



# ERICA

@ TAMAN SETIA TROPIKA  
Salak Tinggi Sepang

DOUBLE STOREY TERRACE HOUSE  
20' x 60'

A Home Where  
Peaceful Living Begins





## A Serene Lifestyle for Family Living

Situated in the flourishing and convenient area of Bandar Baru Salak Tinggi, Sepang - **Erica** provides the ideal life that you envision alongside security and connectivity plus ample space for the whole family. Make one of these distinguishedly designed double story terrace houses eternally yours.

Erica is a modern residential development comprising 162 double storey terrace homes, designed for families seeking comfort, tranquillity, and convenience within a well-connected location.

After all, **Erica** @ Taman Setia Tropika is developed with the intention of placing peace of mind for its residents so that productivity is perfectly paired with tranquility.

*\*Approximate built-up: 1,405 – 1,445 sq ft*

# Convenience for Everyday Living

Situated strategically within Salak Tinggi Business Park in Sepang, **Erica** is designed for modern family living with everyone in mind.

Either you're looking for daily amenities, higher learning education institutions or recreational parks, everything is within a 30-minute drive.

At **Erica**, connectivity is key. Get to your destination and back home safe and sound via highways and ERL speed trains which are just around the corner.



Connected to multiple ERL stations



Close to major cities via bypasses and highway



Surrounded by amenities, institutions and parks

# Site Plan



### LEGEND

- Type A Intermediate Lot
- Type A End Lot
- Type A Corner Lot



# Embrace a Lifestyle of Peaceful Living

Imagine your ideal life in a serene environment not far from the city. **Erica** makes it possible for you to own peace of mind in a residential area that is designed for peacefulness.

Start the day with optimism and wind down with the family later in the evening - safe in a place where you grow and create memories together.



# Thoughtfully Designed for Better Living

**Erica** @ Taman Setia Tropika offers spaciousness within a secured environment so you and your loved ones can live your best life, everyday. With a comprehensive township and seamless connectivity to major cities, manifest the life that you deserve with our majestic double storey terrace houses and make it your own.



Modern contemporary architectural concept



Stylish double storey terrace house facade



Large windows for natural lighting and ventilation



# Floor Plan

TYPE **A**

Land Size : **20' x 60'**  
 Built-up Area : **1,405 – 1,445 sq ft**

 **4** Bedrooms

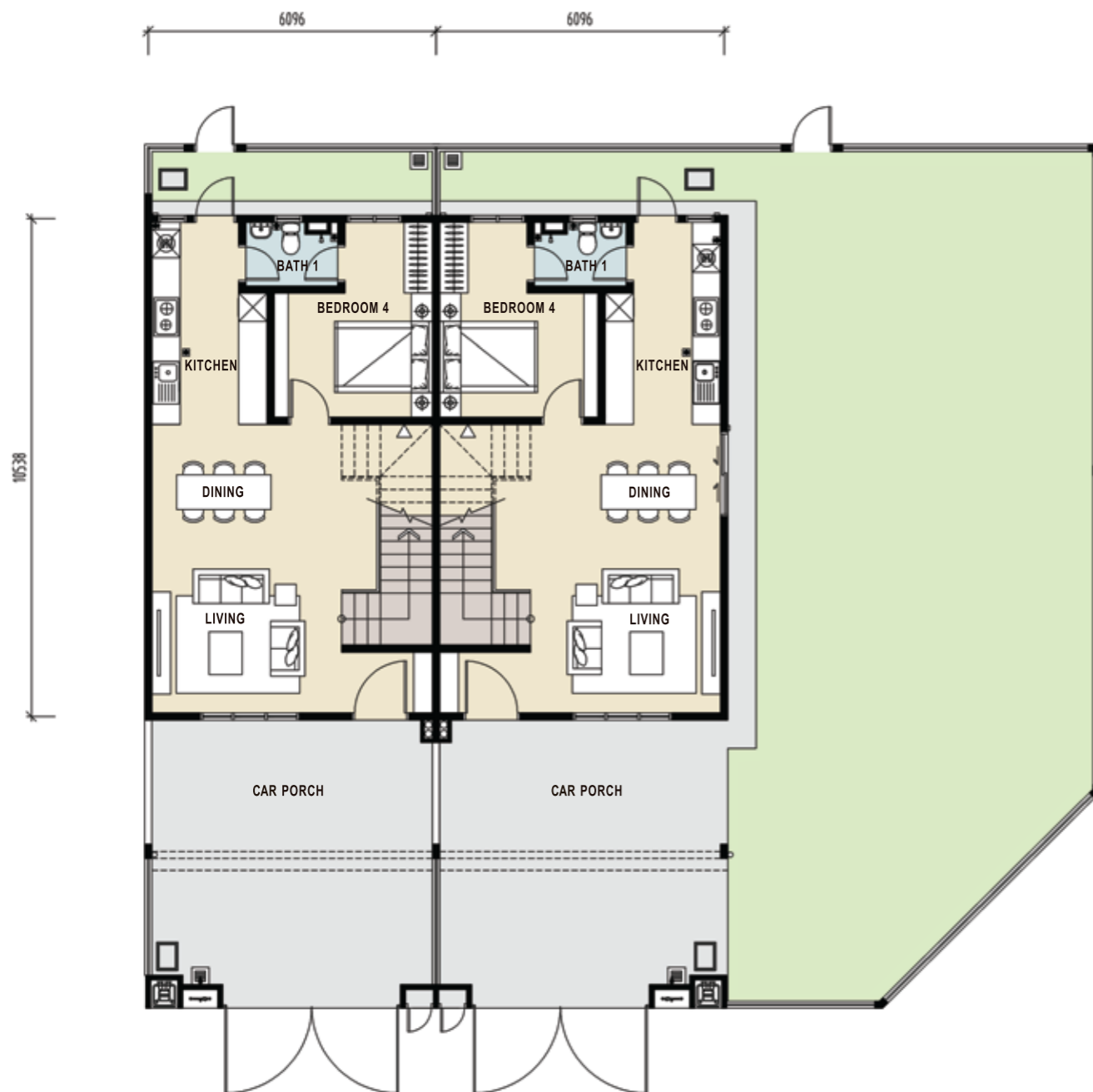
 **3** Bathrooms

Intermediate Lot

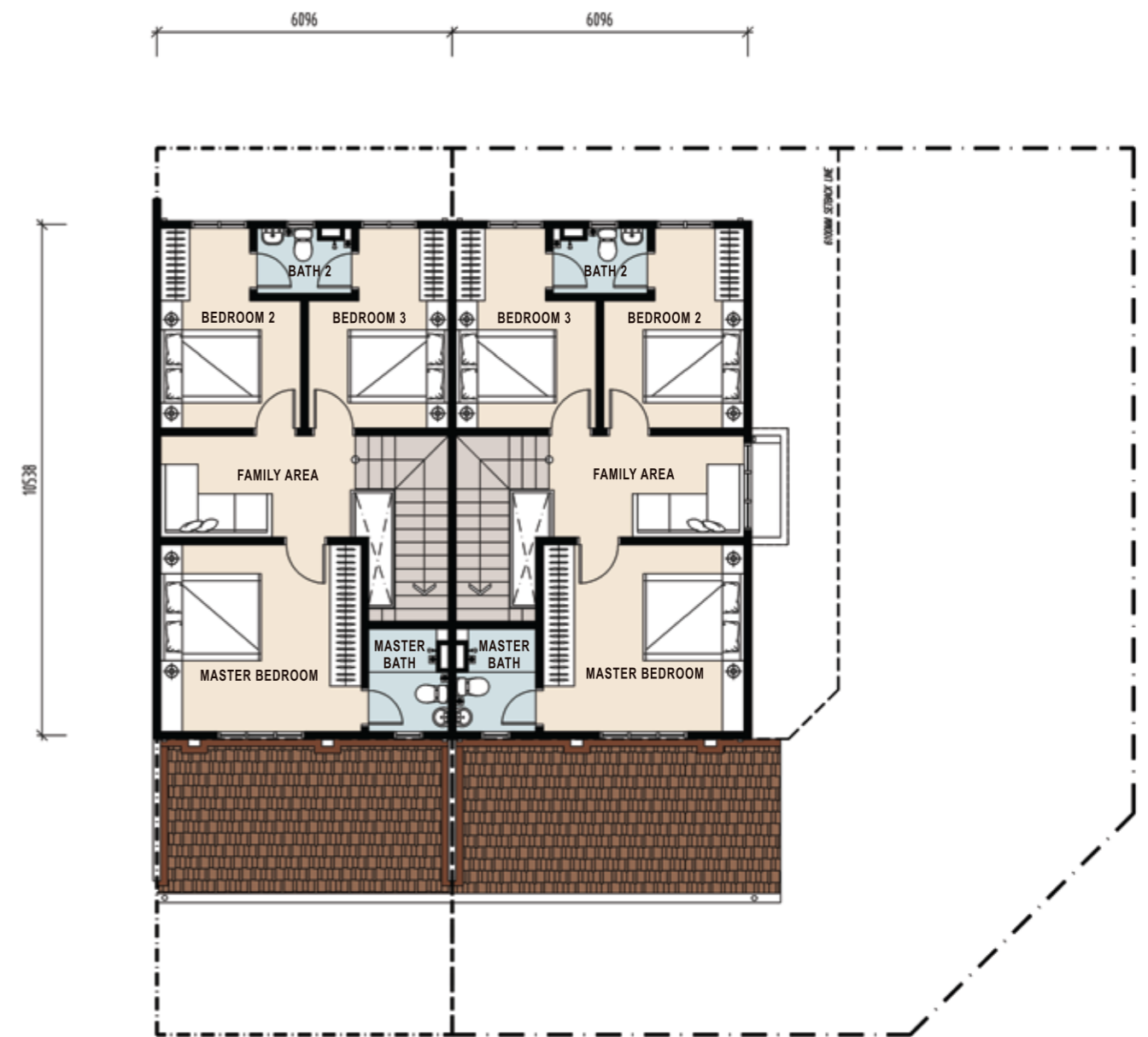
Corner Lot

Intermediate Lot

Corner Lot



GROUND FLOOR



FIRST FLOOR

# Specifications

<b>STRUCTURE</b>	Reinforced Concrete
<b>WALL</b>	Concrete Wall Panel and/ or RC Wall and/ or Masonry
<b>ROOF COVERING</b>	Roof Tiles
<b>ROOF FRAMING</b>	Metal Truss and/ or Lightweight Truss
<b>CEILING</b>	Plaster Ceiling and/ Skim Coat
<b>WINDOWS</b>	Aluminum Frame Glass Window
<b>DOORS</b>	
Entrance	Timber Door
Others	Timber Door
<b>IRONMONGERY</b>	Provided
<b>WALL FINISHES</b>	
Kitchen	1500mm Height Wall Tiles / Paint
All Bathrooms	Tiles to Ceiling Height
Others	Plaster and Paint
<b>FLOOR FINISHES</b>	
Living / Dining / Utility / Kitchen / All Bathroom / All Bedroom	Tiles
Master Bathroom / Family Area / All Bathroom / All Bedroom	Tiles
Car Porch	Tiles
<b>SANITARY AND PLUMBING FITTINGS</b>	
Bib Tap	3
Water Closet	3
Wash Basin	3
Shower Rose	3
Kitchen Sink	1
Toilet Roll Holder	3
<b>ELECTRICAL INSTALLATION</b>	
Lighting Point	
Corner	22 nos
Intermediate	21 nos
Fan Point	7 nos
Power Point	15 nos
Air Conditioning Point	2 nos
Instant Water Heater Point	1 no
TV Point	1 no
Distribution Board	1 no
Door Bell Point	1 no
<b>INTERNAL TELEPHONE TRUNKING AND CABLING</b>	Provided
<b>FENCING</b>	Provided
<b>TURFING</b>	Provided

# Nearby Amenities



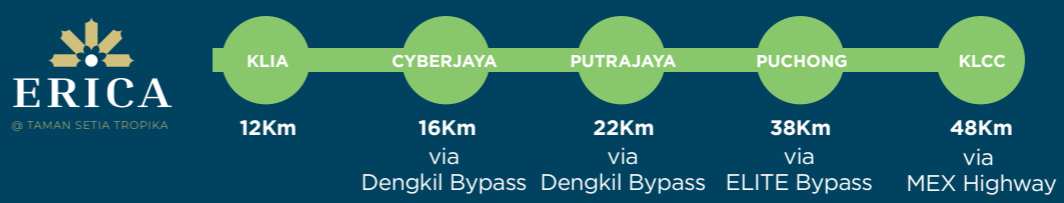
## Seamless Connectivity

- 1 MEX
- 2 LDP
- 3 SKVE
- 4 SILK
- 5 ELITE
- 6 Putrajaya-Cyberjaya Expressway
- 7 North-South Highway
- 8 KLIA Expressway
- 9 Jalan Bangi-Dengkil
- 10 Jalan Dengkil-Banting
- 11 Nilai-KLIA Expressway
- 12 Proposed MEX II Highway

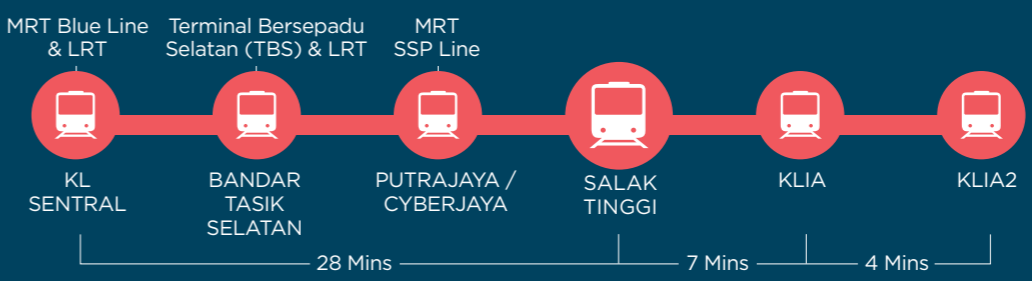
## Surroundings

- A Putrajaya Hospital
- B Nilai Medical Centre
- C Columbia Asia
- D IOI City Mall
- E AEON Mall / Tesco
- F KIP Mall
- G Mitsui Park
- H Lim Kok Wing University
- I UTM Dengkil
- J Xiamen University
- K Nilai University
- L INTI International University
- M Epsom College

## Close To Major Cities



## ERL Speed Train Connectivity





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Setia

Taman Setia Tropika (Double Storey Terrace House) • Developer: Petaling Garden Sdn. Bhd. (3113-T) • Developer Address: No. 41, Jalan Warisan Sentral 1, 43900 Sepang, Selangor • Tel.: 03-87062552 • Developer License No.: 37/12-2027/1387(A) • Validity Period: 08/12/2022-05/12/2027 • Advertising Permit No.: 37-10/02-2028/0140(N)-L • Validity Period: 24/02/2026-23/02/2028 • Land Tenure: Leasehold (99 Years) • Lease Expiry Date: 04 September 2122 • Land Encumbrance: Charge (MAYBANK ISLAMIC BERHAD) • Approving Authority: Majlis Perbandaran Sepang • Approved Building Plan Reference No.: MP SEPANG 600-345/1038 • Expected Completion Date: October 2027 • Type: Double Storey Terrace House • Size: 20' x 80' • Total Units: 162 Units • Minimum Price: RM586,950 Maximum Price: RM701,400  
i. Restriction in Interest: This land cannot be transferred, leased or charged unless approval is obtained from the State Authority.

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