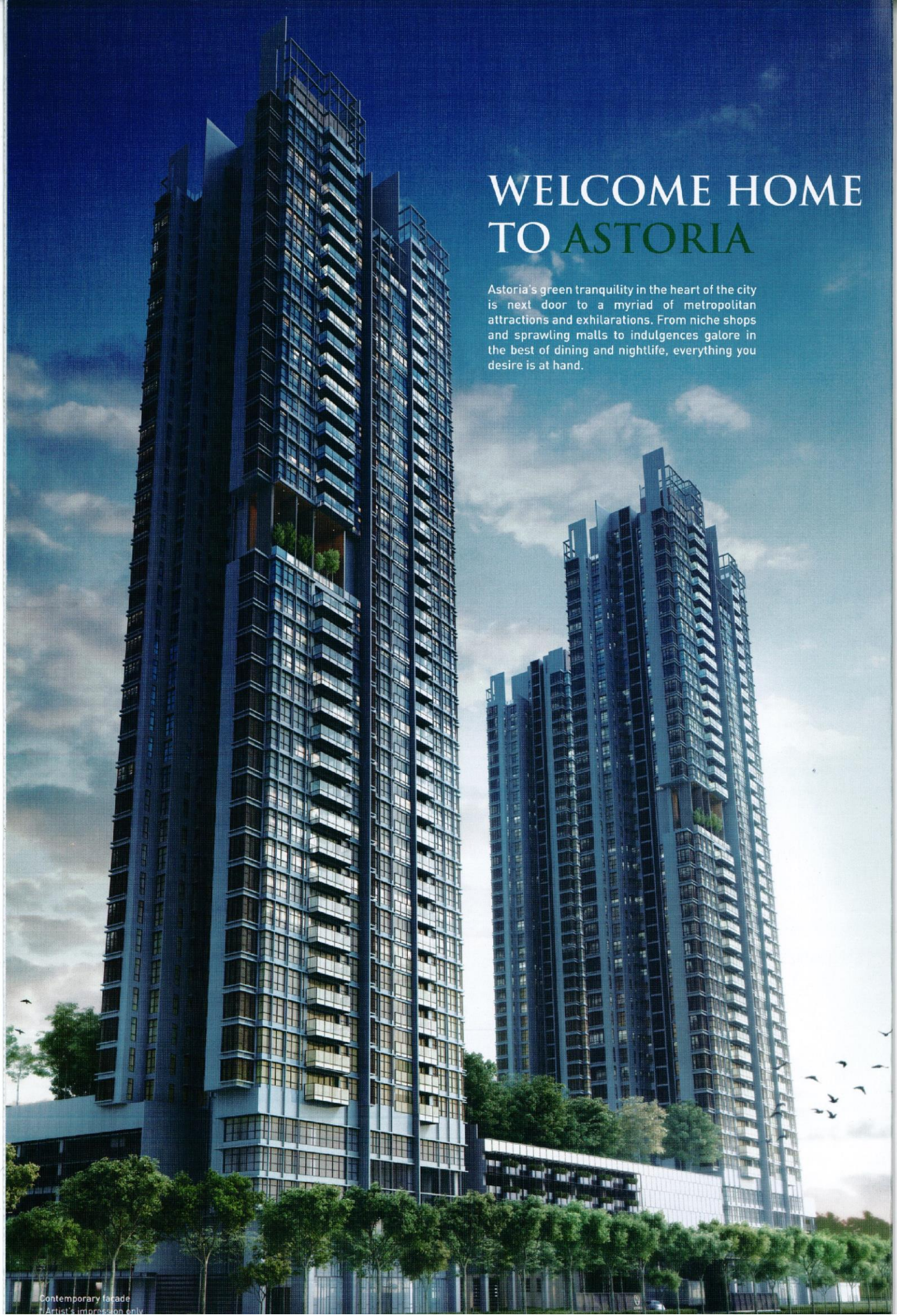
ASTORIA

AMPANG

URBAN BEAUTY ON A TAPESTRY OF NATURAL SPLENDOUR

OPEN FOR SALE



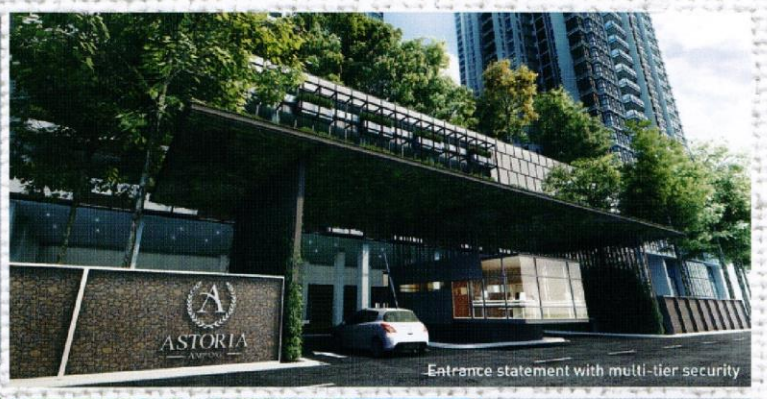
WELCOME HOME TO ASTORIA

Astoria's green tranquility in the heart of the city is next door to a myriad of metropolitan attractions and exhilarations. From niche shops and sprawling malls to indulgences galore in the best of dining and nightlife, everything you desire is at hand.

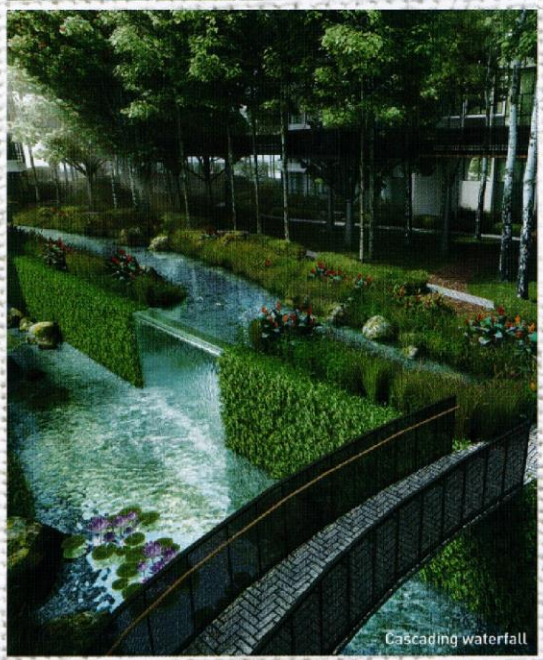
Contemporary facade
^Artist's impression only

NATURE, UP CLOSE AND PERSONAL


Elevated pocket garden



Entrance statement with multi-tier security


Cascading waterfall


Resort facilities

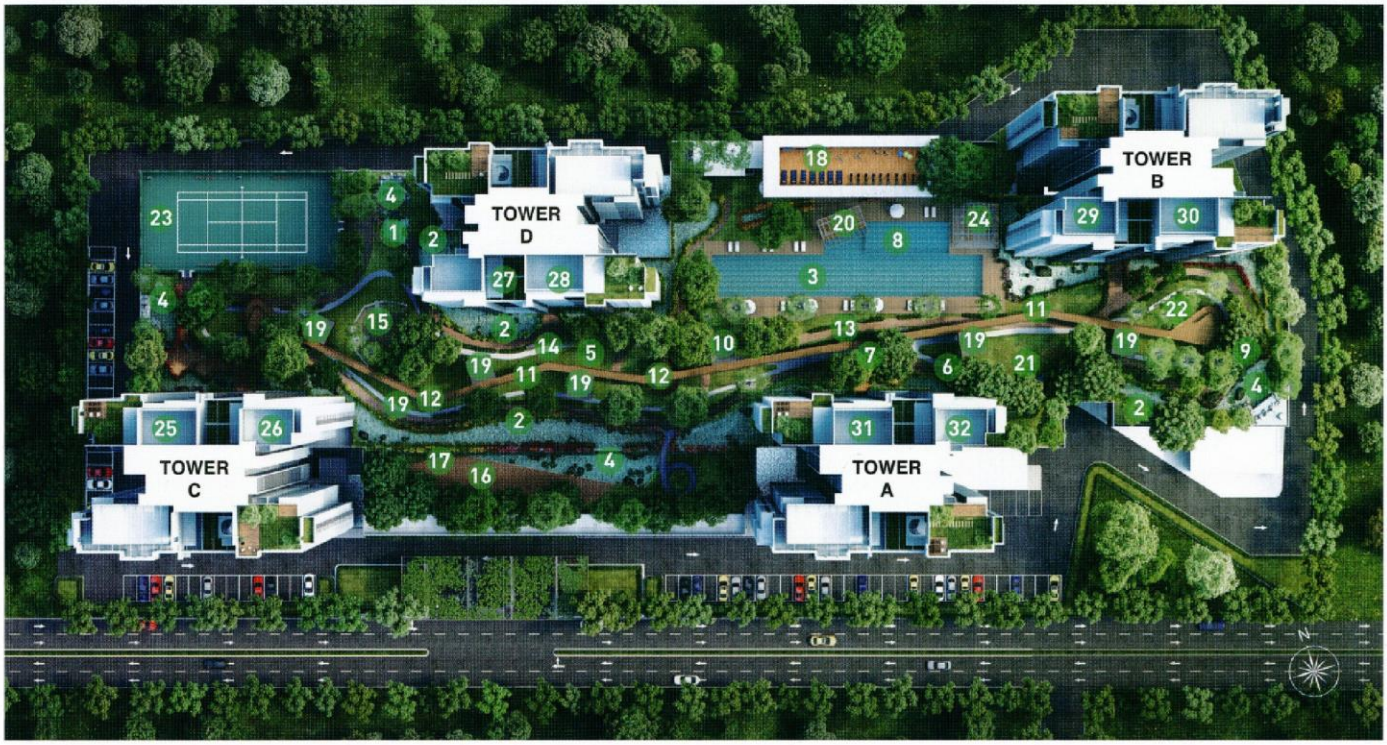

Sky bridge


Aqua kitchen

Live amidst the uplifting sights and sounds of a living eco-system. Delight to the singing of birds and the merry babble of streams. Watch meandering fish or lounge on a hammock with fluttering butterflies for company. This is paradise. This is **home**.

* Artist's impression only

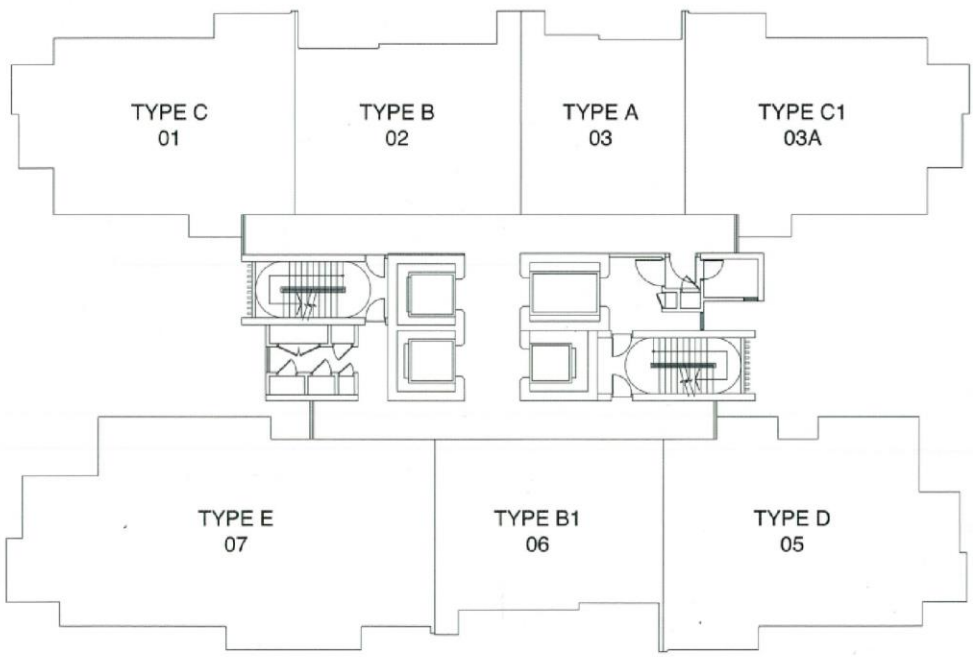
SITE PLAN (LEVEL 6)



FACILITIES

1. Water terraces
2. Wetlands
3. Swimming pool
4. Cascading waterfall
5. Lawn
6. Marshland
7. Timber deck
8. Children's pool
9. Woodland
10. Grassland
11. Sky bridge
12. Observatory
13. Eco trail
14. Cycling path
15. Amphitheatre
16. Zen garden
17. Yoga deck
18. Gym
19. Fitness pod
20. Pool pavilion
21. Playground
22. Hammock garden
23. Sunken tennis court
24. BBQ deck
25. Children's playroom
26. Eco lounge
27. Jacuzzi
28. Sauna
29. Recreation lounge
30. Theatre lounge
31. Hydro lounge
32. Aqua kitchen

KEY PLAN

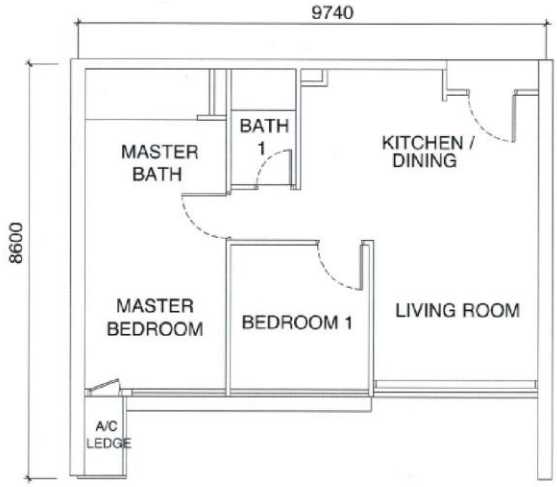


TOWER A

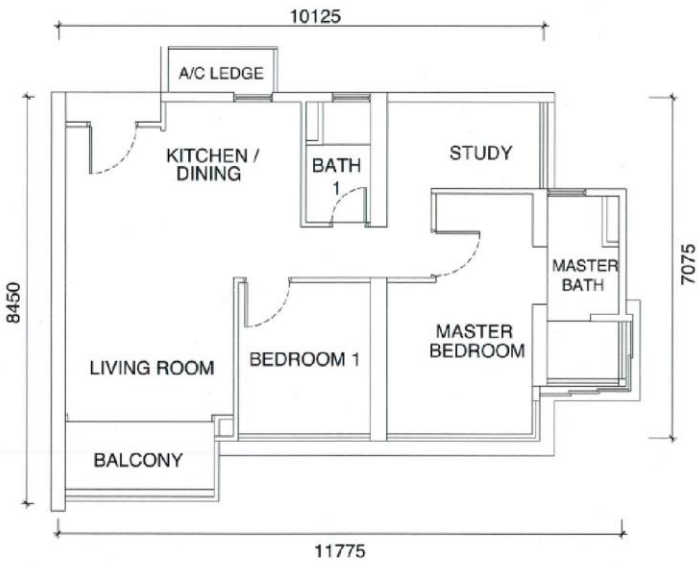
FLOOR PLAN



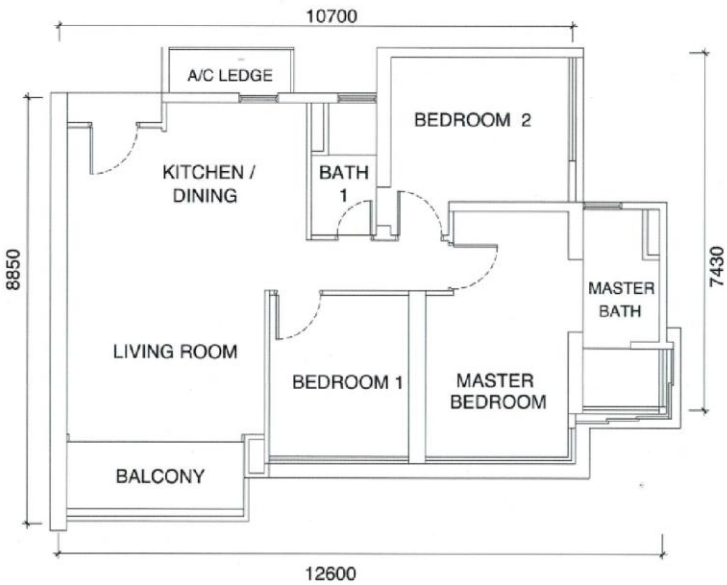
TYPE A
1 Bedroom
Built-up : 560 sq.ft.



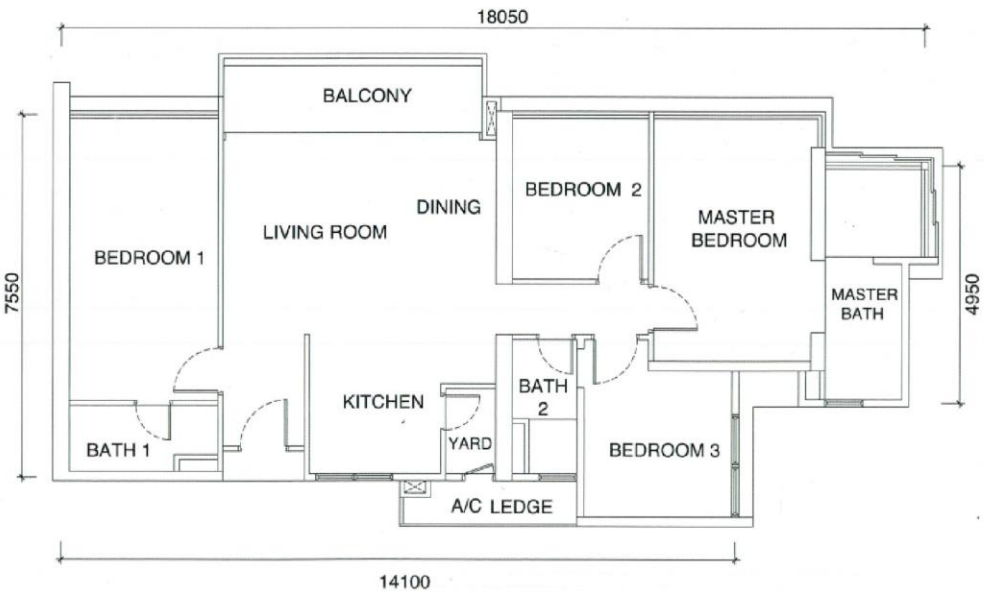
TYPE B
2 Bedrooms
Built-up : 735 sq.ft.



TYPE C
2+1 Bedrooms
Built-up : 888 sq.ft.



TYPE D
3 Bedrooms
Built-up : 1,050 sq.ft.



TYPE E
4 Bedrooms
Built-up : 1,505 sq.ft.

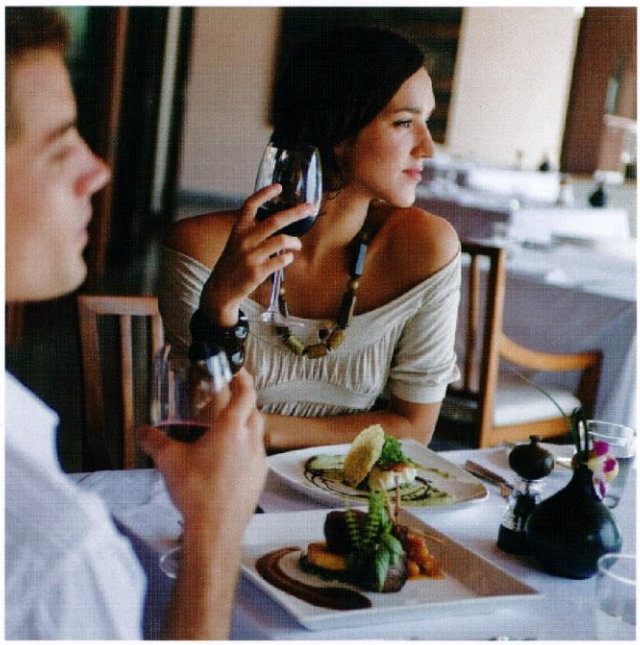
Note: All dimensions, built-ups and/or plans may vary from the actual unit. Kindly refer to the Sales & Purchase Agreement for the accurate specifications. Dimensions are in millimetre (mm).

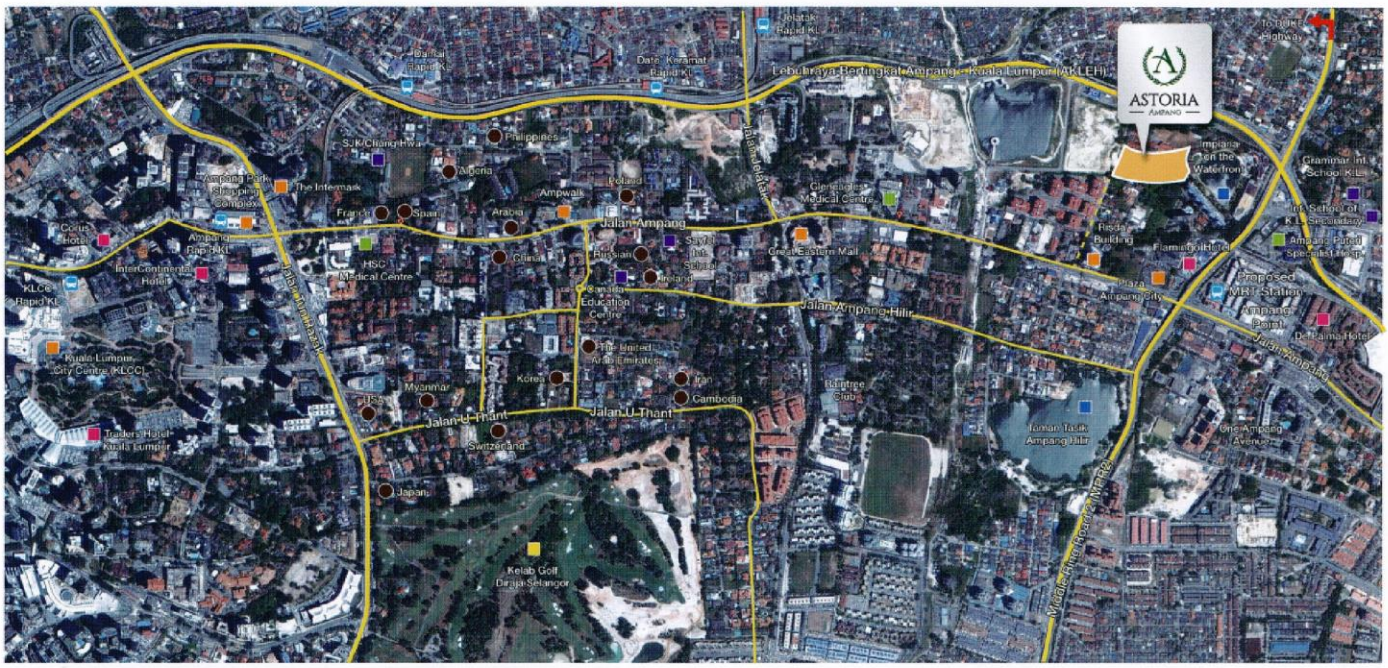
IN THE HEART OF VIBRANCY

Situated just off Jalan Ampang, Astoria is located at a nexus of road and rail connections. With the vitality and variety around it, Astoria is quite simply the place to be.

Connections:

- Ampang-KL Elevated Highway (AKLEH)
- Middle Ring Road 2 (MRR2)
- Jalan Tun Razak
- SMART Expressway
- Maju Expressway (MEX) or KL-Putrajaya Highway
- DUKE Highway





FOR ENQUIRIES :

03-4252 3336 / 03-4260 1766
astoria-ampang.com

Another Project By:

LAND & GENERAL BERHAD (Company No. 5507-H)

MAYLAND BUILDER OF BETTER TOMORROW

Developed By: Xtreme Meridian Sdn Bhd (954493-X) (A subsidiary of Land & General Bhd (5507-H)) Btrium, Level 18 Menara 1, Jalan Cempaka SD12/5, Bandar Sri Damansara, 52200 Kuala Lumpur. T: 03 6279 8000 F: 03 6279 8022. Project Name: ASTORIA AMPANG • Type of Property: Service Apartment • Developer's License No: 14227-1/01-2018/46 (L), Validity: 19/1/2016 to 18/1/2018 • Advertising Permit No: 14227-1/01-2018/46 (P), Validity: 19/1/2016 to 18/1/2018 • Land Tenure: 99 years Leasehold (Expired: 25 Jan 2094) • Encumbrances: PUBLIC BANK BERHAD • Restriction of Interest: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri • Expected Date of Completion: January 2019 • Selling Price: RM452,000 (minimum) to RM1,800,000 (maximum) • Bumiputera Discount: 7% • Total Units: 1012 • Building Plan Approval Authority: Majlis Perbandaran Ampang Jaya (MPAJ) • Building Plan Approval No: MPAJ.BS.KB.740-1/2-9/14. Disclaimer: The information contained in this visual is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this visual, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer. *Terms & Conditions Apply.