

DISCOVER YOUR
DREAM HOME

Aster Hill

雅
轩
丘

YOUR
ATTAINABLE
LIVING



Cocooned from the hustle and bustle of the city,
discover the modern sanctuary of Aster Hill.
Where your dream home awaits, offering a warm and
graceful welcome to everyone in the family.

FREEHOLD



Artist's Impression

EMBRACE THE SERENITY OF HOME

Nestled amidst serene and strategic surroundings,
Aster Hill is a tranquil enclave for you to experience
modern-day living immersed in convenience.



FREEHOLD



Multi-Tiered
Security System



Lifestyle
Convenience

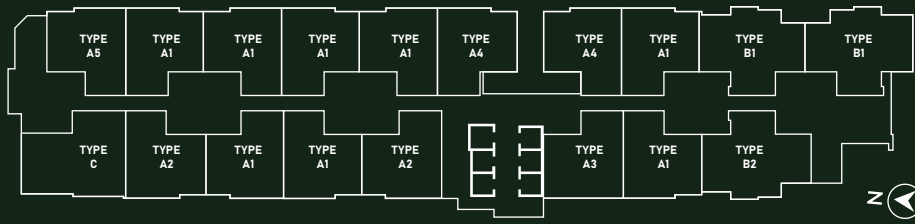


Built-up Sizes
846 sq.ft - 1077 sq.ft



Artist's Impression

TOWER A



TYPE A1

852 sq.ft.
3 Bedrooms
2 Bathrooms



TYPE A2

872 sq.ft.
3 Bedrooms
2 Bathrooms



TYPE A3

867 sq.ft.
3 Bedrooms
2 Bathrooms



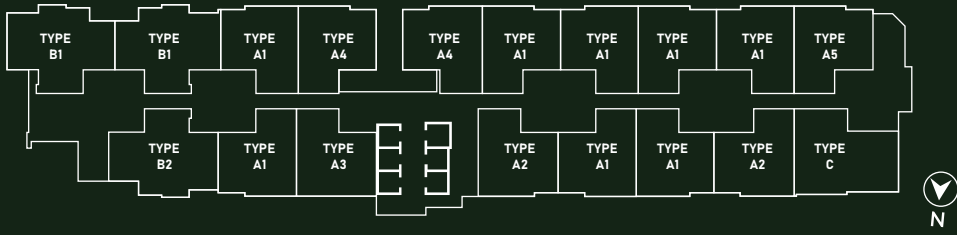
TYPE A4

846 sq.ft.
3 Bedrooms
2 Bathrooms



TOWER B

FLOOR PLAN



TYPE A5

857 sq.ft
3 Bedrooms
2 Bathrooms



TYPE B1

1,043 sq.ft
3 Bedrooms
2 Bathrooms



TYPE B2

1,072 sq.ft
3 Bedrooms
2 Bathrooms



TYPE C

1,077 sq.ft
3 Bedrooms
2 Bathrooms



FACILITIES



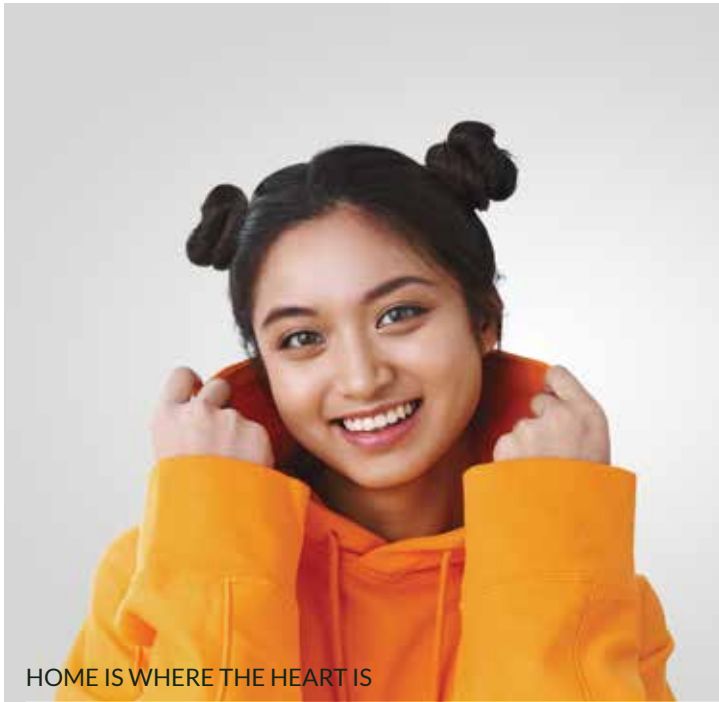
- | | |
|------------------------------|-------------------------------|
| A GUARD HOUSE | M FUNCTION HALL |
| B LOBBY | N GYMNASIUM |
| C SWIMMING POOL | O LAUNDRY |
| D WADING POOL | P KINDERGARTEN |
| E BARBEQUE TERRACE | Q GAMES ROOM |
| F CHILDREN PLAYGROUND | R READING ROOM |
| G OUTDOOR GYM | S BUSINESS LOUNGE |
| H REFLEXOLOGY | T MANAGEMENT OFFICE |
| I OPEN LOUNGE | U FOOD/PARCEL DELIVERY |
| J PARKING | V MEETING ROOM |
| K TOILET | W UTILITY ROOM |
| L MAIL ROOM | X CONTROL ROOM |



SPECIFICATIONS

STRUCTURE	Reinforced Concrete							
WALL	Reinforced Concrete Wall / Masonry							
ROOF	Reinforced Concrete Slab							
FLOOR FINISHES								
Entrance	Tiles							
Living, Dining & Kitchen	Tiles							
Balcony	Tiles							
Bedrooms	Laminate Flooring							
Bathrooms	Tiles							
Yard	Tiles							
WALL FINISHES								
Exterior	Paint							
Interior	Skim Coat & Paint							
Bathrooms	Tiles							
Kitchen	Skim Coat & Paint							
CEILING								
Bathrooms	Plaster Ceiling Board and Paint							
Others	Skim Coat and Paint							
DOORS								
Main Entrance	Fire Door to Authority/Bomba's Requirement							
Balcony	Aluminum Frame Sliding Door							
Others	Flush Door							
IRONMONGERY								
	Selected Locksets							
WINDOWS								
	Aluminium Frame Window							
SANITARY FITTINGS								
	A1	A2	A3	A4	A5	B1	B2	C
Pedestal Water Closet c/w Bib Tap	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos
Wash Basin c/w Tap	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos
Handheld Shower Fitting with Mixer	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos
Washing Machine Tap	1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
ELECTRICAL INSTALLATION								
Lighting Point	13 nos	13 nos	13 nos	13 nos	13 nos	14 nos	14 nos	14 nos
13 Amp Switch Socket Outlet	15 nos	15 nos	15 nos	15 nos	15 nos	17 nos	17 nos	18 nos
Ceiling Fan Point with fan hook	1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
Air-conditioning Point (c/w wiring & piping system)	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos
Water Heater Point	1 no	1 no	1 no	1 no	1 no	2 nos	2 nos	2 nos
Electrical Distribution Board (Single Phase)	1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING								
SMATV Socket Outlet	1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
Fiber Wall Socket (Internet/Telephone)	1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no





HOME IS WHERE THE HEART IS



HOME IS A FEELING OF LOVE AND PEACE

**LIVE TO LOVE
LOVE TO LIVE**

Taking into consideration the needs of modern homeowners and the difficulties faced in finding a decent home in a strategic location at an affordable price, UOA Group has crafted the Aster Hill Collection. This relatively new concept by UOA offers living spaces that caters to “new norm living” - innovative homes that are able to adapt and accommodate the lifestyle needs of different generations, all at an attainable price.



THERE IS NO PLACE LIKE HOME

STRATEGICALLY CONNECTED

FOR YOUR DAILY CONVENIENCE

Aster Hill 雅軒丘

- 450 m ■ SJK(C) LA SALLE
- 1.8 km ■ NSK TRADE CITY
- 10 km ■ MID VALLEY MEGAMALL
- 11 km ■ KL CITY
- 25 km ■ PUTRAJAYA/CYBERJAYA



LEGEND

- Proposed MRT Station
- LRT Line
- Proposed Road By DBKL (Under Construction)

OVER 30 YEARS OF DEVELOPING OUTSTANDING PROPERTIES

Another Prestigious Development by:



DEVELOPER: COSMO HOUSING DEVELOPMENT SDN BHD (1108795-W)

UOA CORPORATE TOWER
Lobby A, Avenue 10, The Vertical, Bangsar South City
No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia
T: +603 2245 9188 F: +603 2245 9128 www.uoa.com.my

SINGAPORE PROPERTY GALLERY
UOA (SINGAPORE) PTE LTD
7, Temasek Boulevard
#18-02, Suntec Tower 1, Singapore 038987
T: +65 6333 9383 F: +65 6333 9332

603 2282 9993
www.uoaproperty.com

Developer's Address: UOA Corporate Tower, Lobby A, Avenue 10, The Vertical, Bangsar South City, No 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia | Developer's License No: 19787/10-2025/1111 (A) | Validity Period: 17/10/2022 - 16/10/2025 (3 year) | Sale & Advertising Permit (Phase 1): 19787-2/02-2026/0141 (N)-(S) | Validity Period: 17/02/2023 - 16/02/2026 | Project Type: Suite Apartments | Building Plan Approval Body: Dewan Bandaraya Kuala Lumpur | Building Plan Approval: DBKL/JKB.BP.S3 OSC 2022 2235 | Total Suite Apartment Phase 2: 575 | Total Floor Level: 32 | Total Parking Phase 2: 1154 | Land Tenure: Freehold | Land Encumbrances: None | Interest Restrictions: None | Proposed Completion Date: February 2027 | Minimum Price Phase 1: RM 569,000 | Maximum Price (Phase 1): RM 843,300 | 5% Discount for Bumiputera

Developer's Address: UOA Corporate Tower, Lobby A, Avenue 10, The Vertical, Bangsar South City, No 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia | Developer's License No: 19787/10-2025/1111 (A) | Validity Period: 17/10/2022 - 16/10/2025 (3 year) | Sale & Advertising Permit (Phase 2): 19787-3/02-2026/0142 (N)-(S) | Validity Period: 17/02/2023 - 16/02/2026 | Project Type: Suite Apartments | Building Plan Approval Body: Dewan Bandaraya Kuala Lumpur | Building Plan Approval: DBKL/JKB.BP.S3 OSC 2022 2235 | Total Suite Apartment Phase 2: 575 | Total Floor Level: 32 | Total Parking Phase 2: 1154 | Land Tenure: Freehold | Land Encumbrances: None | Interest Restrictions: None | Proposed Completion Date: August 2027 | Minimum Price (Phase 2): RM 573,000 | Maximum Price (Phase 2): RM 828,300 | 5% Discount for Bumiputera

All Information and perspectives contained in this printed material are subject to change without prior notice and cannot form part of any offer or contract. All information contained herein is correct at the time of printing and neither the developer nor its agent(s) can be held responsible for any inaccuracy. All illustration shown are artist's impressions and for reference only.