FERROUS DOUBLE STOREY TERRACE HOMES





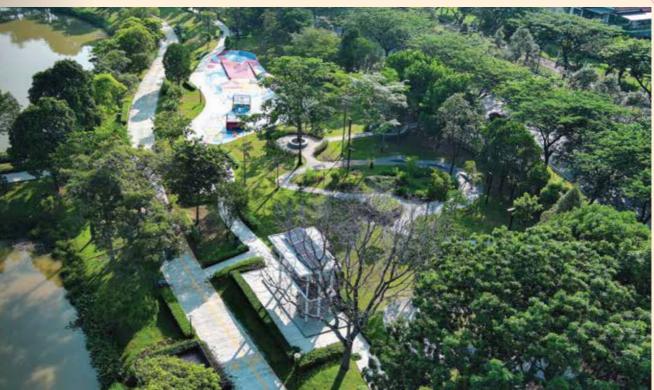
YOUR GATEWAY
TO TRANQUILITY IN THE
ARTS INSPIRED LIVING
TOWNSHIP

We are thrilled to introduce Ferrous 3, the third release of our highly sought-after 2-storey terrace homes in the Industrial Arts Precinct. Building on the tremendous success of our 1st and 2nd phases, Ferrous 3 offers an exceptional opportunity for you to embrace the Arts Inspired Living township experience.

Be astounded by the unique blend of industrial charm and serenity of its artistically beautified surroundings. Join the community that values creativity, innovation, tranquility and immerse yourself in the artistic essence of Setia AlamImpian.









Embrace healthy living at LakePoint Park, the green lung of Setia AlamImpian.

This beautiful park offers a sanctuary where you can connect with nature, enjoy leisurely strolls and engage in outdoor activities. Designed to promote a balanced and healthy lifestyle, LakePoint Park is perfect for morning jogs, weekend picnics or simply unwinding in a tranquil environment.

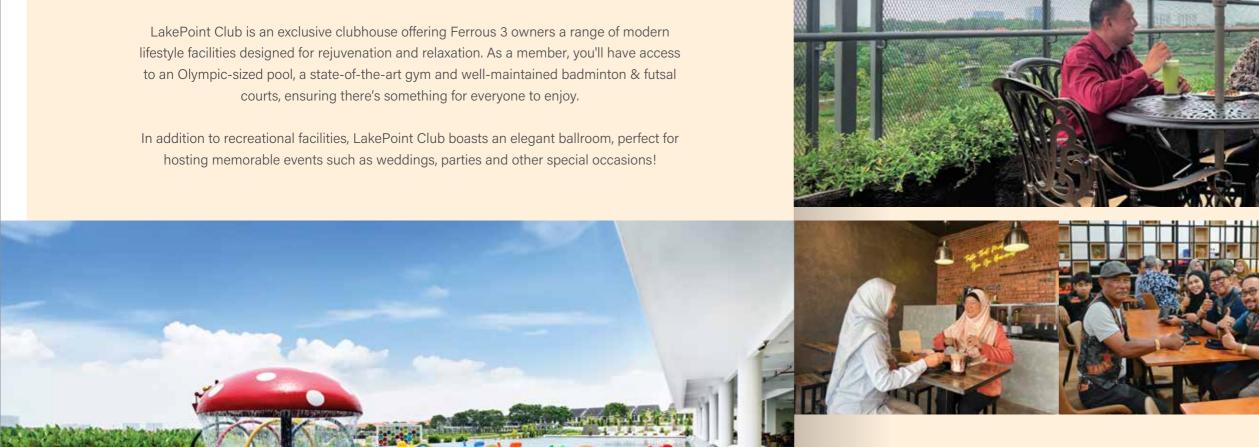
At sunset, our park transforms into a captivating wonderland, with musical fountain displays that illuminate the sky on weekends. Offering both peaceful retreats and lively atmospheres, LakePoint Park truly has it all!

















As the vibrant commercial avenue at the heart of Setia AlamImpian, LakePoint Central provides Ferrous 3 owners with a variety of conveniences and leisure options. Here, you'll find Urban Marketplace, your one-stop shop for all your grocery needs, ensuring you have fresh and quality products right at your doorstep.

Explore an array of cafes, boutique, hair & nail salon and an art gallery, each offering unique experiences and services. Discover the perfect blend of shopping, dining and relaxation at LakePoint Central, where everything you need is just around the corner!











Step into a world where creativity meets functionality. The landscapes surrounding Ferrous 3 homes are thoughtfully designed with an Industrial Arts theme, creating a unique and inspiring environment for all residents.

Children will delight in dedicated playground areas, where they can explore and play safely. Beautifully designed pathways meander through the community, perfect for leisurely strolls or invigorating morning jogs. These outdoor spaces are more than just beautiful — they're an extension of your home, offering opportunities for relaxation, recreation and community interaction.

EMBRACING SUSTAINABILITY WITH

Setia eGreenLiving

At Ferrous 3, sustainability is at the heart of our home design. Our commitment to eco-friendly living is embodied in our Setia eGreenLiving features, ensuring that your home is as efficient and sustainable as it is comfortable!

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Green Switch

A simple yet powerful feature that helps you manage your energy consumption. With a single switch, you can turn off all non-essential electrical appliances when leaving the house, promoting energy savings and environmental responsibility.





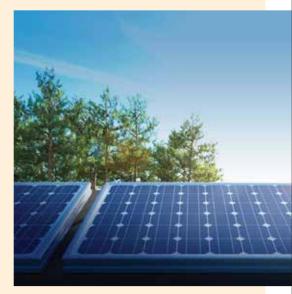
Smart Digital Lock for Main Door

Enhance your home's security and convenience with our smart digital lock. This advanced technology not only provides keyless entry but also enhances energy efficiency by ensuring your home is securely sealed.



Solar panel

Ferrous 3 homes are able to collect sunlight and convert it into usable electrical energy for domestic usage



FERROUS DOUBLE STOREY TERRACE HOMES

FREEHOLD 20' x 70' & 22' x 70' Built-up from: 1,950 - 2,204 sq.ft.









SOPHISTICATED INTERIORS DESIGNED FOR MODERN LIVING

Step inside Ferrous 3 and experience contemporary living. Our homes feature an open layout concept, meticulously crafted to maximize functionality and create a seamless flow between living spaces. This design not only enhances the sense of spaciousness but also allows for versatile use of each area, like turning the yard into an extended wet or dry kitchen area!

Tall windows are a standout feature in every Ferrous 3 home, strategically placed to enhance natural airflow and flood the interiors with abundant sunlight. These windows ensure that your home remains bright, airy and inviting - creating a warm and comfortable atmosphere year-round!





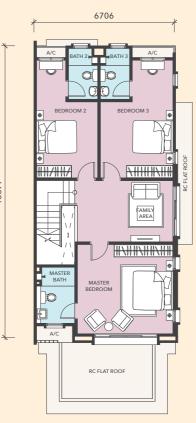












FIRST FLOOR



Built-up Area: 2,204 sq. ft. Land Area: 2,602 - 3,862 sq. ft.



22' x 70'

Built-up Area: 2,204 sq. ft. Land Area: 2,590 - 3,178 sq. ft.

SPECIFICATIONS

Structure		Reinforced Co	Reinforced Concrete		
Wall		Cement Sand	Cement Sand Brick / RC (party wall)		
Roofing Covering		Concrete Roof	Concrete Roof Tiles / RC Flat Roof		
Roof Framing		Light Weight S	Light Weight Steel Trusses		
Ceiling		Plaster Ceiling Skim Coat & F			
Window	All areas	Aluminium Fra	Aluminium Framed Casement Window Aluminium Framed Fixed Glass Window Aluminium Framed Top Hung Window		
Door	Main Entrance Dining (End / Corner) Family Area (End / Corner) Master Bedroom Bedrooms Bathrooms Yard Store	Aluminium Fra Aluminium Fra Timber Flush I Timber Flush I Timber Flush I	Timber Door Aluminium Framed Sliding Door Aluminium Framed Sliding Door Aluminium Framed Sliding Door Timber Flush Door		
Ironmongery		Provided	Provided		
Wall Finishes	Internal Walls External Walls Kitchen Bathrooms	Skim Coat / Pl Tiles up to 150	Skim Coat / Plaster & Paint Skim Coat / Plaster & Paint Tiles up to 1500mm Tiles up to Ceiling Height		
Floor Finishes	Car Porch & Driveway Living & Dining Area Bedroom 4 Store Master Bedroom Bedroom 2 / Bedroom 3 Family Area Staircase Bathrooms Kitchen Yard Terrace (End / Corner)	Laminated Flo Laminated Flo	Tiles Tiles Tiles Laminated Flooring Laminated Flooring Laminated Flooring Laminated Flooring Tiles Tiles Tiles		
Sanitary & Plumbing Fittings		All Types			
	Kitchen Sink Water Closet Wash Basin Shower Head Hand Bidet Toilet Roll Holder	1 4 4 4 4 4			
Electrical Installation		Type A1	Type A2	Type A3	
	Light Point Power Point Air-Conditioner Point Water Heater Point Fan Point TV Point	29 29 4 1 8 2	31 29 4 1 8 2	31 29 4 1 8	
	Autogate Point Door Bell Point Booster Pump Alarm System	Provided Provided Provided Provided			
Internal Telecommunication Trunking & Cabling		Provided			
Fencing		Provided			
Turfing		Provided			











Call +603 5162 7600

LakePoint Gallerie

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Phase A10-06 (Double storey terrace) • Developer: I&P Alam Impian Sdn Bhd 199601021892 (394244-M) (a member of S P Setia) • Developer Address: LakePoint Gallerie, 1 Jalan Panglima Hitam 35/26, Alam Impian, Seksyen 35, 40470 Shah Alam, Selangor Tel: 03-5162 7600 • Developer's License No: 9829/08-2028/1050(A) • Validity Period: 26/08/2023 • 25/08/2028 • Advertising Permit No: 9829-30/06-2026/0595(N)-(L) • Validity Period: 01/07/2024 • 30/06/2026 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1(PS)/SEK.35/0125-2023 • Expected Date of Completion: August 2026 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any):Nil • No of Units: 101 • Selling Price: Min RM1,017,556 • Max RM1,578,667 • Discount: 7% for Bumiputera