

Andra  
• COLLECTION •



# AVALYN

Double-Storey Terrace House | Freehold • 20' x 65'

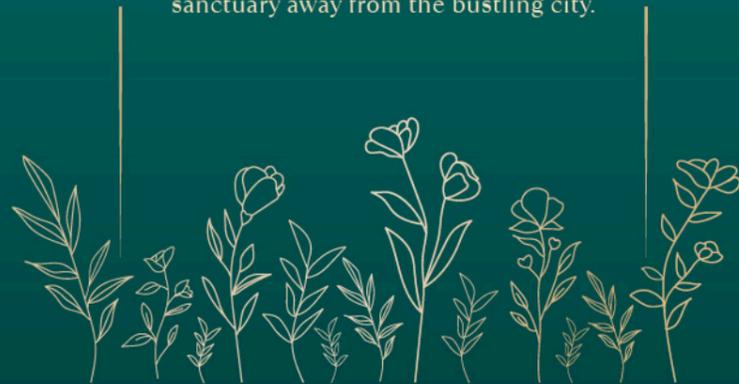




## THE SERENITY OF THE ENCHANTING GARDENS NEVER ENDS

From the Andra Collection comes another haven of tranquility. With lush gardens and amazing facilities around the neighbourhood, Avalyn is more than just a residence; it is a home.

Avalyn is defined as life and water, the two elements that reflect the essence of Setia Alamsari and the enchanting gardens. Residing at Avalyn will give you all the space you need for relaxation, rejuvenation and quiet reflection - indeed a peaceful sanctuary away from the bustling city.



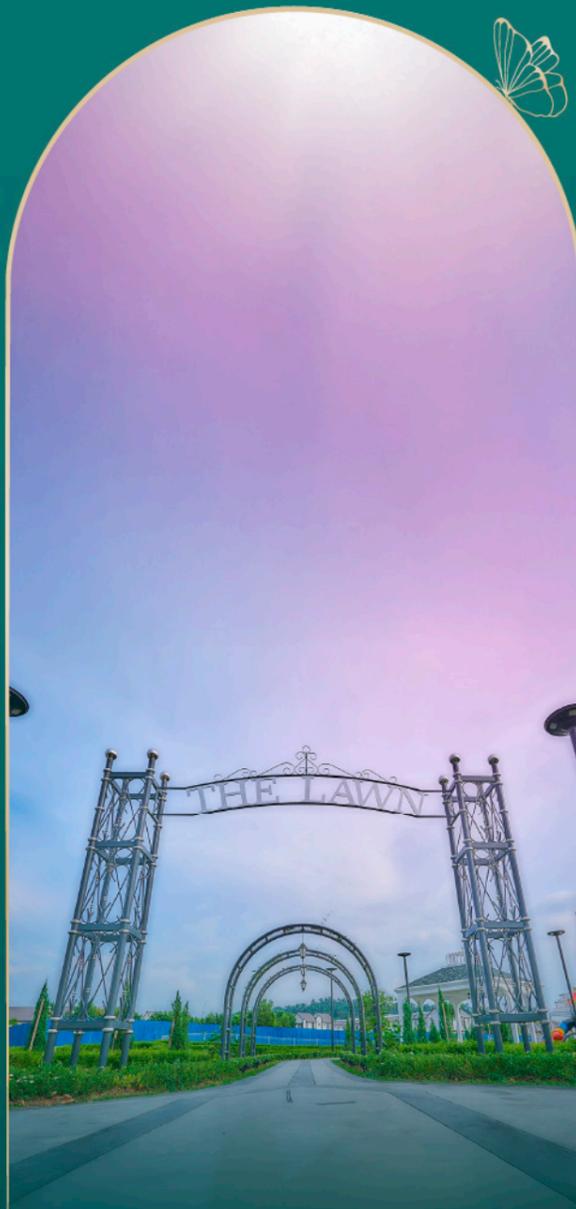
Canal Park



South Entrance of Setia Alamsari



ENJOY  
PEACE OF MIND  
KNOWING  
WE HAVE YOU COVERED



**THE  
LAWN**



**GIANT  
SLIDE**



**EMPORIA,  
2-STOREY  
SHOP OFFICES**



**MASJID  
BAITURRAHMAN  
ALAM SARI**

Setia Alamsari is a comprehensive township offering amenities and facilities that help nurture you and your family. From retail shops to schools and mosque, Avalyn is a stone's throw away from these locations.

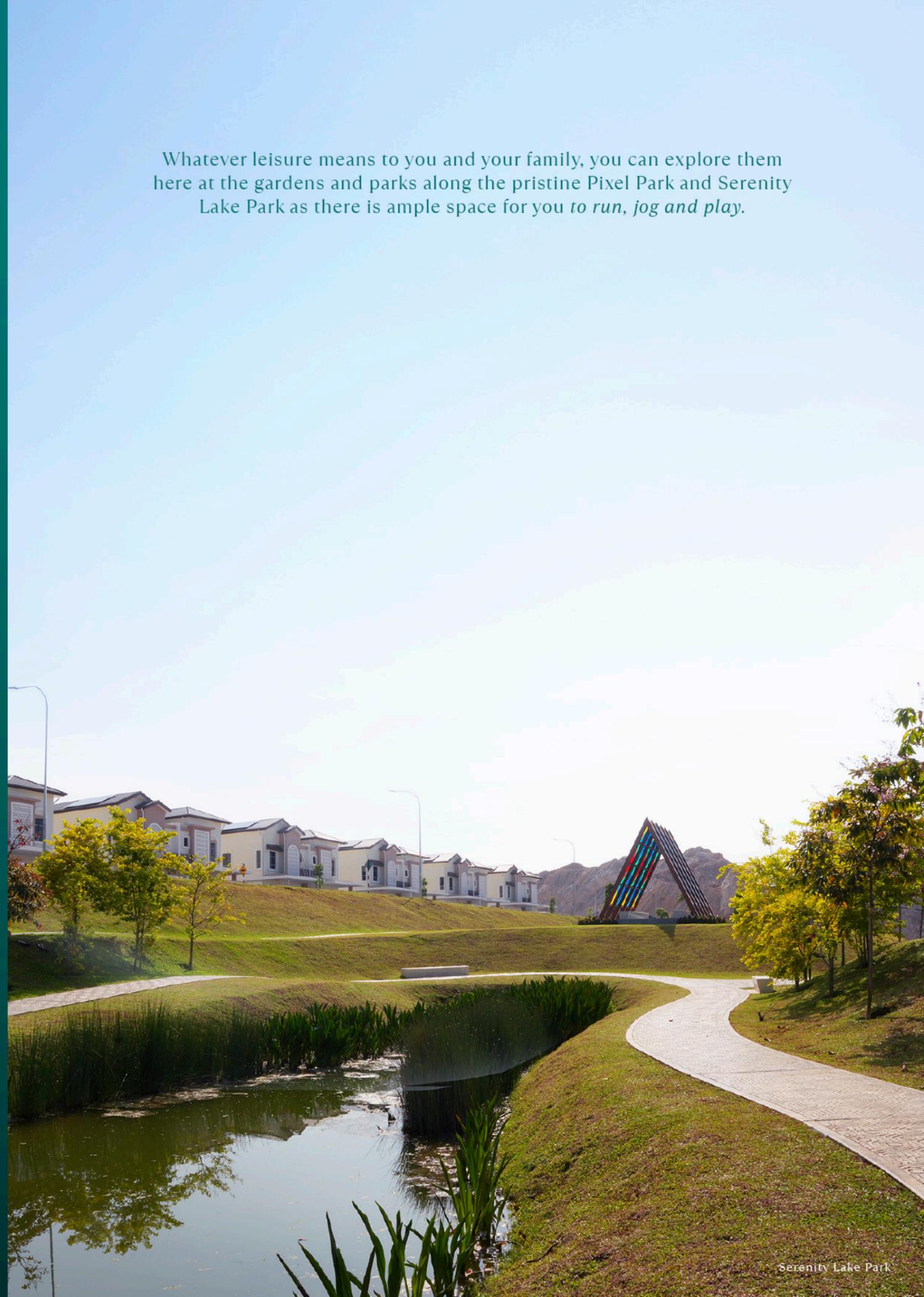


Pixel Park



**FAMILY TIME IS  
LEISURE TIME**

Whatever leisure means to you and your family, you can explore them here at the gardens and parks along the pristine Pixel Park and Serenity Lake Park as there is ample space for you *to run, jog and play.*



Serenity Lake Park

# THERAPEUTIC MOMENTS FOR YOURSELVES



If you enjoy your own company then let nature envelope you in Her embrace while you reflect on your day.





Flexible Living Spaces



North-South  
Orientation



Convenient  
Location



Guarded  
Community



Near  
Neighbourhood Park



# MASTER PLAN



## GARDENS

-  Casablanca Park
-  Serenity Pathway
-  Garden Of Lights
-  Urban Park
-  Serenity Lake Park
-  Chime Trellis

# SITE PLAN



## LEGEND

-  TYPE C1
-  TYPE C2

# FLOOR PLAN



C2 C1



# TYPE C

Land Size	Built-Up Size	Bedrooms	Bathrooms
20' x 65'	1,426 - 1,557 sq.ft.	4	3

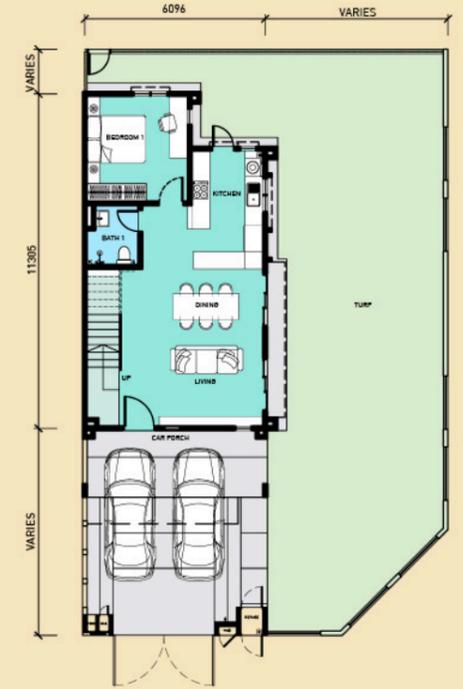
Intermediate



End Lot

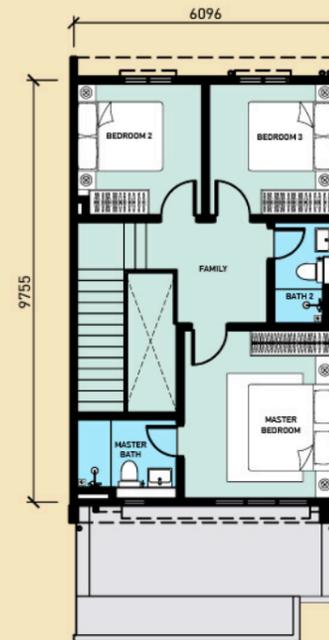


Corner



## GROUND FLOOR

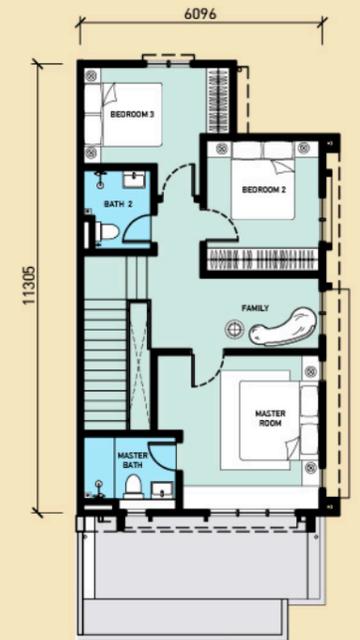
Intermediate



End Lot



Corner



## FIRST FLOOR

## A COMMUNITY BUILT ON PEACE OF MIND

Coming home to a guarded, low-density neighbourhood offers you greater privacy and a heightened sense of security.



## TRANQUILITY FLOWS SEAMLESSLY WITHIN

The open-plan layout and tall ceilings create a spacious environment that encourages unobstructed views and effortless interaction among family members.

# SPECIFICATIONS

Structure	Reinforced Concrete
Wall	Masonry Wall / Reinforced Concrete Wall
Roof Covering	Metal Roof
Roof Framing	Metal Truss
Ceiling	Skim Coat and Paint / Plaster Ceiling
Windows	Aluminum Framed Glass
Doors	Main Entrance : Timber Door Bathroom 1 / Bathroom 2 / Master Bathroom : PVC Door Others : Aluminum Framed Sliding Door / Flush Door
Ironmongery	Provided
Wall Finishes	Kitchen : 1500mm High Ceramic Tiles Master Bathroom : Ceramic Tiles up to Ceiling Height Bathroom 1 : Ceramic Tiles up to Ceiling Height Bathroom 2 : 2700mm High Ceramic Tiles Other : Plaster and Paint to Ceiling Height
Floor Finishes	Car Porch : Porcelain Tiles / Cement Imprint Living / Dining / Kitchen / Bedroom 1 / Bathroom 1 / Master Bedroom / Bedroom 2 / Bedroom 3 / Family / Master Bathroom / Bathroom 2 / Staircase : Ceramic Tiles Other Areas : Cement Render

	Intermediate Unit	End Unit	Corner Unit	
	Type RT1-C1 / RT1-C2 / RT1-C1a / RT1-C2a / RT1-C2b	Type RT1-C1(E) / RT1-C2(E)	Type RT1-C1(C) / RT1-C2(C)	
Sanitary & Plumbing Fittings	Water Closet	3	3	
	Basin	3	3	
	Shower	3	3	
	Kitchen Sink	1	1	
	Lighting Point	18	22	22
Electrical Installation	Fan Point	6	7	
	Gate Light	1	1	
	Power Point	18	18	
	Air Conditioning Point	2	2	
	Doorbell Point	1	1	
	Water Heater Point	3	3	
	TV Point	1	1	
	Autogate Point	1	1	
	Internal Telecommunication Trunking and Cabling	Fibre Wall Socket	1	1
	Fencing	Mild Steel Gate	✓	✓
Masonry Fencing		✓	✓	
Galvanized Iron Fencing		✓	✓	
Mild Steel Fencing		-	✓	
Refuse Chamber and letter box		✓	✓	
Turfing	Provided			



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

## 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
Universiti 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

## 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

## Recreation

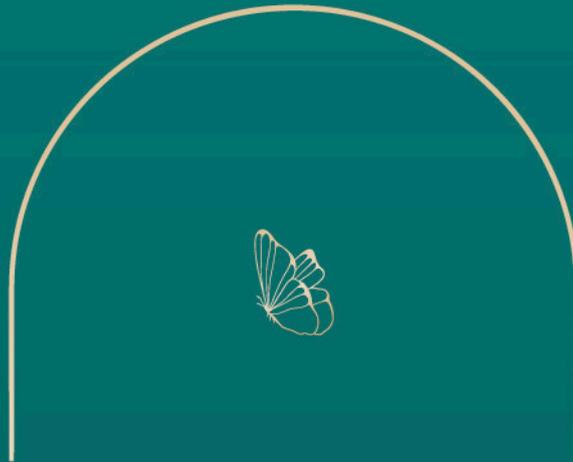
Danau Golf Club	5 km
Bangi Wonderland Theme Park & Resort	7 km
Setia EcoHill Club 360	8 km
Bangi Golf Resort	10 km
Taman Tasik Cempaka	10 km

## Medical

KPJ Kajang Specialist Hospital	10 km
Hospital Kajang	11 km
Hospital Serdang	16 km
Hospital Putrajaya	26 km
Institut Kanser Negara	26 km

## 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.



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### Setia Alamsari Welcome Centre

No 1, Persiaran Alam Sari 2, Alam Sari, 43000 Kajang, Selangor Darul Ehsan, Malaysia.  
T 603 8736 2255 F 603 8741 2251 E setiaalamsari-sales@spsetia.com  
[www.setiaalamsari.com](http://www.setiaalamsari.com)

# Setia

Setia Alamsari- Avalyn P2B1 (Rumah Teres)- Pemaju: Setia Alamsari Sdn Bhd (200901017492 (860589-P)) • No. Lesen Pemaju: 30101/06-2027/0100(A) • Tempoh Sah: 29/06/2022 – 28/06/2027 • No. Permit Iklan & Jualan: 3101-9/10-2027/0915(N)-(L) • Tempoh Sah: 31/10/2025 – 30/10/2027 • Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Kajang • No. Pelan Bangunan: Bil(...)/dlm.MPKJ2/P/28/2022 • Tarikh Dijangka Siap: Ogos 2027 • Bebanan Tanah: Maybank Investment Bank Berhad • Pegangan Tanah: Hak Milik Kekal • Jumlah Unit: 60 • Keluasan Binaan: 1,426 kps - 1,567 kps • Harga Jualan: RM754,000 (Min.) – RM1,053,000 (Maks.) • 7% Diskaun Bumiputera

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

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