ALOCASIA
RESIDENCE

TROPICAL SEMI-D LIVING

SETIA TROPIKA

the Ultimate Lifestyle

Alocasia Semi-D Homes

Once in your lifetime you will come across an abode that personifies your desires of the perfect home. A place secluded and protected from the distractions of the city, yet not isolated from anywhere. Living here means to be in harmony with nature, and to concede that time becomes irrelevant when you lose yourself in bliss and serenity.

Experience a truly tropical lifestyle

Setia Tropika is home to the finest residences in a picture-perfect resort development. The 740-acre freehold land is nestled within the embrace of a 12-acre Town Park, with the soothing hues of nature at dawn that sends a cool breeze to wake you up, or the tranquility of dusk and the peace it represents.

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The award-winning Town Park at Setia Tropika is a place that creates opportunities for family-centric activities, from picnics, basketball to cycling. Or choose to absorb the peace and tranquility of open-air meditation around pockets of ponds dotting the Linear Park. A green sanctuary for families and individuals alike.

Life is beautiful at Setia Tropika.

A world of privileges at your beck & call

Being the final phases in the Alocasia series, these low-density resort homes are the perfect abodes for the urban family within a gated community. Spend your time however you wish - whether in the garden curled up with a good book or taking an evening stroll outside; your private space is yours and yours alone.

GATED & GUARDED

24-hr security patrols, perimeter fencings and controlled access

WELL CONNECTED

Easy access to CBD and Customs, Immigration & Quarantine Complex

LUSH GREENERY

Home to the 12-acre, award-winning Town Park with various thematic parks

COMMUNITY ACTIVITIES

Yearly communal campaigns and activities are held for residents

FACILITIES & AMENITIES

From grocers to restaurants and banks, everything that matters to you is right here

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Alocasia offers a collection of elegantly crafted Semi-D homes to fulfill your need for uniqueness and comfort. Drawing inspiration from nature, the homes have augmented natural lighting, beamless design, privacy and functionality for enhanced living, further fortified with Smart Home System featuring energy monitoring, home automation and home security.

Each unit comes with strategically placed large windows, sliding glass doors, skylight and terrace garden.

Built-up Area: 3,005 sq.ft.

Land size: 40' x 90'

Smart Home features

4 Bedrooms

5 Bathrooms

3-car parallel parking at car porch

Entrenched in nature
Individualistic in design

Floor Plans

Lot size:
40’ x 90’

Built-up area:
3,005 sq. ft.

4 Bedrooms
5 Bathrooms

First Floor

Ground Floor

Specifications

Structure	: Reinforced concrete framework	
Wall	: Brickwall / Drywall and / or Precast panels	
Roof covering	: Reinforced concrete flat roof, Roof tiles	
Roof framing	: Quality roof truss	
Ceiling	: Asbestos free ceiling board, Skim coat	
Windows	: Sliding window, Casement window, Top hung window, Fixed glass panel window, Fixed glass louvers window	
Doors	: Timber door, Flush door, Louvers door, Aluminium frame sliding folding glass door, Aluminium frame swing glass door	
Ironmongery	: Provided	
Wall finishes	: Dry kitchen / Wet kitchen	- Full height tiles
	Master bath / Bathrooms	- Full height tiles
	Other areas	- Plaster & paint
Floor finishes	: Living / Dining	- Tiles
	Master bedroom / Bedrooms	- Tiles
	Master bath / Bathrooms	- Tiles
	Family area	- Tiles
	Wet kitchen / Dry kitchen	- Tiles
	Balcony / Staircase / Store	- Tiles
	Porch / Driveway / Terrace	- Tiles
	Refuse bin	- Tiles
	Other areas	- Cement render
Sanitary and plumbing fittings	: Kitchen sink	- 1 no.
	Wash basin	- 5 nos.
	Bib tap	- 6 nos.
	W.C.	- 5 nos.
	Toilet roll holder	- 5 nos.
	Shower rose	- 5 nos.
	Hand bidet	- 5 nos.
Electrical installation	: Lighting point	- 29 nos.
	Power point (13A)	- 30 nos.
	TV point	- 3 nos.
	Ceiling fan point	- 7 nos.
	Water heater point (15A)	- 2 nos.
	Air-cond point (15A)	- 6 nos.
	Autogate point	- 1 no.
	Booster pump point	- 1 no.
	Door bell point	- 1 no.
	Gate lighting point	- 2 nos.
	USB charger point (2.1A)	- 2 nos.
Internal telecommunication trunking and cabling	: Telephone point	- Provided
	: Network point	- Provided
* Fencing	: Provided	
* Turfing	: Nil	
* Gas piping	: Nil	

Note : The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out except for the item or items marked with an * which may be deleted if not applicable.

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Alocasia Site Plan

PHASES 3 & 4

Setia Tropika Master Plan

LEGEND

1. Show Village
2. Tropika Welcome Centre
   Setia Sales Gallery
   (S P Setia, Customer Relations)
3. Retail, F&B and services
4. McDonald's
5. Office Tower
6. KDN Complex
   (Ministry of Home Affairs Complex)
7. Petronas
8. Livistonia V, Livistonia VI, Livistonia VII
9. Livistonia VIII
10. Livistonia IX
11. Sky Gardens Residences
12. Sky Peak Residences
13. Town Park
14. Linear Park
15. Surau
16. Basketball Court
17. Spice Garden
18. Pocket Park
19. The Pool House
20. Fenix Villas
21. Beach Resort Villas @ The Resort
22. Ski Resort Villas @ The Resort
23. Twin Villas @ The Resort
24. Longevia Bungalows @ Fenix Villas
25. Exclusive Bungalows @ Fenix Villas
26. The Movint @ Caranday
27. The Glamor @ Caranday
28. The Glitz @ Caranday
29. Licuala Garden Precinct
30. Areca Green Precinct
31. Caryota Square Precinct
32. Dictyo Alba Precinct
33. Alexandre Avenue Precinct
34. Elata Vita @ Elata Haven
35. Elata Nova @ Elata Haven
36. Cycas @ Palmyra Sanctuary
37. Calidora @ Palmyra Sanctuary
38. Calliandra @ Palmyra Sanctuary
39. Alocasia @ Palmyra Sanctuary
40. Proposed International School

FD. Future Development

Regional Map

5km	12km	18km	19km	27km
Kempas Medical Centre	Johor Bahru City Centre & CIQ	Senai International Airport	Johor Premium Outlets	Legoland

Stay Together. Stay Setia
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Scan to chat with us

Call 07 237 2255
Setia Indah Sdn Bhd 198901008253 (185555-H)
Setia Tropika Sales Gallery
Tropika Welcome Centre
No.10, Jalan Setia Tropika 1/21, Taman Setia Tropika, 81200 Kempas
Johor Bahru, Johor Darul Takzim, Malaysia. Fax 607 237 2225 Web www.setiatropika.com

Setia

Alocasia III (RB6) Double Storey Semi Detached House • Standard Lot: 40'x 90' • Built-up: 3,005 sqft • Housing Developer's License No.: 8118/04-2028/0567(R) • Validity Period: 16/04/2023 – 15/04/2028 • Advertising & Sales Permit No.: 8118-68/07-2024/0084(N)-(L) • Validity Period: 19/07/2022 – 18/07/2024 • Expected Date of Completion: May 2024 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2020/14/BGN/74/RP • Land Tenure: Freehold • Land Charge: Free From Encumbrances • Individual Title: Available • Total Units: 24 units • Price: (Min) RM 1,665,412. (Max) RM 1,992,924 • 15% Discount for Bumiputera • Restriction in Interest: Nil

Alocasia IV (RB6) Double Storey Semi Detached House • Standard Lot: 40'x 90' • Built-up: 3,005 sqft • Housing Developer's License No.: 8118/04-2028/0567(R) • Validity Period: 16/04/2023 – 15/04/2028 • Advertising & Sales Permit No.: 8118-69/08-2024/0139(N)-(L) • Validity Period: 01/09/2022 – 31/08/2024 • Expected Date of Completion: May 2024 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2020/14/BGN/74/RP • Land Tenure: Freehold • Land Charge: Free From Encumbrances • Individual Title: Available • Total Units: 16 units • Price: (Min) RM 1,665,412. (Max) RM 2,143,624 • 15% Discount for Bumiputera • Restriction in Interest: Nil

Developer : Setia Indah Sdn Bhd

All art renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.