



setia
alamsari
The Enchanting Gardens

FREEHOLD
Andra
• COLLECTION •

ADERYN
DOUBLE-STOREY TERRACE HOMES
(20' x 65')

P A T H W A Y
TO THE
SERENITY GARDEN

Like the silent yet significant moments when dawn shifts to morning, serenity is a perfect balance of the three elements – joy, calmness, and warmth. Find yourself immersed in these tranquil elements here in the 775-acre Setia Alamsari township when you step into Andra Collection, homes by the serenity garden.

JOY • CALM • WARMTH •

Home,
a sanctuary where
you can be yourself

Open fields and pocket gardens dot around the residential collection, connecting you and the rest of the community with the peace found in the bountiful nature.



DOORSTEP
CONVENIENCES IN
KAJANG'S LARGEST TOWNSHIP



Entrance of Setia Alamsari



Emporia, 2-Storey Shop Offices



Aderyn at Andra Collection enjoys the same proximity to amenities and lifestyle conveniences that surround the township of Setia Alamsari. From tertiary education hubs to offices, malls and the town's largest mosque, the township got you covered.



The Lawn



Giant Slide



Masjid Baiturrahman Alam Sari



**RICH GREENERY,
ENCHANTING GARDEN**

Just a short walking distance from the residences is a series of lush gardens and parks designed for the community to rest and relax.



Chime Trellis



North-South
Orientation



Convenient
Location



Guarded
Community



Near Neighbourhood
Park

**For active pursuits
and more**

Aderyn homes are situated closely to the neighbourhood parks and gardens for residents to experience the great outdoors without having to travel far.

With recreational facilities such as children's playground and meditative spaces strategically placed around the parks, residents are free to spend more time with their loved ones in the embrace of nature.



Flexible living spaces

MASTER PLAN



GARDENS

-  Casablanca Park
-  Serenity Pathway
-  Garden Of Lights
-  Field Of Happiness

SITE PLAN



LEGEND

-  TYPE A
-  TYPE B

TYPE A

Land size:
20'x65'

Built-up size:
1,685 - 1,938sq.ft.



4 Bedrooms



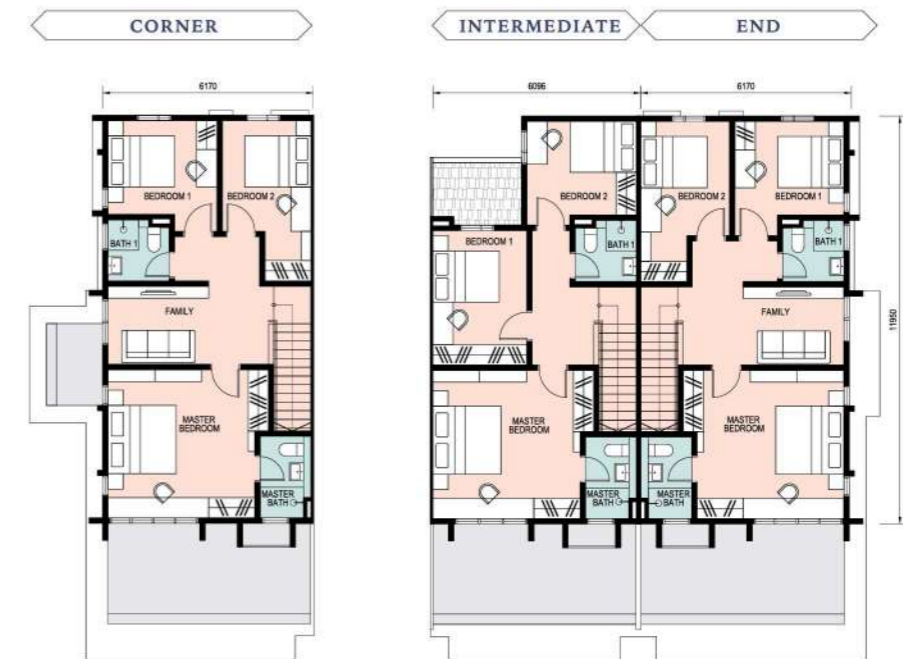
3 Bathrooms



GROUND FLOOR



FIRST FLOOR



TYPE B

Land size:
20'x65'

Built-up size:
1,687 - 1,904sq.ft.



4 Bedrooms



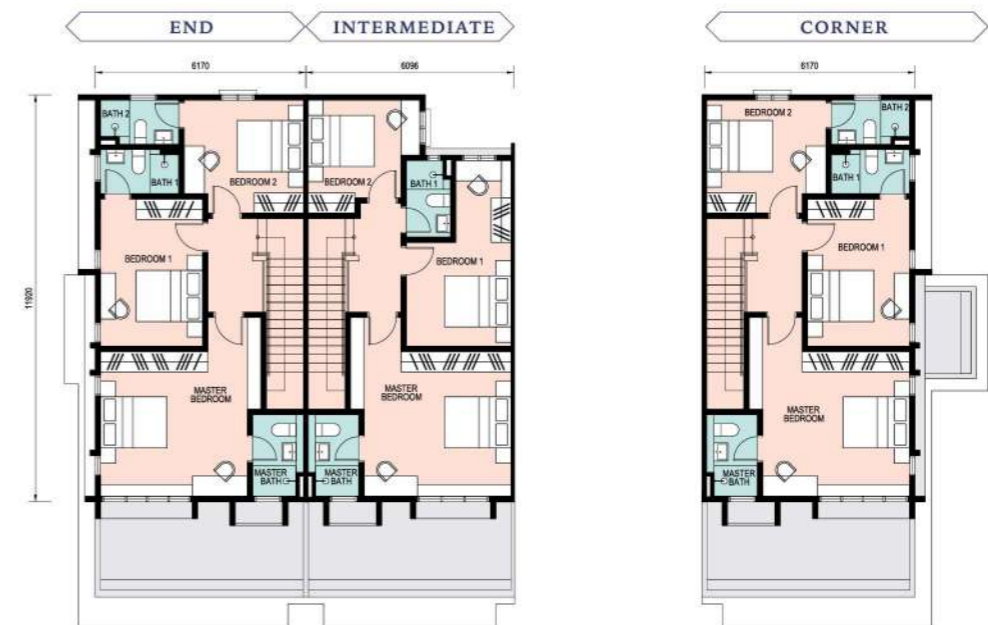
3-4 Bathrooms



GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS

Structure	Reinforced Concrete			
Wall	Masonry Wall			
Roof Covering	Roof Tiles / Concrete Slab			
Roof Framing	Metal Truss			
Ceiling	Concrete Slab / Plaster Ceiling			
Windows	Aluminium Framed Glass			
Doors	Main Entrance	: Solid Core Door		
	Side Entrance	: Aluminium Framed Sliding Door (Applicable to Corner and End Units Only)		
	Other Areas	: Flush Door		
Ironmongery	Quality Ironmongery			
Wall Finishes	Dry Kitchen / Wet Kitchen / Yard	: 1500mm High Ceramic Tiles		
	Master Bath	: Porcelain Tiles up to Ceiling Height		
	Bath 1 (Type A Intermediate Units)	: 2700mm Height Porcelain Tiles		
	Other Baths	: Porcelain Tiles up to Ceiling Height		
	Other Areas	: Plaster and Paint / Masonry Wall		
	Floor Finishes	Car Porch	: Homogeneous Tiles	
		Apron (Applicable to Corner & End Units Only)	: Cement Render	
		Side Terrace (Applicable to Corner & End Units Only)	: Homogeneous Tiles	
		Foyer / Living / Dining	: Porcelain Tiles	
		Bedroom 3	: Porcelain Tiles	
Other Bedrooms		: Laminate Flooring		
Baths		: Porcelain Tiles		
Dry Kitchen		: Porcelain Tiles		
Wet Kitchen / Yard		: Ceramic Tiles		
Staircase		: Laminate Flooring		
Utility & Other Areas	: Cement Render			
Sanitary & Plumbing Fitting	Water Closet	Type A	Type B	
		3	3 (Intermediate Units) 4 (Corner & End units)	
	Basin	3	3 (Intermediate Units) 4 (Corner & End units)	
		3	3 (Intermediate Units) 4 (Corner & End Units)	
	Shower	3	3 (Intermediate Units) 4 (Corner & End Units)	
		1	1	
	Electrical Installation	Lighting Point	21 (Intermediate Units)	21 (Intermediate Units)
			23 (Corner & End Units)	23 (Corner & End Units)
		Ceiling Fan Point	6 (Intermediate Units)	6
			7 (Corner & End Units)	
Gate Light		1	1	
Power Point		19	19	
Air Conditioning Point		5	5	
Door Bell Point		1	1	
Water Heater Point		3	3 (Intermediate Units) 4 (Corner & End Units)	
		1	1	
Internal Telecommunication Trunking and Cabling	Fibre Wall Socket	1	1	
	Brick Wall and Mild Steel Grille, Refuse Chamber, Letter Box, and Mild Steel Gate			
Fencing	Brick Wall and Mild Steel Grille, Refuse Chamber, Letter Box, and Mild Steel Gate			
Painting	Emulsion Paint			
Turfing	Provided			



Easy accessibility via 3 major expressways: KL-Seremban Expressway, LEKAS Highway, SILK Highway

Category	Facility	Distance (km)	
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		
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
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		
Public Transport	UKM KTM	3 km	
	Pusat Hentian Kajang	6 km	
	Kajang KTM	9 km	
	Kajang MRT	9 km	
	Stadium Kajang MRT	11 km	

EXPERIENCE THE
SERENE LIFE.
JOIN THE COMMUNITY TODAY.

Brought to you by an award-winning developer:



15-TIME WINNER
FIABCI World
Prix d' Excellence
Awards (Gold)



17-TIME WINNER
FIABCI Malaysia
Property Awards



11-TIME WINNER
KINCENTRIC
Best Employer
MALAYSIA 2021
Formerly an Asn Best Employers
2013 Best of the Best - Malaysia
2011 Overall Best - Malaysia

Stay Together. Stay Setia
livelearnworkplay

Call +603 8736 2255
www.setiaalamsari.com

Connect with us
Setia Alamsari

I & P MENARA SDN BHD (198301002001 (97237-W))
SETIA ALAMSARI SDN BHD (200901017492 (860589-P))
Setia Alamsari Welcome Centre
No 1, Persiaran Alam Sari 2, Alam Sari, 43000 Kajang, Selangor Darul Ehsan, Malaysia.
T 03-8736 2255 F 03-8741 2251 E setiaalamsari-sales@spsetia.com

Setia

Setia Alamsari – Phase P2A (2-Storey Terrace House) • Developer: Setia Alamsari Sdn Bhd (200901017492 (860589-P)) • Developer License No.: 30101/06-2027/0100(A) • Validity Period: 29/06/2022 – 28/06/2027 • Advertising Permit No.: 30101-4/03-2025/0336(N)-(L) • Validity Period: 28/03/2023 – 27/03/2025 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: MPK] 2/P/2/2021 • Expected Date of Completion: April 2025 • Land Encumbrances: Maybank Investment Bank Berhad • Tenure of Land: Freehold • Number of Units: 174 • Built-up Area: 1,685 sq.ft. – 1,938 sq.ft. • Selling Price: RM747,000 (Min) – RM1,069,000 (Max) • Discount 7% for Bumiputera
THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT

Disclaimer: All information contained herein is subject to changes without notification as may be required by relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All pictures and illustrations are artist's impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.