

# Melodia 2

DOUBLE STOREY TERRACE HOMES

FREEHOLD

H A R M O N Y   I N   S E R E N I T Y   L I V I N G

**Presenting  
Melodia 2;  
a symphony  
of our latest  
terrace  
offerings  
in Setia  
AlamImpian's  
Musical Art  
Precinct.**





*Aerial view of Melodia 2*

## Resonating Live Through the Rhythm of Life

Choose your dream home from two design options that complement your passion for arts. Be enchanted by the grandeur of your cultured surroundings and enjoy complete serenity in an ecosystem dedicated to heighten your style and redefine 'living' in every minute detail of your dream abode.

Enhance your experience through our type B offerings, which features a double frontage design for a totally immersing experience as you enjoy an almost 360 degree view of your artful surroundings.

*Type B  
Double Frontage  
Windows*





**Freehold**  
Residential



**Strategic**  
Location



**Modern &**  
**Contemporary**  
Design

*Front Facade*



# Orchestrate the Tranquilizing Lifestyle

As the 'heart' of Setia Alam Impian, Melodia 2 maintains the township unique features which includes dedicated parks packed with musical theme landscaping.

Connect effortlessly to a wide variety of readily available amenities merely minutes away from your majestic abode as you enjoy the magnificence of the Symphony Garden, Melody Pocket Park, Melodia Walk, Symphony Pavillion & Melody Yard.



**Musical  
Themed Parks  
& Landscapes**



**Greenery for an  
eco-friendly  
society**



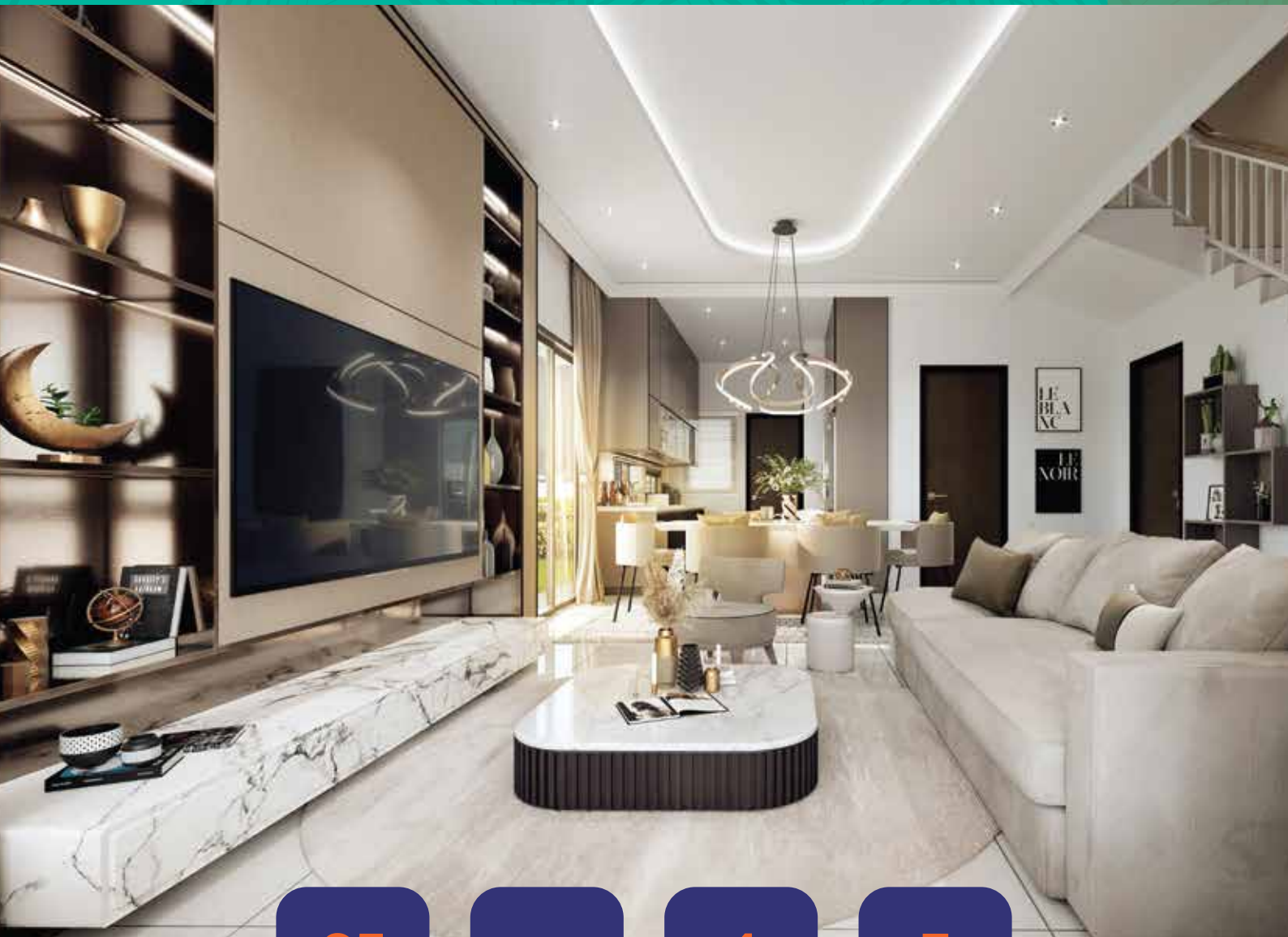


*Melody Walk*

*Symphony Garden*



*Melody Yard*



**65**  
Units

Lot Size  
**22' x 75'**

**4**  
Bedrooms

**3**  
Bathrooms

## Captivating Style, in Perfect Harmony

All 65 exclusive units emphasizes on form and function with a contemporary, modern theme that enhances its exquisite design. Unwind and enjoy a sense of relaxing comfort that immediately greets you within the tranquil spaces.

Experience your amazing lifestyle artfully crafted to foster family bonding. With a built-up area ranging from 1,652 - 1,710 sq. ft., each distinctive home features ample space to meet your family's creativity needs.

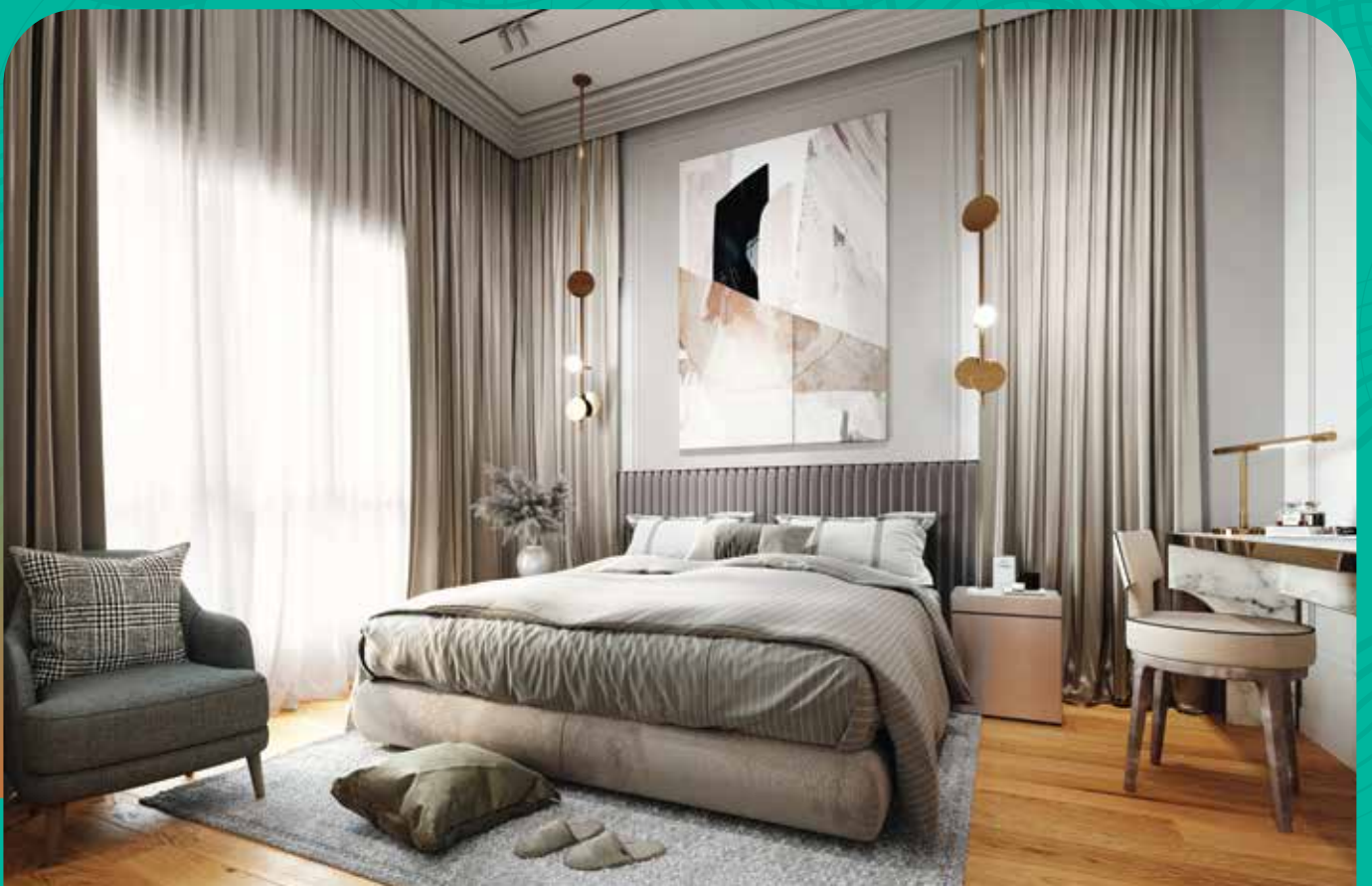




*Living Area*



*Master Bedroom*



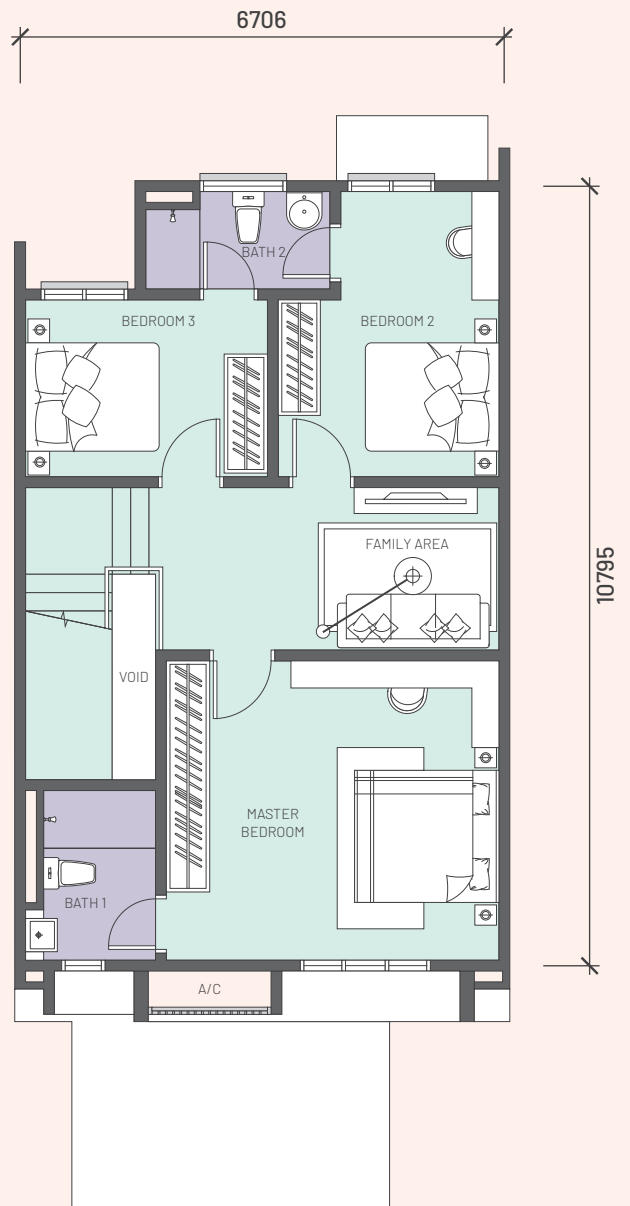
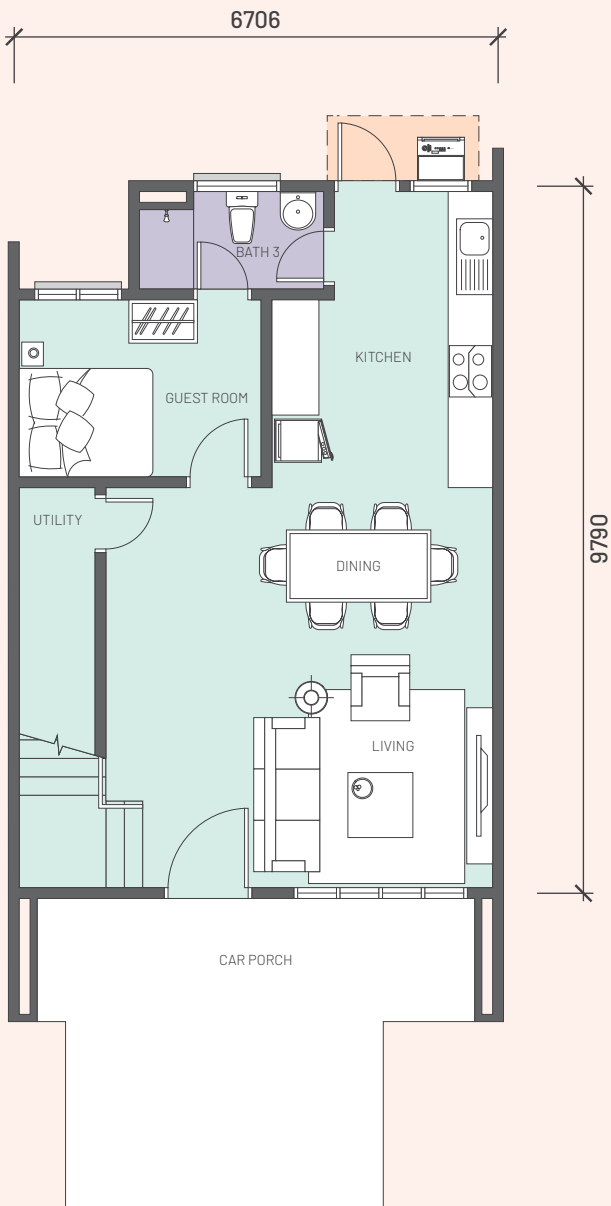
# TYPE A1

INTERMEDIATE

LOT SIZE:  
22' x 75'

LAND AREA:  
1,650 sq. ft.

BUILT-UP AREA:  
1,652 sq. ft.



GROUND FLOOR

FIRST FLOOR

# TYPE A2/A3

END / CORNER

LOT SIZE:  
22' x 75'

LAND AREA:  
2,925 sq. ft. - 3,562 sq. ft.

BUILT-UP AREA:  
1,710 sq. ft.



GROUND FLOOR

FIRST FLOOR

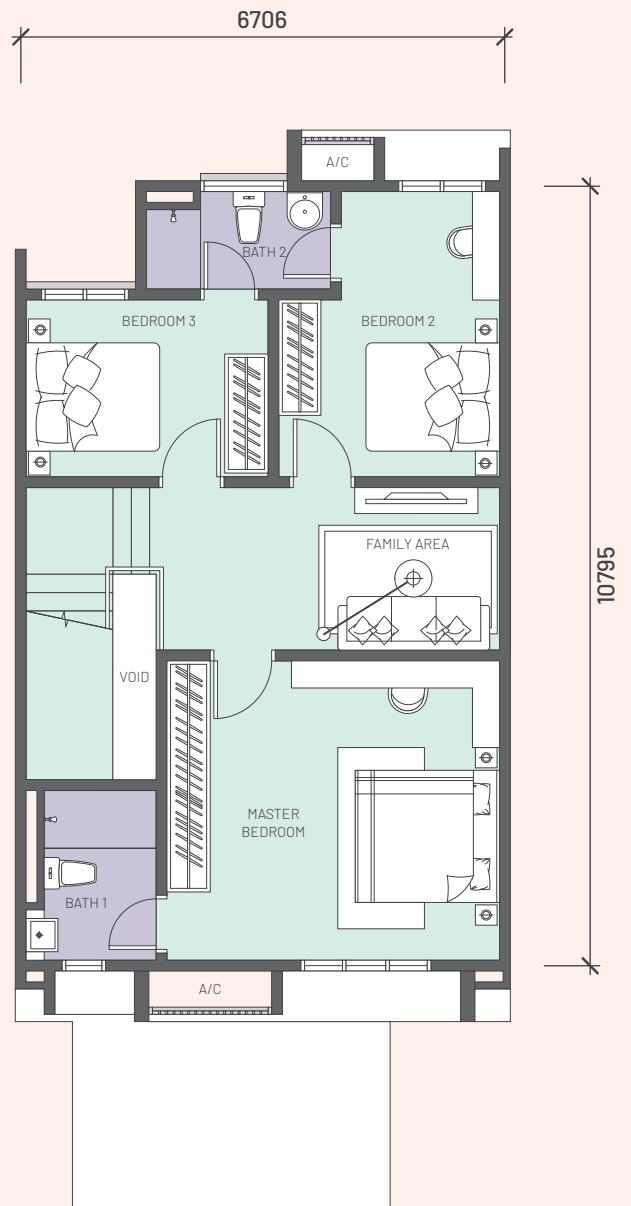
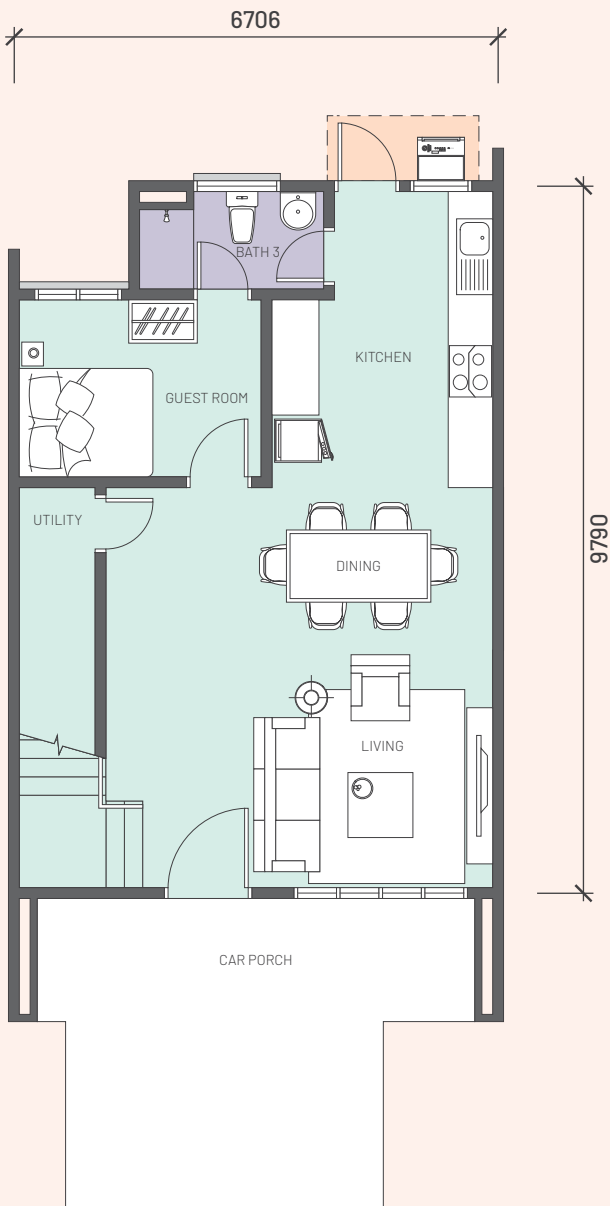
# TYPE B1

INTERMEDIATE

LOT SIZE:  
22' x 75'

LAND AREA:  
1,650 sq. ft.

BUILT-UP AREA:  
1,652 sq. ft.



GROUND FLOOR

FIRST FLOOR

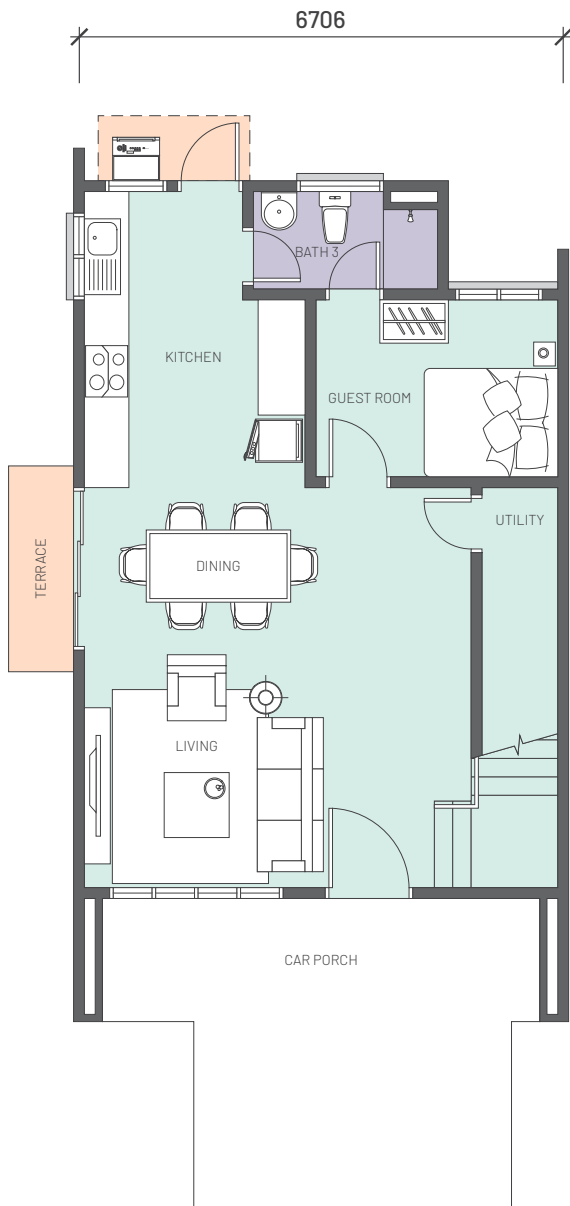
# TYPE B2

CORNER

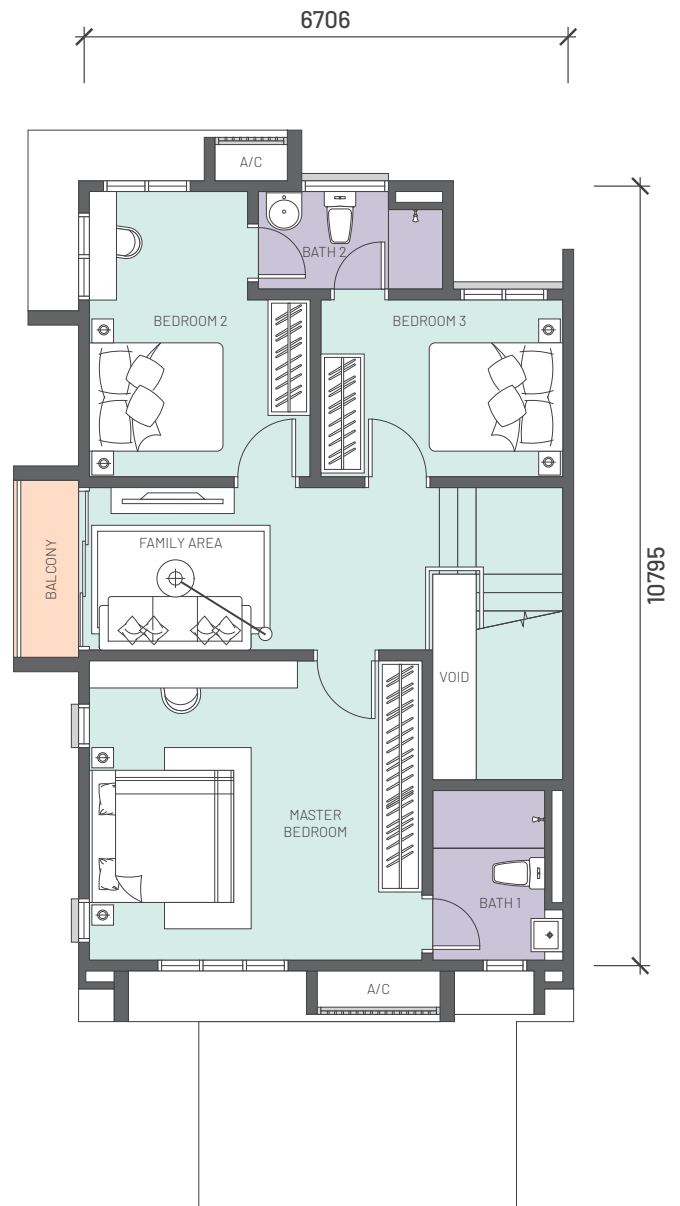
LOT SIZE:  
22' x 75'

LAND AREA:  
2,925 sq. ft. - 3,000 sq. ft

BUILT-UP AREA:  
1,710 sq. ft.



GROUND FLOOR



FIRST FLOOR

# Site Plan

## LEGEND

<span style="color: #00A09A;">■</span> TYPE A1	<span style="color: #4A4A9A;">■</span> TYPE A2	<span style="color: #9A4A9A;">■</span> TYPE A3	<span style="color: #FF8C00;">■</span> TYPE B1	<span style="color: #A0A04A;">■</span> TYPE B2
<span style="color: #ADD8E6;">■</span> TYPE A1-M	<span style="color: #A0A0FF;">■</span> TYPE A2-M	<span style="color: #FFC0CB;">■</span> TYPE A3-M	<span style="color: #FFD700;">■</span> TYPE B1-M	<span style="color: #FFD700;">■</span> TYPE B2-M



## MELODIA GARDENS

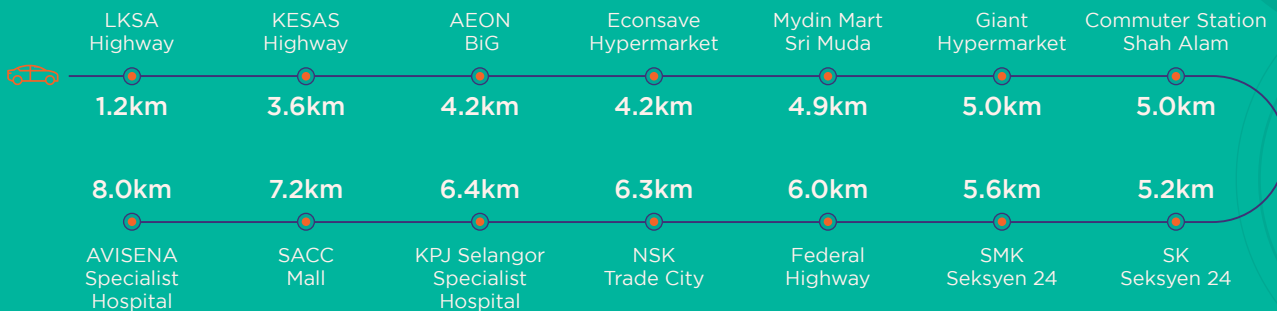
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|--|---|---|
| <p><b>1</b> MELODY TERRACE<br/>- Melody Courtyard<br/>- Pergola Swing</p> <p><b>2</b> MELODY YARD<br/>- Patio/Deck</p> | <p><b>3</b> SYMPHONY GARDEN<br/>- Symphony Terrace<br/>- Symphony Pavilion<br/>- Playground<br/>- Sports Court<br/>- Jogging Track &amp; Bicycle Lane<br/>- Multipurpose Lawn<br/>- Fitness Station</p> | <p><b>4</b> GYM STATION<br/>- Integrated Gym</p> <p><b>5</b> POCKET GARDENS<br/>- Melody Walk<br/>- Musical Notes Benches</p> |
|--|---|---|

# Building Specifications

<b>STRUCTURE</b>	Reinforced Concrete Structural Frame					
<b>WALL</b>	Cement Sand Brick / Clay Brick (Party Wall)					
<b>ROOF COVERING</b>	Reinforced Concrete / Metal Deck Roof					
<b>ROOF FRAMING</b>	Lightweight Steel Trusses / RC Slab at Car Porch					
<b>CEILING</b>	Skim Coat & Paint Plaster Ceiling & Paint					
<b>WINDOWS</b>	All Areas	Aluminum Frame Casement Window with Fixed Glass Panel Aluminum Frame Casement Window Aluminum Frame Fixed Window Aluminum Frame Top Hung Window				
	Kitchen (End / Corner)	Aluminum Frame Sliding Window				
<b>DOORS</b>	Main Entrance	Timber Door				
	Dining / Balcony (End / Corner)	Aluminum Frame Sliding Door				
	Bedrooms	Flush Door				
	Bathrooms	Flush Door				
	Kitchen	Flush Door				
	Utility	Flush Door with Louvres				
<b>IRONMONGERY</b>	Provided					
<b>WALL FINISHES</b>	Internal & External	Plaster & Paint				
	Kitchen	Tiles Up to 1500mm				
	Bathrooms	Tiles Up to Ceiling Height				
<b>FLOOR FINISHES</b>	Car Porch	Tiles				
	Living & Dining	Tiles				
	Guest Room	Tiles				
	Kitchen	Tiles				
	Staircase	Laminated Floor				
	Bedrooms	Laminated Floor				
	Family Area	Laminated Floor				
	Bathrooms	Tiles				
	Terrace (End / Corner)	Tiles				
	Balcony (End / Corner)	Tiles				
	Utility	Cement Render				
<b>SANITARY &amp; PLUMBING FITTINGS</b>		<b>TYPE</b>				
		<b>A1/A1-M</b>	<b>A2/A2-M</b>	<b>A3/A3-M</b>	<b>B1/B1-M</b>	<b>B2/B2-M</b>
	Water Closet	3	3	3	3	3
	Wash Basin	3	3	3	3	3
	Hand Bidet	3	3	3	3	3
	Shower Head	3	3	3	3	3
	Toilet Roll Holder	3	3	3	3	3
	Kitchen Sink	1	1	1	1	1
<b>ELECTRICAL INSTALLATION</b>	Light Point	26	28	28	26	28
	Fan Point	7	7	7	7	7
	Power Point	24	24	24	24	24
	TV Point	2	2	2	2	2
	A/C Point	5	5	5	5	5
	Water Heater Point	3	3	3	3	3
	Door Bell Point	Provided				
	Auto Gate Point	Provided				
	Booster Pump	Provided				
	Alarm System	Provided				
<b>INTERNAL TELECOMMUNICATION CABLING</b>	Provided					
<b>FENCING</b>	Provided					
<b>TURFING</b>	Provided					
<b>GAS PIPING</b>	Not Provided					

# Merely a Heartbeat Away

Melodia 2 is cleverly nestled in the uniquely blissful township of Setia Alam Impian surrounded by convenience and is connected to various academic institutions, lifestyle malls, business hubs and healthcare centres via a myriad network of major highways which includes LKSA, ELITE, KESAS and the Federal Highway.



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 A3-08 (Double storey terrace) • 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: 9289-23/04-2023/0315(L) • Validity Period: 08/04/2021 – 07/04/2023 • Advertising Permit No: 9289-23/04-2023/0315(P) • Validity Period: 08/04/2021 – 07/04/2023 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1(PS)/SEK.35/0102-2020 • Expected Date of Completion: Apr 2023 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units: 65 • Selling Price: Min RM782,800 - Max RM1,134,800 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT