Nilai Medical Centre
- C Columbia Asia
- D IOI City Mall
- E AEON Mall / Tesco
- F KIP Mall
- G Mitsui Park
- H Lim Kok Wing University
- I UITM Dengkil
- J Xiamen University
- K Nilai University
- L INTI International University
- M Epsom College

Close To Major Cities



ERL Speed Train Connectivity

