

FREEHOLD



ASTER

— ✕ —

RESIDENCE

Living in Full Bloom



Developed By:
DANAU BUMIRAYA SDN BHD (1146206-K)
(a wholly owned subsidiary of Kiara Susila Sdn Bhd)
No.1, Block C, Jalan Indah 2/6, Taman Indah, Batu 11, Cheras, 43200 Selangor Darul Ehsan, Malaysia.
Tel: 03-9080 1991 / 03-9075 3715 Fax: 03-9076 1991

Developer's License No.: 20141-1/07-2023/0562(L) • Validity: 17/07/2021-16/07/2023 • Sales & Advertising Permit No.: 20141-1/07-2023/0562(P) • Validity: 17/07/2021-16/07/2023 • Developer: Danau Bumiraya Sdn Bhd (1146206-K) • No.1, Block C, Jalan Indah 2/6, Taman Indah, Batu 11, Cheras, 43200 Selangor Darul Ehsan. Tel No.: 03-9080 1991 Fax: 03-9076 1991 • Land Tenure: Freehold • Land Encumbrance: Hong Leong Bank Berhad • Property Type: Type A: 199 units, Type B: 80 units • Selling Price: RM535,800(min), RM603,800(max) • Expected Date Of Completion: October 2024 • Building Plan Approving Authority: Majlis Perbandaran Kajang • Building Plan Ref: MPKJ6/P/24/2017 • Disclaimer: All information contained herein (including specifications, measurements, artists' perspective and illustrations are subject to amendments without notification as may be required by the authorities or the developer of its agents, and is not intended to form and cannot form part of an offer or contract. All 3-D illustration are artists' impression only.



Like the beautiful perennial of our namesake, Aster Residence draws admiration and brings delight.

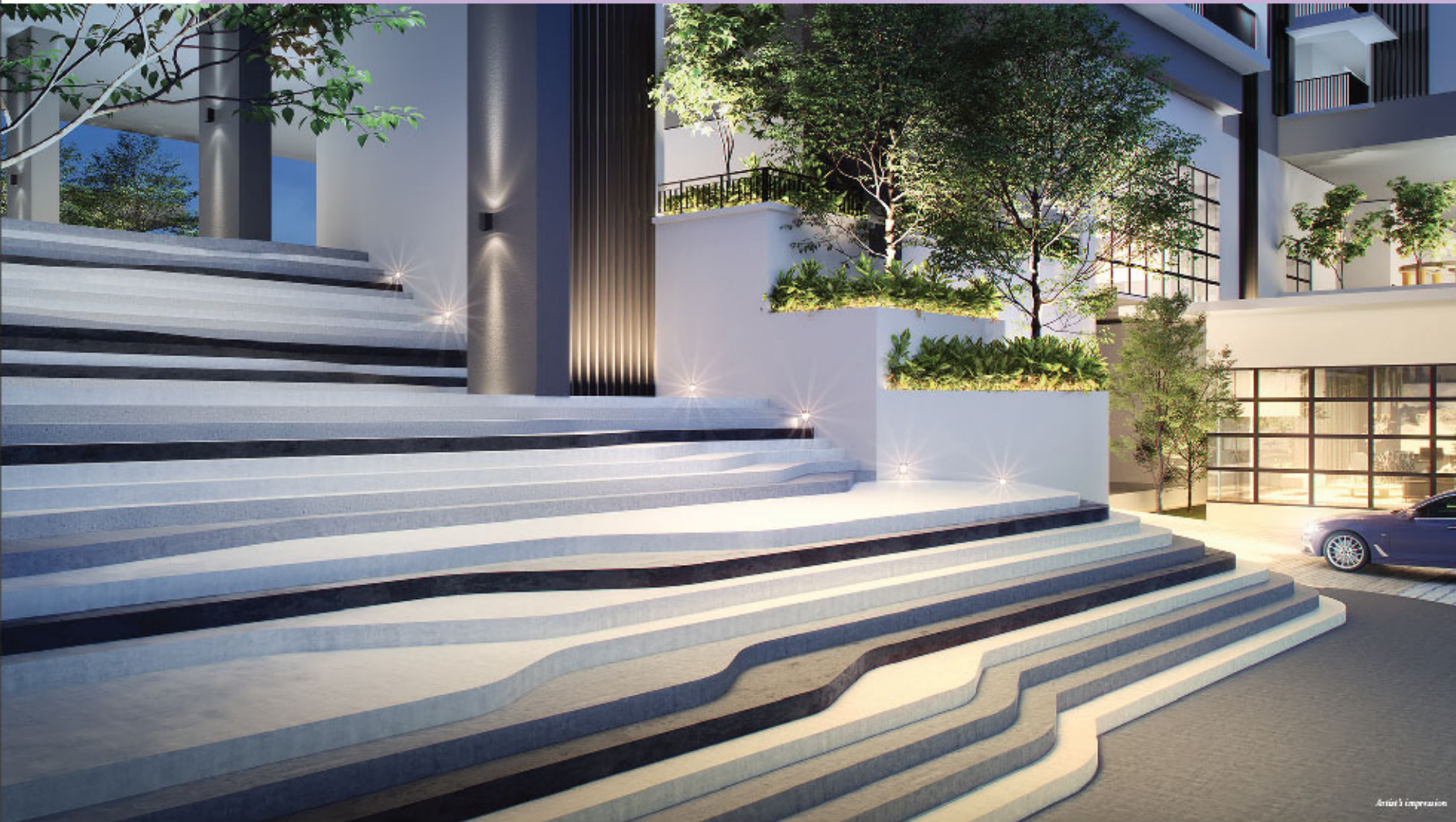
Smartly designed to showcase an appealing blend of urban chic, the sleek silhouette of the 24-storey Aster Residence accentuates its presence against the wraparound verdant setting, with a grand entrance statement to match.



Greeting of grandeur and style upon arrival



Impeccable landscaping and garden aesthetics complement the undulating green terrain beyond, creating a guarded and gated residential haven on elevated ground that overlooks the mesmerising vista of a serene neighbourhood.



Artist's impression



A tree-lined driveway leads to the spacious drop-off area

Artist's impression



The carefully-designed activity area for game and fun.

A lifestyle as delightful as the much-loved flower That comes in an amazing multitude of varieties and hues.

Diverse recreational choices enrich the residential experience with 22 types of facilities for the exclusive use of residents. From relaxing and meditative to invigorating and physical, there is no lack of pastime for everyone any time of the day.





A cozy green spot for unwinding, relaxing and rejuvenating

A green community with a spectacular golf course, Bandar Sungai Long makes for healthy exercises such as cycling and hiking, or just a stroll along tree-lined paths. While nature is literally at your doorstep, so are fresh produce, supplies, eateries, banks, schools, clinics and more.

Meanwhile, a colourful lifestyle awaits with a host of shopping, dining and entertainment choices in neighbouring Bandar Mahkota Cheras.





Versatile as the flower that brightens homes, gardens and fences Aster Residence answers your many aspirations in life.

With just 279 units and a generous floor space from 1,098 sq.ft., Aster Residence offers a choice of practical layouts designed to maximise space utilisation to suit the needs of a broad range of residents, making it ideal as a home and an investment.



The interior, from layout to embellishment, is as aesthetic as it is functional



Facilities Plan

- | | |
|-----------------------|------------------------|
| 1. Swimming Pool | 14. Multi-purpose Hall |
| 2. Sundeck | 15. Cafeteria |
| 3. Jacuzzi | 16. Lift Lobby |
| 4. Wading Pool | 17. Sauna & Steam Room |
| 5. Bubble Play Area | 18. Nursery |
| 6. Family Terrace | 19. Gymnasium |
| 7. BBQ Area | 20. Surau |
| 8. Basketball Court | 21. Games Room |
| 9. Playground | 22. Management Office |
| 10. Resting Lounge | |
| 11. Al-Fresco Deck | |
| 12. Open Lounge Area | |
| 13. Feature Staircase | |



Well connected
to major highways
The way Aster's daisy-like
petals reaching out in all direction

Accessible via Jalan Sungai Long centrally located in Bandar Sungai Long, Aster Residence is well connected to major highways including the SILK Expressway, Cheras-Kajang Highway and LEKAS Highway. It will be a mere 15-minute drive to Kuala Lumpur when the new EKVE Expressway is expected to be operational in 2021/2022.

Location Map



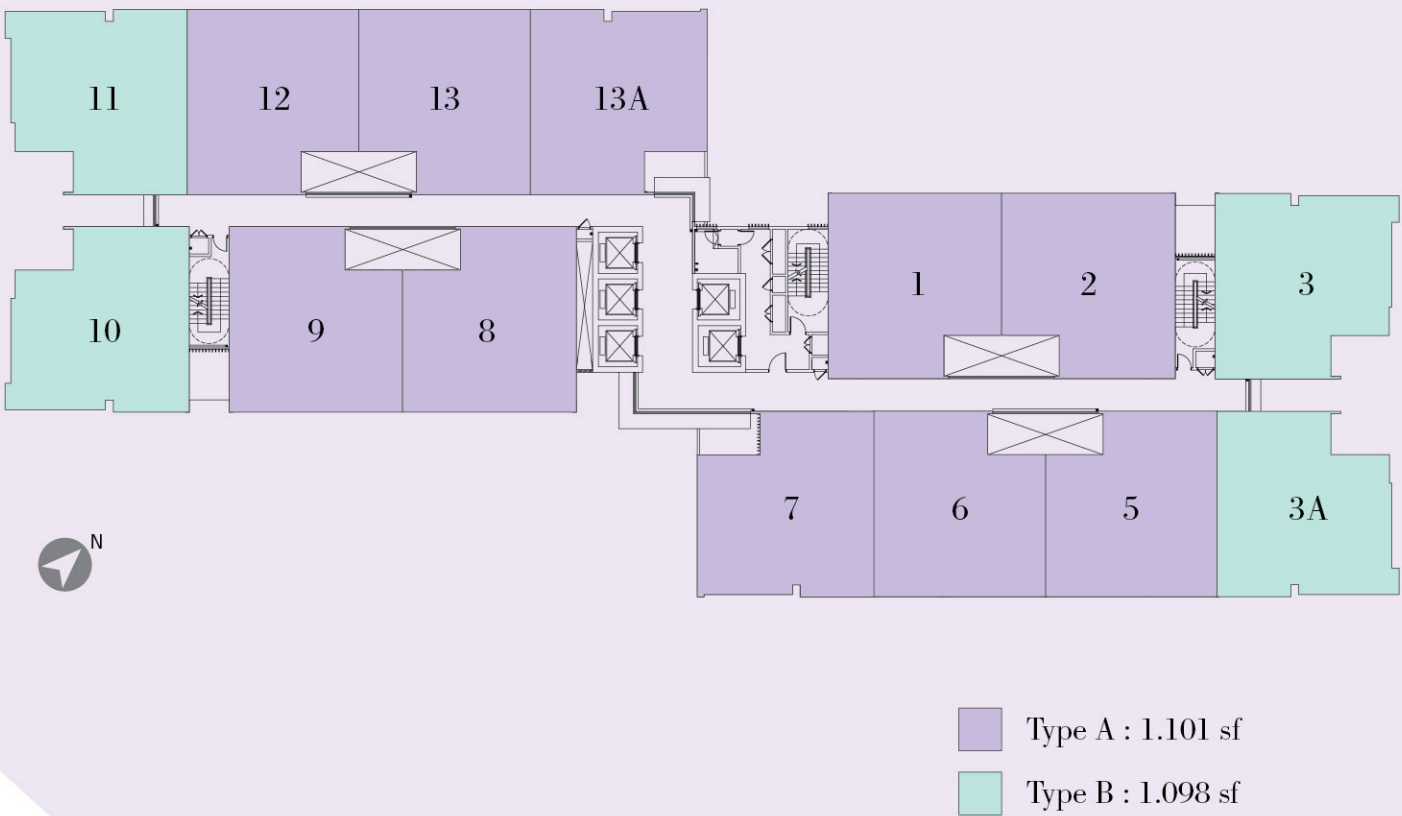
Floor Plan

3 Bedrooms | 2 Bathrooms | Built-up size - Type A : 1,101 sf | Type B : 1,098 sf



Typical Layout Plan

Level 6 - 13, 15 - 24



Specifications

STRUCTURE	Reinforced Concrete
WALLS	Masonry / Reinforced Concrete Wall
ROOFING	Reinforced Concrete Flat Roof / Metal Deck Roof
CEILING	Generally Skim Coat / Fibrous Plaster Board
WINDOWS	Powder Coated Alum Casement Window Adjustable Glass Louvre Window
DOORS Main Entrance Others	Timber Flush Door Timber Flush Door Powder Coated Alum Glass Door
LOCKS	Quality Lockset
FLOOR FINISHES Foyer, Living, Dining, Kitchen Yard, Store Bedrooms Bathroom, Powder Room Terrace/Balcony (where applicable)	Tiles Tiles Tiles Tiles Tiles
WALL FINISHES External Internal Kitchen, Bathrooms	Plastered & Paint Plastered & Paint Tiles