



setia
warisan tropika

Homes as unique as you

Calla

"Life at its best, time to enjoy yours"



YOUR LIFE. YOUR STYLE

Built as a unique "resort" with amenities comprising a saltwater pool, a fully equipped gymnasium and a badminton court to revitalise your fitness.



UNIQUE AND EXCLUSIVE FEATURES



Gated & guarded environment. Single entry point with security features



Clubhouse rooftop solar panels for eco-friendly renewal energy



Thematic tropical gardens with unique outdoor playground equipment



Your very own Clubhouse on a linear park

MAKE SPACE FOR MORE IN YOUR LIFE

Introducing “Calla,” a series of terrace homes inspired by Setia Warisan Tropika. Planned as a modern and exclusive lifestyle and tropical resort community surrounded by the wonders of nature and an advanced state-of-the-art security system.

117 units of impressive designed homes, “Calla” is situated across a heavenly sanctuary of tropical greenery, awe-inspiring kaleidoscope of butterflies and waterways which form soothing waterways.



INSPIRATIONS DEFINED BY NATURE'S GIFT

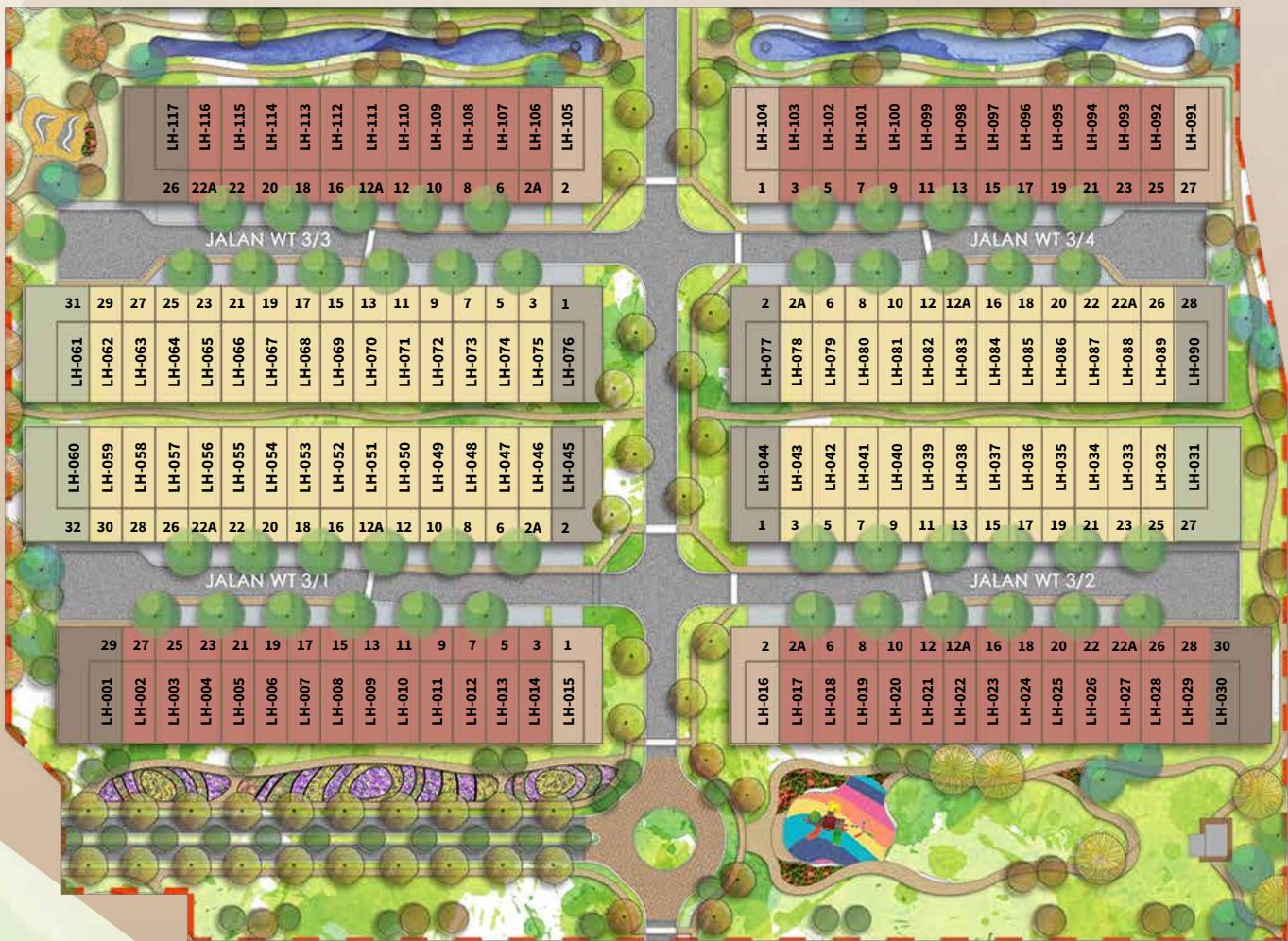
Wide and spacious homes overseeing beautifully crafted surroundings. Built with impressively high double volume ceilings, bay windows to light up your space and a spacious garden car porch all fitted into an architecture to simply give you that big feel.

MASTER-PLAN



Landscape Features

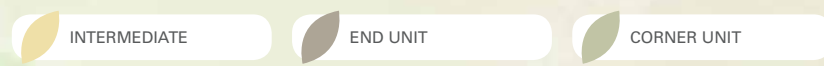
- ① Twin Woods Pond
- ② Summer Garden
- ③ Exploration Playland
- ④ Lake of Monarch
- ⑤ Butterflies Creek
- ⑥ Eucalyptus Park



WATERWAY / GARDEN HOMES



UNIQUE HOMES



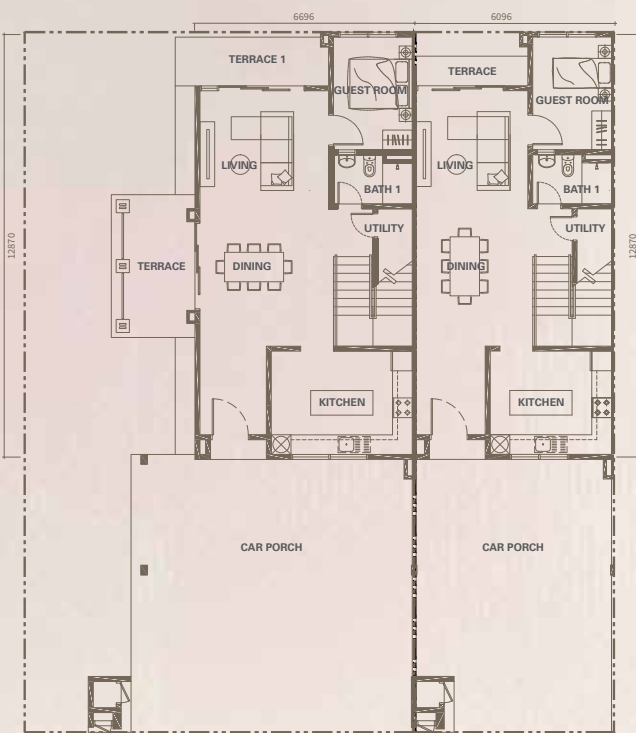
Calla

"Life at its best, time to enjoy yours"

WATERWAY /GARDEN HOME

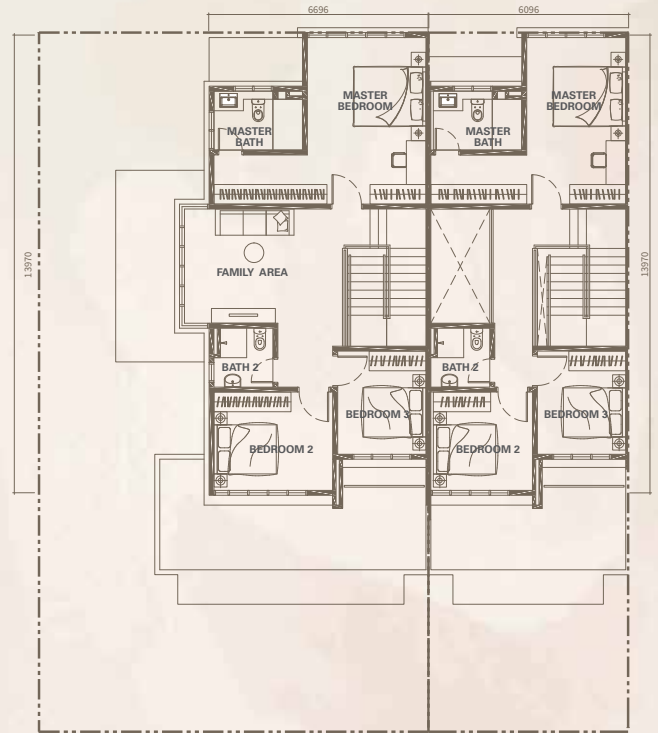


CORNER LOT INTERMEDIATE LOT



Ground Floor

CORNER LOT INTERMEDIATE LOT



First Floor

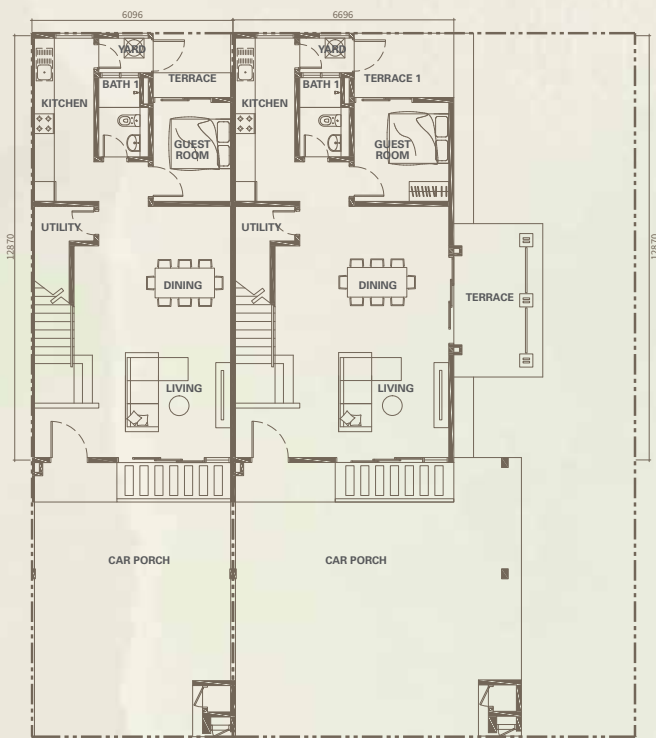
TYPE-A (4 bedrooms & 3 bathrooms)

- Land Size : 20' x 70'
- Type : Waterway/ Garden Home
- Approx. Built-up : 1950 sq.ft. - Intermediate Unit
- 2280 sq.ft. - End Unit
- 2500 sq.ft. - Corner Unit

UNIQUE HOME

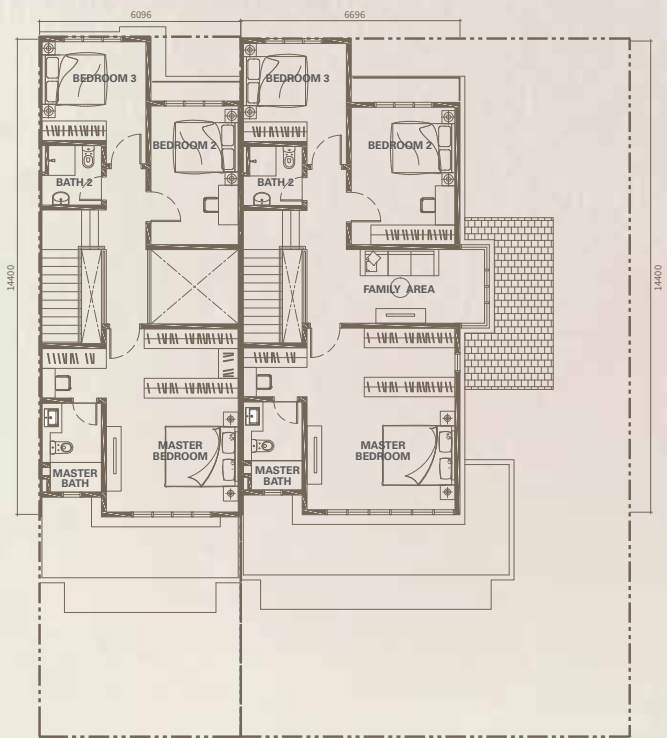


INTERMEDIATE LOT CORNER LOT



Ground Floor

INTERMEDIATE LOT CORNER LOT



First Floor

TYPE-B (4 bedrooms & 3 bathrooms)

- Land Size : 20' x 70'
- Type : Unique Home
- Approx. Built-up : 1950 sq.ft. - Intermediate Unit
- 2280 sq.ft. - End Unit
- 2500 sq.ft. - Corner Unit

SPECIFICATIONS

STRUCTURE	Reinforced concrete			
WALL	Masonry/ Reinforced concrete wall/ Precast wall/ Brick wall			
ROOFING COVERING	Roof tiles/ Reinforced concrete roof			
ROOF FRAMING	Steel Truss			
CEILING	Plaster Ceiling/ Skim coat			
WINDOWS	Aluminium framed window			
DOORS	Timber door/ Aluminum framed door/ Flush door			
IRONMONGERY	Quality Lockset			
WALL FINISHES				
Bathrooms	Tiles/ Plaster and paint			
Kitchen	Tiles up to 1500 mm height/ Plaster and paint			
Internal/ External Wall	Plaster and paint			
FLOOR FINISHES				
Living/ Dining	Porcelain Tiles			
Kitchen	Porcelain Tiles			
Utility	Ceramic Tiles			
Bedroom (Ground Floor)	Porcelain Tiles			
Bedroom (First Floor)	Timber Laminates			
Staircase	Timber Laminates			
All Bathroom	Ceramic Tiles			
Terrace/ Car porch	Full Body Porcelain Tiles			
SANITARY AND PLUMBING FITTINGS				
Kitchen sink	1 no			
Wash basin	3 nos.			
Shower rose	3 nos.			
Water closet	3 nos			
ELECTRICAL INSTALLATION	TYPE A		TYPE B	
	Corner/End	Inter	Corner/End	Inter
Lighting Point	28	27	31	30
Ceiling Fan Point	6	4	6	4
A/C Point	5	5	5	5
Power Point	23	22	23	22
Door Bell Point	1	1	1	1
Kitchen Hood Point	1	1	1	1
Instant Heater Point	2	2	2	2
Power Point for Pump	1	1	1	1
TV Point	3	2	3	2
Fiber Wall Socket	1	1	1	1
Single Phase DB	1	1	1	1
Alarm System	Provided	Provided	Provided	Provided
INTERNAL TELECOMMUNICATION TRUNCKING AND CABLING	Provided			
FENCING	Provided			
TURFING	Provided			

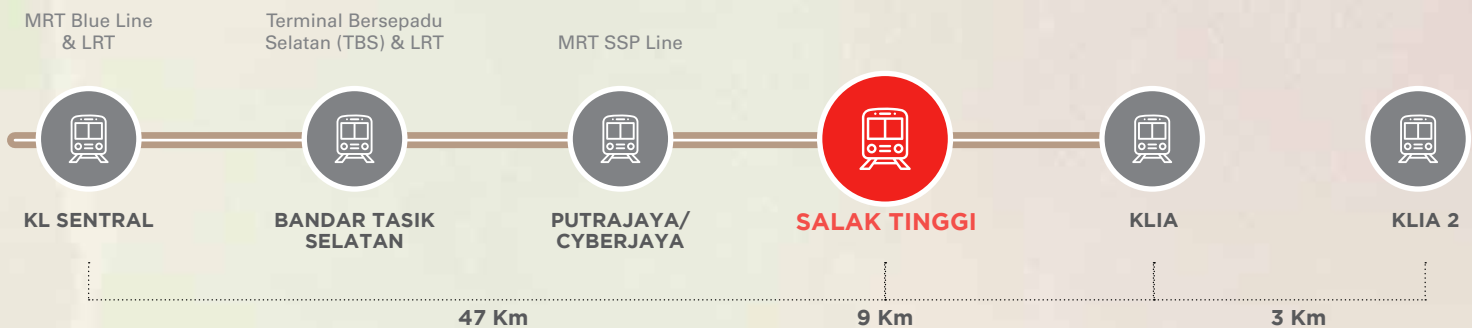
YOUR OWN PRIVATE SPACE, YET CLOSE TO IT ALL



CLOSE TO MAJOR CITIES



ERL SPEED TRAIN CONNECTIVITY



Stay Together. Stay Setia
livelearnworkplay

Call 603 8706 2552

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warisan
Homes as unique as you

Setia

Calla (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: 37/12-2027/1387(R) • Validity Period: 06/12/2022-05/12/2027 • Permit License No: 37-8/02-2026/0187(N)-(S) • Validity Period: 23/02/2023-22/02/2026 • Tenure of Land: Leasehold (99 Years) • Lease Expiry Date: 9/9/2118 • Land Encumbrances: Nil • Approving Authority: Majlis Perbandaran Sepang • Approved Building Plan No: MPSPG.600-34/5/48 • Expected Completion Date: October 2025 • Type: Double Storey Terrace • Size: 20' x 70' • Total Units: 117 • Minimum Price: RM976,250 - Maximum Price: RM1,805,000 • Restrictions in Interest: The land cannot be transferred, leased, charged or mortgaged without consent from the State Authority •

Disclaimer: All information contained herein is subject to changes without notifications as may be required by relevant authorities and cannot form part of an offer or contract. Whilst every care has taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustration and pictures are artist's impression only. The items are subject to variation, modification and substitutions as may be recommended by the relevant Approving Authorities. All plan/ informations contained herein is not final and shall be based on the approved Building Plans by the appropriate authorities.