



NATURE'S FINEST COMPOSITION

Caprica



Symphony No. 3

THE MELODIOUS MASTERPIECE

Symphony No. 3
MELODY RISES
From The Horizon



Conducting another
exquisite composition

Caprica at Musika Homes echoes the beautiful sentiments
of its predecessors but with an added twist on the
architecture design—a ballad waiting to be discovered.



AWARD-WINNING TOWNSHIP

Of Promised Excellence

Welcome to Setia Alam, where dream homes come true and elevated lifestyles beckon. Setia Alam is a true masterpiece of 2,525 acres brimming with amenities and attractions, and close to the city centre.





2,525 Acres

One of the largest townships in Klang Valley



Award-Winning

Recipient of the FIABCI Best Master Plan Award



A Sustainable Township

Designed with environmental-friendly measures



400 Acres Of Greenery

Comprising lush landscapes, verdant shrubbery and parks galore



Pocket Lounge Areas

Ample rejuvenating spots in the parks and gardens for the community to recharge and relax

DANCE TO THE RHYTHM OF NATURE

Sway To The Sounds Of Wilderness

Immerse in the bounty of nature and be engulfed by the soothing harmony of the atmosphere.
Let the Musika Pond enhance your life by the pond with the array of parks, gardens and lush open spaces.



AERIAL VIEW

GO WHERE THE GUITAR TAKES YOU

Nature Plays Endlessly

Revel in the beauty of nature and enjoy the mellifluous sounds of birds and waterway as the Guitar Pier leads you to the wondrous lake.





MUSIC IN THE AIR, *Love In Nature's Affair*

Admire nature at large when you take a break at the Elevated Heart-Shaped Walkway with your loved ones. Let the natural breeze lull you into a quiet reflection and break you away from the bustle of the city.

LISTEN TO *The Melody*



PIANO PAVILION
Artist's Impression

No rush and no fuss, just pure relaxation by the lake. Jog or cycle at your own pace on the dedicated tracks that weave through the neighbourhood.

And if you are feeling a extra chirpy that day, take some nice photos by the elevated piano and enjoy the scent of the surrounding flower beds.



BUTTERFLY GARDEN

A Composition With



SENTIMENTS OF CAPRICA

Emulating the pleasant succession of sounds in rhythmic, melodic and harmonic order, Musika Homes is built on six components that embrace the connection between purposeful design and human interaction.



Creative Placemaking

A haven for young and old to enjoy the well-facilitated common spaces.



Wellness Community

Outdoor facilities are properly allocated at the parks to encourage interaction between the residents.



Interactive Gardens

Wondrous escapade for the nature lovers and anyone who admires the beauty of greenery.



Natural Landscapes

Fruit trees, flowering shrubs and waterway are a celebration of the resident wildlife, flora and fauna.



Walkable Neighbourhood

Pedestrian walkways, cycling routes and jogging tracks are designed to create a safer environment.



Future-proof Homes

Setia Green Living features promote sustainability and enhance the liveability of the enclave.

EMBRACING YOUR

Changing Needs

Caprica is more than a home that sings to your heart’s desires; it is part of the green living initiative. What this means is that every Caprica home is updated with the latest fittings and features from this initiative to promote sustainability and a wellness lifestyle.

Fixtures for easy living

- 1 Alarm system
- 2 Solar water heating system
- 3 Booster pump
- 4 Laminated timber flooring on first floor

Features to enhance space

- A 22 ft-wide car porch
 - B Practical layout
 - C Fully extended
- *Courtyard
(Intermediate units only)



Industrialised Building System (IBS)

Components produced at a controlled site for a more sustainable building solution.



Healthier Air Quality

Indoor air quality controlled and monitored through the Complete Air Management System (CAMS), an innovation by Panasonic Malaysia.



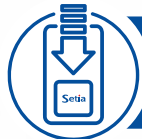
Solar PV

Solar panels generate electricity to power all general electrical points at home.



Green Switch

Master switch for all general lightings, controlled via one click.



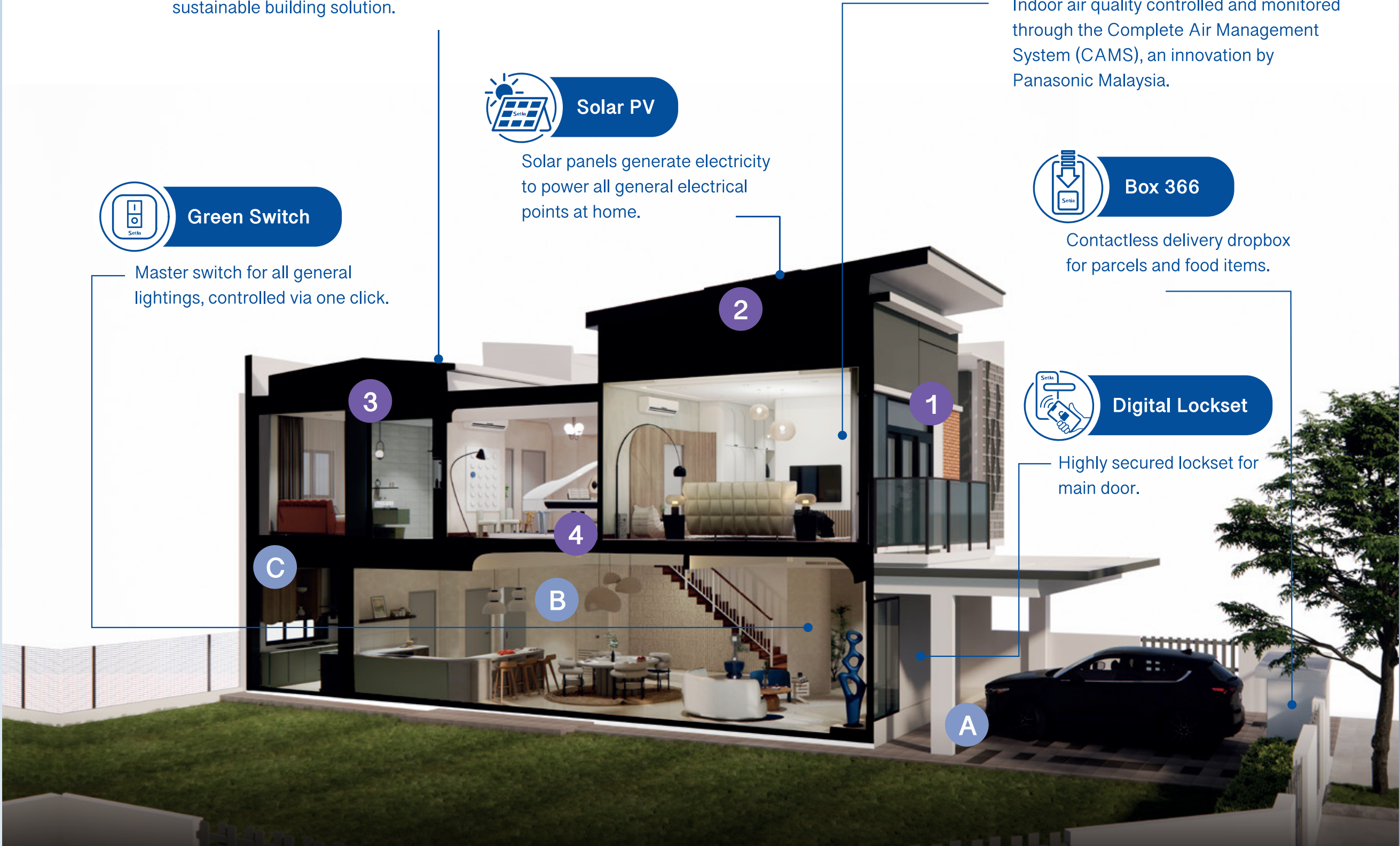
Box 366

Contactless delivery dropbox for parcels and food items.



Digital Lockset

Highly secured lockset for main door.



North And South Oriented

Minimise direct sunlight



Natural Environment

Surrounded by music-themed landscape



Convenient Location

Mature township with great amenities

YOUR SUSTAINABLE LIVING JOURNEY *Begins Here*

Apart from the sustainable fittings and features, Caprica homes are also thoughtfully designed with an improved classic architectural style that invite abundant natural light, cross-ventilation and better comfort for all.



Space For Family Bonding

The open-plan layouts invite seamless interaction and foster closer bonds between family members.



Spacious Wet And Dry Kitchen

The wet and dry kitchen layout is designed for bigger and better space efficiency to make cooking and dining more comfortable.



Better Ventilation And Natural Lighting

Large windows and high ceilings allow for better natural lighting and cross-ventilation.



PRIVATE COURTYARD

PRIVATE COURTYARD BLISS

A Slice Of Nature Inside Your Home



Besides the outdoor garden space, the Intermediate units feature an indoor courtyard garden right below the skylights, designed for you to admire your green creations at any moment.

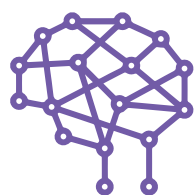
COMPLETE AIR MANAGEMENT SYSTEM (CAMS)

Apart from the fresh air outdoors, Caprica is envisioned to provide you with clean air indoors. Hence, with the joint effort of Panasonic Malaysia, Caprica homes are fitted with the Complete Air Management System (CAMS) to control the indoor environment automatically through a smart detection function using AI and cloud-based technologies.

Lasting innovation, better air quality at home
Benefits of CAMS:



**Fresh Air
Management**



**Full-Auto
Algorithm**



**User-Friendly
Control**



**Energy-
Saving**



Note: Complete Air Management System (CAMS) is only installed in the master bedroom of each residence.
Disclaimer: All pictures and art renderings in this circular are artist's impression only. Actual product may vary.

USER-FRIENDLY CONTROL

The smart IAQ Remote Controller ensures the air volume and ventilation is optimised via its four sensors (temperature, humidity, PM 2.5, CO2)

Even when you are not at home, the ventilation volume will be regulated automatically based on the IAQ information that the controller detects.



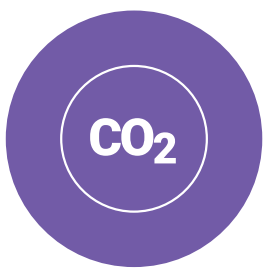
Temperature Control



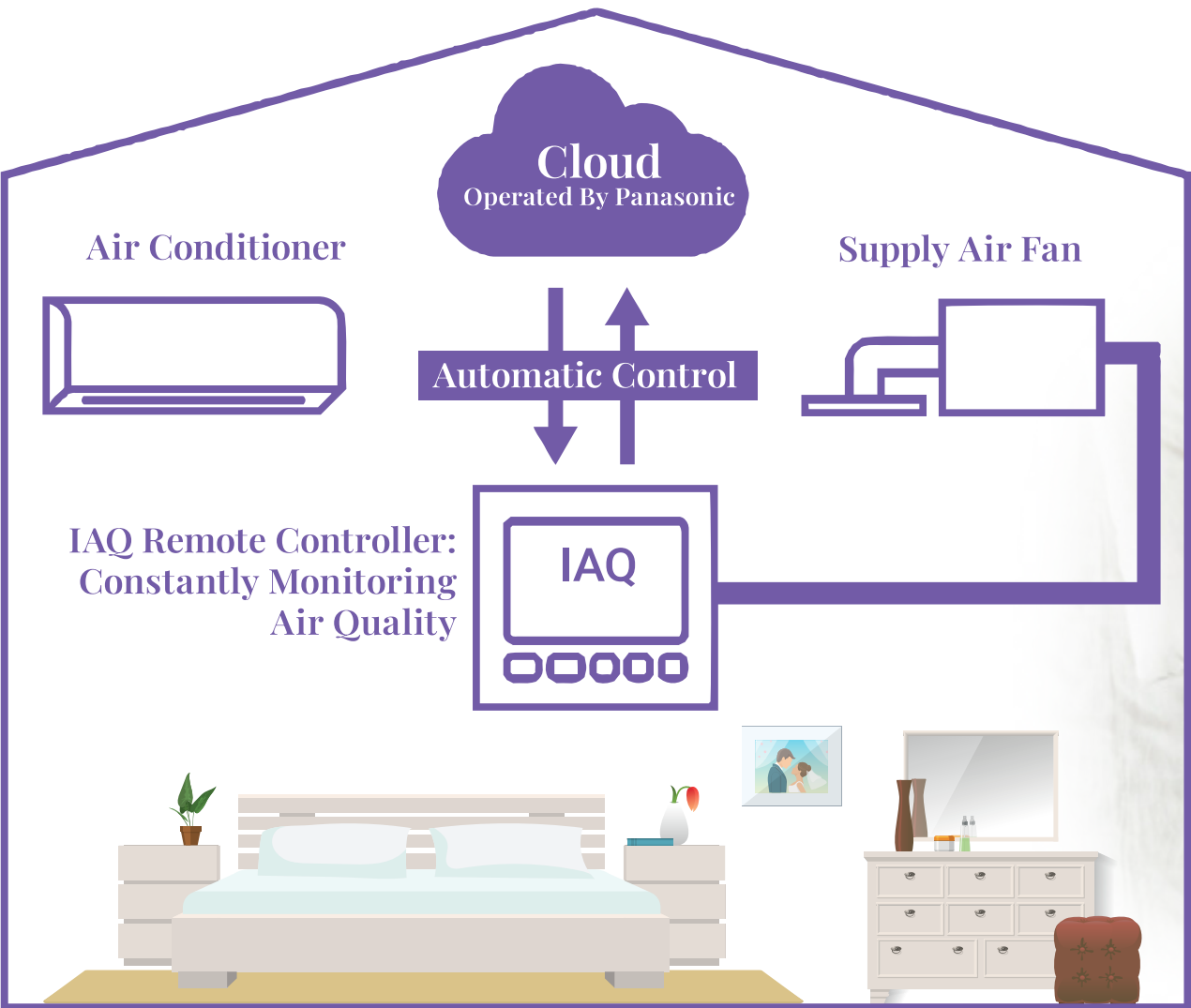
Humidity Control



Remove PM2.5



CO2 Control



Better Sleep Quality, *Better Control In Life*

According to a study supervised by Dr. Shuichiro Shirakawa, an air-conditioner that controls the humidity by 40%-60% can improve sensations of alertness, motivation, mood, calmness and appetite from a good night's sleep.



Improved Alertness



Improved Motivation



Improved Mood



Improved Calmness



Improved Appetite

Reference:
<https://www.panasonic.com/my/air-solutions/complete-air-management-system/explanation/how-it-preserves-indoor-air-quality.html>



HARMONIOUS *Community Living*



Caprica is a low-density collection with just 102 units thoughtfully designed in a North-South orientation by the main pond where you can enjoy a walk along the promenade of the waterway or simply pause to take a breather.



Within Walking
Distance of Parks



Single Entry-
Exit Point



Guarded Community
with Security Patrol

Caprica SITE PLAN

Type E1



Type E2



Caprica

TYPE E1

2-STOREY TERRACE HOME

22' X 75'

Built-up: 2,375 - 2,576 sq.ft.

In Sync With NATURE'S TEMPO

Go with the flow and unwind in nature's embrace when you come home to this magnificent residence. Its attractive facade design was inspired by the rhythm and patterns of soundwave, creating depth between each unit through the understanding of solid and void principles for an aesthetically pleasing dynamic.



Artist's Impression

TYPE E1

2-STOREY TERRACE HOME
22' X 75'
Built-up: 2,375 - 2,576 sq.ft.

4  + 4 
BEDROOMS + BATHROOMS



CORNER LOT

INTERMEDIATE

END LOT

GROUND FLOOR



CORNER LOT

INTERMEDIATE

END LOT

FIRST FLOOR

Caprica

TYPE E2

2-STOREY TERRACE HOME

22' X 75'

Built-up: 2,427 - 2,576 sq.ft.

Living In HARMONY

Multigenerational living is bliss in these grand residences as the voluminous interiors and flexible layouts allow you to define your own spaces. The well-designed skylights in these homes invite ample natural light and ventilation through the courtyard for the ideal indoor atmosphere (For intermediate units only).



TYPE E2

2-STOREY TERRACE HOME
22' X 75'
Built-up: 2,427 - 2,576 sq.ft.

4  + 4 
BEDROOMS BATHROOMS



CORNER LOT

INTERMEDIATE

END LOT

GROUND FLOOR



CORNER LOT

INTERMEDIATE

END LOT

FIRST FLOOR

SPECIFICATIONS

Structure	: Reinforced Concrete					
Wall	: Masonry/ Reinforced Concrete/ Drywall and/ or Precast Panel					
Roofing Material	: Concrete Roof/ Corrugated Metal Roofing Material					
Roof Framing	: Metal Truss					
Ceiling	: Concrete Slab/ Plaster Ceiling					
Windows	: Aluminium Framed Glass Window/ M.S Grille					
Doors						
Main Entrance	: Timber Door					
Side Entrance	: Aluminium Framed Glass Sliding Door (End & Corner Unit Only)					
Back Entrance	: M.S. Grille Door					
Others	: Flush Door/ Louvers Door					
Ironmongery	: Quality Ironmongery					
Wall Finishes						
Kitchen/ Wet Kitchen	: 1500mm High Porcelain Wall Tiles					
Bathroom	: Porcelain Wall Tiles min. up to 2400mm					
Others	: Plaster and Paint					
Floor Finishes						
Living/ Dining/ Foyer/ Kitchen/ Bedroom 4	: Porcelain Tiles					
Wet Kitchen	: Porcelain Tiles					
Store	: Ceramic Tiles					
Car Porch	: Porcelain Tiles					
Baths	: Porcelain Tiles					
Terrace	: Porcelain Tiles (End & Corner Unit Only)					
Bedrooms/ Family Area/ Staircase	: Laminated Flooring					
Courtyard	: Porcelain Tiles (Intermediate Unit Only)					
Others	: Cement Render					
Turfing	: Provided (Corner & End Unit Only)					
Fencing	: Masonry/ Reinforced Concrete and Cement Plank Fencing/ Wire Mesh Fencing with Refuse Chamber and Letter Box					
Paint	: Emulsion Paint					
TYPE E1			TYPE E2			
CORNER	END	INTERMEDIATE	CORNER	END	INTERMEDIATE	
Electrical Installation						
13 Amp Plug Point	24	24	23	24	24	23
Lighting Point	31	31	29	31	31	30
Air-Conditioning Point	5	5	5	5	5	5
Fan Point	7	7	7	7	7	7
TV Point	2	2	2	2	2	2
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Solar Heater Point	1	1	1	1	1	1
Booster Pump Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
Internal Telephone Trunking & Cabling						
Telephone Point	1	1	1	1	1	1
Sanitary & Plumbing						
WC	4	4	4	4	4	4
Wash Basin	5	5	5	5	5	5
Shower	4	4	4	4	4	4
Kitchen Sink	2	2	2	2	2	2

WELL-CONNECTED TO VARIOUS CONVENIENCES

As one of the biggest townships in Klang Valley, Setia Alam is a gateway to myriad business and lifestyle opportunities. The township’s proximity to everyday conveniences and amenities enhances the community’s experience in this comprehensive hub.



FOR MORE INFORMATION

03 5030 2255
www.setiaalam.com.my

Developer: BANDAR SETIA ALAM SDN BHD (566140-D)
Project Manager: S P SETIA PROJECT MANAGEMENT SDN BHD (246695-X)

Setia Alam Sales Gallery
Annex Building Ground Floor, No 12, Persiaran Setia Dagang, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor
tel: (603) 5030 2255 email: bsa-sales@spsetia.com

Developer: Bandar Setia Alam Sdn. Bhd. (Company No.: 200101030381 (566140-D)) • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9246/10-2028/1268(A) • Validity Period: 28/10/2023 -27/10/2028 • Advertising & Sales Permit No.: 9246-124/09-2025/1090(N)-(L) • Validity Period: 29/09/2023 – 28/09/2025 • Land Tenure: Freehold • Land Encumbrances: Nil • Restrictions of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-1(PB)/SEK:U13/0040-2023 • Expected Completion Date: Sept 2025 • 2-Storey Terrace House Type E1, Total Unit: 43 Units • 2-Storey Terrace House Type E2, Total Unit: 59 Units • Built-up: 2,375 sqft (Min); 2,576 sqft (Max) • Price: RM1,220,000 (Min), RM1,729,000 (Max) • 7% Discount for Bumiputra

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT