Press Release
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For Immediate Release

DESIGN-LED SETIA ALAMSARI TOWNSHIP IN KAJANG UNLOCKS RM82M GDV IN NEW COMMERCIAL OPPORTUNITIES

SHAH ALAM – As homebuyers look beyond just a roof over their heads, the focus is increasingly on how a township supports everyday living and future needs, while maintaining elements of design that speak to the heart.

In the 775-acre Setia Alamsari township in Kajang, homeowners do not have to choose between practicality, sustainability, and aesthetics. Anchored by a masterplan that is consciously structured into eight thematic zones, residents can indeed have it all: each zone in Setia Alamsari has its own distinctive and unique landscape design approach.

Koh Sooi Meng, Divisional General Manager, S P Setia Bhd (Setia), said, "A well-planned township like Setia Alamsari is about more than where you live, it's about how life unfolds every day. Thoughtfully designed to support families as their needs evolve, Setia Alamsari goes beyond location through the strength of its planning, distinctive design themes and holistic liveability. From its eight uniquely landscaped zones to the way homes, green spaces and daily conveniences are carefully woven together, sustainability remains the foundation that has long shaped Setia's developments and built lasting trust with homeowners.

"Setia Alamsari is special because it offers the comfort of a mature township while continuing to grow meaningfully with its community. Backed by Setia's decades of experience, we are using data and smart planning tools to enhance connectivity, improve everyday convenience and ensure the township remains future ready," he said.

Where Commerce Thrives on Community
Intricate designs can speak to the heart, whilst commerce and ease of access speak to homeowners' minds. Upon completion, Setia Alamsari is expected to host 10,000 homes and 40,000 residents, giving commercial investors strong footfall and an existing market of ready consumers.

Following the successful Teman and Emporia commercial launches, Setia has opened its newest commercial offering, Impiana, for registration. A collection of two-storey and three-storey shop lots, Impiana is slated for launch in July 2026.

With a Gross Development Value (GDV) of RM82 million across 29 terrace and semi-detached shops set on 22' × 80' plots and strategically positioned with prime frontage along Jalan Bangi Lama, a vital traffic corridor connecting Semenyih, the North-South Highway (PLUS), and Bandar Seri Putra, Impiana enjoys exceptional visibility and strong daily exposure. With an estimated average daily traffic of approximately 15,000 vehicles and steady year-on-year growth, the location offers sustained visibility and long-term commercial advantage.

The development features 29 exclusive freehold two and three-storey shoplots, thoughtfully planned to accommodate a diverse range of business needs. Double-storey units range from 3,436 to 4,941 sq ft, priced from RM2.2 million onwards, while the generously sized 3-storey units offer up to 9,064 sq ft, from RM4.8 million onwards.

With flexible layouts, Impiana is ideally suited for retail, F&B, education, and healthcare services, offering businesses a strategic platform for growth. Impiana also brings everyday conveniences within easy reach of residents of the nearby Elysian and Carabella homes.

Where Nusantara Design Meets Everyday Comfort

In Setia Alamsari, homes are shaped by how easily daily life flows around it — from the surrounding greenery to the way neighbourhoods connect. This approach is reflected in Elysian, a low-density residential enclave that blends traditional Nusantara elements with contemporary design.

This freehold collection of 40 luxury homes comprising 18 bungalows and 22 semi-detached residences. Each home is thoughtfully planned for space, functionality, and timeless design that maximises the site's natural attraction with waterfront, parkfront, and internal gardens.

Elysian homes come readily equipped with Setia eGreenLiving features, including Solar PV systems, digital locksets, EV charging points, and green switches, supporting sustainable and future-ready lifestyles. Semi-detached homes are priced from RM1.65 million onwards, while bungalows start at RM2.26 million, offering an ideal balance of modern eco-conscious living, comfort, and long-term value.

Elysian's lifestyle appeal builds on this approach, with residents waking up to views of the 7.7-acre Lake of Reflection, tree-lined jogging trails, and generous green spaces. At the heart of Elysian lies the Lawn, a private sanctuary reserved for residents, ideal for morning walks, weekend picnics, or quiet moments with loved ones.

Where Moroccan Garden Living Comes to Life

Inspired by Moroccan garden living, Carabella is a collection of 72 freehold double-storey linked semi-detached cluster homes, each set on 32' x 65' land parcels and priced from RM959,000 onwards.

The latest release of the highly popular CASA Collection — as earlier phases Caressa, Caralyn, Candella 1, and Candella 2 are fully sold out — Carabella brings to the fore lush greenery and elegant detailing.

The neighbourhood features landscaped pocket parks, shaded walkways and architectural elements that create a sense of escape such as the Moroccan Archway, Lantern Pavilion, and Moroccan Garden - all on residents' doorsteps.

Carabella offers north-south oriented homes within a guarded community, located near Casablanca Park and a future commercial centre. With its landscaped gardens, Carabella adds a distinctive lifestyle dimension to Setia Alamsari — one that blends charm, comfort and modern convenience for growing families.

A Peaceful Haven in A Bustling Valley

Setia Alamsari offers easy access to major motorways such as the KL-Seremban Highway, PLUS, Kajang Seremban Highway (LEKAS), and Kajang Dispersal Link Expressway (SILK).

A wide selection of educational and medical facilities is located near the township, including Universiti Kebangsaan Malaysia (UKM), the German Malaysian Institute, Tanarata International School, Rafflesia International School, Kajang Hospital, KPJ Kajang Specialist Hospital, Serdang Hospital, and Putrajaya Hospital.

Recreational and lifestyle facilities within driving distance include Bangi Wonderland Theme Park, Danau Golf Club, Bangi Golf Club, Taman Tasik Cempaka, Stadium Kompleks Sukan Seksyen 15, Stadium Kajang, Bangi Gateway, EVO Mall, Bangi Metro Kajang, Metro Point Kajang, and IOI City Mall.

Building on its design-led masterplan, Setia Alamsari will next introduce Garden Homes — a limited collection of 54 two-storey freehold terrace homes, each complemented by an adjoining 10-foot-wide private garden. Set on generous 30’ × 70’ land parcels, Garden Homes is slated for launch in July 2026, offering families an ideal balance of space, comfort and long-term value.

For more information, unit viewing appointments and sales enquiries, visit the Setia Alamsari Welcome Centre, log on to https://spsetia.com/property/setia-alamsari/ or call +603 8736 2255.

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