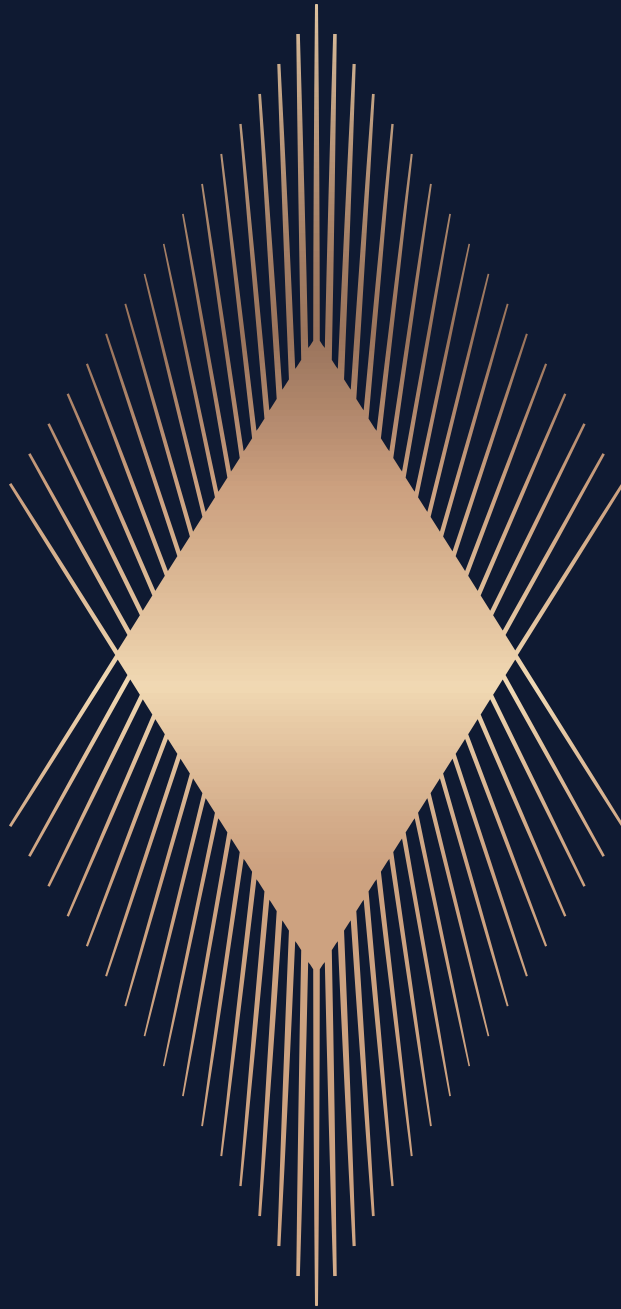


REKINDLE LIFE'S LIGHT



SERVICED  
APARTMENT



ASTRUM  
— AMPANG —



# AFFLUENT LIFESTYLE ABSOLUTE PRACTICALITY



Live a lifestyle of luxury in Astrum Ampang Serviced Apartment, winner of the ASEAN Property Developer Awards 2021/2022. Elevate your living experiences in a unique home located strategically within Kuala Lumpur. All travel needs are also made easy with the Jelatek LRT station at a mere distance of 150m that can be conveniently accessed via a proposed linked bridge.



Artist's Impression Only.



# PERFECTLY LOCATED IN THE HEART OF KUALA LUMPUR

Astrum Ampang Serviced Apartment is developed as a Transit-Oriented Development with the Jelatek LRT Station conveniently just around the corner. It offers one of the best accessibilities within the city centre. From popular shopping landmarks to attentive medical centres, everything is simply within reach.



**150M**  
PROPOSED LINKED  
BRIDGE TO JELATEK  
LRT STATION

LESS THAN  
**3.7KM**  
TO SURIA  
KLCC

PROXIMITY TO  
**TOP-NOTCH**  
HEALTHCARE  
CENTRES



## Shopping Mall

- 150m - Datum Jelatek Mall
- 1.2km - Great Eastern Mall
- 2.3km - Giant Supermarket Setiawangsa
- 3.5km - AEON AU2 Mall Setiawangsa
- 3.8km - The LINC KL
- 3.7km - Suria KLCC
- 5.1km - Tun Razak Exchange
- 5.6km - Pavillion KL

## Education

- 210m - Sri Al-Amin Private School
- 1.0km - SK Taman Keramat 1
- 2.0km - Geomatika University College
- 2.0km - Sayfol International School
- 3.8km - EtonHouse Malaysia

## Healthcare

- 1.4km - Gleneagles Intan Medical Centre
- 2.3km - HSC Medical Centre
- 3.2km - KPJ Ampang Puteri Specialist
- 4.0km - Prince Court Medical Centre

## Recreation

- 350m - Datuk Keramat Sports Complex
- 400m - Jelatek Public City Park
- 2.1km - Royal Selangor Polo Club
- 2.7km - Ampang Hilir Lake Garden



Artist's Impression Only.



## INTELLIGENT FEATURES AND SPACES

Immerse in a world of smart features with cutting-edge technologies and enjoy ultimate convenience with a complimentary WiFi at common areas.



5-ACRE LANDSCAPE  
PODIUM WITH  
PREMIUM FACILITIES

24/7 SECURITY  
WITH CCTV  
SURVEILLANCE

5G FACIAL  
RECOGNITION  
SECURITY

## INDULGE AND UNWIND WITH OVER 62 PREMIUM FACILITIES

Elevate your wellbeing with over 62 hotel grade facilities. This includes a milky way swimming pool, anti-oxidant room, children's playground, jogging track, glittery jacuzzi, gymnasium, BBQ pavilion, open theatre, and more.



Artist's Impression Only.



# FUNCTIONAL DESIGN FOR YOUR STYLE STATEMENT

For your highest comfort, each unit is designed with spacious and flexible areas that allows you to engrave your home with personal touches.

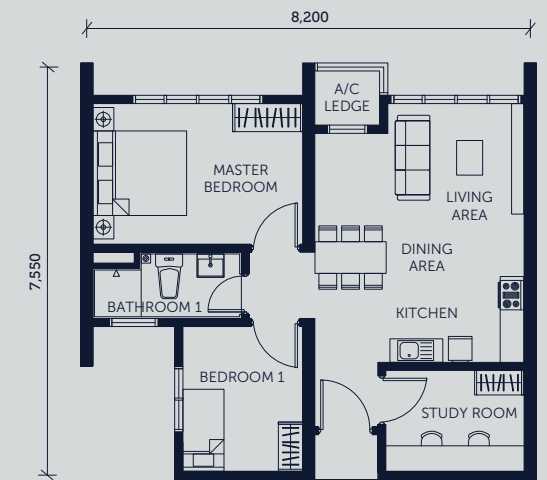
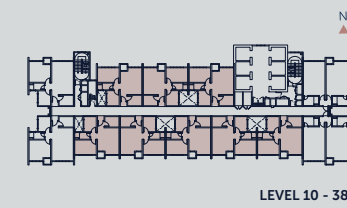


## FLOOR PLAN

Carefully considered interior layouts

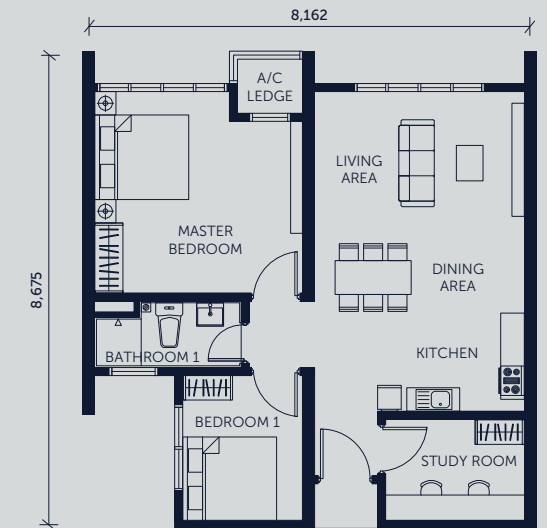
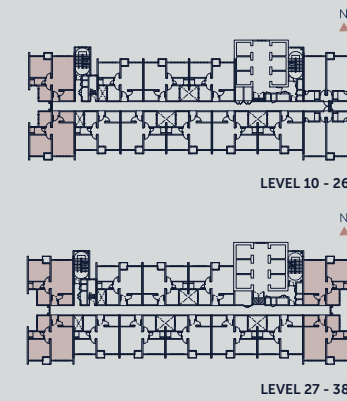
### TYPE A

570 sq.ft.  
2+1 1



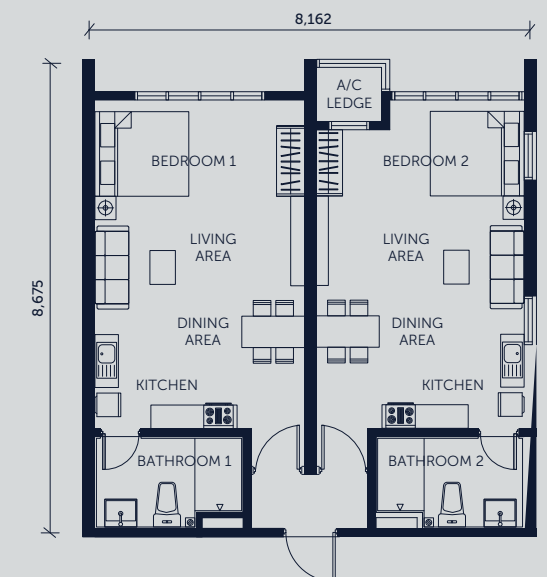
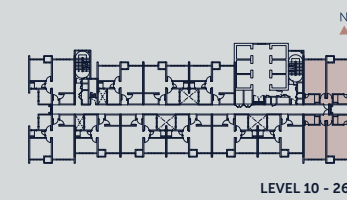
### TYPE A-c

668 sq.ft.  
2+1 1



### TYPE C-c

718 sq.ft.  
2 2



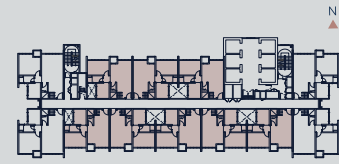
## FLOOR PLAN

Carefully considered interior layouts

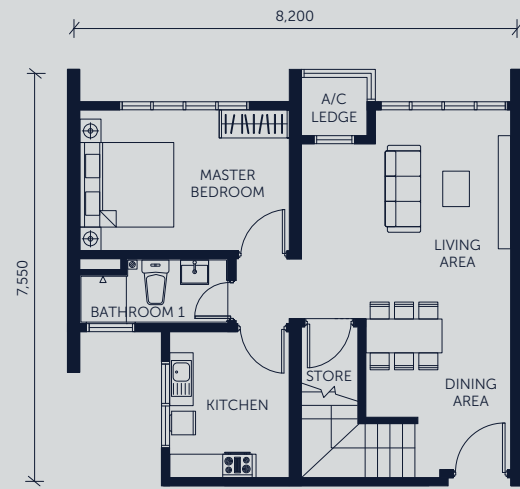
### TYPE B

879 sq.ft.

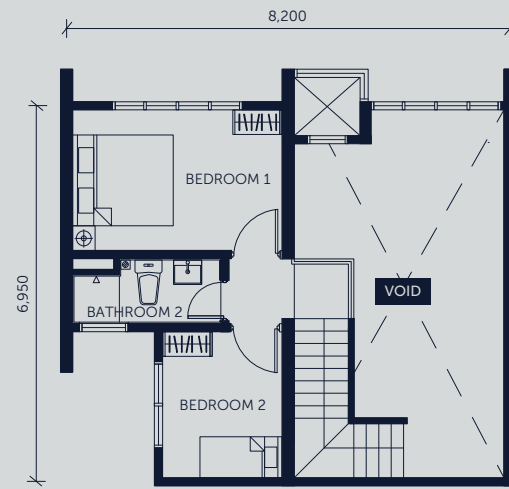
3 2



LEVEL 39 - 49



LOWER FLOOR

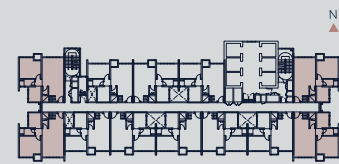


UPPER FLOOR

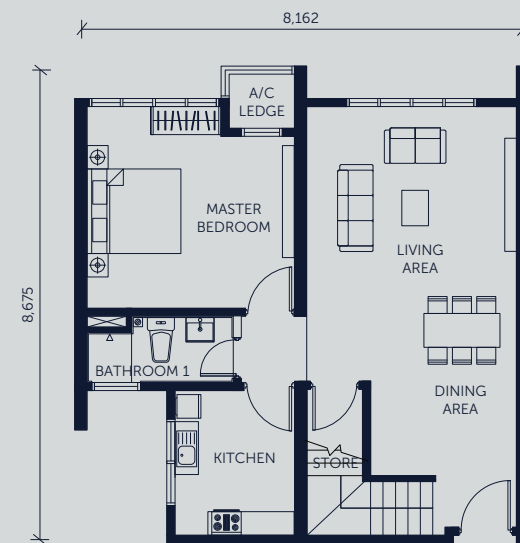
### TYPE B-c

1,030 sq.ft.

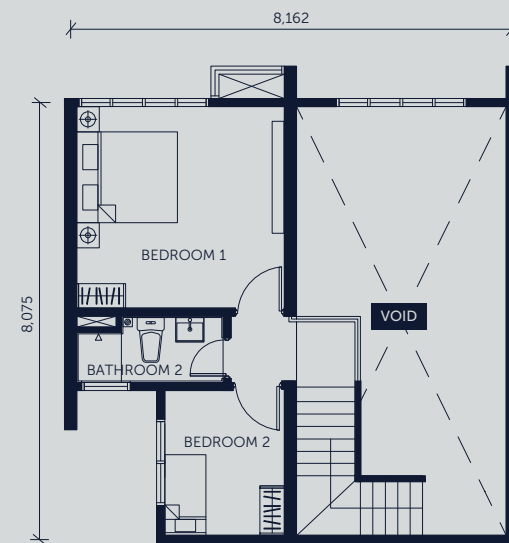
3 2



LEVEL 39 - 49



LOWER FLOOR



UPPER FLOOR

## SPECIFICATIONS SERVICED APARTMENT

|                         |                           | TYPE<br>A, A-c, B, B-c, C-c  |                |             |
|-------------------------|---------------------------|--|----------------|-------------|
| STRUCTURE               |                           | Reinforced concrete frame  |                |             |
| WALL                    |                           | Reinforced concrete wall or brickwork or light weight block (where applicable) |                |             |
| ROOF COVERING           |                           | Reinforced concrete slab   |                |             |
| CEILING FINISHES        |                           | Skim coat and paint or plaster board and paint (where applicable)              |                |             |
| WINDOW                  |                           | Generally aluminium frame glass window   |                |             |
| FLOOR FINISHES          | Living                    | Porcelain tiles  |                |             |
|                         | Dining                    | Porcelain tiles  |                |             |
|                         | Kitchen                   | Porcelain tiles  |                |             |
|                         | Foyer                     | Porcelain tiles  |                |             |
|                         | Bathroom                  | Porcelain tiles  |                |             |
|                         | A/C Ledge                 | Cement render  |                |             |
| WALL FINISHES           | Bathroom                  | Porcelain tiles up to ceiling height   |                |             |
|                         | Kitchen                   | Porcelain tiles up to 1.5m height  |                |             |
|                         | Others                    | Skim coat and paint or plaster and paint (where applicable)                    |                |             |
| DOORS                   | Main Entrance             | Fire rated timber door   |                |             |
|                         | Others                    | Timber door  |                |             |
| IRONMONGERY             | Locks                     | Quality lockset  |                |             |
| SANITARY INSTALLATION   |                           | Quality sanitary wares and fittings  |                |             |
|                         |                           | TYPE<br>A, A-c   | TYPE<br>B, B-c | TYPE<br>C-c |
| ELECTRICAL INSTALLATION | Lighting Point            | 8 Nos.   | 12 Nos.        | 7 Nos.      |
|                         | SSO                       | 7 Nos.   | 7 Nos.         | 8 Nos.      |
|                         | Fan Point                 | 2 Nos.   | 3 Nos.         | 2 Nos.      |
|                         | A/C Point                 | 3 Nos.   | 4 Nos.         | 2 Nos.      |
|                         | Heater Point              | 1 No.  | 2 Nos.         | 2 Nos.      |
|                         | SMATV Point               | 1 No.  | 1 No.          | 1 No.       |
|                         | Fibre Wall Socket         | 1 No.  | 1 No.          | 1 No.       |
|                         | Door Bell and Chime Point | 1 No.  | 1 No.          | 1 No.       |

# Setia Awan

Making Dreams Possible

**ASTRUM AMPANG SDN. BHD.** (864153-V)

Formerly Known As Greenstone Development Sdn. Bhd.

Units 109, 110 Block G Pusat Dagangan Phileo Damansara 1 No.9 Jalan 16/11, Melalui Jalan Damansara 46350 Petaling Jaya, Malaysia



Astrum Ampang Gallery

**018-371 2888**

[www.astrumampang.com](http://www.astrumampang.com)



Pemaju: Astrum Ampang Sdn Bhd (864153-V) • Alamat pemaju: Unit 510, Block G, Pusat Dagangan Phileo Damansara 1, No. 9, Jalan 16/11, Off Jalan Damansara, 46350 Petaling Jaya, Selangor, Malaysia. • No. Lesen Pemaju: 11590/07-2023/0571(A) • Tarikh Luput: 20/07/2021 - 19/07/2023 • No. Permit iklan dan jualan: 11590-5/02-2026/0154(N)-(S) • Tempoh Sah: 20/02/2023 - 19/02/2026 • Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Ampang Jaya • No. Kelulusan Pelan Bangunan: MPAJ.BS.KB.740-1/2-04(3)/2020-1 • Bebanan Tanah: Digadaikan kepada bank OCBC Bank • Pegangan Tanah: Pajakan 99 Tahun (26 Julai 2119) • Tarikh Dijangka Siap: Sept 2027 • Harga Jualan: Blok U: RM730,000 (min) (maks) • Harga Jualan: Blok M: RM878,300 (min) - RM1,468,300 (maks) • Bil Unit: Blok U: 664 unit, Blok M: 468 unit • Bil Tingkat: Blok U: 28, Blok M: 40 • Jenis Kediaman: SOHO, Pangsapuri Perkhidmatan • Sekatan-sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri. • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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