**Press Release**
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For Immediate Release

# S P SETIA PREVIEWS ERICA, RM93.6M GDV OF DOUBLE STOREY TERRACE HOMES IN SEPANG

**SHAH ALAM** – S P Setia Bhd ("Setia" or "the Group") has previewed Erica, a 11.34-acre series of leasehold double storey terrace homes in Taman Setia Tropika in Sepang, adjacent to its resort township of Setia Warisan Tropika.

With a total Gross Development Value (GDV) of approximately RM93.59 million, Erica comprises 162 units of double storey terrace homes sized at 20' x 60', with built-ups ranging from 1,405 sq ft to 1,445 sq ft and prices starting from RM559,000.

Erica is located just 16km from Cyberjaya, with direct access to Kuala Lumpur International Airport (KLIA) via a nearby Express Rail Link (ERL) station.

Datuk Yuslina Mohd Yunus, Chief Operating Officer of Setia, said, "As a leader in building sustainable communities and enriching lifestyles, Setia designs and delivers affordable homes in townships with strong lifestyle and connectivity elements, catering to residents' growing needs.

Erica is our newest series of affordable starter homes designed for practicality, comfort, and balanced functionality. With individual land titles, homeowners have the flexibility to carry out renovation or extension works, putting their personal stamps on their Setia homes," she said.

Erica has strong road connectivity to Cyberjaya and Putrajaya, via links such as the Putrajaya-Dengkil Road, ELITE Highway, and the North-South Expressway. The Salak Tinggi ERL station is also situated within walking distance, providing residents with fast and direct access to KLIA and Kuala Lumpur City Centre.

Erica is suitable for young and growing families, located within short distance of education hubs such as Xiamen University, Nilai University, INTI International College, and UiTM Dengkil. Nearby commercial areas include DPULZE Shopping Centre in Cyberjaya, Horizon Village Outlets, and Mitsui Outlet Park in Sepang.

Purchasers will be able to enjoy additional rewards through the Group-wide special Raya sales campaign that runs from 16 March to 30 April, subject to terms and conditions. *Rezeki Bonanza* rewards those who book Setia homes during the campaign period and sign Sales and Purchase Agreements within 30 days with RM4,000 per unit. Meanwhile, *Kawan Bawa Kawan* rewards Citizen Setia (existing Setia homeowners) with a RM3,000 referral fee per unit, for every successful referral.

For more information, unit viewing appointments and sales enquiries, contact Valli Marimuthu at +6012 359 7925 or Emma Asmani at +6012 387 8294.

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