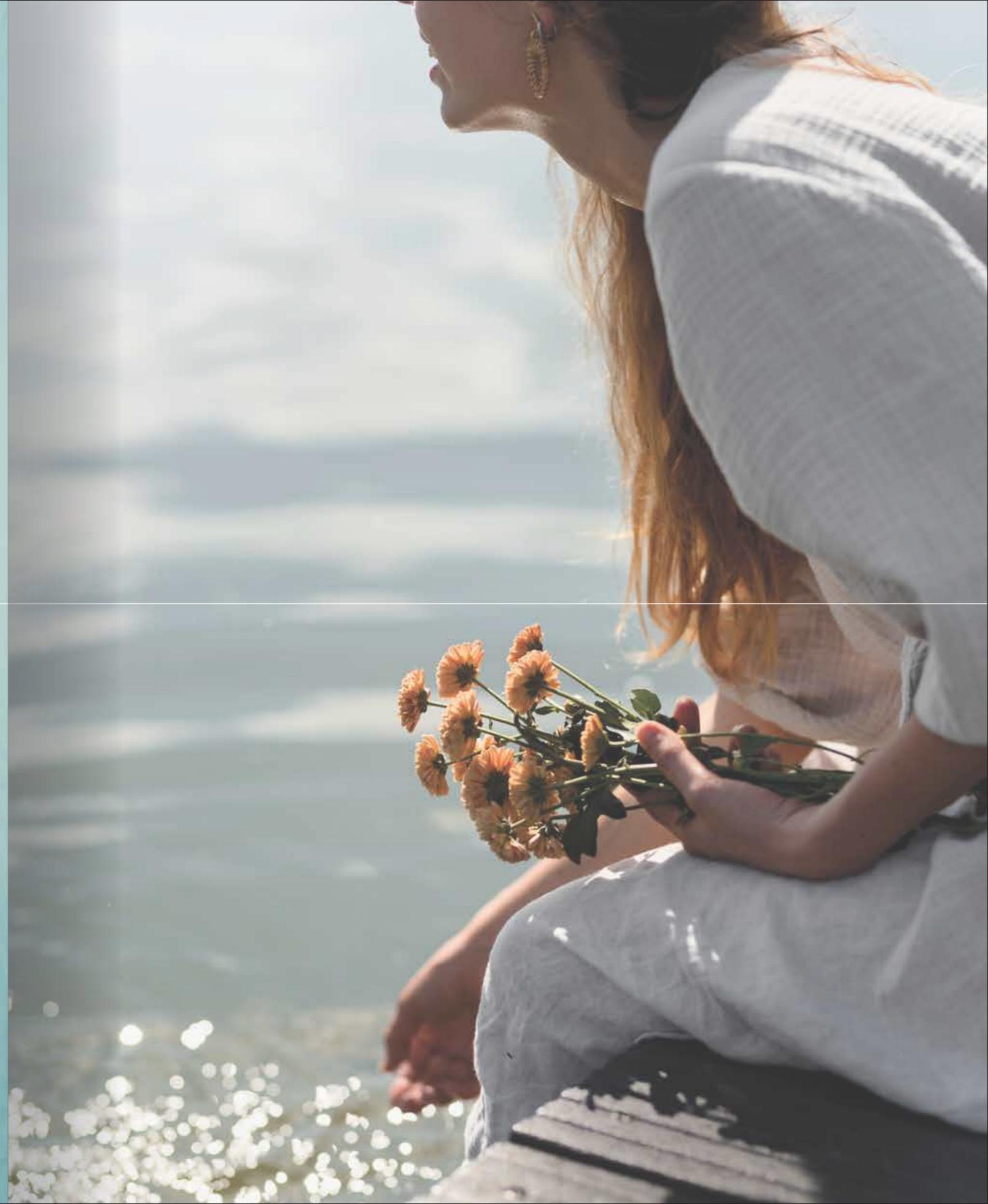




Casa D'Arcadia
Where Your Legacy Takes Root

A sanctuary made for generations to flourish

Come home to peace in every corner
Tropical tranquility just for you



Morning arrives gently, carrying the hush of calm and the rustle of palms swaying in rhythm with the breeze.

By dusk, the day softens into golden stillness. A quiet reminder that peace lives in every corner.



Welcome to Casa D’Arcadia –
Where tropical tranquility meets
refined living, and every moment feels
like coming home to serenity.

INSPIRED BY NATURE.
DESIGNED FOR LIVING.

In the heart of the exclusive Cinematic Arts Precinct, lies a rare gem – Casa D’Arcadia.

A low-density enclave of just 172 premium homes, each one embracing the essence of a resort — lush, serene, and unhurried. With 118 Semi-Ds and 54 villas upon full completion, Casa D’Arcadia stands as a masterpiece of limited-edition living with a modern contemporary tropical architecture.

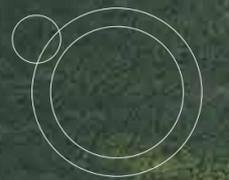
Its first phase unveils 12 units of 2-storey Semi-Ds and 28 units of 3-storey Semi-Ds, where architectural grace flows seamlessly with nature’s calm. Here, every space whispers tranquility. A place where life feels less like a routine and more like an escape.





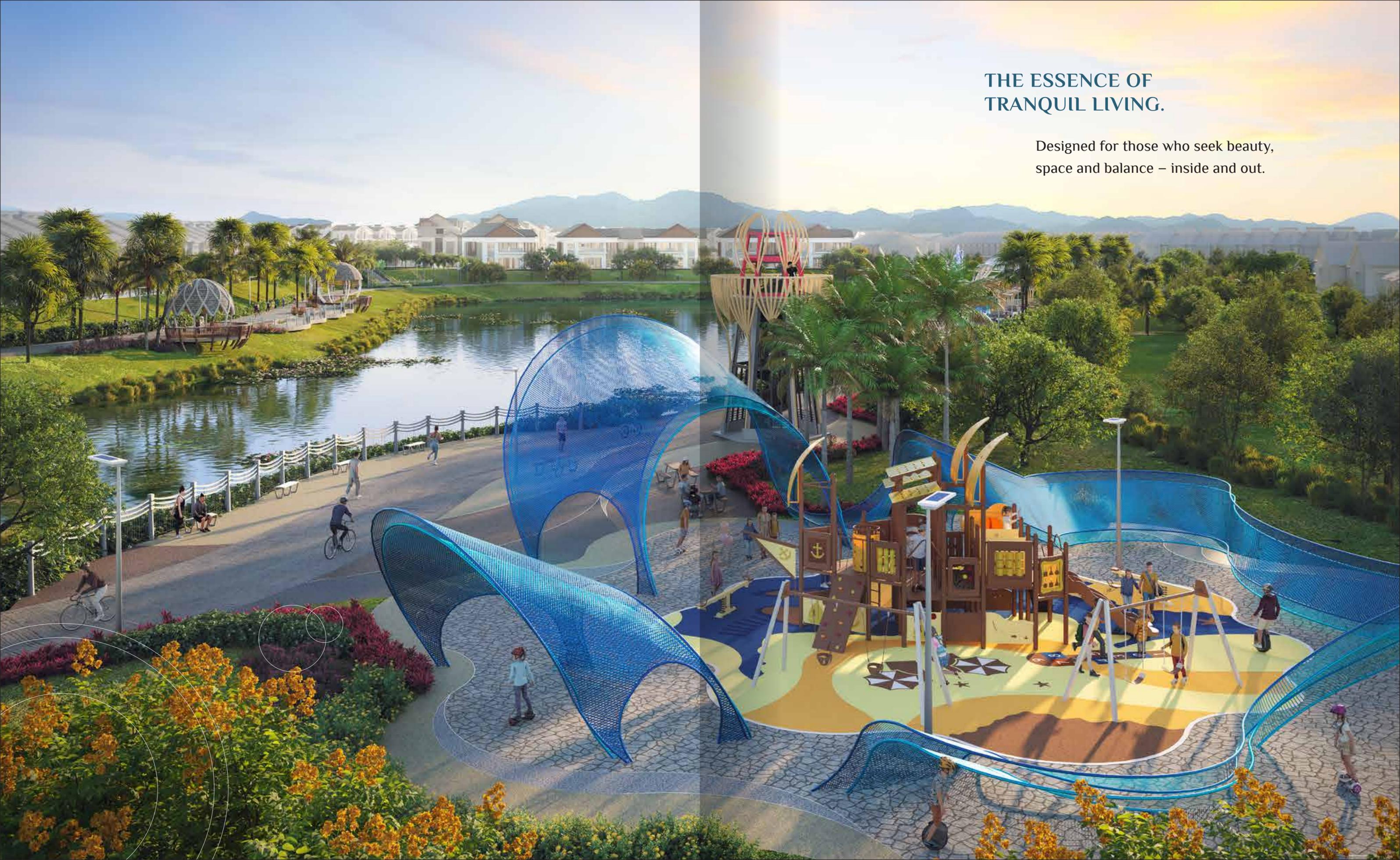
**TROPICAL TRANQUILITY,
JUST FOR YOU.**

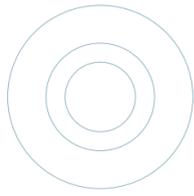
Every home here share in the landscape's
gentle embrace - water, garden & sky.



THE ESSENCE OF
TRANQUIL LIVING.

Designed for those who seek beauty,
space and balance – inside and out.





RESORT LIVING, EVERYDAY.

Few experiences compare to waking up surrounded by nature's calm.

Mornings arrive with sunlight filtering through swaying trees and by evening, soft hues settle over lush gardens and quiet pathways. The air feels lighter, time moves slower. Every moment wrapped in the ease of a perpetual holiday.

To come home to Casa D'Arcadia is to discover a sanctuary where resort serenity is not an escape, but a way of living.

LIGHTHOUSE VIEW TOWER

Rise above it all. A quiet perch offering sweeping vistas of shimmering waters and emerald gardens.



YACHT PLAZA

Where mornings drift by with coffee by the water and evenings sparkle with champagne beneath painted skies.



STEP TERRACE

A path that rises and falls like a gentle melody, each step revealing a new perspective of nature's grace.



TREE SCULPTURE TERRACE

Where art grows from nature itself. A serene interplay of form, shade and inspiration.

GATEWAY TERRACE

Framed by trees and kissed by gentle breezes, this is where the city's rhythm softens and the calm of the lake draws you in.



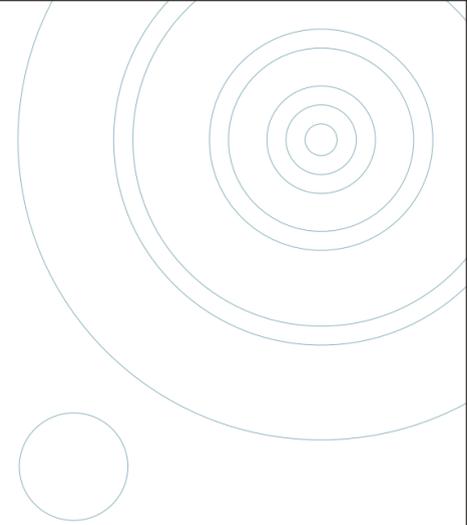
PALM TERRACE GARDEN

A sun-dappled promenade lined with whispering palms, perfect for unhurried strolls and quiet reflection.



CREEK GARDEN

A hidden retreat cradled by gentle waters, where the world slows and peace finds its voice.



MASTER SITE PLAN

THE RESORT WITHIN
(Landscape at a glance)



Total site area
(entire development):

51 acres

Landscape, green and
recreational area:

45%

SITE PLAN



- 3-STORY SEMI-D**
- TYPE A
 - TYPE B
- 2-STORY SEMI-D**
- TYPE C
 - TYPE D



3-STOREY SEMI-D WITH PRIVATE LIFT

Setia eGreenLiving

- 1 RAINWATER HARVESTING SYSTEM**
Nature's gift, thoughtfully reused to nurture the landscape that surrounds you.
- 2 SOLAR PANEL**
Harnessing sunlight to power tomorrow, naturally.
- 3 SMART LOCK**
Secure simplicity. Access made effortless, elegance made intelligent.
- 4 EV PORT READY**
Ready for the journeys of the future, powered by innovation and care.
- 5 GREEN SWITCH**
One touch to pause your world. Conserving energy while preserving peace.
- 6 BOX 366**
Your concierge. Where deliveries wait safely, even when you're away.



3-STOREY SEMI-D WITH PRIVATE LIFT



TYPE A

5 + 1 BEDROOMS
7 BATHROOMS

Land area: 50' X 70'
Built-up area: 4,280 sq.ft.

2nd FLOOR

MASTER BEDROOM

A private sanctuary bathed in soft light, where time slows and serenity takes form. Here, rest is effortless and every morning begins with quiet grace.

STUDY AREA

A focused corner shaped for ideas to unfold. Calm, inspiring and uncluttered. Perfect for work, contemplation or a quiet pause in the day.

BALCONY

A chill-out lounge perfect for sunsets, silence and slow living.

1st FLOOR

FAMILY AREA

Beneath one roof, lives intertwine from the wisdom of elders to the joy of the young. In this family haven, time slows, hearts meet and togetherness finds new meaning.

BEDROOM 2, 3 & 4

Spaces that adapt to life's changing rhythms for growing minds, creative dreams or moments of youthful retreat. Flexible, comforting and uniquely theirs.

Grd FLOOR

FOYER

A warm embrace at the threshold where every homecoming begins with grace and every departure is met with quiet anticipation.

LIVING HALL

Where light lingers and conversations find their flow. A space that welcomes and unwinds.

GUESTROOM

A welcoming haven for those you cherish. Thoughtfully intimate, softly comforting. A place where your guests feel instantly at home.

WATER FEATURE IN BETWEEN LIVING AND DINING AREA

Where living meets dining, water whispers softly turning the heart of the home into a tranquil pause between life's everyday rhythms.

PRIVATE ACCESS BY LIFT

A gentle rise through your home, offering privacy, comfort and a moment of stillness between floors.

DINING/KITCHEN

The heart of togetherness, where laughter mingles with the aroma of home-cooked meals. Conversations flow freely across an open kitchen and dining space made for sharing.



3-STOREY
SEMI-D
WITH PRIVATE LIFT



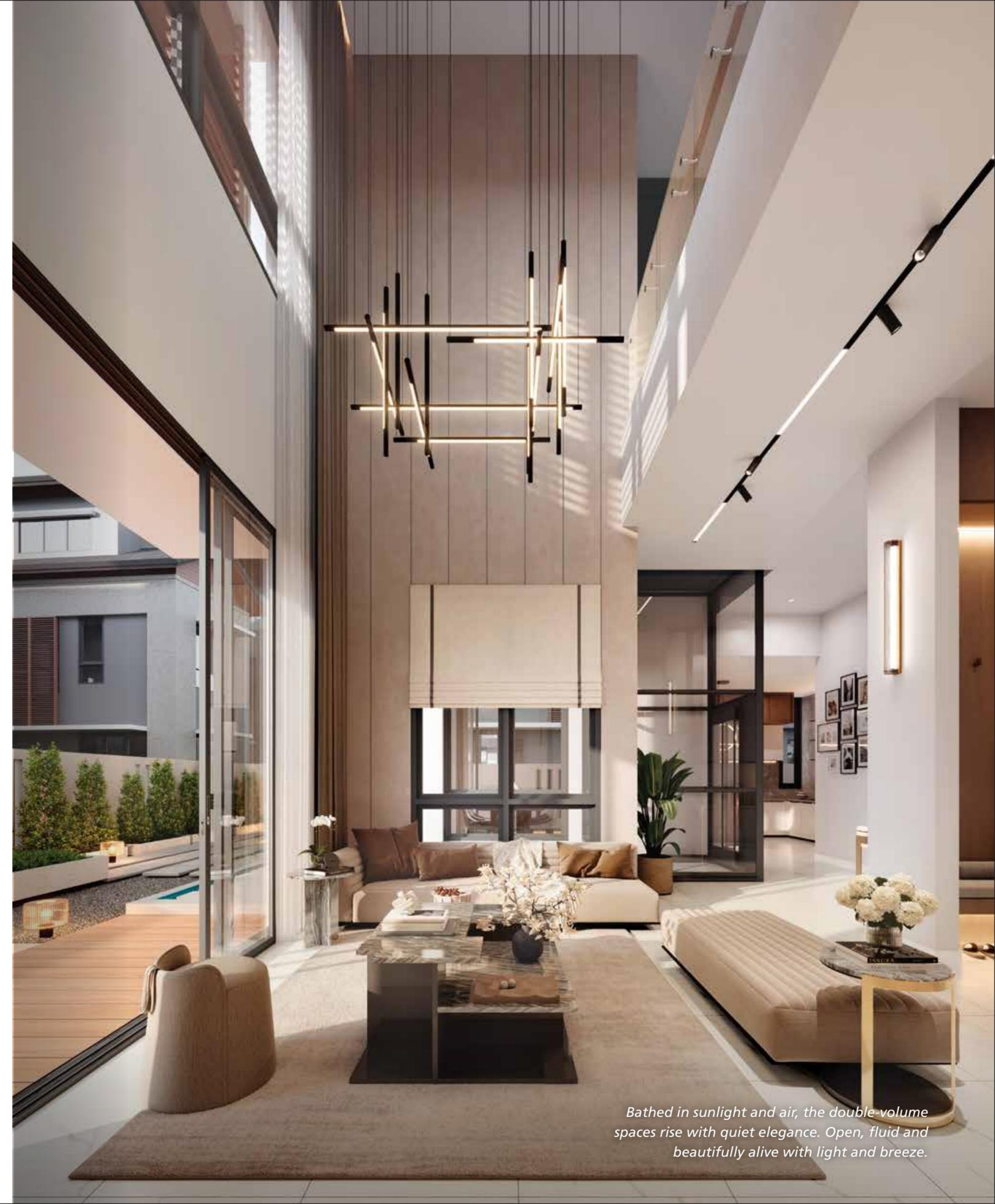
AN ARCHITECTURAL
STATEMENT OF QUIET
SOPHISTICATION.

Generous living spaces unfold with natural rhythm,
where light, air and comfort flow as one. And with your
own private lift, every level feels seamlessly connected.
A gentle ascent through the art of refined living.

TYPE
A

5 + 1 BEDROOMS
7 BATHROOMS

Land area: 50' X 70'
Built-up area: 4,280 sq.ft.



*Bathed in sunlight and air, the double-volume
spaces rise with quiet elegance. Open, fluid and
beautifully alive with light and breeze.*

3-STOREY SEMI-D WITH PRIVATE LIFT



TYPE B

5 + 1 BEDROOMS
7 BATHROOMS

Land area: 50' X 70'
Built-up area: 4,393 sq.ft.

2nd FLOOR

MASTER BEDROOM

The day retreats here into a cocoon of calm and comfort. Where soft light dances across gentle hues and every corner invites you to unwind, unhurried and at peace.

STUDY AREA

A serene pocket designed for clarity and creation. Quiet, uplifting and free of distraction. Ideal for deep focus, thoughtful work or a mindful pause.

BALCONY

An open-air retreat where quiet moments linger. Your private chill-out lounge in the sky.

1st FLOOR

FAMILY AREA

A space where generations gather to share stories, laughter and quiet moments that linger. Here, every conversation bridges time and every smile feels like home.

BEDROOM 2, 3 & 4

Rooms that grow with life's chapters, ready for curious minds, blooming passions or personal hideaways. Versatile, calming and distinctly theirs to call home.

Grd FLOOR

FOYER

The first whisper of home, where every arrival is welcomed with warmth and every farewell lingers with tenderness. A graceful beginning to every step inside.

WATER FEATURE AT CAR PORCH

The sound of flowing water greets your arrival. A serene overture that sets the tone for coming home.

PRIVATE ACCESS BY LIFT

A quiet ascent within your own walls. Elevating your journey with privacy, ease and a moment of tranquil transition between each floor.

GUESTROOM

A restful sanctuary crafted for the ones you treasure. Intimate, soothing and inviting. A space where your guests settle in with effortless comfort.

LIVING HALL

Open, airy, alive with light. Where spaces breathe and every corner invites calm.

DINING/KITCHEN

A space that gathers hearts, where meals are shared, laughter travels freely and every moment feels connected.



3-STOREY
SEMI-D
WITH PRIVATE LIFT



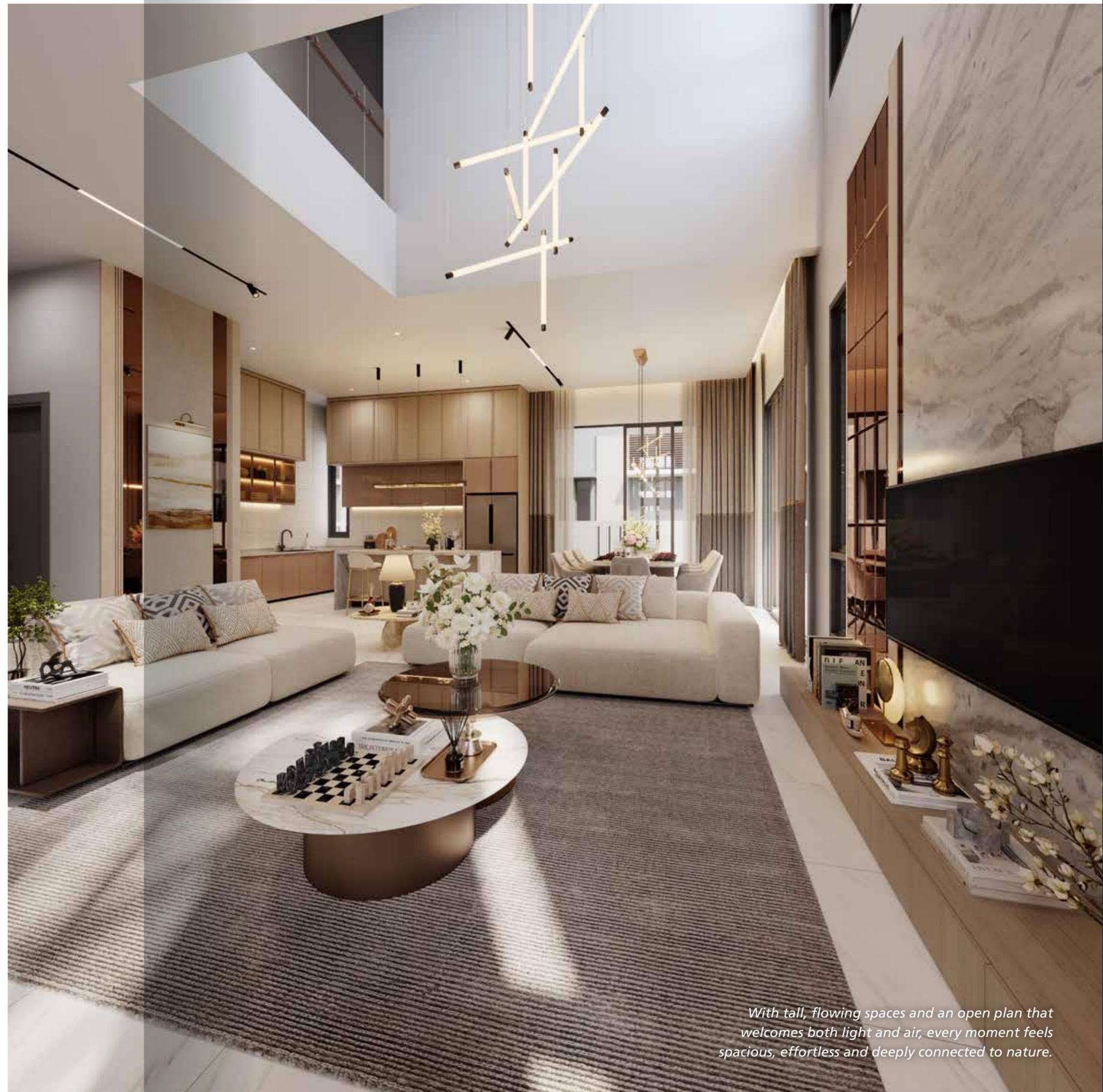
**A HOME THAT RISES
WITH POISE AND
PURPOSE. CRAFTED FOR
THOSE WHO LIVE
BEYOND THE ORDINARY.**

Inside, open spaces breathe with ease, embracing both grandeur and intimacy. Your private lift glides between levels, turning everyday living into an experience of effortless grace.

TYPE
B

5 + 1 BEDROOMS
7 BATHROOMS

Land area: 50' X 70'
Built-up area: 4,393 sq.ft.



With tall, flowing spaces and an open plan that welcomes both light and air, every moment feels spacious, effortless and deeply connected to nature.

2-STOREY SEMI-D

Setia eGreenLiving

- 1 RAINWATER HARVESTING SYSTEM**
Nature's gift, thoughtfully reused to nurture the landscape that surrounds you.
- 2 GREEN SWITCH**
One touch to pause your world. Conserving energy while preserving peace.
- 3 SOLAR PANEL**
Harnessing sunlight to power tomorrow, naturally.
- 4 SMART LOCK**
Secure simplicity. Access made effortless, elegance made intelligent.
- 5 EV PORT READY**
Ready for the journeys of the future, powered by innovation and care.
- 6 BOX 366**
Your concierge. Where deliveries wait safely, even when you're away.



2-STOREY SEMI-D



WHERE OPENNESS FINDS ITS REFLECTION.

Where space unfolds with quiet grace and sunlight finds its rhythm through every window.

Thoughtfully composed for ease and flow, this is a home that feels open, grounded and perfectly attuned to the calm of its surroundings.

TYPE C

4 BEDROOMS
6 BATHROOMS

Land area: 50' X 70'
Built-up area: 3,347 sq.ft.



2-STOREY SEMI-D



TYPE D

4 BEDROOMS
6 BATHROOMS

Land area: 50' X 70'
Built-up area: 3,345 sq.ft.



**WHERE
TOGETHERNESS
TAKES ITS PLACE
AT THE TABLE.**

Designed with openness and flow, the kitchen and dining unfold as one continuous space. A setting where aromas, stories and smiles intermingle. It's more than a place to dine, it's where bonds deepen and memories quietly grow.

Here, the days drift with light and breeze, a quiet rhythm that restores balance to life.

Be a part of Casa D'Arcadia, where serenity begins at home.



LOCATION MAP



LKSA Route Map

Setia
eGreenLiving



Lakepoint Gallerie
1, Jalan Panglima Hitam 35/26, Alam Impian, Seksyen 35, 40470 Shah Alam, Selangor, Malaysia
T 603 5162 7600 F 603 5162 1478 E alamimpian@spsetia.com
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Setia

Phase A6-06 (2-Storey & 3-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: 26/09/2023 – 25/08/2028 • Advertising Permit No: 9829-33/11-2027/0983(NH-L) • Validity Period: 24/11/2025 – 23/11/2027 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA.BGN.600-3/2/189 • Expected Date of Completion: Dec 2027 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units : 40 Semi-Detached Homes (12 units 2-Storey & 28 units 3-Storey) • Selling Price 2-Storey Semi-Detached : Min RM2,536,444 - Max RM2,885,334 • Selling Price 3-Storey Semi-Detached : Min RM3,743,111 - Max 4,158,667 • Discount: 7% for Bumiputera

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STRUCTURE		- Reinforced Concrete
WALL		- Cement Sand Brick/ Reinforced Concrete (Party Wall)
ROOFING COVERING		- Clay Roof Tile / Flat Roof
ROOFING FRAMING		- Light Weight Steel Trusses
CEILING		- Plaster Ceiling & Paint - Reinforced Cement Strips & Paint - Skim Coat & Paint
WINDOW	: All Areas	- Aluminium Framed Casement - Aluminium Framed Fixed Glass - Aluminium Framed Sliding Glass - Aluminium Framed Top Hung
DOOR	: Main Entrance : Living & Dining : Bedrooms : Guest Bedroom : All Bathrooms : Toilet : Kitchen & Yard : Store & Linen Rooms : Study Area	- Timber Door - Aluminium Framed Sliding Door - Timber Door - Timber Sliding Door - Timber Flush Door - Timber Flush Door - Timber Flush Door - Timber Flush Louvered Door - Aluminium Framed Multifold Door
IRONMONGERY		- Provided
WALL FINISHES	: Internal Walls : External Walls : External Walls at Roof Level : Kitchen : Toilet & Bathrooms	- Plaster & Paint - Plaster & Paint /Brick Veneer /Texture Coating - Reinforced Cement Cladding & Paint - Tiles up to 1500mm - Tiles up to Ceiling Height
FLOOR FINISHES	: Car Porch & Driveway : Foyer : Living : Dining : Guest Bedroom : Store 1 & Linen Room : Toilet : Master Bedroom : Bedroom 2 / 3/ 4 : Family Area : Study Area : Store 2 : Staircase : Bathrooms : Kitchen : Yard : Laundry : Balcony : Terrace	- 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		TYPE A TYPE B
: Kitchen Sink	1	1
: Bath Tub	1	1
: Water Closet	7	7
: Wash Basin	7	7
: Shower Head	6	6
: Hand Bidet	7	7
: Toilet Roll Holder	7	7
ELECTRICAL INSTALLATION		TYPE A TYPE B
: Light Point	69	69
: Power Point	54	54
: Air-Conditioner Point with Copper Pipe	10	10
: Water Heater Point	3	3
: Fan Point	14	14
: TV Point	4	4
: Autogate		- Provided
: Door Bell Point		- Provided
: CCTV Point		- Provided
: Booster Pump		- Provided
: Alarm System		- Provided
INTERNAL TELECOMMUNICATION CABLING		- Provided
FENCING		- Provided
TURFING		- Provided
RAINWATER HARVESTING SYSTEM		- Provided
SOLAR PANEL		- Provided
ISOLATOR POINT FOR EV CHARGING		- Provided
HOME LIFT		- Provided



Setia
eGreenLiving



Lakepoint Gallerie
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Casa D'Arcadia
Where Your Legacy Takes Root

3-STOREY SEMI-D WITH PRIVATE LIFT

TYPE
A



TYPE
A

5 + 1 Bedrooms
7 Bathrooms

Land area:
50' x 70'

Built-up area:
4,280 sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

STRUCTURE		- Reinforced Concrete
WALL		- Cement Sand Brick/ Reinforced Concrete (Party Wall)
ROOFING COVERING		- Clay Roof Tile / Flat Roof
ROOFING FRAMING		- Light Weight Steel Trusses
CEILING		- Plaster Ceiling & Paint - Reinforced Cement Strips & Paint - Skim Coat & Paint
WINDOW	: All Areas	- Aluminium Framed Casement - Aluminium Framed Fixed Glass - Aluminium Framed Sliding Glass - Aluminium Framed Top Hung
DOOR	: Main Entrance : Living & Dining : Bedrooms : Guest Bedroom : All Bathrooms : Toilet : Kitchen & Yard : Store & Linen Rooms : Study Area	- Timber Door - Aluminium Framed Sliding Door - Timber Door - Timber Sliding Door - Timber Flush Door - Timber Flush Door - Timber Flush Door - Timber Flush Louvered Door - Aluminium Framed Multifold Door
IRONMONGERY		- Provided
WALL FINISHES	: Internal Walls : External Walls : External Walls at Roof Level : Kitchen : Toilet & Bathrooms	- Plaster & Paint - Plaster & Paint /Brick Veneer /Texture Coating - Reinforced Cement Cladding & Paint - Tiles up to 1500mm - Tiles up to Ceiling Height
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SANITARY & PLUMBING FITTINGS		TYPE A TYPE B
: Kitchen Sink	1	1
: Bath Tub	1	1
: Water Closet	7	7
: Wash Basin	7	7
: Shower Head	6	6
: Hand Bidet	7	7
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: TV Point	4	4
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: Door Bell Point		- Provided
: CCTV Point		- Provided
: Booster Pump		- Provided
: Alarm System		- Provided
INTERNAL TELECOMMUNICATION CABLING		- Provided
FENCING		- Provided
TURFING		- Provided
RAINWATER HARVESTING SYSTEM		- Provided
SOLAR PANEL		- Provided
ISOLATOR POINT FOR EV CHARGING		- Provided
HOME LIFT		- Provided



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Casa D'Arcadia
Where Your Legacy Takes Root

3-STOREY SEMI-D WITH PRIVATE LIFT

TYPE
B

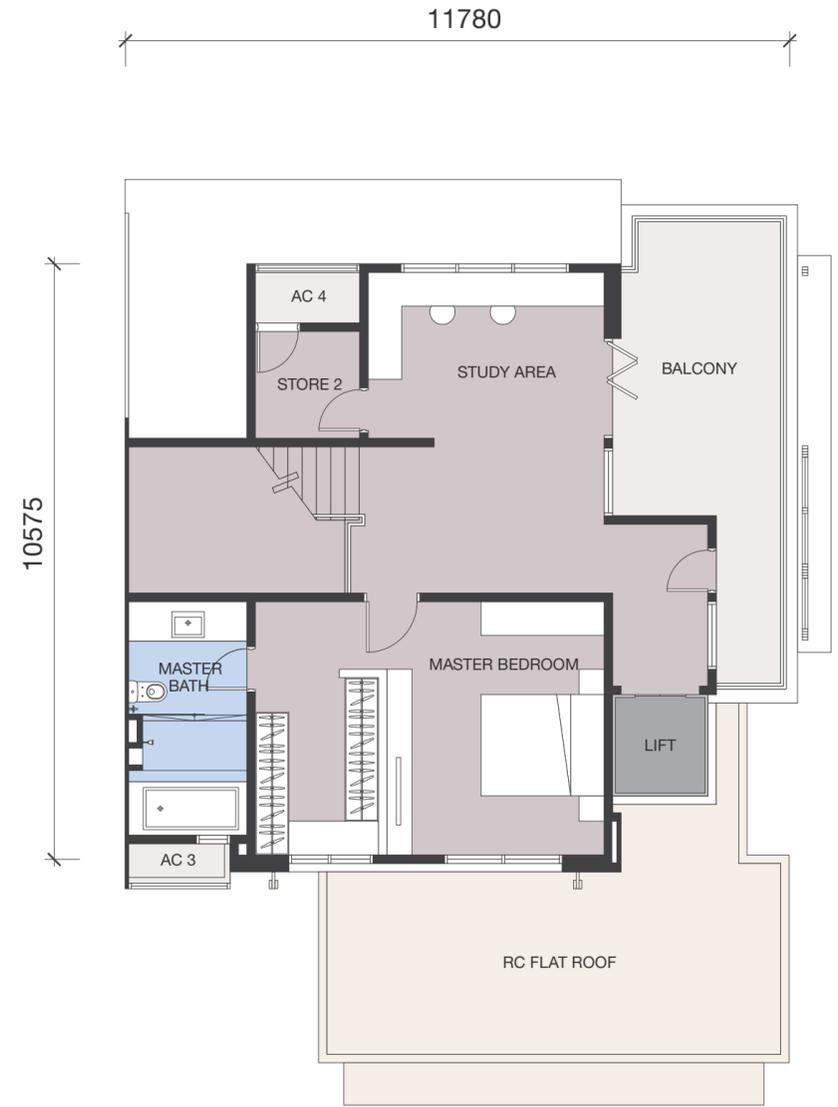
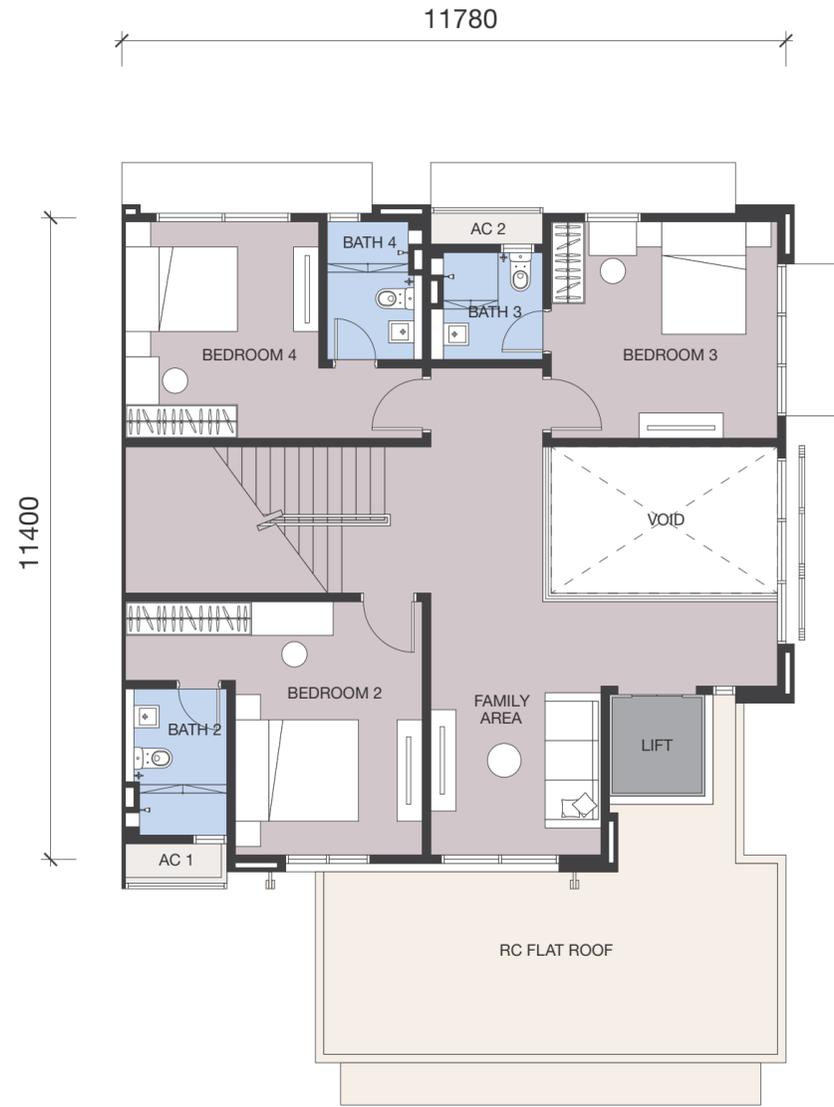


TYPE
B

5 + 1 Bedrooms
7 Bathrooms

Land area:
50' x 70'

Built-up area:
4,393 sq.ft.



STRUCTURE		- Reinforced Concrete
WALL		- Cement Sand Brick/ Reinforced Concrete (Party Wall)
ROOF COVERING		- Clay Roof Tile / Flat Roof
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IRONMONGERY		- Provided
WALL FINISHES	: Internal Walls : External Walls : External Walls at Roof Level : Kitchen : Toilet & Bathrooms	- Plaster & Paint - Plaster & Paint /Brick Veneer /Texture Coating - Reinforced Cement Cladding & Paint - Tiles up to 1500mm - Tiles up to Ceiling Height
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SANITARY & PLUMBING FITTINGS		TYPE C TYPE D
: Kitchen Sink		1 1
: Bath Tub		1 1
: 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		55 55
: Power Point		47 47
: Air-Conditioner Point with Copper Pipe		7 7
: Water Heater Point		3 3
: Fan Point		11 11
: TV Point		3 3
: Autogate		- Provided
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TURFING		- Provided
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SOLAR PANEL		- Provided
ISOLATOR POINT FOR EV CHARGING		- Provided



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www.spsetia.com/alam-impian

Setia

Phase A6-06 (2-Storey & 3-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: 9829-33/11-2027/0983(N)-(L) • Validity Period: 24/11/2025 - 23/11/2027 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA.BGN.600-3/2/189 • Expected Date of Completion: Dec 2027 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units : 40 Semi-Detached Homes (12 units 2-Storey & 28 units 3-Storey) • Selling Price 2-Storey Semi-Detached : Min RM2,536,444 - Max RM2,885,334 • Selling Price 3-Storey Semi-Detached : Min RM3,743,111 - Max 4,158,667 • Discount: 7% for Bumiputera

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INFORMATION ON APPROVED DEVELOPMENTS AND ADVERTISEMENTS CAN BE ACCESSED VIA THE PORTAL AT TEDUH.KPKT.GOV.MY

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Casa D'Arcadia
Where Your Legacy Takes Root

2-STOREY SEMI-D



TYPE
C

TYPE

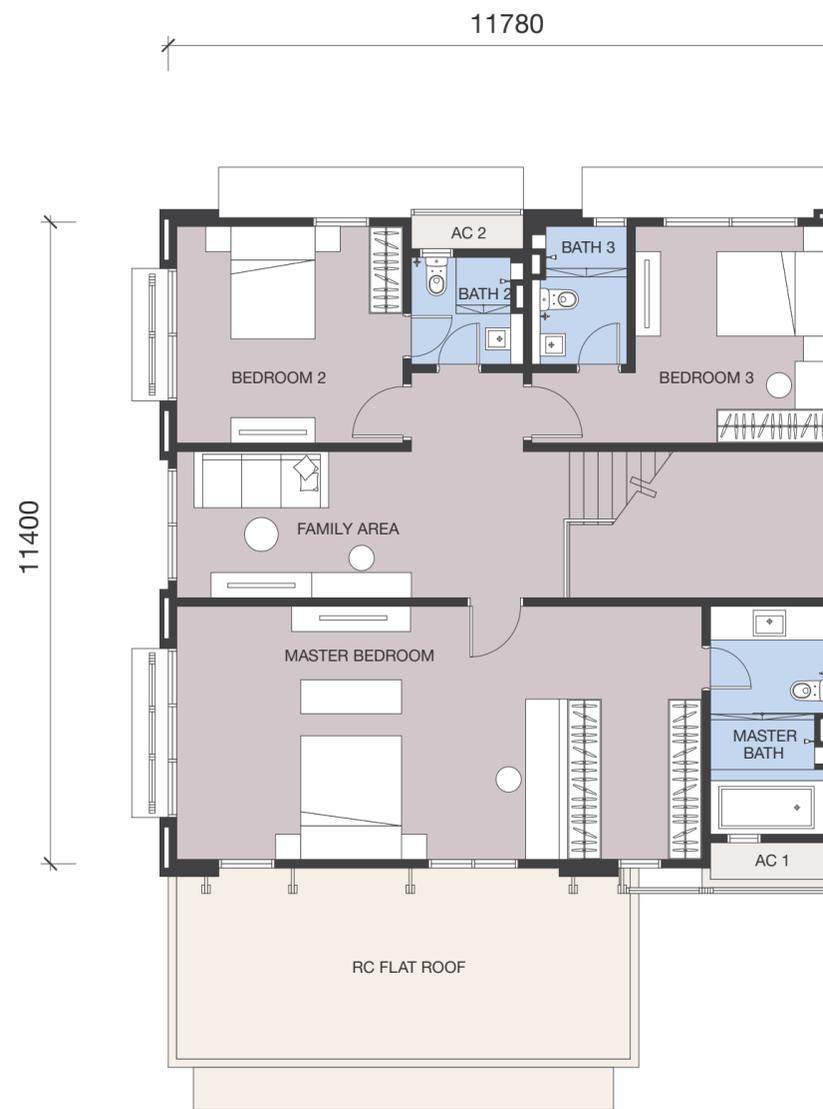
4 Bedrooms
6 Bathrooms

Land area:
50' x 70'

Built-up area:
3,347 sq.ft.



GROUND FLOOR



FIRST FLOOR



STRUCTURE		- Reinforced Concrete	
WALL		- Cement Sand Brick/ Reinforced Concrete (Party Wall)	
ROOF COVERING		- Clay Roof Tile / Flat Roof	
ROOF FRAMING		- Light Weight Steel Trusses	
CEILING		- Plaster Ceiling & Paint - Reinforced Cement Strips & Paint - Skim Coat & Paint	
WINDOW	: All Areas	- Aluminium Framed Casement - Aluminium Framed Fixed Glass - Aluminium Framed Sliding Glass - Aluminium Framed Top Hung	
DOOR	: Main Entrance : Living & Dining : Bedrooms : Guest Bedroom : All Bathrooms : Toilet : Kitchen & Yard : Store & Linen Rooms	- Timber Door - Aluminium Framed Sliding Door - Timber Door - Timber Sliding Door - Timber Flush Door - Timber Flush Door - Timber Flush Door - Timber Flush Louvered Door	
IRONMONGERY		- Provided	
WALL FINISHES	: Internal Walls : External Walls : External Walls at Roof Level : Kitchen : Toilet & Bathrooms	- Plaster & Paint - Plaster & Paint /Brick Veneer /Texture Coating - Reinforced Cement Cladding & Paint - Tiles up to 1500mm - Tiles up to Ceiling Height	
FLOOR FINISHES	: Car Porch & Driveway : Foyer : Living : Dining : Guest Bedroom : Store & Linen Room : Toilet : Master Bedroom : Bedroom 2 / 3 : Family Area : Staircase : Bathrooms : Kitchen : Yard : Laundry : Terrace	- Tiles - Tiles - Tiles - Tiles - Tiles - Tiles - Timber Flooring - Timber Flooring - Timber Flooring - Timber Flooring - Tiles - Tiles - Tiles - Tiles - Tiles	
SANITARY & PLUMBING FITTINGS		TYPE C	TYPE D
: Kitchen Sink		1	1
: Bath Tub		1	1
: 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		55	55
: Power Point		47	47
: Air-Conditioner Point with Copper Pipe		7	7
: Water Heater Point		3	3
: Fan Point		11	11
: TV Point		3	3
: Autogate			- Provided
: Door Bell Point			- Provided
: CCTV Point			- Provided
: Booster Pump			- Provided
: Alarm System			- Provided
INTERNAL TELECOMMUNICATION CABLING			- Provided
FENCING			- Provided
TURFING			- Provided
RAINWATER HARVESTING SYSTEM			- Provided
SOLAR PANEL			- Provided
ISOLATOR POINT FOR EV CHARGING			- Provided



Setia
eGreenLiving



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2-STOREY SEMI-D

TYPE
D



TYPE
D

4 Bedrooms
6 Bathrooms

Land area:
50' x 70'

Built-up area:
3,345 sq.ft.

