


Location :	Jalan Setia 12/5, Taman Setia Indah, 81100 JB.			
Type :	Serviced Apartment			
Name :	Aliva			
Developer :	Astaka Development Sdn Bhd			
Complete Years :	2026 Q3			
Site Area :	2 acres			
Tenure :	FREEHOLD			
Total Units	492			
Tower	TOWER A / TOWER B			
Components :	Tower A	32nd floor (250 units)		
	Tower B	32nd floor (242 units)		
Carpark Level :	2nd - 6th Floor			
Facilities Level :	Level 7			
Units per Level :	Tower A	10		
	Tower B	10		
Unit Details :	NO	Type	Composition	Build-Up
	1)	TYPE A	1+1 Bedroom + 1 Bathroom	595 sqft
	2)	TYPE B	2+1 Bedroom + 2 Bathroom	857 sqft
	3)	TYPE C	3+1 Bedroom + 2 Bathroom	1075 sqft
Orientation :	Tower A / B	NW & NE / NE & SE & NW		
Total Lifts :	3+1 Lifts			
Carpark:	TYPE A, B	1 Carpark		
	TYPE C	2 Carparks		
Ceilling Heights :	3 Meter			
Remarks :				
Main. Fee :	RM 0.45 / sqft (include sinking fund) ESTIMATE			
Booking Fee :	RM 10,000 (Lock Unit after Approval)			
Packages :	SPA REBATE - 3%			
	Free Legal Fees on SPA and LO			
	Free Stamp Duty on SPA and LO			
	MOT, shall paid by buyer			
	All Types : Bare unit only			
	Foreigner Quota Limited -15 (9/6/2025)			