setia alamsari

The Enchanting Gardens

IMPIANA

A Gold-Standard Retail Experience



A Proven Path to New Possibilities

Building on the success of Teman and Emporia, Impiana continues Setia Alamsari's commercial story as a connected retail precinct for the township's growing community.

Guided by the three-leaf philosophy, it brings nature, community and commerce into everyday experience.

The Three Layers Of Experience

Nature
Green frontage that sets a calm tone

Community
An 8ft covered walkway for comfort and movement

Commerce
Linear retail frontage for clear shopfront presence

Artist's Impression

Spaces Designed for Golden Opportunities

Impiana does not rely on potential alone. It sits within an existing, growing market.

Located in Kajang's largest freehold township, Impiana enjoys prime frontage along Jalan Bangi Lama, a key corridor linking Semenyih, PLUS and Bandar Seri Putra.

Surrounded by an established residential base, it is positioned where demand across dining, retail, healthcare and services continues to grow.

22' x 80'

Large Ready Catchment

2 & 3 Storey Shop Lots

Flexible Layout Design for Various Business Natures



Artist's Impression

Artist's Impression

Crafted to be Remembered

Impiana's architecture draws on a palette of beachy bronze and warm light grey. Materials are selected to age gracefully and maintain a relaxed, contemporary character. The streetscape feels intentional and composed.

This is not a place people simply pass through. It is a place they choose to stop.

8ft covered walkway
for sheltered pedestrian flow

Natural light and ventilation
throughout

Prime main road frontage
for maximum visibility

The Green Anchor

Pixel Park brings green space into daily life, a place for morning walks, weekend gatherings and quiet moments. For Impiana, the park isn't just a neighbour. It's a draw. Retailers facing the 10-acre park benefit from consistent, natural footfall generated by an active outdoor community.

After the Park, the Place





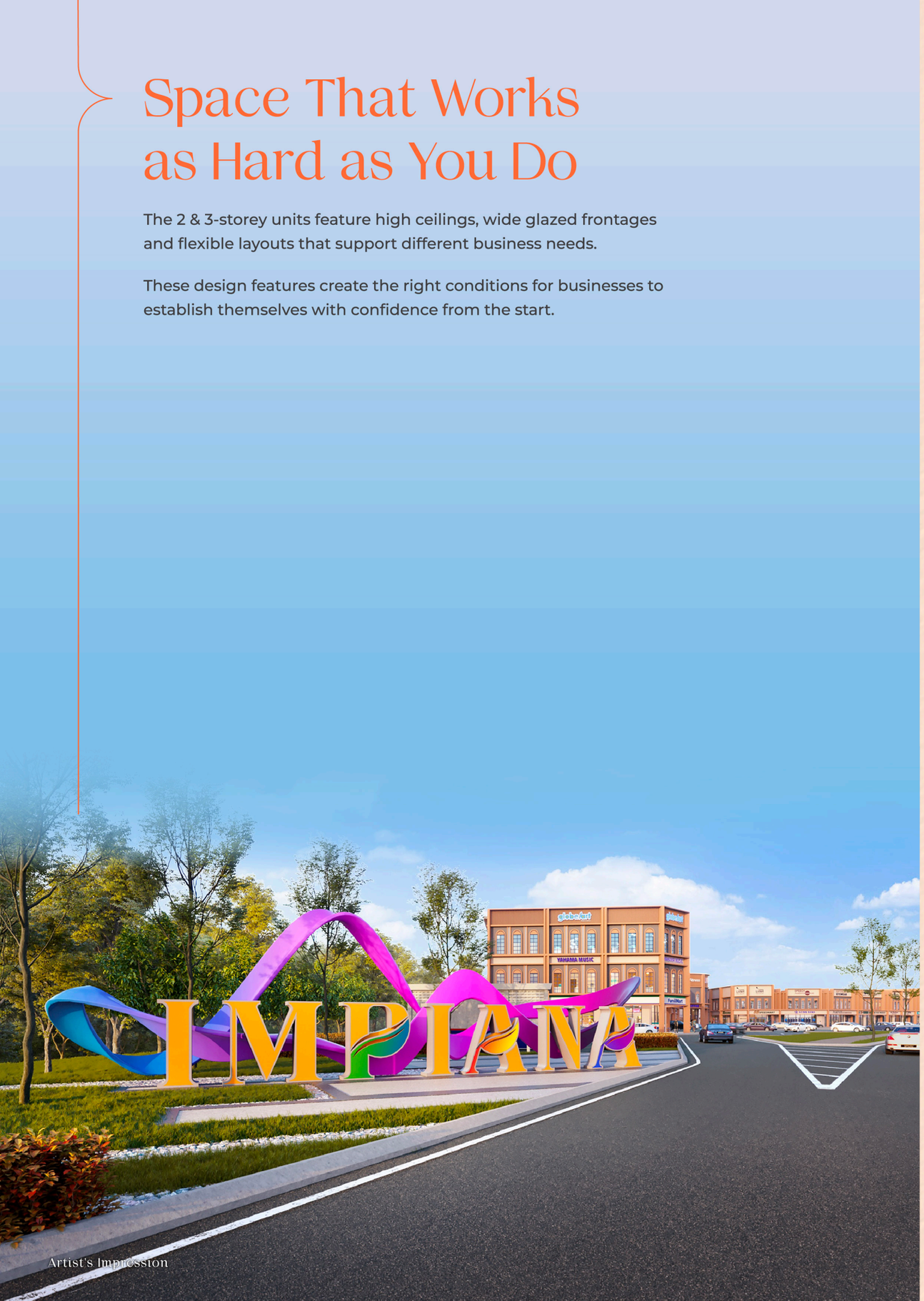
The park draws people out. Impiana brings them in. Whether it's a post-jog coffee, a family lunch or a quick errand, the natural rhythm of park life creates a ready audience for the businesses here, morning to evening, weekday to weekend.

Actual Photo

Space That Works as Hard as You Do

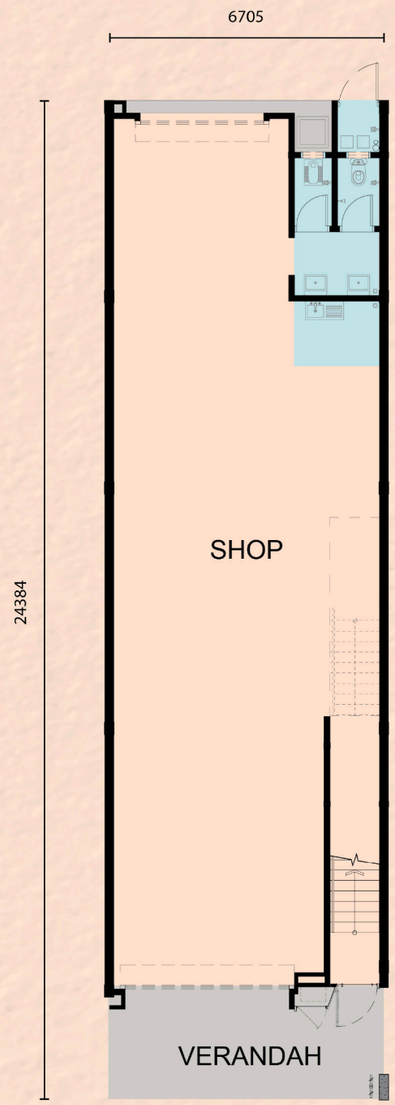
The 2 & 3-storey units feature high ceilings, wide glazed frontages and flexible layouts that support different business needs.

These design features create the right conditions for businesses to establish themselves with confidence from the start.

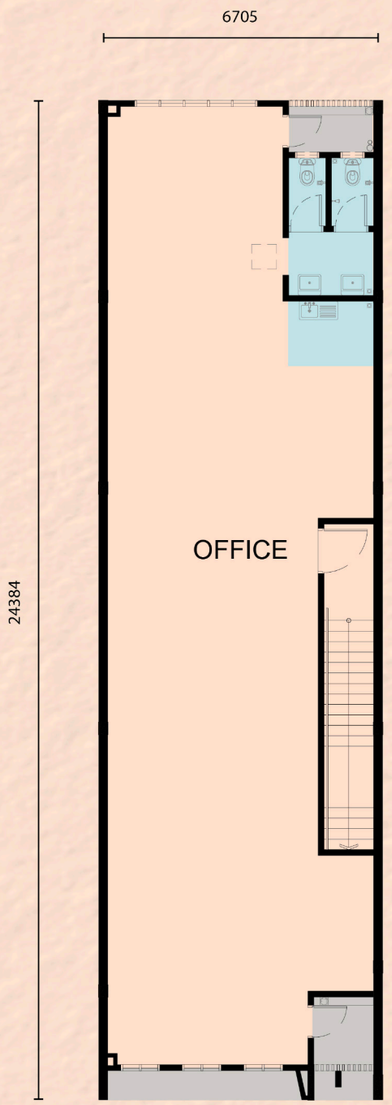


Artist's Impression

Floor plan



GROUND FLOOR



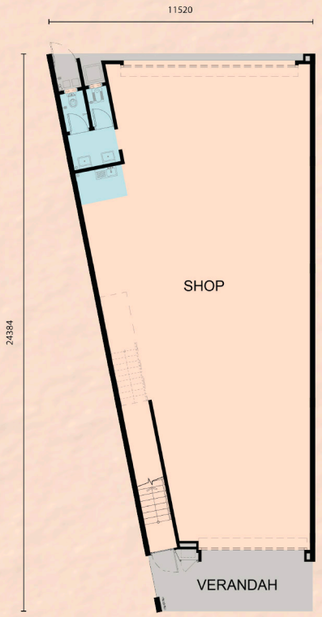
FIRST FLOOR

TYPE A

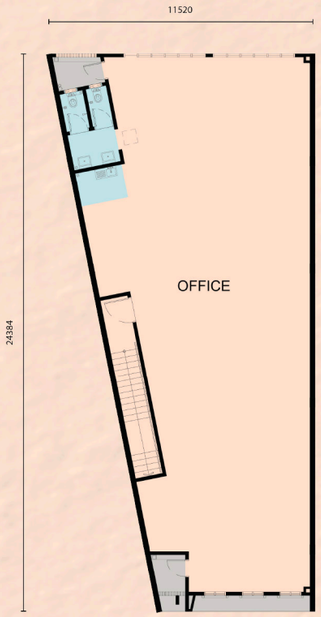
2-storey Terrace Shop Lot
Intermediate Lot
Built-up: 3,436 sqft | 319 sqm

TYPE A3

2-storey Terrace Shop Lot
Intermediate Lot
Built-up: 4,680 sqft | 434 sqm



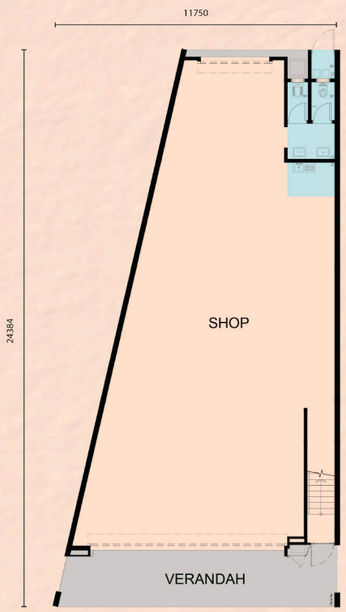
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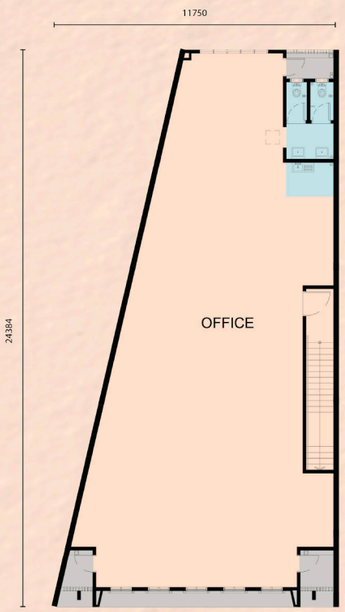
FIRST FLOOR

TYPE A4

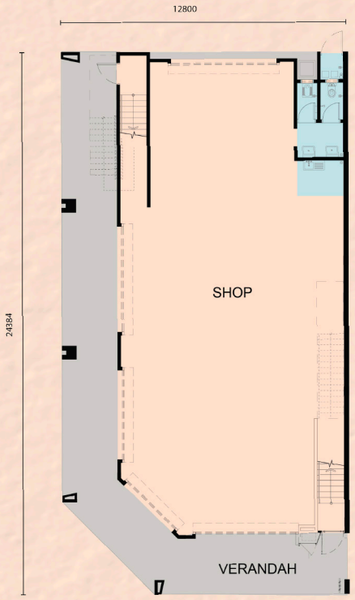
2-storey Terrace Shop Lot
Intermediate Lot
Built-up: 4,876 sqft | 453 sqm



GROUND FLOOR



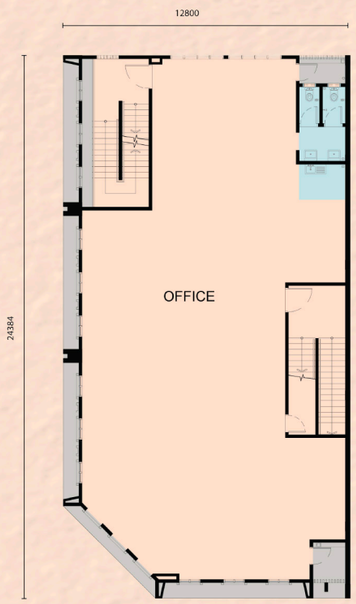
FIRST FLOOR



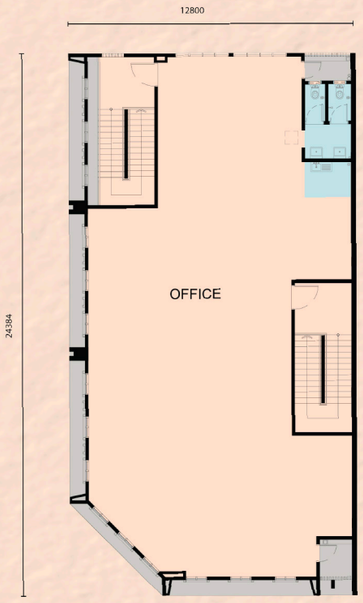
GROUND FLOOR

TYPE B1

3-storey Terrace Shop Lot
Corner Lot
Built-up: 9,064 sqft | 842 sqm



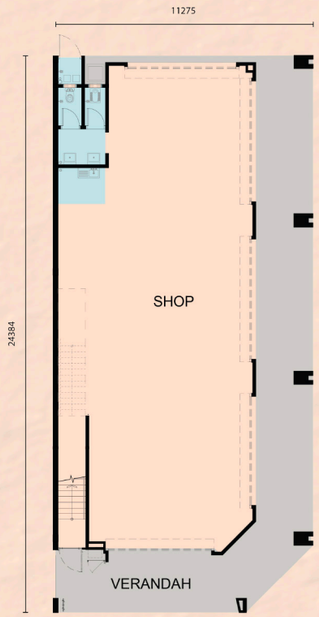
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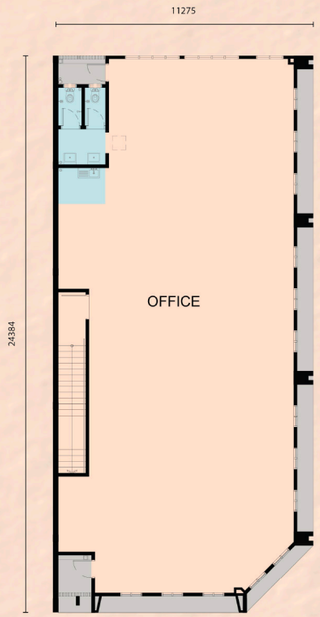
SECOND FLOOR

TYPE B2

2-storey Terrace Shop Lot
End Lot
Built-up: 5,492 sqft | 510 sqm



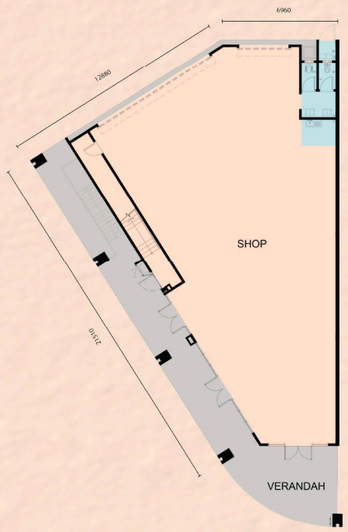
GROUND FLOOR



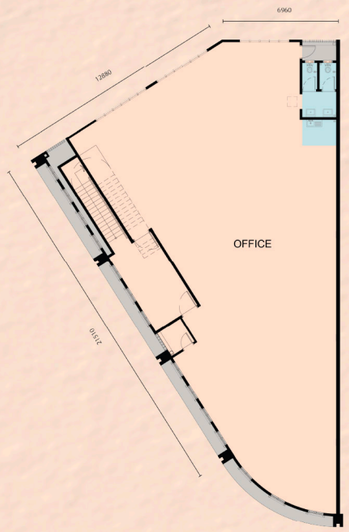
FIRST FLOOR

TYPE B3

2-storey Semi-D Shop Lot
Built-up: 7,208 sqft | 669 sqm



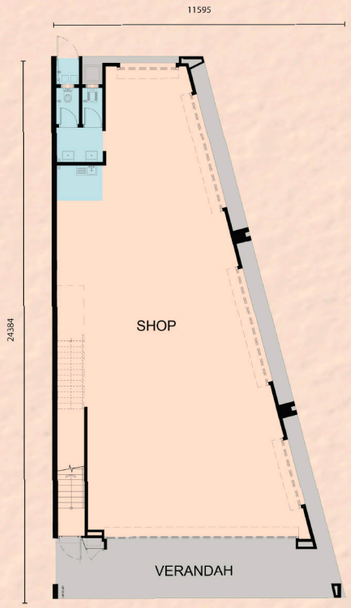
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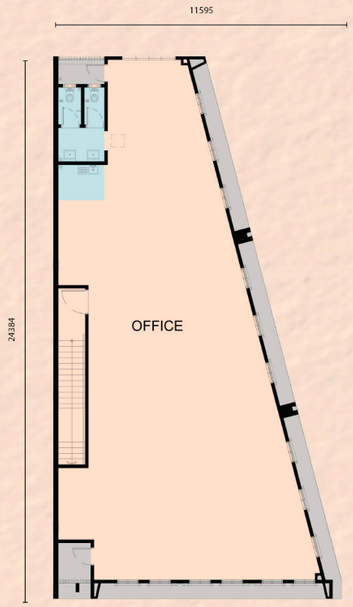
FIRST FLOOR

TYPE B4

2-storey Terrace Shop Lot
End Lot
Built-up: 4,826 sqft | 448 sqm



GROUND FLOOR



FIRST FLOOR

A Masterplan with a Golden Touch

From the arrangement of retail clusters to the green buffers that frame them, every element of the masterplan adds clarity and purpose. The result is a setting that feels considered, cohesive, and quietly refined.



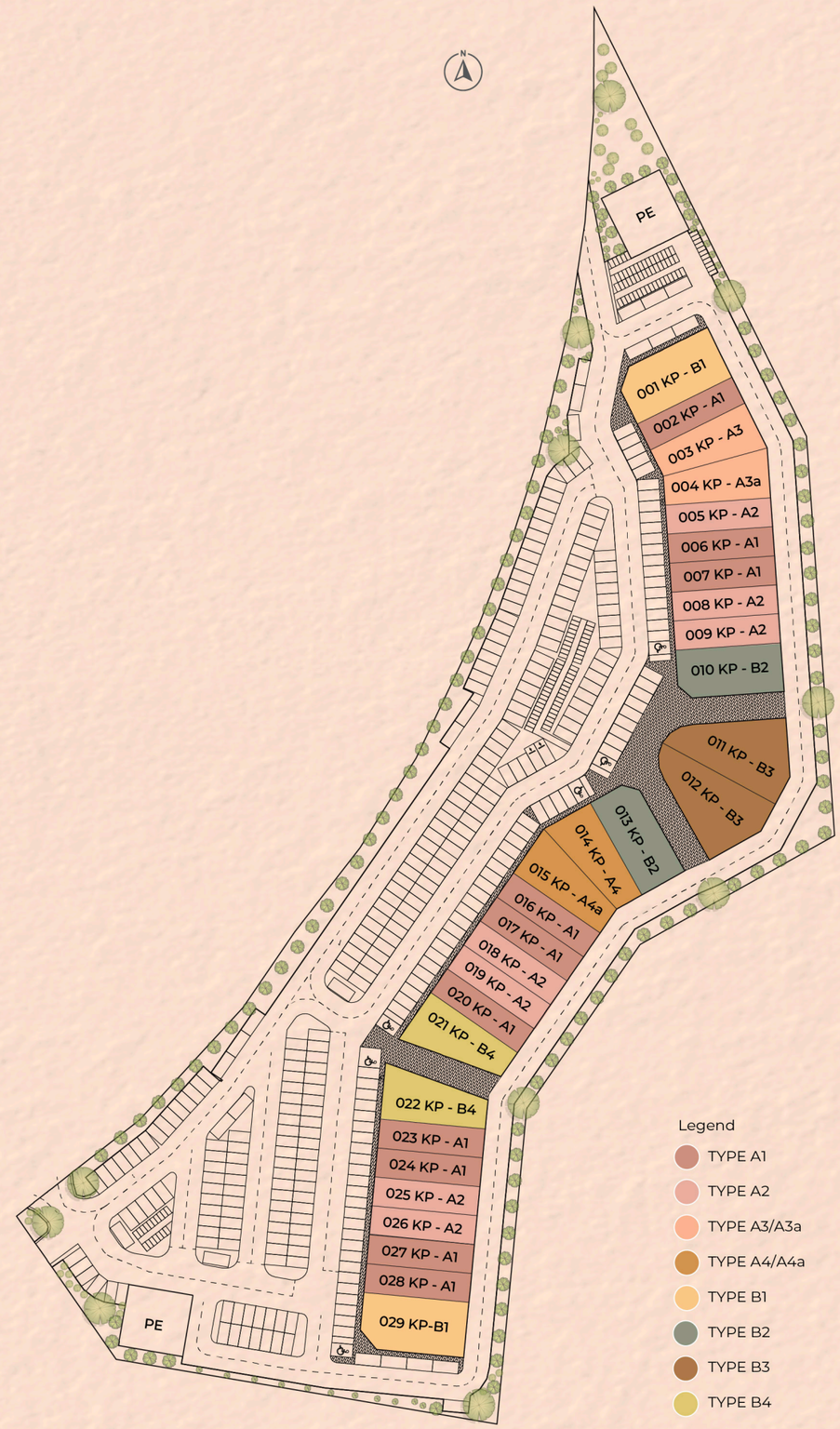
LEGEND

- 20′ x 65′ Double-Storey Terrace Homes
- 22′ x 65′ Double-Storey Terrace Homes
- 22′ x 75′ Double-Storey Terrace Homes
- 32′ x 65′ Double-Storey Cluster Homes
- 30′ x 70′ Double-Storey Garden Homes
- 32′ x 75′ Double-Storey Semi-Detached Homes
- 40′ x 80′ Double-Storey Semi-Detached Homes
- Bungalow
- Commercial
- Public Amenities
- Education Hub
- Condominium
- Rumah Selangorku

Gardens

1. Canopy Park
2. Nest Of Dreams
3. Lake Of Reflection
4. Spring Meadows
5. Casablanca Park
6. Garden Of Lights
7. Serenity Pathway
8. Field Of Happiness
9. Serenity Lake Park
10. Pixel Park

Site plan



Legend

- TYPE A1
- TYPE A2
- TYPE A3/A3a
- TYPE A4/A4a
- TYPE B1
- TYPE B2
- TYPE B3
- TYPE B4

Specification

Structure	-	Reinforced Concrete	
Wall	-	Brick Wall / Precast Concrete Panel Wall	
Roofing Material	-	Metal Deck Roofing / Reinforced Concrete Slab	
Roof Framing	-	Metal Truss	
Ceiling	-	Skim Coat / Plastering Ceiling	
Windows	-	Aluminium Framed Glass Window	
Doors	-	Main Entrance	: Roller Shutter / Aluminium Glass Door (Type B3)
		Others	: Roller Shutter / Grille Door / Fire-Rated Door / Flush Door / Aluminium Louvre Door / PVC Door
Ironmongery	-	Selected Quality Locksets	
Wall Finishes	-	Pantry 1 / Pantry 2 / Pantry 3 (Type B1) / Basin Area	: 1500mm Height Tiles
	-	Toilet 1 / Toilet 2 / Toilet 3 / Toilet 4 / Toilet 5 (Type B1) / Toilet 6 (Type B1)	: To Ceiling Height Tiles
	-	Others	: Plaster / Skim Coat & Paint to Ceiling Height
Floor Finishes	-	Pantry 1/ Pantry 2	: Ceramic Tiles
	-	Toilet 1 / Toilet 2 / Toilet 3 / Toilet 4 / Toilet 5 (Type B1) / Toilet 6 (Type B1) / Basin Area (GF) / Basin Area (1F) / Basin Area (2F) (Type B1)	: Ceramic Tiles
	-	Staircase	: Porcelain Tiles & Nosing Tiles
	-	Verandah	: Porcelain Tiles
	-	Others	: Cement Renders
Sanitary & Plumbing Fittings	-	2-storey	: 3 WCs / 1 Squatting Pan / 4 Bib Taps / 4 Wash Basin / 2 Showers / 2 Kitchen Sinks
	-	3-storey (Type B1)	: 5 WCs / 1 Squatting Pan / 6 Bib Taps / 6 Wash Basin / 3 Showers / 3 Kitchen Sinks

		TYPE							
		A1	A2	A3	A4	B1	B2	B3	B4
Electrical Installation	- Distribution Board	2	2	2	2	3	2	2	2
	- Power Socket Outlet	14	14	14	14	22	14	14	14
	- Lighting Point	32	32	32	32	56	37	38	32
	- Ceiling Fan Point	3	3	3	3	3	3	3	3
Internal Telecommunication Trunking & Cabling	- Fibre Wall Socket (FWS)	2	2	2	2	3	2	2	2

Where Demand Meets Opportunity

Impiana is supported by township demand, nearby education hubs and strong daily exposure from its surrounding road network.

An Established Residential Base

- Surrounded by ~10,000 apartment units
- Part of a masterplan destined for 10,000 homes
- Surrounded by a wider catchment of over 80,000 residents

Main Road Exposure

- 29 shop lots facing main road for strong visibility
- Approx. 5.5km to Bandar Seri Putral Toll
- Estimated average daily traffic of ~15,000 vehicles
- Facing 10-Acres Pixel Park

Education-driven Foot Traffic

- Minutes from Universiti Kebangsaan Malaysia (UKM)
- Near multiple primary and secondary schools
- Consistent weekday activity from students and families

Gateway Connectivity

- Within a 10km radius of key destinations:

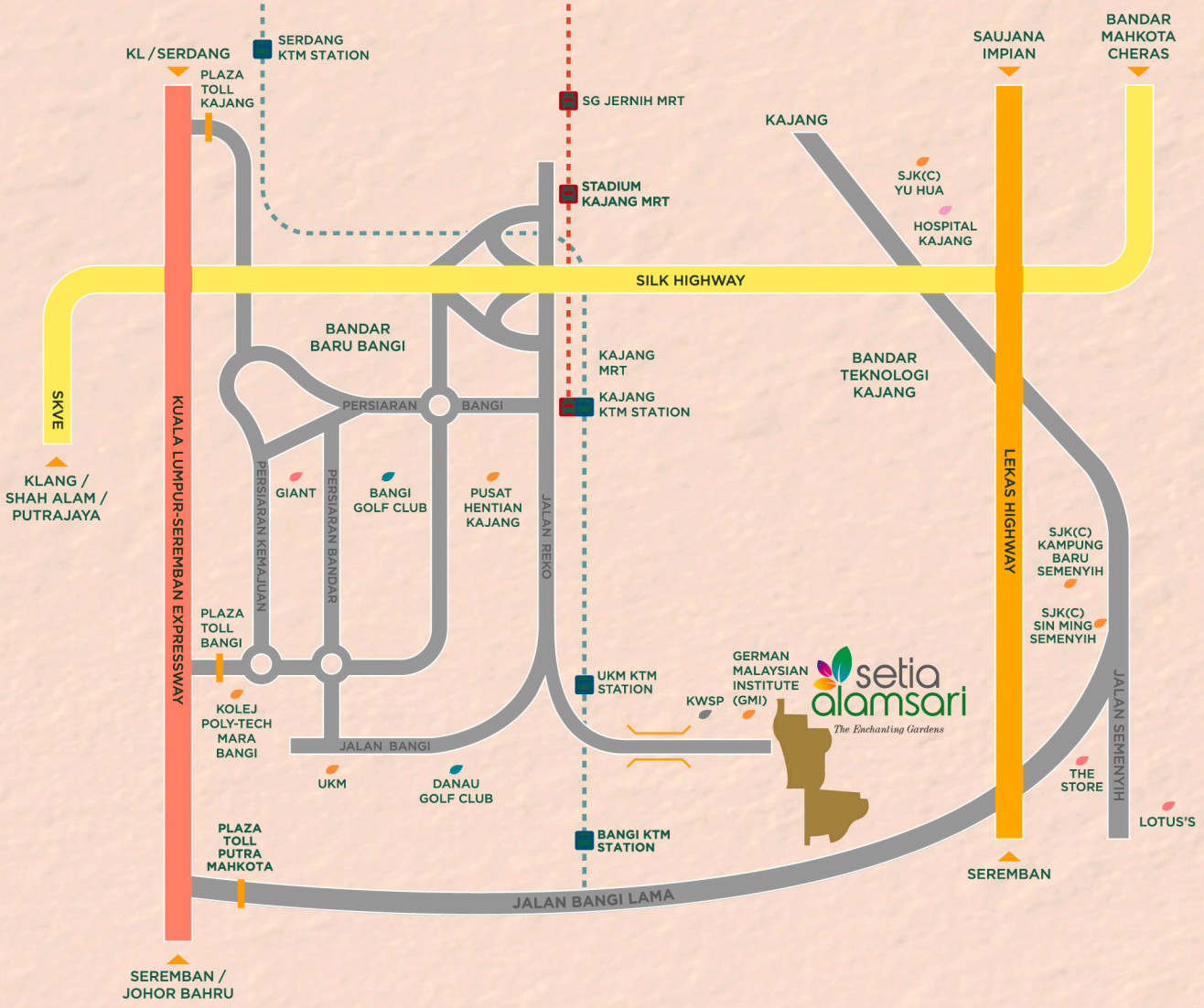
> Bangi Gateway Shopping Mall
> Bangi Avenue and Wonderland Water Theme Park
> Setia EcoHill Mall
> AEON-style supermarket



Artist's Impression

A Golden Vision In Place

From strategic retail placements to well-connected streetscapes, every space at Impiana is designed to create a neighbourhood that grows, connects, and shines.



EASY ACCESSIBILITY VIA 3 MAJOR EXPRESSWAYS

- KL-SEREMBAN EXPRESSWAY
- LEKAS HIGHWAY
- SILK HIGHWAY

Brought to you by an award-winning developer:

NO.1 14-TIME WINNER THE EDGE MALAYSIA Top Property Developers Awards 2005-2008, 2010-2013, 2016-2020, 2022

19-TIME WINNER FIABCI World Prix d' Excellence Awards (Gold)

19-TIME WINNER Malaysia Property Award™

11-TIME WINNER KINCENTRIC Best Employer MALAYSIA 2021 2013 Best of the Best - Malaysia 2011 Overall Best - Malaysia

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Setia

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