

SETIA CITY

@ S E T I A A L A M

— MALAYSIA'S BEST MASTER PLAN COMMERCIAL HUB —

Our commitment to deliver excellence is what drives us always
TO BE THE BEST IN ALL WE DO

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Originally a construction company, S P Setia was incorporated in 1974 and listed on Bursa Malaysia in 1993. The Group refocused its core business to property development with supporting businesses in construction, infrastructure and wood-based manufacturing in 1996.

Fast forward four decades, S P Setia is Malaysia's leading listed real estate luminary with a proven track record of innovation-driven developments, setting new benchmarks with every successful project. With a clear vision and the strong LiveLearnWorkPlay philosophy, the Group is committed to creating meaningful environments for people from all walks of life.

*Awards and accolades that
motivate us to strive better*

**A PASSION FOR EXCELLENCE
& INNOVATION**



Over the years, S P Setia has earned numerous awards and recognition locally and internationally for its outstanding performance. The Group's passion for excellence has garnered 17 FIABCI Prix d'Excellence Awards, making it the only Malaysian property developer to receive this recognition 17 times.

Other awards including winning the FIABCI Malaysia Property Award 17 times, The Edge Top Property Award 14 times, the Kincentric Best Employers Malaysia Award 11 times, The EdgeProp Malaysia's Best Managed Property Awards 2021, Malaysia Landscape Architecture Award (MLAA), BCI Asia Top Ten Property Award, Starproperty.my Award, Putra Brand Award, High Qlassic Achievement Award by the Construction Industry Development Board (CIDB), and more.



17-TIME WINNER
FIABCI World
Prix d' Excellence
Awards (Gold)



17-TIME WINNER
FIABCI Malaysia
Property Awards



11-TIME WINNER
KINCENTRIC
Best Employer
MALAYSIA 2021
Formerly an Asia Best Employers
2013 Best of the Best - Malaysia
2011 Overall Best - Malaysia

*Making measurable
progress to create success*

CELEBRATING THE SUCCESS OF SETIA ALAM



Setia Alam won FIABCI Prix
d'Excellence Awards in 2013 for
**BEST MASTER
PLAN DEVELOPMENT**



Population is estimated
to increase to
170,000
by 2028

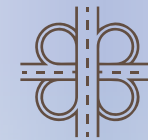
85% developed
with excellent
infrastructure and amenities



**Sustainable
development**



37,000
units of residential
properties



Easily accessible via
**HIGHWAYS &
EXPRESSWAYS**



Future-proofing the city with smart ways of living and working BUILDING TOMORROW TODAY

Setia City is the dynamo that powers the economic sustainability of Setia Alam. Its visionary master plan has all the elements to ensure that this thriving commercial hub evolves in anticipation of the changing needs and expectations of the immediate and wider community.

“The way we shape Setia City will eventually shape how we live, learn, work and play here. Therefore, Setia City is about improving liveability, creating business and career opportunities, and catering to the people’s changing needs.”

– Datuk Tan Hon Lim, Executive Vice President.



Accessibility transforms the way we live, learn, work and play
CONNECT, GROW AND SUSTAIN

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live

An extraordinary spectrum of homes, from ground-breaking affordable dwellings to the ultimate in luxury residences, ensures that anyone can live their best life in Setia Alam.



learn

Educational institutions like primary and secondary schools as well as private and international schools are located in the vicinity for easy access by the community.



work

With the smart and sustainable Setia City as the main commercial centre of the township, this integrated commercial hub unfolds a wide range of business opportunities.



play

Indoor and outdoor entertainment is aplenty with the township's recreational parks and lifestyle malls situated around the township.



Setia City Mall



Join the city and reap the rewards
240 ACRES OF EXCITING ECONOMIC OPPORTUNITIES

Setia City welcomes successful partners to come on board to help build the commercial enclave and grow S P Setia's signature township. It is an opportune time for investors to join the community as Setia City is the final piece of puzzle that will complete Setia Alam.

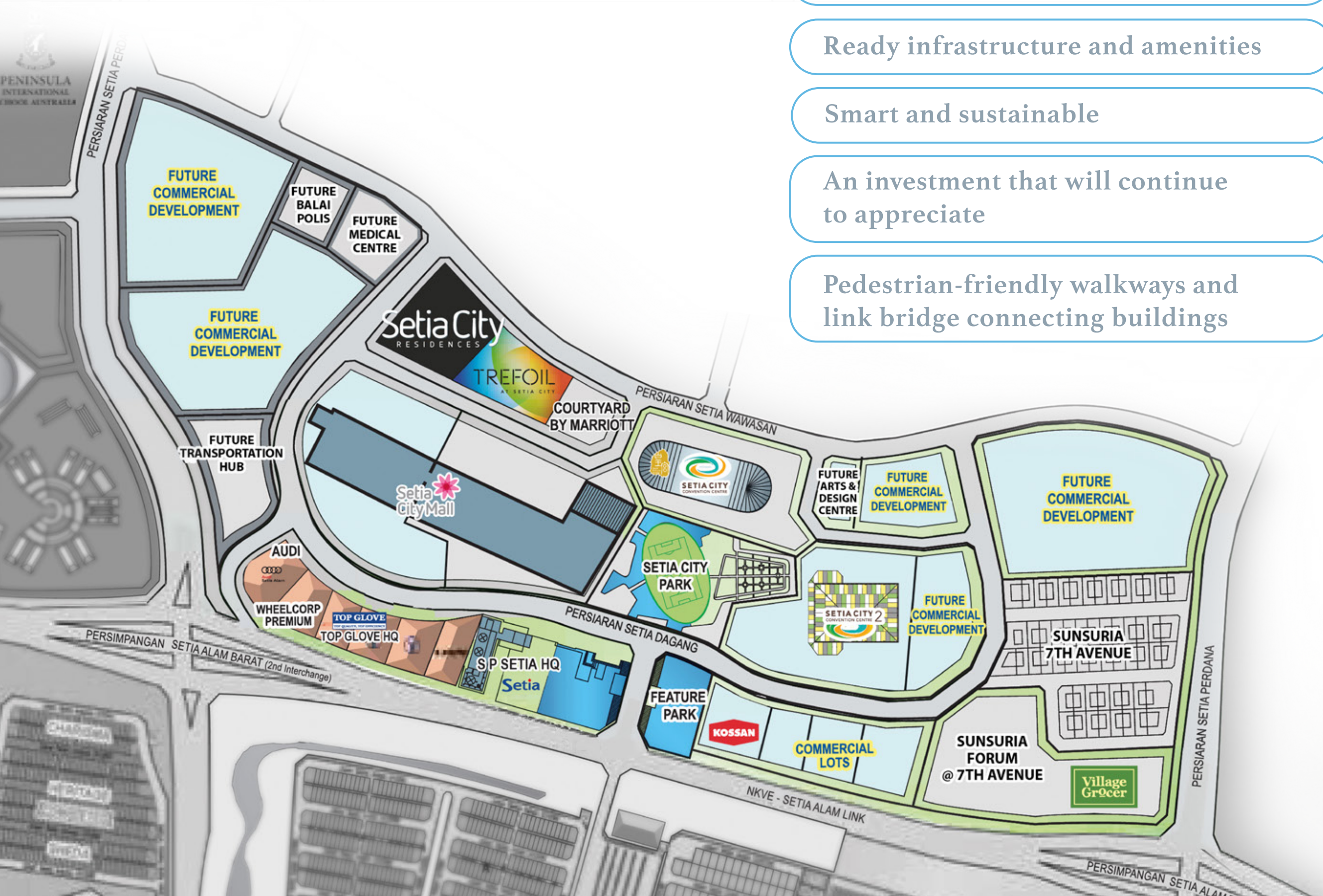
Prime commercial land

Ready infrastructure and amenities

Smart and sustainable

An investment that will continue to appreciate

Pedestrian-friendly walkways and link bridge connecting buildings



TREFOIL

AT SETIA CITY

*Stylish retail space in
an award-winning city*

FLEXIBLE SPACES THAT KEEP UP WITH CHANGING NEEDS

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Trefoil comprises three towers of practical SOFO (small office, flexible office) units that can be customised to meet the requirements of start-ups, studios, small offices, and more. Just an elevator ride away, at the ground level, are 13 retail lots ranging from 1,356 sq.ft. to 12,637 sq.ft., which are ideal for service, conveniences and F&B.





GROUND FLOOR



FIRST FLOOR

FOR SALE / TO LET

Retail	Shop 1	Shop 2	Shop 3	Shop 3A	Shop 5	Shop 6	Shop 7	Shop 8	Shop 9	Shop 10	Shop 11	Shop 12	Shop 13	
Type	CL	IL	IL	IL	IL	CL	CL	IL	IL	IL	IL	CL	IL	
Area (sq.ft.)	GF	2,379	1,819	3,089	1,163	1,356	1,808	1,862	1,259	1,206	5,920	3,251	3,315	12,637
	1 st Floor	1,970	2,476	2,680	2,820	-	2,196	2,056	1,776	1,076	2,411	1,227	1,249	-
	Total	4,349	4,295	5,769	3,983	1,356	4,004	3,918	3,035	2,282	8,331	4,478	4,564	12,637

Setia City

RESIDENCES



Retail made for various business needs and ventures
**WHERE COMMERCE MEETS
CONVENIENCE AND OPPORTUNITY**

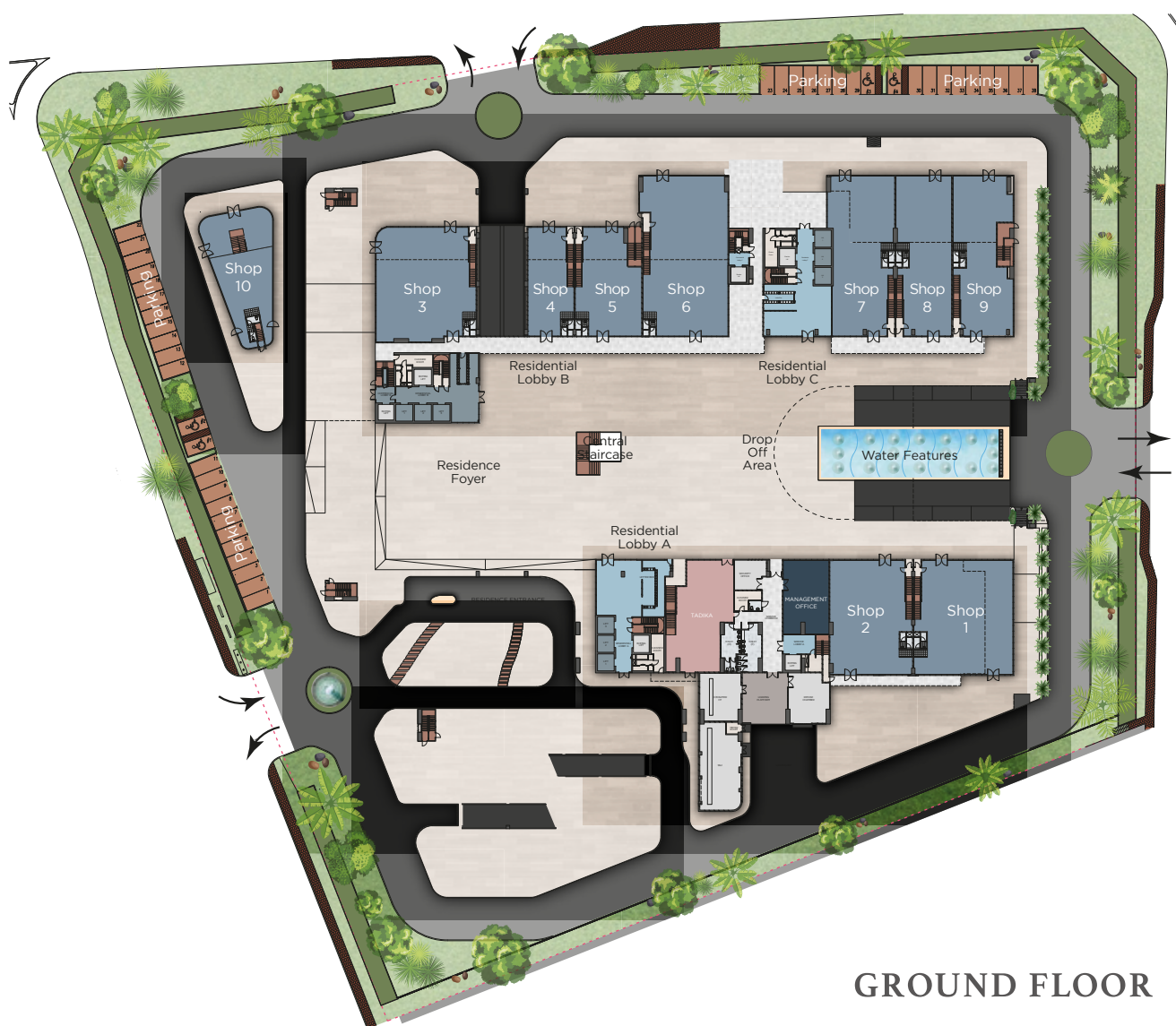
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Setia City Residences is a luxury serviced apartment tower with retail spaces at ground level that are available for sale or lease. Accessible not just to the residents of Setia City Residences but also the general public, this retail will offer a spectrum of top-notch shopping, dining, leisure and service opportunities.

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VARIOUS RETAIL SPACES FOR ALL TYPES OF BUSINESSES





FOR SALE / TO LET

Retail	Shop 1	Shop 2	Shop 3	Shop 4	Shop 5	Shop 6	Shop 7	Shop 8	Shop 9	Shop 10	
Type	CL	IL	CL	IL	IL	IL	IL	IL	CL	INDIVIDUAL LOT	
Area (sq.ft.)	GF	3,757	3,143	3,703	1,668	2,217	4,531	3,391	2,970	2,895	2,432
	1st Floor	2,583	3,132	2,658	3,003	1,679	2,196	1,399	1,733	1,711	1,572
	Total	6,340	6,275	6,361	4,671	3,896	6,727	4,790	4,703	4,606	4,004

FOR MORE INFORMATION

03 5030 2255

www.setiaalam.com.my

Developer: **BANDAR SETIA ALAM SDN BHD** (200101030381)

Project Manager: **S P SETIA PROJECT MANAGEMENT SDN BHD** (246695-X)

Setia Alam Sales Gallery

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