

FREEHOLD

22
Quartz
RESIDENCES

SETIA ALAM | 3-STOREY VILLAS | GATED & GUARDED

Another *lifestyle*
Development by



MITRALAND

Crafting Lifestyles
Creating Value





ROOTED IN LUXURY BLOOM IN NATURE

Discover, experience, and own the pinnacle of luxury living at 22 Quartz, where elegant three-storey villas embrace nature's beauty on 22 acres of freehold land in Setia Alam. Enjoy biophilic living, wellness, and endless outdoor adventures, creating cherished moments with loved ones amidst pristine greenscapes.

LUXURY, REIMAGINED. NATURE, RECONNECTED.







Artist's Impression only



EPITOME OF GRANDEUR

Nestled in the award-winning township of Setia Alam, refined with nature's richness and urban offerings, 22 Quartz boasts an abundance of lush greenery, surpassing conventional standards in the vicinity by fourfold. Delight in the idyllic vistas and refreshing breezes, easily savoured right from your doorstep.



PRIVATE CLUBHOUSE RETREAT



ENCHANTING GREEN HAVEN

Bring your loved ones and the beauty of nature together in the sophisticated comfort of this three-story villa. Here, every cherished element finds its perfect place. Luxuriate in the quality moments with family, explore your hobbies in a cosy private nook, or curate your own private urban farming.





LEGEND

- TYPE C GARDEN VILLA CORNER
3,466 sq.ft
- TYPE C GARDEN VILLA
2,890 sq.ft
- TYPE A GARDEN VILLA CORNER
3,493 sq.ft
- TYPE A GARDEN VILLA
2,890 sq.ft
- TYPE A GARDEN VILLA CORNER
3,466 sq.ft
- TYPE B PARK VILLA CORNER
2,766 sq.ft
- TYPE B PARK VILLA
2,766 sq.ft
- TYPE B PARK VILLA CORNER
3,315 sq.ft
- TYPE A GARDEN VILLA CORNER
3,488 sq.ft
- TYPE A GARDEN VILLA CORNER
3,477 sq.ft
- TYPE A GARDEN VILLA CORNER
2,895 sq.ft
- TOWN VILLA
- TOWN VILLA



CONTEMPORARY SOPHISTICATION





Artist's Impression only

URBAN CANOPY GARDEN LIVING

GROUND FLOOR:

The flexible zone, adorned with versatile spaces, offers a canvas for transformation into a studio or multipurpose haven, catering to various hobbies and the exploration of new interests, fostering a multi-generational living environment where every member of the family, from grandparents to children, can find their own niche and pursue their passions.



FIRST FLOOR:

A realm designed for the discovery of life's most exquisite social pleasures. At the forefront, an elevated green deck ensures tranquillity by eliminating vehicular traffic. Exclusive terrace areas and a private urban farm create ideal settings for hosting gatherings, mingling with guests, or indulging in moments of solitary leisure.

SECOND FLOOR:

A private sanctuary beckons, providing an oasis to relax, recharge, and reconnect with oneself. Here, one can immerse in the tranquillity of complete peace of mind and the bliss of a contented heart.

ELEVATED GREEN DECK







Artist's Impression only

ELEGANTLY VERDANT

Awaken to a breathtaking view of your green garden that complements the modern elegance of your home. Let the sun take you for a serene stroll along the picturesque path of nature, and the cooling breezes comfort you in every breath you take. Here, nature finds its sanctuary in your home and solace in your care.





URBAN SERENITY
IN NATURE'S
EMBRACE





FOR FAMILIES, FOR GENERATIONS



Artist's Impression only



Artist's Impression only

From the generous space to the flexible design, every aspect is crafted to enhance your lifestyle and support your aspirations, tailored to your family's unique size and needs. Each lifestyle demands privacy, and here you can enjoy personal spaces created exclusively for you, complete with ensuite bedrooms for convenient access to the bathroom.





**FUTURE-
PROOF
LIVING**

GRAND IN LUXURY. SUPERIOR IN COMFORT.

Revel in a wholesome array of exclusive features that elevate your sophisticated lifestyle and bring you peace of mind, all day long.



Established & Affluent Neighbourhood in Setia Alam

Surrounded by a thriving community and top-tier amenities.



Freehold

Enjoy ample freedom and privacy of owning a luxurious haven to call home.



4X Greenery

The master plan caters to green spaces to enhance biophilic living.



24/7 Gated & Guarded Community

Safeguarded with multi-tier security systems, ensuring safety and privacy.



Designed by Award-Winning Developer & Architect

Crafted by renowned professionals who deliver impeccable quality.



Private Retreat-Style Clubhouse

Premium wellness amenities complemented with impressive water features.



Spacious for Multigenerational Living / Future-Proof Living

Curated for diverse lifestyles while providing comfort and adaptability for the future.



Private Urban Farming

Cultivate fresh produce in the comfort of your home for an intimate farm-to-table dining experience.



Public Linear Park

Safe and vibrant outdoor space for the community to connect and strengthen bonds.



Elevated Green Deck

A unique elevated deck for gardening, creating an idyllic ambience to reconnect with Mother Nature.



Voluminous Covered Car Park

Park up to 3 or 4 vehicles with optimum protection from the weather, dust, and debris.



All Ensuite Bedrooms

Enjoy unparalleled privacy and convenience in every respite.

AT THE AFFLUENT CORE OF SETIA ALAM

Surrounded by an attractive array of amenities in this established locale, 22 Quartz connects you to every urban desire. Get to your favourite destinations, explore the vibrant city and fun attractions, or discover the latest events in the city—your passion begins at 22 Quartz.



RETAIL

Ardence Labs - 1.7km
Starbucks Reserve Setia Alam - 4.0km
Setia City Mall - 4.6km
Sunsuria Forum @ 7th Avenue - 5.3km
Lotus's Setia Alam - 5.6km

HEALTHCARE

Setia Cardiac Care - 6.5km

ATTRACTIONS

Setia Alam Football Arena - 1.6km
Setia Alam Central Park - 2.9km
Setia Alam Badminton Arena - 4.5km
National Botanic Gardens Shah Alam - 15.5km

EDUCATION

SK Setia Alam - 2.1km
SMK Setia Alam - 2.1km
Ardence International Secondary School - 2.3km
IDRISSI International School - 3.9km
Tenby Schools Setia Eco Park - 4.2km
Peninsula International School Australia - 4.8km
SJK (C) Pin Hwa 1 - 5km
SJK (T) Ladang North Hummock - 5.5km



LIVE SPLENDID. LIVE BALANCE.



SHOPPING MALLS

Shop, dine, and explore the latest brands and happenings. With the entertaining array of shopping malls, there are diverse options for you to grab your daily essentials, enjoy your favourite meals, or celebrate special occasions.



LEISURE

From theme park thrills and arty galleries to serene gardens and golf clubs, there is always a spot to satisfy your adrenaline rush, fulfil your healthy hobby, elevate your stamina, or even spark a new interest.



EDUCATION

Surrounded by renowned primary, secondary, and international schools as well as higher education institutions, 22 Quartz empowers the next generation with the right mindset and skill set, creating the leaders of tomorrow.

MITRALAND

Established in 1998, Mitrland Group has since grown exponentially to emerge as one of the **NATION'S LEADING BOUTIQUE DEVELOPERS**. We strongly hold onto two mottos that pave the way for us to thrive our way to be an award-winning developer:

Crafting Lifestyles

We give our customers the opportunity to live the **LIFESTYLE** that they aspire towards.

Creating Value

We aim for excellence and long-term **CAPITAL APPRECIATION** for each project.

Our works not only reflect the aspirations of our target market, but are significant assets that should continuously increase in value, as proof of our willingness to commit to our buyers in the long term. We are continuously setting new benchmarks for the rest of the property development industry.

2015

THE BRANDLAUREATE AWARDS

DATO JOHAN ARIFFIN - THE BRANDLAUREATE
PREMIER BRAND ICON LEADERSHIP AWARD

ASIA PACIFIC ENTREPRENEURSHIP AWARDS (APEA)

CHUAH THEONG YEE - OUTSTANDING AND EXEMPLARY
ACHIEVEMENTS IN ENTREPRENEURSHIP

2016

THE SOUTHEAST ASIA PROPERTY AWARDS

BEST BOUTIQUE DEVELOPER

CHUAH THEONG YEE - MALAYSIA'S REAL ESTATE
PERSONALITY OF THE YEAR

2018

THE BRANDLAUREATE AWARDS

CHUAH THEONG YEE - THE BRANDLAUREATE
CEO BRANDLEADERSHIP EXCELLENCE AWARDS

2019

ASEAN PROPERTY AWARDS MALAYSIA

INNOVATIVE DEVELOPER AWARD

2023

PROPERTYGURU ASIA AWARDS MALAYSIA WITH IPROPERTY

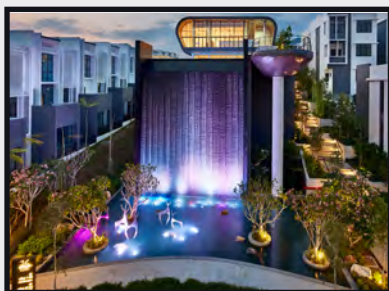
MITRALAND GROUP - PEOPLE'S CHOICE AWARD

2024

THE BRANDLAUREATE PROPERTY BRANDING AWARDS 2024

LIFESTYLE - BOUTIQUE PROPERTY DEVELOPMENT
SOLUTIONS

16 *Quartz* Melawati



2018
**FIABCI WORLD PRIX
D'EXCELLENCE AWARDS**
WORLD GOLD WINNER
RESIDENTIAL (LOW RISE)
CATEGORY

Gravit8 Klang South



2021

STARPROPERTY AWARDS

HONOURS - THE PROXIMITY AWARD
(INTEGRATED DEVELOPMENT)

HONOURS - THE FAMILY-FRIENDLY
AWARD (HIGH RISE)

MERIT - THE POSEIDON AWARD
(WATERFRONT DEVELOPMENT)

PAM AWARDS

PIER8

GOLD WINNER COMMERCIAL
(LOW RISE) CATEGORY

2022

GREENRE CERTIFIED THE TRESOR

BRONZE CERTIFICATION (PROVISIONAL)
RESIDENTIAL CATEGORY

Cascades Kota Damansara



2013
**INTERNATIONAL
PROPERTY AWARDS**
BEST INTERNATIONAL
MIXED-USE DEVELOPMENT

Kiara Mont Kiara 1888



2012

PAM AWARDS

GOLD WINNER MULTIPLE RESIDENTIAL
(HIGH RISE) CATEGORY




MITRALAND

Crafting Lifestyles
Creating Value

Developer:
Irama Sanubari Sdn. Bhd. No.200901011432 (854458-W)

D-28-01, Menara Mitraland, No.13A, Jalan PJU5/1,
Kota Damansara PJU 5, 47810 Petaling Jaya, Selangor.

www.mitraland.com.my/22quartz


PURSUING GREENRE
SILVER CERTIFICATION



GreenRE
Malaysia's Leading Green Building Certification Body



Sales Gallery Open Daily (10am - 6pm)

 **22 Quartz Sales Gallery by Mitraland**

011-6060 2110

Developer's License: 30786/06-2029/0128(N) • Validity Period: 04/06/2024-03/06/2029 • Advertising & Sales Permit: 30786-1/07-2027/0683(N)-(S) • Validity Period: 29/07/2024-28/07/2027 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No: MBSA/BGN-600-3/4/31 • Expected Completion Date: August 2026 • Land Tenure: Freehold • Land Encumbrances: Charged to Maybank Islamic Berhad • Block 1 Strata Condo Villa (65 Units) : Type A - 21 Units, Type B - 23 Units, Type C - 21 Units • Minimum Price: RM1,123,000 • Maximum Price: RM2,056,300 • Block 2 Strata Condo Villa (30 Units) : Type A - 9 Units, Type B - 8 Units, Type C - 13 Units • Minimum Price: RM1,182,000 • Maximum Price: RM2,271,300 • Block 3 Strata Condo Villa (215 Units): Type A - 178 Units, Type B - 37 Units • Minimum Price: RM1,123,000 • Maximum Price: RM2,055,900 • Block 4 Strata Condo Villa (16 Units): Type B - 12 Units, Townvilla - 4 Units • Minimum Price: RM750,600 • Maximum Price: RM1,291,500 • 7% Discount For Bumiputera • Restriction on Title: NIL

The information provided here does not form part of any offer or shall be taken as representation, express or implied whatsoever by the developer. In the event of any discrepancy between the sale and purchase agreement and the information, perspectives and plans contained therein, the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail. Additionally, all 3D visuals are artist's impressions only.

THIS AD IS APPROVED BY THE NATIONAL HOUSING DEPARTMENT