



ELYSIAN

Your Paradise Within.

2 Storey Bungalow
2 Storey Semi-detached



Welcome to Setia Alamsari

Centrally located in Kajang's largest township is the captivating modern retreat, Setia Alamsari. Nestled in a 775-acre haven, this serene township is surrounded by lush tropical landscapes and graced by eight enchanting thematic gardens across Alamsari. Where modern living harmonises with nature, you'll discover the perfect dream home that nurtures and grows.

The Lawn, A Peaceful Retreat

At the heart of Setia Alamsari lies The Lawn, a serene 7.7-acre park offering a peaceful escape from the city, surrounded by lush greenery and an atmosphere of timeless charm.



Discover Your Paradise Within



A home where nature and elegance come together, creating a serene sanctuary for you and your family. Wake up to breathtaking views, unwind in tranquil surroundings, and embrace a lifestyle of effortless luxury.



Modern Nusantara: A Harmony of Sophistication and Nature

Elysian merges the enduring elegance of Nusantara design with contemporary luxury. The result is a luxurious lakefront bungalow and park-side semi-detached home that embraces natural light, privacy, and comfort. Thoughtfully designed layouts blend living spaces with nature, offering refined indulgence and tranquility.





Inspiring Spaces for All Generations

Serambi House

Modern verandahs embraced
by nature for today's lifestyle.

Secret Garden

A private sanctuary of
mystery and discovery.

Glamping in the Hills

Modern comfort meets
nature's elegance.

LiveLearnWorkPlay

A cultural space where
generations connect.

Bungalow

TYPE D

Elegant Living Redefined

Set on a generous land size of 53' x 110', this spacious Elysian bungalow home combines modern luxury with timeless charm. En-suite bathrooms and a master walk-in closet add a touch of luxury, while the thoughtful layout ensures comfort and style for every family moment.



Bungalow

TYPE D

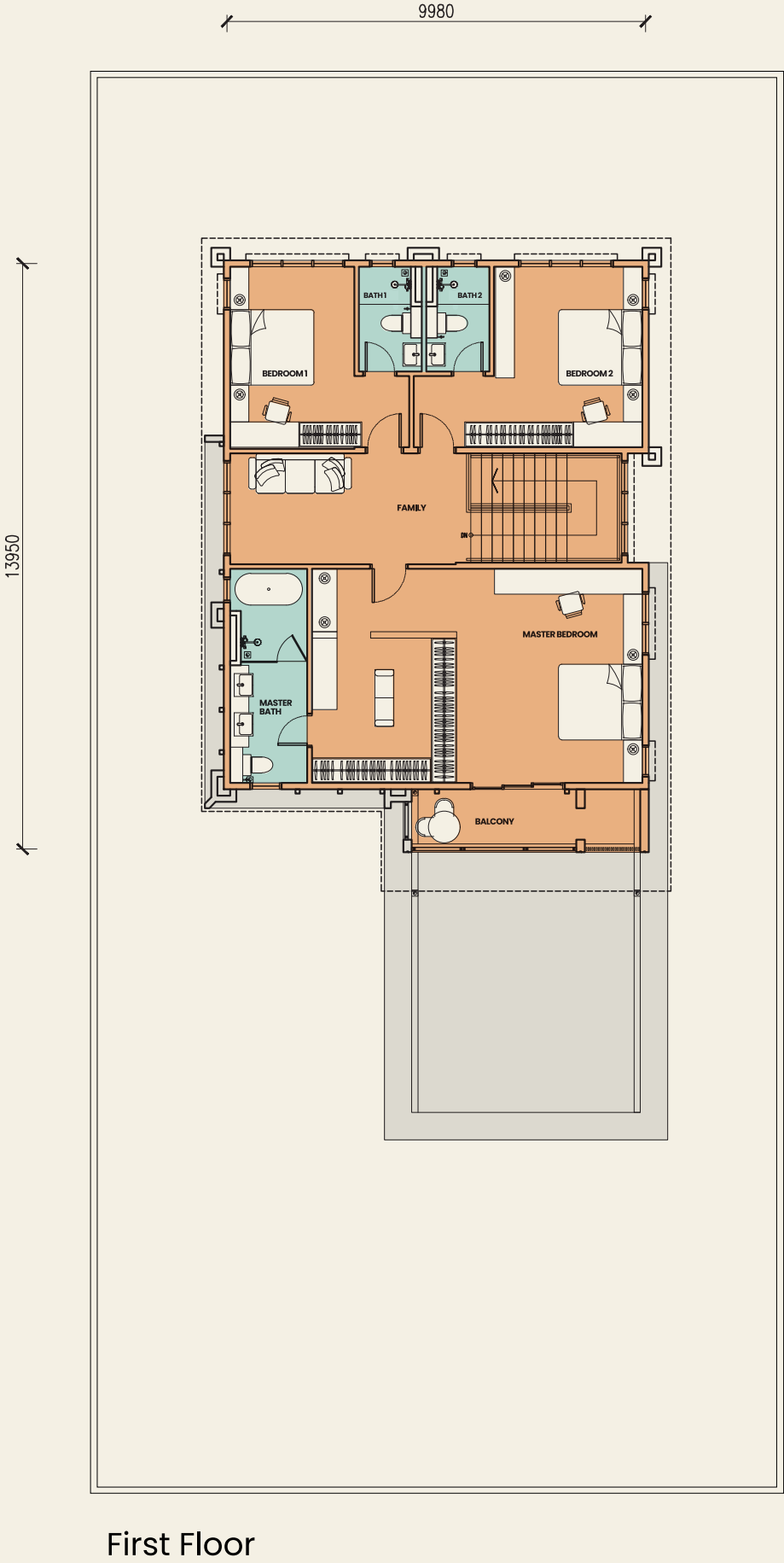
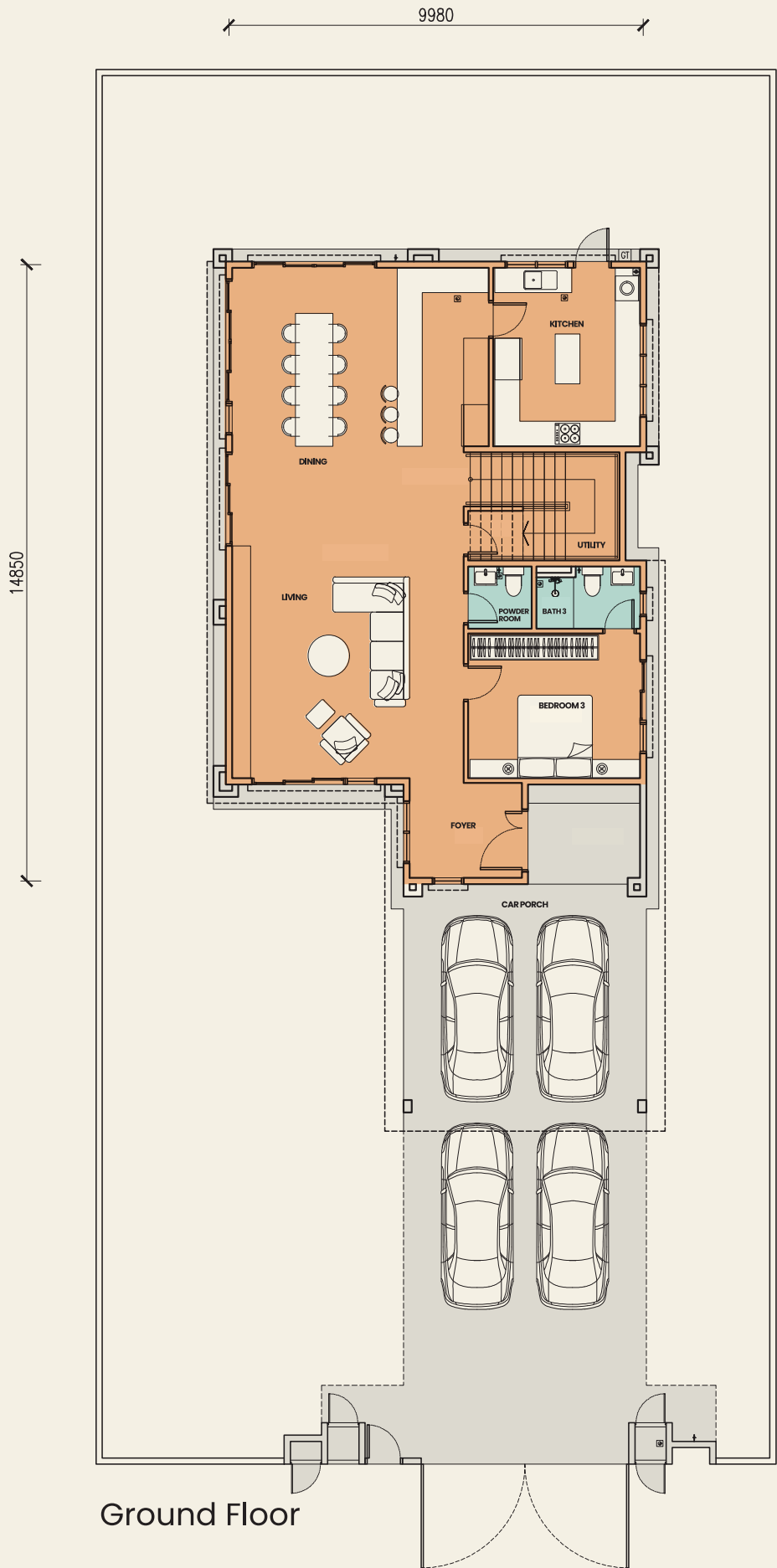
Land Size: From 53' x 110'
Built-up size: 3,222 sqf



4 Bedrooms



4 Bathrooms+1 Powder room



Bungalow

TYPE E

Luxurious Living in Every Detail

The bungalow home offers ample room for comfort and privacy, creating the perfect space for family life. Thoughtfully planned interiors and a stunning facade make it an ideal sanctuary where families can come together, relax, and create lasting memories in a space that nurtures both connection and tranquility.



Bungalow

TYPE E

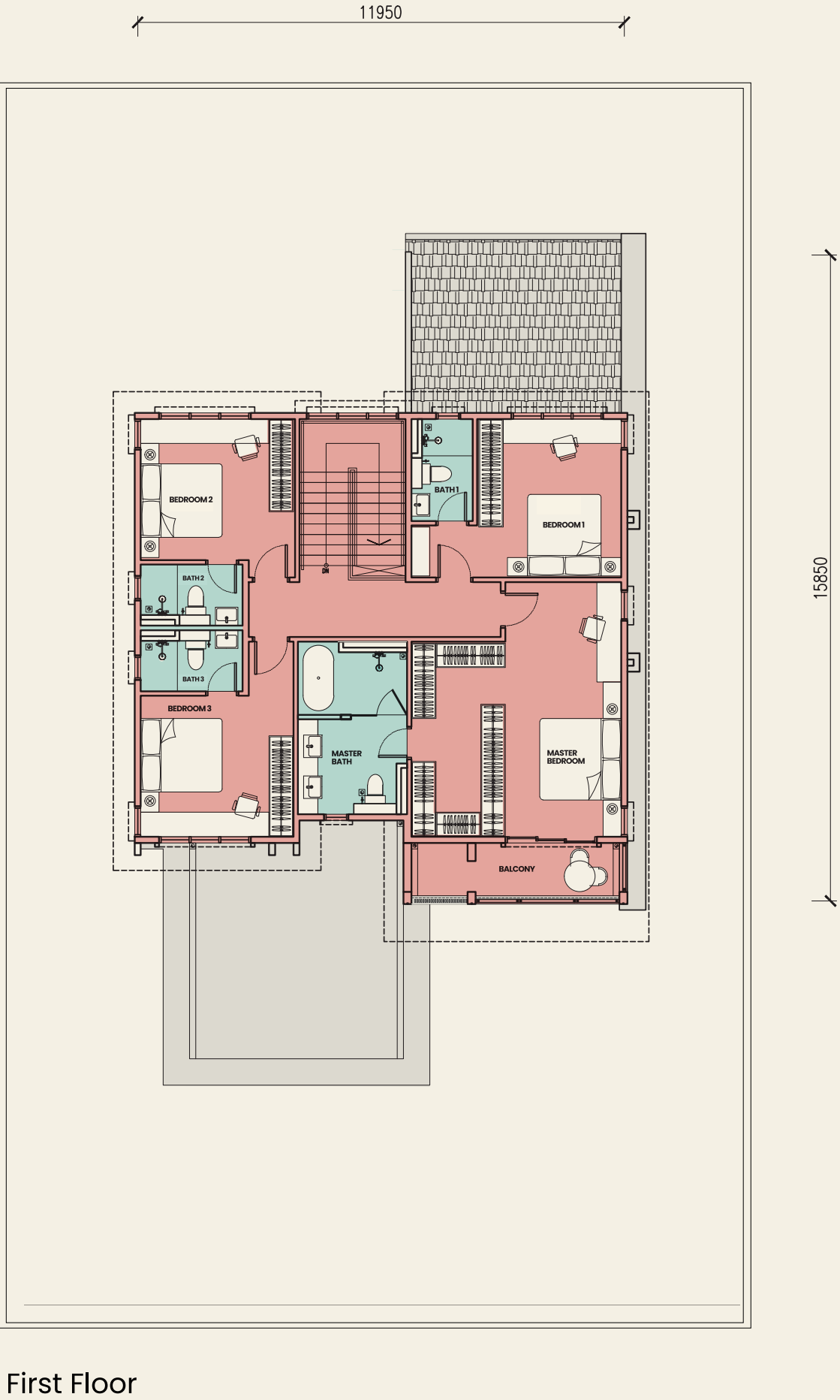
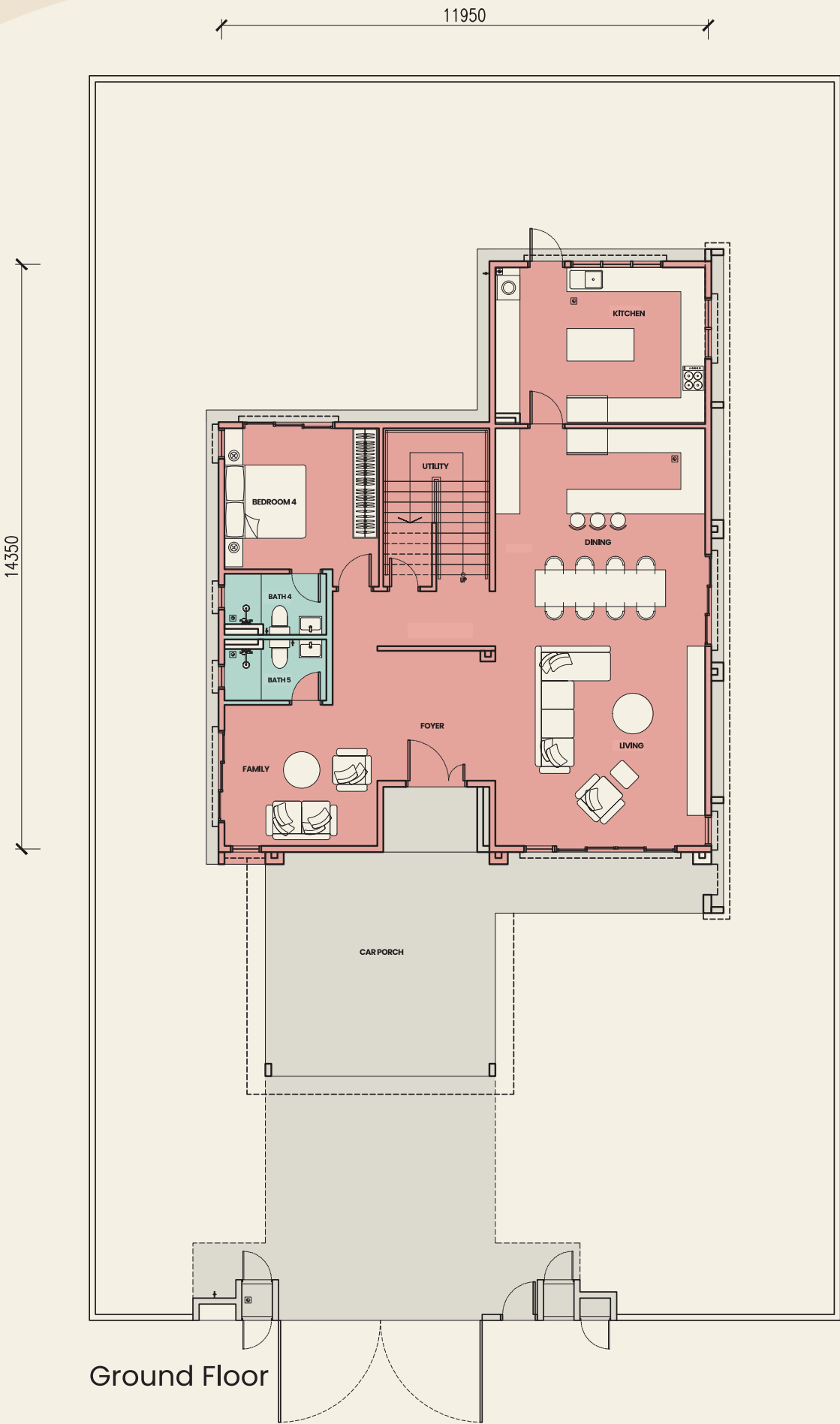
Land Size: From 60' x 100'
Built-up size: 3,295 sqf



5 Bedrooms



6 Bathrooms



SEMI-D
TYPE C & D

Smart Design in Every Way



Elysian semi-detached home maximizes space without compromising comfort. Despite its compact appearance, it offers ample room for modern family living and even accommodates parking for three cars. A perfect blend of practicality and style for those who value smart design.



TYPE C

TYPE D

SEMI-D
TYPE C & D

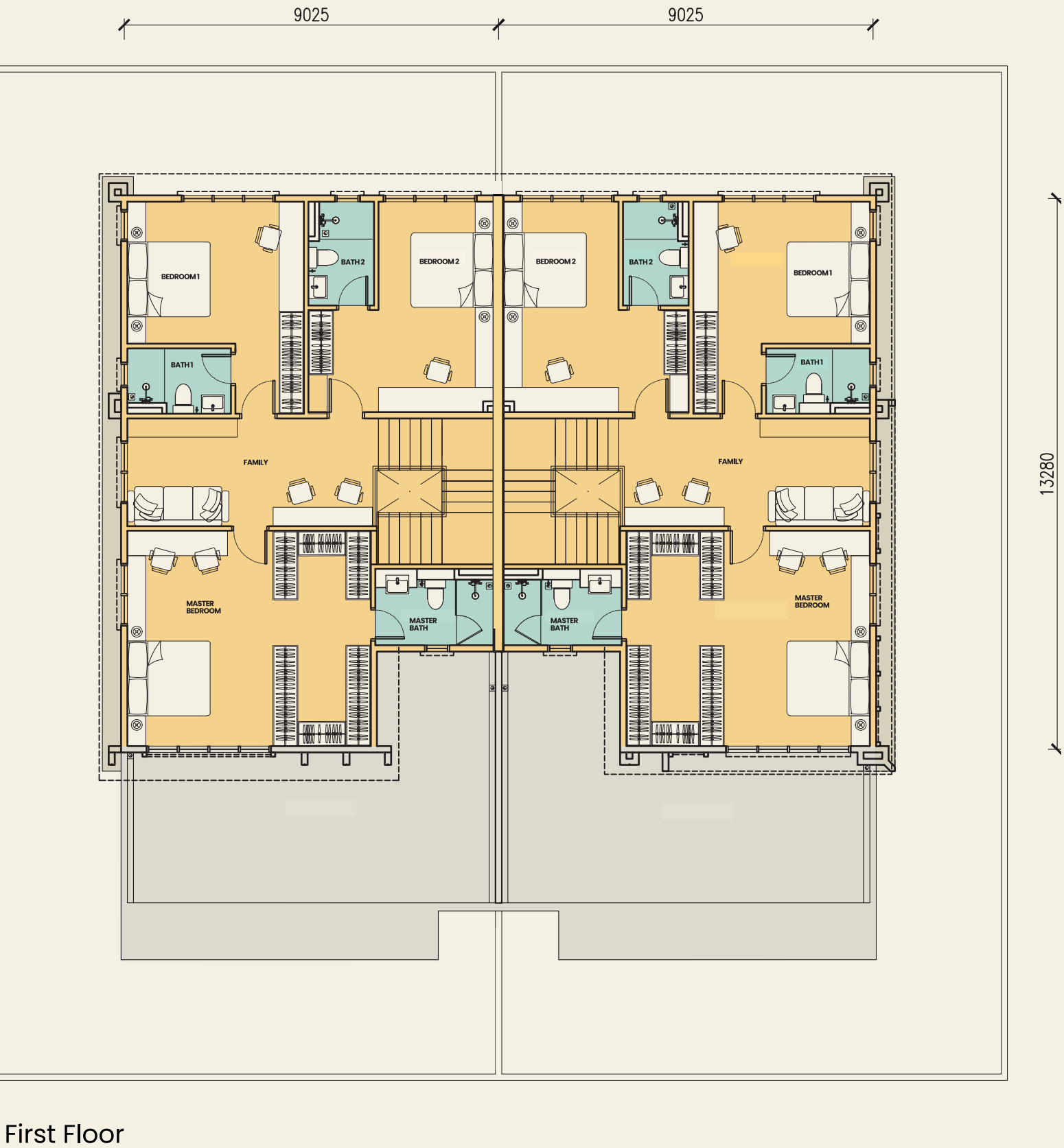
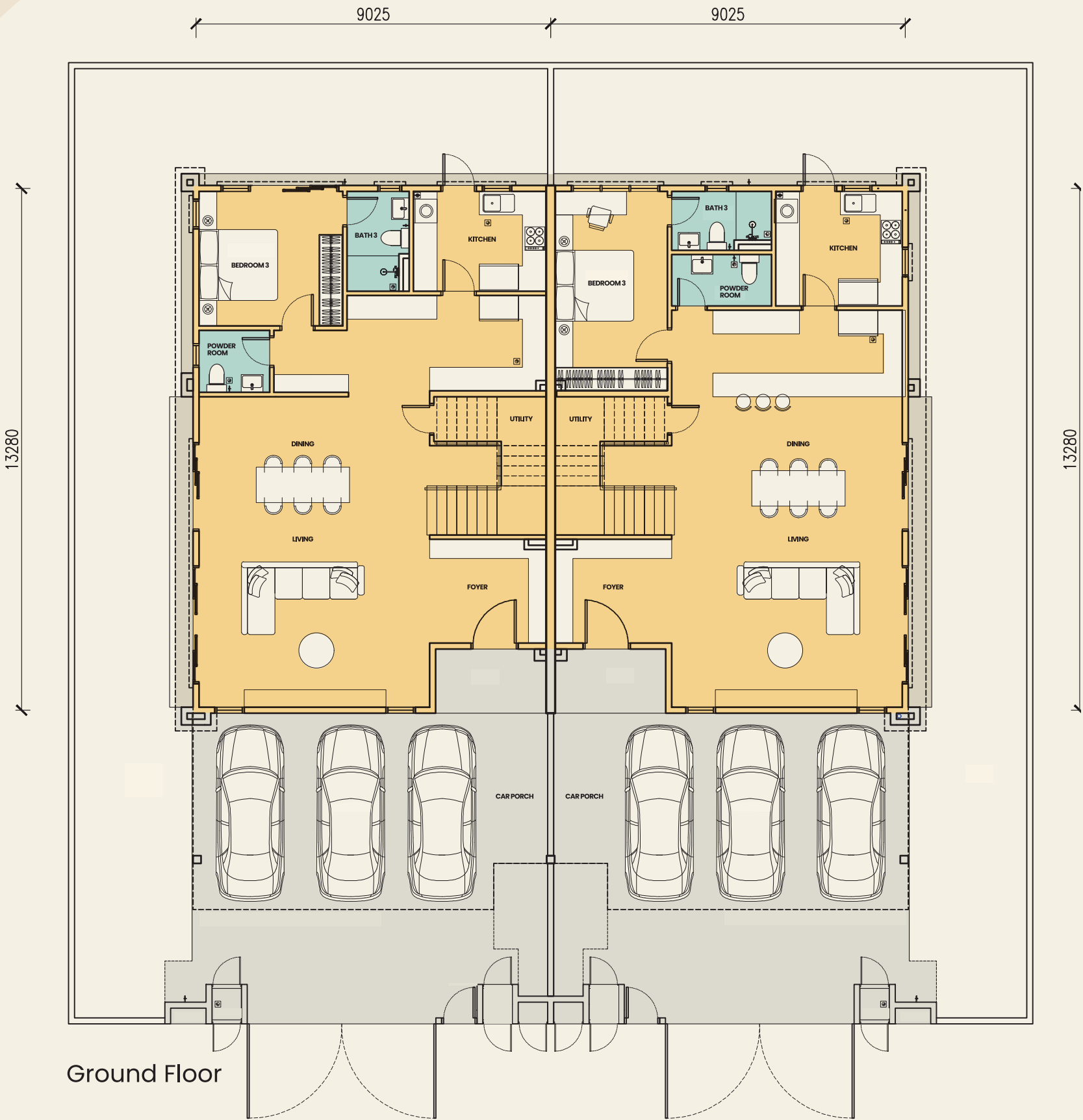
Land Size: From 40' x 80'
Built-up size: 2,946sqf



4 Bedrooms



4 Bathrooms+1 Powder room



SEMI-D
TYPE E

Generous Living with Personal Comfort

Designed with both personal space and shared moments in mind, this home offers a harmonious blend of comfort and connection. Its well-planned layout ensures every family member has their own retreat while fostering a sense of closeness within a welcoming neighborhood.



SEMI-D TYPE E

Land Size: From 52' x 80'

Built-up size: 3,159sqf



5 Bedrooms



5 Bathrooms+1 Powder room

Ground Floor



First Floor



Site Plan



SPECIFICATION

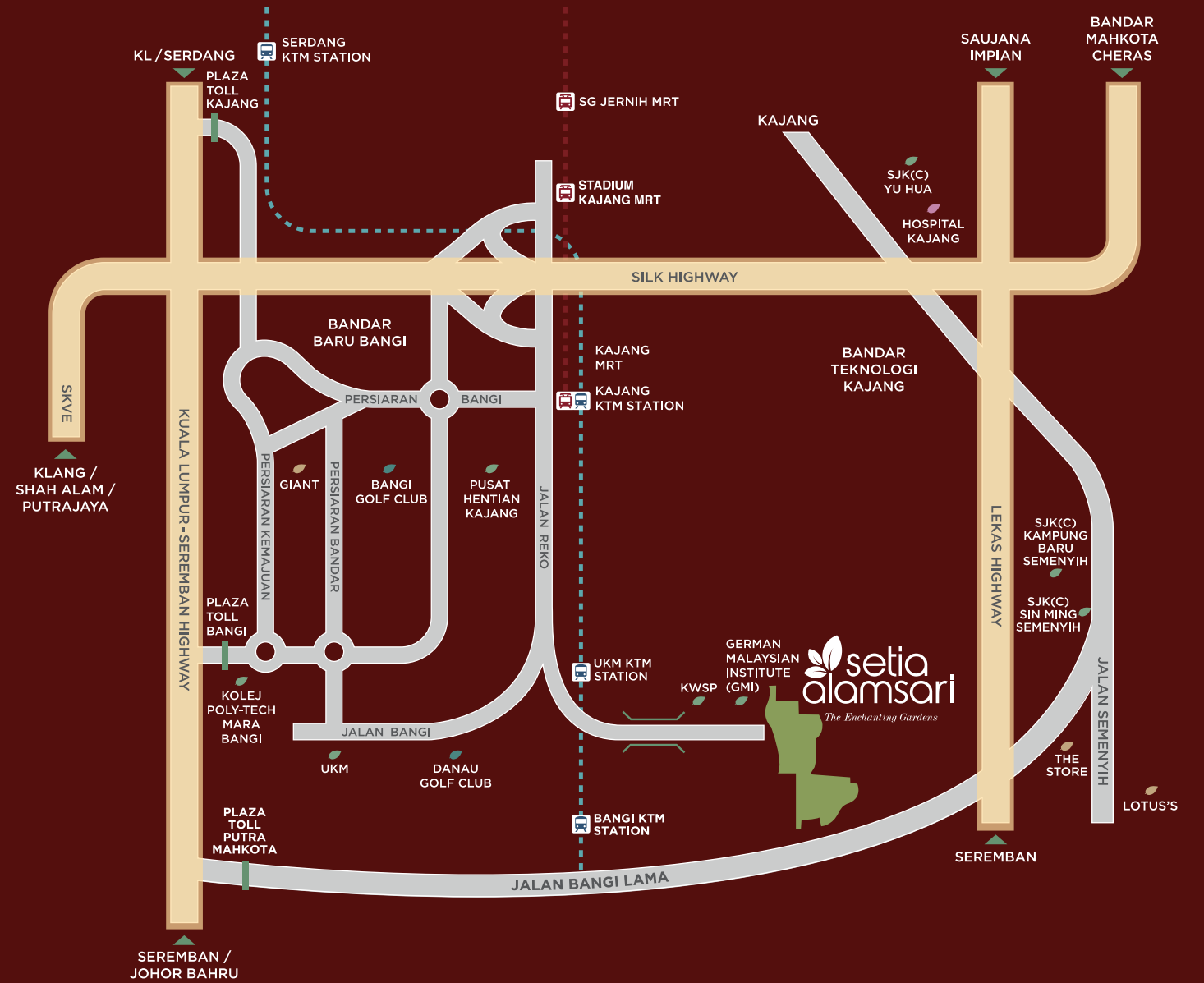
BUNGALOW

Structure	- Reinforced Concrete		
Wall	- Masonry Wall		
Roof Covering	- Roof tile / Concrete Slab		
Roof Framing	- Metal Truss		
Ceiling	- Skim coat and Paint / Plaster Ceiling		
Windows	- Aluminum Framed Glass		
Doors	- Main Entrance / Bedrooms	- Solid Timber Core Door	
	- Bathrooms	- Hollow Timber Core Door	
	- Utility	- Flush Door with Louvers	
	- Others	- Aluminum Framed Sliding Door / Flush Door	
Ironmongery	- Quality Ironmongery Provided		
Wall Finishes	- Kitchen	- 1500mm High Porcelain Tiles	
	- Powder Room	- Porcelain Tiles up to Ceiling Height	
	- Master Bathroom	- Porcelain Tiles up to Ceiling Height	
	- Other Bathrooms	- Porcelain Tiles up to Ceiling Height	
	- Other	- Plaster and Paint / Masonry Wall	
Floor Finishes	- Car porch	- Porcelain Tiles	
	- Apron	- Porcelain Tiles	
	- Foyer / Living / Dining / Entry / Kitchen / Bedroom 3 / Utility / Powder Room / Bathrooms / Balcony	- Porcelain Tiles	
	- Family / Staircase / Master Bedroom / Bedroom 1 / Bedroom 2	- Timber Flooring	
	- Refuse	- Ceramic Tiles	
	- Other Areas	- Cement Render	
Sanitary & Plumbing Fittings	- Water Closet	RS-D1 / RS-D2	RS-E1 / RS-E2
	- Basin	5	6
	- Shower	5	7
	- Bathtub	4	6
	- Kitchen Sink	1	1
Electrical Installation	- Lighting Point	37	42
	- Fan Point	8	8
	- Gate Light	2	2
	- Power Point	22	25
	- Air Conditioning Point	7	8
	- Doorbell Point	1	1
	- Solar Water Heater	1	1
	- TV Point	2	2
	- Autogate Point	1	1
Internal Telecommunication- Trunking and Cabling	- Fibre Wall Socket	1	1
Fencing	- Mild Steel Gate, Masonry Fencing, Refuse Chamber, Letter Box		
Painting	- Emulsion Paint		
Turfing	- Provided		

SPECIFICATION

SEMI-D

Structure	- Reinforced Concrete			
Wall	- Masonry Wall			
Roof Covering	- Roof tile / Concrete Slab			
Roof Framing	- Metal Truss			
Ceiling	- Skim coat and Paint / Plaster Ceiling			
Windows	- Aluminum Framed Glass			
Doors	- Main Entrance / Bedrooms - Bathrooms - Utility - Others	- Solid Timber Core Door - Hollow Timber Core Door - Flush Door with Louvers - Aluminum Framed Sliding Door / Flush Door		
Ironmongery	- Quality Ironmongery Provided			
Wall Finishes	- Kitchen - Powder Room - Master Bathroom - Other Bathrooms - Other	- 1500mm High Porcelain Tiles - Porcelain Tiles up to Ceiling Height - Porcelain Tiles up to Ceiling Height - Porcelain Tiles up to Ceiling Height - Plaster and Paint / Masonry Wall		
Floor Finishes	- Car porch - Apron - Foyer / Living & Dining / Entry / Kitchen / Bedroom 3(Type D) / Utility / Powder Room / Bathrooms / Bedroom 4(Type E) - Family / Staircase / Master Bedroom /Bedroom 1 / Bedroom 2 / Bedroom 3(Type E) - Refuse - Other Areas	- Porcelain Tiles - Porcelain Tiles - Porcelain Tiles - Timber Flooring - Ceramic Tiles - Cement Render		
Sanitary & Plumbing Fittings		RB-C	RB-D	RB-E
	- Water Closet	5	5	6
	- Basin	5	5	6
	- Shower	4	4	5
	- Kitchen Sink	1	1	1
Electrical Installation				
	- Lighting Point	34	32	37
	- Fan Point	7	7	8
	- Gate Light	2	2	2
	- Power Point	24	23	24
	- Air Conditioning Point	7	7	8
	- Doorbell Point	1	1	1
	- Solar Water Heater	1	1	1
	- TV Point	2	2	2
	- Autogate Point	1	1	1
Internal Telecommunication- Trunking and Cabling	- Fibre Wall Socket	1	1	1
Fencing	- Mild Steel Gate, Masonry Fencing, Refuse Chamber, Letter Box			
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

 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

 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

Public Transport

UKM KTM	3 km
Pusat Hentian Kajang	6 km
Kajang KTM	9 km
Kajang MRT	9 km
Stadium Kajang MRT	11 km



SMART FEATURES

of a sustainable home

- 1 Solar PV
- 2 Digital lockset for main door
- 3 Green switch
- 4 Rainwater harvesting system
- 5 EV slow charging power point
- 6 Solar water heating system
- 7 Timber flooring for staircase & first floor
- 8 Booster pump
- 9 Air-conditioning point
- 10 Power socket with USB port in master bedroom
- 11 366 Box

Setting Industry Standards Driven By Excellence

Brought to you by an award-winning developer:



For reference only.

Stay Together. Stay Setia
livelearnworkplay

Call +603 8736 2255
www.setiaalamsari.com

Connect with us
 Setia Alamsari

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Setia

Setia Alamsari – Fasa 8P2 (Rumah Sesebuah & Berkembar 2 Tingkat) • Pemaju: I & P Menara Sdn Bhd (198301002001(97237-W)) • No. Lesen Pemaju: 9851/02-2029/0085(A) • Tempoh Sah: 25/02/2024 – 24/02/2029 • No. Permit Iklan & Jualan: 9851-25/07-2027/0542 (N)-(L) • Tempoh Sah: 08/07/2025 – 07/07/2027 • Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Kajang • No. Pelan Bangunan: MPKJ/OSC/B01/3/94-2024 • Tarikh Dijangka Siap: Jul 2027 • Bebanan Tanah: HSBC Bank Malaysia Berhad • Pegangan Tanah: Hak Milik Kekal • Jumlah Unit: 40 • Keluasan Binaan: 2,946 kp – 3,295 kp • Harga Jualan: RM1,835,000 (Min.) – RM3,303,000 (Maks.) • 7% Diskaun Bumiputera

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY