

# FERROUS

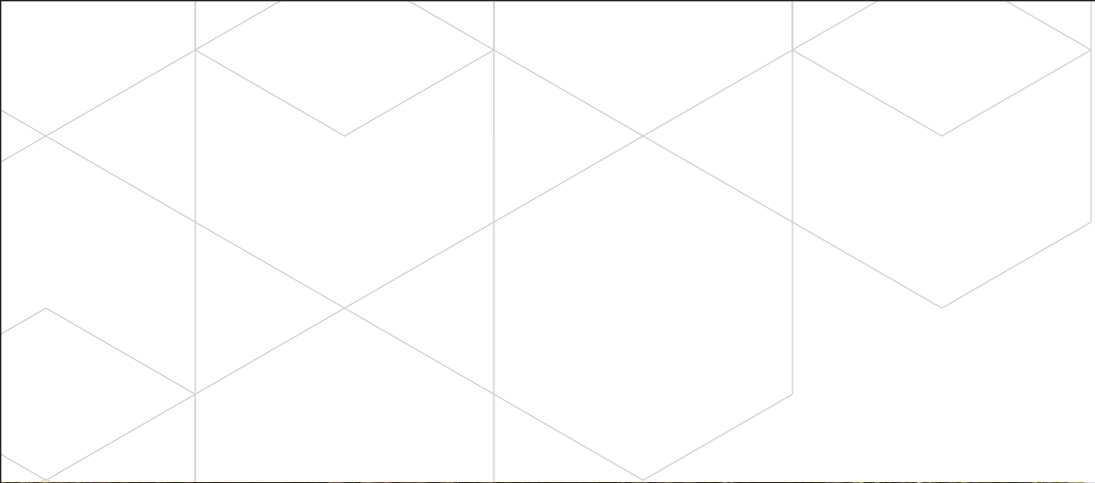
DOUBLE STOREY TERRACE HOMES





**The beginning of  
your journey with us at  
Setia AlamImpian**





## A FREEHOLD 2-storey terrace home that's perfect for your growing family

Ferrous is your gateway to our established 1,235-acre FREEHOLD Setia Alam Impian township. It's the ideal home for your loved ones in Shah Alam.

Let's embark on this wonderful journey together...



Beautiful on the outside  
Spacious on the inside

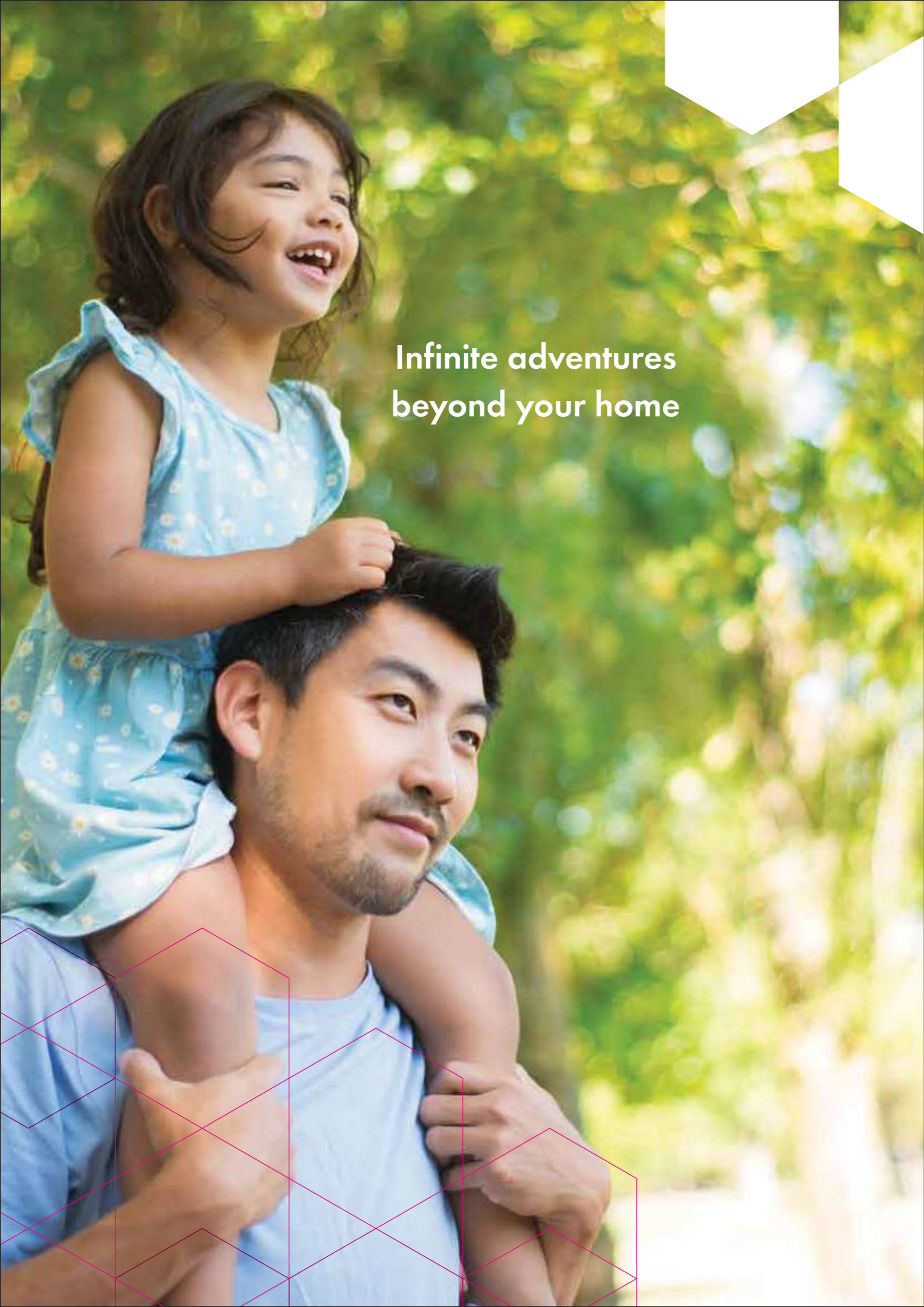


Ferrous's building façade is extremely appealing with its modern architecture lines coupled with picturesque high windows to implore you home everyday.

Smart utilization of internal spaces has enabled Ferrous to provide a home that's exquisitely spacious. Ferrous offers a huge family living area on the first floor, en suite bathrooms for all bedrooms (corner & end units only) and even a choice of building façades to choose from!

Home is where family belongs and Ferrous is a home unlike any other!





Infinite adventures  
beyond your home



Setia Alam Impian promises Arts Inspired Living to all its residents. Here you will find our LakePoint Park – an astounding green belt surrounding a 14-acre lake, lovely streetscapes, jogging tracks and so much more. Particular attention is also dedicated to the landscapes within Ferrous’s enclave itself.

Our retail hotspot LakePoint Central will provide new heights of dining and shopping experiences, a value-added advantage that’s only offered in this township.



For residents, our LakePoint Club - exclusive residents' Clubhouse with a haven of modern facilities, awaits your indulgence. An awesome Olympic size pool, kid's pool, indoor badminton and futsal court, gymnasium, a ballroom for multipurpose event and more are in place to complement your active lifestyle.

# FERROUS

DOUBLE STOREY TERRACE HOMES

## SITE PLAN

The landscapes and streetscapes within Ferrous's enclave



Linear Park



- |                        |                         |                       |                       |                    |                    |                        |
|------------------------|-------------------------|-----------------------|-----------------------|--------------------|--------------------|------------------------|
|                        |                         |                       |                       |                    |                    |                        |
| TYPE A<br>Intermediate | TYPE A1<br>Intermediate | TYPE A2<br>Corner Lot | TYPE A3<br>Corner Lot | TYPE A4<br>End Lot | TYPE A5<br>End Lot | TYPE A6<br>Odd End Lot |
|                        |                         |                       |                       |                    |                    |                        |
| TYPE B<br>Intermediate | TYPE B1<br>Intermediate | TYPE B2<br>Corner Lot | TYPE B3<br>Corner Lot | TYPE B4<br>End Lot | TYPE B5<br>End Lot |                        |



Street Scene



Tapir Sculpture



Little Shorea Forrest



Bunga Kantan Pavilion

# Modern homes, progressive features

Ferrous homes are designed with a great focus on sustainable and ethical impacts that are inline with the Environmental, Social and Governance initiatives.



Scan here for an immersive 360° walk-through experience



Walking distance to linear park



Additional one bathroom for corner & end lot units (en-suite bathrooms for all bedrooms)



Environment-friendly & energy saving green switches



Square room layouts for maximized living spaces



Natural lighting and ventilation for all rooms



North/south orientation to avoid excessive heat and direct glare

Mailbox cum parcel delivery compartment



Column free car porch



Open plan concept for living & dining for more flexibility



Precast construction with low carbon footprint



# TYPE A | FLOOR PLAN



## TYPE A2 CORNER

Lot Size:  
22' x 70'

Built-up Area  
2,146 sq. ft.

Land Area  
3,317 - 3,477 sq. ft.



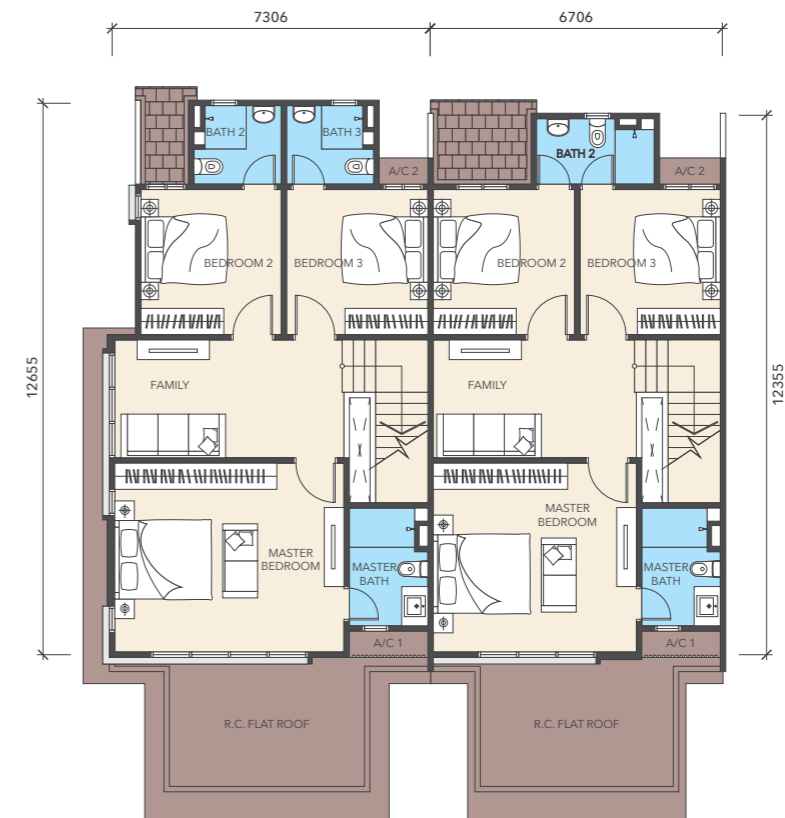
Ground Floor

## TYPE A INTERMEDIATE

Lot Size:  
22' x 70'

Built-up Area  
1,897 sq. ft.

Land Area  
1,540 sq. ft.



First Floor





# TYPE B | FLOOR PLAN



## TYPE B2 CORNER

Lot Size:  
22' x 70'

Built-up Area  
2,146 sq. ft.

Land Area  
3,317 - 3,617 sq. ft.

## TYPE B INTERMEDIATE

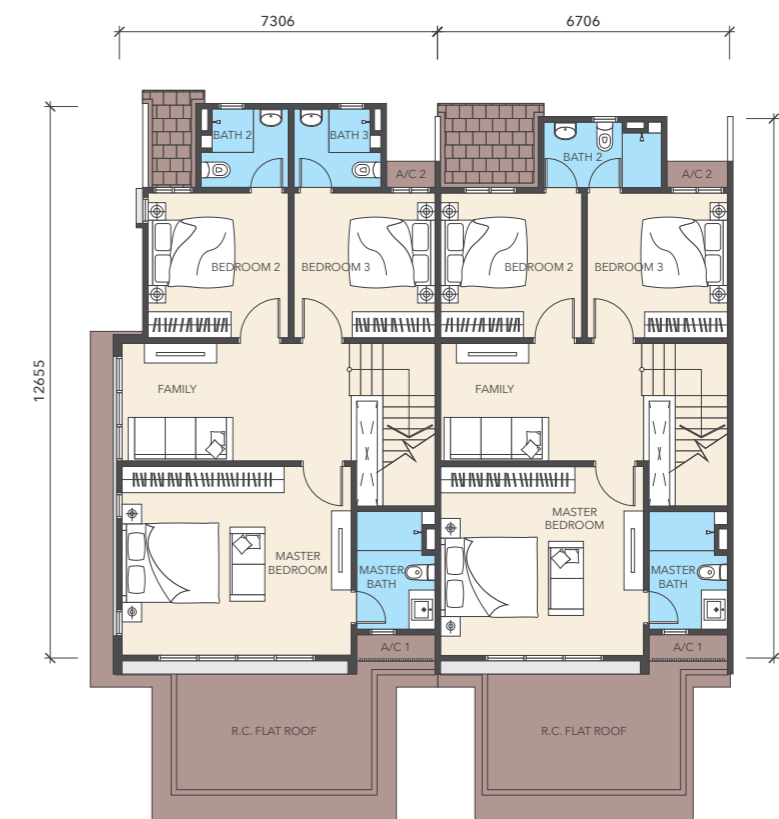
Lot Size:  
22' x 70'

Built-up Area  
1,897 sq. ft.

Land Area  
1,540 sq. ft.



Ground Floor



First Floor



## SPECIFICATIONS

Structure		Reinforced Concrete
Walls		Reinforced Concrete
Roof Covering		Concrete Roof Tile / Flat Roof
Roof Framing		Light Weight Steel Trusses
Ceiling		Plaster Ceiling & Paint Skim Coat & Paint
Window:	All Areas	Aluminium Framed Casement Window Aluminium Framed Fixed Glass Window Aluminium Framed Top Hung Window Aluminium Framed Sliding Glass Window
	Kitchen (End / Corner)	
Doors	Main Entrance Dining (End / Corner) Bedrooms Bathrooms Kitchen Yard Store	Timber Door Aluminium Framed Sliding Door Timber Door Timber Door Timber Door M.S Grill Door Timber Louvered Door
Ironmongery		Provided
Wall Finishes	Internal Walls External Walls Kitchen Bathrooms	Skim Coat & Paint Skim Coat / Plaster & Paint Tiles up to 1500mm Tiles up to Ceiling Height
Floor Finishes	Car Porch & Driveway Living & Dining Area Bedroom 1 Store Master Bedroom Bedroom 2 / Bedroom 3 Family Area Staircase Bathrooms Kitchen Yard Terrace (End / Corner)	Tiles Tiles Tiles Tiles Laminated Flooring Laminated Flooring Laminated Flooring Laminated Flooring Tiles Tiles Tiles Tiles
Sanitary & Plumbing Fittings		
	Type	Type
	A, A1, B, B1	A2, A3, A4, A5, A6, B2, B3, B4, B5
	Kitchen Sink	1
	Water Closet	3
	Wash Basin	3
	Shower Head	3
	Hand Bidet	3
	Toilet Roll Holder	3
Electrical Installation	Light Point	26
	Power Point	26
	Air-Conditioner Point	4
	Water Heater Point	1
	Fan Point	7
	TV Point	2
	Autogate Point	Provided
	Door Bell Point	Provided
	Booster Pump	Provided
	Alarm System	Provided
Internal Telecommunication Cabling		Provided
Fencing		Provided
Turfing		Provided
Gas Piping		Not Provided

## LOCATION MAP



Stay Together. Stay Setia  
livelearnworkplay

Call +603 5162 7600

Setia AlamImpian Welcome Centre

1, Jalan Panglima Hitam 35/26, Alam Impian, Seksyen 35, 40470 Shah Alam, Selangor, Malaysia

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Setia

Phase A10-01 (Double storey terrace) • Developer: I&P Alam Impian Sdn Bhd (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: 9829-26/03-2025/0285(N)-(L) • Validity Period: 17/03/2023 - 16/03/2025 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1/(PS)/SEK.35/0099-2022 • Expected Date of Completion: April 2025 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances: (if any) • No of Units: 136 • Selling Price: Min RM937,556 - Max RM1,426,444 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT