



FREEHOLD
CASA
Collection

ANOTHER MOROCCAN
DESTINATION AWAITS



CARALYN

DOUBLE-STOREY | 32'×65'
LINKED SEMI-D HOMES

THE ARRIVAL OF ANOTHER MOROCCAN DREAM

Nestled in one of the enchanting gardens of the 775-acre Setia Alamsari, Casa Collection is an interpretation of luxury living amongst Moroccan gardens.

Splendour of lush green panorama, rich landscapes and intricate patterns, Casa Collection celebrates wellness living in style, modern grace and community spirit.



North-South
Orientation



All En-Suite
Bathrooms
on Level 1



8 Themed
Gardens



Guarded
Community



Strategic
Location



GREEN ALLURE

The emerald sheen of the verdant plains is a reflection of the park's respect for nature. Beautiful gardens are aplenty with recreational facilities for families to experience leisure time in nature. Whether it is an idyllic stroll or yoga session at the park, this natural setting is perfect for outdoor adventures.

SAFE SANCTUARY

The guarded enclave features pedestrian-friendly paths and dedicated jogging tracks to give families a safe space to explore the outdoors.



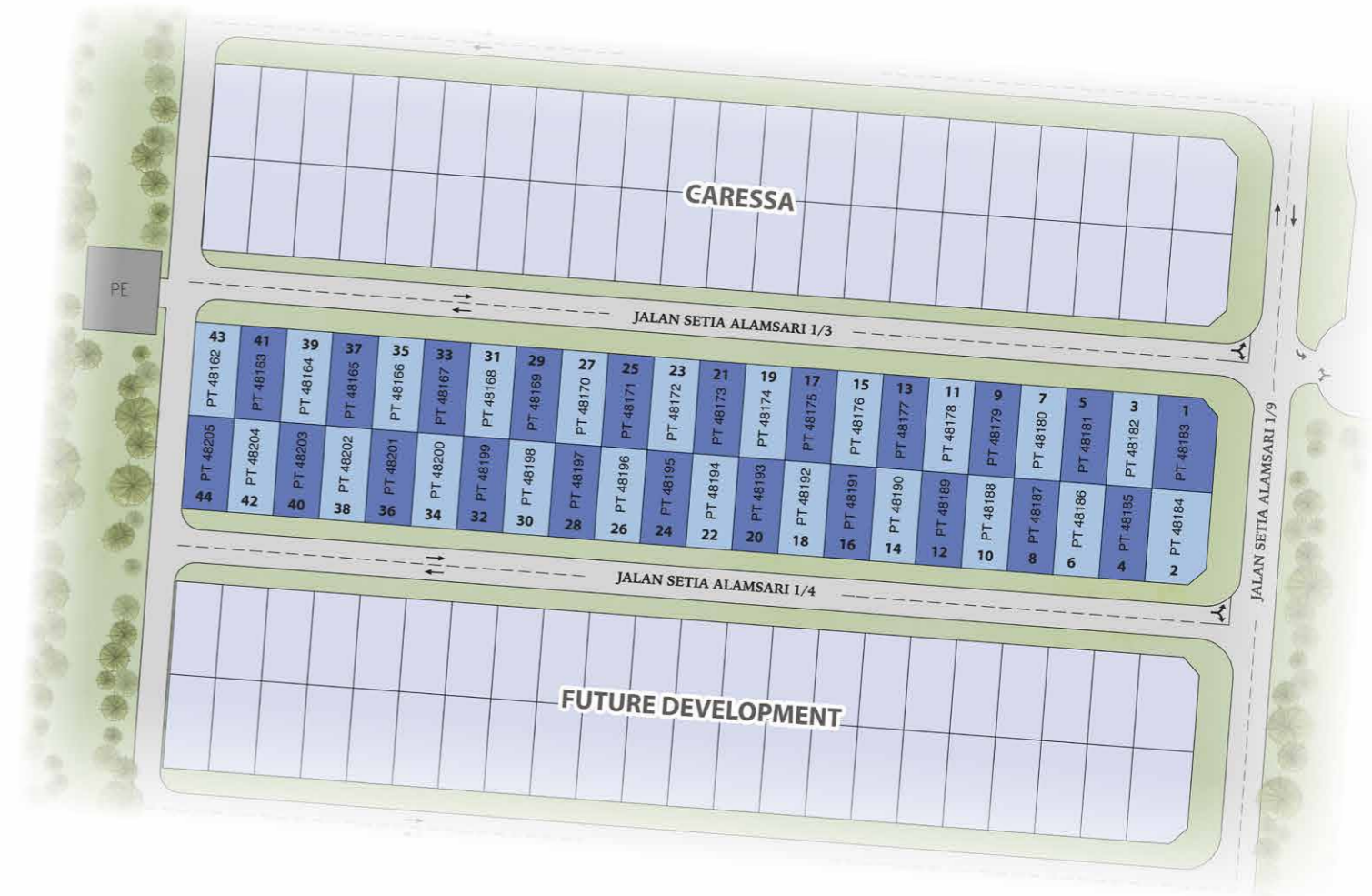
MASTER PLAN



GARDENS

-  Casablanca Park
-  Serenity Pathway
-  Garden Of Lights
-  Field Of Happiness

SITE PLAN



LEGEND

-  Type E
-  Type F





TYPE E

Built-up size:
1,957 - 2,011 sq ft

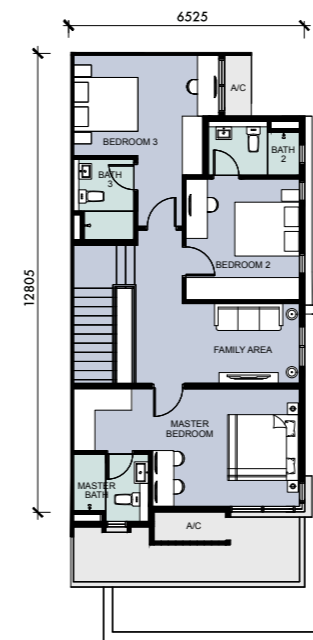


4 Bedrooms

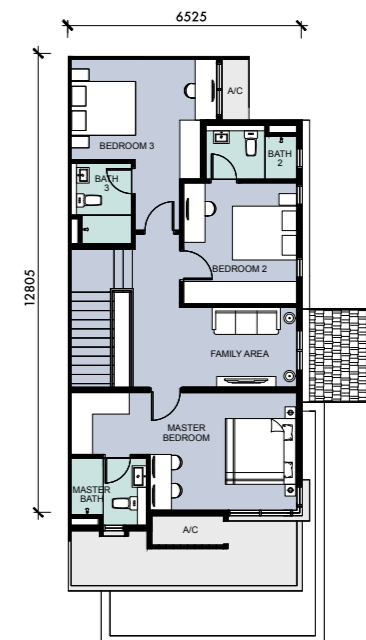


4 Bathrooms

INTERMEDIATE & END LOT

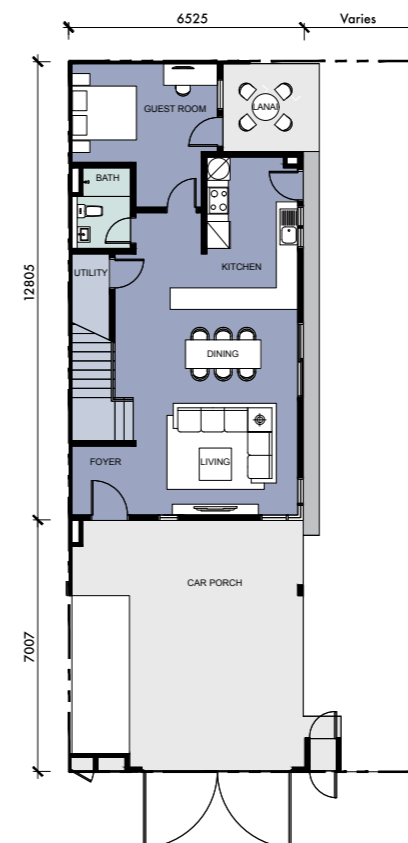


CORNER

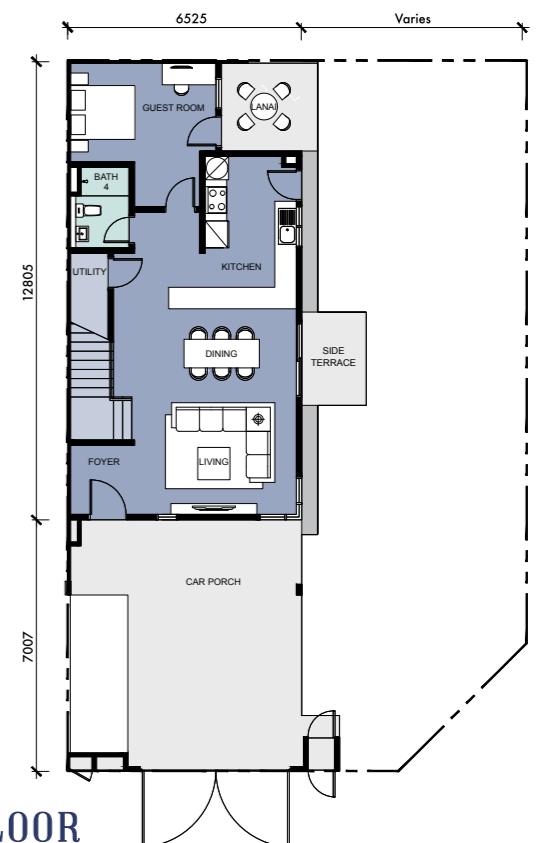


FIRST FLOOR

INTERMEDIATE & END LOT



CORNER



GROUND FLOOR



TYPE F

Built-up size:
1,945 - 1,999 sq ft

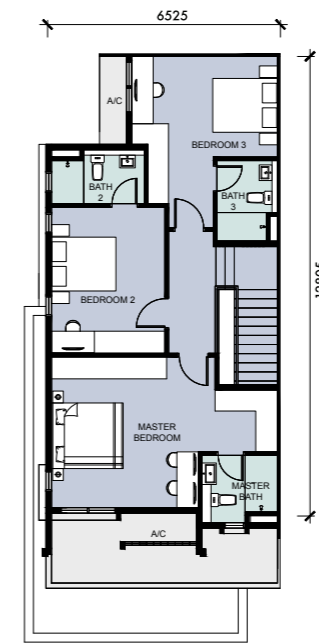


4 Bedrooms

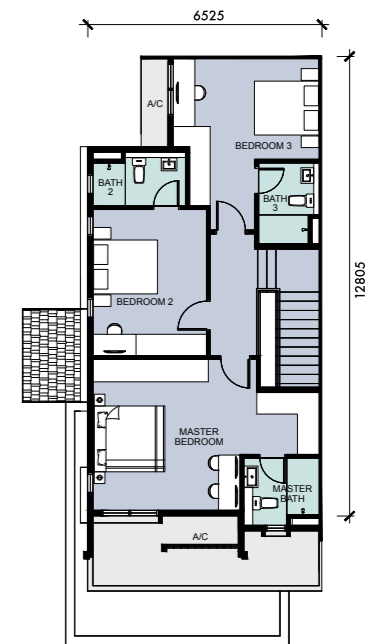


4 Bathrooms

INTERMEDIATE & END LOT

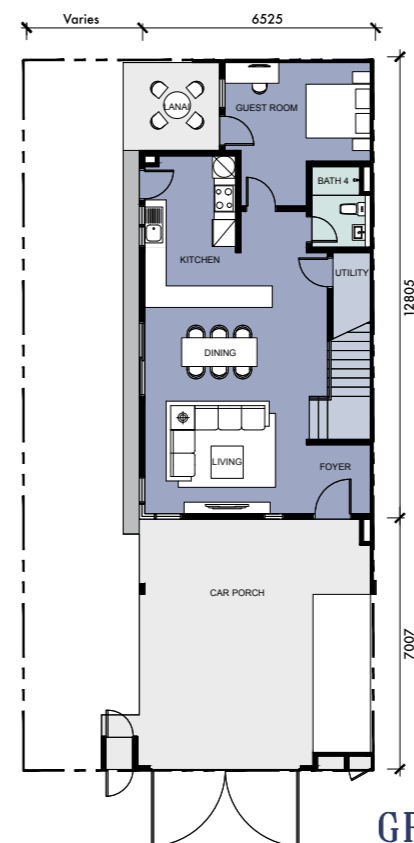


CORNER

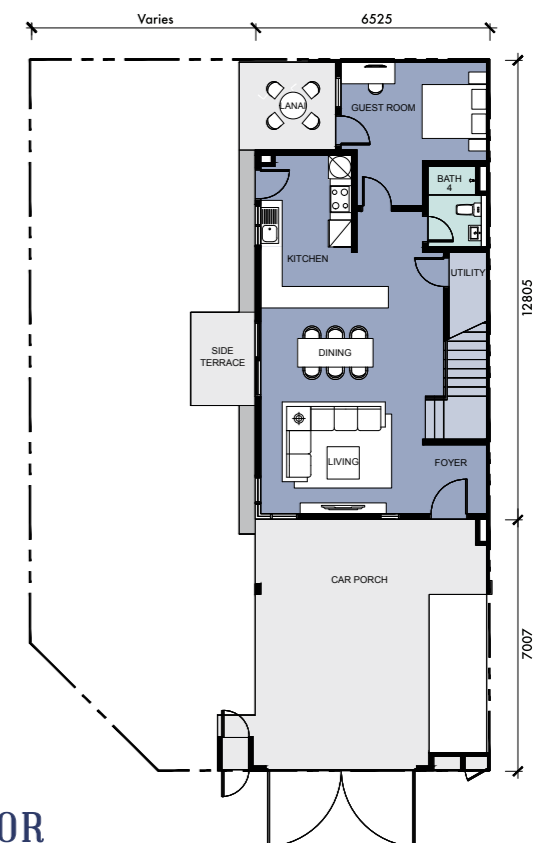


FIRST FLOOR

INTERMEDIATE & END LOT



CORNER



GROUND FLOOR



SPECIFICATIONS

Structure	- Reinforced Concrete			
Wall	- Masonry Wall			
Roof Covering	- Roof Tiles / Concrete Slab			
Roof Framing	- Metal Truss			
Ceiling	- Concrete Slab / Plaster Ceiling			
Windows	- Aluminium Framed Glass			
Doors	- Main Entrance : Solid Timber Core Door Side Entrance : Aluminium Framed Sliding Door Others : Flush Door			
Ironmongery	- Quality Ironmongery			
Wall Finishes	- Kitchen : 1500mm Height Ceramic Tiles Master Bathroom, Bathroom 2 & 4 : Porcelain Tiles up to Ceiling Height Bathroom 3 : 2600mm Height Porcelain Tiles Others : Plaster and Paint / Masonry Wall			
Floor Finishes	- Car Porch : Homogenous Tiles Lanai / Side Terrace (Applicable to Corner & End Unit) : Ceramic Tiles Foyer / Living / Dining : Porcelain Tiles Guest Room : Porcelain Tiles Other Bedrooms : Laminated Flooring Family Area (Type E Only) : Laminated Flooring Bathrooms / Toilet : Porcelain Tiles Kitchen : Ceramic Tiles Staircase : Laminated Flooring Utility & Other Areas : Cement Render			
	Type E Type F			
Sanitary & Plumbing	- Water Closet	4	4	
	- Basin	4	4	
	- Shower	4	4	
	- Kitchen Sink	1	1	
	Electrical Installation	- Lighting Point	24	23
		- Ceiling Fan Point	7	6
		- Gate Light	1	1
		- 13 Amp Power Point	16	15
- 20 Amp SPN Isolator		1	1	
- Air Conditioning Point		6	5	
- Door Bell Point		1	1	
- Auto Gate Point		1	1	
Fencing	- Water Heater Point	4	4	
	- Fibre Termination Box (FTB)	1	1	
	- Fibre Wall Socket (FWS)	1	1	
	- SMATV Outlet Point	1	1	
Fencing	- Brick Wall, Refuse Chamber, Letter Box, and Mild Steel Gate			
Painting	- Emulsion Paint			
Turfing	- Provided			



Easy accessibility via 3 major expressways: KL-Seremban Expressway, LEKAS Highway, SILK Highway

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	
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	11 km	
Hospital Serdang	16 km	
Hospital Putrajaya	26 km	
Institut Kanser Negara	26 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	
Public Transport		
UKM KTM	3 km	
Pusat Hentian Kajang	6 km	
Kajang KTM	9 km	
Kajang MRT	9 km	
Stadium Kajang MRT	11 km	



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



14-TIME WINNER
FIABCI Malaysia
Property Awards



11-TIME WINNER
KINCENTRICK
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MALAYSIA 2021
Formerly an Aon Best Employers
2013 Best of the Best - Malaysia
2011 Overall Best - Malaysia

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Setia

Developer: Setia Alamsari – Phase P1B (Cluster House) • Developer: Setia Alamsari Sdn Bhd (200901017492 (860589-P)) • Developer License No: 30101/06-2027/0100 (A) • Validity Period: 29/06/2022 – 28/06/2027 • Advertising Permit No: 30101-3/11-2024/0365(N)-(L) • Validity Period: 25/11/2022 – 24/11/2024 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No: MPKJ 8/P/8/2022 • Expected Date of Completion: Dec 2024 • Land Encumbrances: Maybank Investment Bank Berhad • Tenure of Land: Freehold • Number of Units: 44 • Built-up Area: 1,945 sq.ft – 2,011 sq.ft • Selling Price: RM 915,000 (Min) – RM 1,070,000 (Max) • Discount 7% for Bumiputera

DISCLAIMER: All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.

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