

asaresidence.com

The logo consists of three characters: 'A', 'S', and 'A'. The 'A's are tall and narrow with a slight curve at the top. The 'S' is a thick, curved shape. The characters are rendered in a light beige color with a subtle gradient.

RESIDENCE

SRI PETALING



Every Morning is The Start of A New Story

Named after the Japanese word for morning,
Asa captures the essence of dawn - an awakening
of new possibilities, warmth, and serenity.

Embrace the Dawn of New Day with New Home

Discover a home where convenience meets the warmth of family life. ASA Residence's spacious interiors are designed to nurture connections, offering an environment where the family can thrive. ASA Residence provides the perfect setting for families to love and grow together.



Live At The Heart of Sri Petaling, Kuala Lumpur

Living at ASA in Sri Petaling means enjoying both convenience and endless opportunities. With a breathtaking view of the city skyline, each morning becomes a source of inspiration, providing a tranquil backdrop for relaxation and a beautiful start to the day ahead.

Sri Petaling
F&B Area

KL Sentral

Merdeka 118

KL Tower

KLCC

The Exchange
TRX

Kuala Lumpur –
Seremban Expressway

Terminal
Bersepadu
Selatan

SUKE

KESAS

MRR2

ASA
RESIDENCE
SRI PETALING

Nestled At The Prime Residential Area of Sri Petaling

Sri Petaling hosts a plethora of amenities for everyday convenience. Live in the vibrant heart of the metropolis.

ACCESSIBILITY

Sungai Besi-Ulu Kelang Elevated Expressway (SUKE)	1.3km
Middle Ring Road 2 (MRR2)	2.6km
Maju Expressway (MEX)	2.8km
Kuala Lumpur-Seremban Highway (KLS)	3.5km
Sungai Besi Expressway (SBE)	3.6km

EDUCATIONAL INSTITUTIONS

IMU University	2.5km
SJK (C) La Salle	2.7km
SMK Bandar Baru Seri Petaling	2.9km
SJK (C) Lai Meng	4.8km
Asia Pacific University (APU)	5.6km
SK Seri Setia	6.0km
SMK Sri Sentosa	6.1km

HEALTHCARE FACILITIES

Columbia Asia Hospital (Bukit Jalil)	2.4km
IMU Healthcare	2.6km
Hospital Canselor Tuanku Muhriz UKM	8.5km
Assunta Hospital	9.2km
Sunway Medical Centre Velocity	10.8km

PUBLIC TRANSPORT

Bukit Jalil LRT Station	2.3km
Sri Petaling LRT Station	2.5km
Taman Naga Emas MRT Station	2.3km
Awan Besar LRT Station	4.1km
Terminal Bersepadu Selatan (TBS)	4.5km
Kuchai MRT Station	5.0km
Sungai Besi LRT & MRT Station	5.7km

SHOPPING & DINING

Endah Parade	0.6km
Pinnacle Sri Petaling Mall	1.9km
Esplanade Bukit Jalil	3.5km
Nsk Kuchai	4.8km
Aurora Place	4.7km
Pavilion Bukit Jalil	5.9km
Pearl Point Shopping Mall	6.1km
The Mines Shopping Mall	8.0km
Midvalley	10.4km
Sunway Velocity	10.7km
Aeon Maluri	10.8km
Nsk Cochrane	11.2km
My Town	11.3km
Ikea Cheras	11.3km

SPORT & LIFESTYLE

National Stadium Bukit Jalil	2.9km
Axiata Arena Bukit Jalil	3.2km
National Squash Centre	3.8km
Bukit Jalil Recreational Park	4.1km
Bukit Jalil Golf & Country Resort	5.0km
Selangor Turf Club	5.2km
Art Sport Badminton Academy	5.9km
Sports Arena Sentosa	7.4km
Eco Park Sports Complex	7.8km
Kinrara Golf Club	7.9km
The Mines Resort & Golf Club	8.6km
The Royal Selangor Golf Club	14.3km
Kuala Lumpur Country Golf Club	15.7km



LEGEND

- Educational Institutions
- Shopping & Dining
- Sport
- LRT Sri Petaling Line
- MRT Putrajaya Line

Disclaimer: The distances and locations indicated on the map are approximate and for reference purposes only. Actual distances may vary.

Golden Hours Never Look More Elegant



ASA Residence's façade is a striking blend of urban modernity and refined design. Crafted with clean lines and contemporary aesthetics, it reflects the sophistication within. The harmonious combination of style and comfort makes ASA Residence a standout in the city, embodying the pinnacle of upscale living.



Artist's Impression

ASA

RESIDENCE
SRI PETALING

Shine With The Energy of A Vibrant City Life

At ASA Residence, each morning symbolises a fresh start, a new beginning for you and your family. Embrace the possibilities of the day in a residence that is more than just a home—it's the starting point of your elevated lifestyle.

ASA
RESIDENCE
SRI PETALING



Artist's Impression

Morning Bliss Moments At The Ground Floor Lift Lobby

As the sun rises and fills the space with warm, natural light, the lobby becomes a serene haven for residents awaiting their drivers. This inviting area serves as a perfect spot to relax with a cup of coffee, catch up on messages, or simply enjoy the peaceful atmosphere.



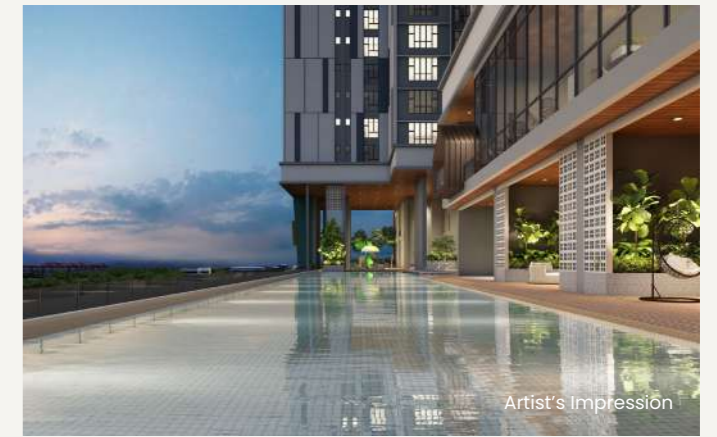
Artist's Impression



Artist's Impression

43

Exceptional Facilities, One Vibrant Lifestyle



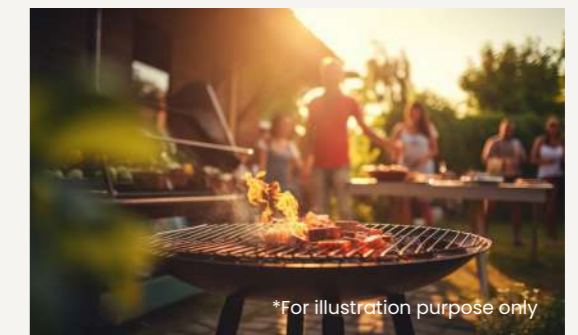
Artist's Impression



Artist's Impression



Every day offers a new opportunity to unwind and savour life's finest pleasures. With a total of 43 unique facilities, including a 50-metre Olympic-length pool, cosy lounges, lush gardens, a BBQ deck, and a gym, life at ASA Residences sets a new standard of leisure.



*For illustration purpose only

Level 9

Facilities Floor



- | | | |
|---------------------------------|--------------------------|---------------------|
| 1. Function Hall 1 (Space Only) | 10. Cafe (Space Only) | 19. Playground |
| 2. Pre-Function (Space Only) | 11. Laundry (Space Only) | 20. Forest Lounge |
| 3. Prep Room (Space Only) | 12. Sauna M/F | 21. Hidden Garden |
| 4. Reflective Pool | 13. Washroom M/F | 22. Secret Garden / |
| 5. Swimming Pool | 14. Management Office | BBQ Deck |
| 6. Shallow Pool | 15. Chill Out Deck | 23. Linear Garden |
| 7. Pool Lounge | 16. BBQ Deck | 24. Relaxing Deck |
| 8. Kids Pool | 17. Reflexology Garden | 25. Serenity Deck |
| 9. Spill Out Deck | 18. Gym | |



Level 8

Facilities Floor



- Multi-purpose Hall / Pickleball / Badminton Court

Level 10

Facilities Floor



- | | | |
|-----------------------------------|---------------------------------------|--------------------|
| 1. Games Room | 6. Golf Simulator | 10. Kid's Out Door |
| 2. Spill Out Deck | 7. Theatre | 11. Out Door Area |
| 3. Indoor Party Area (Space Only) | 8. Private Function Room (Space Only) | 12. Golf Putting |
| 4. Feature Pavilion | 9. Kid's Indoor Play Area | 13. Washroom M/F |
| 5. Activity Room / Yoga Deck | | |

Where Comfort & Style Converge

ASA Residence's facility area is a serene oasis, thoughtfully designed and surrounded by lush greenery. Encircled by vibrant bushes and towering trees, these amenities offer a peaceful escape from the hustle of city life. Families can enjoy quality time together at the kids' playground, where laughter and joy fill the air.



Artist's Impression

Whether you're taking a refreshing dip in the pool, enjoying a round on the golf simulator, playing a game of pickleball, or simply relaxing in the natural surroundings, this harmonious blend of exclusivity and tranquility enhances every moment spent here.



Artist's Impression



For illustration purpose only



For illustration purpose only



Artist's Impression



Artist's Impression

Everyone can unwind and stay active with our relaxing yoga spaces. It's all about finding your balance, stretching it out, and enjoying some peaceful, healthy vibes—perfect for all ages!

Exclusive &

Elite Features



Private Lift Lobby for Every Unit

Each unit features a private lift lobby, ensuring enhanced privacy and direct access— a unique advantage for discerning residents.



Food Parcel Delivery-Friendly

Benefit from the ease of food parcel delivery via a delivery robot, adding convenience to your daily routine.



Three-Tier Security System

The 3-tier security system, with advanced technology and 24/7 surveillance, ensures residents' safety and provides unparalleled peace of mind.



13A Switch Socket Outlet at Allocated Car Park

A 13amp switch socket outlet is provided at allocated car park spaces for added convenience to residents with specific power needs.



Exclusive Low-Density Living

With only 5 units per floor and a total of 324 units across 2 blocks, ASA Residence offers a rare, peaceful environment amidst the urban hustle.



Spacious Built-Up Area

Ranging from 1,673 to 5,297 square feet, these expansive units provide ample room for growing families, while large balconies extend living.



EV Charging Stations

Provision of 12 EV charging stations ensures that residents with electric vehicles are well accommodated.

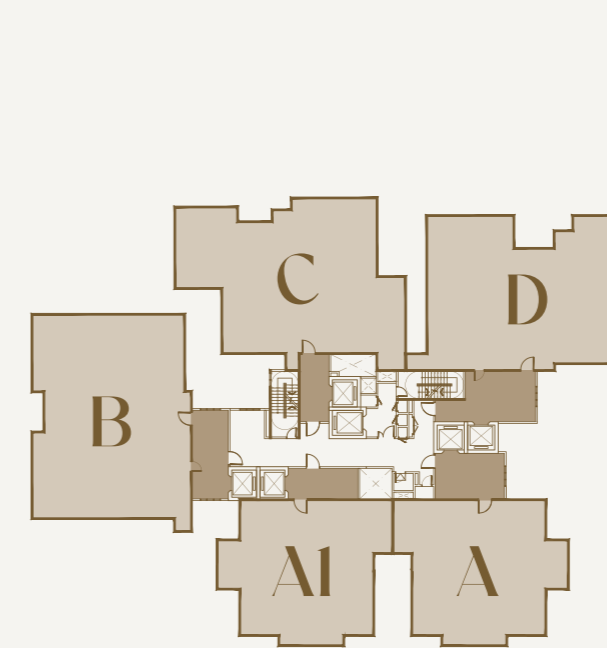


Main Door with Digital Lock

Each unit features a main door with a digital lock for enhanced security and ease of access.

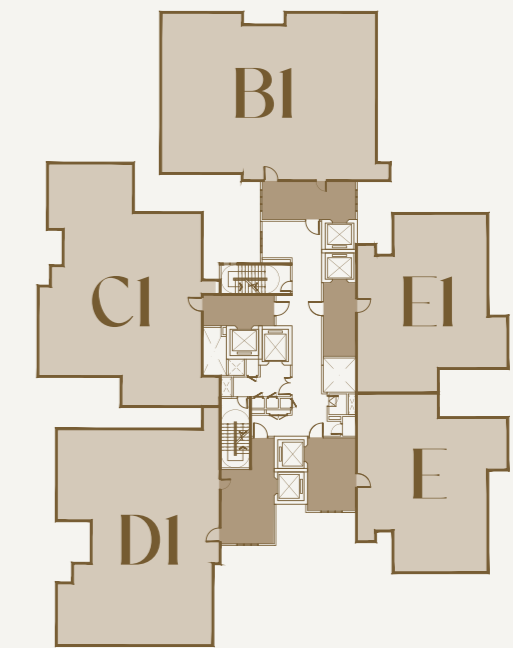
Enjoy Direct Access With A Private Lift Lobby

Every unit comes with its own private lobby and lift, offering a unique level of exclusivity. This thoughtful design element provides both convenience and a sense of privacy, distinguishing ASA Residence as a place of exceptional refinement.



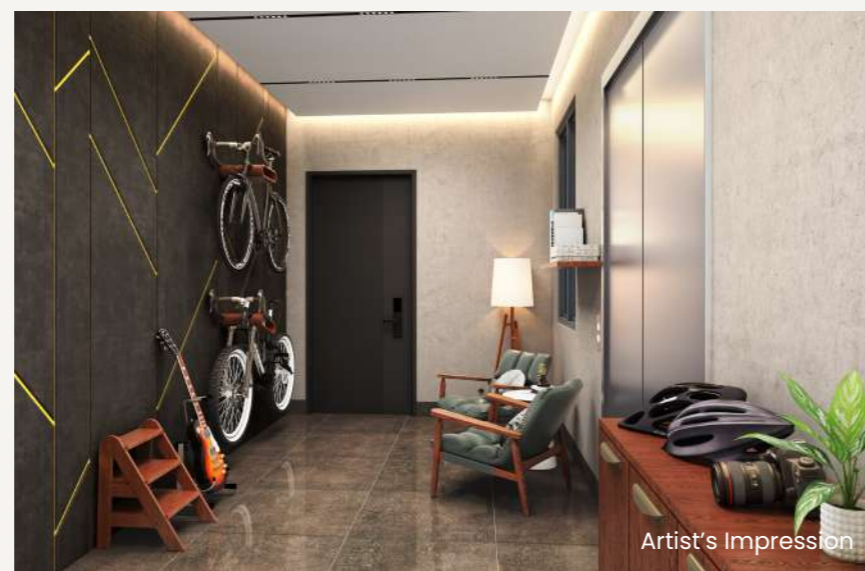
Block A

177 sqft - 378 sqft* | 16 sqm - 35 sqm*
(Private Lift Lobby)



Block B

177 sqft - 378 sqft* | 16 sqm - 35 sqm*
(Private Lift Lobby)



Block A

392 sqft - 576 sqft* | 36 sqm - 54 sqm*
(Private Lift Lobby)



Block B

481 sqft - 576 sqft* | 45 sqm - 54 sqm*
(Private Lift Lobby)

Unit Area Private Lobby

*All sizes are approximately only

A Refined Retreat in the Heart of A Vibrant City



Each unit features a thoughtfully planned floor plan that maximises space, ensuring every family member has their own sanctuary. The generous balcony extends your living area outdoors, providing a perfect spot to enjoy the stunning views.



Designed with large families in mind, ASA Residence's spacious layout offers an abundance of room to live and grow.

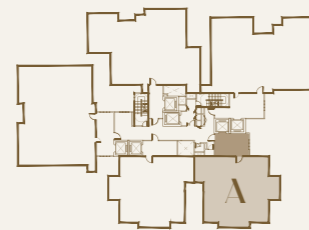
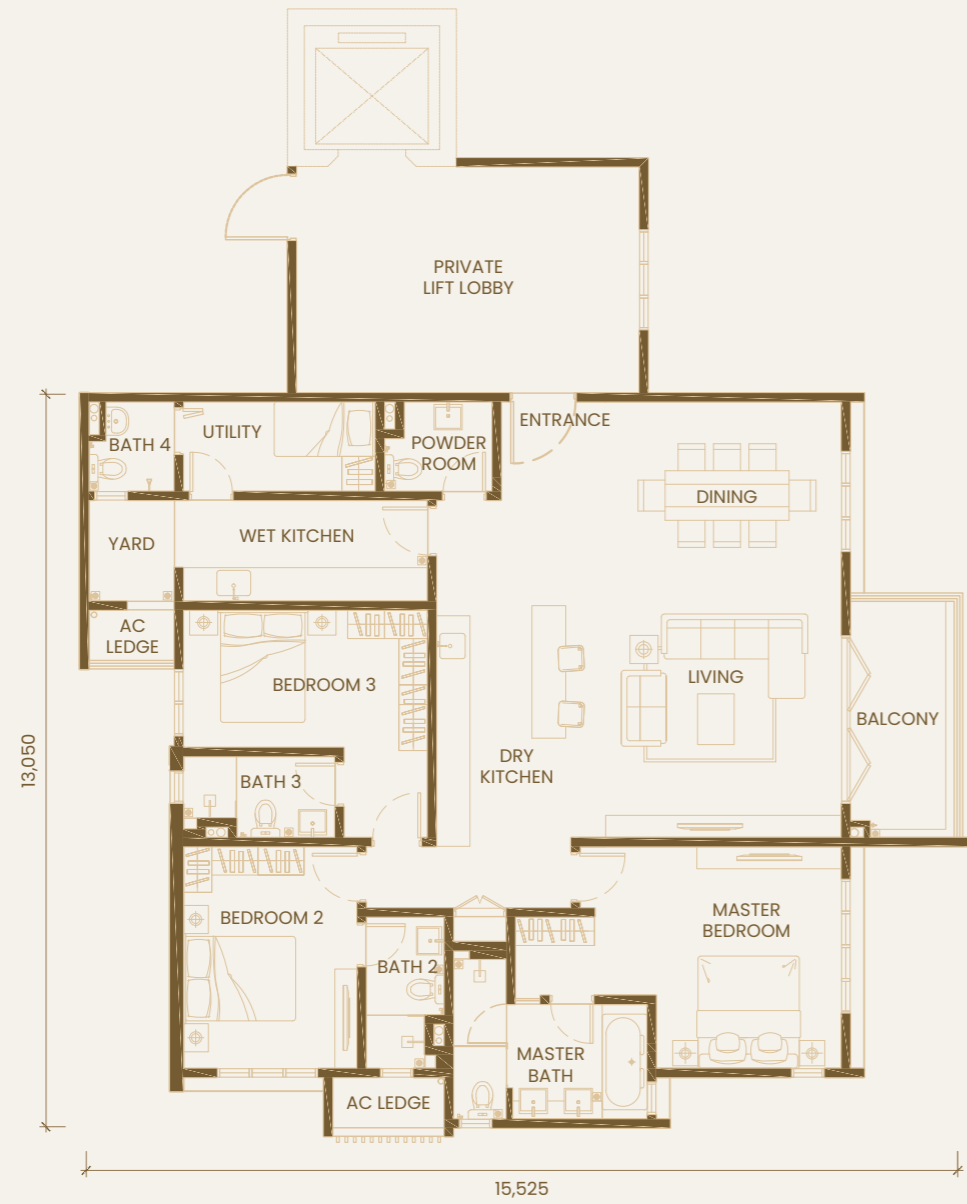


Type A

1,762 sqft | 164 sqm
(Build Up Area)

286 sqft | 27 sqm
(Private Lift Lobby)

3 Bedrooms **4** Bathrooms **1** Utility **1** Powder Room



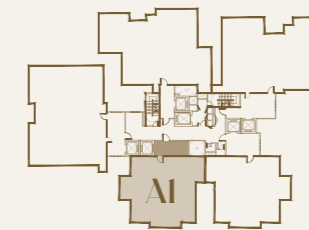
Block A

Type A1

1,762 sqft | 164 sqm
(Build Up Area)

196 sqft | 18 sqm
(Private Lift Lobby)

3 Bedrooms **4** Bathrooms **1** Utility **1** Powder Room



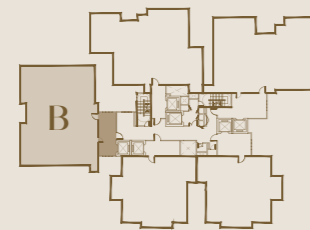
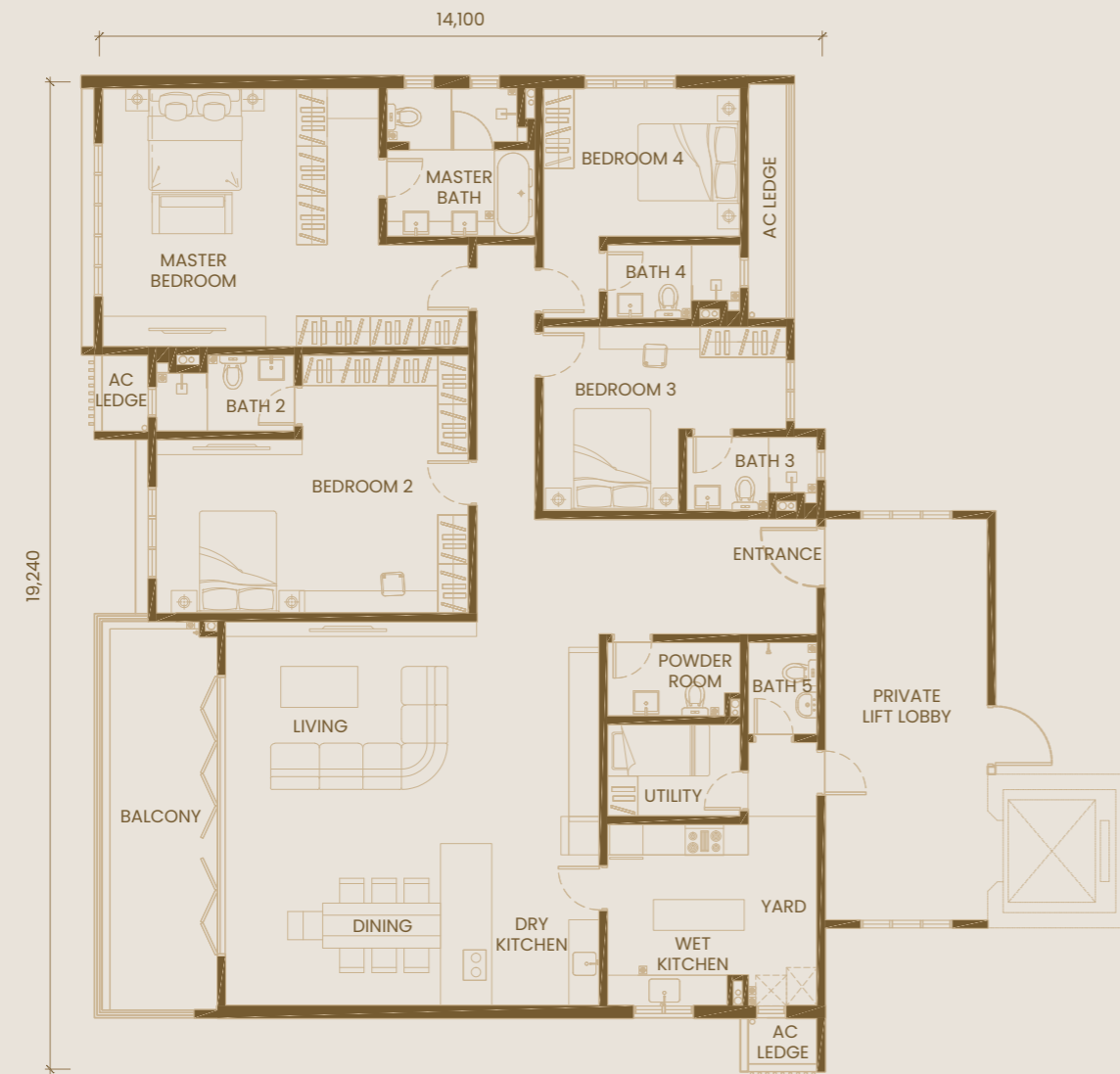
Block A

Type B / B1

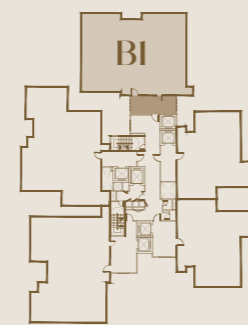
2,689 sqft | 250 sqm
(Build Up Area)

288 sqft | 27 sqm
(Private Lift Lobby)

4 Bedrooms **5** Bathrooms **1** Utility **1** Powder Room



Block A



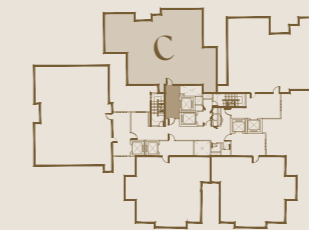
Block B

Type C / C1

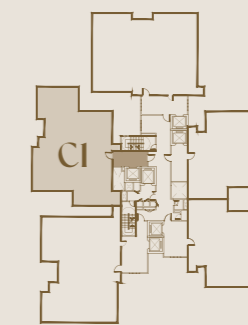
2,496 sqft | 233 sqm
(Build Up Area)

177sqft | 16 sqm
(Private Lift Lobby)

4 Bedrooms **5** Bathrooms **1** Utility **1** Powder Room



Block A



Block B

Type B/B1 & C/C1

Type D/D1 & E

Type E1 & F

Type F1 & G

Type G1 & H/H1

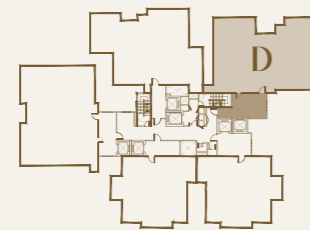
Type I

Type D / D1

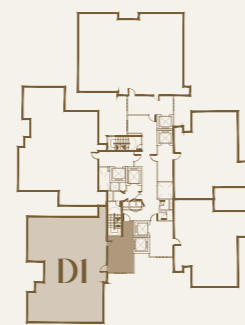
2,526 sqft | 235 sqm
(Build Up Area)

378 sqft | 35 sqm
(Private Lift Lobby)

4 Bedrooms **5** Bathrooms **1** Utility **1** Powder Room



Block A



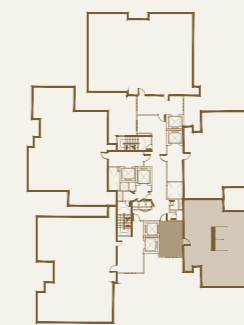
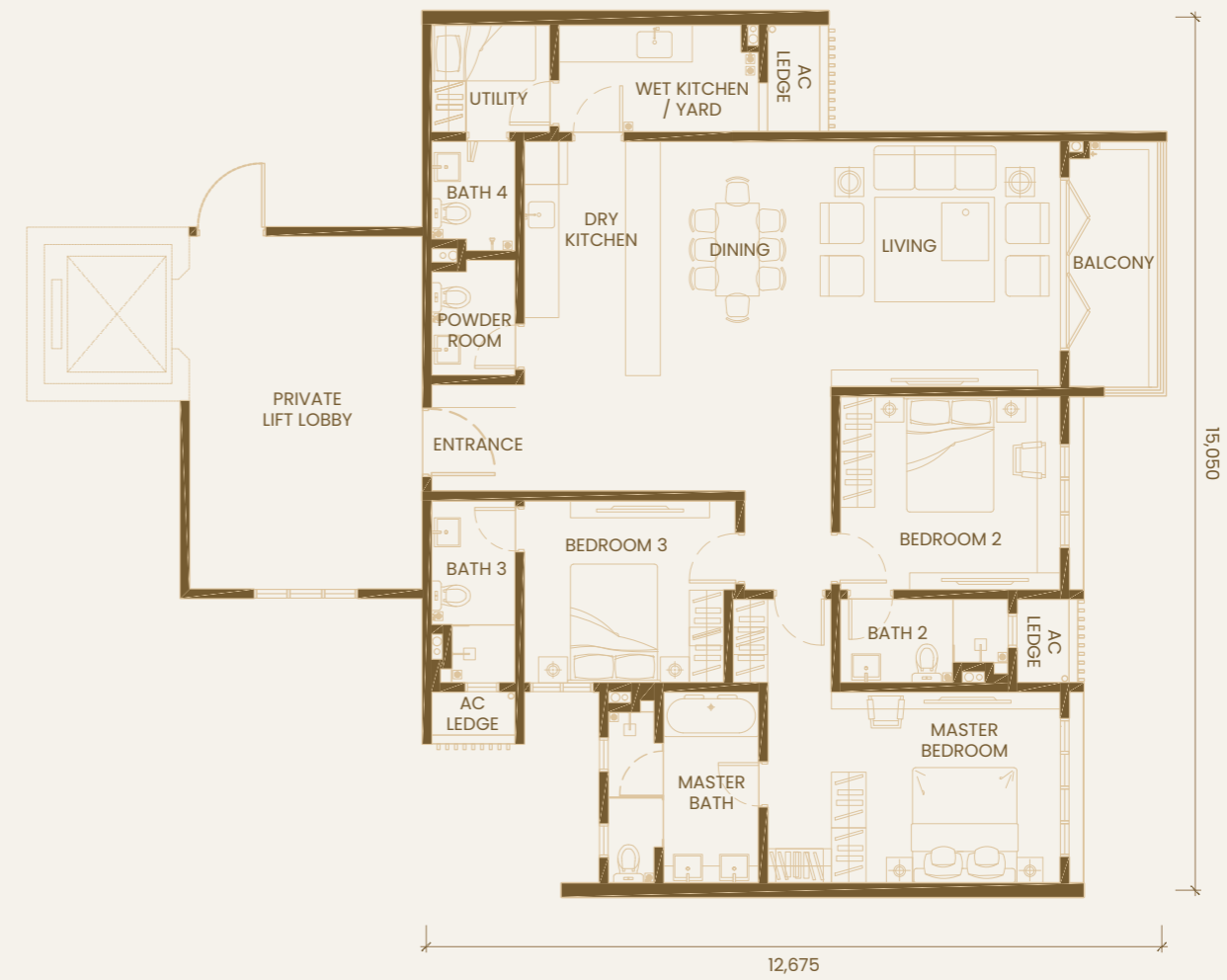
Block B

Type E

1,673 sqft | 155 sqm
(Build Up Area)

285 sqft | 27 sqm
(Private Lift Lobby)

3 Bedrooms **4** Bathrooms **1** Utility **1** Powder Room



Block B

Type D/D1 & E

Type E1 & F

Type F1 & G

Type G1 & H/H1

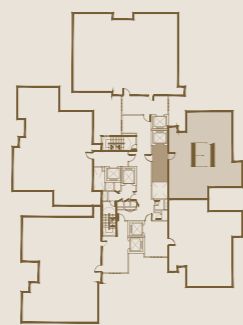
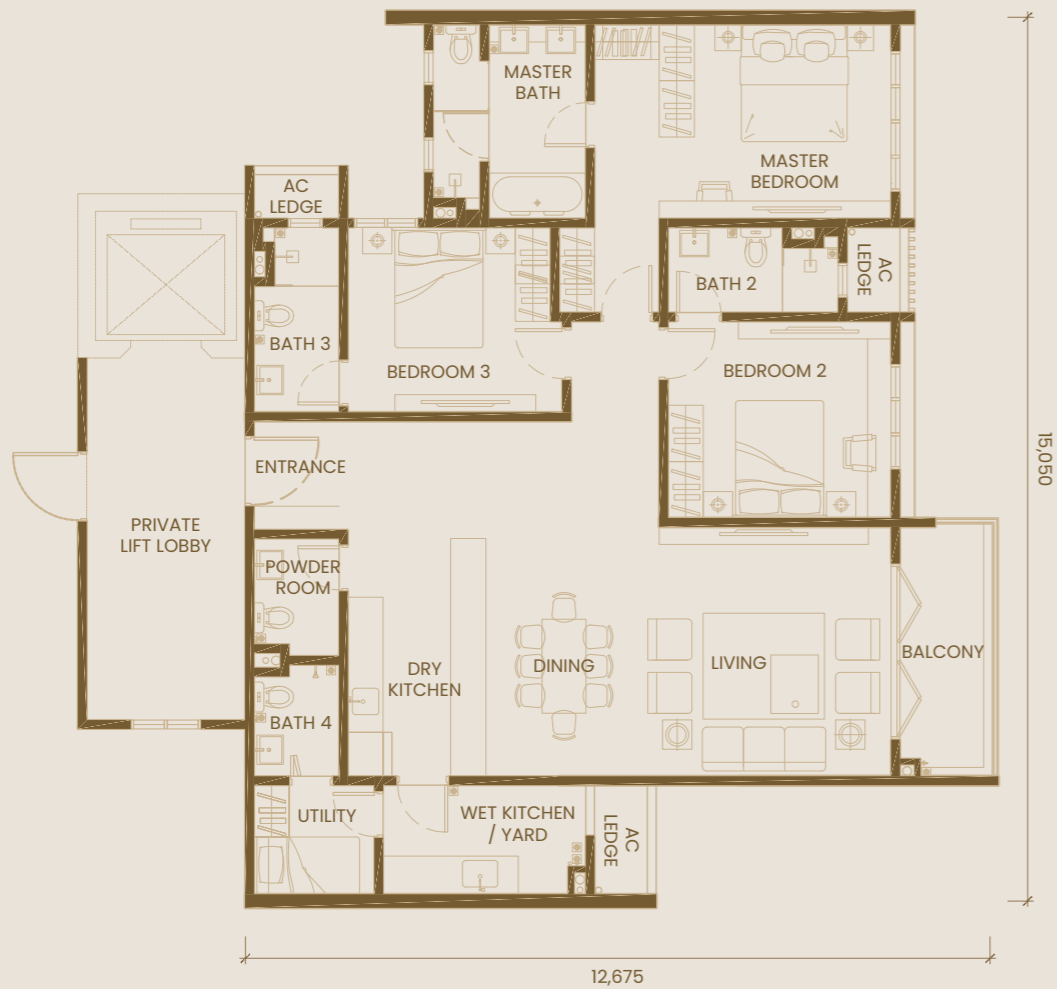
Type I

Type E1

1,673 sqft | 155 sqm
(Build Up Area)

196 sqft | 18 sqm
(Private Lift Lobby)

3 Bedrooms **4** Bathrooms **1** Utility **1** Powder Room



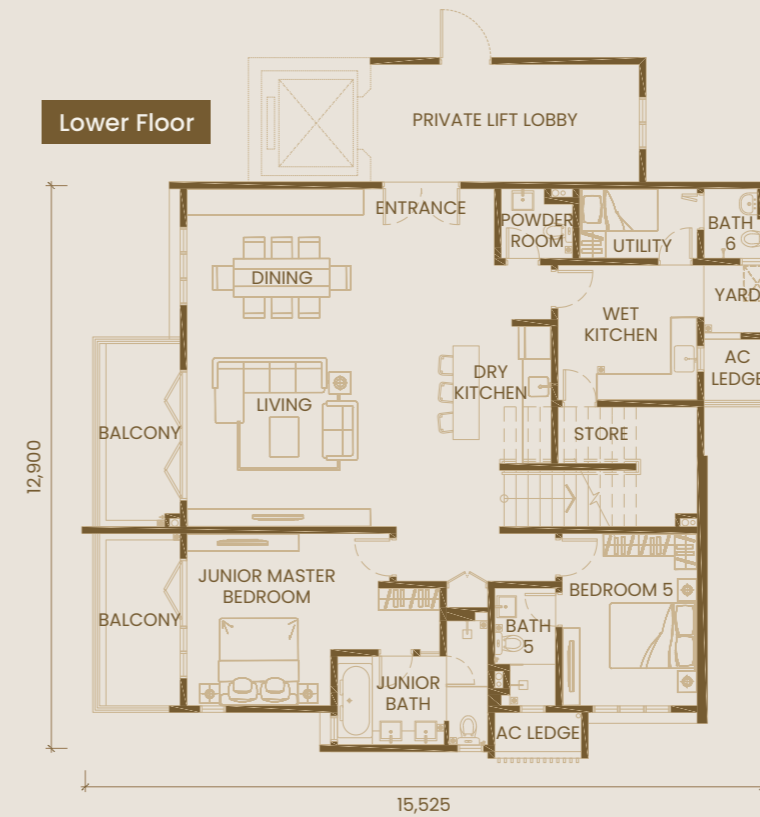
Block B

Type F (Duplex)

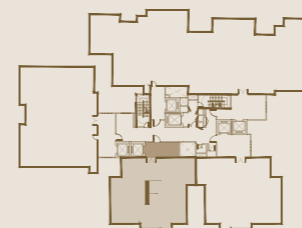
3,116 sqft | 290 sqm
(Build Up Area)

392 sqft | 36 sqm
(Private Lift Lobby)

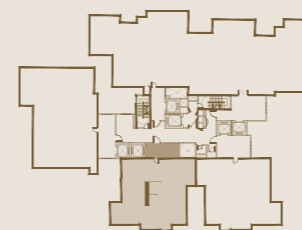
5 Bedrooms **6** Bathrooms **1** Utility **1** Powder Room **1** Store



Upper Floor



Block A (Level 43 - Lower Floor)



Block A (Level 43A - Upper Floor)

Type E1 & F

Type F1 & G

Type G1 & H/H1

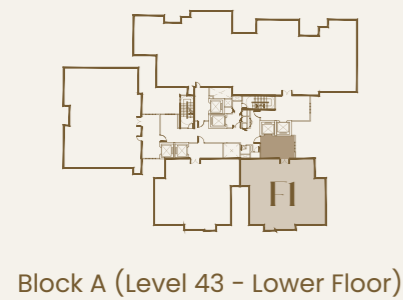
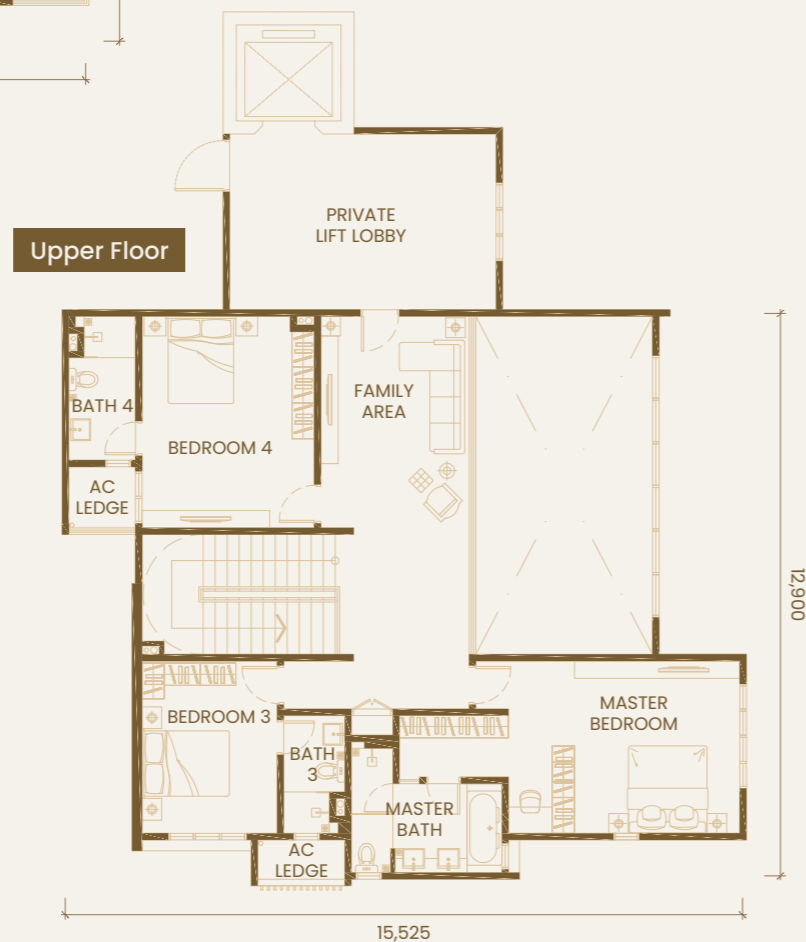
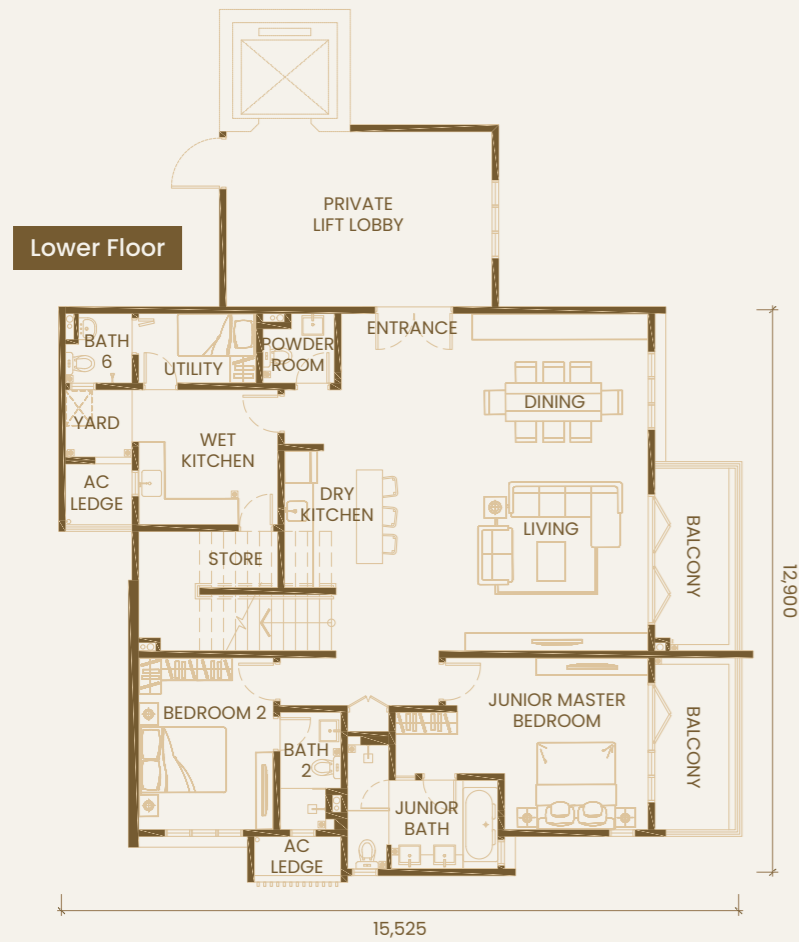
Type I

Type F1 (Duplex)

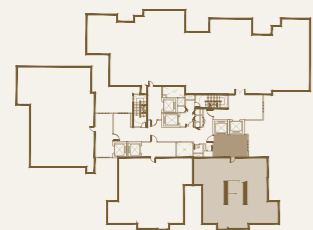
3,116 sqft | 290 sqm
(Build Up Area)

572 sqft | 53 sqm
(Private Lift Lobby)

5 Bedrooms 6 Bathrooms 1 Utility 1 Powder Room 1 Store



Block A (Level 43 - Lower Floor)



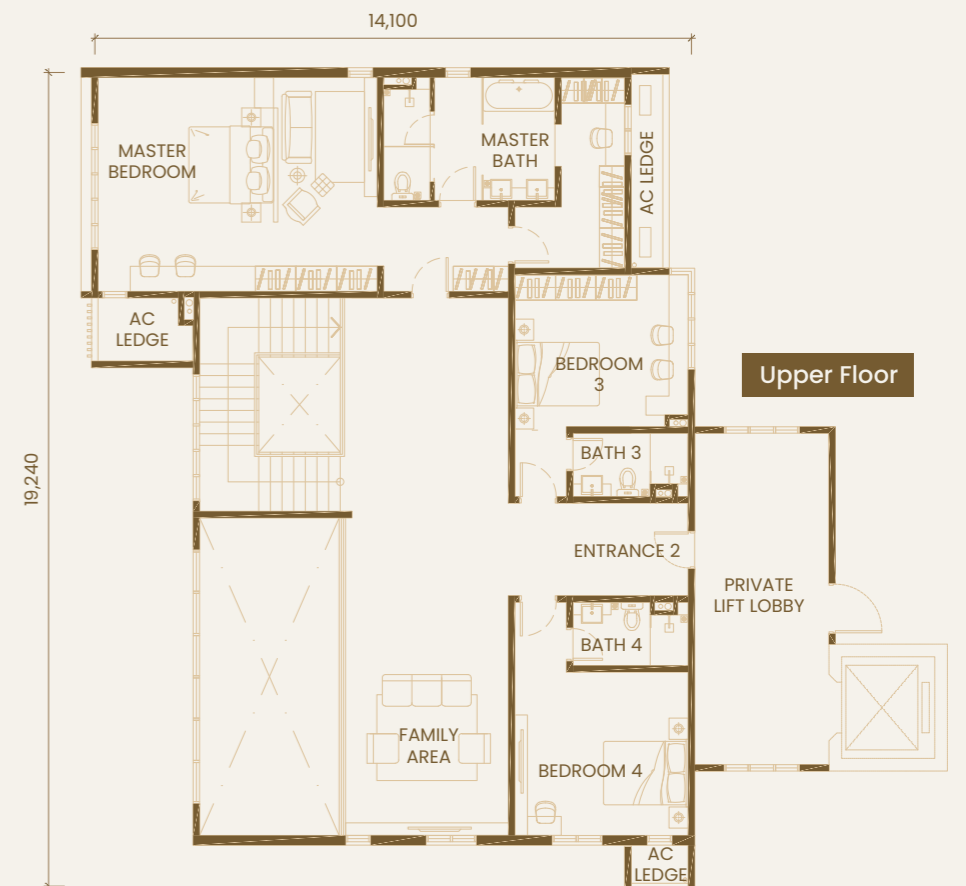
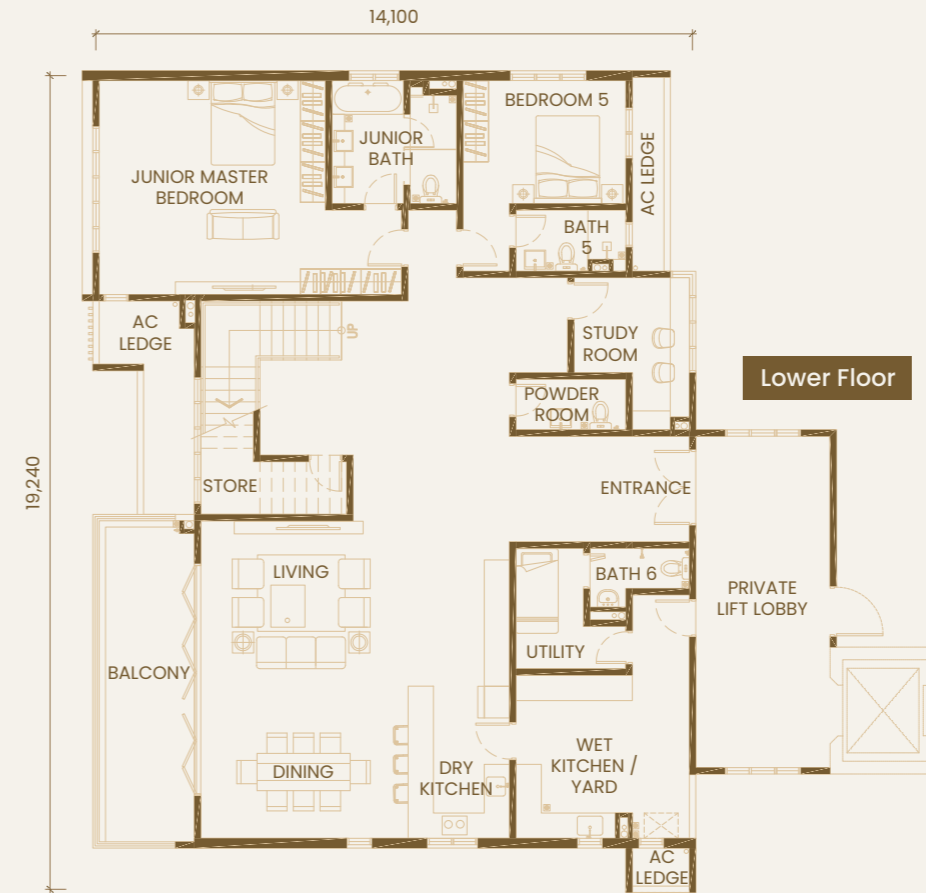
Block A (Level 43A - Upper Floor)

Type G (Duplex)

4,702 sqft | 437 sqm
(Build Up Area)

576 sqft | 54 sqm
(Private Lift Lobby)

5 Bedrooms 6 Bathrooms 1 Utility 1 Powder Room 1 Store 1 Study Room



Block A (Level 43 - Lower Floor)



Block A (Level 43A - Upper Floor)

Type F1 & G

Type G1 & H/H1

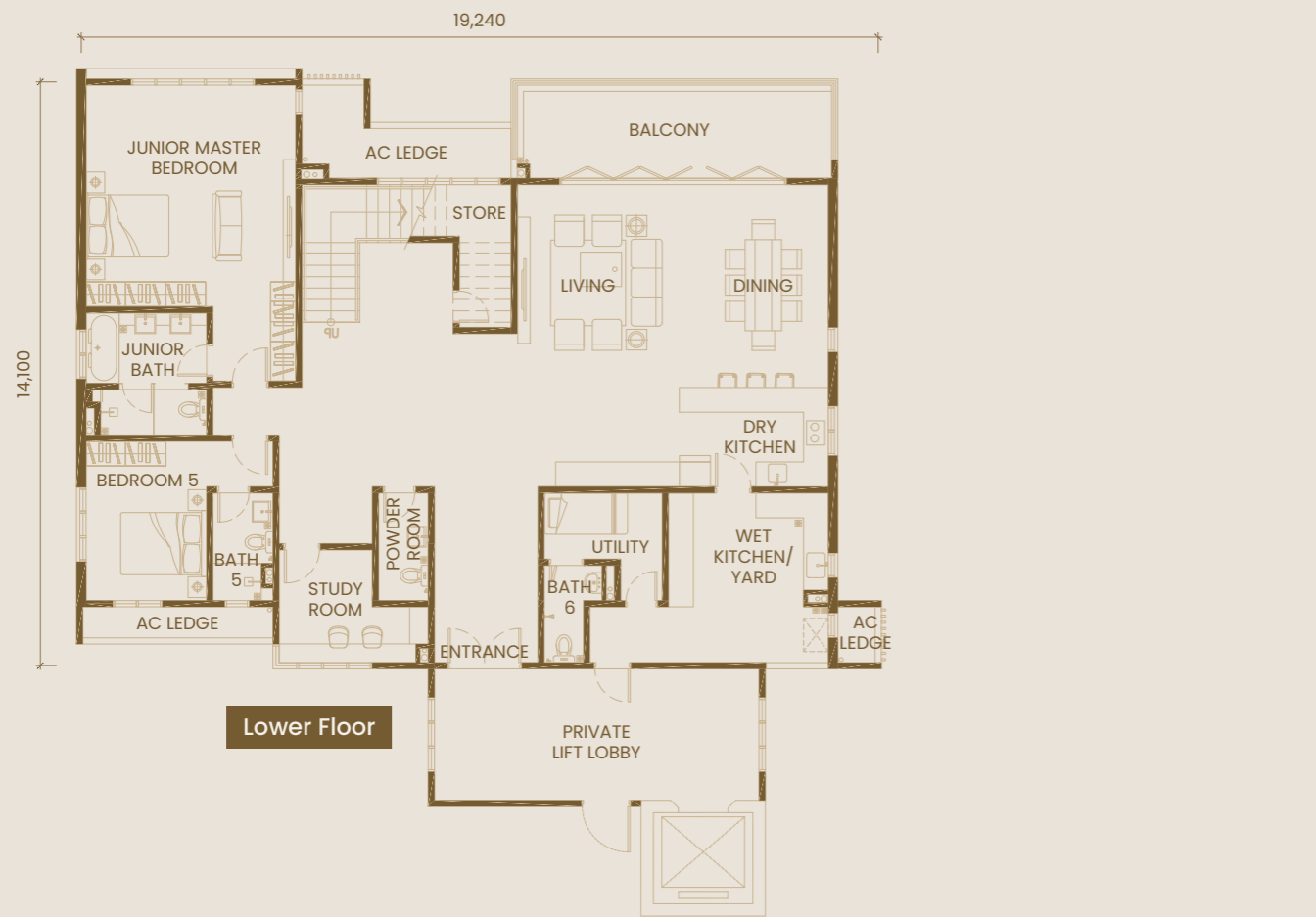
Type I

Type G1 (Duplex)

4,702 sqft | 437 sqm
(Build Up Area)

576 sqft | 54 sqm
(Private Lift Lobby)

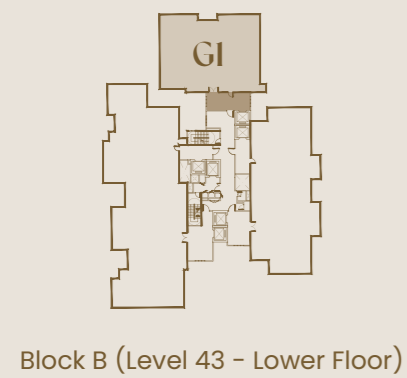
5 Bedrooms 6 Bathrooms 1 Utility 1 Powder Room 1 Store 1 Study Room



Lower Floor



Upper Floor



Block B (Level 43 - Lower Floor)



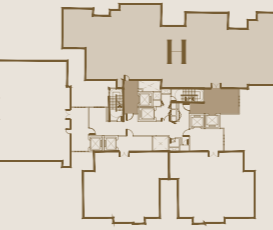
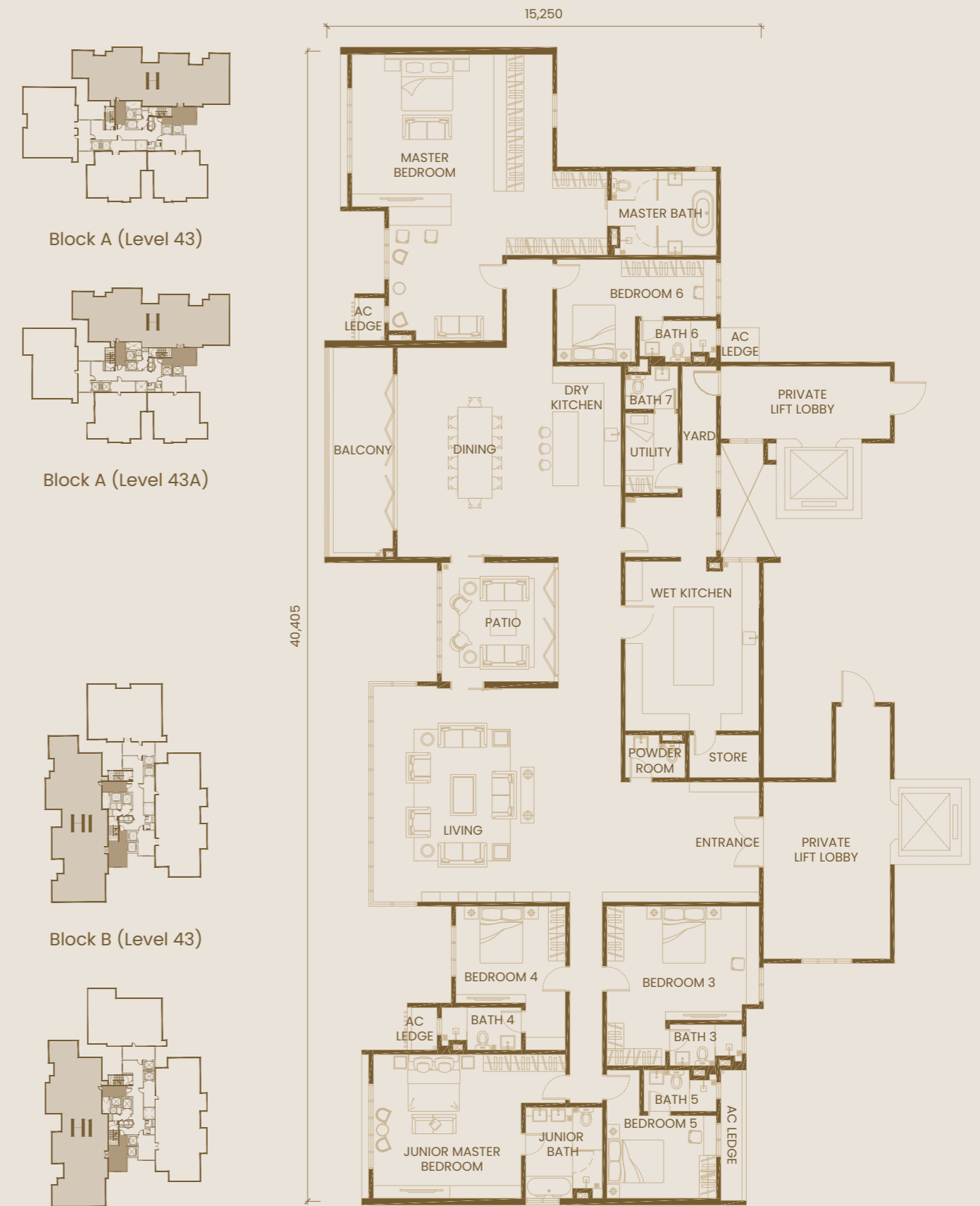
Block B (Level 43A - Upper Floor)

Type H / H1 (Penthouse)

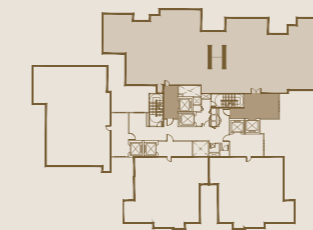
5,297 sqft | 492 sqm
(Build Up Area)

555 sqft | 52 sqm
(Private Lift Lobby)

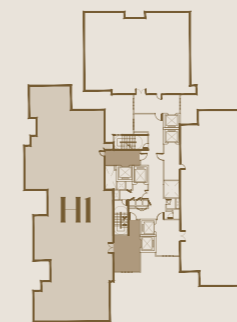
6 Bedrooms 7 Bathrooms 1 Utility 1 Powder Room 1 Store



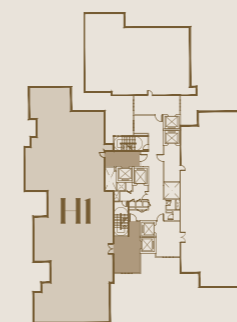
Block A (Level 43)



Block A (Level 43A)



Block B (Level 43)



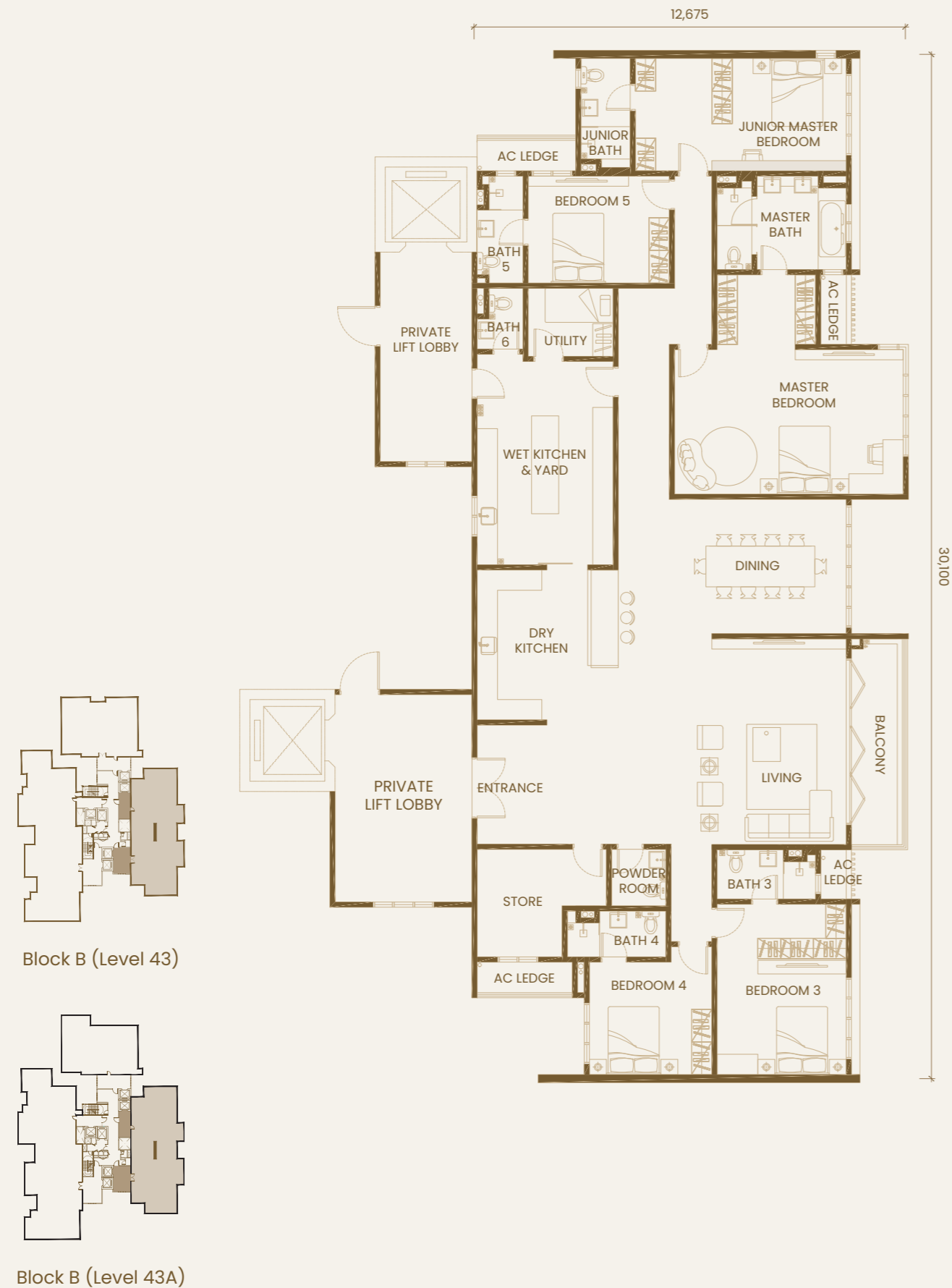
Block B (Level 43A)

Type I (Penthouse)

3,586 sqft | 333 sqm
(Build Up Area)

481 sqft | 45 sqm
(Private Lift Lobby)

5 Bedrooms 6 Bathrooms 1 Utility 1 Powder Room 1 Store



Specifications

STRUCTURE

Reinforced Concrete

WALL

Reinforced Concrete Wall/Masonry

ROOF

Reinforced Concrete Flat Roof

CEILING

Skim Coat & Paint / Ceiling board Finished with Paint

FLOOR FINISHES

Bedroom : Vinyl
 Living/Dining/Kitchen / Dry Kitchen/Display Kitchen : Porcelain Tiles
 Bathroom/Powder Room : Porcelain Tiles
 Balcony/Utility/Yard : Porcelain Tiles
 Store : Porcelain Tiles
 Air-cond Ledge : Cement Render

WINDOWS

Aluminium Frame Windows

NOTE: All items mentioned above are subject to variation, modification and substitution as may be recommend by Architects and/or the relevant approving Authorities. Built-up, layout plan and specifications are subject to change.

SANITARYWARE

Item	A/A1	B/B1	C/C1	D/D1	E/E1	F/F1	G/G1	H/H1	I
Water Closet	5	6	6	6	5	7	7	8	7
Wash Basin	6	7	7	7	6	9	9	10	8
Basin Tap	6	7	7	7	6	9	9	10	8
Shower Rose	4	5	5	5	4	6	6	7	6
Hand Bidet	5	6	6	6	5	7	7	8	7
Kitchen Sink	2	2	2	2	2	2	2	2	2
Kitchen Sink Tap	2	2	2	2	2	2	2	2	2
Yard Tap	1	1	1	1	1	1	1	1	1
Balcony Tap	1	1	1	1	1	1	1	1	1
Bathub	1	1	1	1	1	2	2	2	1
Toilet Paper Holder	5	6	6	6	5	7	7	8	7

ELECTRICAL INSTALLATION

Item	A/A1	B/B1	C/C1	D/D1	E/E1	F/F1	G/G1	H/H1	I
Distribution Board	1	1	1	1	1	2	2	1	1
Lighting Point	37	48	47	48	35	61	82	98	74
Switch Socket 13A (Single)	25	28	28	27	23	37	44	47	42
Switch Socket 13A (Single)-Car park Bay	1	1	1	1	1	1	1	1	1
Switch Socket 15A (Single)	1	1	1	1	1	1	1	1	1
Wall Fan Point	1	1	1	1	1	1	1	1	1
Ceiling Fan Point	5	6	6	6	5	6	11	12	10
Water Heater Point	4	5	5	5	4	6	6	7	6
Fibre Wall Socket Outlet	1	1	1	1	1	1	1	1	1
SMATV Point	1	1	1	1	1	1	1	1	1
AC Point	5	6	7	6	5	8	12	12	8
Door Bell Point	1	1	1	1	1	1	1	1	1



RESIDENCE
SRI PETALING



RESIDENCE
SRI PETALING



RESIDENCE
SRI PETALING



RESIDENCE
SRI PETALING



RESIDENCE
SRI PETALING



RESIDENCE
SRI PETALING



RESIDENCE
SRI PETALING



RESIDENCE
SRI PETALING



RESIDENCE
SRI PETALING



RESIDENCE
SRI PETALING

Notes

ASA

RESIDENCE
SRI PETALING



Developer :
AK SP SDN. BHD.
Registration no: 201601027123 (1198062-W)
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RESIDENSI ASA • Developer's License No.: 30777/05-2029/0119(N) • Validity Period: 27/05/2024 – 26/05/2029 • Expected of Completion: AUGUST 2028 • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: DBKLJKB.BP S3 OSC 2024 0761(15) • Sales Permit No.: 30777-1/09-2027/0817(N)-(S) • Validity Period: 06/09/2024 – 05/09/2027 • Tenure of Land: 99 Years Leasehold (29 April 2117) • Encumbrances: NIL • Restriction-in-Interest: NIL • Type of Residential: Condominium • Total No. of Units: 324 units, (Block A: 162 units, Block B: 162 units) • No. of Storey : Block A: 34 storey, Block B: 34 storey • Type & Accessories Parcel : (Block A (Type A/A1 – 164sqm, 2 carparks/ 3 carparks) (Type B – 250sqm, 4 carparks) (Type C – 233sqm, 4 carparks) (Type D – 235sqm, 4 carparks) (Type F/F1 – 290sqm, 4 carparks) (Type G – 437sqm, 5 carparks) (Type H – 492sqm, 6 carparks), Block B (Type B1 – 250sqm, 4 carparks) (Type C1 – 233sqm, 4 carparks) (Type D1 – 235sqm, 4 carparks), (Type E/E1 – 155sqm, 2 carparks), (Type G1 – 437sqm, 5 carparks), (Type H1 – 492sqm, 6 carparks), (Type I – 333sqm, 5 carparks)) • Selling Price : Block A (min:RM1,279,000 – max:RM3,844,00.00), Block B (min:RM1,240,000.00 – max:RM3,688,000.00) • Developed by: AK SP SDN. BHD • Developer Address: Lot 33545 Batu 5 Jalan Klang Lama 58000 Kuala Lumpur • Tel Num:03-7989 9888 • Email: info@aksp.com.my *THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

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