

Casablanca

THE GRAND FINALE

Cluster Homes & Semi-D





THE GRAND CRESCENDO

*to an Iconic Series in an
Award-Winning Township*

Introducing Casablanca The Grand Finale — the final and most refined release of the distinguished Casablanca series, set within the prestigious Cinematic Arts Precinct of Setia AlamImpian.

As the culmination of a collection celebrated for its architectural elegance and timeless appeal, Casablanca The Grand Finale stands as a rare acquisition within a township distinguished by multiple national accolades — including the Malaysia Institute of Planners Planning Excellence Award 2024 (MIPPEA24) and the Excellence Award in the Landscape Development (Developer) category at the 15th Malaysia Landscape Architecture Awards (MLAA15).

An exclusive opportunity to own the crowning jewel of a series defined by distinction, within a township that exemplifies masterful urban planning.

A RARE COLLECTION

of Cluster Homes and Semi-Ds

Meticulously curated for the discerning few, Casablanca The Grand Finale unveils a limited release of Cluster and Semi-Detached Homes that mark the culmination of an iconic series.

Each residence is a study in spatial grace and timeless form — crafted not merely to house, but to elevate.

With every detail perfected, this final series invites you to be part of something truly rare and enduring.

Scan here



360°

A PRIVATE REALM WITHIN

*Courtyard Serenity and
Garden Grandeur*



Dining @ Cluster Homes

Within, the architecture unfolds around a central private courtyard — a tranquil core that fills the home with natural light, soft breezes, and a sense of inner calm.

Flanking the home is a 10-foot side garden, a verdant expanse that extends your living beyond walls — ideal for curated landscapes, quiet leisure, or bespoke alfresco moments.

Every element is designed to enhance not just how you live, but how you feel.




MOROCCAN- INSPIRED ELEGANCE

in the Cinematic Arts Precinct

As you step beyond your threshold, immerse yourself in a world of Moroccan-inspired landscapes — where mosaic walkways, sculpted foliage and sun-dappled courtyards echo the poetic beauty of the Moroccan Kingdom.

Set within the cultured ambience of the Cinematic Arts Precinct, Casablanca The Grand Finale is more than a residence — it is a statement of elegance amidst affluence.



A Home Designed for EVERY MOMENT OF LIFE

Step into an exceptional living experience where each space is thoughtfully crafted to elevate daily life and offer unparalleled comfort:



MASTER BEDROOM
Spacious retreat
with elegant finishes



FIRST FLOOR LIVING AREA
Private lounge for quiet
moments or conversations



BEDROOMS
with en-suite bathrooms



LIVING AREA
Bright, elegant
and welcoming



DINING AREA
Stylish space for everyday
meals or special occasions



GROUND FLOOR BEDROOM
with en-suite bathroom

SUSTAINABLE LIVING

with Modern Convenience



Green Switch

One switch, instant
energy savings



Smart Lock

Keyless, secure,
convenient



EV Port Ready

EV charger
isolator



Solar Panel

Power up with
future-ready solar



Box 366

Secure delivery,
anytime

Setia
eGreenLiving

Embrace a smarter, greener way of living with Casablanca The Grand Finale, where modern technology and sustainability come together for a better future. Our homes are thoughtfully designed with eco-friendly features, helping you reduce your carbon footprint while enhancing everyday convenience.

LANDSCAPE
MASTER PLAN



LEGEND

- | | |
|-------------------------|---------------------------------|
| 1 Main Entrance | 7 Feature Shelter |
| 2 Gathering Plaza | 8 Children Playground |
| 3 Walkway/Jogging Track | 9 Multipurpose Court |
| 4 Parcourse Station | 10 Art Sculpture |
| 5 Gazebo | 11 Multi-generational Play Area |
| 6 Tai Chi Plaza | |



SITE PLAN

SEMI-D HOMES

- | | |
|--|--------|
| | TYPE A |
| | TYPE B |

CLUSTER HOMES

- | | |
|--|--------|
| | TYPE C |
| | TYPE D |



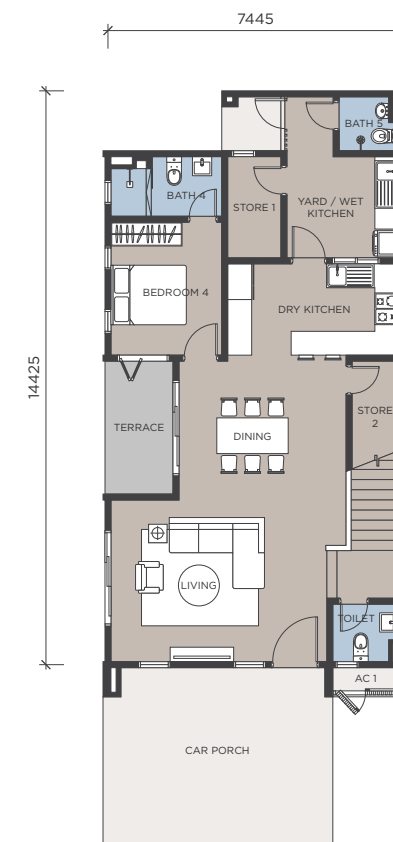
CLUSTER HOMES

35' x 70'
Built-up Area: 2,401 sq.ft

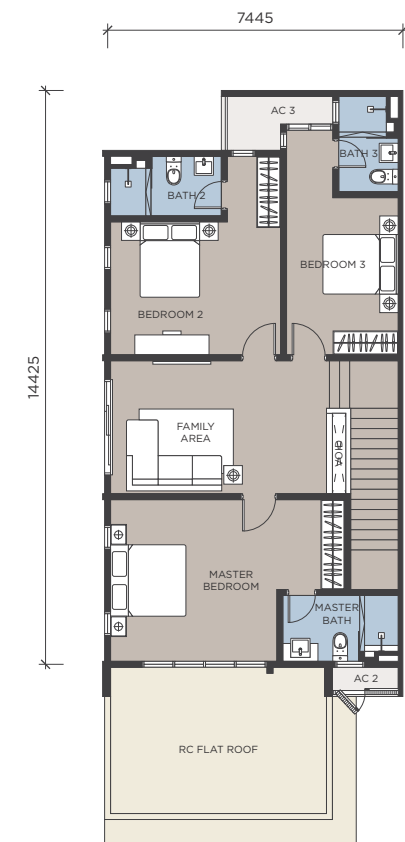
4+1 Bedrooms • 5+1 Bathrooms



TYPE C

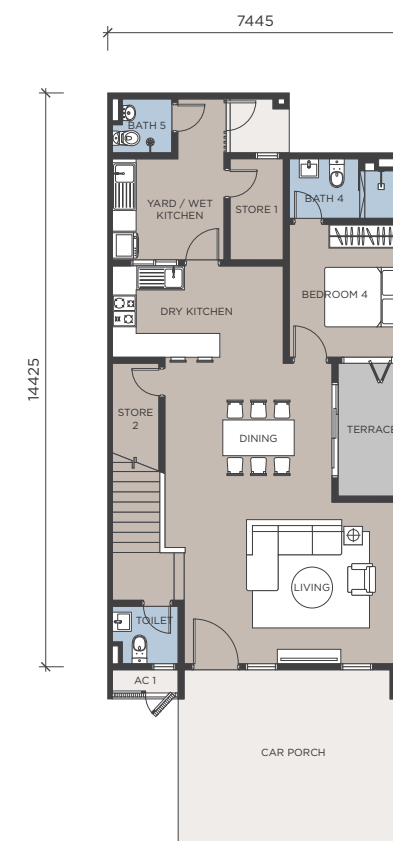


Ground Floor

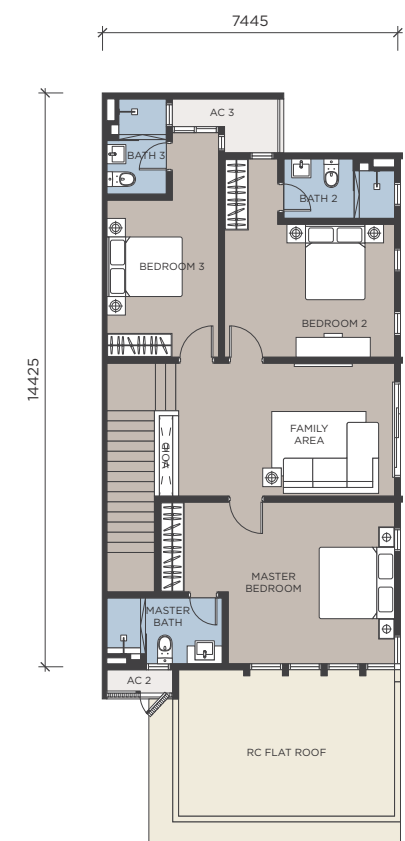


First Floor

TYPE D



Ground Floor



First Floor



SEMI-D HOMES

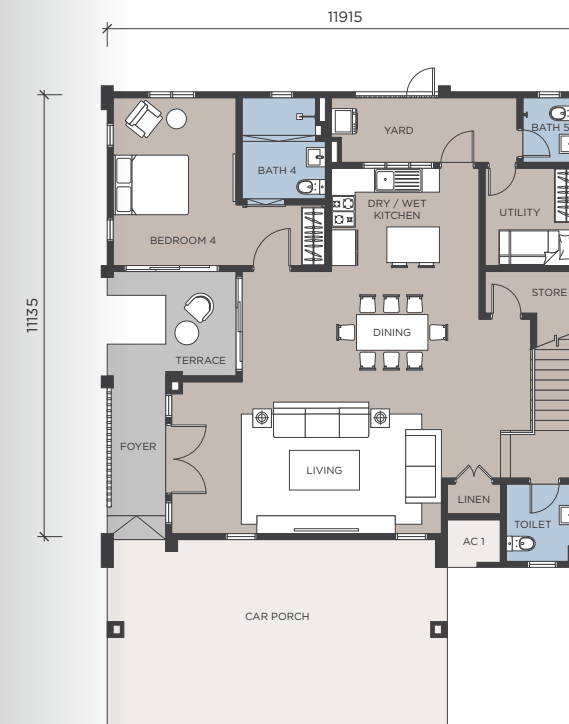
50' x 70'
Built-up Area: 3,108 sq.ft

4+2 Bedrooms • 5+1 Bathrooms

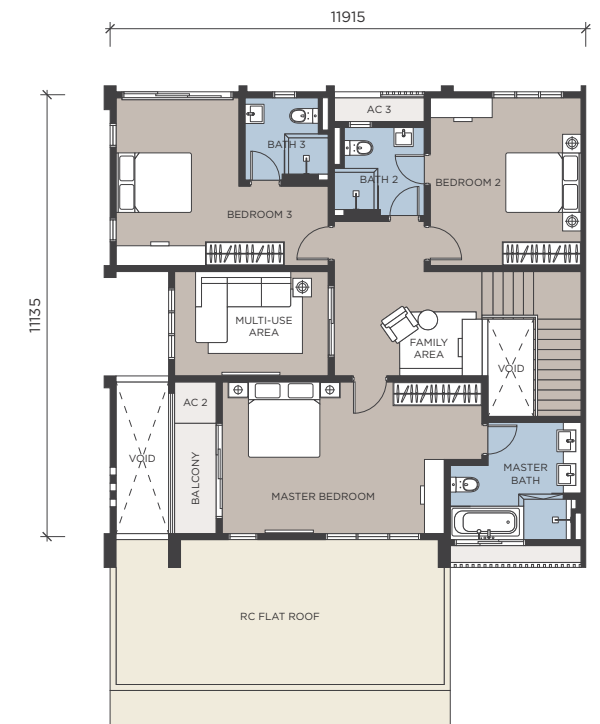
Illustrative swimming pool concept
for corner Semi-D units only



TYPE A

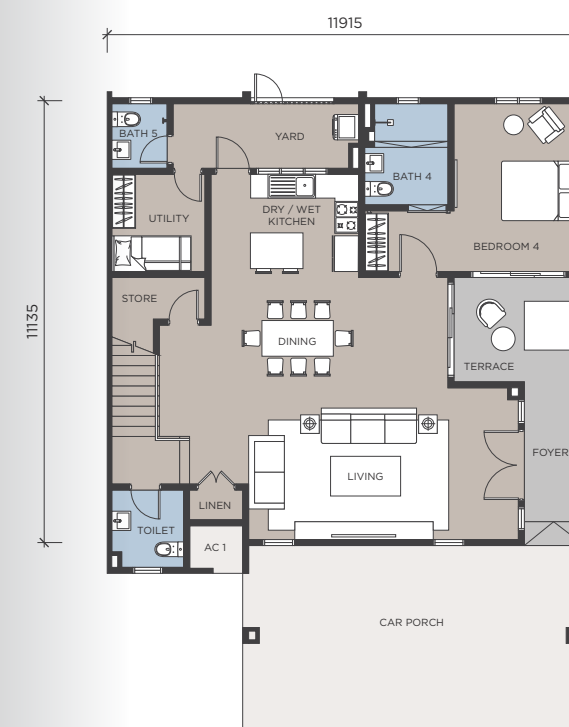


Ground Floor

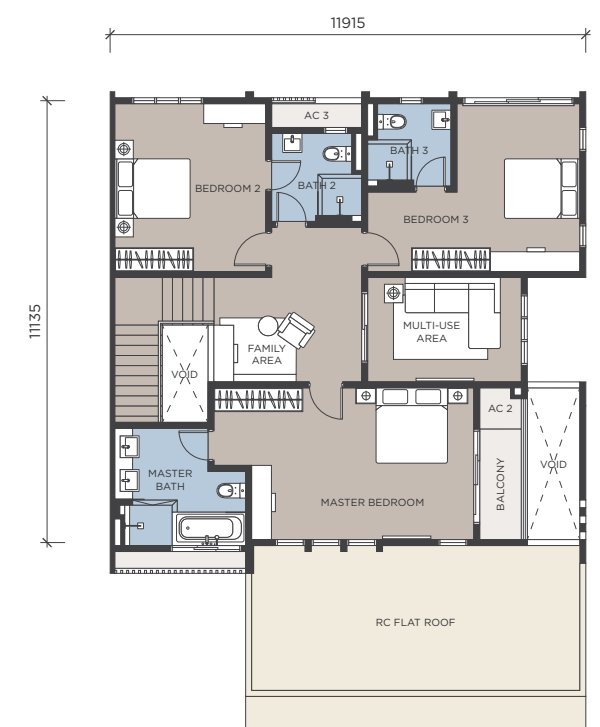


First Floor

TYPE B



Ground Floor



First Floor

CLUSTER HOMES

STRUCTURE		- Reinforced Concrete	
WALL		- Cement Sand Bricks / Clay Bricks (Party Wall)	
ROOFING COVERING		- Concrete Roof Tiles / RC Flat Roof	
ROOFING FRAMING		- Light Weight Steel Trusses	
CEILING		- Plaster Ceiling & Paint - Skim Coat & Paint	
WINDOW		- Aluminium Frame Casement - Aluminium Frame Fixed Glass - Aluminium Frame Sliding Glass - Aluminium Frame Overlapped Glass - Aluminium Frame Top Hung	
DOOR	: Main Entrance	- Timber Door	
	: Living Area	- Aluminium Framed Sliding Door	
	: Dining Area	- Aluminium Framed Sliding Door	
	: Family Area	- Aluminium Framed Sliding Door	
	: Master Bedroom	- Timber Door	
	: Bedroom 2 & Bedroom 3	- Timber Door	
	: Bedroom 4	- Timber Door & Aluminium Framed Folding Door	
	: Bathrooms	- Timber Door	
	: Toilet	- Timber Door	
	: Dry Kitchen	- Timber Door	
	: Yard / Wet Kitchen	- Metal Grille Door	
	: Store 1	- Timber Door	
	: Store 2	- Timber Louvered Door	
IRONMONGERY		- Provided	
WALL FINISHES	: Internal Walls	- Plaster & Paint	
	: External Walls	- Plaster & Paint	
	: Dry Kitchen & Yard / Wet Kitchen	- Tiles up to 1500mm	
	: Toilet & Bathrooms	- Tiles up to Ceiling Height	
FLOOR FINISHES	: Car Porch & Driveway	- Tiles	
	: Living	- Tiles	
	: Dining	- Tiles	
	: Bedroom 4	- Tiles	
	: Toilet	- Tiles	
	: Master Bedroom	- Timber Flooring	
	: Bedroom 2	- Timber Flooring	
	: Bedroom 3	- Timber Flooring	
	: Family Area	- Timber Flooring	
	: Staircase	- Timber Flooring	
	: Bathrooms	- Tiles	
	: Dry Kitchen & Yard / Wet Kitchen	- Tiles	
	: Store 1	- Tiles	
	: Store 2	- Tiles	
	: Terrace	- Tiles	
	SANITARY & PLUMBING FITTINGS		TYPE C, C1, C2, C3, C4, C5, C6, C7 & C8
: Kitchen Sink		2	2
: Water Closet		6	6
: Wash Basin		6	6
: Shower Head		5	5
: Hand Bidet		6	6
: Toilet Roll Holder		6	6
ELECTRICAL INSTALLATION	: Light Point	42	42
	: Power Point	29	29
	: Air-Conditioner Point	6	6
	: Water Heater Point	4	4
	: Fan Point	10	10
	: TV Point	2	2
	: Auto Gate Point	- Provided	
	: Door Bell Point	- Provided	
	: Booster Pump	- Provided	
	: Alarm System	- Provided	
	: Solar Panel	- Provided	
	: EV Charger Isolator Point	- Provided	
	INTERNAL TELECOMMUNICATION CABLING & TRUNKING		- Provided
FENCING		- Provided	
TURFING		- Provided	

SEMI-D HOMES

STRUCTURE		- Reinforced Concrete																								
WALL		- Cement Sand Bricks / Clay Bricks (Party Wall)																								
ROOFING COVERING		- Concrete Roof Tiles / Glass Roof / RC Flat Roof																								
ROOFING FRAMING		- Light Weight Steel Trusses / MS Framing																								
CEILING		- Plaster Ceiling & Paint - Skim Coat & Paint																								
WINDOW		- Aluminium Frame Casement - Aluminium Frame Fixed Glass - Aluminium Frame Top Hung - Aluminium Frame Glass Louvres																								
DOOR	: Main Entrance : Dining Area : Master Bedroom : Muilt-use Area : Bedroom 2 : Bedroom 3 : Bedroom 4 : Master Bathroom : Bathrooms : Bathroom 4 : Toilet : Utility : Dry / Wet Kitchen : Yard : Store : Linen	- Timber Double Door - Aluminium Framed Sliding Door - Timber Door & Aluminium Framed Sliding Door - Aluminium Framed Sliding Door - Timber Door - Timber Door & Aluminium Framed Sliding Door - Timber Door & Aluminium Framed Sliding Door - Timber Door - Timber Door - Timber Sliding Door - Timber Door - Timber Door - Timber Door - Metal Grille Door - Timber Louvered Door - Timber Double Door																								
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WALL FINISHES	: Internal Walls : External Walls : Dry / Wet Kitchen : Toilet & Bathrooms	- Plaster & Paint - Plaster & Paint - Tiles up to 1500mm - Tiles up to Ceiling Height																								
FLOOR FINISHES	: Car Porch & Driveway : Foyer : Living : Dining : Bedroom 4 : Utility : Toilet : Master Bedroom : Bedroom 2 : Bedroom 3 : Family Area : Multi-use Area : Staircase : Balcony : Bathrooms : Dry / Wet Kitchen : Yard : Store : Terrace : Linen	- Tiles - Tiles - Tiles - Tiles - Tiles - Tiles - Tiles - Timber Flooring - Timber Flooring - Timber Flooring - Timber Flooring - Timber Flooring - Timber Flooring - Tiles - Tiles - Tiles - Tiles - Tiles																								
SANITARY & PLUMBING FITTINGS		<table><tr><td></td><td>TYPE A, A1</td><td>TYPE B, B1</td></tr><tr><td>: Kitchen Sink</td><td>1</td><td>1</td></tr><tr><td>: Water Closet</td><td>6</td><td>6</td></tr><tr><td>: Bath Tub</td><td>1</td><td>1</td></tr><tr><td>: Wash Basin</td><td>7</td><td>7</td></tr><tr><td>: Shower Head</td><td>5</td><td>5</td></tr><tr><td>: Hand Bidet</td><td>6</td><td>6</td></tr><tr><td>: Toilet Roll Holder</td><td>6</td><td>6</td></tr></table>		TYPE A, A1	TYPE B, B1	: Kitchen Sink	1	1	: Water Closet	6	6	: Bath Tub	1	1	: Wash Basin	7	7	: Shower Head	5	5	: Hand Bidet	6	6	: Toilet Roll Holder	6	6
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The Conveniences of **LAKEPOINT COMPLEX**

A World at Your Doorstep

Living at Casablanca The Grand Finale means enjoying access to the wide-ranging amenities of LakePoint Complex, designed to elevate your lifestyle in every way. From leisurely strolls to fitness pursuits and social gatherings, everything you need is within reach.

Now, with the final release of this iconic series 60 units cluster and 10 units semi D, the opportunity to be part of Casablanca The Grand Finale is both rare and fleeting. Within reach of LakePoint Complex and all it offers, this is your moment to embrace a lifestyle defined by elegance, ease and distinction. Don't miss the chance to own a place in this celebrated legacy.

LakePoint
CLUB

LakePoint
CENTRAL

LakePoint Park





Setia
eGreenLiving



Smart Lock



Solar Panel



Green Switch



Rainwater Harvesting System
(Semi-D only)



Box 366



EV Port Ready

Lakepoint Gallerie

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www.spsetia.com/alam-impian

Setia

Phase A6-02 (Double storey cluster homes & Double storey semi-detached homes) • Developer: I&P Alam Impian Sdn Bhd 199601021892 (394244-M) (a member of S P Setia) • Developer Address: LakePoint Gallerie, No.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: 9829-31/06-2027/0477(N)-(L) • Validity Period: 17/06/2025 - 16/06/2027 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA.BGN.600-3/2/180 • Expected Date of Completion: July 2027 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units: 60 Cluster homes, 10 Semi-Detached homes • Selling Price Cluster: Min RM1,570,800 - Max RM1,859,800 • Selling Price Semi-Detached: Min RM1,900,800 - Max RM2,159,800 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

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