

NEW SERVICE APARTMENT @ SETIA ALAM

PROJECT BRIEF

Rumah Selangor^{ku}

**ONLY
RM270,000***

**BOOKING
FOR
ONLY
RM100**

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PROJECT BRIEF

TYPE	Serviced Apartment
TENURE	FREEHOLD
LAND SIZE	3.59 Acre
COMPONENTS :	Tower A (35 floors) – 259 units Tower B (33 floors) – 241 units
STOREY LAYOUT	9 units per floor
TYPES	Type A – 560 sqft (Selangorku) Type B – 926 sqft Type C – 990 sqft Type D – 1,227 sqft
CAR PARKS	1 – 4 Lots*
ELEVATORS	4 lifts per block
COMPLETION	Estimated Completion



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PRICING

TOWER A	TOTAL UNITS	SIZE	PRICE
Type A (Rumah Selangorku)	25	560 sqft	RM270,000
Type A	4	560 sqft	From RM357,000 – RM396,000
Type B	115	926 sqft	From RM564,000 - RM608,000
Type C	86	990 sqft	From RM608,000 - RM789,000
Type D	29	1,227 sqft	From RM763,000 - RM991,000
TOWER B	TOTAL UNITS	SIZE	PRICE
Type A (Rumah Selangorku)	25	560 sqft	RM270,000
Type A	2	560 sqft	-
Type B	107	926 sqft	-
Type C	80	990 sqft	-
Type D	27	1,227 sqft	-

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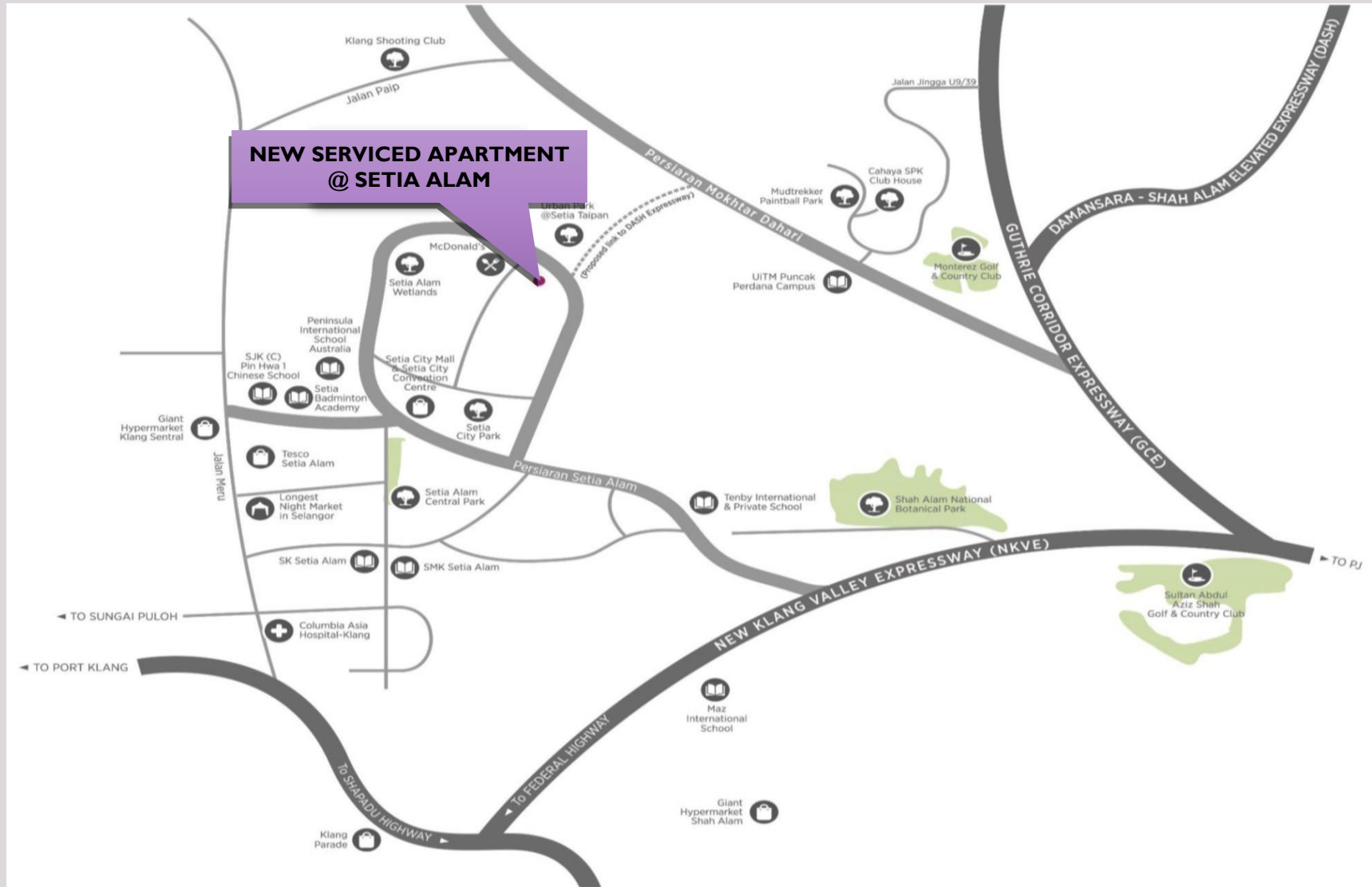


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SITE LOCATION



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FACILITIES – LOCATED ON THE 7TH FLOOR



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FACILITIES – ARTIST IMPRESSION



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FACILITIES – ARTIST IMPRESSION



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SURROUNDING

MAJOR HIGHWAY		RECREATION	
	Approx. Distance		Approx. Distance
New Klang Valley Expressway (NKVE)	10.9 km	Urban Park @ Setia Taipan	0.9 km (walking distance)
Shapadu Highway	12.9 km	Setia Alam Wetlands	2.1 km
Federal Highway	17.3 km	Setia City Park	3.4 km
Guthrie Corridor Expressway (GCE)	20.8 km	Setia Alam Central Park	4.3 km
Damansara - Shah Alam Elevated Expressway (DASH)	23.8 km	Klang Shooting Club	7.5 km
		Mudtrekker Paintball Park	11.7 km
		Cahaya SPK Club House	11.8 km
		Monterez Golf & Country Club	16.5 km
		Shah Alam National Botanical Park	17.5 km
		Sultan Abdul Aziz Shah Golf & Country Club	18.4 km
EDUCATION		HEALTHCARE	
Peninsula International School Australia	3.1 km	Columbia Asia Hospital-Klang	7.0 km
Setia Badminton Academy	3.2 km		
SJK (C) Pin Hwa 1 Chinese School	3.4 km		
SMK Setia Alam	4.6 km		
Tenby International & Private School	5.2 km		
SK Setia Alam	5.3 km		
UITM Puncak Perdana Campus	11.2 km		
Maz International School	13.8 km		
		SHOPPING	
		Setia City Mall & Setia City Convention Centre	2.4 km
		Tesco Setia Alam	5.1 km
		Longest Night Market in Selangor	5.7 km
		Giant Hypermarket Klang Sentral	6.4 km
		Klang Parade	9.6 km
		Giant Hypermarket Shah Alam	14.5 km

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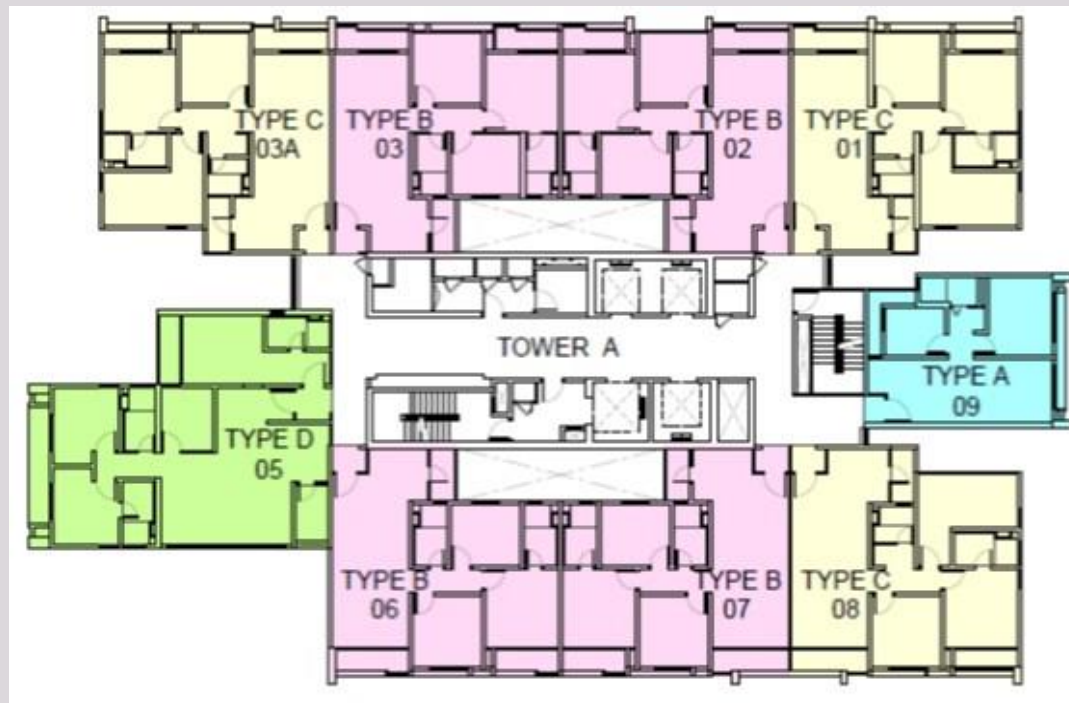
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STOREY PLAN

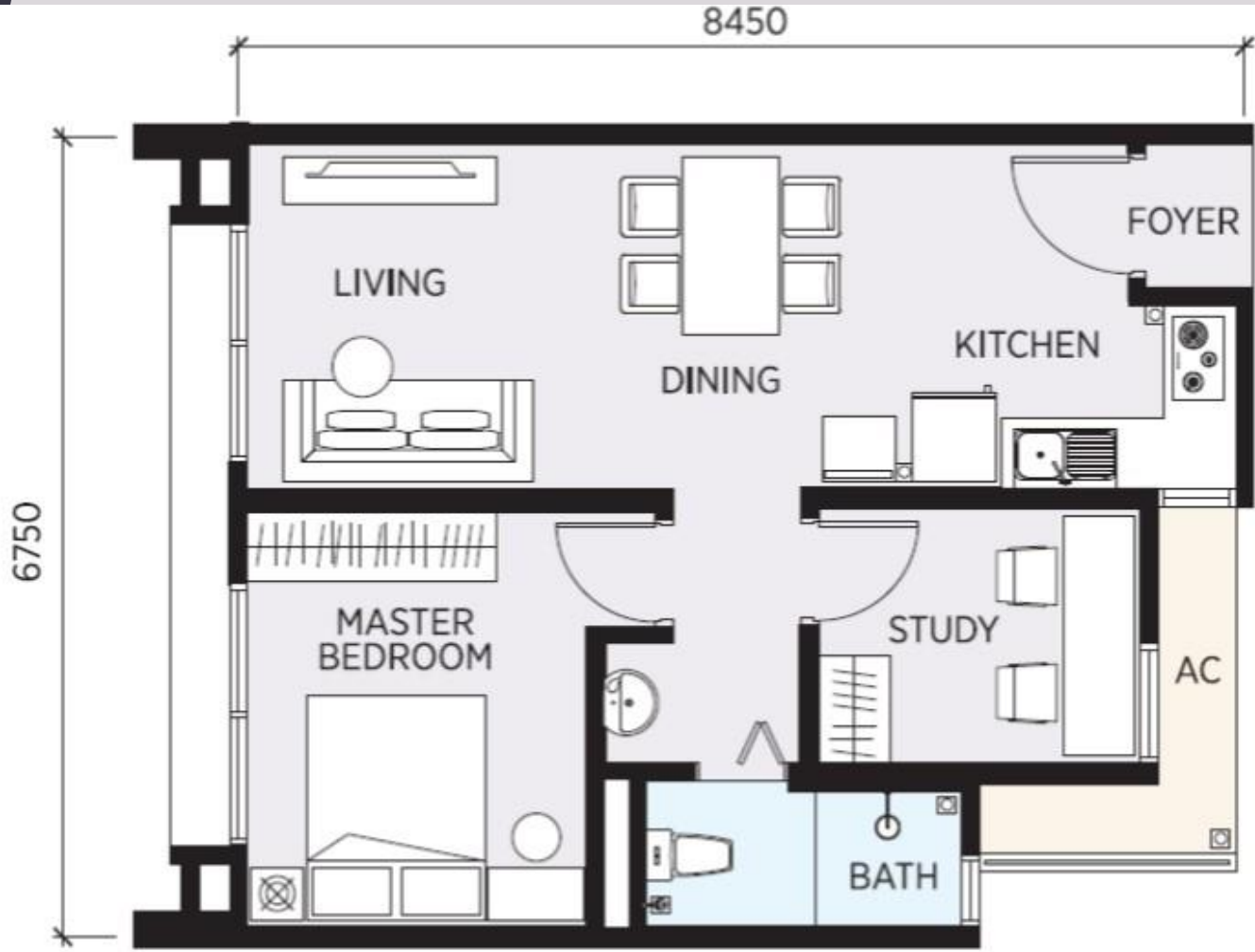
	TYPE A: 560 sqft		TYPE B: 926 sqft		TYPE C: 990 sqft		TYPE C: 1,227 sqft
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Level	South West ← North West Setia Alam View					South East Facing Facilities			
	Type A	Type C	Type B	Type B	Type D	Type C	Type B	Type B	Type C
35	A-35-09	A-35-08	A-35-07	A-35-06	A-35-05	A-35-03A	A-35-03	A-35-02	A-35-01
34	A-34-09	A-34-08	A-34-07	A-34-06	A-34-05	A-34-03A	A-34-03	A-34-02	A-34-01
33	A-33-09	A-33-08	A-33-07	A-33-06	A-33-05	A-33-03A	A-33-03	A-33-02	A-33-01
32	A-32-09	A-32-08	A-32-07	A-32-06	A-32-05	A-32-03A	A-32-03	A-32-02	A-32-01
31	A-31-09	A-31-08	A-31-07	A-31-06	A-31-05	A-31-03A	A-31-03	A-31-02	A-31-01
30	A-30-09	A-30-08	A-30-07	A-30-06	A-30-05	A-30-03A	A-30-03	A-30-02	A-30-01
29	A-29-09	A-29-08	A-29-07	A-29-06	A-29-05	A-29-03A	A-29-03	A-29-02	A-29-01
28	A-28-09	A-28-08	A-28-07	A-28-06	A-28-05	A-28-03A	A-28-03	A-28-02	A-28-01
27	A-27-09	A-27-08	A-27-07	A-27-06	A-27-05	A-27-03A	A-27-03	A-27-02	A-27-01
26	A-26-09	A-26-08	A-26-07	A-26-06	A-26-05	A-26-03A	A-26-03	A-26-02	A-26-01
25	A-25-09	A-25-08	A-25-07	A-25-06	A-25-05	A-25-03A	A-25-03	A-25-02	A-25-01
24	A-24-09	A-24-08	A-24-07	A-24-06	A-24-05	A-24-03A	A-24-03	A-24-02	A-24-01
23	A-23-09	A-23-08	A-23-07	A-23-06	A-23-05	A-23-03A	A-23-03	A-23-02	A-23-01
22	A-22-09	A-22-08	A-22-07	A-22-06	A-22-05	A-22-03A	A-22-03	A-22-02	A-22-01
21	A-21-09	A-21-08	A-21-07	A-21-06	A-21-05	A-21-03A	A-21-03	A-21-02	A-21-01
20	A-20-09	A-20-08	A-20-07	A-20-06	A-20-05	A-20-03A	A-20-03	A-20-02	A-20-01
19	A-19-09	A-19-08	A-19-07	A-19-06	A-19-05	A-19-03A	A-19-03	A-19-02	A-19-01
18	A-18-09	A-18-08	A-18-07	A-18-06	A-18-05	A-18-03A	A-18-03	A-18-02	A-18-01
17	A-17-08	A-17-07	M&E Room	A-17-06	A-17-05	A-17-03A	A-17-03	A-17-02	A-17-01
16	A-16-09	A-16-08	A-16-07	A-16-06	A-16-05	A-16-03A	A-16-03	A-16-02	A-16-01
15	A-15-09	A-15-08	A-15-07	A-15-06	A-15-05	A-15-03A	A-15-03	A-15-02	A-15-01
14	A-14-09	A-14-08	A-14-07	A-14-06	A-14-05	A-14-03A	A-14-03	A-14-02	A-14-01
13	A-13-09	A-13-08	A-13-07	A-13-06	A-13-05	A-13-03A	A-13-03	A-13-02	A-13-01
12	A-12-09	A-12-08	A-12-07	A-12-06	A-12-05	A-12-03A	A-12-03	A-12-02	A-12-01
11	A-11-09	A-11-08	A-11-07	A-11-06	A-11-05	A-11-03A	A-11-03	A-11-02	A-11-01
10	A-10-09	A-10-08	A-10-07	A-10-06	A-10-05	A-10-03A	A-10-03	A-10-02	A-10-01
9	A-09-09	A-09-08	A-09-07	A-09-06	A-09-05	A-09-03A	A-09-03	A-09-02	A-09-01
8	A-08-09	A-08-08	A-08-07	A-08-06	A-08-05	A-08-03A	A-08-03	A-08-02	A-08-01
7	A-07-08	A-07-07	A-07-06	A-07-05	A-07-03A	A-07-03	A-07-02	A-07-01	M&E Room
Level 6					Facilities Floor				
Level 5									
Level 4									
Level 3									
Level 2									
Level 1									
Car Park									
UG									
LG									

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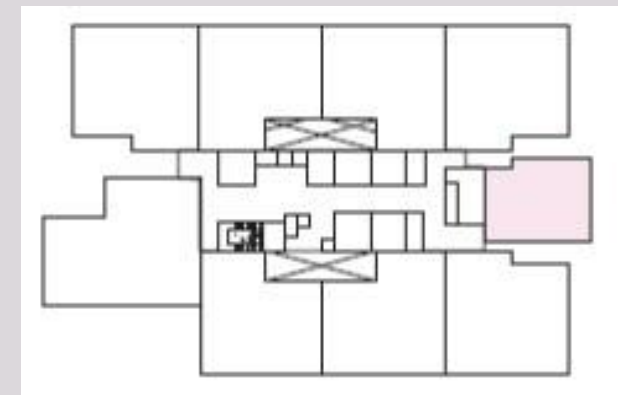


TYPE A

560 sqft

1+1 Bedrooms

1 Bathroom



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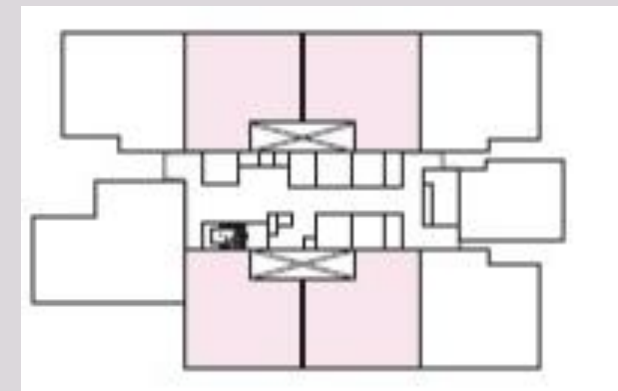


TYPE B

926 sqft

3 Bedrooms

2 Bathroom



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STOREY PLAN



TYPE C

990 sqft

3 Bedrooms

2 Bathroom



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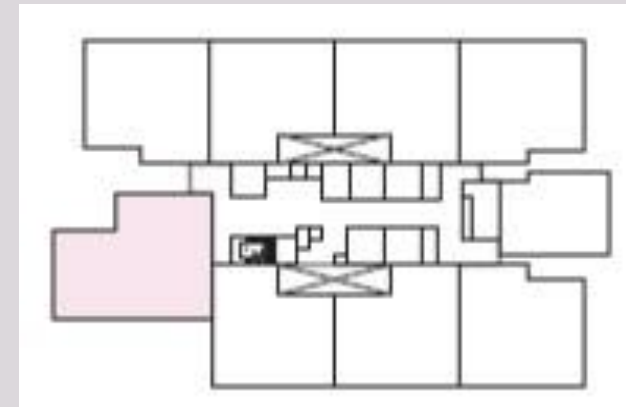


TYPE D

1,227 sqft

4 Bedrooms

3 Bathroom



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Lebuhraya Puchong-Sungai Besi,
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