MUSIKA
Homes

NATURE'S FINEST COMPOSITION



Setia

DiMINA
The Graceful Finale

Flowers bloom in quiet grace,
Music sways as butterflies chase;
PIROUETTE!

Dimina blooms in light and shade,
A final flourish to Musika's ballet.



DESIGN EXCELLENCE PERFORMED WITH GRACE

Dimina is the final phase of double-storey terrace houses at Musika Homes. Nestled in the grand township of Setia Alam, you are bound to experience an exceptional lifestyle with its award-winning quality.



Actual Photo

DOORSTEP CONVENIENCES
Shoplots within walking distance for everyday necessities

AN INTEGRATED TOWNSHIP
Comprising residential, commercial areas, and more

AWARD-WINNING
Recipient of the FIABCI World Prix d'Excellence Awards for Best Master Plan

400 ACRES OF GREENERY
Comprising lush landscapes, verdant shrubbery and parks galore

POCKET LOUNGE AREAS
Ample rejuvenating spots in the parks and gardens for the community to recharge and relax

A COMFORTABLE HOME THAT MAKES YOUR HEART SING

Whether it is a morning jog or an evening stroll with your pet, these pedestrian-friendly parks and gardens offer the perfect spots for recreation and rejuvenation.



OASIS

Actual Photo

Actual Photo

A GRAND FINALE
with 5 ultimate chords of
DIMINA


Actual Photo

COMMUNITY GARDENS
A shared sanctuary where everyone can bask in nature's melodies amidst lush green fields.

INTERACTIVE PLACEMAKING
Music-inspired landmarks create playful havens for the young and the young at heart.

VERDANT SCENERY
Natural landscaping and resident flora are harmoniously integrated to craft a soothing, serene environment.

CONNECTED WALKWAYS
Designated pedestrian paths, cycling routes, and jogging tracks ensure safe and pleasant strolls around the community.



RECREATION AND WELLNESS
Outdoor recreational facilities are thoughtfully placed throughout the parks, encouraging the community to embrace and enjoy the outdoors.


Actual Photo

A HOME THAT HITS ALL THE RIGHT NOTES

More than just attractive façades, Dimina features practical designs born from thoughtful planning, making these homes resilient to lifestyle changes and enhancing the quality of life.

SPACE FOR FAMILY BONDING

The open-plan layouts invite seamless interaction and foster closer bonds between family members.

SPACIOUS WET AND DRY KITCHENS

The wet and dry kitchen layout is designed for bigger and better space efficiency to make cooking and dining more comfortable.

BETTER VENTILATION AND NATURAL LIGHTING

Large windows allow better natural lighting and cross ventilation.

GRACE MEETS GREENERY AT HOME

Admire the refreshing views of garden greens from the comfort of your home. Dimina boasts an indoor courtyard bathed in natural light at the heart of your living space.



HARMONISING WITH CHANGES

As part of Setia eGreenLiving, Dimina is equipped with features that promote sustainability and a wellness lifestyle.



FIXTURES FOR EASY LIVING

1. Alarm system
2. Solar water heating system
3. Booster pump
4. Laminated timber flooring on the first floor
5. Bathtub (Corner and end units only)

FEATURES TO ENHANCE SPACE

- A 22 ft-wide car porch
- B Practical layout
- C Fully extended
- D Courtyard (Intermediate units only)

E GREEN SWITCH
Master switch to control all general lighting with one click.

F INDUSTRIALISED BUILDING SYSTEM (IBS)
Components produced at a controlled site for a more sustainable building solution.

G SOLAR PV
Solar panels generate electricity to power all general electrical points at home.

H ADVANCED INDOOR AIR CARE
Indoor air quality is controlled and monitored.

I BOX 366
Contactless delivery dropbox for parcels and food items.

J DIGITAL LOCKSET
Highly secured lockset for main door.

ADVANCED INDOOR AIR CARE

Apart from the fresh outdoor air, Dimina is designed with an advanced air management system to ensure that the indoor air remains clean and hygienic.

BREATHE EASY & ENJOY THESE BENEFITS:

- Fresh Air Management
- User-Friendly Control
- Energy-Saving







DIMINA

1. Main Pond
2. Cross Rhythm Playground
3. Piano Plaza
4. Cadenza Arch
5. Musical Note Pavilion

CAPRICA

BAROLA

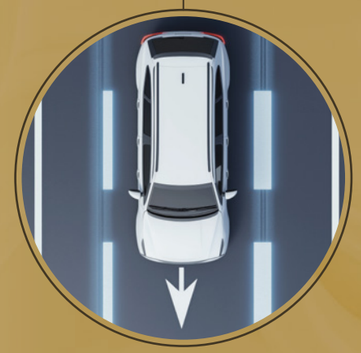
ALTORA

GRAND FINALE OF THE MASTERPIECE

As the final addition to the Musika Homes collection, Dimina promises a stunning phase of elegant homes within a nature-centric township.



Within Walking Distance of Parks



Single Entry-Exit Point



Near Everyday Amenities such as Kindergarten, Clinic, and More

DIMINA SITE PLAN



CLOSELY-KNIT NEIGHBOURHOOD

Thoughtfully designed with a North-South orientation and situated near the main pond, Dimina resides in a guarded enclave with 24-hour security, ensuring peace of mind.

TYPE F1

These multigenerational homes offer generous rooms, allowing you to configure the spaces to suit your lifestyle needs and desires.

TYPE F1 FLOOR PLAN

2-STOREY TERRACE HOUSE

22' x 75'

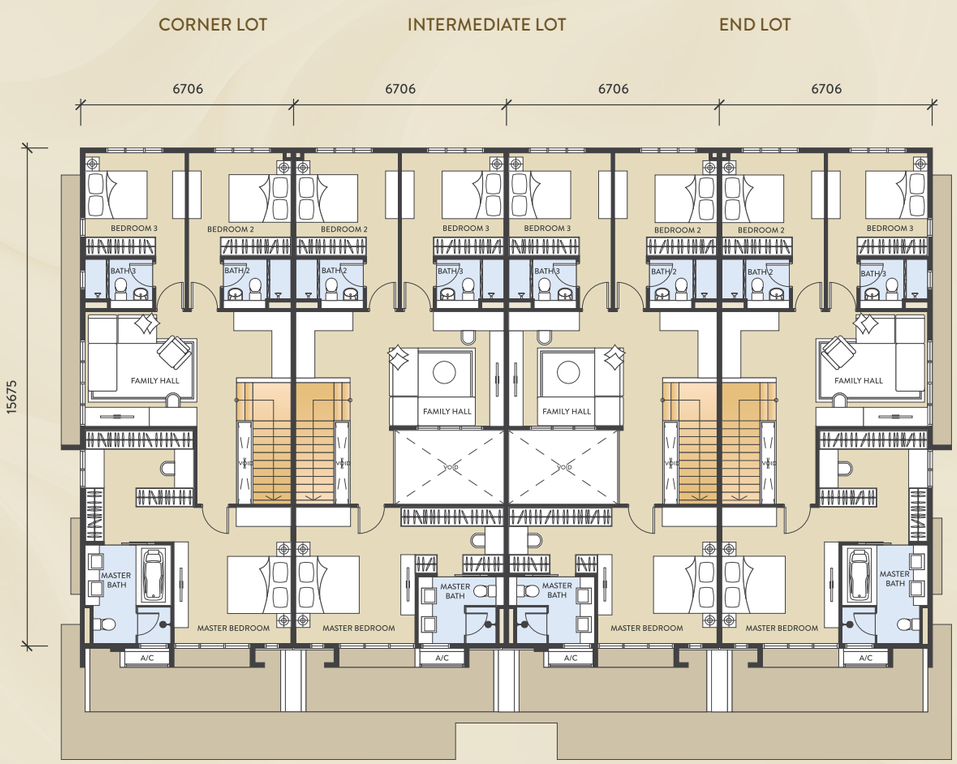
Approx. Built-up: 2,398 - 2,589 sq.ft.

4 Bedrooms + 4 Bathrooms





GROUND FLOOR



FIRST FLOOR

TYPE F2

Grand yet warmly welcoming, these homes sing to the heart with their open-plan layouts and generous spaces designed for seamless interaction.

TYPE F2 FLOOR PLAN

2-STOREY TERRACE HOUSE

22′ x 75′

Approx. Built-up: 2,420 - 2,611 sq.ft.

4 Bedrooms + 4 Bathrooms





GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Masonry/ Reinforced Concrete/ Drywall and/ or Precast Panel
Roofing Material	: Corrugated Metal Roofing Material/ Concrete Flat Roof/ Skylight (Intermediate Lot Only)
Roof Framing	: Metal Truss
Ceiling	: Concrete Slab/ Plaster Ceiling
Windows	: Aluminium Framed Glass Casement/ Top Hung/ Fixed Glass/ Overlapping Glass/ Louvres Window
Doors	
Main Entrance	: Timber Door
Side Entrance	: Aluminium Framed Glass Sliding Door/ Flush Door (Corner/ End Lot Only)
Back Entrance	: Flush Door (Intermediate Lot Only)
Others	: Flush Door/ Louvres Door/ Sliding Door
Ironmongery	: Quality Ironmongery
Wall Finishes	
Kitchen	: Porcelain Wall Tiles up to 1500mm High
Bath	: Porcelain Wall Tiles up to 2700mm High
Others	: Plaster & Paint
Floor Finishes	
Living/ Dining/ Guestroom 4	: Porcelain Tiles
Dry Kitchen/ Wet Kitchen/ Yard	: Porcelain Tiles
Store 1/ Store 2	: Ceramic Tiles
Family Hall/ Staircase/ Bedrooms	: Laminated Floor
Baths	: Porcelain Tiles
Car Porch/ Balcony (F2 only)	: Porcelain Tiles
Terrace/ Apron	: Porcelain Tiles (Corner/ End Lot Only)
Others	: Cement Render
Sanitary & Plumbing Fittings	: 4 WCs/ 5 Wash Basins/ 4 Showers/ 2 Kitchen Sinks/ 1 Bathtub (Corner/ End Lot Only)

	TYPE F1			TYPE F2		
	End Lot	Corner Lot	Intermediate Lot	End Lot	Corner Lot	Intermediate Lot
Electrical Installation						
13 Amp Plug Point	23	23	22	23	23	22
Lighting Point	28	28	26	29	29	27
Air-Conditioning Point	5	5	5	5	5	5
Ceiling Fan Point	7	7	7	7	7	7
TV Point	3	3	3	3	3	3
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Booster Pump Point	1	1	1	1	1	1
Solar Heating Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
Internal Telephone Trunking & Cabling						
Telephone Point	1	1	1	1	1	1

Fencing	: Masonry Wall and Cement Plank Fencing with M.S Gate/ Refuse Chamber and Letter Box
Painting	: Emulsion Paint
Turfing	: Provided (Corner/ End Lot Only)

CONNECTED TO EVERYDAY CONVENIENCES

Nestled within one of the largest townships in Klang Valley, Dimina enjoys proximity to all the conveniences of Setia Alam and beyond, with direct access to the NKVE and other major highways.



FOR MORE INFORMATION

03 5030 2255

www.setiaalam.com.my

Developer: **BANDAR SETIA ALAM SDN BHD** (200101030381)
Project Manager: **S P SETIA PROJECT MANAGEMENT SDN BHD** (246695-X)

Setia Alam Sales Gallery
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Developer: Bandar Setia Alam Sdn. Bhd. (Company No.: 200101030381 (566140-D)) • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9246/10-2028/1268(A) • Validity Period: 28/10/2023 – 27/10/2028 • Advertising & Sales Permit No.: 9246-126/10-2027/0856(N)-(L) • Validity Period: 15/10/2025 – 14/10/2027 • Land Tenure: Freehold • Land Encumbrances: Nil • Restrictions of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-1(PB)/SEK.U13/0122-2023 • Expected Completion Date: Oct 2027 • 2-Storey Terrace House Type F1, Total Unit: 83 Units • Built-up: 2,398 sqft (Min); 2,589 sqft (Max) • Price: RM1,343,000 (Min), RM1,943,000 (Max) • 2-Storey Terrace House Type F2, Total Unit: 17 Units • Built-up: 2,420 sqft (Min); 2,611 sqft (Max) • Price: RM1,369,000 (Min), RM1,915,000 (Max) • 7% Discount for Bumiputra

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