



NATURE'S FINEST COMPOSITION



DiMENA

The Graceful Finale

# A GRAND FINALE WITH 5 ULTIMATE CHORDS OF DIMINA



## INTERACTIVE PLACEMAKING

Music-inspired landmarks create playful havens for the young and the young at heart.

## CONNECTED WALKWAYS

Designated pedestrian paths, cycling routes, and jogging tracks ensure safe and pleasant strolls around the community.



## COMMUNITY GARDENS

A shared sanctuary where everyone can bask in nature's melodies amidst lush green fields.

## VERDANT SCENERY

Natural landscaping and resident flora are harmoniously integrated to craft a soothing, serene environment.

## RECREATION AND WELLNESS

Outdoor recreational facilities are thoughtfully placed throughout the parks, encouraging the community to embrace and enjoy the outdoors.





Artist's Impression

Artist's Impression

## THE COMFORT OF HOME that makes you sing

More than just attractive façades, Dimina features practical designs born from thoughtful planning, making these homes resilient to lifestyle changes and enhancing the quality of life.



### SPACE FOR FAMILY BONDING

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



### SPACIOUS WET AND DRY KITCHENS

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 allow better natural lighting and cross ventilation.

## HARMONISING WITH CHANGES

As part of Setia eGreenLiving, Dimina is equipped with features that promote sustainability and a wellness lifestyle.



Artist's Impression (Type F1 - Corner Unit)

## FIXTURES FOR EASY LIVING

- 1 Alarm system
- 2 Solar water heating system
- 3 Booster pump
- 4 Laminated timber flooring on first floor
- 5 Bathtub (Corner & End units only)

**D** GREEN SWITCH  
Master switch to control all general lighting with one click.

**G** ADVANCED INDOOR AIR CARE  
Indoor air quality is controlled and monitored.

**E** INDUSTRIALISED  
BUILDING SYSTEM (IBS)  
Components produced at a controlled site for a more sustainable building solution.

**H** BOX 366  
Contactless delivery dropbox for parcels and food items.

**F** SOLAR PV  
Solar panels generate electricity to power all general electrical points at home.

**I** DIGITAL LOCKSET  
Highly secured lockset for main door.

## FEATURES TO ENHANCE SPACE

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



### Artist's Impression

TYPE  
F1

These multigenerational homes offer generous rooms, allowing you to configure the spaces to suit your lifestyle needs and desires.

## 2-STORY TERRACE HOME

22' x 75'

Approx. Built-up: 2,398 - 2,589 sq.ft.

## 4 Bedrooms + 4 Bathrooms





# TYPE F2

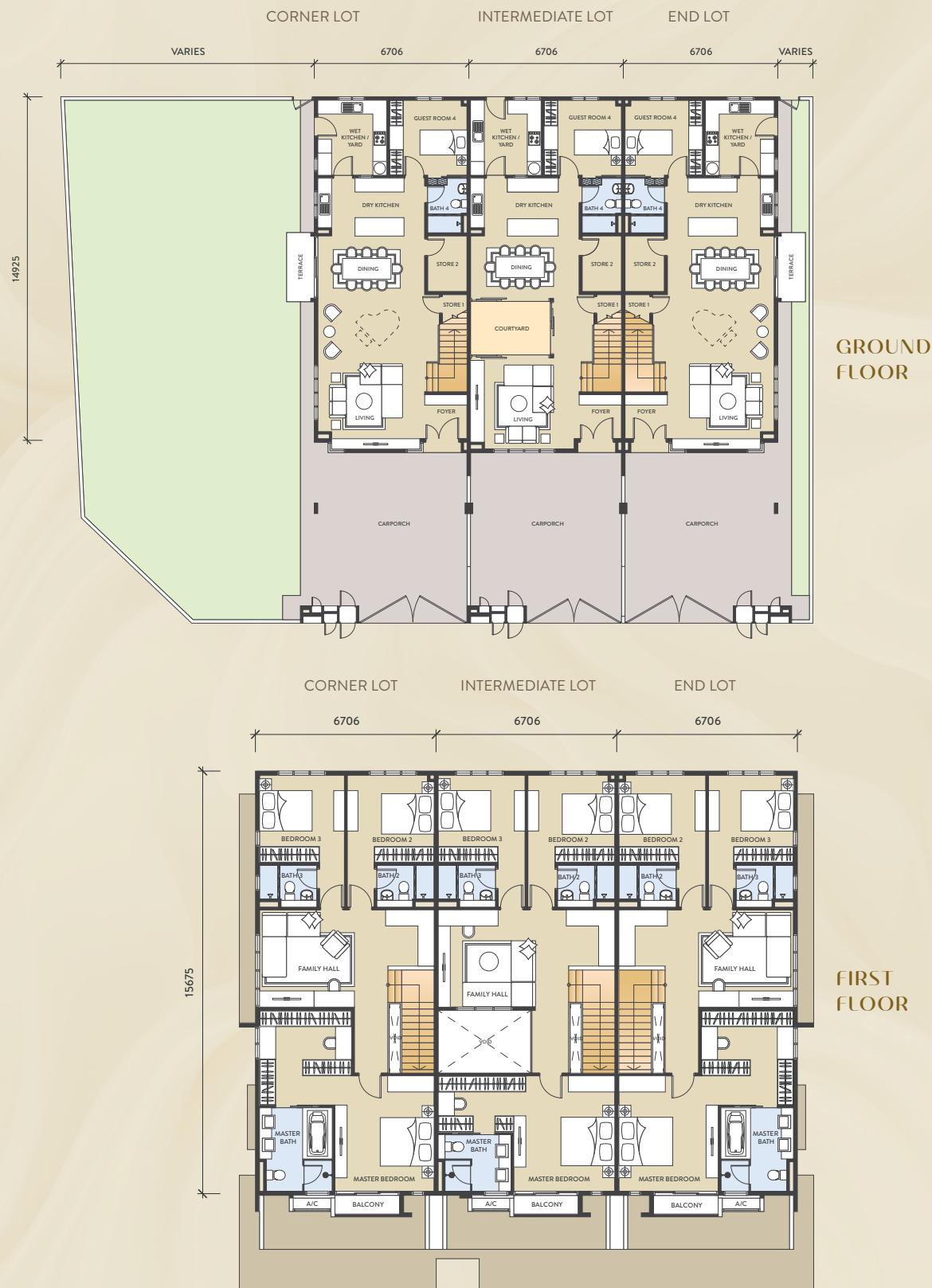
Grand yet warmly welcoming, these homes sing to the heart with their open-plan layouts and generous spaces designed for seamless interaction.

## 2-STORY TERRACE HOME

22' x 75'

Approx. Built-up: 2,420 - 2,611 sq.ft.

**4 Bedrooms + 4 Bathrooms**



# SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Masonry/ Reinforced Concrete/ Drywall and/ or Precast Panel
Roofing Material	: Corrugated Metal Roofing Material/ Concrete Flat Roof/ Skylight (Intermediate Lot Only)
Roof Framing	: Metal Truss
Ceiling	: Concrete Slab/ Plaster Ceiling
Windows	: Aluminium Framed Glass Casement/ Top Hung/ Fixed Glass/ Overlapping Glass/ Louvres Window
Doors	
Main Entrance	: Timber Door
Side Entrance	: Aluminium Framed Glass Sliding Door/ Flush Door (Corner/ End Lot Only)
Back Entrance	: Flush Door (Intermediate Lot Only)
Others	: Flush Door/ Louvres Door/ Sliding Door
Ironmongery	: Quality Ironmongery
Wall Finishes	
Kitchen	: Porcelain Wall Tiles up to 1500mm High
Bath	: Porcelain Wall Tiles up to 2700mm High
Others	: Plaster & Paint
Floor Finishes	
Living/ Dining/ Guestroom 4	: Porcelain Tiles
Dry Kitchen/ Wet Kitchen/ Yard	: Porcelain Tiles
Store 1/ Store 2	: Ceramic Tiles
Family Hall/ Staircase/ Bedrooms	: Laminated Floor
Baths	: Porcelain Tiles
Car Porch/ Balcony (F2 only)	: Porcelain Tiles
Terrace/ Apron	: Porcelain Tiles (Corner/ End Lot Only)
Others	: Cement Render
Sanitary & Plumbing Fittings	: 4 WCs/ 5 Wash Basins/ 4 Showers/ 2 Kitchen Sinks/ 1 Bathtub (Corner/ End Lot Only)

	TYPE F1			TYPE F2		
	End Lot	Corner Lot	Intermediate Lot	End Lot	Corner Lot	Intermediate Lot
Electrical Installation						
13 Amp Plug Point	23	23	22	23	23	22
Lighting Point	28	28	26	29	29	27
Air-Conditioning Point	5	5	5	5	5	5
Ceiling Fan Point	7	7	7	7	7	7
TV Point	3	3	3	3	3	3
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Booster Pump Point	1	1	1	1	1	1
Solar Heating 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
Fencing	: Masonry Wall and Cement Plank Fencing with M.S Gate/ Refuse Chamber and Letter Box					
Painting	: Emulsion Paint					
Turfing	: Provided (Corner/ End Lot Only)					



## GRAND FINALE OF THE MASTERPIECE

As the final addition to the Musika Homes collection, Dimina promises a stunning phase of elegant homes within a nature-centric township.



Within Walking Distance of Parks



Single Entry-Exit Point



Near Everyday Amenities such as Kindergarten, Clinic, and More

### DIMINA SITE PLAN



Thoughtfully designed with a North-South orientation and situated near the main pond, Dimina resides in a guarded enclave with 24-hour security, ensuring peace of mind.

# CONNECTED TO EVERYDAY CONVENIENCES

Nestled within one of the largest townships in Klang Valley, Dimino enjoys proximity to all the conveniences of Setia Alam and beyond, with direct access to the NKVE and other major highways.



FOR MORE INFORMATION  
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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.: 9246-126/10-2027/0856(N)-(L) • Validity Period: 15/10/2025 - 14/10/2027 • 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.U13/0122-2023 • Expected Completion Date: Oct 2027 • 2-Storey Terrace House Type F1, Total Unit: 83 Units • Built-up: 2,398 sqft (Min), 2,589 sqft (Max) • Price: RM1,343,000 (Min), RM1,943,000 (Max) • 2-Storey Terrace House Type F2, Total Unit: 17 Units • Built-up: 2,420 sqft (Min), 2,611 sqft (Max) • Price: RM1,369,000 (Min), RM1,915,000 (Max) • 7% Discount for Bumiputra

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