



HAMLET

CLUSTER HOMES

Redefining The Art Of Living





In the pursuit of a better life, there's always a desire for an upgrade, especially when it comes to where you call home. Introducing Hamlet, our entry-level 2-storey Cluster Homes nestled within the prestigious Cinematic Arts Precinct of Setia Alam Impian.



2-STOREY CLUSTER HOMES

Lot size: 32' x 60' | Land area: 1,920 - 2,828 sq.ft. | Built-up area: 1,967 sq.ft.



4 Bedrooms

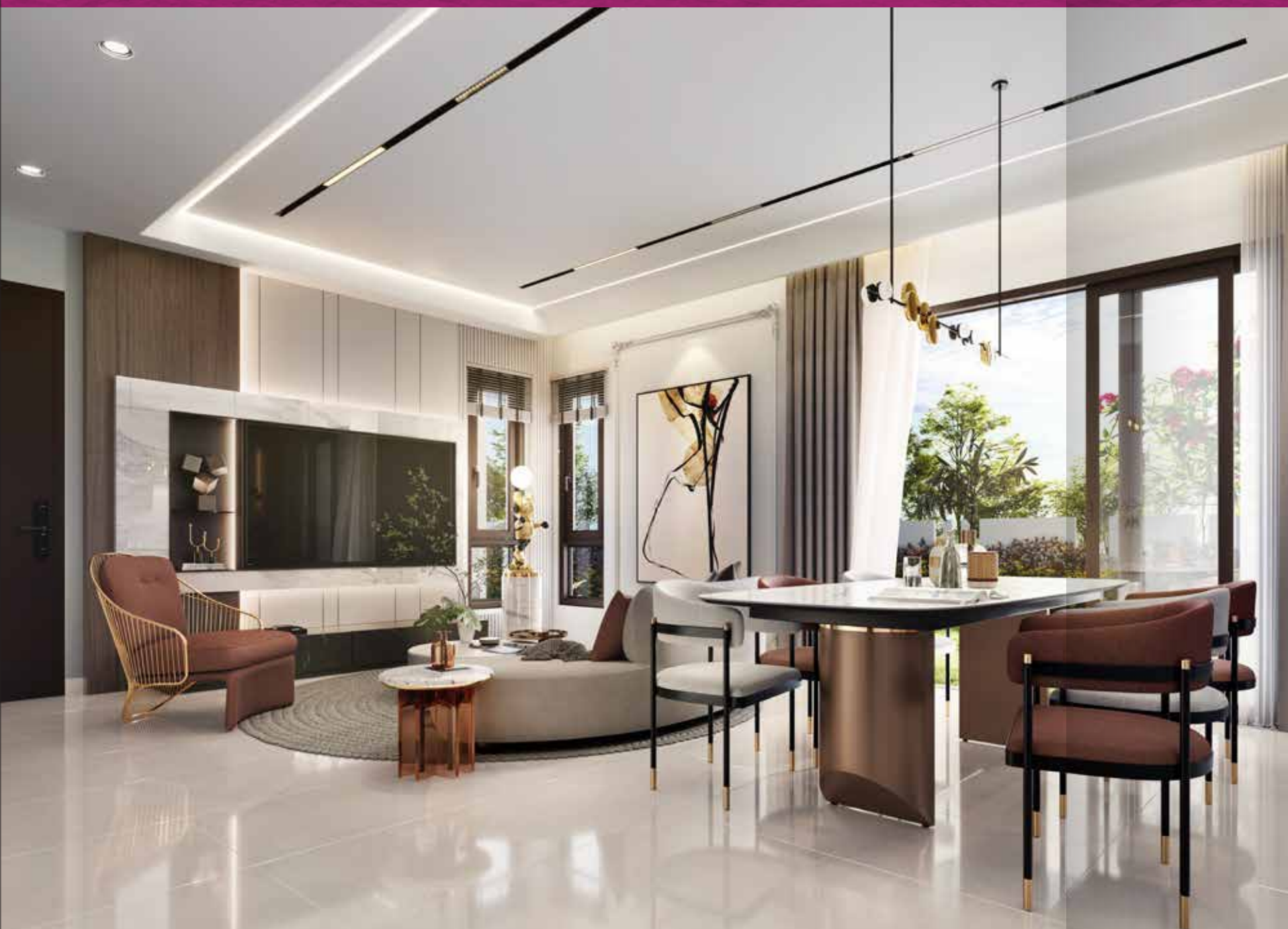


4 Bathrooms



At Hamlet, we understand the importance of balance between relaxation and recreation. Picture yourself enjoying evening gatherings or quiet moments with your loved ones in your private garden, designed to enhance your lifestyle experience. Whether it's savouring a cup of coffee or fostering family bonding, your moments at Hamlet are bound to be memorable.





Step inside Hamlet and experience a new level of luxury. The open layout concept seamlessly integrates modern design with functionality, catering to today's dynamic lifestyles. Revel in the spacious interior living spaces adorned with tall windows and high ceilings, allowing natural light to illuminate every corner of your home.





Beyond the walls of your abode, Hamlet presents a picturesque landscape inspired by the Cinematic Arts Precinct concept. Immerse yourself in the beauty of meticulously crafted green spaces, while enjoying peace of mind in this guarded enclave.



EV Charger Isolator
Switch Socket



Smart digital lock
for main door



Green switch -
environment friendly
and energy saving



Solar panel ready to collect
sunlight and convert it into
usable electrical energy for
domestic usage



Box 366 -
Mailbox cum parcel
and food delivery
compartment





SITE PLAN

- TYPE A (INTERMEDIATE)
- TYPE A (CORNER LOT)
- TYPE A (END LOT)
- TYPE B (INTERMEDIATE)
- TYPE B (CORNER LOT)
- TYPE B (END LOT)

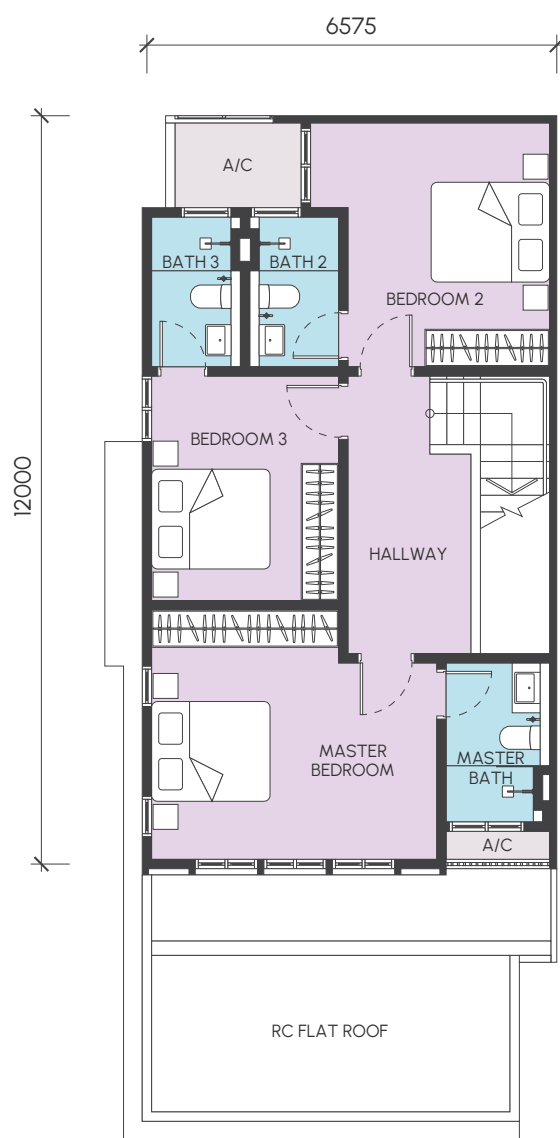


Type A1

Lot Size: 32' x 60'
Land Area: From 1,920 - 2,827 sq. ft.
Built-up Area: 1,967 sq. ft.



Ground Floor



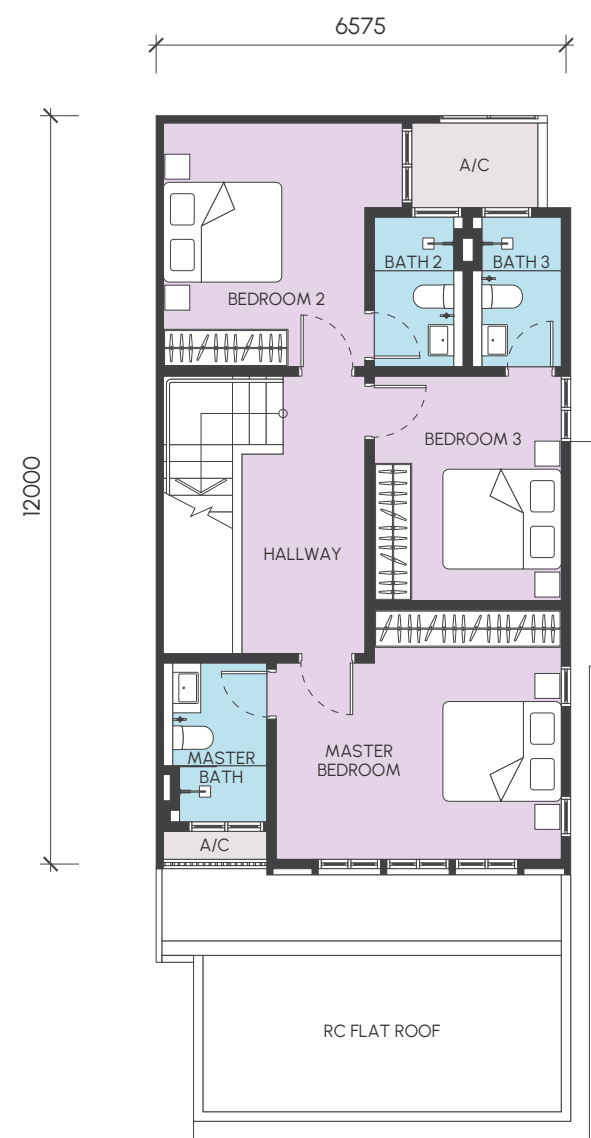
First Floor

Type A2

Lot Size: 32' x 60'
Land Area: From 1,920 - 2,827 sq. ft.
Built-up Area: 1,967 sq. ft.



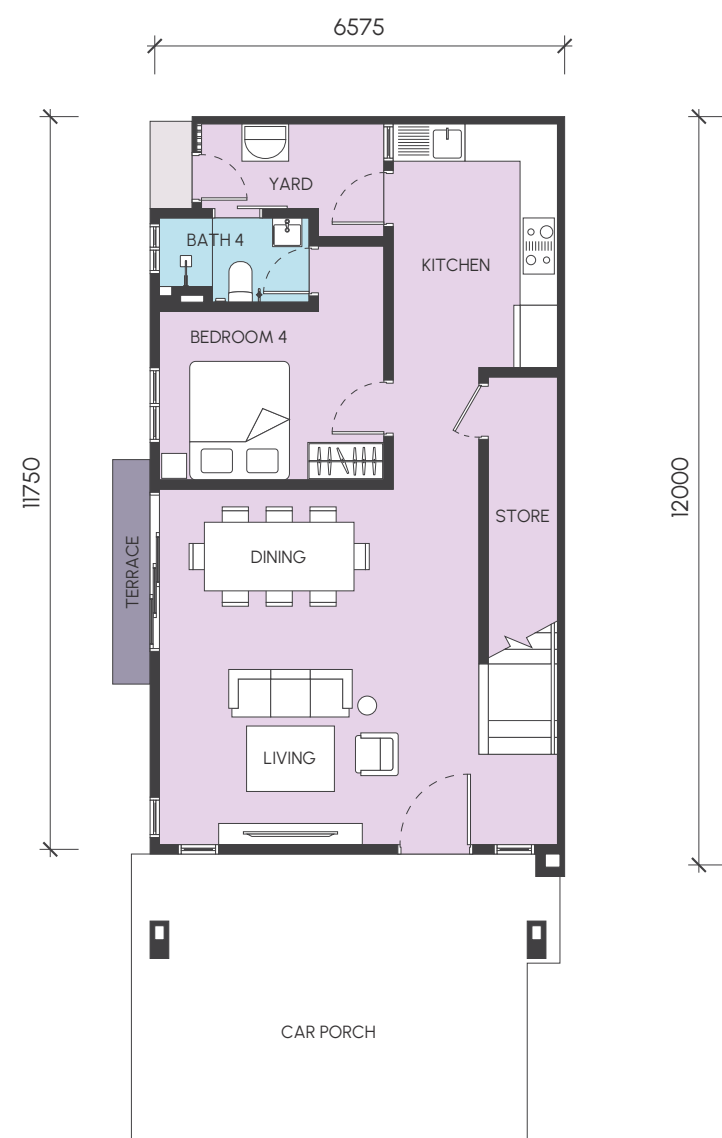
Ground Floor



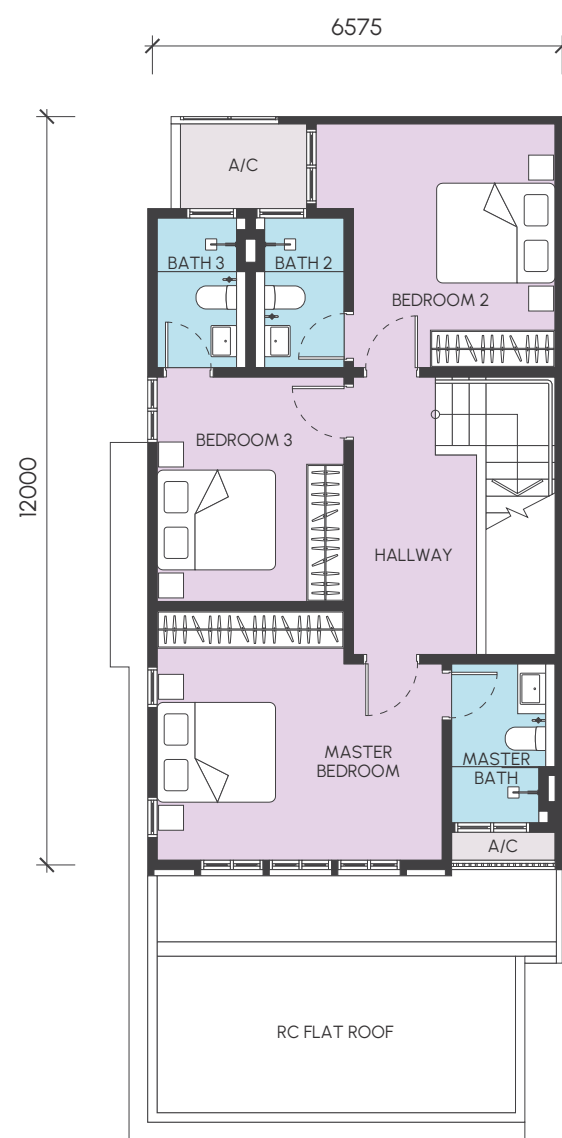
First Floor

Type B1

Lot Size: 32' x 60'
Land Area: From 1,920 - 2,828 sq. ft.
Built-up Area: 1,967 sq. ft.



Ground Floor



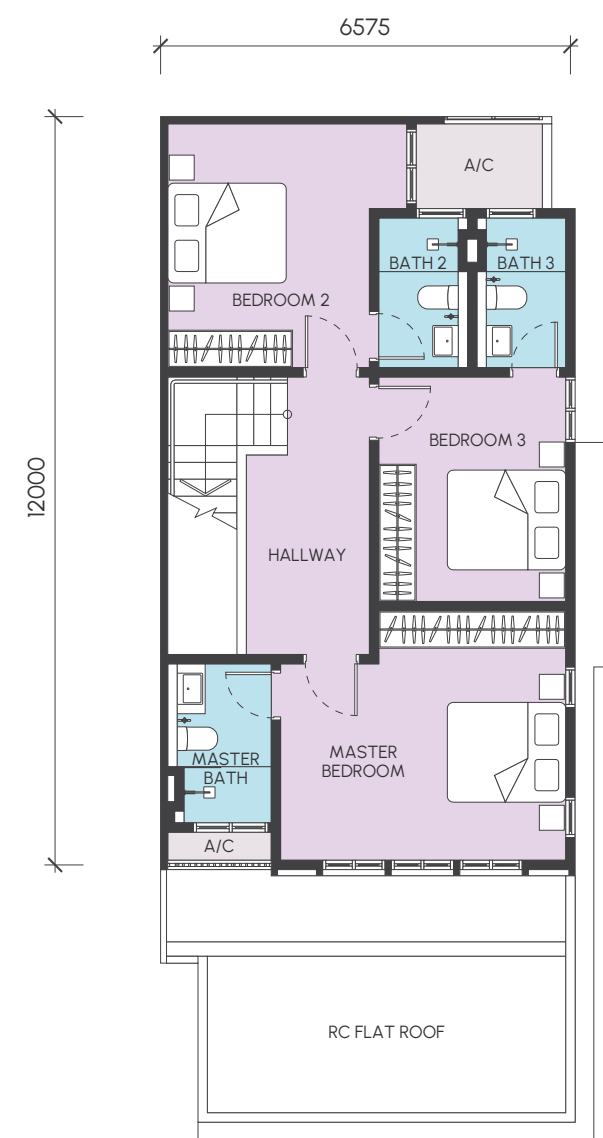
First Floor

Type B2

Lot Size: 32' x 60'
Land Area: From 1,920 - 2,828 sq. ft.
Built-up Area: 1,967 sq. ft.



Ground Floor



First Floor

As an owner of Hamlet, you'll gain access to the exclusive benefits of the LakePoint Complex, enriching your living experience even further!



Unwind and rejuvenate at the exclusive residents Clubhouse (subject to membership approval) that's equipped with an infinity pool, gym and other recreational amenities tailored to your leisure needs



Indulge in a vibrant commercial avenue, featuring Urban Marketplace, cafes, boutique and more



Explore the green lung of Setia AlamImpian, perfect for fostering a healthy lifestyle amidst nature's beauty



But the advantages don't end there. LakePoint Central is also in close proximity, offering the convenience of easy access to grocery needs, cafes, boutique and many more. Above all, Setia Alam Impian as a fast growing township in Shah Alam boasts a myriad of amenities and seamless connectivity to major highways. This thriving locale amplifies the investment potential of our Hamlet Cluster Homes!



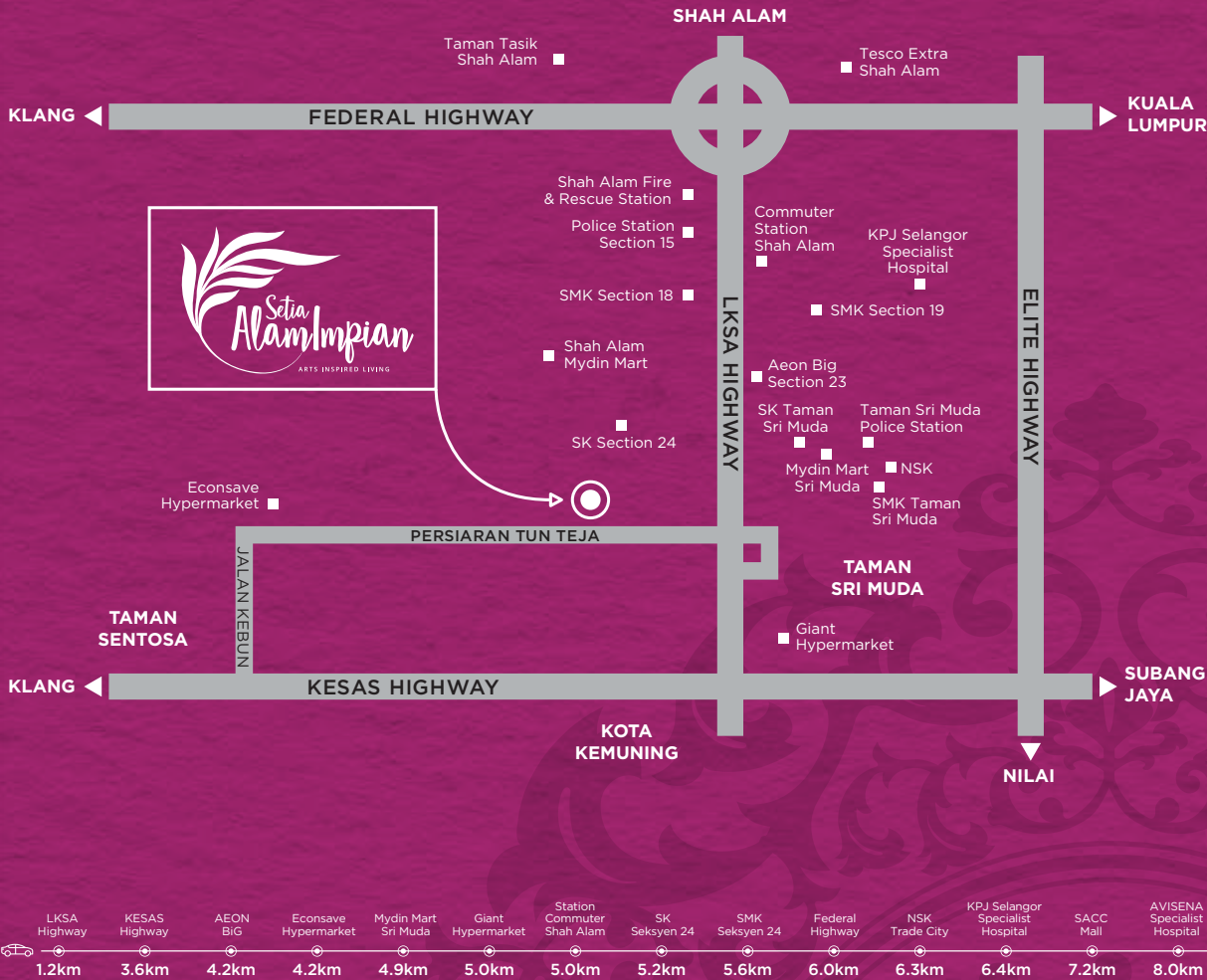
Hamlet is nestled in the heart of Setia Alam Impian, just moments away from Eaton International School and conveniences such as Urban Marketplace, an array of shops and exclusive Clubhouse for residents.

These homes offer an unparalleled advantage for savvy investors to capitalize on steady demand for rental properties from teachers, staffs and even parents seeking convenient accommodation.



Specifications

STRUCTURE		Reinforced Concrete	
WALL		Cement Sand Brick / Clay Brick (Partywall)	
ROOF COVERING		Concrete Roof Tiles / Flat Roof/Metal Decking Roof	
ROOF FRAMING		Light Weight Steel Trusses	
CEILING		Plaster Ceiling & Paint / Skim Coat & Paint	
WINDOWS		Aluminium Frame Casement Aluminium Frame Fixed Glass Louvers Aluminium Frame Top Hung Aluminium Frame Fixed Glass	
DOORS	: Main Entrance	Timber Door	
	: Dining	Aluminium Frame Sliding Door	
	: Kitchen	Timber Flush Door	
	: Bedrooms	Timber Flush Door	
	: Bathrooms	Timber Flush Door	
	: Bathroom 4	Timber Flush Door & Timber Sliding Door	
	: Store	Timber Flush Door with Louvers	
DOORS	: Yard	Metal Grille Door	
IRONMONGERY		Provided	
WALL FINISHES	: Internal Walls	Plaster & Paint	
	: External Walls	Plaster & Paint	
	: Bathrooms	Tiles up to Ceiling Height	
	: Kitchen	Tiles up to 1500mm High	
FLOOR FINISHES	: Car Porch	Tiles	
	: Living & Dining	Tiles	
	: Bedroom 4	Tiles	
	: Store	Tiles	
	: Master Bedroom	Laminated Flooring	
	: Bedroom 2, & 3	Laminated Flooring	
	: Hallway	Laminated Flooring	
	: Staircase	Laminated Flooring	
	: Bathrooms	Tiles	
	: Kitchen	Tiles	
	: Yard	Tiles	
	: Terrace	Tiles	
SANITARY INSTALLATION		TYPE A	TYPE B
	: Kitchen Sink	1	1
	: Water Closet	4	4
	: Wash Basin	4	4
	: Shower Head	4	4
	: Hand Bidet	4	4
	: Toilet Roll Holder	4	4
ELECTRICAL INSTALLATION	: Lighting Point	34	34
	: Power Point	24	24
	: Fan Point	9	9
	: TV Point	2	2
	: Air Conditioner Point	5	5
	: Water Heater Point	4	4
	: Auto Gate Point	Provided	
	: Door Bell Point	Provided	
	: Booster Pump	Provided	
	: Alarm System	Provided	
INTERNAL TELECOMMUNICATION & CABLING		Provided	
FENCING		Provided	
TURFING		Provided	
GAS PIPING		Not provided	





Smart Lock



Solar Panel



Green Switch



Box 366



EV Port Ready

Call +603 5162 7600

LakePoint Gallerie

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Setia

Phase A4-02 (Double storey cluster homes) • 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: 9829-29/06-2026/0532(N)-(L) • Validity Period: 19/06/2024 - 18/06/2026 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1(PS)/SEK.35/0132-2023 • Expected Date of Completion: June 2026 • Land Tenure: Freehold • Restriction in Interest (if any) : Nil • Land Encumbrances (if any) : Nil • No of Units: 60 • Selling Price: Min RM1,456,444 - Max RM1,762,000 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT