



Let us celebrate the

# BLOCKBUSTER

of

Cinematic Arts Precinct

*Casablanca 3*

SETIA ALAMIMPIAN

the  
**crowd-  
puller** 

Setia AlamImpian is proud to present Casablanca 3, the 3rd release of the premium Cinematic Arts Precinct comprising only 12 units of Semi-Ds and 60 units of Cluster Homes.

Ideally located in the upmarket Cinematic Arts Precinct of Setia AlamImpian, everyday at Casablanca 3 is a celebration of success, a celebration of life!







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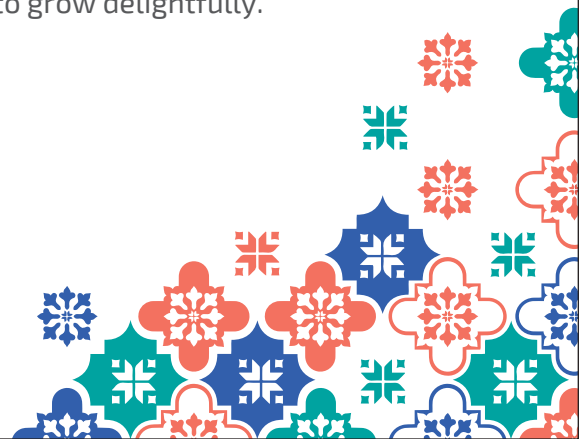
the

# phenomenal

landscaped facilities



Casablanca 3's quiet and peaceful ambience provides ample access to a harmonious blend of Moroccan-inspired landscapes. Leisure and communal activities are just effortlessly wonderful here. The special setting for your loved ones to grow delightfully.



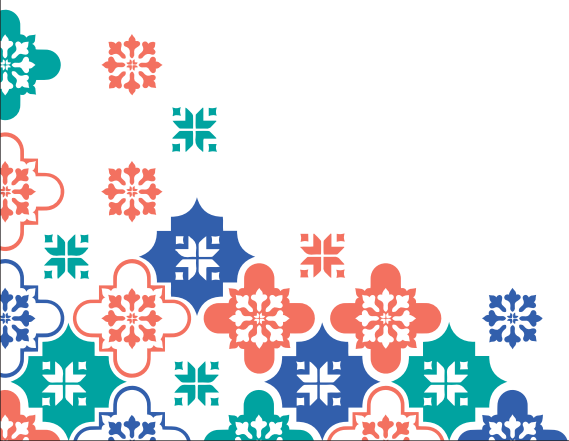




Modern lines and high specifications of every Casablanca 3 home provide the very best in modern living whilst preserving a Moroccan-inspired character. Attention to details like the side garden gives your new home an exclusive feel.

the  
**sensational**

building architecture







Not many homes are designed to offer a courtyard in your dream home. At Casablanca 3, all Semi-Ds and Cluster Homes surprise you with their very own 'Private Courtyard'.

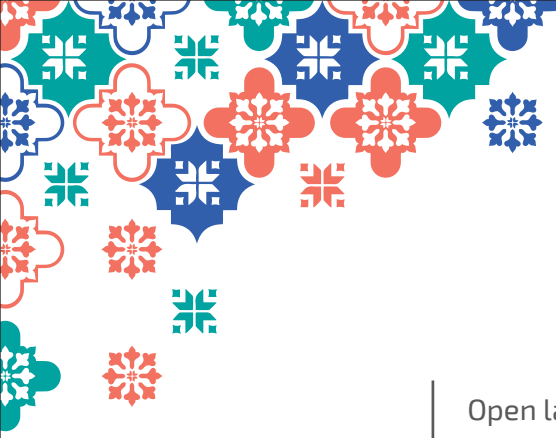
This next level of up-market feature can be the perfect avenue for a relaxing evening coffee session, your refreshing work-from-home station or more, the possibilities are really endless.



the  
**epic**  
courtyard  
sanctuary







Open layout concept

Large tall windows

Private courtyard area



# the fabulous



living spaces

Casablanca 3 homes intelligently balance the benefits of a modern lifestyle with exceptional touches to create an opulent, high-standard residence with low maintenance and energy efficient.





Cluster Semi-D

# Landscape Master Plan

## LEGEND

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



# Site Plan

## LEGEND

### SEMI-D

- TYPE A
- TYPE B

### CLUSTER

- TYPE C
- TYPE D





# Homes built today for a **sustainable** future



Mailbox cum parcel delivery compartment.



EV Charger isolator switch



Green switch - environment friendly and energy saving.



Solar panel to collect sunlight and convert it into usable electrical energy for domestic usage and exporting to TNB.



Smart digital lock for main door.



Rainwater harvesting system for garden tap. (Semi-D only)

Casablanca 3 Semi-Ds and Cluster Homes were conceptualized in accordance to the Environmental, Social and Governance framework.

This is a part of our effort to limit negative and enhance positive impacts on the environment whilst providing class-leading, exclusive homes for you and your loved ones.



Scan here for an immersive 360° walk-through experience





# semi-d homes

 4+2 Bedrooms

Lot Size  
50' X 70'

 5+1 Bathrooms

Land Area  
3,500 - 4,060 sq.ft

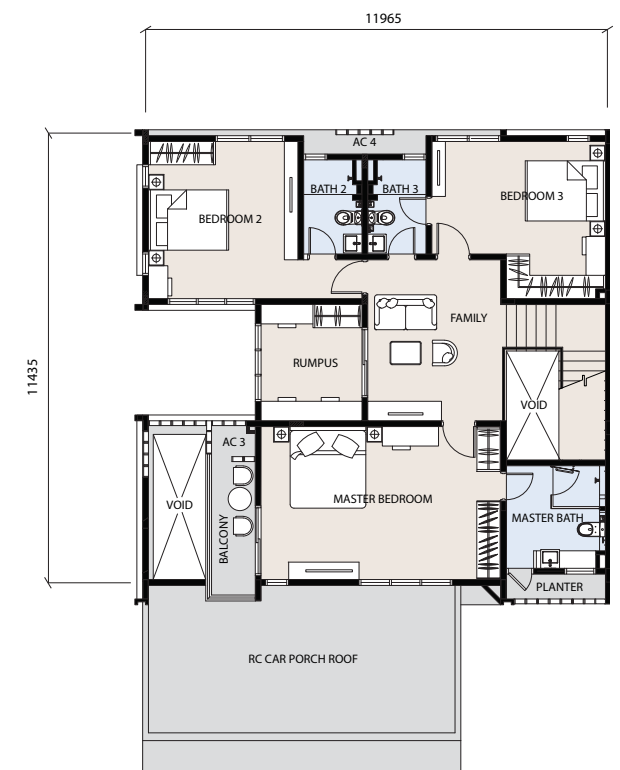
Built-up Area  
3,048 sq.ft



## TYPE A



Ground Floor



First Floor

## TYPE B



Ground Floor



First Floor



# cluster homes

 4+1 Bedrooms

Lot Size  
35' X 70'

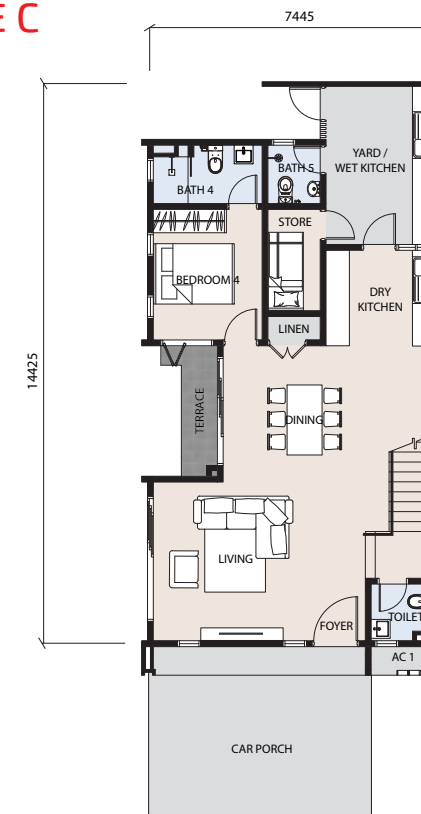
 5+1 Bathrooms

Land Area  
2,445 - 3,597 sq.ft

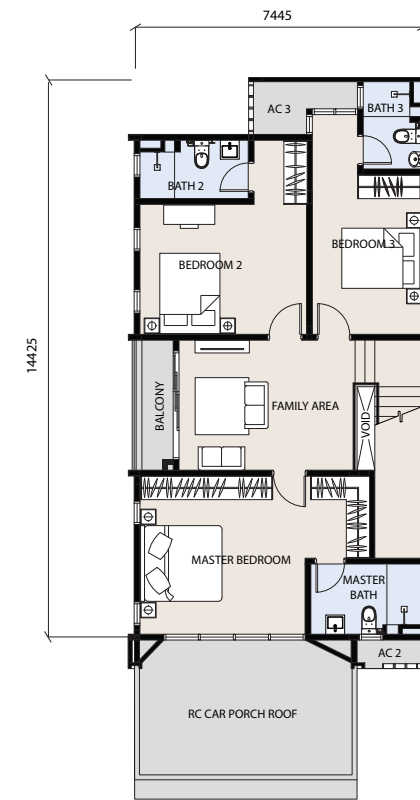
Built-up Area  
2,341 sq.ft



## TYPE C

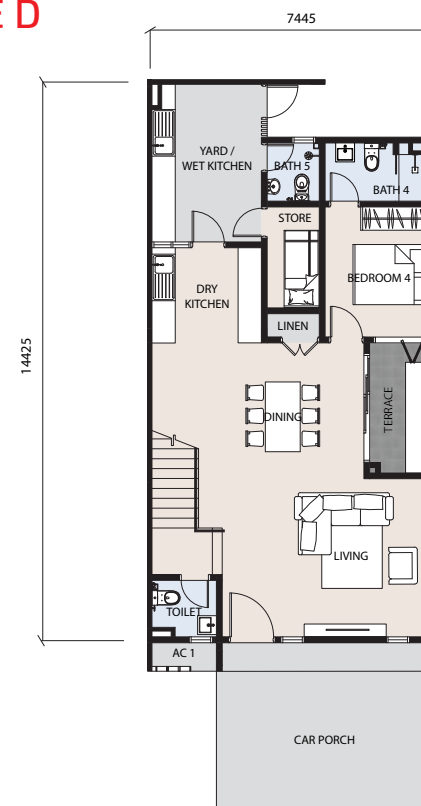


Ground Floor

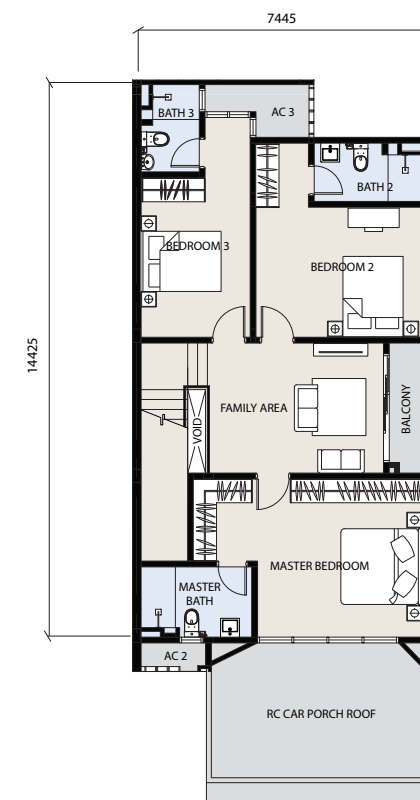


First Floor

## TYPE D



Ground Floor



First Floor



# SPECIFICATIONS

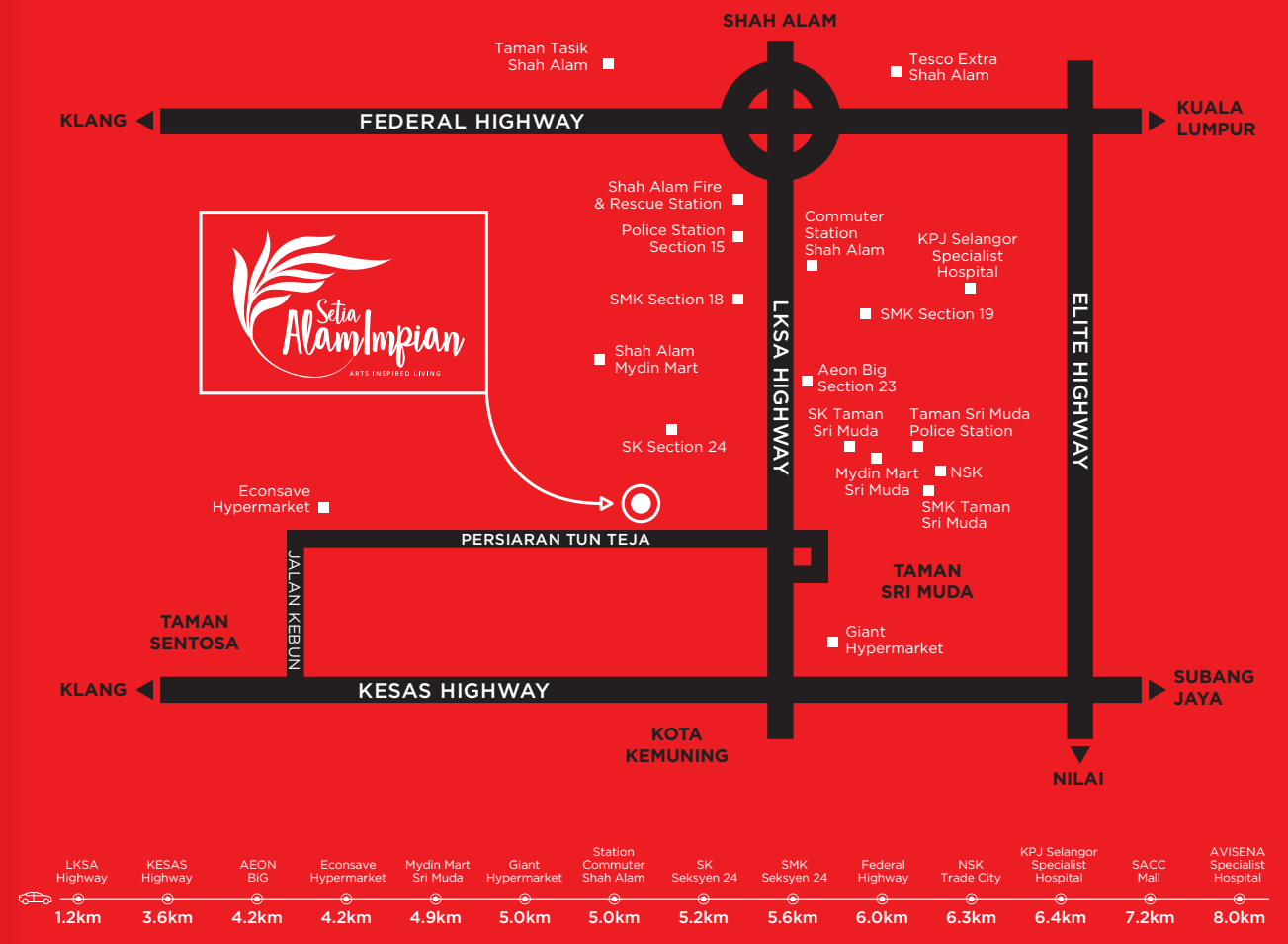
## SEMI-D HOMES

STRUCTURE		- Reinforced Concrete																					
WALL		- Cement Sand Bricks / Clay Bricks (Party Wall) / Vent Block																					
ROOFING COVERING		- Concrete Roof Tiles / Glass Roof																					
ROOFING FRAMING		- Light Weight Steel Trusses / MS Framing - RC Slab at Car Porch																					
CEILING		- Plaster Ceiling & Paint - Skim Coat & Paint																					
WINDOW		- Aluminium Frame Casement - Aluminium Frame Fixed Glass - Aluminium Frame Top Hung - Aluminium Frame Overlap Glass																					
DOOR	: Main Entrance : Dining Area : Family Area : Master Bedroom : Lanai : Bedroom 2 & Bedroom 3 : Master Bathroom : Bathrooms : Toilet : Linen : Dry / Wet Kitchen : Yard : Store	- Timber Door - Aluminium Framed Sliding Door - Aluminium Framed Sliding Door - Timber Door & Aluminium Framed Sliding Door - Timber Door & Aluminium Framed Folding Door - Timber Door - Timber Door & Aluminium Framed Swing Door - Timber Door - Timber Door - Timber Double Door - Timber Door - Metal Grille Door - Timber Door																					
IRONMONGERY		- Provided																					
WALL FINISHES	: Internal Walls : External Walls : Dry Kitchen & Yard / Wet Kitchen : Toilet & Bathrooms	- Plaster & Paint - Plaster & Paint - Tiles up to 1500mm - Tiles up to Ceiling Height																					
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Location Map





Stay Together. Stay Setia  
**livelearnworkplay**

**Call +603 5162 7600**

**Setia Alam Impian Welcome Centre**

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 **W** www.spsetia.com/alam-impian



**Setia**

Phase A6-04 (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: Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Tel: 03-8082 9600 • Developer's License No: 9829/08-2023/0076(A) • Validity Period: 26/08/2021 – 25/08/2023 • Advertising Permit No: 9829-27/06-2025/0705(N)-(L) • Validity Period: 15/06/2023 - 14/06/2025 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-2(PB)/SEK.35/0224-2022 • Expected Date of Completion: June 2025 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Alliance Bank Malaysia Berhad • No of Units : 60 Cluster homes, 12 Semi-Detached homes • Selling Price Cluster: Min RM1,610,889 - Max RM1,879,778 • Selling Price Semi-Detached: Min RM1,892,000 - Max RM2,086,444 • Discount: 7% for Bumiputera

**THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT**