



ASTRA

at aurora residence

EMBRACING EVOLUTION



Aerial View  
Artist's Impression Only

## A NEW SPACE FOR A BETTER COMMUNITY

# SPACE

### Sustainability

*An all-Inclusive community with interconnected spaces for fun, wellness, connectivity, living and bonding.*

### Park

*Verdant and lush space full of natural beauty in harmony with nature.*

### Attraction

*The perfect lakeside scenery filled activities to bring you endless joy, excitement and laughter.*

### Education

*Spaces for people to be stimulated intellectually through education and lifelong learning.*

### Commercial

*Located in a matured township with vibrant commercial conveniences.*

# PRESTIGIOUS LIVING BY THE LAKE

Welcome to a new, vibrant, and exciting lakeside living experience that has hit the shores of Lake Side City.

The latest phase of this unique development sees the introduction of Astra at Aurora Residence, the most unique, stylish and urban of them all!



**ALL-IN-ONE  
TOWNSHIP**  
LIVING BY THE LAKE



**TOD**  
(Transit-Oriented  
Development)



**SPACE  
CONCEPT**



**CONNECTIVITY**



**750M  
TO LRT STATION**



**FULL-FLEDGED  
LIFESTYLE  
FACILITIES**



INNOVATIVE SPACES  
TO CONNECT,  
RELAX &  
REJUVENATE

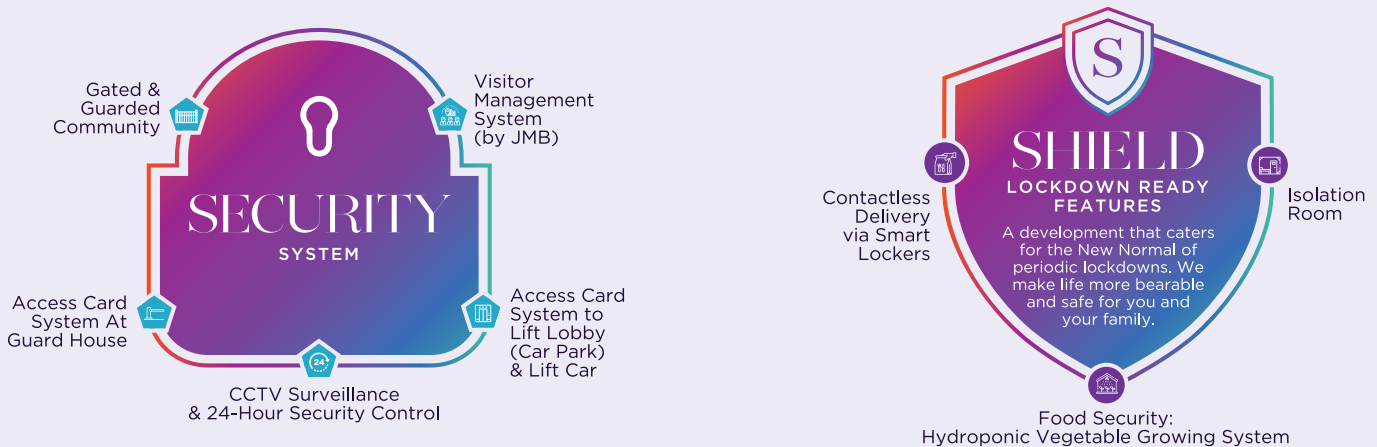
Astra at Aurora Residence  
is built around the concept  
of New Urbanism which  
emphasises nature, holistic living  
and strong community ties.  
A home with the perfect blend  
of modern architecture and  
nature-centric facilities.



**Tree Nest**  
Artist's Impression Only

## 2S FEATURES

An Elevated Features In The Comforts Of Home





Swimming Pool  
Artist's Impression Only

## ENCHANTED SKY PARK

Facilities Podium Level



# 20

LANDSCAPE FACILITIES

 OASIS Zone

- 1 Swimming Pool
- 2 Wading Pool
- 3 Hydroponic Glass House
- 4 Pool Deck
- 5 Water Curtain Shower
- 6 Jacuzzi
- 7 Outdoor Shower

 STARLIGHT Zone

- 8 Moon Gate
- 9 Viewing Deck

LEVEL 15

Sky Garden  
(Community Garden)

 FAIRYLAND Zone

- 10 Tree Nest
- 11 Playground
- 12 Jogging Track
- 13 Parcourse
- 14 Reflexology Path
- 15 Bird Cage Shelter

 FUTURE Tower D

- 16 Pool Pavilion
- 17 Sunken Seating
- 18 BBQ Pit
- 19 Outdoor Dining
- 20 Herbs Garden

# FLOOR PLANS

TYPE  
**C1**

1,238 sq.ft.

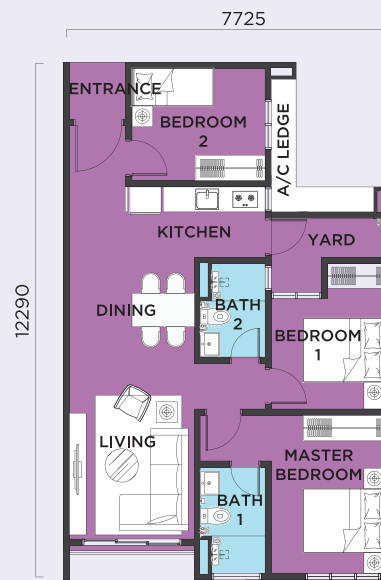
3 bedrooms  
2 bathrooms



TYPE  
**D**

893 sq.ft.

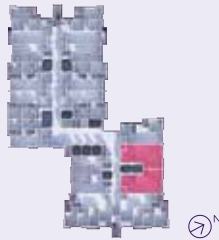
3 bedrooms  
2 bathrooms



TYPE  
**E**

753 sq.ft.

2 bedrooms  
2 bathrooms



TYPE  
**F**

570 sq.ft.

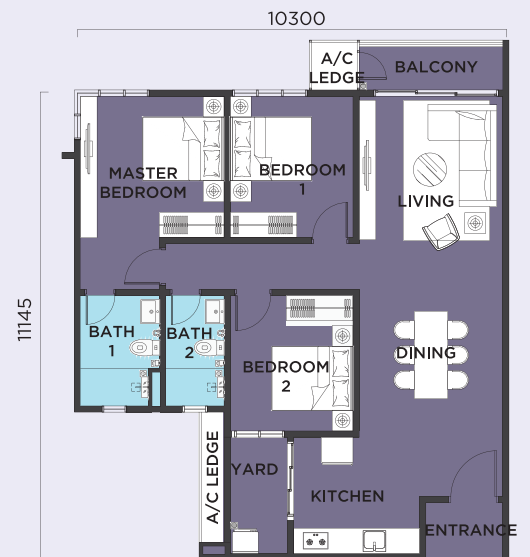
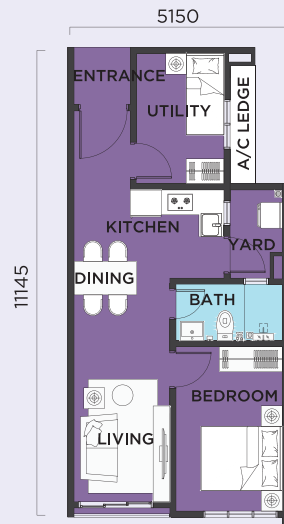
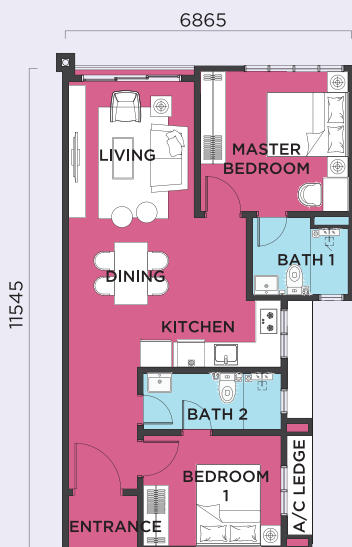
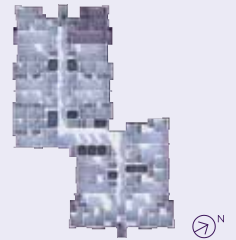
1 bedroom  
1 bathroom



TYPE  
**G**

1,163 sq.ft.

3 bedrooms  
2 bathrooms



# SPECIFICATIONS

Structure	Reinforced Concrete	
Wall	Brick Wall / Concrete Wall	
Roof	Concrete Slab	
Ceiling	Intermediate Floor Top Most Floor Bathrooms	Skim Coat to Concrete Soffit Skim Coat to Concrete Soffit Plaster Ceiling
Wall Finishes	External Wall Internal Wall Kitchen Bathrooms	Weather Shield Paint Emulsion Paint Porcelain Tiles up to ceiling height Porcelain Tiles up to ceiling height
Floor Finishes	Living and Dining Bedrooms Kitchen Bathrooms Yard (except for Type E & E1) Balcony: Type C1/G/G1 Terrace: Type C1-P/D-P/D1-P/ D2-P/E-P/E1-P/F-P/G-P/G1-P	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles / Turfing
Doors	Timber Flush Door Sliding Glass Door	
Windows	Casement / Top Hung Window	

Sanitary Fittings	Typical Units			Patio Units		
	C1/D/D1/ D2/G/G1	E/E1	F	C1-P/D-P/D1-P/ D2-P/G-P/G1-P	E-P/E1-P	F-P
Water Closet	2	2	1	2	2	1
Wash Basin	2	2	1	2	2	1
Tap	4	3	3	4	3	3
Shower Rose	2	2	1	2	2	1
Kitchen Sink	1	1	1	1	1	1

Electrical Installation	D/				Patio Units		
	C1/G/G1	D1/D2	E/E1	F	C1-P/D-P/D1-P/ D2-P/G-P/G1-P	E-P/E1-P	F-P
Lighting Point	12	11	9	8	12	10	9
Ceiling Fan Point	2	2	1	1	2	1	1
Air-cond Point	3	3	2	1	3	2	1
Power Point	9	9	8	7	9	8	7
Telephone Outlet	1	1	1	1	1	1	1
SME TV Point	1	1	1	1	1	1	1
Water Heater Point	2	2	2	1	2	2	1
Doorbell Point	1	1	1	1	1	1	1



# TRANSIT-ORIENTED DEVELOPMENT



## ACCESSIBILITY

LDP  
ELITE EXPRESSWAY  
SKVE

## SHOPPING & LEISURE

- OTK Supermarket (Puchong Prima)
- Lotus's (Bandar Bukit Puchong)
- Aeon Big (Puchong Utama)
- Hero Market (Bandar Puteri Puchong)
- IOI Mall
- SetiaWalk Puchong
- Jaya Grocer (Bandar Puteri Puchong)

## EDUCATIONAL INSTITUTIONS

- SMK Puchong Permai
- SK & SMK Puchong Perdana
- SJK(C) Sin Ming
- SJK(C) Han Ming
- Taylor's International School
- MAHSA International School & University
- Binary University

## MEDICAL CENTRE

- Klinik Kesihatan Puchong (Batu 14)
- Columbia Asia Hospital
- KPMC Puchong Specialist Centre

## GOVERNMENT SERVICE CENTRE

- Pejabat Cawangan MBSJ Puchong
- Kompleks Rakan Muda Puchong
- KWSP Puchong
- JPN Puchong



ANOTHER PRESTIGIOUS PROJECT BY:  
**PERMODALAN MASTERON SDN BHD**  
(373431-T)



A New **SPACE**  
for a Better Community

SALES AND MARKETING OFFICE @  
MASTERON GALLERY  
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Developer's License No. 12095/01-2028/0344(R) | Validity Period: 27/01/2023 - 26/01/2028 | Advertising and Sales Permit No. 12095-2/12-2026/1324(N)-S | Validity Period: 13/12/2023 - 12/12/2026 | Land Encumbrances: Nil | Approved Building Plan No.: MPSJ/BGN/KW/C-9/76 | Approving Authority: MBSJ | Land Tenure: Leasehold 99 Years expiring 26/11/2116 | Expected Date of Completion: December 2027 | Total Unit: 364 (Tower C) | Serviced Apartment | Selling Price: RM389,500 (min) - RM966,500 (max) | 10% Discount for Bumiputera | Restriction of Interest: The Land is not transferable, lease or charged without prior consent from the State Authority.

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